AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 16, 2020 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

Web: https://zoom.us/join or phone: (346) 248-7799 Meeting ID: 508-755-3077 Meeting Password: 878576

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 for Regular Meeting held on June 2, 2020

2) ABANDONMENT:

a) Request to Abandon a 20ft X 1926.16 Right-Of-Way out of Lot 11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street (ABD2019-0004)

3) SITE PLAN:

a) Site Plan Approval for Lot 6B, Valencia Marketplace, Lot 6A, 6B, and 6C Subdivision; 1300 Trenton Road. (SPR2020-0008)

4) CONSENT:

- a) Nolana Retail Subdivision; 1300 East Nolana Avenue- South Padre Retail Center LTD (Final) (SUB2020-0036) AEC
- b) McAllen Townsite Subdivision; 500 South 11th Street- Lucas Castillo Jr. (Final) (SUB2020-0037) AC

5) SUBDIVISIONS:

- a) The Tree Apartments Subdivision; 1001 South Taylor Road- Majima, LLC (Revised Preliminary) (SUB2017-0055) TE
- b) Villas Jardin Lot 34A & 34B; 2800 South 2nd Street- Villas Jardin Homeowner's Association (Preliminary) (SUB2020-0035) SEC
- c) LB Montecristo Subdivision; 11001 Montecristo Road- Joaquin Garcia (Preliminary) (SUB2020-0038) MAS
- d) J. Leal Subdivision; 10800 7 Mile Road- Jesus Leal (Preliminary) (SUB2018-0042) QHA

e) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera (Revised Preliminary) (Tabled: 06/02/2020) (SUB2020-0022) SEA

6) PUBLIC HEARING

a) REZONING:

- Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartments) District: 14.355 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14800 North Shary Road. (REZ2019-0029)
- 2. Rezone from C-4 (commercial-industrial) District to R-3T (multifamily residential townhouses) District: 2.908 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 15000 North Shary Road. (REZ2020-0010)
- Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouses) District: 26.375 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5600 Tres Lagos Boulevard. (REZ2019-0027)
- **4.** Rezone from C-4 (commercial-industrial) District to R-3T (multifamily residential townhouses) District: 2.888 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5700 Tres Lagos Blvd. **(REZ2020-0011)**
- **5.** Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.645 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5750 Tres Lagos Blvd. (**REZ2020-0012**)
- **6.** Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 3, Block 54, McAllen Addition, Hidalgo County, Texas; 612 South 15th Street. (REZ2020-0014)
- Rezone from R-1 (single-family residential) District to C-4 (commercial industrial)
 District: 12.23 acres tract of land out of Lot 482, John H. Shary Subdivision, Hidalgo
 County, Texas; 6801 Mile 7 Rd. (REZ2020-0015)

b) CONDITIONAL USE PERMITS:

- 1. Request of Mario Gutiérrez, for a Conditional Use Permit, for one year, for a Social Event Center, at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 1000. (CUP2020-0049)
- 2. Request of Mario Gutiérrez, for a Conditional Use Permit, for one year, for a Social Event Center, at Lot A, Arapaho Subdivision, Hidalgo County, Texas; 4108 North 10th Street, Suite 900. (CUP2020-0051)
- 3. Request of Jared W. Doxey, on behalf of The Church of Jesus Christ of Latter- Day Saints for a Conditional Use Permit, for life of the use, for an Institutional Use (church) at a 10.615-acre tract of land out of Lot 16, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7301 North 2nd Street. (CUP2020-0057)

- 4. Request of Jacqueline Diaz Gonzalez, for a Conditional Use Permit, for one year, for an Institutional Use (beauty school) at the South 119 ft. of the North 235 ft. of the West 150 ft. of Lot 11, a resubdivision of Lot 6, Block 12, Rancho de la Fruta #2 Subdivision, Hidalgo County, Texas; 112 North McColl Road, Suite A. (CUP2020-0055)
- **5.** Request of Jorge A. Briones, for a Conditional Use Permit, for one year, for an automotive service and repair (body shop), at Lots 11 & 12, Block 2, West Addition to McAllen, Hidalgo County, Texas; 2241 Dallas Avenue, Suite B. **(CUP2020-0054)**

7) INFORMATION ONLY:

a) City Commission Actions: June 8, 2020

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, June 02, 2020 at 3:32 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present: Pepe Cabeza de Vaca Chairperson

Daniel Santos Vice-Chairperson

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

Staff Present: Evaristo Garcia Assistant City Attorney

Michelle Rivera Assistant City Manager

Edgar Garcia Director

Luis Mora
Kimberly Guajardo
Berenice Gonzalez
Jose De La Garza Jr.
Omar Sotelo
Kaveh Forghanparast
Lillian Garza
Deputy Director
Senior Planner
Planner III
Planner II
Planner II

Juan Martinez Development Coordinator

Bilkis Olazaran Martinez Engineering Department (Virtual)

Martina Mejia Traffic Department
Porfirio Hernandez Planning Technician III
Carmen White Administrative Secretary

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on May 19, 2020.

The minutes for the regular meeting held on May 19, 2020 were approved as submitted. The motion to approve was made by Mr. Jose Saldana. Mr. Gabriel Kamel seconded the motion, which carried unanimously with six members present and voting.

2) ABANDONMENT:

a) Request to Abandon A 20 FT. X 1846.16 Right-Of-Way out of Lot 11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street (ABD2019-0004)

Ms. Gonzalez stated that the item needed to be removed because staff was told that there was a discrepancy on the dimension that needs to be abandoned and the survey that was given to staff. Staff withdrew the item. Chairperson Pepe Cabeza de Vaca asked if it could be tabled. Ms. Gonzalez stated that it might take a month before the item is shown on the agenda again. Chairperson Pepe Cabeza de Vaca wanted to clarify what the discrepancy was and Ms. Gonzalez explained the length that was requested on the memo is shorter than the correct length. Chairperson Pepe Cabeza de Vaca asked legal department if the item could be tabled rather than removed. Mr. Michael Hovar asked if staff could withdraw the item, Mr. Edgar Garcia suggested that item be withdrawn. Staff removed the item no action needed.

3) SITE PLAN:

a) Site Plan approval for Lot 1, Church of the King McAllen Subdivision; 7401 north Ware Road. **(SPR2020-0012)** DP

Ms. Garza stated that the property was located on the west side of North Ware Road, approximately 300 ft. south of Xenops Avenue and is zoned A-O (agricultural-open space) District. The adjacent zoning was R-1 (single family residential) District to the east, south, and west, and C-3L (light commercial) District to the north. Surrounding land uses include single-family residences, agricultural and open space.

The property was part of Church of the King McAllen Subdivision, which was recorded on November 29, 2005. A note on the plat indicates that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance. The original site plan for the main sanctuary was approved by the Planning and Zoning Commission on November 2, 2010. A revised site plan has been submitted for the addition of a pavilion. There is currently an existing church building and a classroom building with 122 parking spaces.

The utility easement abandonment and a life of the use conditional use permit for institutional use were approved by the City Commission at their meeting of July 12, 2010. A new utility easement was also provided to accommodate the water line that was relocated.

The applicant is now proposing to construct a 1,500 sq. ft. pavilion with 300 sq. ft. serving area to the west side of the existing church building. The pavilion was considered an accessory use to the church and will not increase the parking requirement. Based on the seating capacity of 300 persons for the main sanctuary, 75 parking spaces are required; 122 parking spaces are provided on site. Existing landscaping and trees will be maintained. A 6 ft. buffer was required from adjacent residential and commercial zone/use and around dumpsters as needed. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

A building permit application for the pavilion was submitted on April 13, 2020. A building permit was issued for the construction of the pavilion, with the applicant's understanding that if the conditional use permit was disapproved, he would have to revise the pavilion plans.

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

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

b) Revised Site Plan approval for Lot 4, The Warehouse Kingdom Subdivision; 2101 Military Highway (SPR2020-0010) HA

Ms. Garza stated that the property was located on the south side of Military Highway, approximately 321 ft. east of South 23rd Street, and is zoned I-1 (light industrial) District. The adjacent zoning is A-O (agricultural-open space) District to the east, I-1 to the north and south, and C-4 (commercial industrial) District to the west. Surrounding land uses include warehouses, hotel, convenience stores, restaurant, and agricultural and open space.

The property was part of Lot 4 of The Warehouse Kingdom Subdivision, which was recorded on February 29, 2008. A note on the plat indicates that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance. There are currently four existing warehouse buildings. Originally, the Planning and Zoning Commission approved the master site plan for lots 1,2, and 4 on May 1, 2007. A revised site plan approved by the Board is needed for the construction of a proposed 85,442 sq. ft. building.

The applicant was proposing to construct a mix of warehouse/freezers and office building on the southeast of the existing building (approximately 245,376 sq. ft. developed area) out of lot 4. The applicant is proposing 73,642 sq. ft. of warehouse use, which requires 37 parking spaces and 11,800 sq. ft. of office use, which requires 59 parking spaces. Based on the square footage and use of the building, 96 parking spaces are required; 98 parking spaces are provided. Four of the proposed parking spaces must be accessible, and one must be van accessible. Based on the proposed 16 loading docks for the warehouse buildings, 8 trailer parking spaces are provided, 16 are provided. Access to the proposed developed area is existing from three curb cuts along Military Highway, four cuts along South 23rd Street, and shared private drives from the adjacent lots. The required landscaping for the developed area is 24.538 sq. ft. with trees required as follows: 29 - 2 $\frac{1}{2}$ " caliper trees, or 15 – 4" caliper trees, or 8 – 6" caliper trees, or 58 palm trees. Each parking space must be within 50 ft. of a landscape area with tree. A 4 ft. sidewalk exists along Military Highway and South 23rd Street. A 6 ft. buffer is required around the dumpster is visible from the street. Public Works has indicated the minimum enclosure size requirement for the dumpster is 12 ft. by 10 ft. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

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

Mr. Hovar asked for the parking requirement regarding for parking to be within 50 feet from the tree but wanted to clarify that if that requirement was for automobile parking, and staff confirmed. Ms. Garza also stated that the landscaping plan that was submitted was in compliance with the requirements.

Being no discussion, Mr. Gabriel Kamel **moved** to approve based on the conditions. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

4) CONSENT:

a) Comar Subdivision; 4000 Expressway 83 – Frisco Corp/ Jesus Calderon (Revised Final) (SUB2017-0016) SEA

The property was located on U.S. Expressway 83: 300 ft. ROW existing Paving: by the state Curb & gutter: by the state Service drive to be reviewed as part of the site plan. Front setbacks: U.S. Expressway 83 - 75 ft. or greater for approved site plan or easements, except 67 ft. for approximately the west 50 ft. of the property. Rear setbacks: in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Side setbacks: in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks are subject to increase for easements or approved site plan. Setbacks for existing structures remain however, any new construction and/ or additions shall comply with setbacks as approved as part of this plat. 5 ft. wide minimum sidewalk required on U.S. Expressway 83 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multifamily residential and commercial, or industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Lots fronting public streets: Minimum lot width and lot area: Revised preliminary plat approved by the Planning and Zoning Commission on August 6, 2019. Plat must comply with the City's Access Management Policy.

Staff recommended approval of the subdivision in revised final form.

Being no discussion, Mr. Daniel Santos <u>moved</u> to approve based on the conditions. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

5) SUBDIVISIONS:

a) Vacate and resubdivision of Lots 73, 74, 75 Spanish Oaks and Frontera Subdivision to Spanish Subdivision To Spanish Oaks at Frontera Lot 73A Subdivision; 8412 North 10th Street- 8400/8500 N. 10th Development, LLC (Final) (SUB2020-0020) JHE

Mr. De La Garza stated that the property is located North 10th Street: 60 ft. from centerline for 120 ft. of ROW paving and curb & gutter to be done by the state. Frontera Road: 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. 24 ft. private service drive easement to provide city services required. It will be maintained by the property owners, not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. Front: North 10th Street: 25 ft. or greater for approved site plan or easements. Frontera Road: 30 ft. or greater for approved site plan or easements. Planning and Zoning Board approved a variance to allow setback of 25 ft. on North 10th Street instead of the required 60 ft. At their May 5, 2020 Meeting Rear setbacks: Proposing 35 ft. or greater for approved site plan or easements. Sides setbacks: In accordance with Zoning Ordinance, or greater for approved site plan or easement. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on south side of Frontera Road and 5 ft. wide minimum sidewalk required on east side of North 10th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. No curb cut, access, or lot

frontage permitted. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, and service drives must be maintained by the lot owner and not the City of McAllen. Common areas, private service access easements must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Minimum lot width and lot area. As per Traffic Department, Trip Generation has been waived. Must comply with City's Access Management Policy. As per Traffic, and Fire Dept., please submit gate detail for staff's review prior to recording.

Mr. Fallek inquired about the previously approved setback variance. Staff stated that the variance for the front setback was approved for 25ft., instead of the required 60ft. on North 10th Street.

Staff recommended approval of the subdivision in final form, subject to the conditions noted. Being no discussion, Mr. Michael Hovar <u>moved</u> to approve based on staff recommendation. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

b) Just A Closet #1 Subdivision Phase II; 5700 Mile 4 Road- Shary 80 Phase I, LLC-(Final) (SUB2020-0015) JHE

Mr. De La Garza stated that the property is located on Lark Avenue: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW with 65 ft. of paving and curb & gutter on both sides Must escrow monies if improvements are not constructed prior to recording. North 56th Street: 35 ft. from centerline for 70 ft. ROW with 44 ft. of paving and curb & gutter on both sides. City Commission approved a variance request to allow a half street with 24 ft. of paving at their meeting of March 27, 2017. Variance will be applied to this development. 20 ft. paving: 16 ft. Alley/service drive easement required for commercial properties. Private service drive easement to provide city services required. It will be maintained by the property owners, not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording, Lark Avenue; 25 ft, or greater for easements. **P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested. Rear: In accordance with the Zoning Ordinance or greater for easements. Interior Side (West): 10 ft. or greater for easements. P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested. North 56th Street: 10 ft. or greater for easements. P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested. All setback sare subject to increase for easements or approved site plan. ft. wide minimum sidewalk required on Lark Avenue and North 56th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North 56th Street. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 56th Street. Site plan must be approved by the Planning and development departments prior to building permit issuance. Common areas, 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. Minimum lot width and lot area. Per Traffic Department, Trip Generation approved; no TIA required. Comply with City's Access Management Policy As per Public Works and Fire Departments, submit site plan to review dumpsters and service drive location prior to recording.

Gate Detail must be submitted for review prior to recording. P&Z approved Just a Closet #1 in preliminary form with conditions and setback variance, at the meeting of November 6, 2018. P&Z approved Just a Closet #1 in final form with conditions, at the meeting of February 5, 2019. P&Z approved Just a Closet #1 Phase 1 in revised final form at the meeting of June 4, 2019. Just A Closet #1 Phase 1 recorded on 3/13/2020 Existing plat notes remain as now exist.

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

After no discussion, Mr. Michael Fallek **moved** to approve in preliminary form based on the conditions noted. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

c) Olvera Subdivision; 4509 Buddy Owens Boulevard— Jose Tellez Olvera (Revised Preliminary) (SUB2020-0022) SEA

Mr. De La Garza stated that the property was located on Buddy Owens Boulevard: 10 ft. ROW dedication by this plat for 60 ft. from centerline for 120 ft. of ROW with paving and curb & gutter to be done by the state. Make reference to "10 ft. additional ROW dedicated by this plat" prior to final. Interior N/S Street: 50 ft. of ROW with 32 ft. of paving and curb & gutter on both sides. Cul-de-Sac was required at the south end of property with a minimum of 96 ft. paving diameter face to face as per Fire Department. As per Public Works, ROW is required to be dedicated in order to provide for necessary pavement improvements and Cul-de-Sac design for residential waste collection services. Must escrow monies if improvements are not constructed prior to recording. Engineer submitted a variance letter on May 21, 2020 to not provide the required 50 ft. of ROW, 32 ft. of pavement with curb and gutter on both sides, and to not provide the required cul-de-sac. Instead, the engineer is proposing a 20 ft. caliche access easement with no curb and gutter. 800 ft. Block Length. *Block length proposed is approximately 930 ft. which exceeded the maximum 800 ft. allowed. Engineer submitted a variance letter on May 21, 2020 requesting a variance to this requirement, 600 ft. Maximum Cul-de-Sac. Engineer submitted a variance letter on May 21, 2020 to not provide the required cul-de-sac ROW or 96 ft. paving diameter at the south end of the proposed 20 ft. access easement. Front: 25 ft. or greater for easements on properties facing interior N/S street. Lot 1: 60 ft. or greater for easements on Buddy Owens Boulevard. Note must be included on plat prior to final. Zoning must be verified by Engineer prior to final to determine required setbacks. If Conditional Use Permit is required, it must be approved prior to final. Rear setbacks were 10 ft. or greater for easements. (If Zoned R-1) Note must be included on plat prior to final. Zoning must be verified by Engineer prior to final to determine required setbacks. If Conditional Use Permit is required, it must be approved prior to final. Interior Side setbacks were 6 ft. or greater for easements. (If Zoned R-1) Note must be included on plat prior to final. Zoning must be verified by Engineer prior to final to determine required setbacks. If Conditional Use Permit is required, it must be approved prior to final. Corner: 10 ft. or greater for easements. (If Zoned R-1) Note must be included on plat prior to final. Zoning must be verified by Engineer prior to final to determine required setbacks. If Conditional Use Permit is required, it must be approved prior to final. Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies (If Zoned R-1) Note must be included on plat prior to final. Zoning must be verified by Engineer prior to final to determine required setbacks. If Conditional Use Permit is required, it must be approved prior to final. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on both sides of interior street. A 5 ft. wide minimum sidewalk along Buddy Owens Blvd. as per Engineering Dept. Engineer submitted a variance letter on May 21, 2020 to not provide sidewalks along the interior street and Buddy Owens

Blvd. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Buddy Owens Blvd. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. (For commercial lots on Buddy Owens Boulevard). Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-70 if a public subdivision. Engineer must clarify if this will be a private or public subdivision prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Engineer must clarify if subdivision will be private or public prior to final. Lots fronting public streets. Engineer submitted a variance letter on May 21, 2020 to allow Lots 2-6 to front onto a proposed 20 ft. access easement instead of the required street. Lot 1 has more than 50 ft. of frontage onto Buddy Owens Boulevard. Minimum lot width and lot area. Existing: C-3 & R-1 Proposed: R-1 Zoning must be verified by the engineer. If any rezoning or CUP for residence in a C-3 zone required, it must be done prior to final. Rezoning Needed Before Final Approval. Park Fee of \$700 per dwelling unit to be paid prior to recording. Plat submitted April 14, 2020 shows 6 lots. Engineer must clarify use for the 6 lots prior to final to determine amount of park fees required. Parks fees apply at a rate of \$700 per dwelling unit (6 lots X \$700= \$4,200). As per Traffic Department, 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 as per Public Works Dept., ROW must be dedicated and provide pavement improvements including a turnaround design for residential waste collection service Minimum 96 ft. paving diameter required for Cul-de-Sac as per Fire Dept.

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

Chairperson Pepe Cabeza de Vaca asked Mr. De La Garza to clarify the variance. Mr. De La Garza stated that the first variance of the list was to not provide the 50 feet of ROW dedication on the interior street running north and south not provide the 32 feet of pavement with curb and gutter on both sides. Instead, he was proposing a 20-foot access easement. The second variance was to not front onto a public street; the engineer is proposing the lots to be fronting to the access easement. Another variance was to the block length. The maximum length allowed is 800 feet and the engineer is proposing 930 feet. The following variance requested was to not provide a cul-desac at the end of the proposed access easement. The last variance request was to not provide the sidewalks along the internal street and on Buddy Owens Boulevard. Chairperson Pepe Cabeza de Vaca asked if the engineer was on the phone but he was not. Mr. Kamel had a question on the 20 foot on the private road, he asked how can they even have access with 20 feet if it is a two-way street. Mr. De La Garza explained that was what is existing and that is what the engineer is requesting with the variance. Mr. Kamel asked if there was anything built there and Mr. De La Garza stated that lots 1, 2, and 5 have existing houses there and the other lots are empty. Mr. Kamel asked if those houses have variances for the 20-foot easement. Mr. De La Garza said there were no variances and went on to explain that the property was annexed into the city and those houses were already existing when they were annexed. Director of Planning and Zoning Mr. Edgar Garcia explained that this subdivision was taken to City Commission in September or October

because the property owners wanted to get a variance to not have to subdivide because they want to build on the third lot however City Commission denied it and when they denied they told the property owners to speak to an engineer to see what can be done and come back with actual specific variance of what you cannot comply with. Mr. Daniel Santos suggested that Mr. Salinas the engineer be present to better explain the different variance requests. Mr. Michael Hovar had concerns about once the property is subdivided the road needs to be maintenance especially all weathered, there has to be access by emergency personnel and having a caliche road.

After discussion, Mr. Daniel Santos <u>moved</u> to table the item. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

d) Stonebriar at Trinity Oaks Subdivision; 11200 North La Lomita Road – Affordable Homes of South Texas, Inc. (**Preliminary**) (**SUB2020-0029**) CHC

Ms. Gonzalez stated that the property was located on North La Lomita Road had 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW with minimum 52 ft. of paving and curb & gutter on both sides. Show ROW from centerline to new property line after accounting for ROW dedication. Must escrow monies if improvements are not built prior to recording. Sprague Road: Additional 20 ft. dedication for 40 ft. from centerline for total 80 ft. ROW with minimum 52 ft. of paving and curb & gutter on both sides Show ROW from centerline to new property line after accounting for ROW dedication. Must escrow monies if improvements are not built prior to recording. N. 33rd Street: 35 ft. ROW from centerline for 70 ft. ROW with 44 ft. of paving and curb & gutter on both sides. Show ROW from centerline to new property line after accounting for ROW dedication. Must escrow monies if improvements are not built prior to recording. Lots 1-52: 60-65 ft. ROW with (applies for multi-family use) minimum 40 ft. of paving and curb & gutter on both sides. Need to be revised prior to final. Lots 53-142: 50 ft. ROW with (applies for single-family use) minimum 32 ft. of paving and curb & gutter on both sides. Plat needs to be revised to show ROW for entrance streets between Lots 53-106 and 79-80 800 ft. Block Length Will need variance letter and/or plat needs to be revised prior to final. Show proposed street length 600 ft. Maximum Cul-de-Sac Plat submitted May 6, 2020, will need to be revised as the proposed layout exceeds maximum block length. ROW: 24 ft. Paving: 20 ft. Alley/service drive easement required for commercial properties Plat submitted May 6, 2020 shows a 20 ft. alley which is not required for residential developments, need to revise prior to final If an alley is proposed, it will be required to be private Loop private alley shown on plat at rear of Lot 22 to the west so that it connects to the N/S interior street. Alley is not to extend north, or connect to Guadalupe Ave. Front: Lots 1-52: 20 ft. or greater for easements Revise plat as noted above Lots 53-142: 25 ft. or greater for easements Revise plat as noted above Rear: In accordance with the zoning ordinance or greater for easements Interior Sides: 6 ft. Revise Note #3 as noted above for side setbacks Side Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required; greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on N. 33rd St., N. La Lomita Rd., Sprague Rd., and both sides of all interior streets. Revise Note#10 as shown above prior to final. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 33rd St., N. La Lomita Rd., and Sprague Road. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 33rd St., N. La Lomita Rd., and Sprague Rd. Common Areas, Private Streets, service drives, detention pond area, etc., must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their

successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is public. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area. Existing: R-2 Proposed: R-1 & R-3A Pending rezoning. Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Per Parks Department, must go before Park Land Dedication Advisory Board and City Commission to determine land or fee requirements, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department need to submit Master Trip Generation to determine if, TIA will be required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Will need a variance letter for streets exceeding 800 ft. in length without stub-outs Plat shows a 20 ft. alley south of Lot 1, which extends to Lot 22. Alleys are required to be private and will have to be maintained by property owners and not the City of McAllen. Provide a 20 ft. x 20 ft. ROW clip at alley intersections. Clarify proposed buffer on Lot 143 prior to final. Plat proposes a 2 ft. common area to the rear of Lots 2-22 which are to be private; need to clarify purpose/use prior to final. Revise plat so that the alley shown at the rear of Lot 22 loops back to the interior N/S interior street between lots 21 and 22 with ROW corner clip as required. Alley is not to extend north, or connect to Guadalupe Avenue.

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

Being no discussion, Mr. Jose Saldana **moved** to approve subject to conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

e) Surprise Subdivision; 901 Dallas Avenue – Ron Surprise (Preliminary) (SUB2020-0033) SEA

Ms. Gonzalez stated that the property is located on S. 9th Street: Existing 50 ft. Paving: 40 ft. Curb & gutter on both sides. Show centerline along S. 9th Street to determine dedication required for 60 ft. ROW, prior to final. Dallas Avenue had a required 5 ft. for 30 ft. from centerline for a total 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Plat will need to be revised to provide the additional 5 ft. dedication required along Dallas Ave. Show centerline along Dallas Avenue. ROW: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties Existing 10 ft. alley on adjacent property to the west of the proposed subdivision; need to dedicate 10 ft. additional alley ROW for 20 ft. ROW. Dallas Avenue were 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever was greater. S. 9th Street: 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever is greater. Rear setbacks were 10 ft. or greater for easements. Side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks for Dallas Avenue and S. 9th Street. Revise plat as shown above. Garage setbacks were 18 ft. except where greater setback was required; greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Dallas Avenue and S. 9th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential

zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Dallas Avenue. Revise plat to include note as shown above. Per Traffic Department, no access will be allowed on Dallas Ave. since this is a collector road which required 200 ft. spacing. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private street drive, alleys, etc., must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets Minimum lot width and lot area. Rezoning Needed Before Final Approval Planning and Zoning Board approved the rezoning application on February 4, 2020. City Commission approved the rezoning application at the February 24, 2020 meeting. Land dedication in lieu of fee Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. If land dedication is not required, park fee amount will be finalized at \$700 per dwelling unit once number of units are established, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a Trip Generation to determine if a TIA will be required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Submit site plan as requested by Public Works and Fire Department Revise ROW dedication along Dallas Avenue and South 9th Street.

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

Being no discussion, Mr. Gabriel Kamel <u>moved</u> to approve subject to preliminary form and to conditions noted. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

 f) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L Investments, Inc. (Preliminary) (SUB2020-0034) SE

Mr. De La Garza stated that the property was located on South Bentsen Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. of ROW with 52 ft. of paving and curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. Remove "apparent existing ROW" reference. Colbath Road had an 18.5 ft. dedication for 40 ft. from centerline for 80 ft. ROW with 52 ft. of paving and curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. Revise street name to "Colbath Road" on plat, vicinity map and wherever is applicable prior to final. Remove reference to "Apparent existing ROW" ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Private service drive easement to provide city services required. It will be maintained by the property owners, not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. South Bentsen Road: 40 ft. or greater for approved site plan or easements. Colbath Road had 40 ft. or greater for approved site plan or easements. Revise plat as shown above. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Revise plat as shown above. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Revise plat as shown above. Corner: See setbacks for North Bentsen Road and Colbath Road Revise plat as shown above. Garage setbacks were 18 ft. or greater for approved site plan or easements. Revise plat as shown above. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on South Bentsen Road and Colbath Road. Please revise plat note #8 as shown above. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from

adjacent/between multi-family residential and commercial, and industrial zones/uses and along Colbath Road. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses and along north side property. Revise plat note #10 as shown above. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Site plan must be approved by the Planning and Development departments prior to Building permit issuance. Common areas, private streets/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. Minimum lot width and lot area. Rezoning to R-3A approved by Planning and Zoning on November 19, 2019 Rezoning to R-3A approved by the City Commission on December 12, 2019. Park Fee of \$700 per dwelling unit to be paid prior to recording. As per parks Department, Park fees will apply at a rate of \$700 per dwelling unit. Total amount of fees is \$14,000 (\$700 X 20 =\$14,000). Fees may vary depending on the proposed amount of dwelling units. Must comply with City's Access Management Policy as per Traffic, Fire and Public Works Departments, a site plan must be submitted to review access and dumpster locations, service drive, setbacks, landscaping, etc. prior to final. Submit gate detail to assure compliance prior to final (if applicable).

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

Being no discussion, Mr. Gabriel Kamel <u>moved</u> to approve subject to preliminary form. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

6) PUBLIC HEARING:

a) REZONING:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 38.27 acres of land out of Lot 385, John H. Shary Subdivision, Hidalgo County, Texas; 7000 North Shary Road. (REZ2020-0009)

Mr. Forghanparast stated that the property was located on the east side of North Shary Road, approximately 1,320 feet north of 4 Mile Line. The tract had 1,041.96 feet of frontage along North Shary Road and a depth of 1,259.33 feet and comprised a total area of 38.27 acres.

The applicant was requesting to rezone the property to R-3A (multifamily residential apartments) District in order to build 106 lots and 424 apartments.

The adjacent zoning was R-1 (single family residential) District to the north and R-3T (multifamily residential townhouses) District to the south. The area to the east and west was outside the city limits.

The property was vacant then. Surrounding land uses were single-family residences, townhouses, apartments, 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 (single family residential) to R-3 (multifamily residential) Districts.

The development trend for the area along North Shary Road is single-family and multifamily residential. The property had been initially zoned R-1 (single-family residential) District after the annexation of the property in 2017. The City Commission had approved a rezoning request for the subject property to C-3 (general business) District on August 13, 2018.

Various other rezoning requests in the surrounding area had been approved for R-3T (multifamily residential townhouses) and R-3A (multifamily residential apartments) District.

The current zoning did not conform to the Suburban Residential land use designation, as indicated on the Foresight McAllen Comprehensive Plan, while the proposed zoning did. The proposed zoning was also consistent with the development and rezoning trends for this area. The number of apartment units likely to be constructed would be limited based upon parking and landscaping requirements.

There had been no calls received in opposition to the request.

A subdivision plat (Shary Manor) was in process for this property, and the Planning and Zoning Commission had approved it in the preliminary form on May 19, 2020.

Staff recommended approval of the rezoning request to R-3A (multifamily residential apartments) District.

Chairperson Pepe Cabeza de Vaca asked if there was anyone there in opposition of the rezoning proposal, and there were none. He asked staff if they had received any emails or phone calls in opposition and Mr. Forghanparast stated that he only received questions about the item but no oppositions.

Being no discussion, Mr. Gabriel Kamel <u>moved</u> to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

b) CONDITIONAL USE PERMITS:

 Request of South Texas Vo-Tech, for a Conditional Use Permit, for one year, for an Institutional Use (school), at Lot 1, Main Place Subdivision, Hidalgo County, Texas; 1800 South Main Street. (CUP2020-0046)

Mr. Forghanparast stated that the property was located between U.S. Expressway 83 and Savannah Avenue, and between South Main Street and South 16th Street. The property was zoned C-3 (general business) District. The adjacent zoning was R-1 (single-family residential) to the south and C-3 (general business) to the north, east, and west. Surrounding land uses included retail stores, UTRGV Continuing Education, restaurant, movie theatre, single-family residential, and La Plaza Mall. An institutional use (school) was permitted in the C-3 zone with a conditional use permit.

The applicant was proposing to renovate and operate a vocational training school from a 26,728 sq. ft. lease space from the existing 103,427 sq. ft. building. The applicant was proposing to relocate the existing school on 2400 Daffodil Avenue to this new location. There would be 18 classrooms and 5 administration offices. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 98 parking spaces were required and 130 spaces had been provided on site. Should the number of offices and classrooms increase, then additional parking would be required. There had been no complaints by the Traffic Department.

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 had direct access to U.S. Expressway 83;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 98 parking spaces were required, and 130 spaces were provided, two of which were accessible. However, four of the provided spaces were required to be accessible, one of which must be van accessible. Should the number of offices and classrooms increase, then additional parking would 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. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 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 the establishment was 267 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 one year, subject to Section 138-118 and Section 138-396 (accessible parking requirements) of the Zoning Ordinance, Building Permit, and Fire Department requirements

Chairperson Pepe Cabeza de Vaca asked if the parking requirements was in compliance and Mr. Forghanparast confirmed that there were enough spaces. Chairperson Pepe Cabeza de Vaca asked if there was anyone there in opposition of the Conditional Use Permit proposal. Mr. Kamel asked if they were only going to use a portion of the building and Mr. Forghanparast asked to show the aerial map to indicate what portion of the development the applicant was proposing to use for a school.

After a brief discussion, Vice Chairperson Daniel Santos <u>moved</u> to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

2. Request of Juan A. Ludwig, for a Conditional Use Permit, for life of the use, for a Railroad Facility or Utilities Holding a Franchise (Electric Substation) at a 3.248-acre tract of land of Lot 141, La Lomita Irrigation and Construction Company's

Subdivision, Hidalgo County, Texas, 3600 Quince Avenue & 1700 North Ware Road. (CUP2020-0047)

Mr. Sotelo stated that the property was located on the north side of Quince Avenue, approximately 260 ft. east of North Ware Road and was zoned C-1 (office building) District and R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north, R-1 to the east, and C-3 (general business) District to the west and south. An electric substation is allowed in these two zones with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to construct an electric substation on the two lots, which will be subdivided should the CUP be approved by the City Commission for life of the use. There is an existing house on the property that will be removed. The electric substation is proposed to be located on the west side of the property with access drives on the east side of the property. The plat will require approval by the Planning and Zoning Commission prior to building permit issuance.

The proposed development will required an 8 ft. masonry wall as a buffer on the east side of the property adjacent to the residential zone and the customer is proposing a 10 ft. treated southern pine (or better) aesthetic fence along the north, south and west property. A landscape buffer to soften the visual impact will be required along N. Ware Rd and Quince Ave, with at least one row of shrubs as well as trees, the continuous hedge will be expected to grow at least 6 ft. in height within two years of planting. All proposed landscaping shall have permanent automatic irrigation. The required sidewalks are existing on N. Ware Rd and Quince Ave and must be maintained. The proposed equipment must comply with setbacks as established during the platting process and the fencing must comply with the corner clip requirements.

Staff had received calls from surrounding property owners to the west, southwest and south and a letter of opposition was received on May 29, 2020.

Staff recommended disapproval of the Conditional Use Permit since the proposal does not conform to the aesthetics of the neighborhood. If the Board chooses to approve the CUP, it should comply with Sections 138-178 (7), 138-238 (9), conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.

Chairperson Pepe Cabeza de Vaca asked if there was anyone present in opposition for the proposal. Mark Wilkins, 1512 North 6th Street was present and in opposition of the proposed Conditional Use Permit. Mr. Wilkins voiced the following concerns: 1) the electromagnetic waves: 2) the request does not conform with the aesthetics of the neighborhood; 3) the attraction of bees to the area as per the warning sign that is located on their other site on North 23rd and Buddy Owens Boulevard and last, 4) the safety for pedestrians is a concern because there are schools near the property. Mr. Bobby Bell, 2314 Orange Avenue Mission, TX was also present and in opposition of the proposed Conditional Use Permit. Mr. Bell stated that he felt the proposed substation would affect the surrounding businesses in a negative way. He also mentioned the safety of pedestrians as mention by Mr. Wilkins as well. Mr. Rick Garcia with AEP presented that another substation was needed because others are being overloaded. There was a 138,000-volt transmission line running from the East side of Ware and on Quince on the south side of the road, which is why that location was picked for a substation. This location was chosen because it is in the center of the West Substation and The North Substation. The West Substation is servicing the major entities such as the McAllen Convention Center, La Plaza Mall, and businesses along the Expressway. AEP does not want to overload that substation.

After the discussion, Mr. Gabriel Kamel moved to disapprove. Mr. Rogelio Cervantes seconded the motion. The motion carried unanimously with six members present and voting.

 Request of Miguel A. Peña, for a Conditional Use Permit, for one year, for a Social Club, at Lots 7 & 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 U. S. Expressway 83, Suite 120. (CUP2020-0040)

Mr. Sotelo stated that the property is located on the south side of U.S. Expressway 83, approximately 930 ft. west of South Ware Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 district to the north, west, east and R-1 (single-family residential) District to the south. A bar was allowed in the C-3 zone with a Conditional Use Permit and in compliance with requirements.

There was an existing 50,787 sq. ft. commercial building with mixed uses consisting of retail and restaurant uses on the property. There is a lease space, Suite 120, which is being proposed as a Social Club. There was a CUP for a nightclub at this location in 2015 which was approved by City Commission on February 23, 2015, after that it became a barber shop. The applicant submitted their application on April 16, 2020.

The applicant was proposing to operate a Social Club (Lucky 4) from 12:00PM to 5:00AM seven days a week. The Social Club will be for members who register with the club and will have access to the bar, watch sports on the TV's, pool tables, card tables, and dominos tables. The lease space consists of 1,808 sq. ft., which will require 19 parking spaces.

The Health and Fire Departments will conduct their inspections once the building permit has been approved since the use has not been approved by the board. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses to the south;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment had access to U.S. Expressway 83 and Colbath Road, and does not generate traffic into residential areas; (There's residential along Colbath to the south)
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is 39,042 sq. ft. of retail space, requiring 101 parking spaces; 12,381 sq. ft. of restaurant, requiring 124 parking spaces; 4,710 sq. ft. of office, requiring 24 parking spaces and the new social club; requiring 19 parking spaces for a total of 268 parking spaces and 273 parking spaces are provided.
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;

- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties;
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building is 80 persons.

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

Chairperson Pepe Cabeza de Vaca asked if there was anyone present in opposition and there were none. Chairperson Pepe Cabeza de Vaca clarified that distance was the only issue and Mr. Sotelo confirmed.

Being no discussion, Vice Chairperson Daniel Santos <u>moved</u> to disapprove with a favorable recommendation. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

4. Request of David Padilla on behalf of Church of the King, for an amendment to the Conditional Use Permit, for life of the use, for an Institutional Use (church and related uses), at Lot 1, Church of the King Subdivision, Hidalgo County, Texas, 7401 North Ware Road. (CUP2020-0039)

Ms. Garza stated that the property was located on the west side of North Ware Road, approximately 300 feet south of Xenops Avenue and is zoned A-O (agricultural & open space) District. The adjacent zoning is R-1 (single family residential) District to the east, south, and west, and C-3L (light commercial) District to the north. Surrounding land uses include single-family residences, agricultural and open space. An institutional use was permitted in an A-O zone with conditional use permit and in compliance with requirements.

The initial Conditional Use Permit, for institutional use, was recommended for approval by Planning and Zoning Commission on June 7, 2005 and subsequently approved by the City Commission on June 27, 2005 for life of the use. On June 16, 2010, the Planning and Zoning Commission recommended approval of the amendment Conditional Use Permit to construct a new church sanctuary behind the existing building. After completion, the existing church was converted into classrooms and a fellowship hall. Based on the seating capacity of 300 persons for the existing church, 75 parking spaces were required. Subsequently the amendment City Commission approved the Conditional Use Permit for life of the use on July 12, 2010.

The applicant is now proposing to construct a 30 ft. by 50 ft. pavilion with a 30 ft. by 10 ft. serving area on the rear of the property. The pavilion was considered an accessory use to the church and will not increase the parking requirement. A building permit application for the pavilion was submitted on April 13, 2020. A building permit was issued for the construction of the pavilion, with the applicant's understanding that if the conditional use permit was disapproved, he would have to

revise the pavilion plans.

The Fire Department has not conducted the necessary inspections for this property; an inspection is needed and will be conducted when pavilion is constructed. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North Ware Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 300 seats, 75 parking spaces are required; 122 parking spaces are provided on site. The parking must be clear of potholes and properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the pavilion shall be restricted to the 84 capacity and shall maintain the existing seating capacity for the main sancturay; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence will need to be provided along the north, south and west property line.

Staff recommends approval of the request, for life of the use, subject to compliance with requirements in Section 138-118 of the Zoning Ordinance, Building Permits and Fire Department requirements.

Ms. Garza stated that this is an amendment to the Conditional Use Permit that the Church already has.

Chairperson Pepe Cabeza de Vaca asked if there was anyone present in opposition of the proposal. There were none. Ann Ratcliff was present but was in favor of the proposed amendment of the Conditional Use Permit.

After a brief discussion, Vice Chairperson Daniel Santos **moved** to approved. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

5. Request of Guillermo Cruz, for a Conditional Use Permit, for one year, for an automotive service and repair shop, at Lots 17, 18 and the West 25 ft. of Lot 19,

Block 7, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2226 & 2228 Houston Avenue. (CUP2020-0042)

Mr. Carlos Garza stated that the property was located on the north side of Houston Avenue, approximately 192 ft. east of South 23rd Street. The property has 125 ft. of frontage in Houston Avenue and a depth 137 ft. for a lot area of 17,275 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and C-3 District to the east, south, and west. Surrounding land uses include single-family residences, duplex residences, Automart, ABC Termite and Pest Control, Houston Auto Sales, Notary, Regio's Auto Sales, and Aleman Auto Sales. An automotive service and repair business was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

Currently, there was a 1,752 sq. ft. commercial building with an enclosed carport to the building used for a work area on the property and an office. This building was built in 1990. This building had been used for automotive sales.

The new applicant is proposing to use the building as an automotive service & repair business. The hours of operation are from 9:00 A.M. to 5:00 P.M. Monday through Friday and 9:00 A.M. to 2:00 P.M on Saturday. Based on the total 1,752 sq. ft. for the automotive service and repair, 8 parking spaces are required; 8 parking spaces are provided on site. During inspection, staff observed that the parking lot needs maintenance and striping.

Fire Department inspections are 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 business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 9,750 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure, and in the adjacent enclosed carport.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The buildings are located approximately 23 ft. from the nearest building.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence to the north and west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommended disapproval of the request based on non-compliance with requirement #1 (lot size) and #4 (distance) of Section 138-281 of the Zoning Ordinance.

Chairperson Pepe Cabeza de Vaca asked if there was anyone there present in opposition to proposed Conditional Use Permit, there were none. Chairperson Pepe Cabeza de Vaca also asked if staff had received any calls or emails in opposition and Mr. Garza confirmed that there were none. Chairperson Pepe Cabeza de Vaca pointed out that there are two requirements not met one being the lot size was 250 square feet less than required 10,000 square feet condition and the other being the distance from the homes. Chairperson Cabeza de Vaca clarified if there was anyone in opposition from the residence and Mr. Garza confirmed that there were none. Mr. Garza mentioned that there are mainly automotive sales in the area. Chairperson Cabeza de Vaca asked if the applicant Guillermo Cruz was present and Mr. Garza stated that there was a representative on behalf of Mr. Cruz present, as well as two others in favor of the proposed Conditional Use Permit. Mr. Kamel asked if the Conditional Use Permit was approved if the applicant will need to apply for a variance for the 250 feet difference, however Chairperson Pepe Cabeza de Vaca explained that it was recommended to disapprove with a favorable recommendation.

After a brief discussion, Mr. Gabriel Kamel <u>moved</u> to disapprove with a favorable recommendation for the variance of lot size and distance. Michael Hovar seconded the motion, which was approved with six members present and voting.

6. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00-acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. (CUP2020-0008) (Tabled 04/07/2020) (Remained Tabled 04/21/2020) (Remained Tabled 05/19/2020)

Chairperson Pepe Cabeza de Vaca asked for the item to be removed from the table; however, Mr. De La Garza stated that ten minutes before the meeting the applicant's spouse called and notified Mr. De La Garza that she was ill and was not able to attend the meeting as expected. Mr. De La Garza also let the applicant's spouse know that it would be up to the board whether the item was going to remain tabled or acted on and he let the board know that there was a person there in opposition. Mr. Michael Fallek asked Mr. De La Garza if the applicant had requested the item to be tabled all the previous times or if it was suggested by staff or the board. Mr. De La Garza clarified that the applicant was requesting for the item to be tabled all the other times due to Covid-19.

Mr. Gabriel Kamel motioned for the item to be removed from the table. Mr. Mic hael Hovar seconded the motion, which was approved with six members present and voting.

Mr. De La Garza stated that the property is located on the east side of North Taylor Road, approximately 1,400 ft. north of Lark Avenue and is zoned A-O (agricultural-open space) District. The adjacent zoning is A-O District to the north, south and east. The properties to the west are outside city limits. Surrounding land uses include single family residences and vacant land. A dog kennel is allowed in an A-O District with a Conditional Use Permit and in compliance with requirements.

The Code Enforcement Department responded to a complaint on February 4, 2019 for a possible business running from a residential area with a sign erected. On May 2019, the Code Enforcement Department received another complaint and requested a "complaint and summons". The applicant has appeared at Municipal Court several occasions to resolve this issue since then.

There is a single-family residence consisting of approximately 2,700 sq. ft. located on the one-acre

tract. The applicant's family lives in the existing residence. The applicant is proposing to continue operating a dog daycare from the existing residence and the outdoor playgrounds in the property.

The applicant divided the backyard and front yard into 4 different playgrounds for the dogs. The submitted floor plan and the inspection made by the Planning staff indicate that there are two playrooms and a feeding/supply room within the residence. There are 1-2 employees/volunteers in the location. Boarding is also available and no grooming services were offered.

The Health Department has inspected the establishment, and the property is in compliance. A final inspection from the Fire Department is pending. The establishment must also meet the requirements set forth in Section 138-163 (8) of the Zoning Ordinance and specific requirements as follows:

- 1) Located a minimum of 300 feet from the nearest residence. The operations take place inside the residence and outdoors in the different dog playgrounds.
- 2) On parcels of 5 acres or more. This property is a 1-acre parcel.

PLANNING AND ZONING COMMISSION MEETING OF APRIL 7, 2020:

At the Planning and Zoning Commission meeting of April 7, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF APRIL 21, 2020:

At the Planning and Zoning Commission meeting of April 21, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF MAY 5, 2020:

At the Planning and Zoning Commission meeting of May 5, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2020:

At the Planning and Zoning Commission meeting of May 5, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

Staff received a letter in opposition from Mr. Hernandez who is present.

Staff recommended disapproval due to noncompliance with Section 138-163 (8) requirement #2 (property size) of the Zoning Ordinance.

Mr. Michael Hovar asked if the applicants were living in the house, and Mr. De La Garza confirmed that the applicant is living in the house and operating the doggie daycare from that location. Mr. Hovar then asked if a home occupancy would be the type of conditional use permit to apply for, however Mr. De La Garza informed Mr. Hovar that this CUP suits the type of business better because they did not comply with majority of the requirements for the Home Occupancy and the City has a CUP for dog kennels that are mainly used in agricultural parcels which why they applied for this CUP. Chairperson Pepe Cabeza de Vaca asked if there was anyone present in opposition

of the proposed conditional use permit. Mr. Hector Hernandez 6912 North Taylor Road, was present in opposition. Mr. Hernandez stated that there are dogs barking day and night and its disturbing, he added that there is no structure for the dogs, the volume of traffic has increased, and the applicant is running a business in a residential zone. Vice Chairperson Daniel Santos asked Mr. Hernandez about how many dogs he has seen at the applicant's house, Mr. Hernandez stated that he has seen 20 dogs at once.

After a brief discussion, Mr. Santos <u>moved</u> to disapprove. Mr. Michael Hovar seconded the motion. The motion carried unanimously with six members present and voting.

7) INFORMATION ONLY

a) City Commission Actions: May 26, 2020

Mr. Edgar Garcia stated that at the City Commission Meeting on May 26, 2020 the rezoning off of Ware Road was tabled again requested by the applicant due to conducting a traffic study. There three Conditional Use Permits one for a bar at 400 Nolana, which was recommended approval and was approved. There was the Conditional Use Permit for The Salvation Army on Pecan that the applicant had initially applied for Life of Use but a 3-year permit was recommended and approved by City Commission board. Last, there was a Conditional Use Permit at 6600 North 32nd that was disapproved by City Commission.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Daniel Santos adjourned the meeting at 5:52 p.m., and Mr. Michael Hovar seconded the motion, which carried unanimously with four members present and voting.

ATTEST:	Chairperson, Pepe Cabeza de Vaca
Claudia Mariscal, Secretary	

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 29, 2020

SUBJECT: REQUEST TO ABANDON A 20 FT. X 1926.16 RIGHT-OF-WAY OUT OF LOT 11 AND

12, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY,

TEXAS; 4900 SOUTH OLD 10TH STREET (ABD2019-0004)

BRIEF DESCRIPTION:

This is a request of Elio J. Botello, to abandon a 20 ft. x 1926.16 right-of-way out of Lot 11 and 12, section 5, Hidalgo Canal Company Subdivision. The property is vacant and is located on the west side of S. Old 10th Street, approximately 1300 ft. north of West Military Highway (FM 1016), and is zoned I-1 (light commercial) District. The adjacent zoning includes the McAllen Public Utilities Water Reservoir and A-O (agricultural - open space) District to the north, and I-1 District to south, east and west. Surrounding land uses include vacant land, junk yards, and a trailer repair shop. The basis for the request is that the owner would like to subdivide Lots 11 and 12 to develop a business park.

The Right-of-Way Department has notified the various departments and utility companies regarding the request. The Right-of-Way Department is recommending approval of the abandonment request subject to the abandonment not taking effect and ordinance will not be recorded until the following conditions are met: 1) The replat of the subdivision being recorded.

RECOMMENDATION:

Staff recommends approval of the request subject to the abandonment not taking effect and ordinance will not be recorded until the following conditions are met: 1) The replat of the subdivision being recorded.

CITY OF MCALLEN Legal Department P.O. Box 220 McAllen, TX 78505-0220

Memorandum

TO: Luis J. Mora,

Deputy Director Planning

FROM: Sylvia Hernández,

Land Acquisitions Deputy Director

RE: Request to abandon a 20 ft. X 1846.16 ft. Right-of-Way out of Lot

11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo

County, Texas; 4900 South Old 10th Street

DATE: May 29, 2020

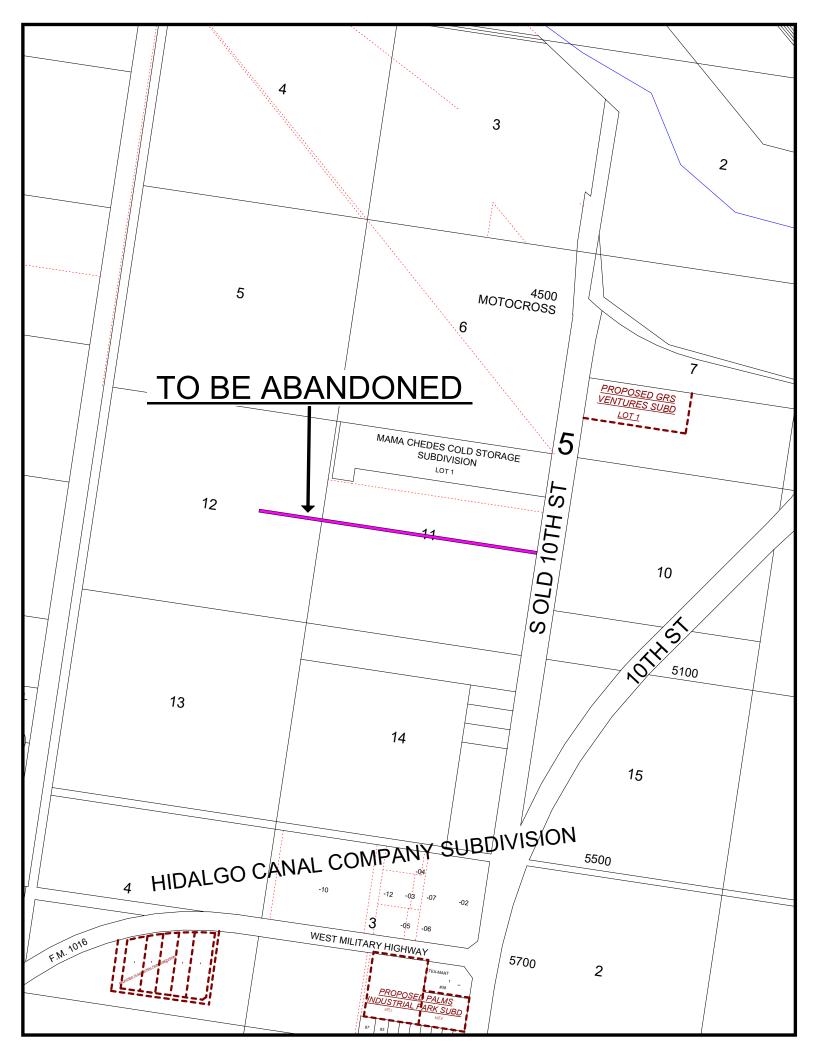
Attached are the responses along with the Ordinance in connection with the above request. Note responses with comments from Public Works and Wastewater.

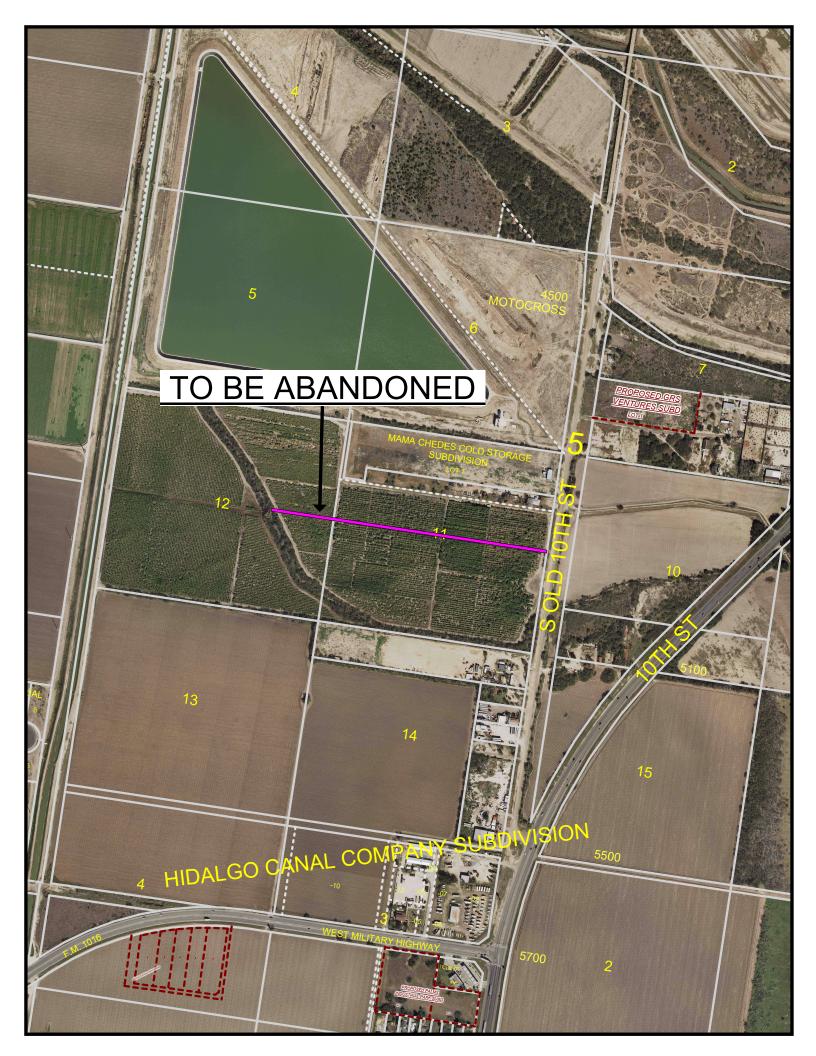
The recommendation is approval of the abandonment. Such abandonment shall not take effect and ordinance will not be recorded until the following conditions are met:

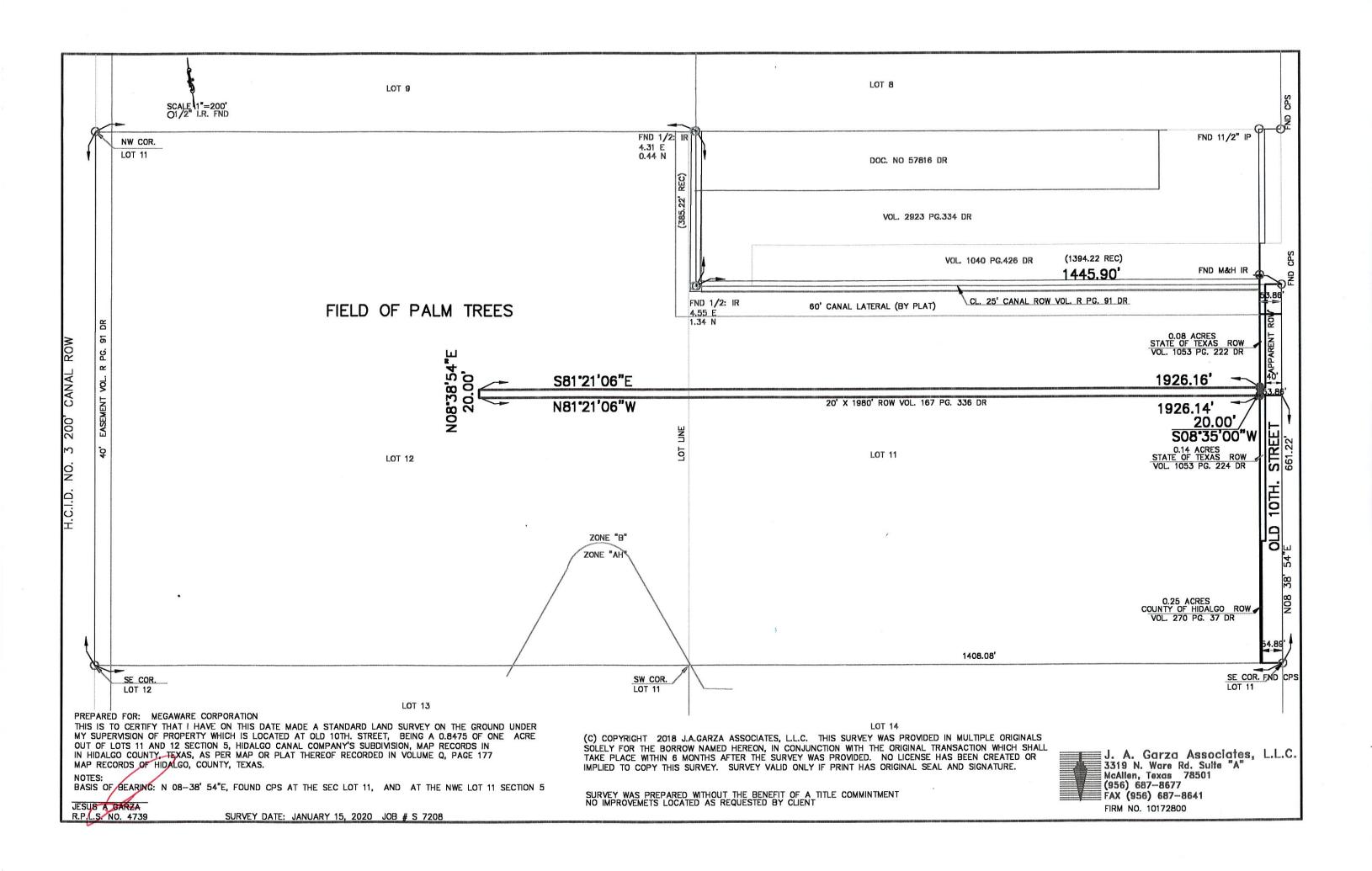
1. The replat of the subdivision being recorded.

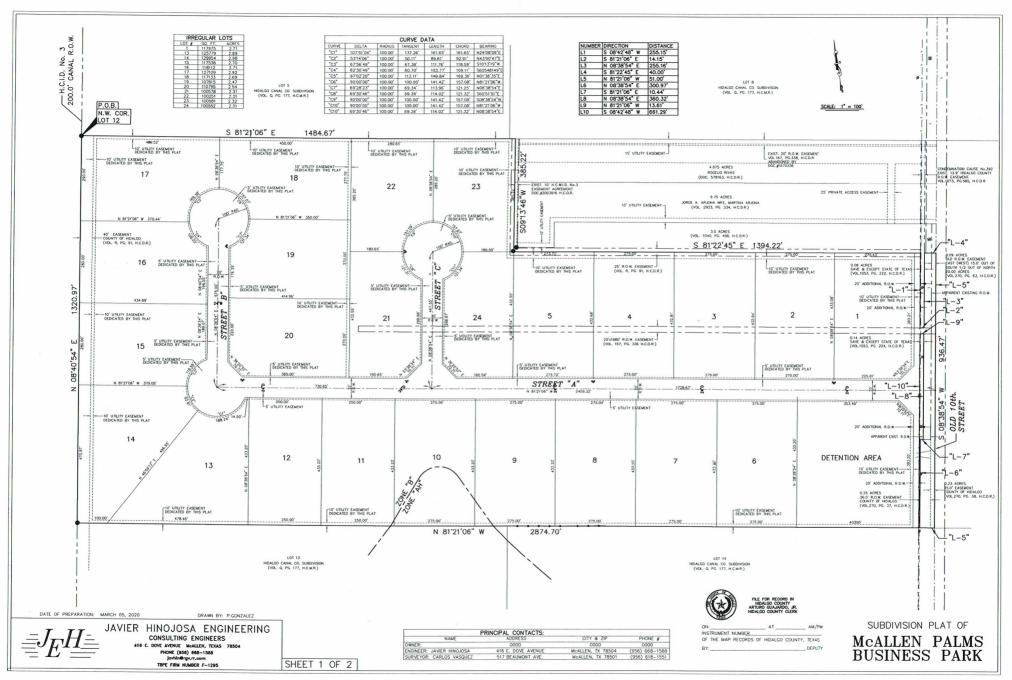
Please present to the City Commission for their consideration.

If you need additional information, please contact me at Ext. 1098.









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

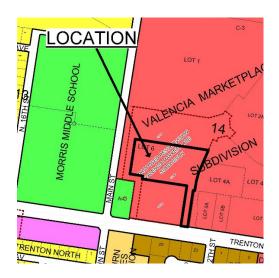
DATE: June 11, 2020

SUBJECT: SITE PLAN APPROVAL FOR LOT 6B, VALENCIA MARKETPLACE, LOT 6A,

6B, AND 6C SUBDIVISION; 1300 TRENTON ROAD. (SPR2020-0008)

<u>LOCATION</u>: The property is located on the north side of Trenton Rd., approximately 817 ft. west of North 10th Street. The property is vacant and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) Districts to the north, east, and west and R-3A (multifamily residential apartments) District to the south. Surrounding land uses include Panda Express restaurant, Sam's Club, PlainsCapital Bank, Del Oro Apartments, and Morris Middle School.

<u>HISTORY</u>: The original plat was recorded under the name of Valencia Marketplace, Block 1 Lot 6 and the owner has re-platted the property into a three lot subdivision under the name of Valencia Marketplace Subdivision Lots 6A, 6B, and 6C, which was recorded on May 20, 2019. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.



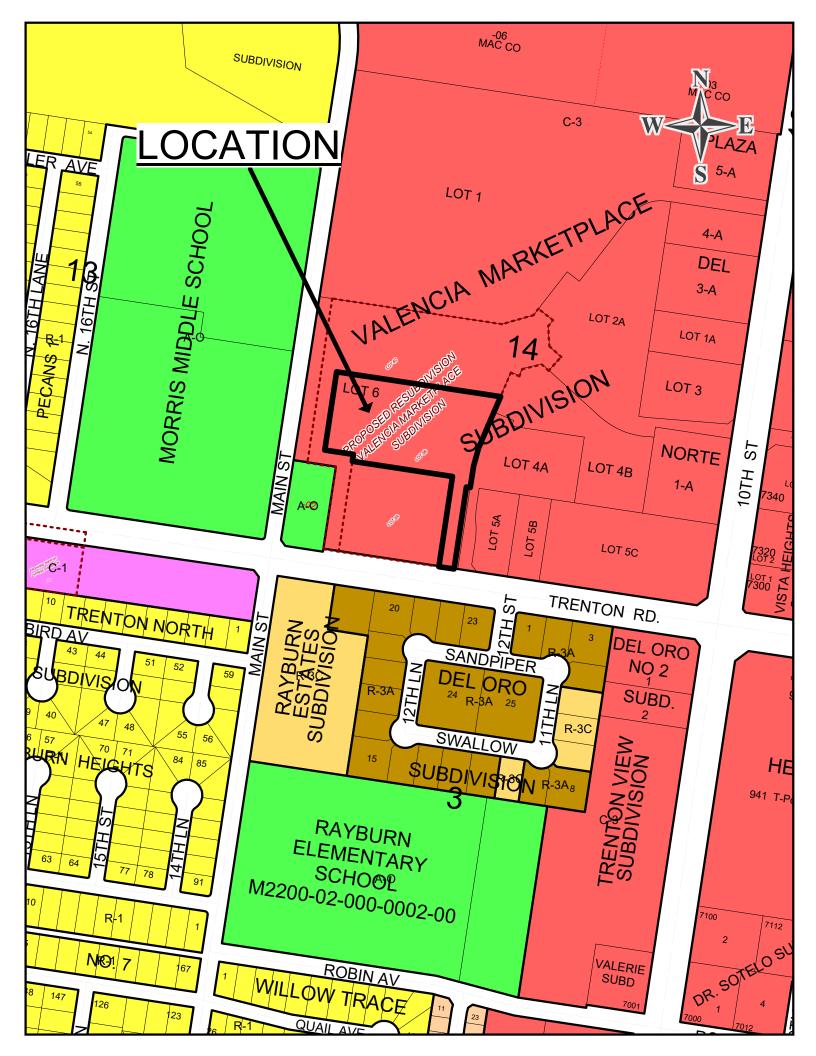


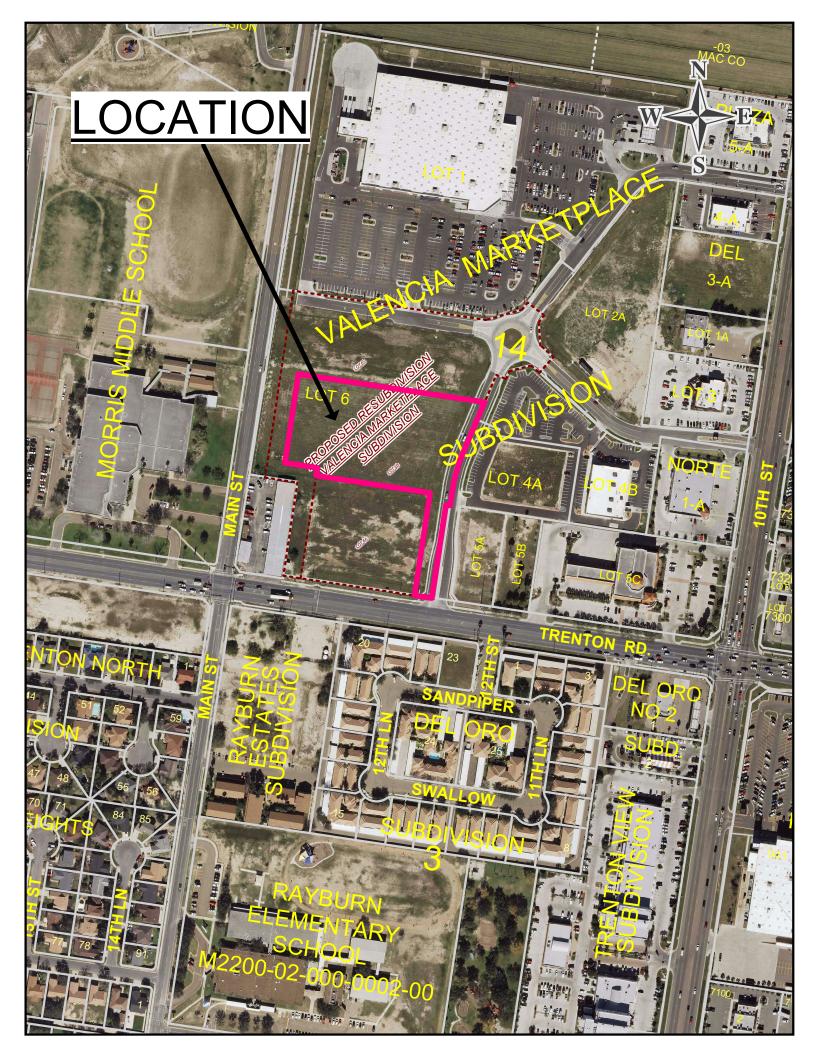
<u>PROPOSAL</u>: The applicant is proposing to construct a 19,573 sq. ft. building for retail/restaurant use on property. Based on 11,173 sq. ft. of restaurant use (112 parking spaces are required); and 8,400 sq. ft. of retail use (24 parking spaces are required) for a combined total of 136 parking spaces required; 139 parking spaces are provided. Five of the proposed parking spaces must be

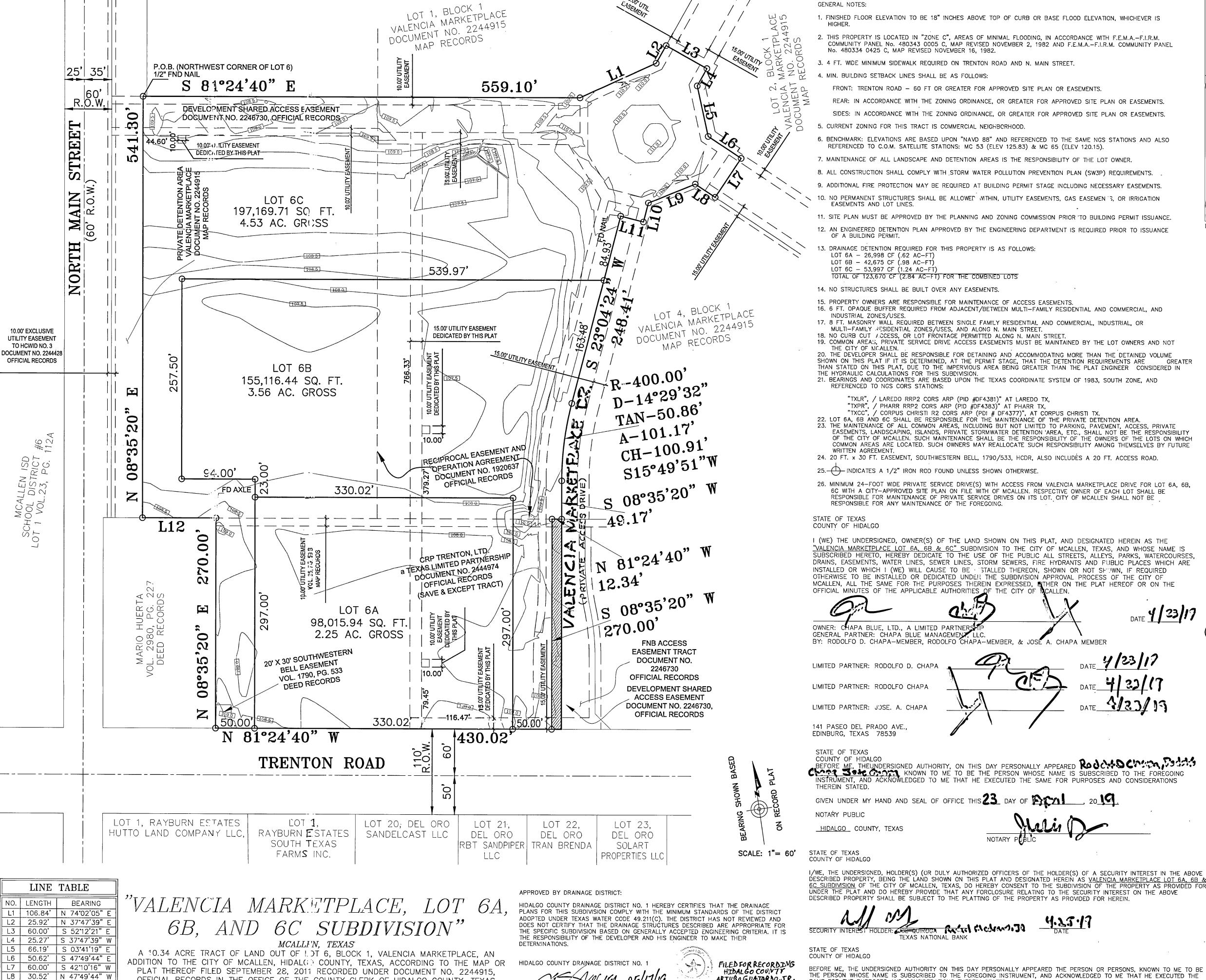
accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is proposed to be from N. 10th Street and Trenton Road. These curb cuts for access, connect to private interior drives which will provide access to all the lots. The required landscaping for the site is 15,512 sq. ft. with trees required as follows: 33 - 2½" caliper trees, or 17 – 4" caliper trees, or 9 – 6" caliper trees, or 66 palm trees. A minimum 10 ft. wide landscaped strip is proposed inside the property line along private drives and Trenton Road. Fifty percent of landscape must be visible in front areas, and each parking space must be within 50 ft. of a landscape area with tree, as required by ordinance. A 4 ft. sidewalk exists along Trenton Road and site plan also shows additional sidewalks provided on portions of the private interior drive. A 6 ft. buffer is required around the dumpster is visible from the street. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

RECOMMENDATION:

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







OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

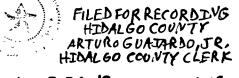
L9 | 64.83' | S 76°22'37" W

L10 25.28' S 23'04'24" W

L11 30.00' N 66'55'36" W

L12 94.00' N 81°24'40" W

GENERAL MANAGER



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN ST ON: 5-20-19 AT: 4:15 PMGIVEN UNDER MY HAND AND SEAL OF OFFICE,

INSTRUMENT NUMBER: 3015505 OF THE MAP RECERNS OF HIDALGO COUNTY, TEXAS BY: Pele Dias, DEPUTY CLERK MY COMMISSION EXPIRES 07 03/19

FRONT: TRENTON ROAD - 60 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

TOTAL OF 123,670 CF (2.84 AC-FT) FOR THE COMBINED LOTS

/ LAREDO RRP2 CORS ARP (PID #DF4381)" AT LAREDO TX,

"TXCC", / CORPUS CHRISTI R2 CORS ARP (PDI # DF4377)", AT CORPUS CHRISTI TX

COMMON AREAS ARE LOCATED. SUCH OWNERS MAY REALLOCATE SUCH RESPONSIBILITY AMONG THEMSELVES BY FUTURE

RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVES ON ITS LOT. CITY OF MCALLEN SHALL NOT BE

RUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS

"TXPR", / PHARR RRP2 CORS ARP (PID #DF4383)" AT PHARR TX,

REFERENCED TO NGS CORS STATIONS:

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.



METES & BOUNDS:

A 10.34 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED SEPTEMBER 28, 2011 RECORDED UNDER DOCUMENT NO. 2244915, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 10.34 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°24'40" E, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 559.10' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 74"02"05" E, A DISTANCE OF 106.84' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE N 37'47'39" E, A DISTANCE OF 25.92' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND THENCE S 52'12'21" E, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE S 37'47'39" W, A DISTANCE OF 25.27' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE S 03'41'19" E, A DISTANCE OF 66.19' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE S 47'49'44" E, A DISTANCE OF 50.62'TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE S 42'10'16" W, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE N 47°49'44" W, A DISTANCE OF 30.52' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND

THENCE S 76'22'37" W, A DISTANCE OF 64.83' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND; THENCE S 23'04'24" W, A DISTANCE OF 25.28' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 66'55'36" W, A DISTANCE OF 30.00' TO A NAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23"04'24" W, A DISTANCE OF 248.41' TO A CORNER OF THIS TRACT OF LAND; THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00', A DELTA ANGLE OF 14'29'32", AN ARC LENGTH OF 101.17', A CHORD DIRECTION OF S 15'49'51" W, AND A CHORD DIRECTION OF 100.91' TO A CORNER OF THIS TRACT OF LAND;

THENCE S 08'35'20" W, A DISTANCE OF 49.17' TO A CORNER OF THIS TRACT OF LAND;

THENCE N 81'24'40" W, A DISTANCE OF 12.34' TO A CORNER OF THIS TRACT OF LAND';

THENCE S 08'35'20" WA DISTANCE OF 270.00' TO THE NORTH R.O.W. OF TRENTON ROAD, A CORNER OF THIS TRACT OF LAND THENCE N 81'24'40" W, WITH SAID NORTH R.O.W., A DISTANCE OF 430.02' TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF

THIS TRACT OF LAND; THENCE N 08'35'20" E, A DISTANCE OF 270.00' TO AN AXLE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE N 81'24'40" W,A DISTANCE OF 94.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08'35'20" E,A DISTANCE OF 541.30' TO THE POINT OF BEGINNING, CONTAINING 10.34 ACRES OF LAND, MORE OR LESS

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN. TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REQUEATIONS OF THE CITY WHEREIN

, 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 WHERE IN MY APPROVAL IS

CHAIRMAN, PLANNING AND ZOMING COMMISSION, CITY OF MCALLEN

STATE OF TEXAS COUNTY OF HIDALGO

DATE 4 23 17

I, (SURVEYOR), 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 EDINBURG, TEXAS.

DAY OF ASIL 20/9 MARIO GONZALEZ RIO DELTA SURVEYING 24593 FM 88, MONTE ALTO, TX 78538 (TEL)956-380-5154 (FAX)956-380-5156

5571

STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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

CLOROMIRO HINOJOSÁ, JR. CLH ENGINEERING, INC. 701 S. 15TH STREET, MCALLEN, TX 78501 (TEL)956-687-5560 (FAX)956-687-5561

No. **90636** STATE OF TEXAS.

X

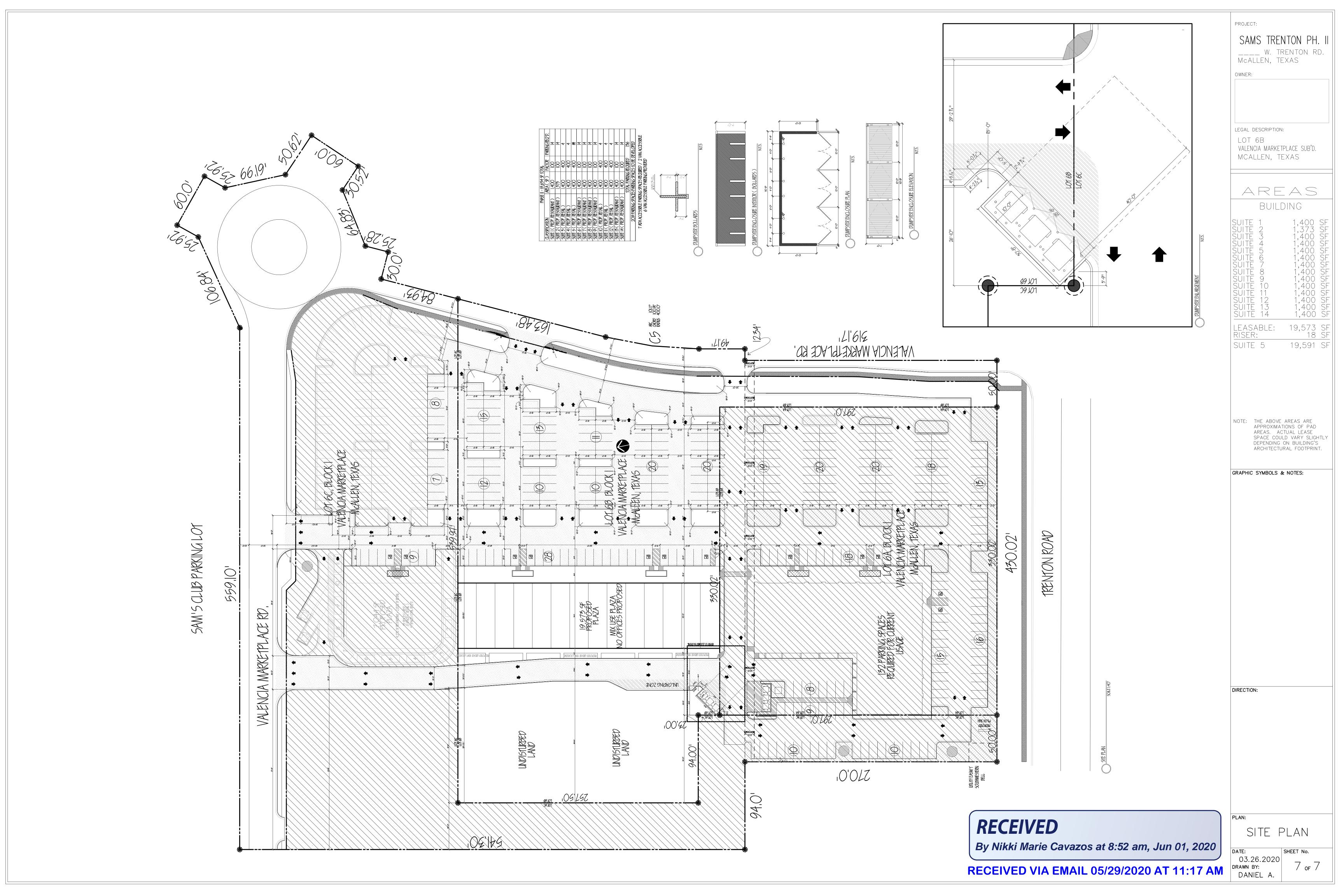
ENGINEERING, INC TBPE FIRM No. F-8719 701 S. 15th STREET MCALLEN, TX. 78501

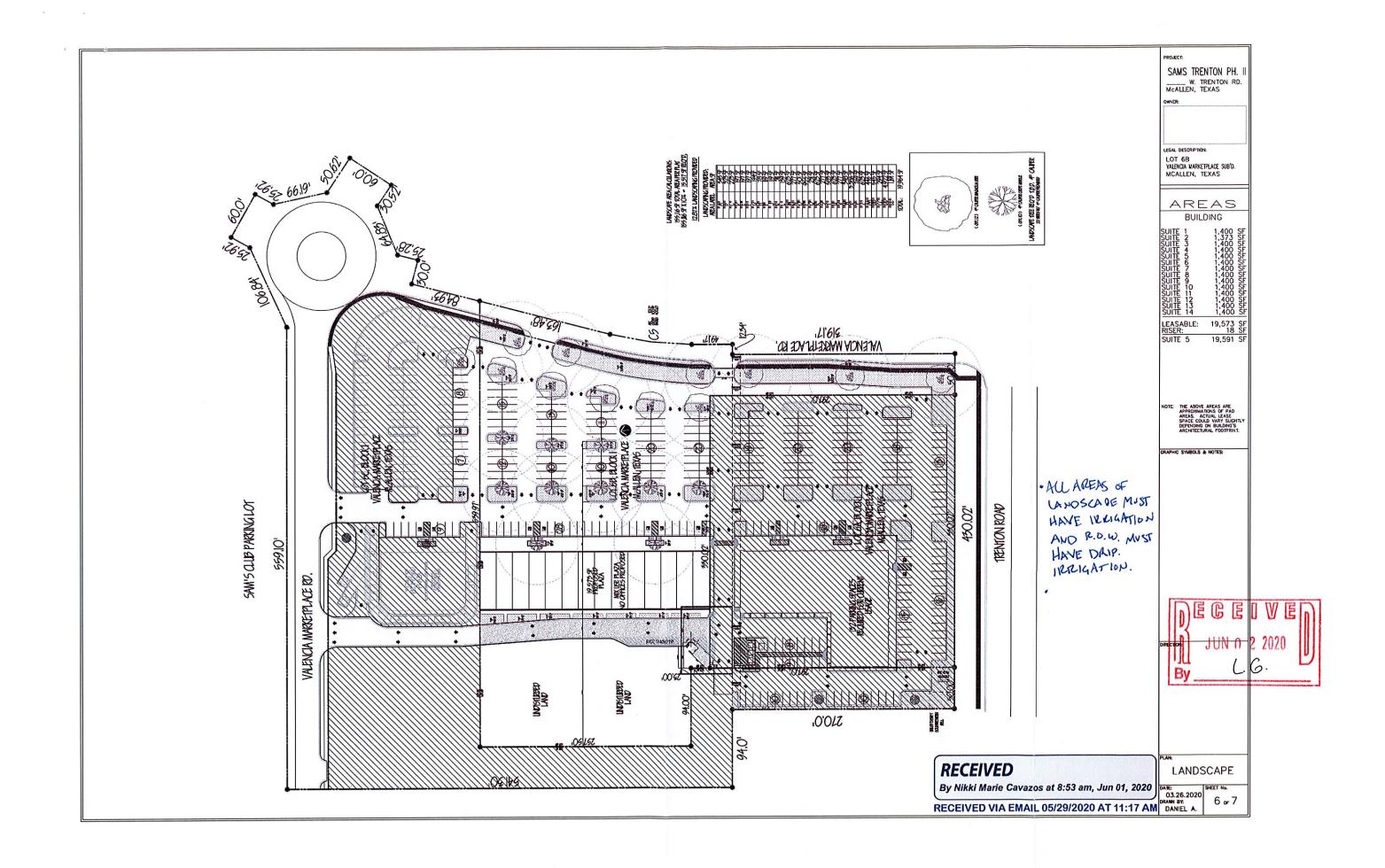
(956) 687-5560 (956) 687-5561 FAX

JOSE MARIO GONZALEZ

5571

DATE OF PREPARATION: APRIL 23, 2019





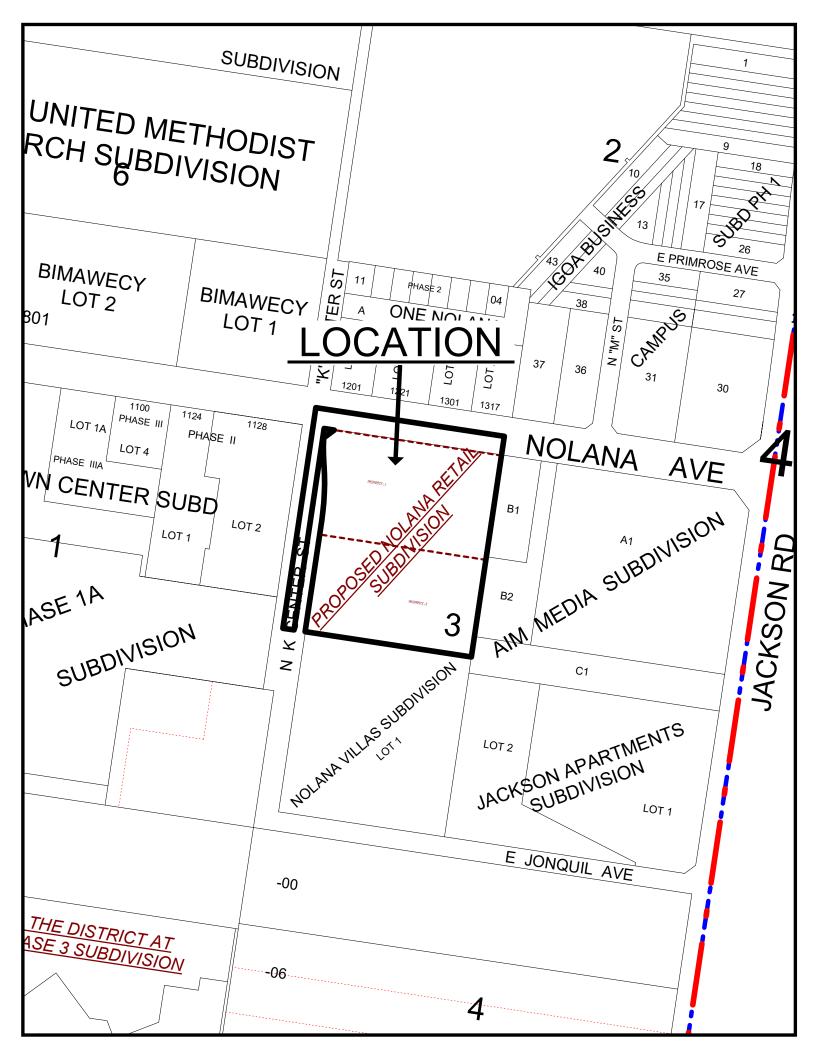
SUB2019-900

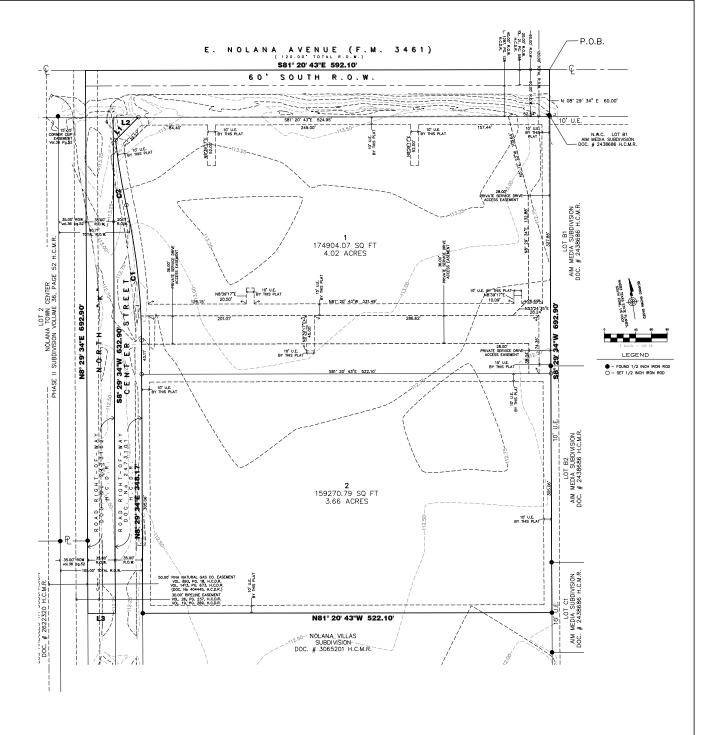
City of McAllen Planning Department APPLICATION FOR

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

	Subdivision Name Nolana Retail Subdivision
	Location Southeast corner E.Nolana Loop (FM 3461) and North "K" Center Street
Project Description	City Address or Block Number_TBD
	Number of lots 2 Lots Gross acres 9.00 Net acres 7.68
	Existing Zoning <u>C-3</u> Proposed <u>N/A</u> Rezoning Applied For Yes No Date <u>N/A</u>
Se	Existing Land Use Vacant Proposed Land Use Comm/Ret Irrigation District #_2_
Ď	Residential Replat Yes □ No 🛪 Commercial Replat Yes □ No 🛪 ETJ Yes □ No 🛪
ect	Agricultural Tax Exempt Yes & No - Estimated Rollback tax due As Provided
Ò.	Parcel No. M2650-00-004-0003-00 Tax Dept. Review As Provided
ď	Legal Description 9.00 ac (gross) 7.68 ac (net) out of Lot 3, Block 4, A.J.McColl
} D	Subdivision, Hidalgo County, Texas Volume 21, Page 598, H.C.D.R.
I bnr	Name South Pack Retail Center, CTD Phone 210-424-8015
er	Address 4629 Macro Drive
Owner	City San Antonio State TX Zip 78218
Ó	
	E-mail Reuben@CBGcre.com
sect	Name CBG Commercial Real Estate Phone 210-424-8081
Developer	Address 4629 Macro Drive
elc	City San Antonio State _TX Zip _ 78218
e	Contact Person German Valdes - Director of Architecture and Planning
Aig	E-mail GValdes@CBGcre.com
	Name AEC Engineering, LLC Phone 956-380-6558
eer	Address 204 E. Stubbs STE B
ine	City Edinburg State TX Zip 78539
Engin	Contact Person Carlos Garza, P.E.
eini n	E-mail carlos@aecengineering.net
or	Name Rio Delta Surveying Phone 956-380-5156
Surveyor	Address 8207 Mateo Escobar
Sur	City Monte Alto State TX Zip 78538 E G E I W E
0,	Mariana barbadula
0 13	DEC 1 2 2019
KCTT	1 4 8 040 8 PC # 300 (V)





Nolana Retail Subdivision

9.00 ACRES (GROSS) 7.68 ACRES (NET)

OUT OF LOT 3, BLOCK 4
A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS
VOLUME 21, PAGE 598, H.C.D.R.

Plat Scale: 1"=40' JOB # 1141.023 Preparation Date: January 13, 2020 Drawn by: R. HERNANDEZ

2 Commercial Lots

A Texas Registered Engineering Firm F-9688



RECEIVED

By Nikki Marie Cavazos at 7:47 am, May 29, 2020

RECEIVED VIA EMAIL 05/28/2020 AT 4:48 PM

06/11/2020 Page 1 of 2 SUB2020-0036



City of McAllen

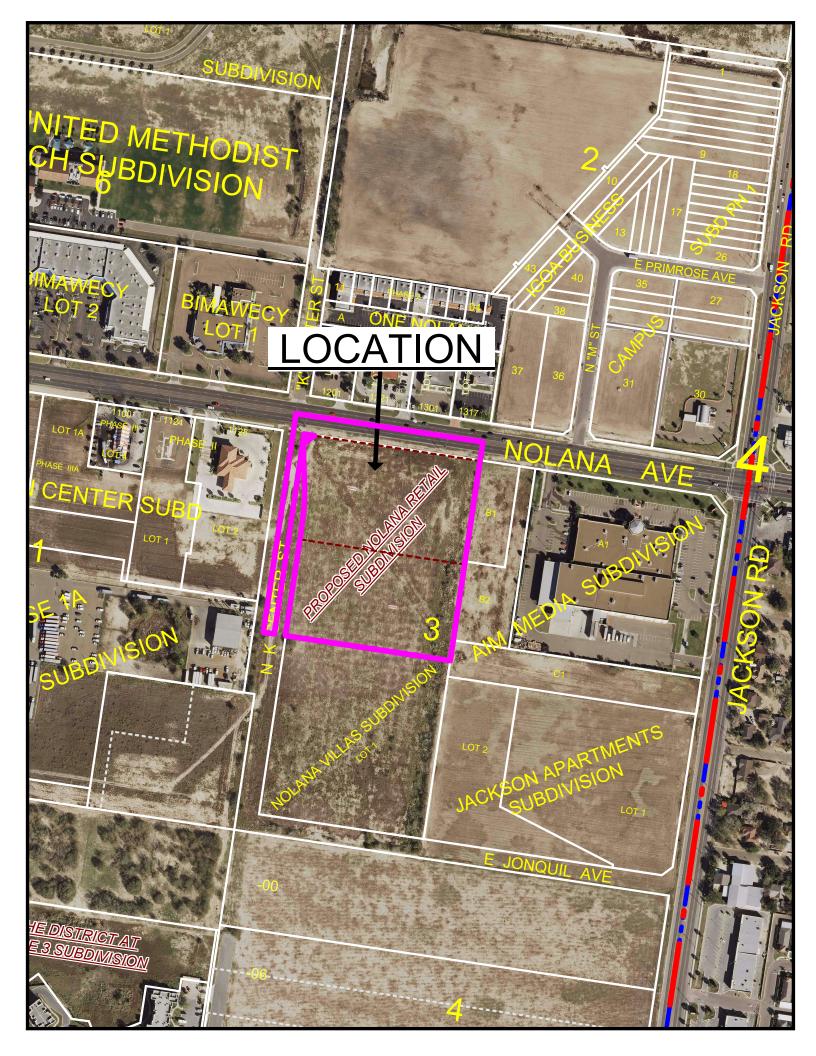
SUBDIVISION PLAT REVIEW

Reviewed On: 6/9/2020

SUBDIVISION NAME: NOLANA RETAIL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Nolana Ave.: 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides	Compliance
N. "K" Center St.: 72-105 ft. ROW Paving: 44 ft. Curb & gutter: Both sides	Compliance
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **In lieu of an alley, plat provides for a 28-36 ft. wide paved private service drive easement as shown on Lot 1. See lot 2 drive below. ***Plat submitted May 28, 2020 has a plat note indicating private service drive will be extended through Lot 2 and west to N. "K" Center St. upon Lot 2 development.	Compliance
SETBACKS	
* Front: E. Nolana Ave: 60 ft., or greater for easements or approved site plan.	Required
N. K. Center Street: 35 ft. or greater for easements, or approved site plan.	
* Rear: In accordance with zoning ordinance or greater for easements, or approved site plan.	Applied
* Sides: In accordance with zoning ordinance or greater for easements, or approved site plan.	Applied
* Corner: N. "K" Center St.: 35 ft. or greater for easements, or approved site plan.	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on E. Nolana Ave. and 4 ft. wide minimum sidewalk required on N. "K" Center St.	Applied
* 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 **Per Traffic Department, curb cut has been approved for the east-most access, movements will be restricted to exit only and right turn only.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to	Required

06/11/2020 Page 2 of 2 SUB2020-0036

06/11/2020 Page 2 01 2	SUB2020-0036
building permit issuance.	
* Common Areas, private streets 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	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	Applied
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. **Per Traffic Department, need to submit Trip Generation to determine if a TIA will be required, prior to final. ***Per Traffic Department Trip Generation has been completed, TIA will be required prior to final.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. **Per Traffic Department, TIA has been approved with conditions for the east-most access; movements will be restricted to exit only and right turn only.	Completed
COMMENTS	
Comments: Must comply with City's Access Management Policy	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



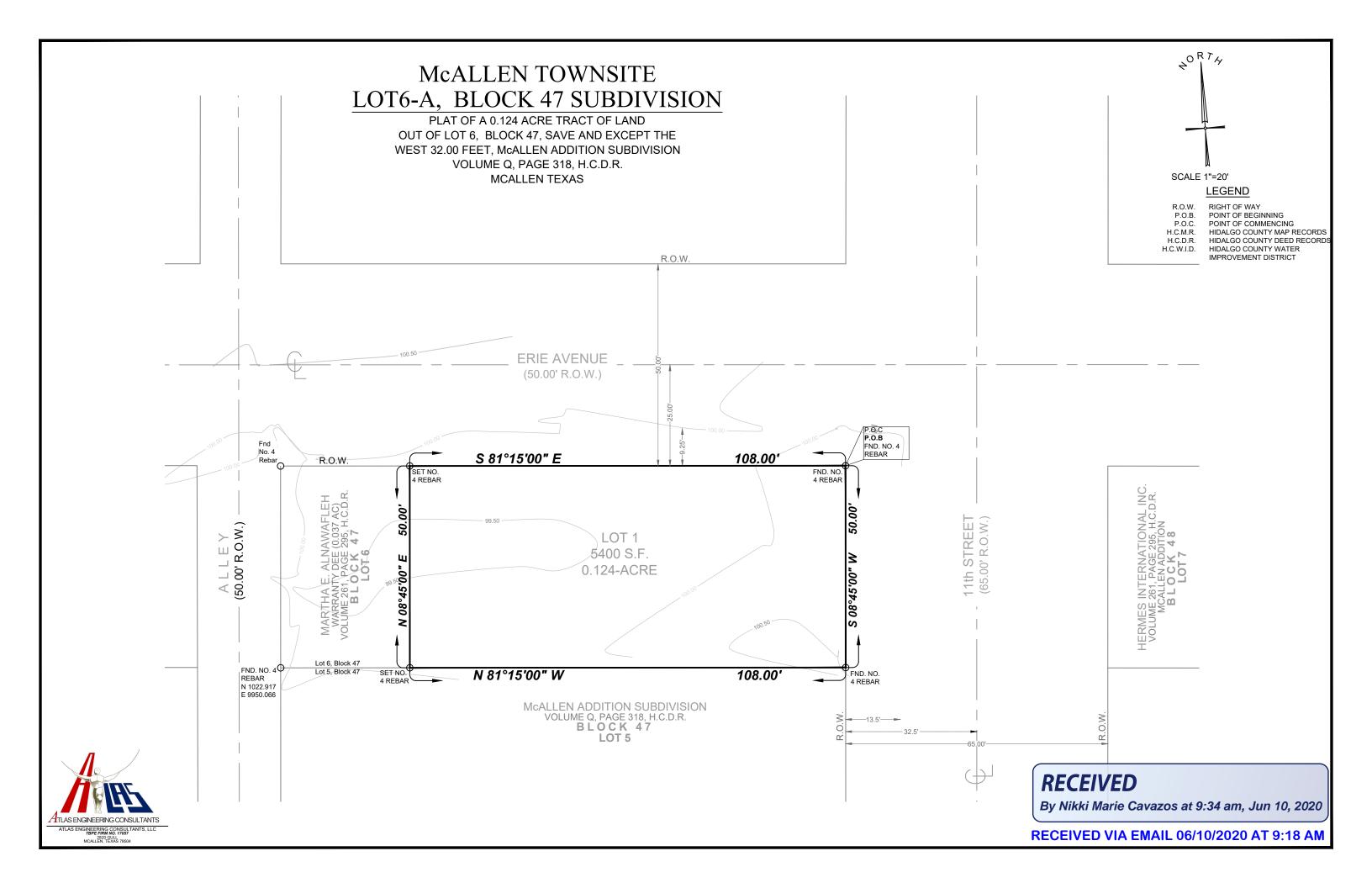
City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

and the second second second	SUBDIVISION I LAT REVIEW	1
Project Description	Subdivision Name ATA Estate Medical Townsite Lot of A L. Clocation Location Location Seathwest corner of Erie + 1 th Stee! City Address or Block Number Stock + 500 5.11 The ST Number of lots Gross acres 0.124 Net acres Existing Zoning 2-3 Proposed Rezoning Applied For Yes No Date Existing Land Use Vacant Proposed Land Use Office Irrigation District # HWC Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exemption Yes No Estimated Rollback tax due Mone Legal Description Medical Replat Yes Solo Solo Solo Solo Solo Solo Solo Sol	
Owner	Name	
Developer	Name	
Engineer	Name ATLAS Engineering Consultrat Phone 456-349-3857 Address 2820 Gull City McAllea State TX Zip 18504 Contact Person Lucus Cashillo E-mail / Cashillo: atlas @ gmail-comp	
Surveyor	Name Homero Cutierrez Phone 956-369-0988 Address 2600 San Diego City Mission State IX Zip 78572 E-mail homero-quirierrez & Sheybbal-net	
00	+#1.015.443 Id #22000 1 開引3	918 4



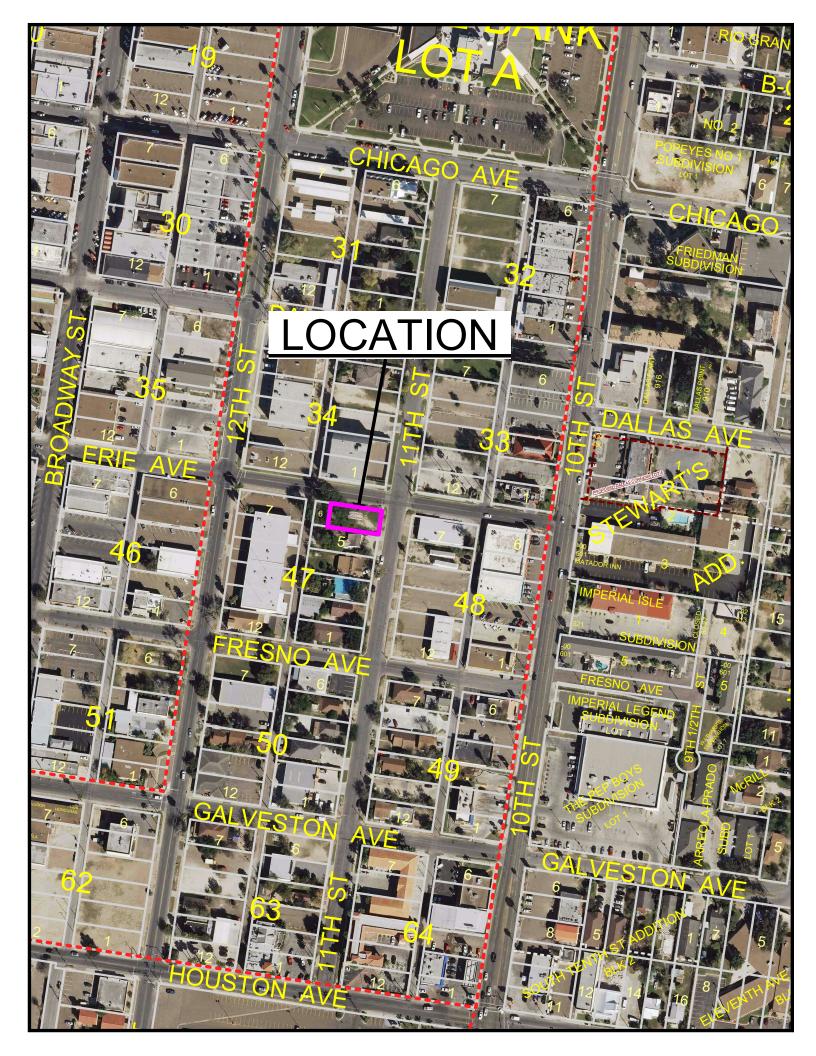




Reviewed On: 6/9/2020

SUBDIVISION NAME: MCALLEN TOWNSITE, LOT 6-A, BLOCK 47	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 11th Street: 32.5 ft. from centerline for 65 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides	Applied
Erie Ave.: 5 ft. dedication required for 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing alley approximately 32 ft. to the west	Applied
SETBACKS	
* Front: S. 11th Street: 32.5 ft.or greater for approved site plan or easements, or in line with the average setbacks of existing structures, whichever is greater	Compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan	Compliance
*Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan	Compliance
* Corner: 10 ft. or greater for easements or approved site plan	Compliance
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 11th Street and Erie Avenue	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	

* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas 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.	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	Applied
* 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. Per Traffic Department, Trip Generation has been waived.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
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

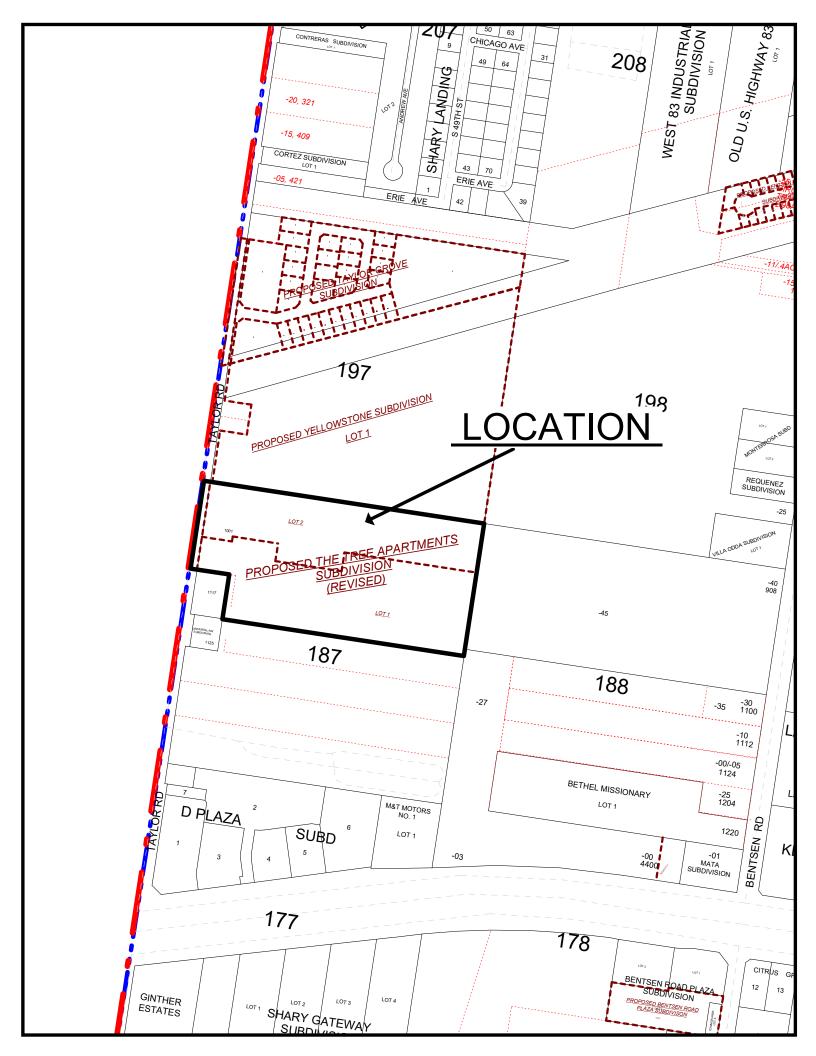


City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW 49

	Subdivision Name TAYOR ROME THE TREE APARTMENTS & 671
Project Description	Location Approx. 1650 North of Taylor Road & Expressury 83 on the east side
	City Address or Block Number 100/5. TAYLOR RD. VOX PER ECLE
pt	Number of lots
SCF	Existing Zoning Rezoning Applied For Yes No Date
Öě	Existing Land Use FAPM Proposed Land Use Apartments Irrigation District # UNITED
t	Residential Replat Yes 🗆 No 🕱 Commercial Replat Yes 🗆 No 💢 ETJ Yes 🕱 No 🗅
oje	Agricultural Tax Exemption Yes No Estimated Rollback tax due 7/1000 @ Being a 18.04 acres of land out of the north part of Lot 187, Legal Description John H. Shary Supro of Porciones 58, 59 \$ 60, Hidalgo
P	Legal Description John H. Shary Subjo of Porciones 58, 59 \$ 60, Hidalgo
	County, Texas Recorded in Volume 1, pg. 17 \$ 42 M/R.
4	Name MAJIMA, LLC & MAJIMA V, LLC Phone (956) 843-6009
ē	Address 41015. Shary Rd. Suite 201-A 12417
Owner	City Mission State TX Zip 78572
0	E-mail <u>miguel@ginther.com.mx</u>
.	Name MAJIMA, LLC Phone
per	
eloper	Address 4101 S. Shary Rd. Suite 201-A City Mission State TX Zip 78572
eveloper	Address 4101 S. Shary Rd. Suite 201-A
Developer	Address 4101 S. Shary Rd. Suite 201-A City MISSion State TX. Zip 78572
	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth er. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847
	Address 4101 S. Shary Rd. Suite 201-A City Mission State TX. Zip 78572 Contact Person Miguel Ramirez E-mail Miguel @ ginth er. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 2005. 10th St. Ste. 1301
	Address 4101 S. Shary Rd. Suite 201-A City Mission State TX. Zip 78572 Contact Person Miguel Ramirez E-mail Miguel Eginther. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 2005. 10th St. Ste. 1301 City Mallen State TX Zip 78501
	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth ev. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 200 S. 10th St. Ste. 1301 City Mallen State TX Zip 78501 Contact Person IDEN 1. TREVINO, PE
Engineer Developer	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth ex. com. mx Name TREVING ENGINEERING Phone (956) 283-8847 Address 200 S. 10th St. Ste. 1301 City Mallen State TX. Zip 78501 Contact Person [DEN 1. TREVING, PE E-mail ident@ trevinoengineering. com
Engineer	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth er. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 200 S. 10th St. Ste. [30] City Mallen State TX Zip 78501 Contact Person IDEN 1. TREVINO, PE E-mail Ident @ trevino engineering. com Name SAM Engineering & Surveying Phone (951) 702-8880
Engineer	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth ex. com. mx Name TREVING ENGINEERING Phone (956) 283-8847 Address 200 S. 10th St. Ste. 1301 City Mallen State TX. Zip 78501 Contact Person [DEN 1. TREVING, PE E-mail ident@ trevinoengineering. com
Engineer	Address 4101 S. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL Ramirez E-mail Miguel @ ginth er. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 200 S. 10th St. Ste. [30] City Mallen State TX Zip 78501 Contact Person IDEN 1. TREVINO, PE E-mail Ident @ trevino engineering. com Name SAM Engineering & Surveying Phone (951) 702-8880
	Address 4101 S. Shary Rd. Suite 201-A City Mission State TX. Zip 78572 Contact Person Miguel Raminez E-mail Miguel @ ginth ex. com. mx Name TREVINO ENGINEERING Phone (986) 283-8847 Address 2005. 10th 8th Ste. 1301 City McAllen State TX. Zip 78501 Contact Person 10EN 1. TREVINO, PE E-mail ident@ trevino engineering. com Name SAM Engineering Surveying Phone (981) 702-8880 Address 2005. 10th 8t15th Flow R.O. Box 548 (985) 369-0988 City Mession State TX. Zip 78501 78505 City Mession State TX. Zip 78501 78505 City Mession State TX. Zip 78501 78505
Engineer	Address 4101 5. Shary Rd. Suite 201-A City MISSION State TX. Zip 78572 Contact Person MIGUEL RAMINEZ E-mail Miguel @ ginth er. com. mx Name TREVINO ENGINEERING Phone (956) 283-8847 Address 2005. 10th St. Ste. 1301 City McAllen State TX. Zip 78501 Contact Person (DEN 1. TREVINO, PE E-mail ident@ trevino engineering. com Name SAM Engineering & Surveying Phone (951) 702-8880 Address 2005. 10th St15th Hour P.O. Box 548 (956) 369-0988 City McAllen State TX. Zip 78501 78505



THE TREE APARTMENTS **SUBDIVISION**

BEING A 18.04 ACRES (785,822.40 SQ. FT.) OF LAND OUT OF THE NORTH PART OF LOT 187, JOHN H. SHARY SUB'D. OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS. RECORDED IN VOL. 1, PG. 17 & 42, M/R

SURVEY NOTES:

LEGEND

SET 1/2" IRON ROD SET

FND. 5/8" IRON ROD - FND. 2" IRON PIPE

W/ CAP STAMPED "SAMES"

FND. 1/2" IRON ROD

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

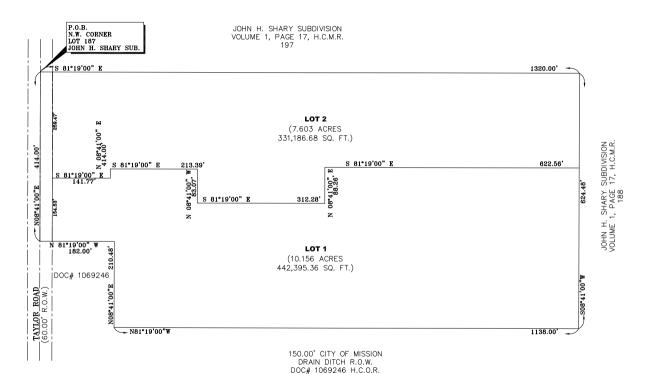
R.O.W. - RIGHT OF WAY

FND. - FOUND

- 1. ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). TEXAS STATE PLANE, SOUTH ZONE.







RECEIVED

By Nikki Marie Cavazos at 9:53 am, Jul 30, 2019

RECEIVED VIA EMAIL 07/30/2019 AT 9:20 AM

JOHN H. SHARY SUBDIVISION VOLUME 1, PAGE 17, H.C.M.R. 186



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/11/2020

CURDIVICION NAME. THE TREE ADARTMENTS	
SUBDIVISION NAME: THE TREE APARTMENTS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording.	Compliance
S. 49th Street: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording. **The property owner has submitted a variance request to not require S. 49th Street on the east boundary. ***The City Commission granted the variance to not require S. 49th Street (collector road) at their meeting on September 25, 2017.	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 **is the southwest service drive proposed to be used for city services?	TBD
SETBACKS	
* Front: S. Taylor Road - 40 ft. or greater for easements	Compliance
* Rear: In accordance with the Zoning Ordinance, or greater for easements	Compliance
* Sides: In accordance with the Zoning Ordinance, or greater for easements **Project engineer, on behalf of the developer is requesting a 0 ft. sideyard setback along the north property line for the enclosed garages. However, the site plan shows a 10 ft. utility easement on the north boundary; project engineer to clarify with McAllen Public Utility and revise accordingly. ***Revised Preliminary plat removed from the table and approved with 0 ft. building setback on the north side only by the Planning and Zoning Commission on October 17, 2017. ****Engineer needs to clarify request based on the revised 2-lot plat, prior to final. *****Plat needs to reflect what the proposed setbacks are. Note #3 will need to be revised to correspond with requirements. ******Engineer needs to submit a letter requesting variance for proposed setbacks, if needed. Need to show setbacks for new lot line dividing Lots 1 and 2. *******Engineer submitted a letter on June 2, 2020 requesting a variance for zero-lot line along the south boundary of Lot 1 in lieu of a 6 ft. setback and also a zero-lot line along the south boundary lot line of Lot 2 due to multiple buildings beings proposed along that area, these buildings will be at 13'-6" separation.	
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Revise Note #3 regarding garage setbacks as noted above.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Taylor Road.	Compliance
	1

06/12/2020 Page 2 of 3 SUB2017-0055

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along S. Taylor Road.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
IOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance.	Required
* Common Areas, private service drives 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.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
OT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ONING/CUP	
* Existing: R-3A Proposed: R-3A	Compliance
* Rezoning Needed Before Final Approval	NA NA
ARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit will be required to be paid as per City Commission approval/requirements as agreed on January 13, 2020, January 27, 2020 and February 10, 2020. **Per City Commission action on February 10, 2020: Developer to pay \$106,400 within 30 days of closing for Phase I, and the remaining \$106,400 as building permits for Phase I begin to be issued	Required
* Considered on December 18, 2019 by the Parkland Dedication Advisory Board and City Commission on January 13, 2020, January 27, 2020, and February 10, 2020. **Per City Commission action on February 10, 2020: Developer to pay \$106,400 within 30 days of closing for Phase I, and the remaining \$106,400 as building permits for Phase I begin to be issued.	Applied
RAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department engineer submitted a TIA in lieu of a Trip Generation.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department TIA is under review.	Required
OMMENTS	
Comments: *Preliminary plat approved by the Planning and Zoning Commission on September 5, 2017. **Revised Preliminary plat removed from the table and approved with 0 ft. building setback on the north side only by the Planning and Zoning Commission on October 17, 2017.	Applied

06/12/2020 Page 3 of 3 SUB2017-0055

City Commission granted the variance to not require S. 49th Street (collector road) at their meeting on September 25, 2017. *Per Traffic, the plat must comply with the City's Access Management Policy. ****Project engineer to coordinate the alignment of driveways with existing drives on the west	_
side of S. Taylor Road.	
*****Driveways/Access for S. Taylor Road must be at a spacing of 425 ft. and 200 ft. spacing	
on future S. 49th Street.	
******Subdivision layout has been revised as 2-lot subdivision instead of the 1-lot originally	
submitted.	
******Engineer needs to submit a letter requesting variance for proposed setbacks, if needed.	
Need to show setbacks for new lot line dividing Lots 1 and 2.	
*******Engineer has submitted a letter requesting a variance for a zero-lot line on both lots.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED.	Applied



TREVIÑO ENGINEERING

Firm Registration # F-7906

June 02, 2020

City of McAllen Planning Department 311 N. 15th St. McAllen, Texas 78501

Re:

Zero Lot Line Variance Request for Lots 1 and 2 at The Tree Apartments Subdivision in McAllen, Texas

To Whom It May Concern,

This variance request is for zero-lot lines for both lots of The Tree Apartment Subdivision.

Lot 1

The variance request is for a zero-lot line along the south boundary lot line in lieu of the 6-foot setback. The proposed site plan for the apartments development indicates for multiple single-car, fully enclosed garages to constructed along the south property line. The exterior wall along the zero-lot line will be of a non-combustible material which will meet the requirement of a zero-lot line wall type. The proposed wall type will be Concrete Masonry Unit (CMU) wall. Attached are the preliminary plat and the proposed site plan for your review.

Lot 2

The variance request is for a zero-lot line along the south boundary lot line in lieu of the 6-foot setback. Multiple buildings on Lot 2 will be along the south property zero-lot line. The minimum building separation between the buildings along the zero-lot line and the buildings adjacent located on Lot 1 will be 13'-6". If the lot line is shifted to the centerline between buildings, no variance would be necessary because the 6'-0" setback would be compliant. The reason the property line is shifted from the centerline between the buildings is to allow for the sidewalks located at the centerline between building and other improvements be constructed on Phase I. Attached are the preliminary plat and the proposed site plan for your review.

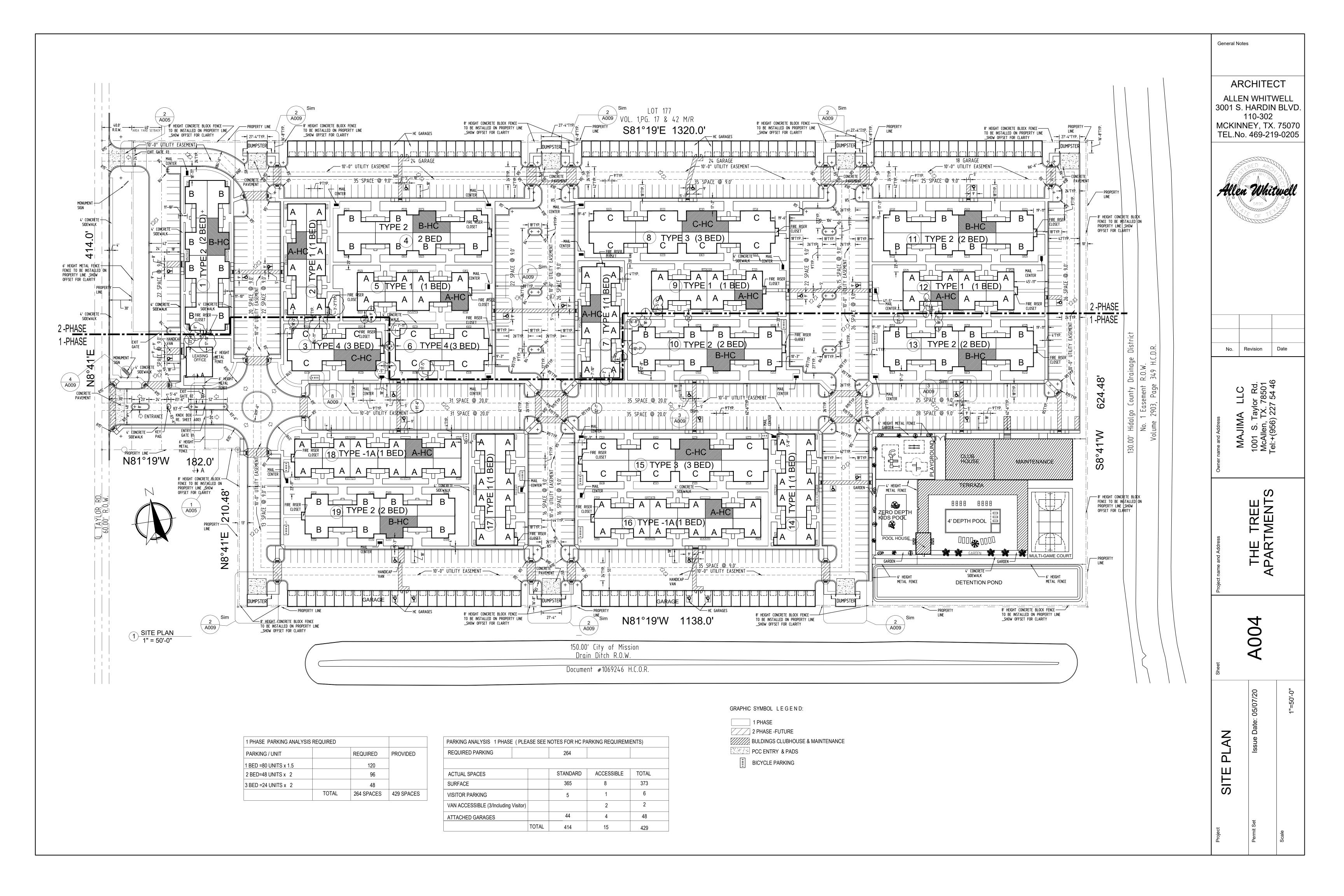
Should you have any questions, feel free to contact me at my office.

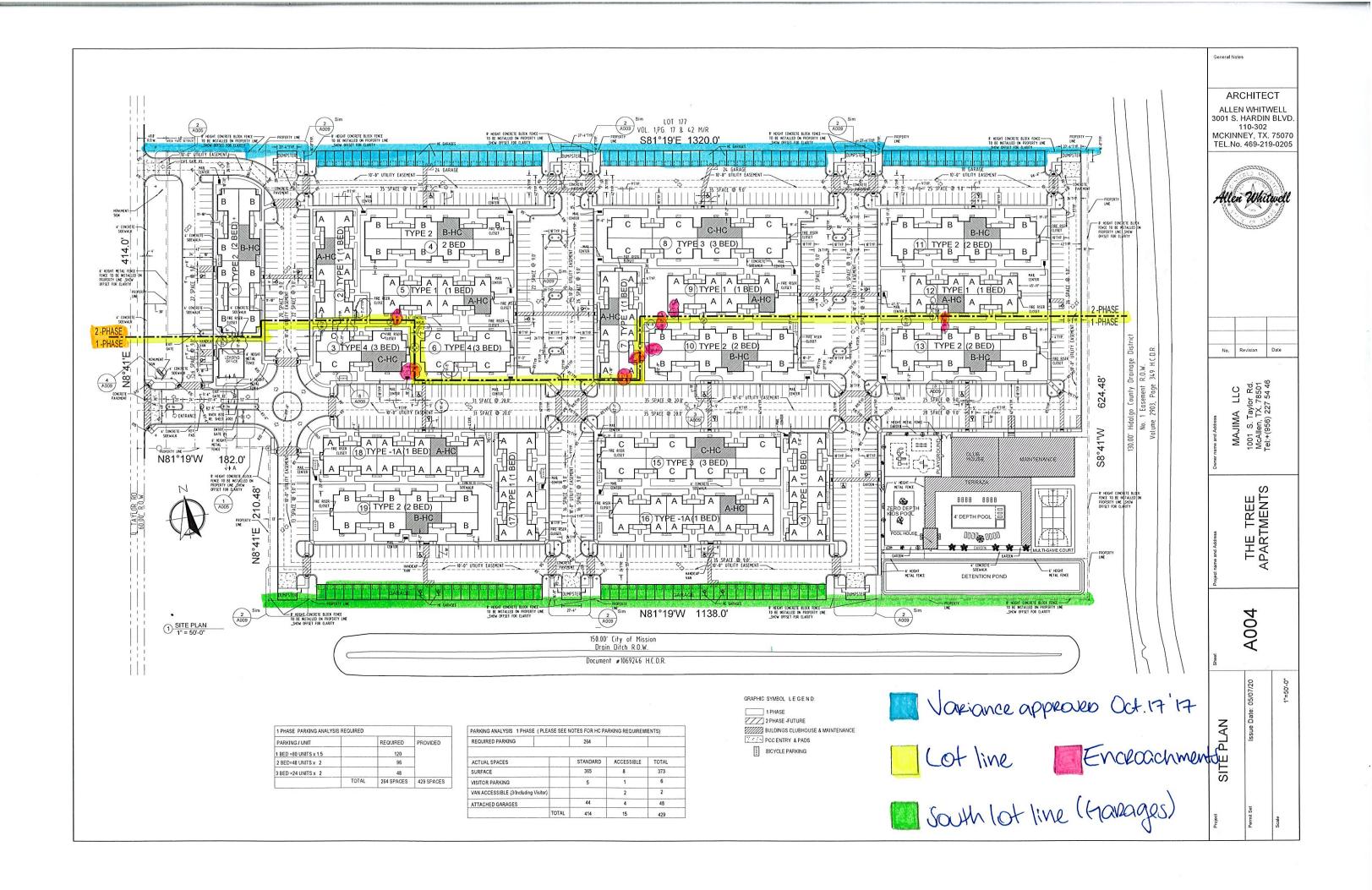
Sincerely,

TREVINO ENGINEERING

Iden I. Trevino, P.E.





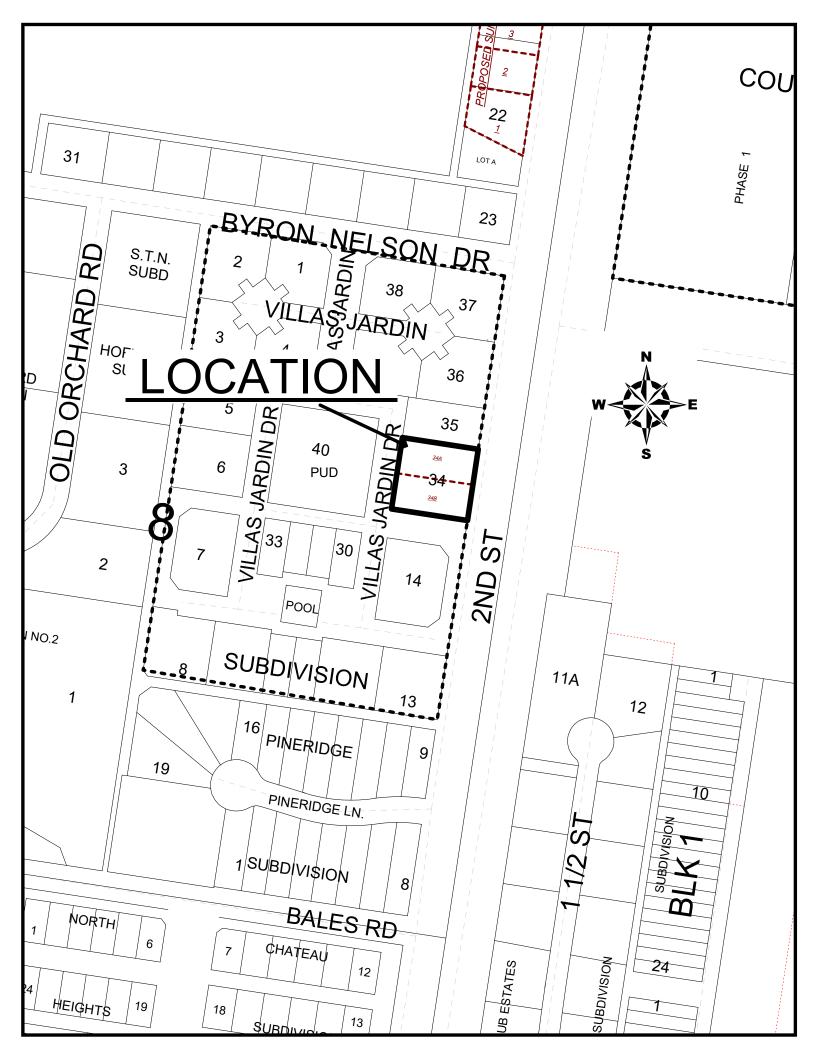


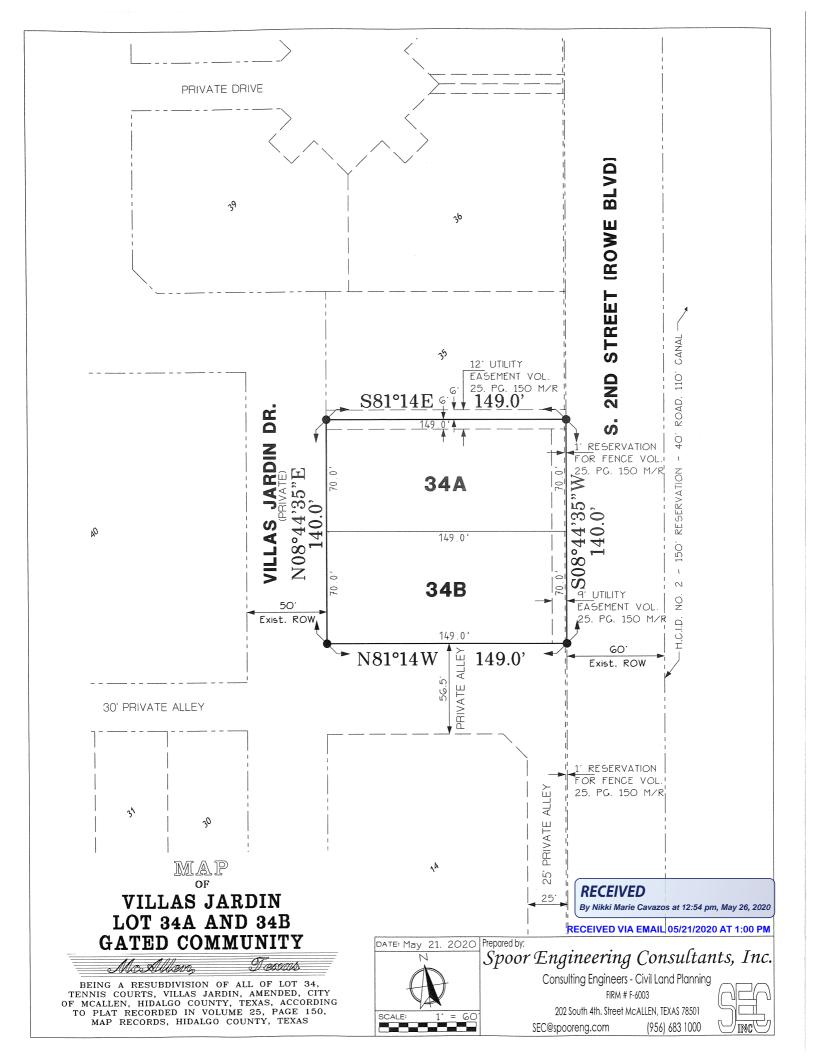
SUBADAD-0035

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)

CONTRACTOR OF THE PARTY OF THE	SUBDIVISION TEXT REVIEW	ENERGISTAN
Project Description	Subdivision Name Villas Jardin Lot 34A & 34B Location 2nd Street and Byron Nelson Drive City Address or Block Number 301 Byron Nelson Drive Number of lots 2 Gross acres 480 Net acres 480 Existing Zoning R1 Proposed R1 Rezoning Applied For Yes No Date Existing Land Use tennis cts. Proposed Land Use residential Irrigation District #3 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. 4025 - 00-000-0034 Tax Dept. Review Legal Description Villas Jardin Lot 34 Amended	
Owner	Name Villas Jardin Homeowner's Association Phone 956-533-0039 Address 301 Byron Nelson Drive City McAllen State TX Zip 78503 E-mail muwest@gmail.com	
Developer	NameSame as Owner Phone	
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 CVQ Land Surveyors Phone 956-618-1551 Address 517 Beaumont Avenue City McAllen State TX Zip 78501 MAY 2 1 2020	7 D





06/11/2020 Page 1 of 3 SUB2020-0035



Reviewed On: 6/8/2020

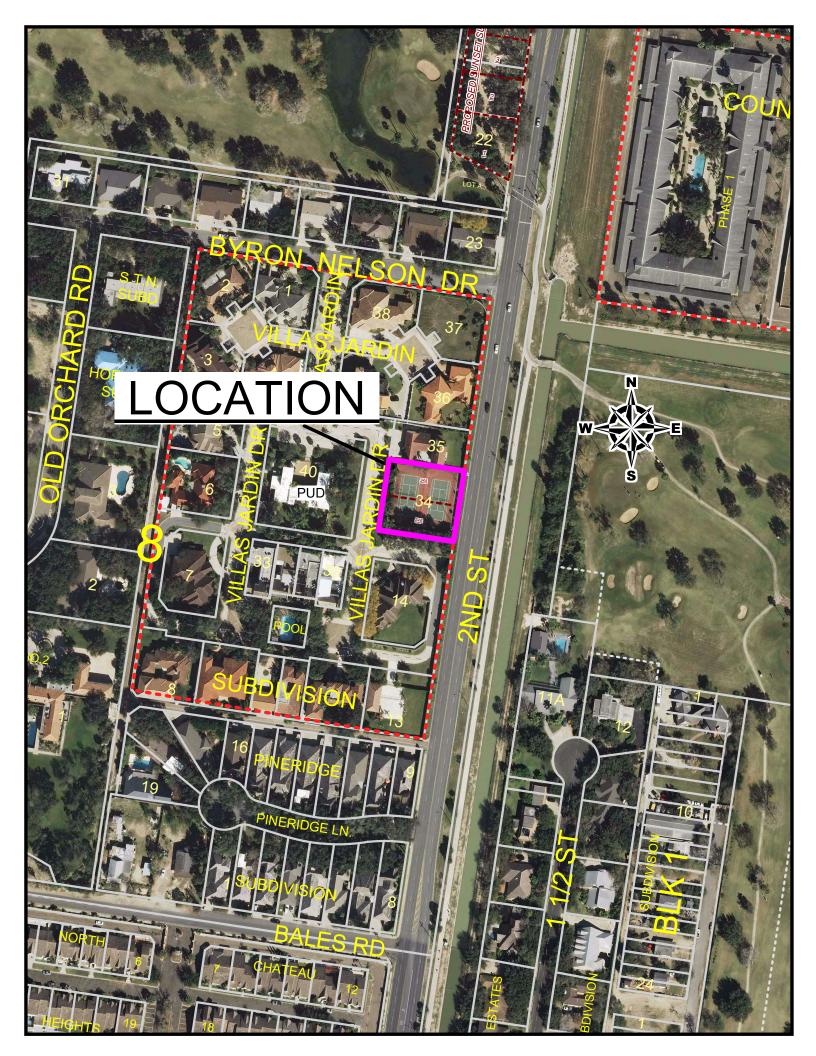
QUIREMENTS	
REETS AND RIGHT-OF-WAYS	
South 2nd Street: 60 ft. of existing ROW. Thoroughfare Plan calls for 120 ft. of ROW for that section of South 2nd Street. Paving: 65 ft. Curb & gutter: Both sides **Existing paving approximately of 48 ft. on South 2nd Street ***Must label centerline to verify if any dedication is required prior to final.	TBD
Villas Jardin Drive: 50 ft. existing ROW Paving: 30 ft. approximately of existing paving Curb & gutter: Both sides	Applied
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length.	Compliance
* 600 ft. Maximum Cul-de-Sac.	NA
ROW: 56.5 ft. of alley existing Paving: 38 ft. approximately of existing paving *Alley/service drive easement required for commercial properties **Parking areas provided as part of the alley area.	Applied
TBACKS	
* Front: 25 feet or greater for easements. **Please revise plat note as shown above.	Applied
* Rear: 25 feet (double fronting lots) or greater for easements. **Please revise plat note as shown above.	Applied
* Interior Sides: 6 feet or greater for easements. **Please revise plat note as shown above.	Applied
* Corner: 10 feet or greater for easements. **Please revise plat note as shown above.	Applied
* Garage: 18 feet or or where greater setback is required, greater setback applies. **Please add plat note as shown above.	Non-compliand
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
DEWALKS	
* 4 ft. wide minimum sidewalk required along South 2nd Street and Villas Jardin Drive.	Compliance

06/11/2020 Page 2 of 3 SUB2020-0035

FFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South 2nd Street.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along South 2nd Street.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
TES	
* No curb cut, access, or lot frontage permitted along South 2nd Street. **Please add plat note as shown above.	Non-complian
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Applied
** Site plan will be reviewed as part of the conditional use permit for the PUD. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets, private alleys, 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 requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
T REQUIREMENTS	
* Lots fronting public streets. Lots will be fronting onto Villas Jardin Drive.	Compliance
* Minimum lot width and lot area.	Compliance
NING/CUP	
* Existing: R-1 Proposed: R-1	Compliance
* Rezoning Needed Before Final Approval. **Existing conditional use permit for the PUD (Planned Unit Development) will have to be amended prior to final, and will include a site plan.	Non-complian
RKS	
* Land dedication in lieu of fee.	NA
* As per Parks Department, park fee of \$700 per dwelling unit to be paid prior to recording (\$700 X 2 = \$1,400)	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
AFFIC	
* As per Traffic department, Trip Generation has been waived.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
MMENTS	
	Applied

06/11/2020 Page 3 of 3 SUB2020-0035

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

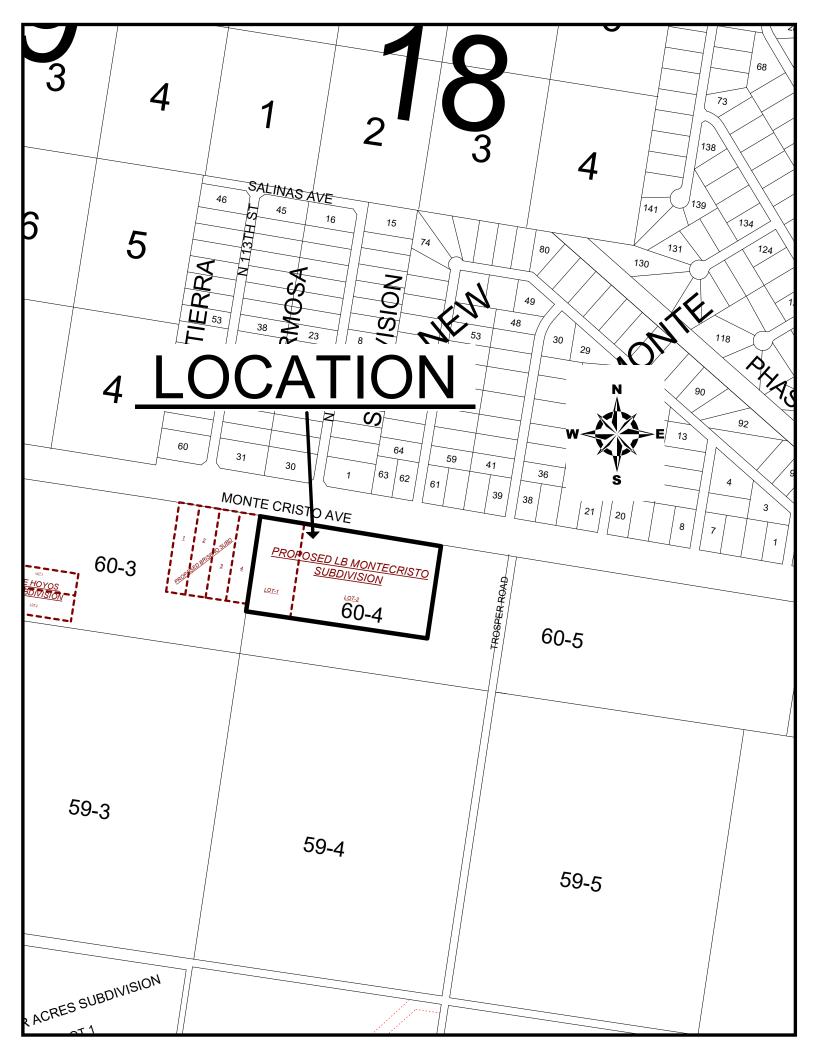


City of McAllen Planning Department APPLICATION FOR SUPPLICATION FOR

1300 Houston Avenue 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 LB Montecnito Subdivision. Location Worker 300' west of Prosper Rd L the War City Address or Block Number Number of lots 2 Gross acres Net acres Existing Zoning Mapping Proposed Rezoning Applied For Yes No Date Existing Land Use Mapping Proposed Land Use Irrigation District # Cantel Residential Replat Yes No Commercial Replat Yes No Estimated Rollback tax due Legal Description A 10.64 flore that out of Lot 6-4 west Address to Shanyland Subdivision Vol. 1 Page. 56 MR # C.
Owner	Name Joaquin Garun Phone (450) 222-1578 Address City McAllin State P. Zip 78501 E-mail jajaviia 70 odlook.com
Developer	NameSame as above Phone AddressCityStateZip Contact Person E-mail
Engineer	Name MAS Engineening UC Phone (9%) 537-1311 Address 3911 No 10th Street Softe H City M. Allen State TR Zip 78561 Contact Person Mano A. Salmas E-mail Mealinas 6973 Patt. net
Surveyor	Name Salinas Englicenny (Associatione (950) 682-908/ Address 2221 Dalfo dil Ave - City Mc Allen State TR Zip 7850/ E-mail d Salinas C salinas enginering - con RECEIVED
RCE	+719Lde2 Dot \$30000 ,441 0 5,2020



MAP

OF

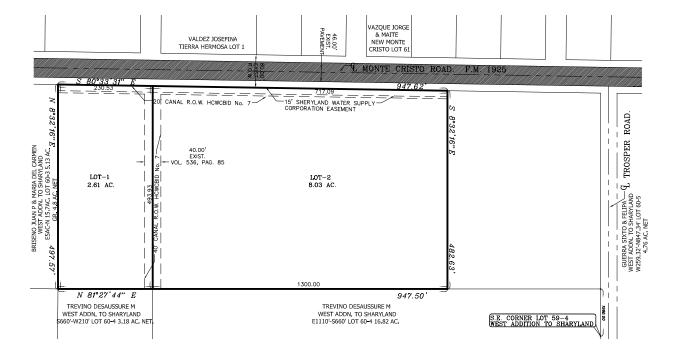
LB MONTE CRISTO SUBDIVISION

HIDALGO COUNTY, TEXAS



TRACT 1:
BEING A 6.87 ACRE TRACT OF LAND OR LESS, OUT OF LOT 60-4, WEST ADDITION TO SHARYLAND
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE
56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:

TRACT 2:
THE EAST 7.02 ACRES OF LAND, MORE OR LESS, OUT OF THE NORTH 13.89 ACRES, EXCLUSIVE OF THE
PRESENT CANAL RIGHT OF WAY OUT OF LOT 60-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS,
HIDALGO COUNTY, TEXAS, SAID 7.02 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:



RECEIVED VIA EMAIL 06/10/2020 AT 9:49 AM

DATE OF PREPARATION 4-17-20

MAS ENGINEERING U.C.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS, 78501

PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET 06/12/2020 Page 1 of 2 SUB2020-0038

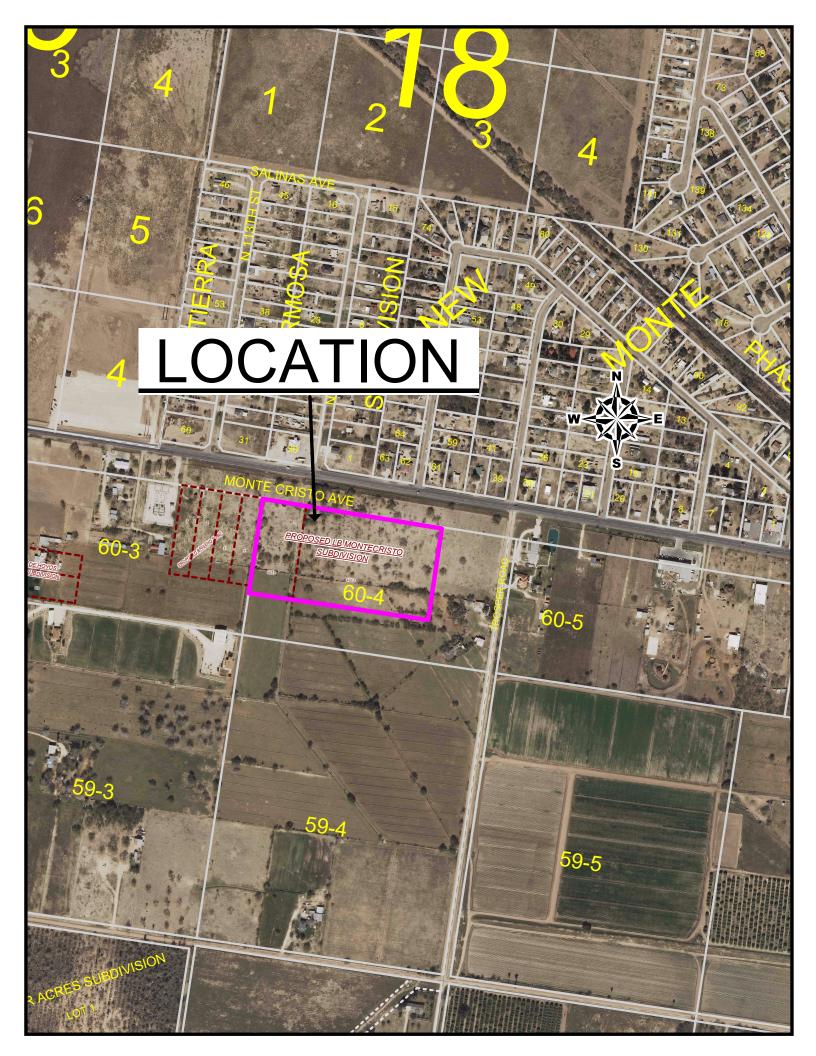


Reviewed On: 6/12/2020

SUBDIVISION NAME: LB MONTECRISTO	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Monte Cristo Road: 35 ft. of dedication for 75 ft. from centerline for 150 ft. of ROW Paving: by the state Curb & gutter: by the state **Must escrow monies if improvements are not built prior to recording. ***Please remove shaded area for 46 ft. of existing pavement.	Non-compliance
North 112th Street (west boundary collector): 30 ft. ROW dedication required 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Owner must escrow monies for improvements if not built prior to plat recording	Non-compliance
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
* 600 ft. Maximum Cul-de-Sac.	NA
* 800 ft. Block Length.	NA
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties SETBACKS	Non-compliance
* Front: 75 ft. or greater for easements. **Please revise plat note as shown above.	Required
* Rear: Proposed 30 ft. or greater for easement.	Applied
* Sides: Proposing 15 ft. or greater for easements.	Applied
* Corner (North 112th Street): 30 ft. or greater for easements. **Please add plat note as shown above.	Non-compliance
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along Monte Cristo Road. and 4 ft. wide minimum sidewalk along N/S collector road on west boundary of proposed subdivision.	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance

06/12/2020 Page 2 of 2 SUB2020-0038

* 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
TES	
* No curb cut, access, or lot frontage permitted along	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Property is located in the ETJ	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, private streets/ service drives must be maintained by the lot owners and not the City of McAllen	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
T REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area.	Compliance
NING/CUP	
* Existing: ETJ Proposed: ETJ (Commercial Use)	Compliance
* Rezoning Needed Before Final Approval	NA
ARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
AFFIC	
* As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
DMMENTS	
Comments: Must comply with City's Access Management Policy. **As per Traffic and Fire Dept., please submit site plan for staff's review prior to final.	Applied
COMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN PRELIMINARY	Applied



Sub 2018-0042

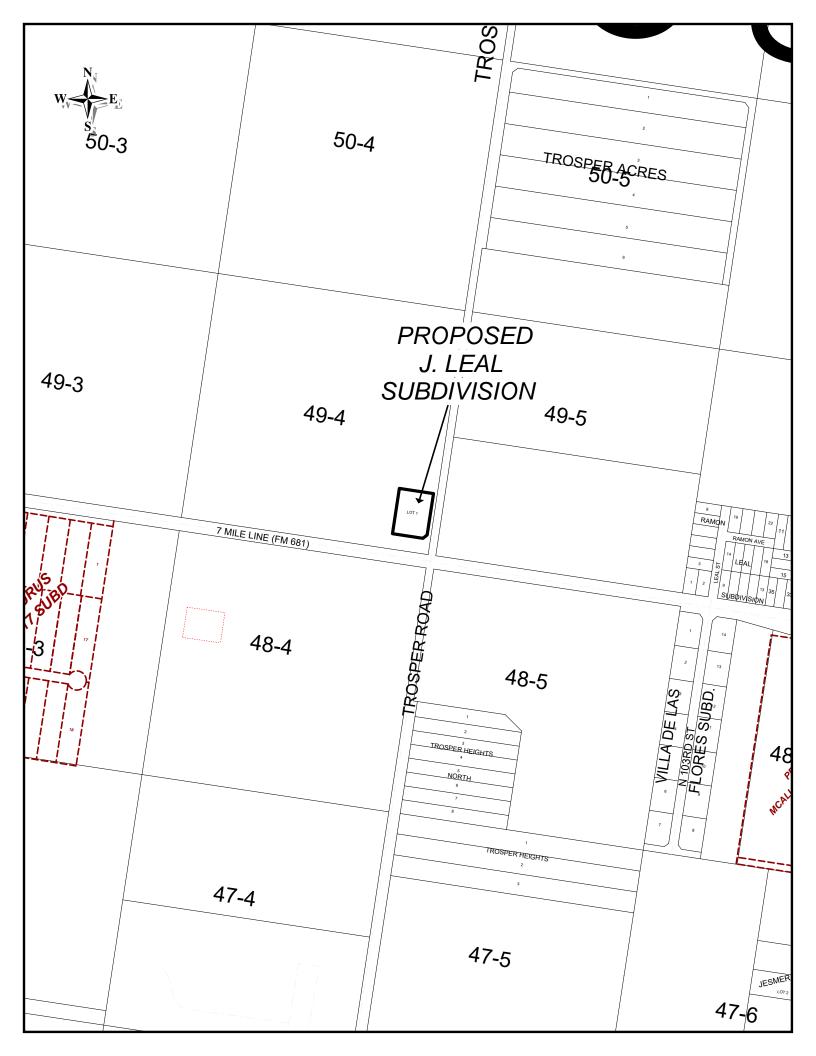
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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

	Subdivision Name J.Leal Subdivision
ription	LocationThe northwest corner of F.M. 681 and North of Trosper Road
	City Address or Block Number
	Number of lots _1 Gross acres _0.979 Net acres
SCI	Existing Zoning N/A Proposed Commercial Rezoning Applied For Yes No Date
Project Description	Existing Land Use Open Land Proposed Land Use Commercial Use Irrigation District # United
	Residential Replat Yes □ No □ Commercial Replat Yes □ No □ ETJ Yes □ No ⊠
	Agricultural Tax Exemption Yes □ No □ Estimated Rollback tax due <u>\$0.00</u>
P	Legal Description A 0.979 acre tract of the east 5.0 acres of the south 30.0 acres of Lot 49-4,
	West Addition to Sharyland Subdivision, Hidalgo County, Texas.
	Name Jesus Leal Phone (956) 442-6680
ner	Address 6854 Barnett Drive
Owner	City Mission State Texas Zip 78573
0	E-mail ^{jleal_70@hotmail.com}
<u>.</u>	Name Phone Phone Phone Phone Phone Phone Phone Phone Phone
per	Name Jesus Leal Phone (956) 442-6680 Address 6854 Barnett Drive
eloper	
eveloper	Address 6854 Barnett Drive
Developer	Address 6854 Barnett Drive City Mission State Texas Zip 78573
	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480
eer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs
eer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589
	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589 Contact Person Alfonso Quintanilla, P.E.
eer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589 Contact Person Alfonso Quintanilla, P.E. E-mail alfonsoq@qha-eng.com
Engineer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589 Contact Person Alfonso Quintanilla, P.E. E-mail alfonsoq@qha-eng.com Name Alfonso Quintanilla, R.P.L.S. Phone (956) 381-6480
Engineer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589 Contact Person Alfonso Quintanilla, P.E. E-mail alfonsoq@qha-eng.com Name Alfonso Quintanilla, R.P.L.S. Phone (956) 381-6480 Address 124 E. Stubbs
eer	Address 6854 Barnett Drive City Mission State Texas Zip 78573 Contact Person Jesus Leal E-mail Jleal_70@hotmail.com Name Alfonso Quintanilla, P.E. Phone (956) 381-6480 Address 124 E. Stubbs City Edinburg State Texas Zip 78589 Contact Person Alfonso Quintanilla, P.E. E-mail alfonsoq@qha-eng.com Name Alfonso Quintanilla, R.P.L.S. Phone (956) 381-6480

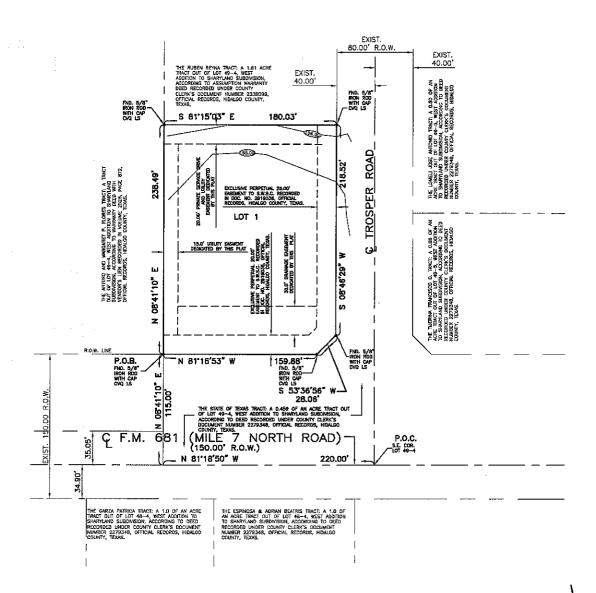
ROC#198338

BY 809:32am



J. LEAL SUBDIVISION

A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2883389, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



RECEIVED

By Nikki Marie Cavazos at 11:11 am, Jun 01, 2020

RECEIVED VIA EMAIL 05/29/2020 AT 2:47 PM



124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00 LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527 ALFONSOG@QHA-ING.COM





06/12/2020 Page 1 of 3 SUB2018-0042



Reviewed On: 6/12/2020

SUBDIVISION NAME: J. LEAL SUBDIVISION REQUIREMENTS		
Trosper Road: 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. to 65 ft. Curb & gutter: both sides *Must escrow monies if improvements not constructed prior to recording.	Applied	
F.M. 681 (Mile 7 North Road): 115 ft. from centerline shown on plat for 150 ft. ROW existing Paving: by the state. Curb & gutter: by the state *Monies must be escrowed if improvements not constructed prior to recording. **Engineer must show distance from centerline to property line to assure compliance with ROW dedication prior to final.	TBD	
Paving Curb & gutter	Applied	
* 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 **Engineer is proposing a 20 ft. service drive easement on the north side of the property. The minimum width for a service drive easement must be 24 ft. with 20 ft. of paving. Please clarify width and location of proposed service drive easement prior to final.	Non-compliance	
SETBACKS		
* Front: F.M. 681 (Mile 7 North Road) - 75 ft. or greater for easements **Trosper Road- 40 ft. or greater for easements	Compliance	
* Rear: 25 ft. and 5 ft. from the private drive (from north property line)proposed by the engineer. **need to clarify, but not less than the ordinance; prior to final.	TBD	
* Interior West Side: 15 ft. or greater for easements proposed by the engineer. **Must clarify if 24 ft. Private Service Drive and Utility Easement will run along west property line prior to final.	TBD	
* Corner: Trosper Road - 40 ft. or greater for easements	Compliance	
* Garage:	NA	
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied	
SIDEWALKS		
*As per Engineering Department, 5 ft. wide minimum sidewalk required on Trosper Road and F.M. 681 (Mile 7 North Road).	Applied	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied	

06/12/2020 Page 2 of 3 SUB2018-0042

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. **Please add plat note as shown above.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	TBD
**Plat references site plan required by the county, please clarify. * Common Areas, private streets/service drives must be maintained by the lot owners and not the City of McAllen **Plat note must be added prior to final.	Non-compliance
* 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:	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Commercial	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Per Traffic Department, TG must be submitted to determine if a TIA is required, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

06/12/2020 Page 3 of 3 SUB2018-0042

COMMENTS	
Comments: Must comply with City's Access Management Policy **As per Traffic Dept., please submit site plan to assure compliance with requirements prior to final. ***Correct reference to "Morefield Rd" on Vicinity Map to confirm location of proposed subdivision prior to final. ****Subdivision approved in Preliminary form, with conditions, at the Planning and Zoning meeting of June 19, 2018	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED.	Applied



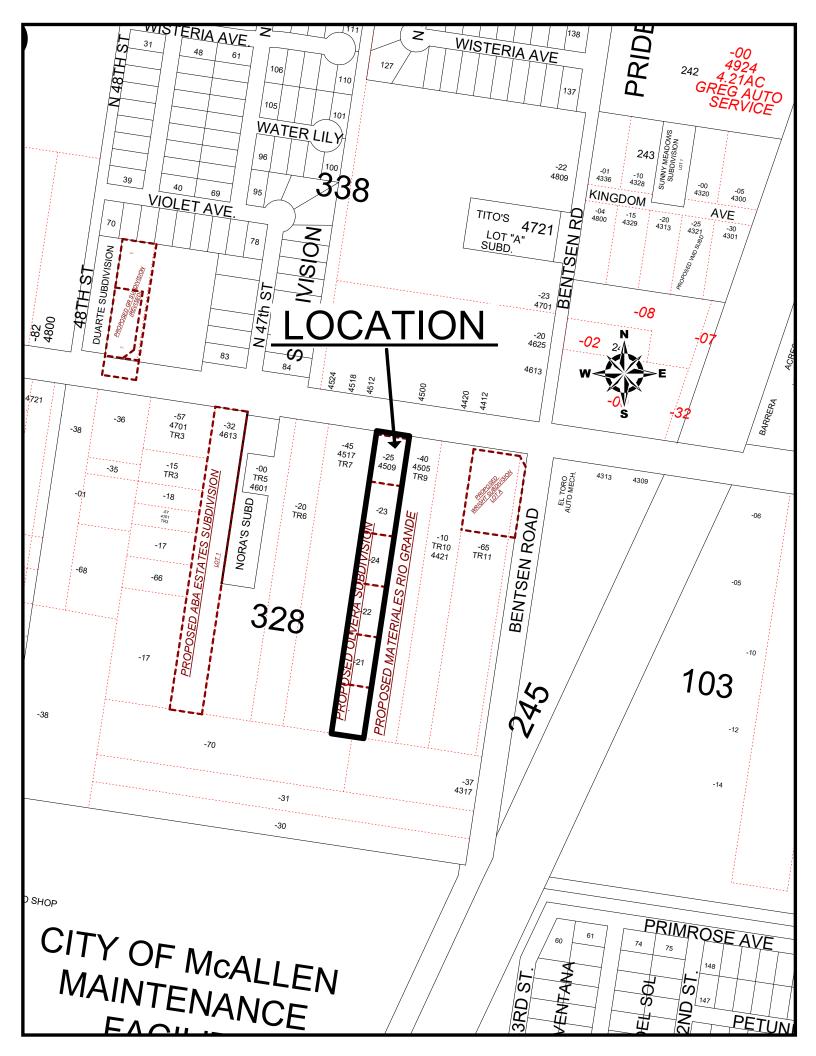
Sub2020.0022

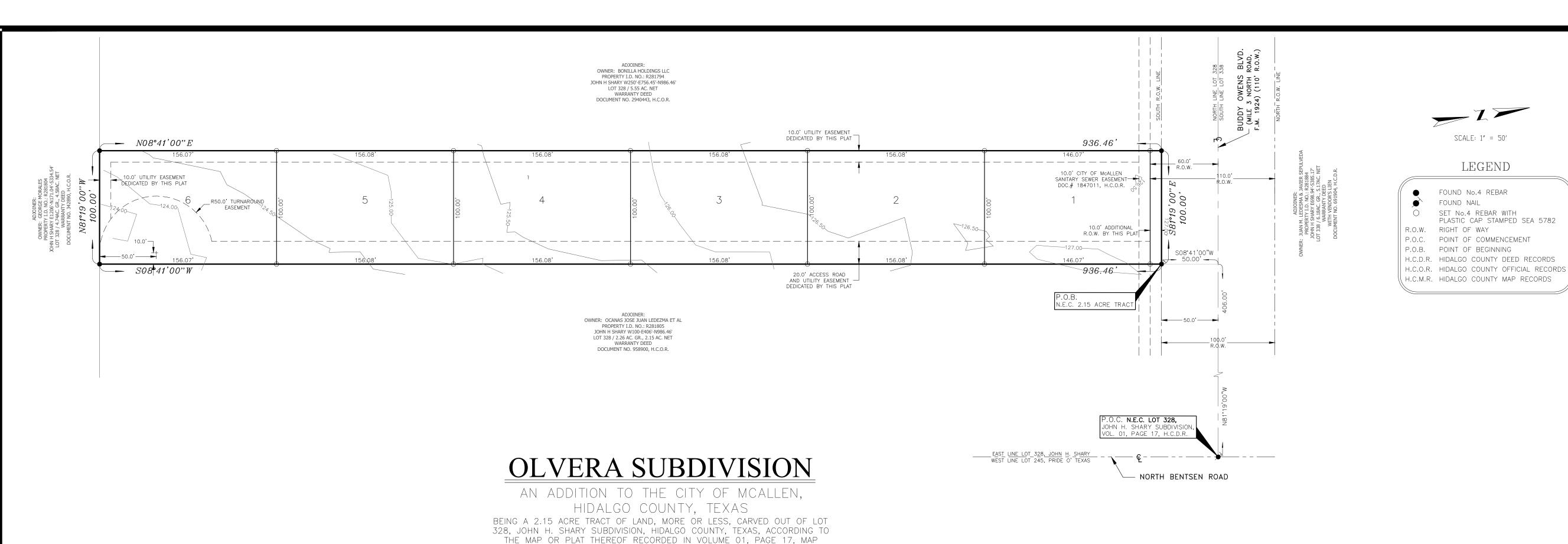
City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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 OLVERA SURO. Location 1/- 475' WEST OF BENTSHO ROAD MONG SOUTH SUDDY City Address or Block Number 4509 BUDDY OWENS BUVD. Number of lots Gross acres Z.15 Net acres Z.15 Existing Zoning 3/P-Proposed Rezoning Applied For Yes No Date Existing Land Use Proposed Land Use Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due 1500 Parcel No. T.D. F Tax Dept. Review Legal Description Z.15 AC. 0/0 Lot 328, John. 11.
Owner	Name Jose Truet Olver Phone 776-9268 Address 4509 BUDDY OWENS BUDD. City MEDIED State TX Zip 78504 E-mail Love
Developer	Name
Engineer	Name David O. Salinas Phone 682-9081 Address ZZZI DAFFODIL AVE. City M & Allew State Tyx Zip 78501 Contact Person David E-mail d salinas @ Salinas engl D Exercic Com
Surveyor	Name Shwte AS ROGE. Phone Address City State Zip APR 1 4 2020

RC+112517





RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS

CONSIDERATION.

STATE OF TEXAS

COUNTY OF HIDALGO

DAVID O. SALINAS, R.P.L.S.

APPROVED BY DRAINAGE DISTRICT:

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

GENERAL MANAGER

DAVID OMAR SALINAS, P.E.

REG. PROFESSIONAL ENGINEER #71973

MADE UNDER MY SUPERVISION ON THE GROUND.

REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO

PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX, 71973, DO HEREBY

CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND

SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND

CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN

FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT

ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT

ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER

OF THIS SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY

DATE

DATE

DATE

IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS COUNTY OF HIDALGO

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

OWNER: JOSE TELLEZ OLVERA OWNER: RICARDO OLVERA OWNER: ROBERTO OLVERA 4509 BUDDY OWENS BLVD. 4509 BUDDY OWENS BLVD. 1410 MADRID ST. McALLEN, TEXAS 78504 McALLEN, TEXAS 78504 PHARR, TEXAS 78577 (OWNER OF LOT 1) (OWNER OF LOT 2) (OWNER OF LOT 3)

OWNER: RAUL OLVERA AND WIFE THELMA OLVERA 4509 BUDDY OWENS BLVD. McALLEN, TEXAS 78504 (OWNER OF LOT 4)

OWNER: JOSE OLVERA 4509 BUDDY OWENS BLVD. McALLEN, TEXAS 78504 (OWNER OF LOTS 5 & 5)

SCALE: 1'' = 50'

FOUND No.4 REBAR

SET No.4 REBAR WITH

PLASTIC CAP STAMPED SEA 5782

FOUND NAIL

LEGEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______ DAY OF ______, 2020.

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

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

MAYOR DATE

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

> CHAIRPERSON, PLANNING AND ZONING COMMISSION

RECEIVED

By Nikki Marie Cavazos at 12:14 pm, May 20, 2020

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK ON: _____ AT ____ AM/PM INSTRUMENT NUMBER ______ RECORDED IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: _____ DEPUTY

METES AND BOUNDS DESCRIPTION

DATE PREPARED: MAY 12, 2020 ATE SURVEYED: APRIL 06, 2020

2221 DAFFODIL AVE. McALLEN, TEXAS 78501

337

327

317

307

PREPARED BY:

(MILE 3 N. ROAD - BUDDY DWENShup

318

308

SALINAS ENGINEERING & ASSOC. DAVID D. SALINAS. P.E., R.P.L.S.

NOLANA LOOP

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

102

/103

114

116

SCALE : 1" = 1000

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 328 LOCATED WITHIN THE RIGHT-OF-WAY LINE OF MILE 3 NORTH ROAD; THENCE, AS FOLLOWS:

NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 406.0 FEET TO A POINT;

THENCE, SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 50.0 FEET TO A NAIL FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, CONTINUING ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: GIFT DEED DATED OCTOBER 27, 2014, DOC.# 2559795, H.C.O.R., GRANTOR RAUL OLVERA, GRANTEE RAUL OLVERA AND WIFE THELMA OLVERA.



(F-6675)(10065700)CONSULTING ENGINEERS & SURVEYORS 221 DAFFODIL AVE.-McALLEN, TEXAS 78501 (956) 682-9081 (956) 686-1489 (FAX) [BPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

PRINCIPAL CONTACTS

GENERAL PLAT NOTES:

THE 500-YEAR FLOOD LEVEL

SHALL BE PROHIBITED.

FREQUENCY STORM EVENT.

PLAN (SW3P) REQUIREMENTS.

MULTI-FAMILY RESIDENTIAL ZONE/ USE.

1. MINIMUM BUILDING SETBACKS LINES;

FRONT: 25.0' OR GREATER FOR EASEMENTS.

REAR: 10.0' OR GRATER FOR EASEMENTS.

INTERIOR SIDE: 6.0' OR GREATER FOR EASEMENTS. CORNER SIDE: 10.07 OR GREATER FOR FASEMENTS

LOT 1: 60.0' OR GRATER FOR EASEMENTS ON BUDDY OWENS BOULEVARD.

GARAGE: 18.0' OR GREATER FOR EASEMENTS EXCEPT WHERE GREATER SETBACK IS

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE

FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334

ZONE "C" AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE

3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A

MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE

6. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XXX.XX CUBIC

7. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS

8. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY

RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USES. AN 8' MASONRY WALL IS

REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR

9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 57, LOCATED AT THE SOUTH BOUND OF MILE 3 LINE. 63 FEET EAST OF TAYLOR ROAD AND 33 FEET SOUTH OF THE

EOP OF MILE 3 LINE. THERE IS A CAR STEREO STORE ACROSS FROM THE MONUMENT.

10. STORMWATER RUNOFF GENERATED FROM DEVELOPMENT (50 YEAR-FREQUENCY STORM EVENT) SHALL BE DETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR

12. ALL CONSTRUCTION SHALL COMPLY WITH STORM-WATER POLLUTION PREVENTION

4. 4.0' WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES ALL INTERIOR STREETS.

5. 5.0' WIDE MINIMUM SIDEWALK REQUIRED ALONG BUDDY OWENS BLVD.

FEET, OR, X.XX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

MCALLEN SURVEY CONTROL POINT NO. 57 ELEVATION IS 131.17.

11. NO MORE THAN ONE SINGLE-FAMILY DWELLING PER LOT.

CITY & ZIP ADDRESS PHONE 4509 BUDDY OWENS BLVD. MCALLEN, TEXAS 78504 (956) XXX-XXXX NONE OWNER: <u>ROBERTO OLVERA</u> McALLEN, TEXAS 78501 (956) 682-9081 ENGINEER: <u>DAVID O. SALINAS</u> <u>2221 DAFFODIL AVE.</u> <u>(956) 686-1489</u> SURVEYOR: <u>DAVID O. SALINAS</u> <u>2221 DAFFODIL AVE.</u> <u>McALLEN, TEXAS 78501 (956) 682-9081</u> <u>(956) 686–1489</u>

IS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY HE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 12, 2020.

*

DAVID OMAR SALINAS

71973

RECEIVED VIA EMAIL 05/20/2020 AT 11:53 AM

05/29/2020 Page 1 of 3 SUB2020-0022



Reviewed On: 5/29/2020

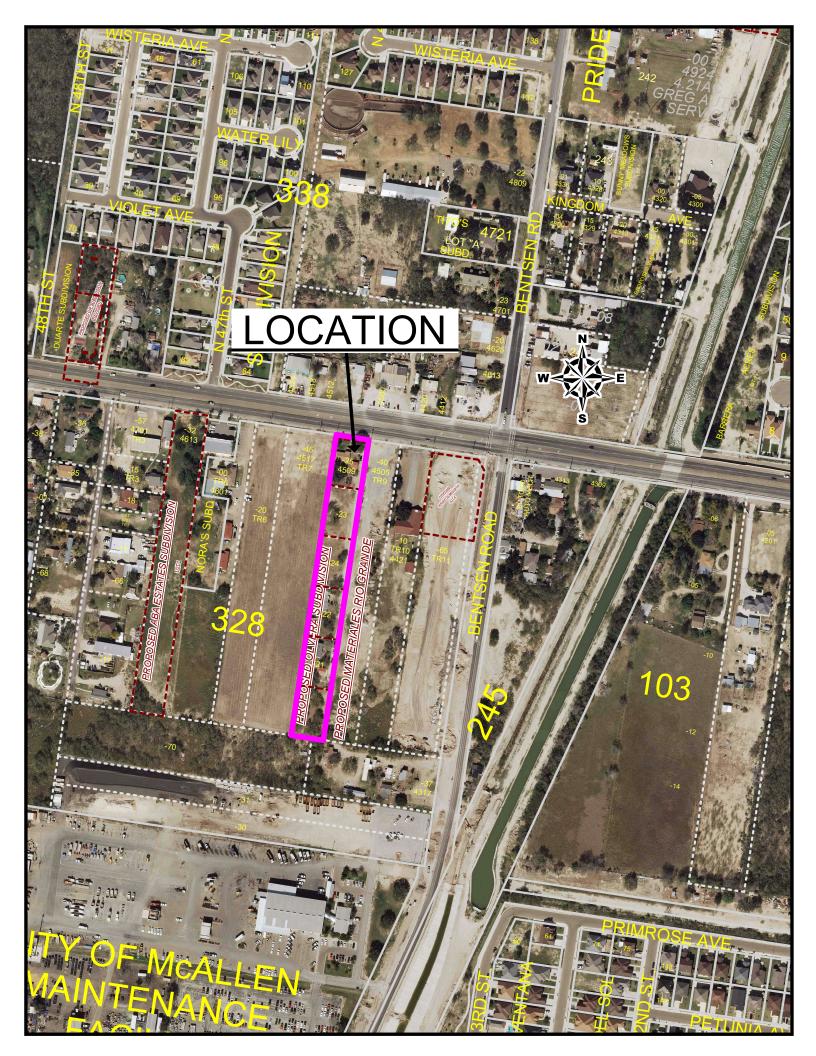
SUBDIVISION NAME: OLVERA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard: 10 ft. ROW dedication by this plat for 60 ft. from centerline for 120 ft. of ROW Paving: by the state Curb & gutter: by the state **Make reference to "10 ft. additional ROW dedicated by this plat" prior to final.	Applied
Interior N/S Street: 50 ft. of ROW Paving: 32 ft. Curb & gutter: Both sides *Cul-de-Sac is required at the south end of property with a minimum of 96 ft. paving diameter face to face as per Fire Department. **As per Public Works, ROW is required to be dedicated in order to provide for necessary pavement improvements and Cul-de-Sac design for residential waste collection services. **Must escrow monies if improvements are not constructed prior to recording. ****Engineer submitted a variance letter on May 21, 2020 to not provide the required 50 ft. of ROW, 32 ft. of pavement with curb and gutter on both sides, and to not provide the required cul-de-sac. Instead, the engineer is proposing a 20 ft. caliche access easement with no curb and gutter.	Non-compliance
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. *Block length proposed is approximately 930 ft. which exceeds the maximum 800 ft. allowed. **Engineer submitted a variance letter on May 21, 2020 requesting a variance to this requirement.	Non-compliance
* 600 ft. Maximum Cul-de-Sac. ***Engineer submitted a variance letter on May 21, 2020 to not provide the required cul-de-sac ROW or 96 ft. paving diameter at the south end of the proposed 20 ft. access easement.	Non-compliance
ALLEYS	
ROW 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements on properties facing interior N/S street. **Lot 1: 60 ft. or greater for easements on Buddy Owens Boulevard. ***Note must be included on plat prior to final. ****Zoning must be verified by Engineer prior to final to determine required setbacks. *****If Conditional use Permit is required, it must be approved prior to final.	Non-compliance
* Rear: 10 ft. or greater for easements. (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks. *****If Conditional use Permit is required, it must be approved prior to final.	Non-compliance

05/29/2020 Page 2 of 3 SUB2020-0022

* Interior Sides: 6 ft or greater for easements. (If Zoned R-1) **Note must be included on plat prior to final.	Non-compliance
Zoning must be verified by Engineer prior to final to determine required setbacks. **If Conditional use Permit is required, it must be approved prior to final.	
* Corner: 10 ft. or greater for easements. (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks.	Non-compliance
******If Conditional use Permit is required, it must be approved prior to final.	
* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks. *****If Conditional use Permit is required, it must be approved prior to final.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of interior street **5 ft. wide minimum sidewalk along Buddy Owens Blvd. as per Engineering Dept. ***Engineer submitted a variance letter on May 21, 2020 to not provide sidewalks along the interior street and Buddy Owens Blvd.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Buddy Owens Blvd.	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. (For commercial lots on Buddy Owens Boulevard).	Required
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* 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 110-70 if a public subdivision. *Engineer must clarify if this will be a private or public subdivision prior to final.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Engineer must clarify if subdivision will be private or public prior to final.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Engineer submitted a variance letter on May 21, 2020 to allow Lots 2-6 to front onto a proposed 20 ft. access easement instead of the required street. Lot 1 has more than 50 ft. of frontage onto Buddy Owens Boulevard.	Non-compliance

05/29/2020 Page 3 of 3 SUB2020-0022

* Minimum lot width and lot area.	Applied
ZONING/CUP	
* Existing: C-3 & R-1 Proposed: R-1 **Zoning must be verified by the engineer. If any rezoning or CUP for residence in a C-3 zone required, it must be done prior to final.	TBD
* Rezoning Needed Before Final Approval	TBD
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. Plat submitted April 14, 2020 shows 6 lots. Engineer must clarify use for the 6 lots prior to final to determine amount of park fees required. Parks fees apply at a rate of \$700 per dwelling unit (6 lots X \$700=\$4,200)	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, 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 **As per Public Works Dept., ROW must be dedicated and provide pavement improvements including a turnaround design for residential waste collection service ***Minimum 96 ft. paving diameter required for Cul-de-Sac as per Fire Dept.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS, AND CLARIFICATION ON VARIANCE REQUESTS.	Applied



Memo

To: McAllen Planning Department (Via Email on 05/21/20)

From: David Omar Salinas, P.E., R.P.L.S.

cc: n:\subdivisionplats\olvera.sub\humbertodelagarza.001

Date: 5/21/2020

Re: Olvera Subd. – Variances to Street Requirements

On behalf of the subdivider of Olvera Subdivision, please find the following requested variances to the street of the proposed plat:

- Variance for lots not fronting a public street. The only lots that currently fronts a public street is proposed Lot 1 while proposed Lots 2 thru 6 front on a private 20.0 foot roadway access easement;
- 2. Variance to the block length. Reviewing the details of this tract will show any kind of midway have cul-de-sac will likely makes the affected (lot/lots) un-buildable;
- 3. Variance to not providing for 50.0 feet of public dedicated ROW, and, not providing a 32' back to back roadway allowing the continued use of a 20.0 foot access easement. Client has agreed to provide for an all-weather road (i.e. caliche) in lieu of a paved section. The provision of any roadway dedication of 50.0 feet will make the lots almost un-buildable or would result in the reduction of the lots, and, would likely create another variance to lot depths;
- 4. Variance not to provide a cul-de-sac turn-a-round at the end of the ingress/egress roadway as the half cul-de-sac will make Lot 6 unbuildable (See Attachment);
- 5. Client is requesting a variance to providing sidewalks along the internal roadway easement and Mile 3 North Road.

Please see attachment of plat revisions.

The main purpose of this plat is to secure a building permit on proposed Lot 2 -Lots 1 and 5 already have residential improvements. Please advise if you need any further information. Thank you.

2221 Daffodil Ave., McAllen, Texas 78501 (956) 682-9081/(956) 686-1489 Facsimile (956) 648-8899 Cell dsalinas@salinasengineering.com



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 10, 2020

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3A

(MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 14.355 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS: 14800 NORTH SHARY ROAD.

(REZ2019-0029)

<u>LOCATION</u>: The property is located at the northeast corner of North Shary Road and Tres Lagos Boulevard. The tract is an irregular-shaped lot with 770.85 ft. of frontage along North Shary Road and 945.25 ft. of frontage along Tres Lagos Boulevard for a lot size of 14.355 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct apartments. No feasibility plan has been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 (single family residential) District to the northeast and C-4 (commercial-industrial) District to the north, east, west, and south.





<u>LAND USE</u>: The property is currently vacant. Surrounding land uses are a public charter school, a university, single-family residential, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks and Suburban Commercial, which are comparable to A-O (agricultural and open space) and C-1 (office building) to C-3L (light commercial) Districts.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial-industrial) District was approved in 2015.

<u>ANALYSIS</u>: The requested zoning does not conform to the City Parks and Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods.

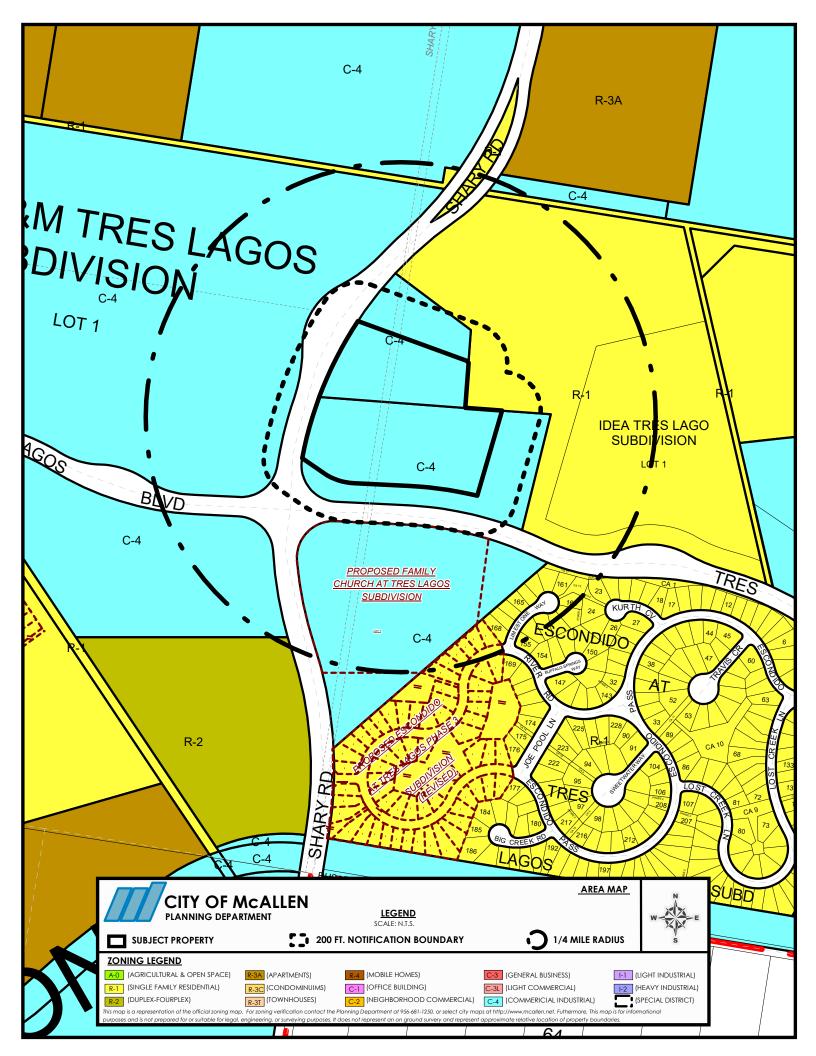
The maximum density in R-3A (multifamily residential apartments) District is 54 one-bedroom units (800 Sq. ft.) per acre or 29 three-bedroom units (1,500 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 755 one-bedroom or 416 three-bedroom units.

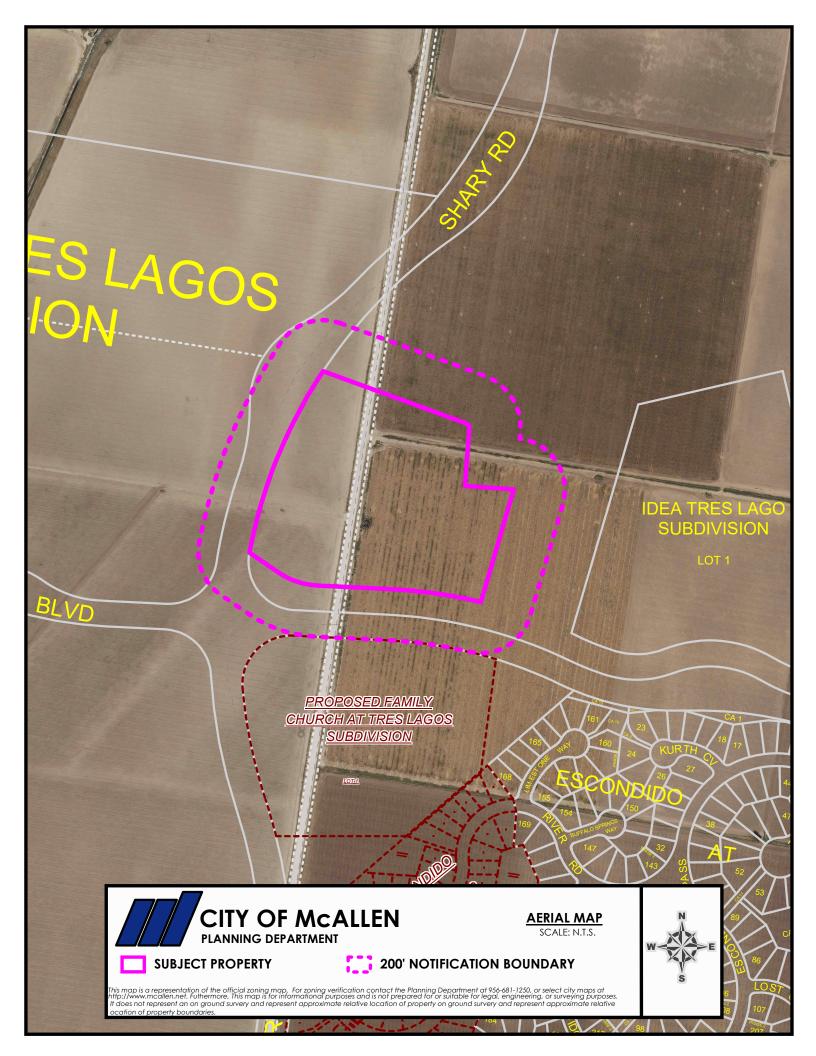
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff has not received any calls or emails in opposition.

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





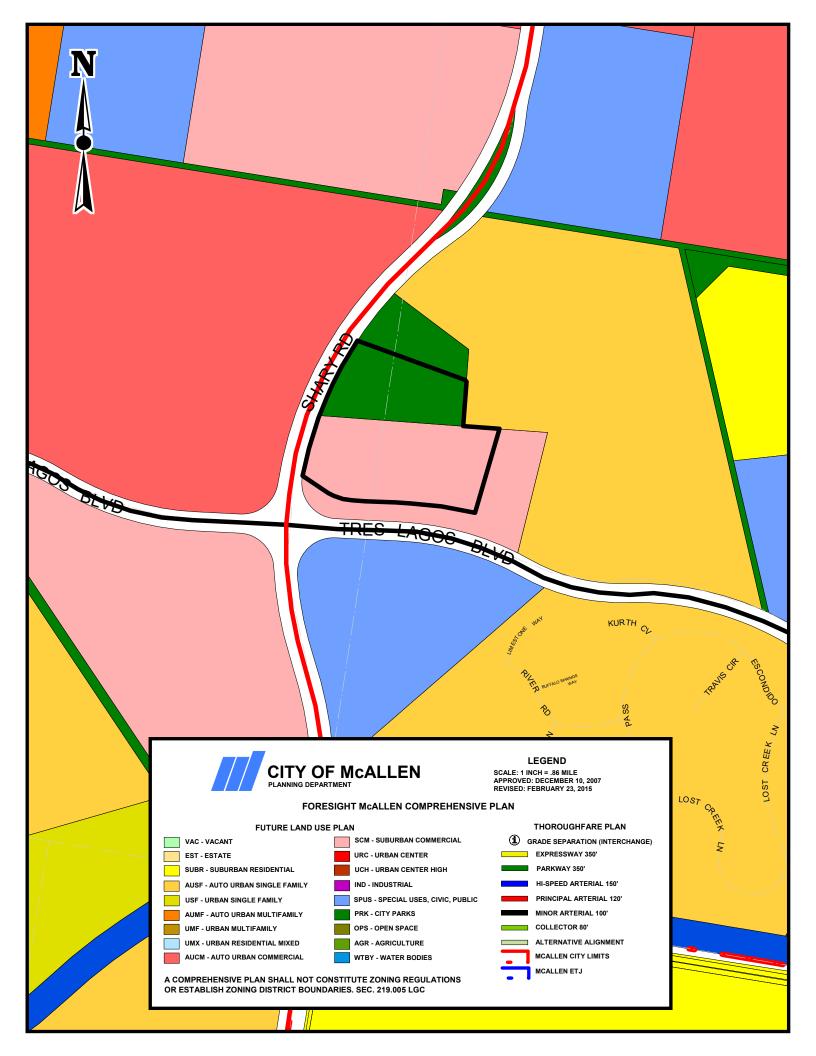


EXHIBIT "A"

May 4, 2020 Parcel P.O.D. 15 14.355 ACRES OUT OF SECTIONS 227 & 232 TEXAS-MEXICAN RAILWAY COMPANY SURVEY Current Zoning: C-4 (Commercial Industrial)

Proposed Zoning: R-3A (Apartments)

A TRACT OF LAND CONTAINING 14.355 ACRES OUT OF SECTIONS 227 & 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 14.355 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

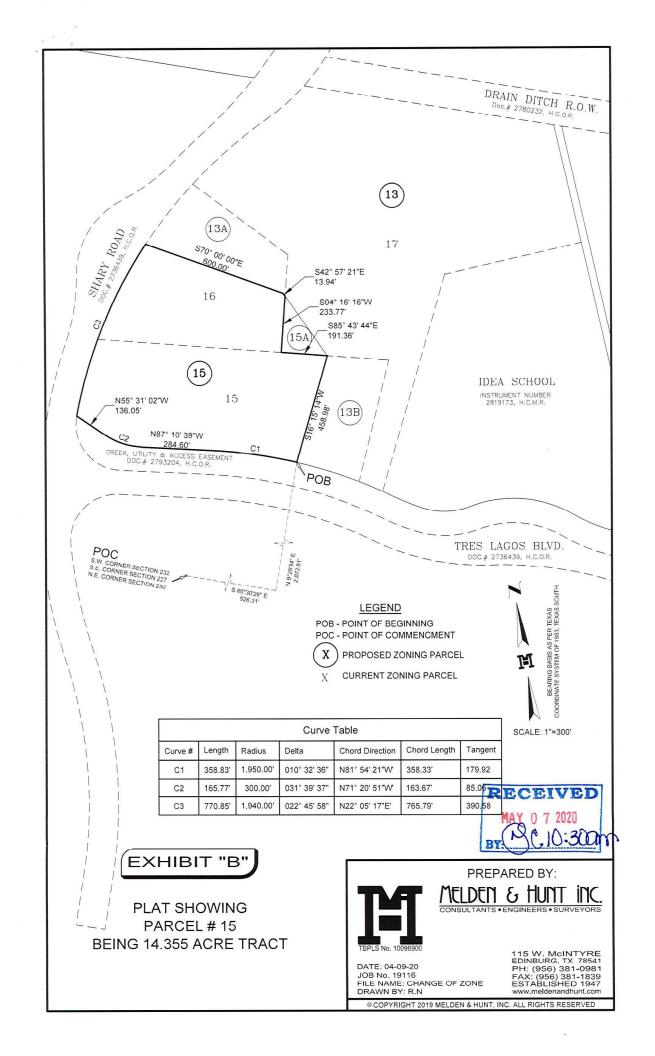
COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230:

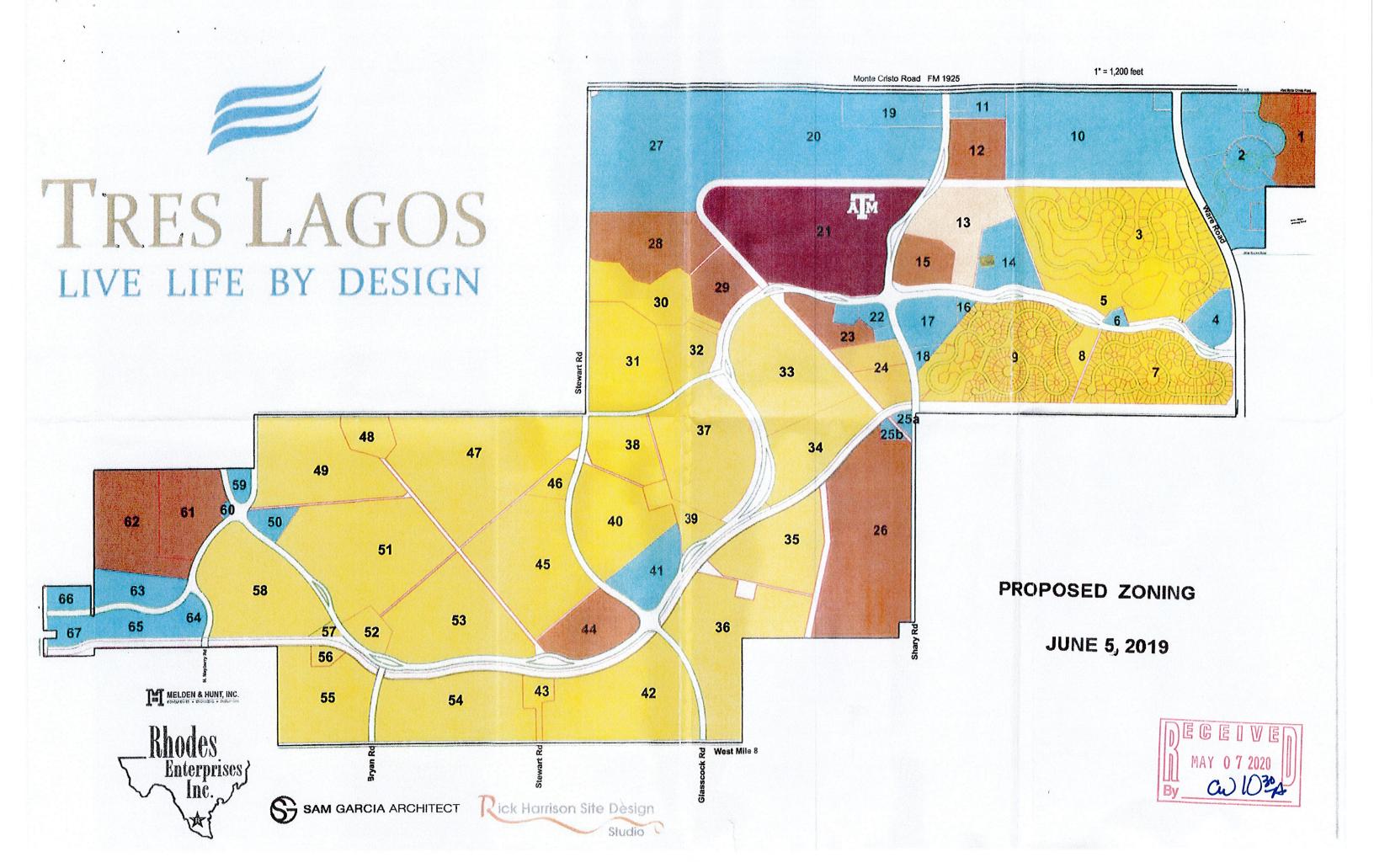
THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 526.31 feet;

THENCE NORTH 09 degrees 29 minutes 34 seconds EAST a distance of 2,072.91 feet to the POINT OF BEGINNING:

- 1. THENCE along a curve to the left having a radius of 1,950.00 feet, a delta of 10 degrees 32 minutes 36 seconds, an arc length 358.83 feet, a tangent of 179.92 feet and a chord which bears NORTH 81 degrees 54 minutes 21 seconds WEST a distance of 358.33 feet to a point on a line;
- 2. THENCE NORTH 87 degrees 10 minutes 39 seconds WEST a distance of 284.60 feet to a point of curve;
- 3. THENCE along a curve to the right having a radius of 300.00 feet, a delta of 31 degrees 39 minutes 37 seconds, an arc length 165.77 feet, a tangent of 85.06 feet and a chord which bears NORTH 71 degrees 20 minutes 51 seconds WEST having a chord distance of 163.67 feet to a point on a line;
- 4. THENCE NORTH 55 degrees 31 minutes 02 seconds WEST a distance of 136.05 feet to a point of curve;
- 5. THENCE along a curve to the right having a radius of 1,940.00 feet, a delta of 22 degrees 45 minutes 58 seconds, an arc length 770.85 feet a tangent of 390.58 feet, and a chord which bears NORTH 22 degrees 05 minutes 17 seconds EAST a distance of 765.79 feet to a point for a corner;
- 6. THENCE SOUTH 70 degrees 00 minutes 00 seconds EAST a distance of 600.00 feet to a point for a corner;
- 7. THENCE SOUTH 42 degrees 57 minutes 21 seconds EAST a distance of 13.94 feet to a point for a corner;
- 8. THENCE SOUTH 04 degrees 16 minutes 16 seconds WEST a distance of 233.77 feet to a point for a corner;
- 9. THENCE SOUTH 85 degrees 43 minutes 44 seconds EAST a distance of 191.36 feet to a point for a corner;
- 10. THENCE SOUTH 16 degrees 15 minutes 14 seconds WEST a distance of 507.46 feet to the POINT OF BEGINNING, and containing 14.355 acre(s) of land, more or less.









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 11, 2020

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3T

(MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 2.908 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS: 15000 NORTH SHARY ROAD.

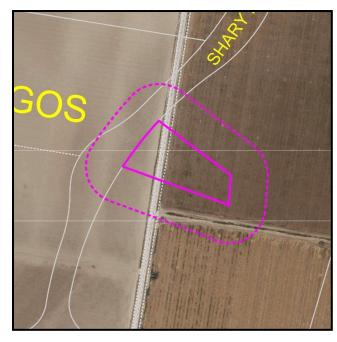
(REZ2020-0010)

<u>LOCATION</u>: The property is located on the east side of North Shary Road, approximately 954 ft. north of Tres Lagos Boulevard. The tract is an irregular-shaped lot with 316.16 ft. of frontage along North Shary Road and the maximum depth of 600.00 ft. for a lot size of 2.908 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. No feasibility plan has been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 (single family residential) District to the east and north and C-4 (commercial-industrial) District to the northwest, west, and south.





<u>LAND USE</u>: The property is currently vacant. Surrounding land uses are a public charter school, a university, single-family residential, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks, which is comparable to A-O (agricultural and open space) District.

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial-industrial) District was approved in 2015.

<u>ANALYSIS</u>: The requested zoning does not conform to the City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods.

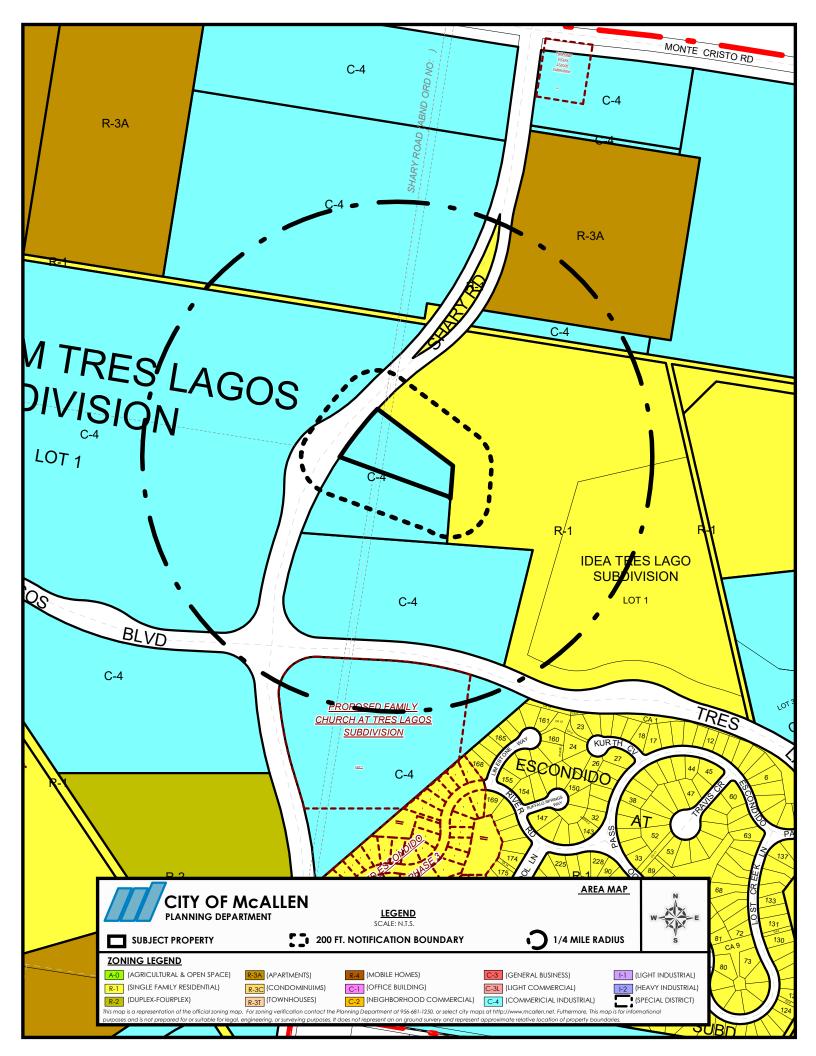
The maximum density in R-3T (multifamily residential townhouses) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 58 units.

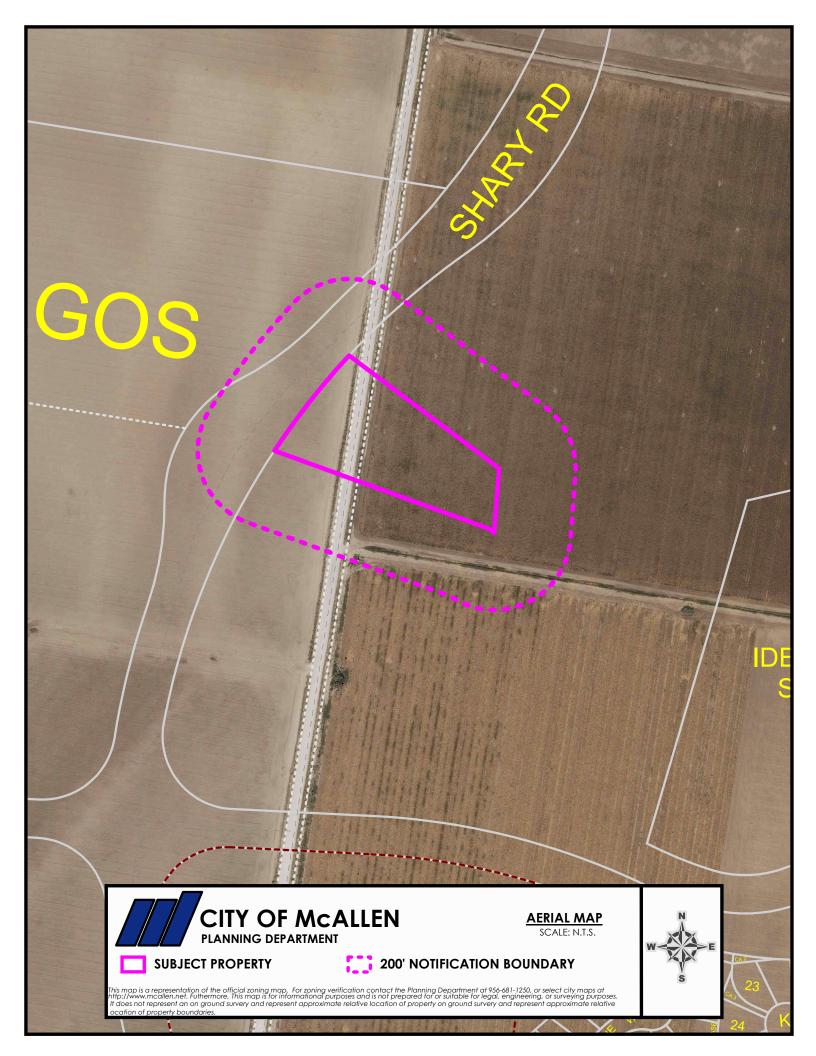
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff has not received any calls or emails in opposition.

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





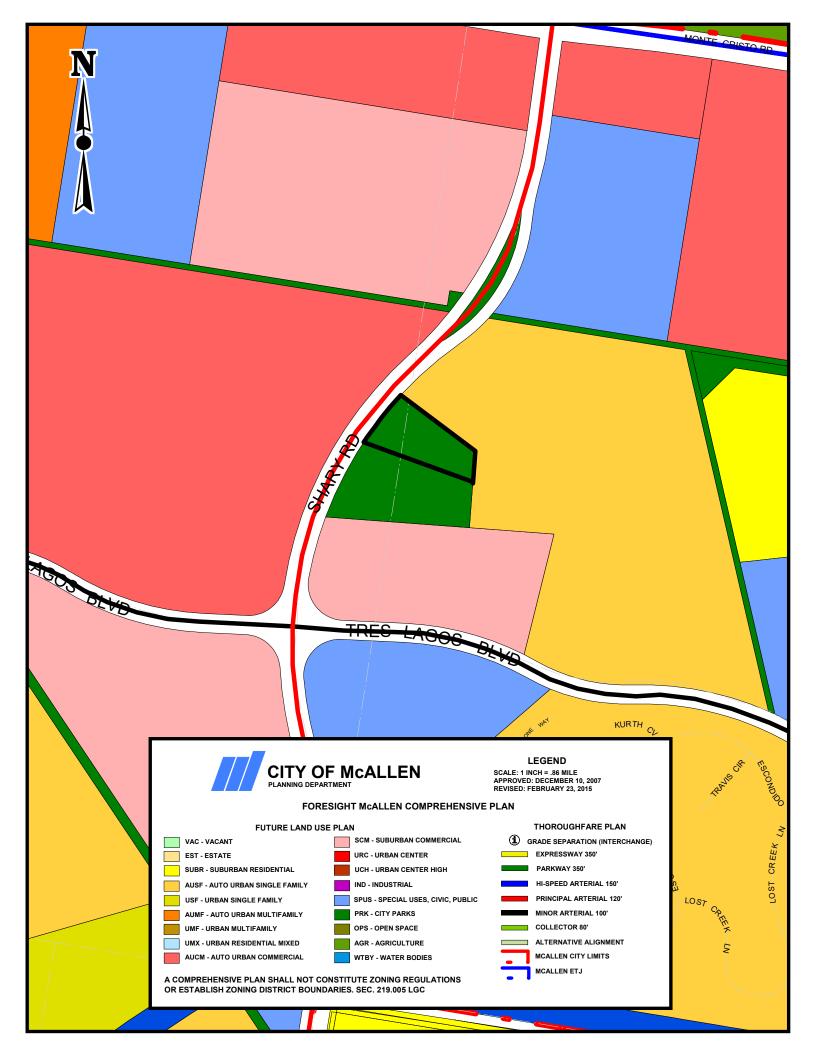


EXHIBIT "A"

April 13, 2020
Parcel P.O.D. 13A
2.908 ACRES OUT OF SECTIONS 227 & 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
Current Zoning: C-4 (Commercial Industrial)
Proposed Zoning: R-3T (Townhouses)

A TRACT OF LAND CONTAINING 2.908 ACRES OUT OF SECTIONS 227 & 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 2.908 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

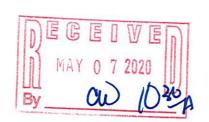
THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 368.50 feet;

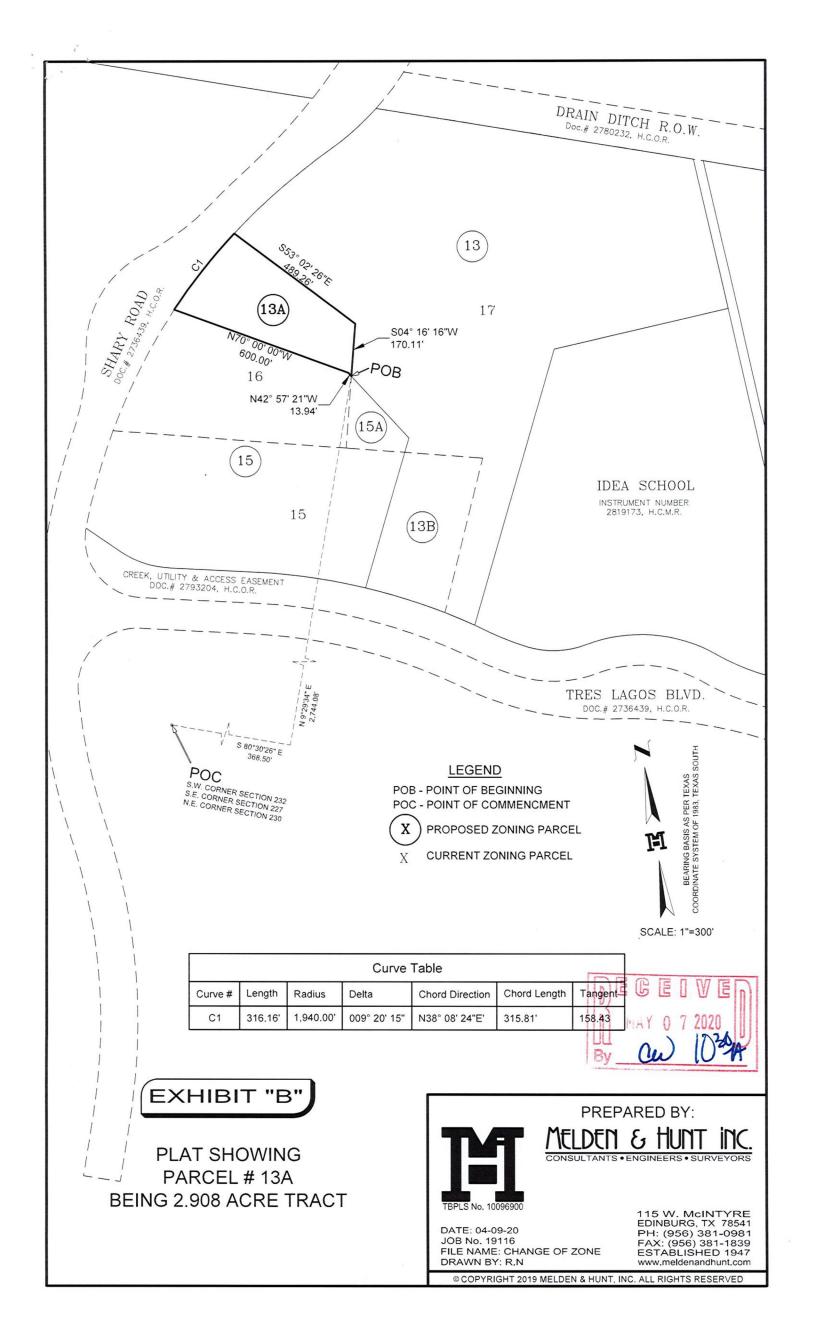
THENCE NORTH 09 degrees 29 minutes 34 seconds EAST a distance of 2,744.08 feet to the POINT OF BEGINNING;

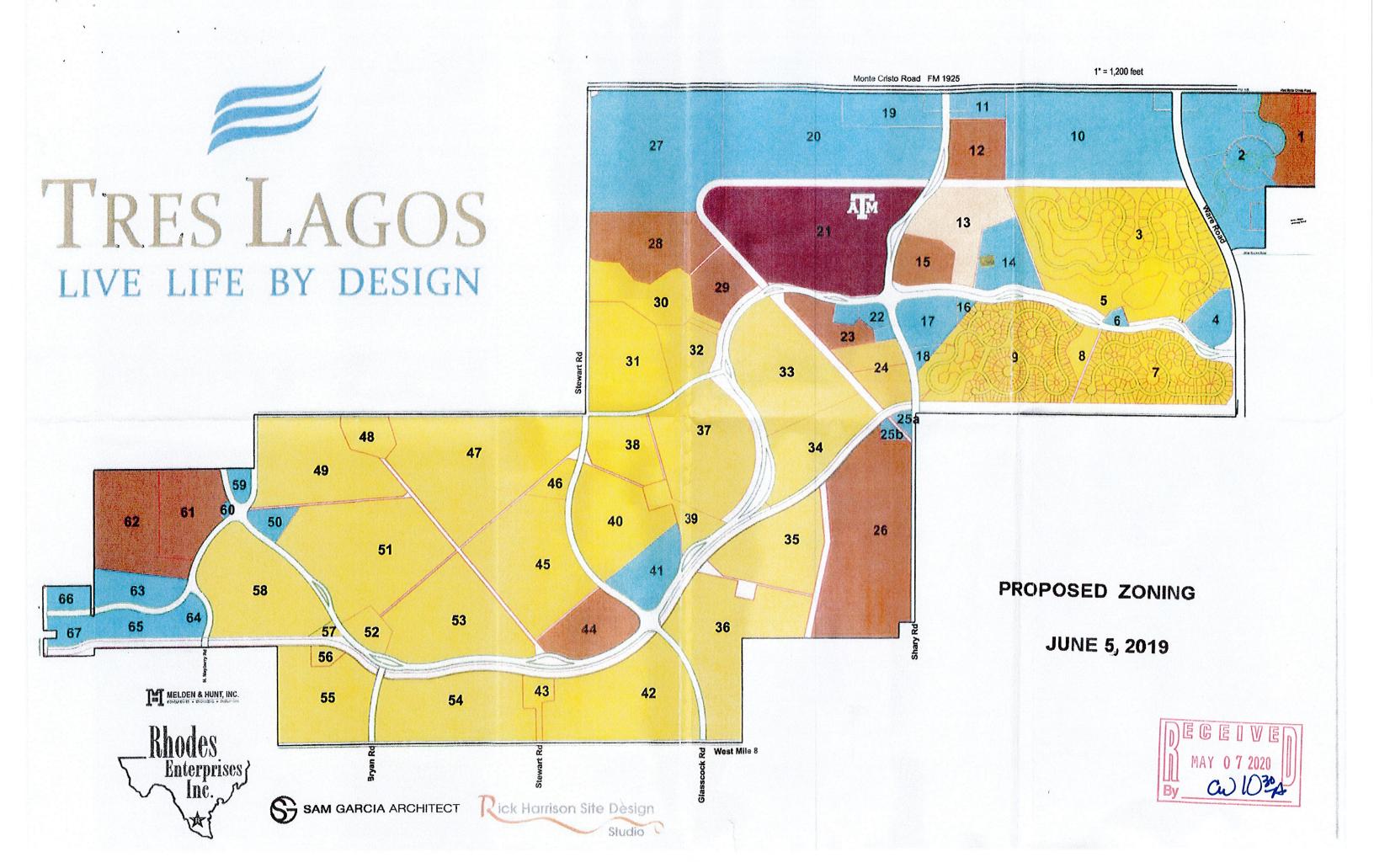
- 1. THENCE NORTH 70 degrees 00 minutes 00 seconds WEST a distance of 600.00 feet to a point of a curve;
- 2. THENCE along a curve to the right having a radius of 1,940.00 feet, a delta of 09 degrees 20 minutes 15 seconds, an arc length 316.16 feet, a tangent of 158.43 feet and a chord which bears NORTH 38 degrees 08 minutes 24 seconds EAST a distance of 315.81 feet to a point on a line;
- 3. THENCE SOUTH 53 degrees 02 minutes 26 seconds EAST a distance of 489.26 feet to a point for a corner;
- 4. THENCE SOUTH 04 degrees 16 minutes 16 seconds WEST a distance of 170.11 feet to the POINT OF BEGINNING, and containing 2.908 acres of land, more or less.

Parcel P.O.D. 13A: R-3T

126,687.2 ft² (2.908 acres)









Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 10, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3T

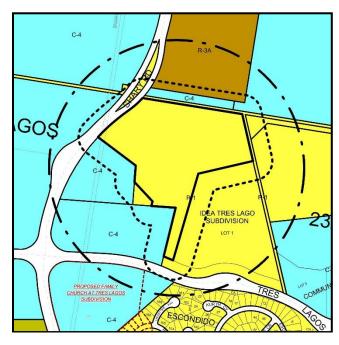
(MULTIFAMILY RESIDENTIAL TOWNHOUSES) DISTRICT: 26.375 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS: 5600 TRES LAGOS BOULEVARD.

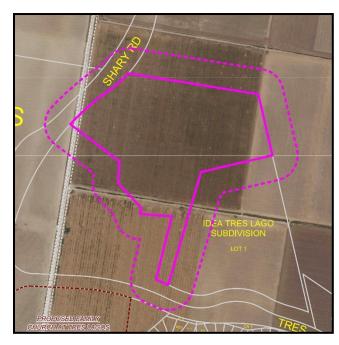
(REZ2019-0027)

<u>LOCATION</u>: The property is located on the north side of Tres Lagos Boulevard and the east side of North Shary Road. The tract is an irregular-shaped lot with 105.24 ft. of frontage along Tres Lagos Boulevard and 614.16 ft. of frontage along North Shary Road for a lot size of 26.375 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. No feasibility plan has been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 (single family residential) District to the east and south and C-4 (commercial-industrial) District to the north and west.





<u>LAND USE</u>: The property is currently vacant. Surrounding land uses are a public charter school, a university, single-family residential, and vacant land.

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

<u>DEVELOPMENT TRENDS:</u> The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014.

<u>ANALYSIS:</u> The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods.

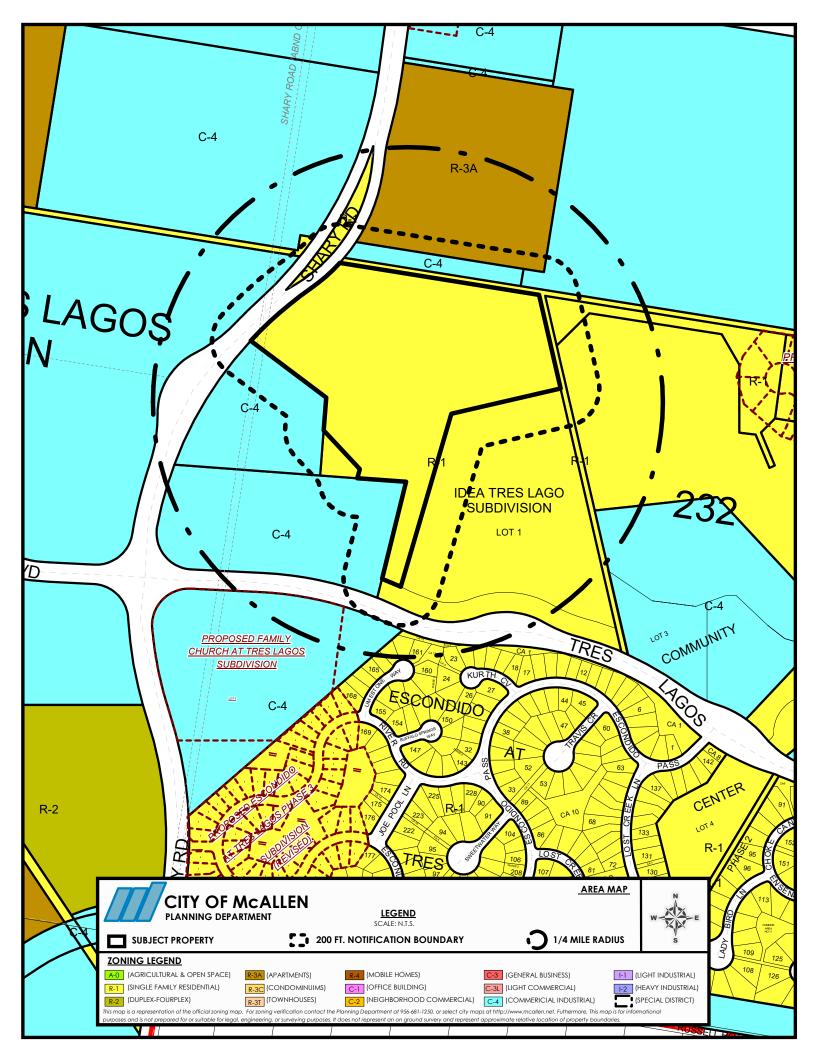
The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 527 townhouses.

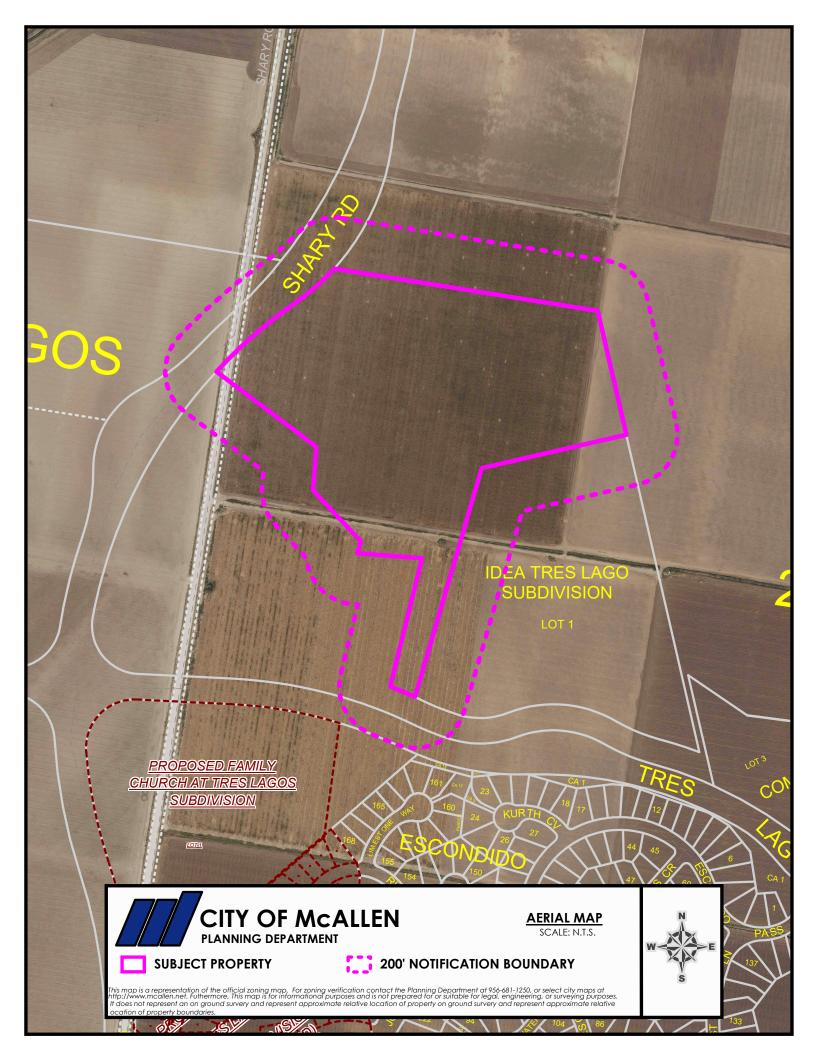
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff has not received any calls or emails in opposition.

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





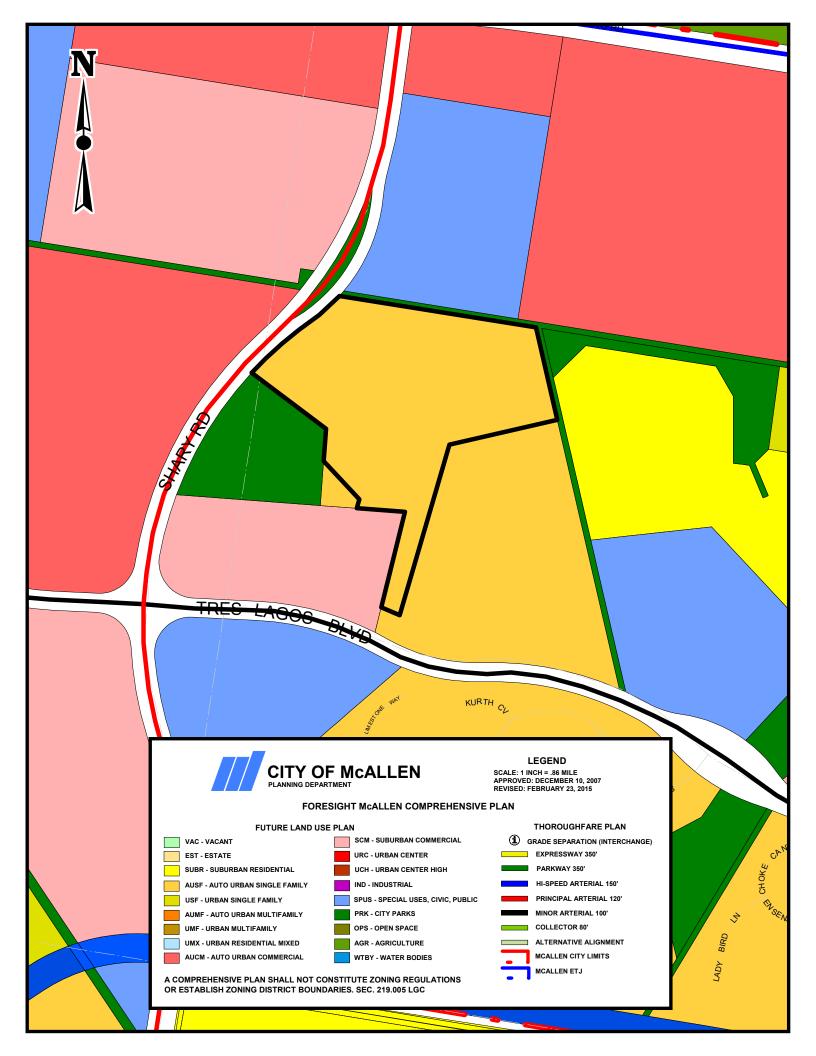


EXHIBIT "A"

May 1, 2020
Parcel P.O.D. 13
26.375 ACRES OUT OF SECTIONS 227 & 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
Current Zoning: R-1 (Single Family Residential)
Proposed Zoning: R-3T (Townhouses)

A TRACT OF LAND CONTAINING 26.375 ACRES OUT OF SECTIONS 232 & 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 26.375 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

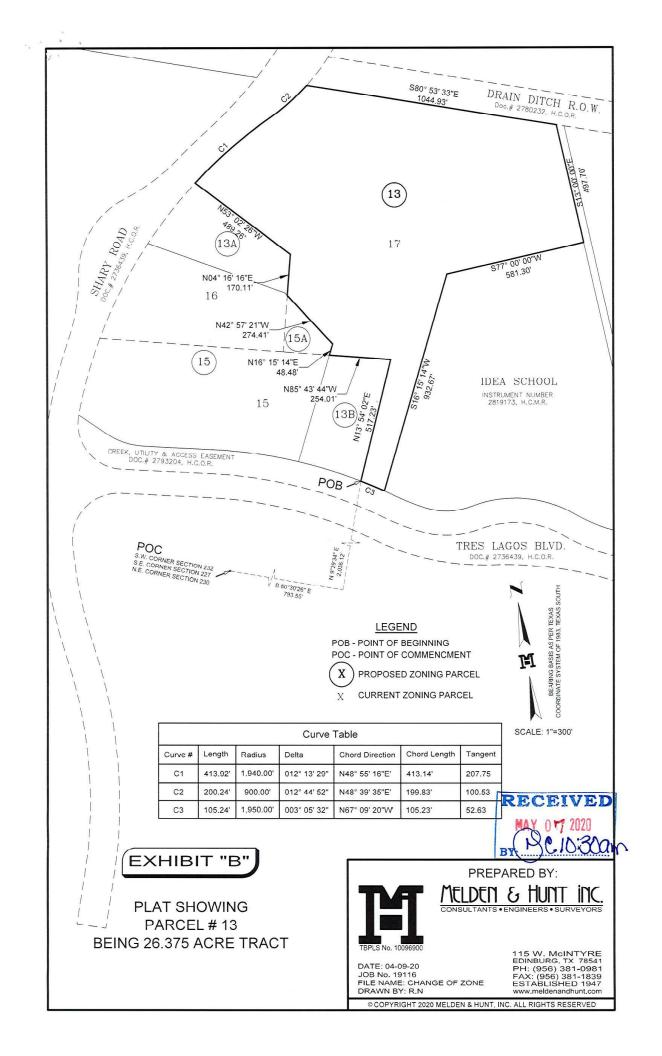
THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 793.55 feet;

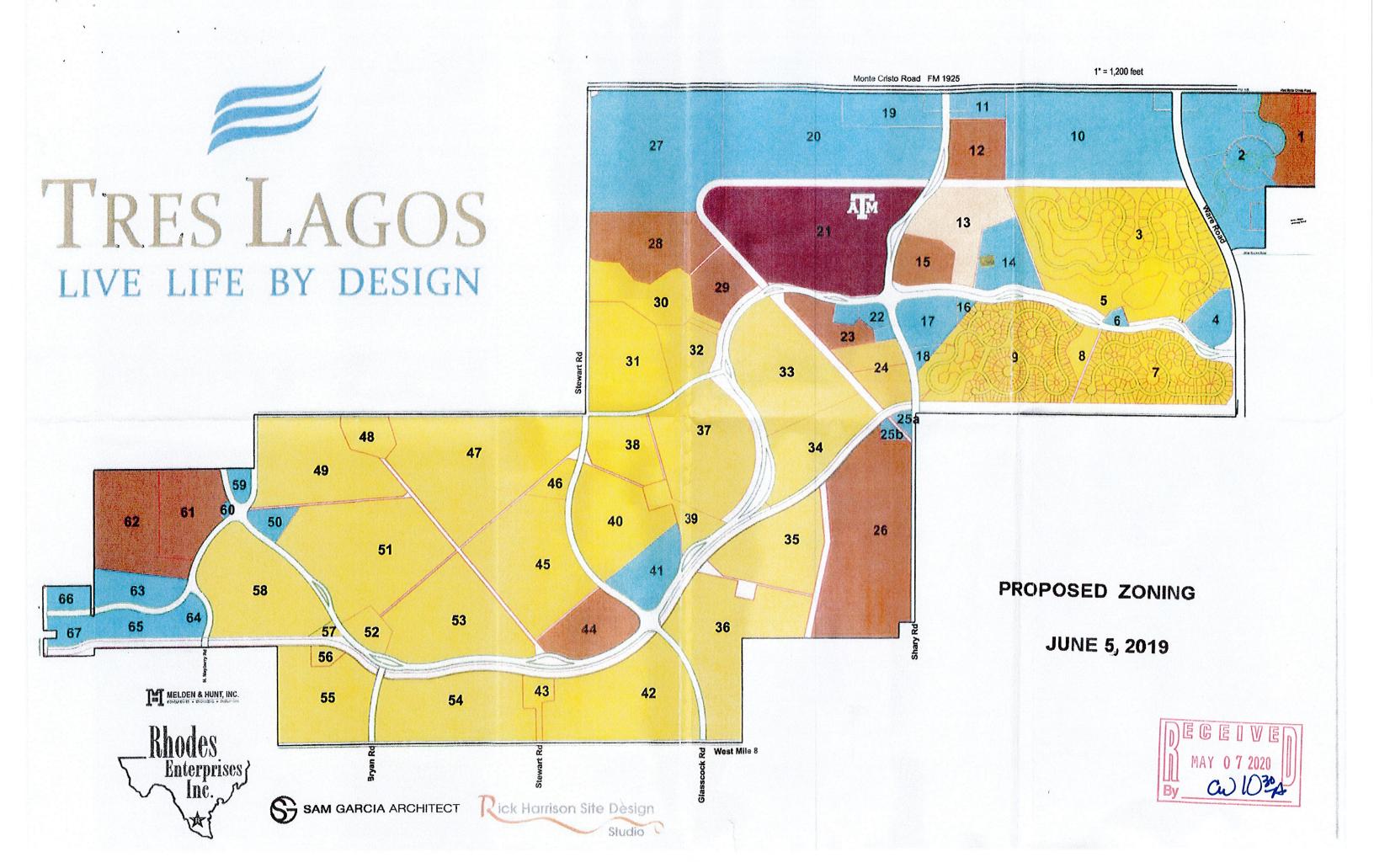
THENCE NORTH 09 degrees 29 minutes 34 seconds EAST a distance of 2,036.12 feet to the POINT OF BEGINNING:

- THENCE NORTH 13 degrees 54 minutes 02 seconds EAST a distance of 517.23 feet to a point for a corner:
- THENCE NORTH 85 degrees 43 minutes 44 seconds WEST a distance of 254.01 feet to a point for a corner;
- THENCE NORTH 16 degrees 15 minutes 14 seconds EAST a distance of 48.48 feet to a point for a corner;
- THENCE NORTH 42 degrees 57 minutes 21 seconds WEST a distance of 274.41 feet to a point for a corner;
- THENCE NORTH 04 degrees 16 minutes 16 seconds EAST a distance of 170.11 feet to a point for a corner;
- THENCE NORTH 53 degrees 02 minutes 26 seconds WEST a distance of 489.26 feet to a point of a curve;
- 7. THENCE along a curve to the right having a radius of 1,940.00 feet, a delta of 12 degrees 13 minutes 29 seconds, an arc length 413.92 feet, a tangent of 207.75 feet and a chord which bears NORTH 48 degrees 55 minutes 16 seconds EAST a distance of 413.14 feet to a point of reverse curve;
- 8. THENCE along a curve to the left having a radius of 900.00 feet, a delta of 12 degrees 44 minutes 52 seconds, an arc length 200.24 feet, a tangent of 100.53 feet and a chord which bears NORTH 48 degrees 39 minutes 35 seconds EAST a distance of 199.83 feet to a point for a corner;
- THENCE SOUTH 80 degrees 53 minutes 33 seconds EAST a distance of 1,044.93 feet to a point for a corner;
- 10. THENCE SOUTH 13 degrees 00 minutes 00 seconds EAST a distance of 497.70 feet to a point for a corner:
- 11. THENCE SOUTH 77 degrees 00 minutes 00 seconds WEST a distance of 581.30 feet to a point for a corner;
- 12. THENCE SOUTH 16 degrees 15 minutes 14 seconds WEST a distance of 932.67 feet to a point of a curve;
- 13. THENCE along a curve to the left having a radius of 1,950.00 feet, a delta of 03 degrees 05 minutes 32 seconds, an arc length 105.24 feet, a tangent of 52.63 feet and a chord which bears NORTH 67 degrees 09 minutes 20 seconds WEST a distance of 105.23 feet to the POINT OF BEGINNING, and containing 26.375 acres of land, more or less.

Parcel P.O.D. 13: R-3T

1,148,886.7 ft² (26.375 acres)







Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 10, 2020

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3T

(MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 2.888 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY,

HIDALGO COUNTY, TEXAS; 5700 TRES LAGOS BLVD. (REZ2020-0011)

<u>LOCATION</u>: The subject property is located on the north side of Tres Lagos Boulevard, approximately 900 ft. east of N. Shary Road. The tract has 269.97 ft. of frontage along Tres Lagos Boulevard and a depth of 517.23 ft. at its deepest point for a tract size of 2.888 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct a townhouse development. A feasibility plan has not been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is C-4 (commercial-industrial) District to the west and south, R-1 (single family residential) District to the north and east.





<u>LAND USE</u>: The subject property is vacant. Surrounding land uses are an IDEA public charter school, Texas A&M University, single-family residential, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-3L (light commercial) District.

DEVELOPMENT TRENDS:

The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial-industrial) District was approved in 2015.

<u>ANALYSIS:</u> The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

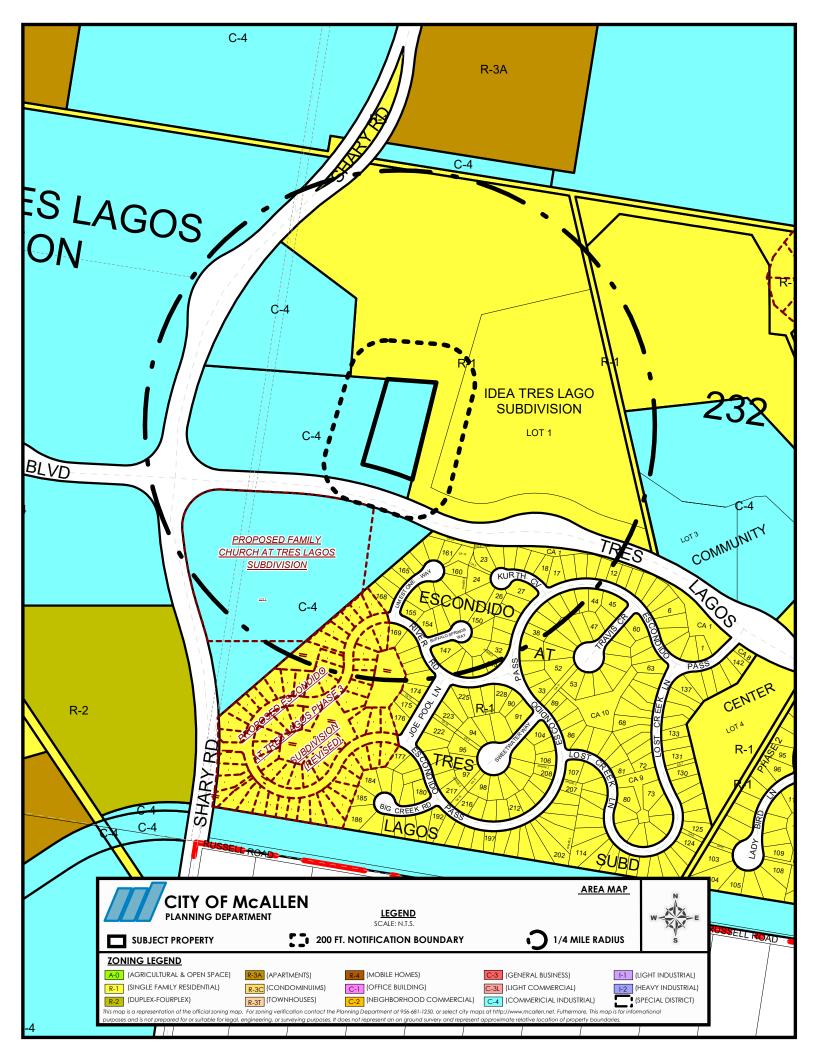
The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proximity of the proposed development to a public charter school and university are compatible uses since institutional uses locate within residential neighborhoods.

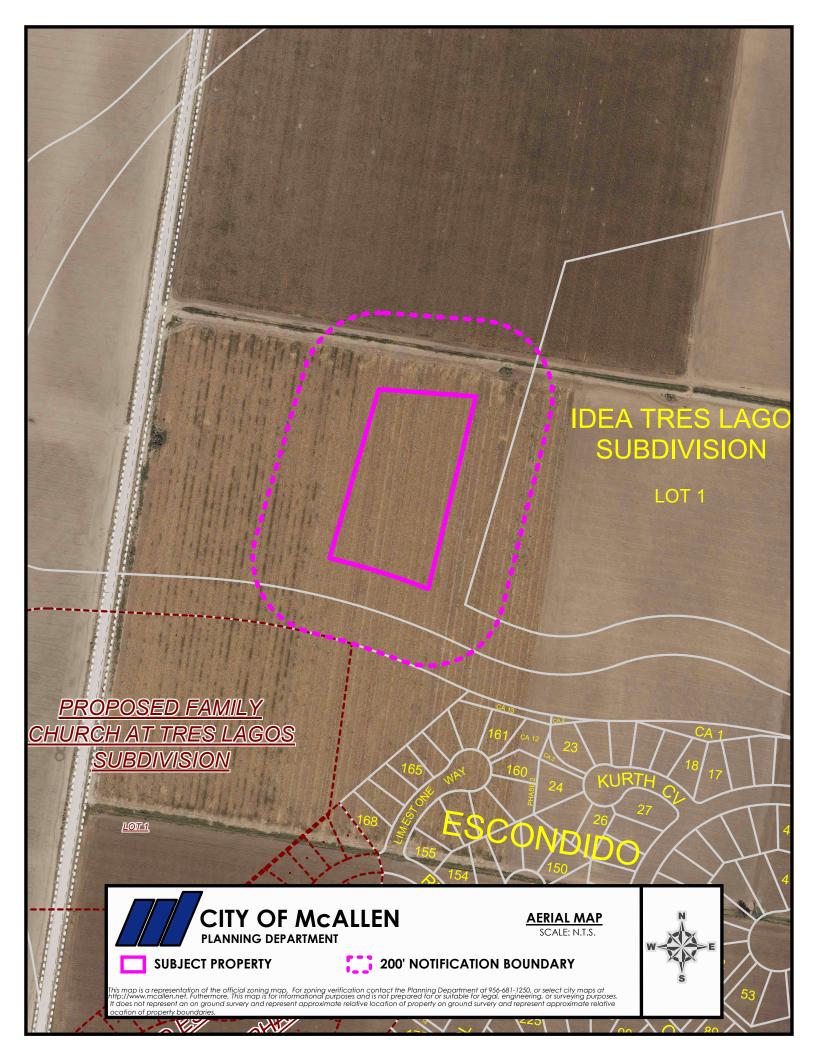
The maximum density in R-3T (multifamily residential townhouse) District is approximately 20 units per acre. The approximately maximum number of units for the subject property is 57 townhouses.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit/lot is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

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





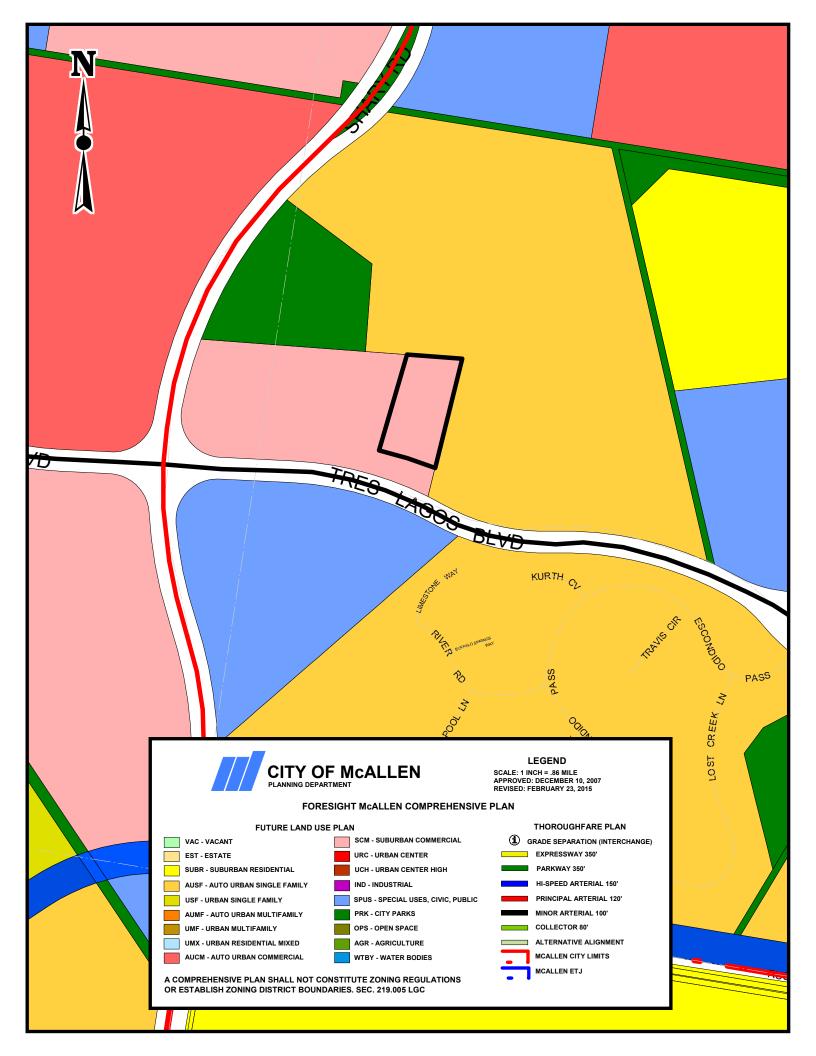


EXHIBIT "A"

April 13, 2020
Parcel P.O.D. 13B
2.888 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
Current Zoning: C-4 (Commercial Industrial)
Proposed Zoning: R-3T (Townhouses)

A TRACT OF LAND CONTAINING 2.888 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 2.888 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 793.55 feet;

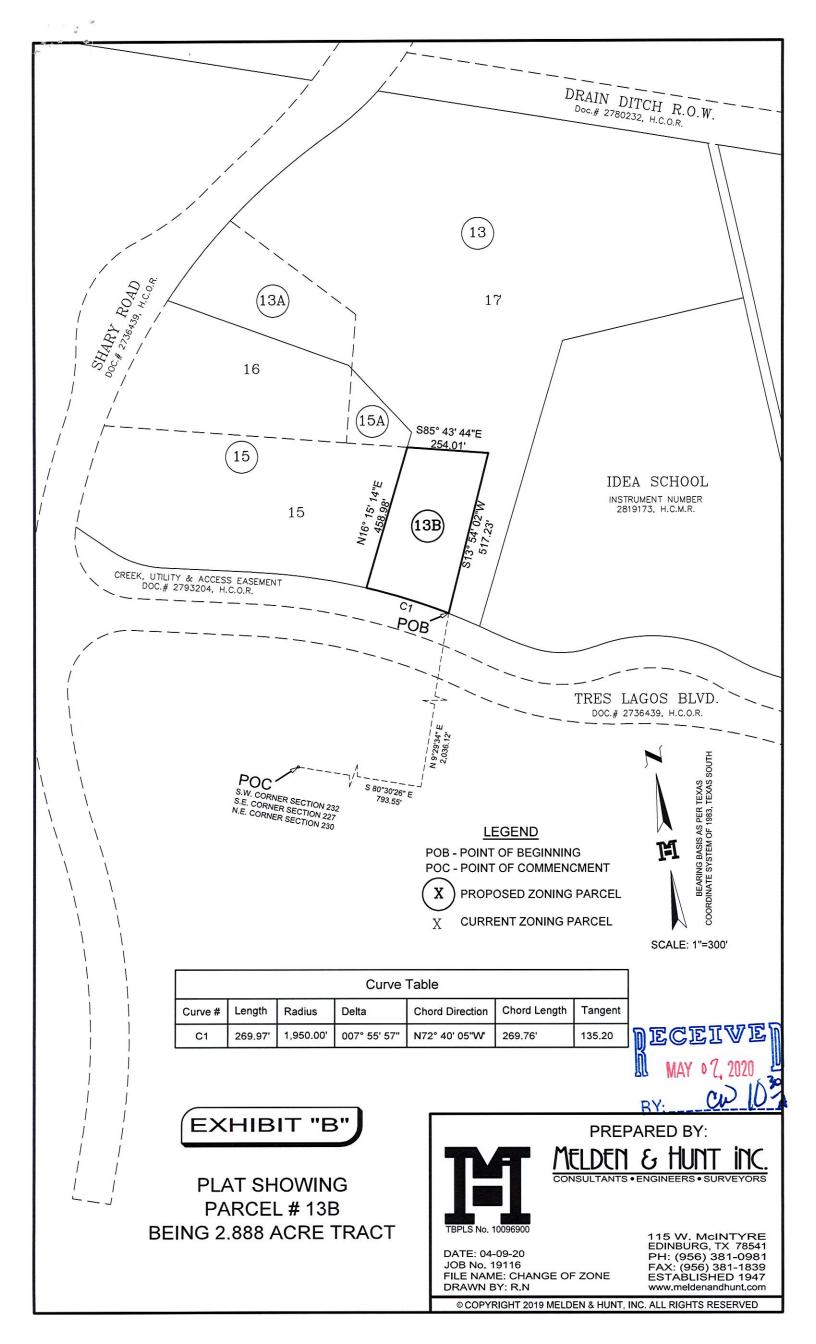
THENCE NORTH 09 degrees 29 minutes 34 seconds EAST a distance of 2,036.12 feet to the POINT OF BEGINNING;

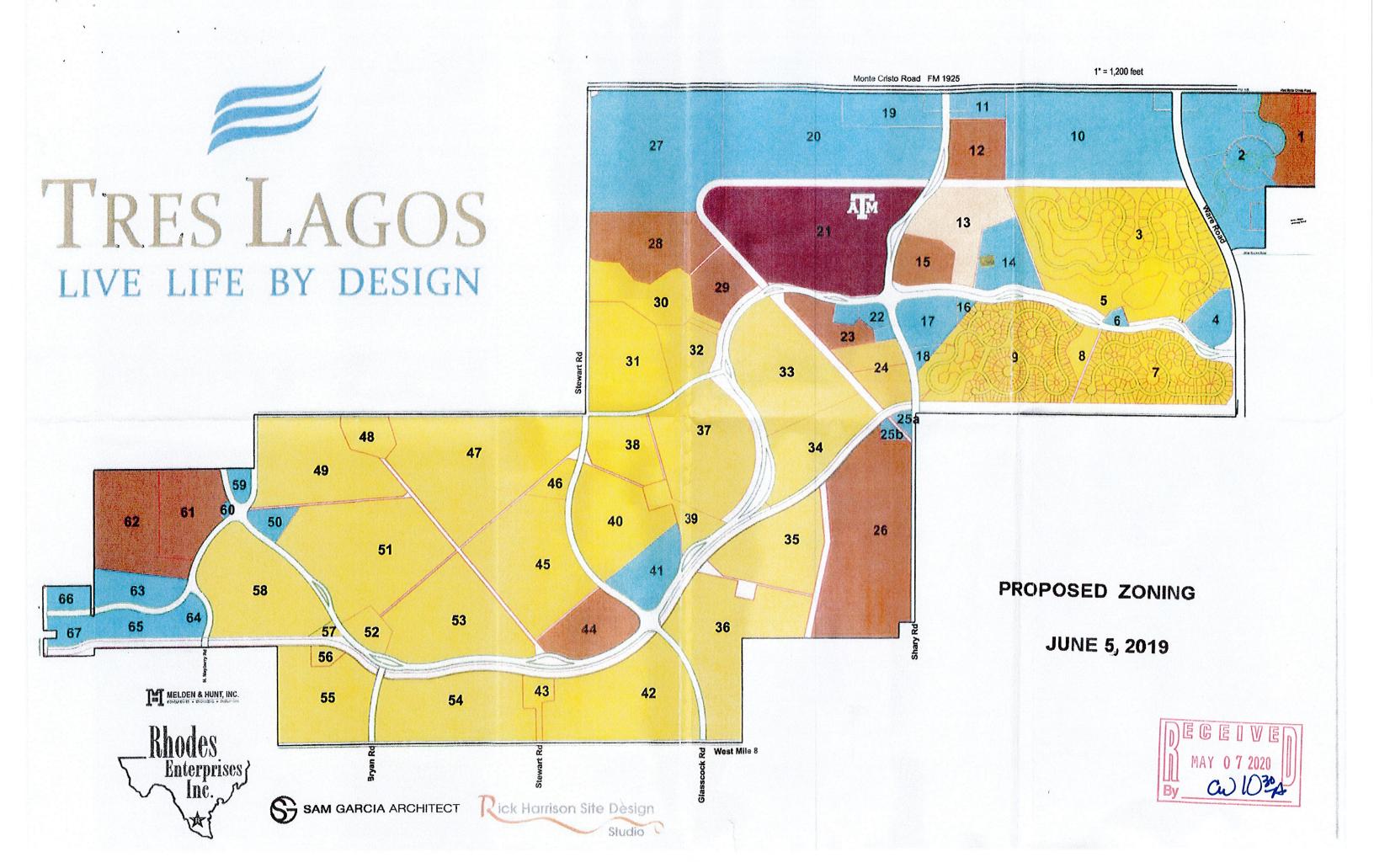
- THENCE along a curve to the left having a radius of 1,950.00 feet, a delta of 07 degrees 55 minutes 57 seconds, an arc length 269.97 feet, a tangent of 135.20 feet and a chord which bears NORTH 72 degrees 40 minutes 05 seconds WEST a distance of 269.76 feet to a point on a line;
- 2. THENCE NORTH 16 degrees 15 minutes 14 seconds EAST a distance of 458.98 feet to a point for a corner;
- 3. THENCE SOUTH 85 degrees 43 minutes 44 seconds EAST a distance of 254.01 feet to a point for a corner;
- 4. THENCE SOUTH 13 degrees 54 minutes 02 seconds WEST a distance of 517.23 feet to the POINT OF BEGINNING, and containing 2.888 acres of land, more or less.

EXHILL

Parcel P.O.D. 13B: R-3T 125,819.5 ft² (2.888 acres)









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 10, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A

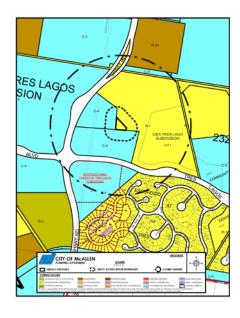
(MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 0.645 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY,

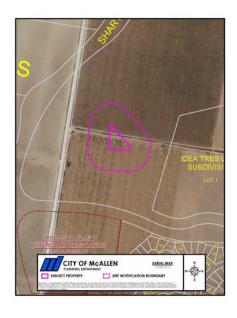
HIDALGO COUNTY, TEXAS; 5750 TRES LAGOS BLVD. (REZ2020-0012)

<u>LOCATION</u>: The subject property is located north of Tres Lagos Boulevard, approximately 720 ft. east of N. Shary Road. The irregular shaped property is an interior tract that is to be part of a larger tract that fronts Tres Lagos Boulevard and consists of 0.645 acres.

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

<u>ADJACENT ZONING</u>: The adjacent zoning is C-4 (commercial-industrial) District to the west and south, R-1 (single family residential) District to the north and east.





<u>LAND USE</u>: The subject property is vacant. Surrounding land uses are an IDEA public charter school, Texas A&M University, single-family residential, and vacant land.

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

DEVELOPMENT TRENDS:

The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014.

<u>ANALYSIS:</u> The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

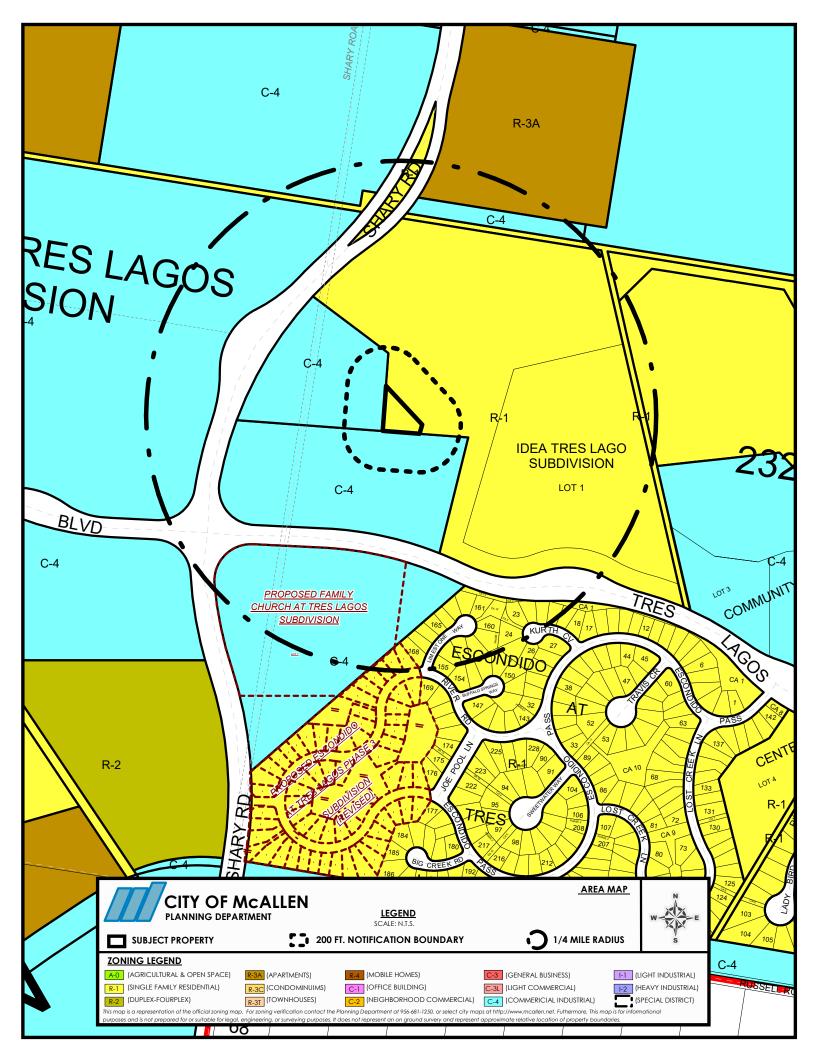
The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proximity of the proposed development to a public charter school and university are compatible uses since institutional uses locate within residential neighborhoods.

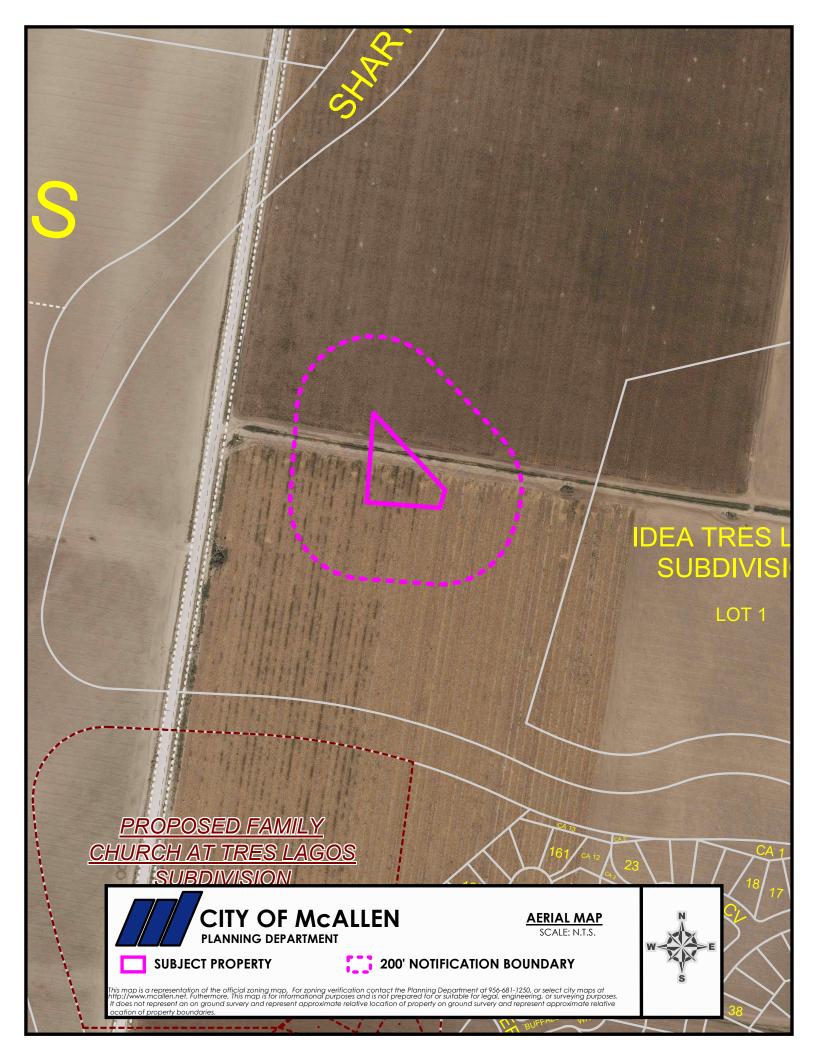
The maximum density in R-3A (multifamily residential apartments) District is 54 one bedroom units (800 sq. ft.) per acre or 29 three bedroom units (1,500 sq. ft.) per acre. Approximately the maximum number of units for the subject property is 34 one bedroom units or 18 three bedroom units.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit/lot is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

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





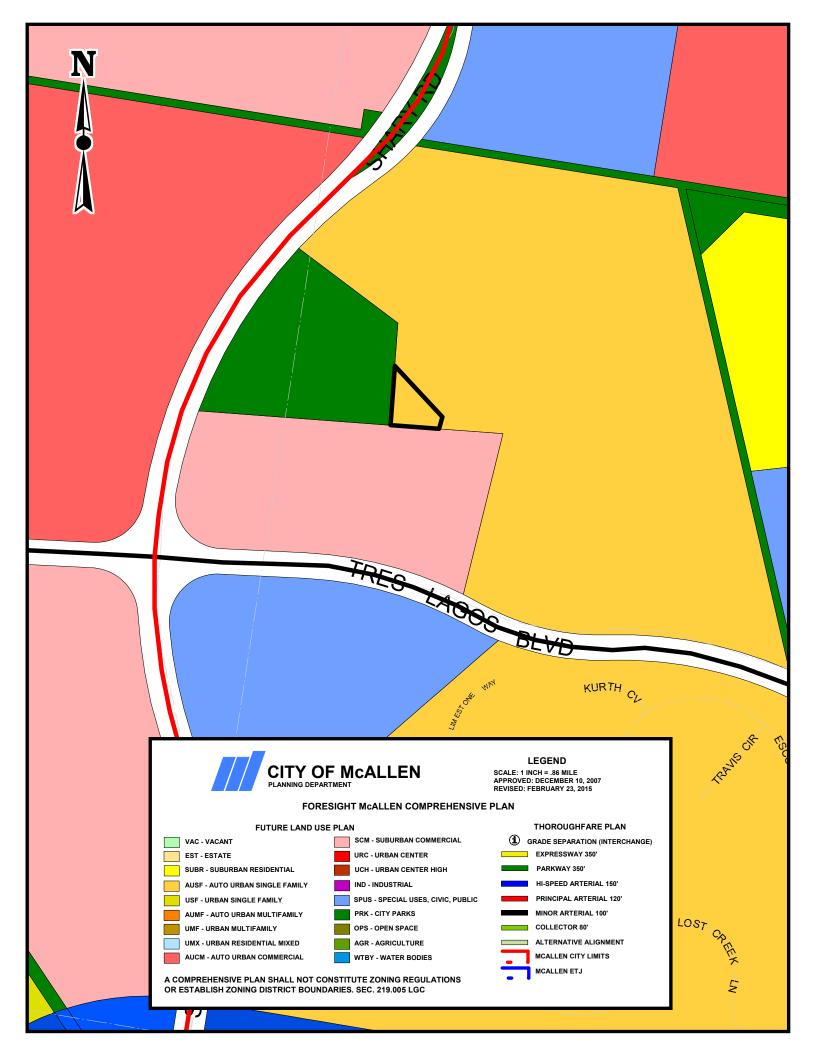


EXHIBIT "A"

April 13, 2020
Parcel P.O.D. 15A
0.645 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
Current Zoning: R-1 (Single Family Residential)
Proposed Zoning: R-3A (Apartments)

A TRACT OF LAND CONTAINING 0.645 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 0.645 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

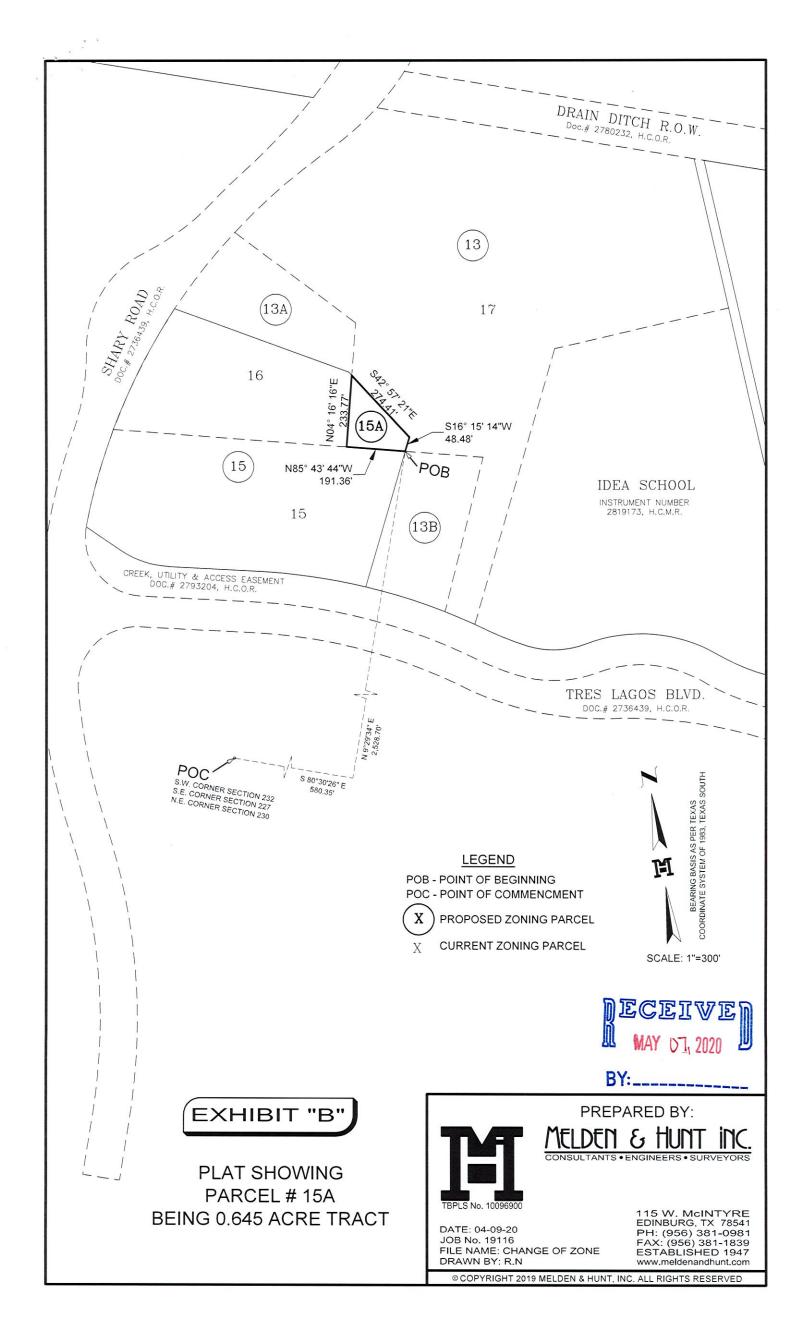
THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 580.35 feet;

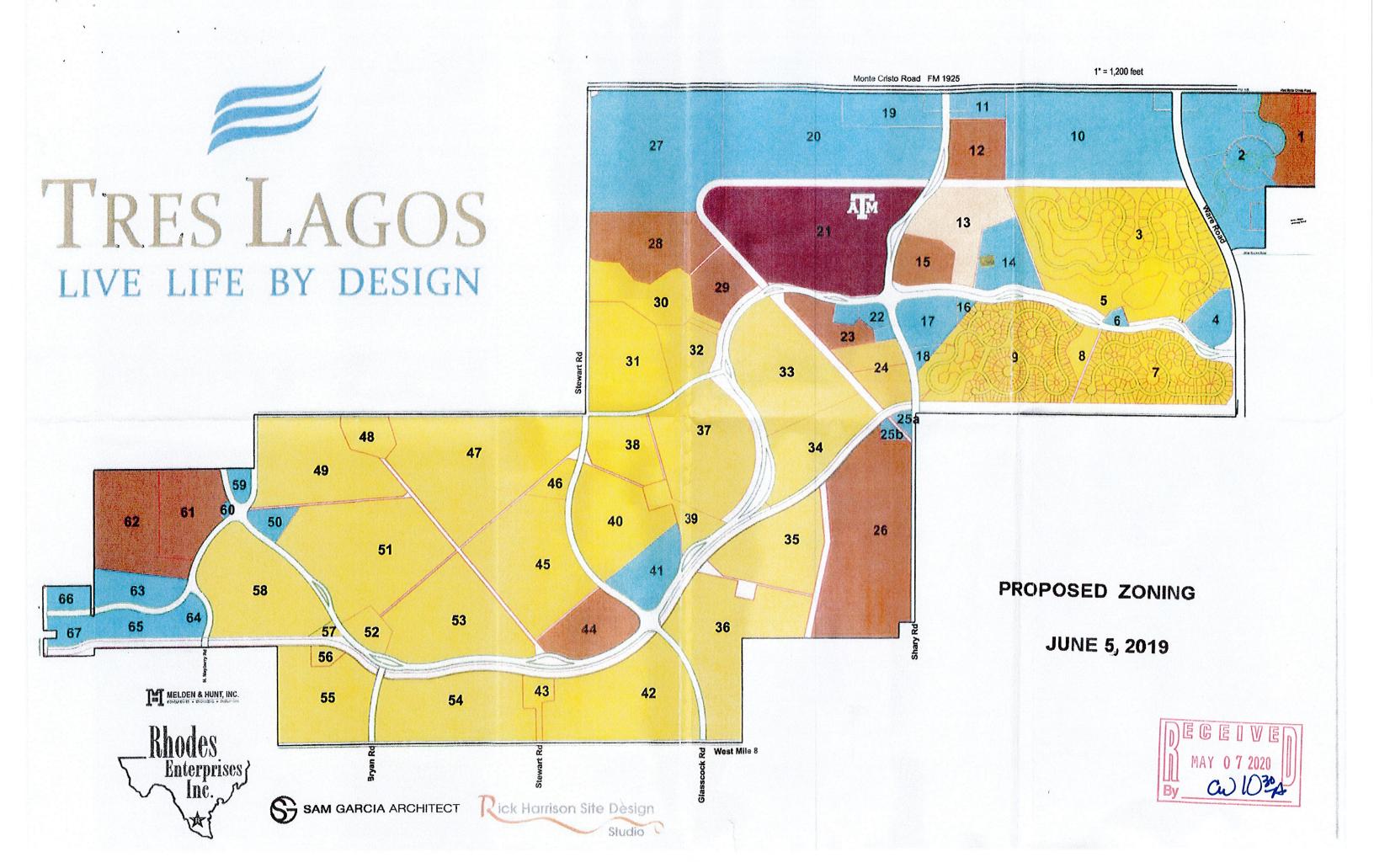
THENCE NORTH 09 degrees 29 minutes 34 seconds EAST a distance of 2,528.70 feet to the POINT OF BEGINNING:

- 1. THENCE NORTH 85 degrees 43 minutes 44 seconds WEST a distance of 191.36 feet to a point for a corner;
- 2. THENCE NORTH 04 degrees 16 minutes 16 seconds EAST a distance of 233.77 feet to a point for a corner;
- 3. THENCE SOUTH 42 degrees 57 minutes 21 seconds EAST a distance of 274.41 feet to a point for a corner;
- 4. THENCE SOUTH 16 degrees 15 minutes 14 seconds WEST a distance of 48.48 feet to the POINT OF BEGINNING, and containing 0.645 acres of land, more or less.

Parcel P.O.D. 15A: R-3A 28,081.2 ft² (0.645 acres)









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 10, 2020

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

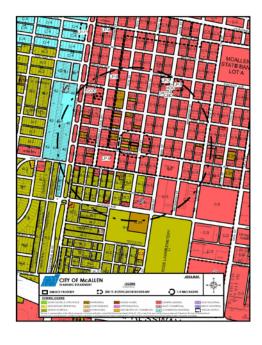
(MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 3, BLOCK 54, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 612 SOUTH 15TH

STREET. (REZ2020-0014)

<u>LOCATION</u>: The property is located along the west side of South 15th Street 2 lots north of Galveston avenue. The tract has 50 feet of frontage along South 15th Street and a depth of 140 feet for a tract size of 7,000 square feet.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to construct a six unit two story apartment complex. A feasibility plan has been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-3A (multifamily residential apartment) District to the south and east and C-3 (general business) District to the north and west. The subject property was zoned to C-3 (general business District during Comprehensive Zoning in 1979. A rezoning request for the subject property to R-3A (multifamily residential apartment) District was approved on July 25, 2011. A rezoning request for this same property to C-3 (general business) District was approved on October 13, 2014. Two rezoning requests to R-3A District to the south and east were approved in 2003 and 2001 that were subsequently developed with apartments.





<u>LAND USE</u>: The subject property is vacant. Surrounding land uses are single family residences, apartments, parking lots, medical offices, and vacant commercial buildings.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential, which is comparable to multifamily use zoning districts.

DEVELOPMENT TRENDS:

The development trend for this area along South 15th Street is apartment development. The proposed zoning is consistent with multifamily residential development trends on adjacent properties.

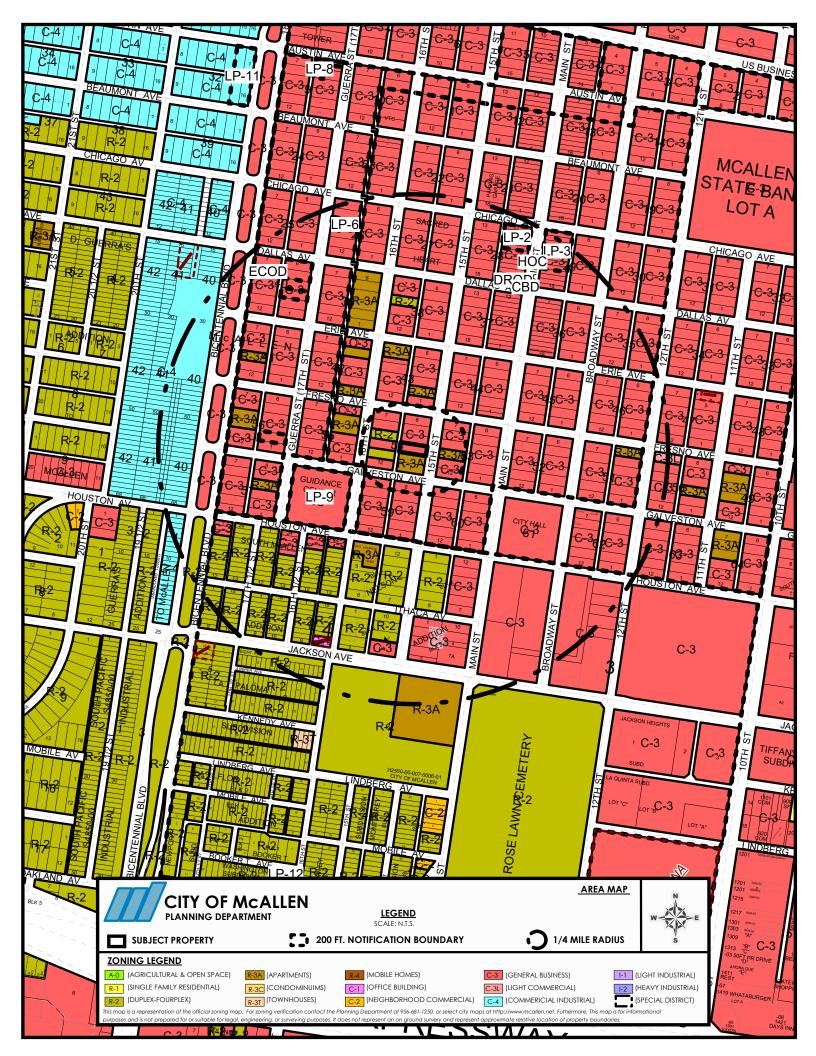
<u>ANALYSIS</u>: The requested zoning conforms to the Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

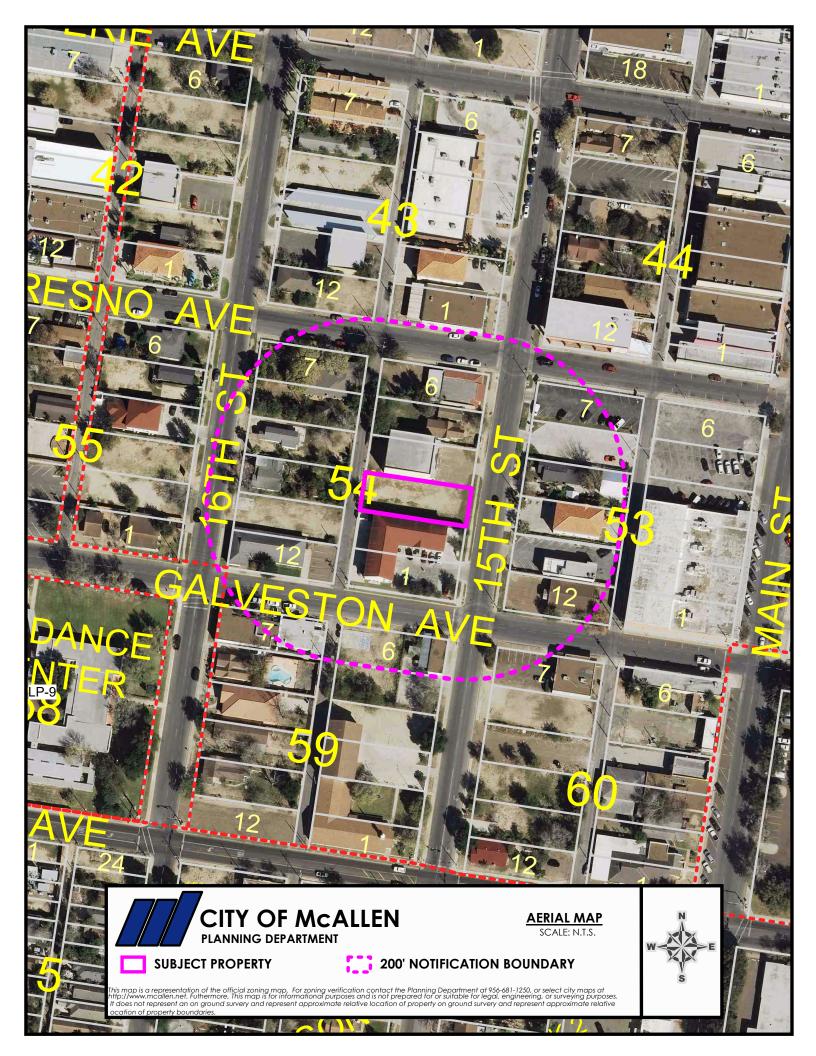
Multifamily residential site plans located in the central business district must comply with the Vegetation Ordinance with 50% of the required front yard and side yard areas within the front yard shall be devoted to landscape material.

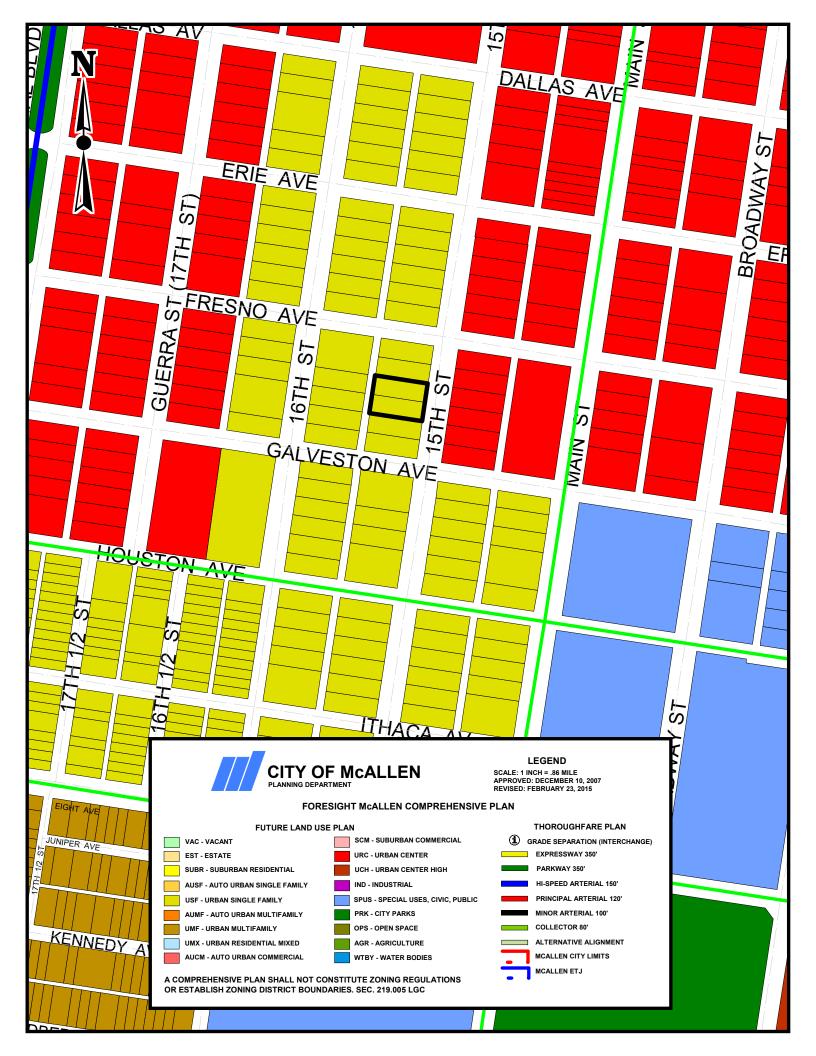
An approved site plan is required prior to issuance of any building permit. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit is required.

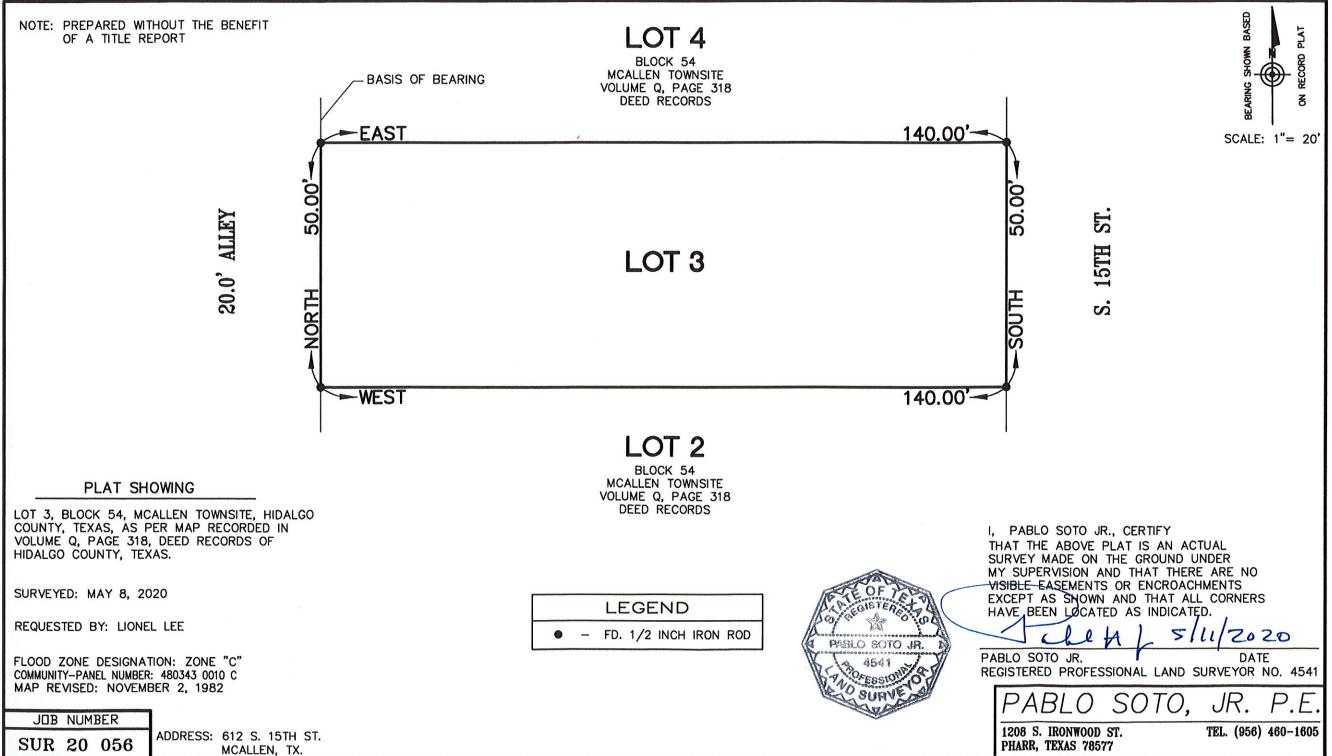
Staff has not received any calls or emails in opposition.

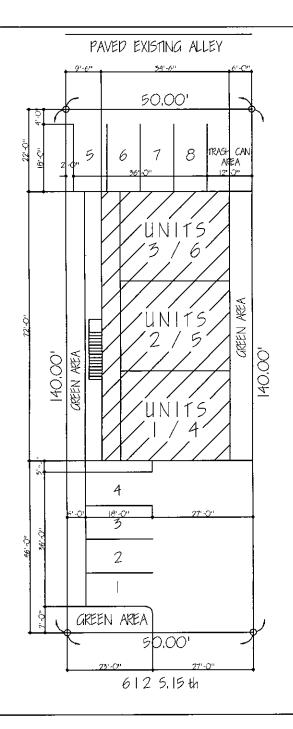
<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.











LEGEND

TWO STORY APARTMENT BUILDING - 18' HEIGHT TOTAL BUILDIG AREA = 4,968.0 SQ. FT. SIX (6) UNITS EIGHT (8) PARKING SPACES 1,148 SQ. FT. APROX OF GREEN AREA

LEGAL DESCRIPTION

LOT 3 BLOCK 54 McALLEN ADDITTION SUBDIVISION CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

> ANY COPYING, REPRODUCTION OR LEE OF THESE PLANS WITHOUT FIRST OPTAINING WRITTEN PERMISSION FROM "TODAY'S HOMES" IS ILLEGAL.





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 11, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-4

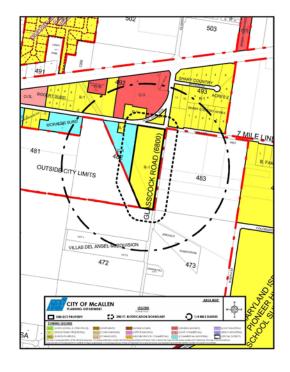
(COMMERCIAL INDUSTRIAL) DISTRICT: 12.23 ACRES TRACT OF LAND OUT OF LOT 482, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY,

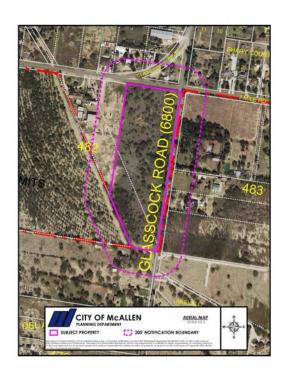
TEXAS; 6801 MILE 7 RD. (REZ2020-0015)

<u>LOCATION</u>: The property is located on the southwest corner of Mile 7 Road and Glasscock Road. The tract has 450 feet of frontage along Mile 7 Road and a depth of 1,319.91 feet for a tract size of 12.23 acres.

<u>PROPOSAL</u>: The applicant, South Texas Electric Cooperative, Inc. (STEC), is requesting to rezone the property to C-4 (commercial-industrial) District in order to construct an electrical substation. A feasibility plan nor a subdivision plat have been submitted.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 (single-family residential) District and C-3 (general business) District to the north, C-4 (commercial-industrial) District to the west, and properties to the south and east are outside city limits within McAllen's Extra Territorial Jurisdiction. The property was initially zoned A-O (agricultural-open space) District upon annexation in 2012. A City initiated rezoning request for the subject property to R-1 (single-family residential) District was approved on December 14, 2015.





<u>LAND USE</u>: The subject property is vacant. Surrounding land uses are single family residences, existing commercial-industrial uses, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Residential, which is comparable to R-1 (single-family residential) District. The Auto Urban Residential land use designation reflects the existing development pattern in the area.

DEVELOPMENT TRENDS:

The development trend for this area of Glasscock Road and Mile 7 road is single family residences on unsubdivided tracts and rural residential subdivisions.

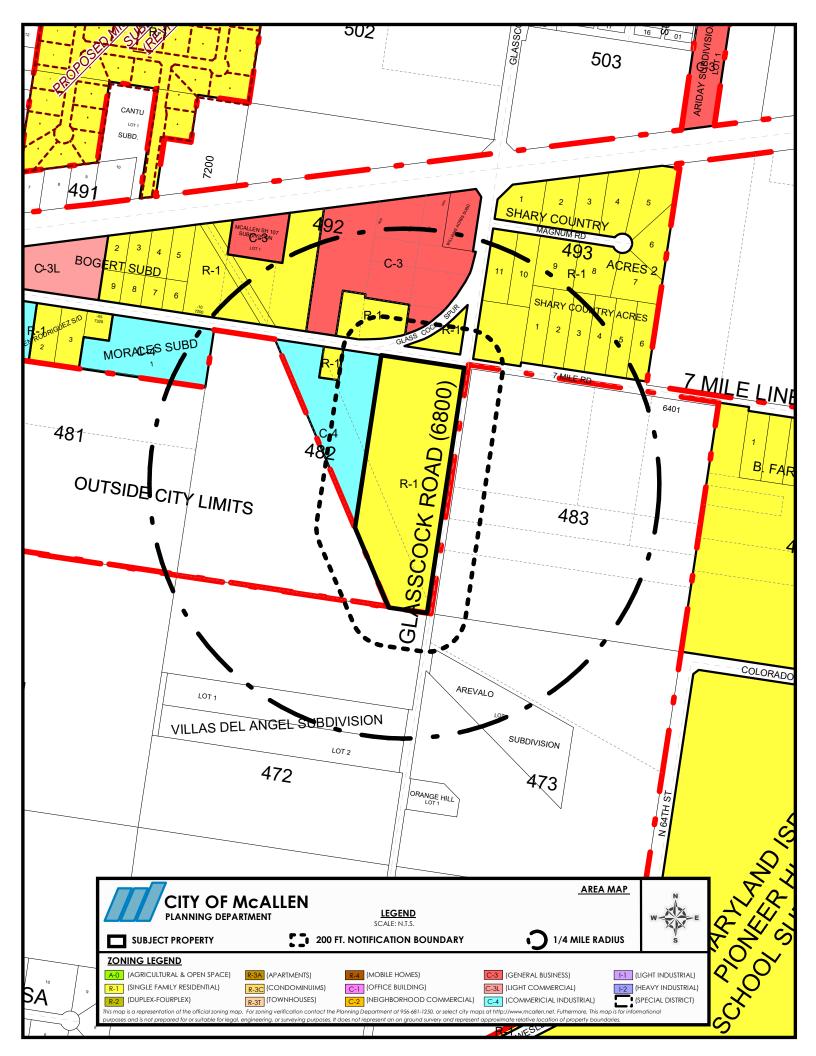
<u>ANALYSIS:</u> The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The Auto Urban Residential land use designation reflects the rezoning history of the area and development trends.

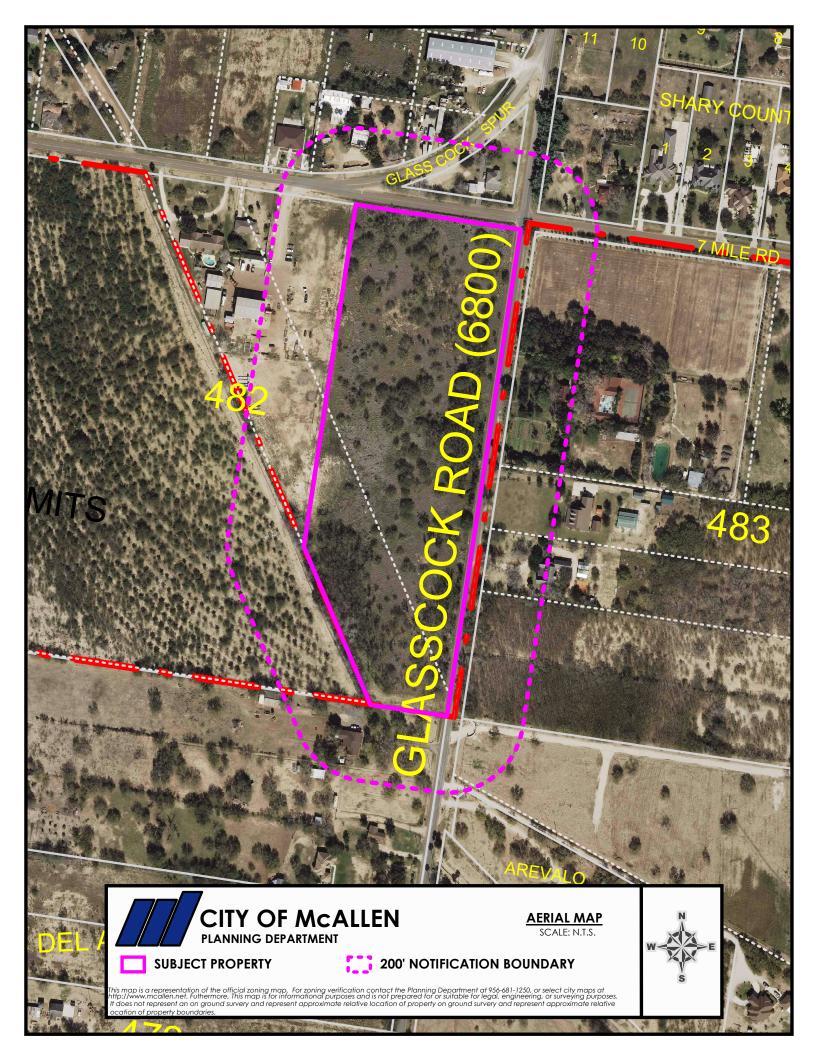
Glasscock Road is designated as a major collector with 80 feet if right-of-way and is currently 40 feet of right-of-way with 2 travel lanes, no shoulders and roadside diches. Mile 7 Road is designated as a major collector with 80 feet of right-of-way and currently 70 feet of right-of-way with 2 travel lanes, no shoulders and roadside ditches.

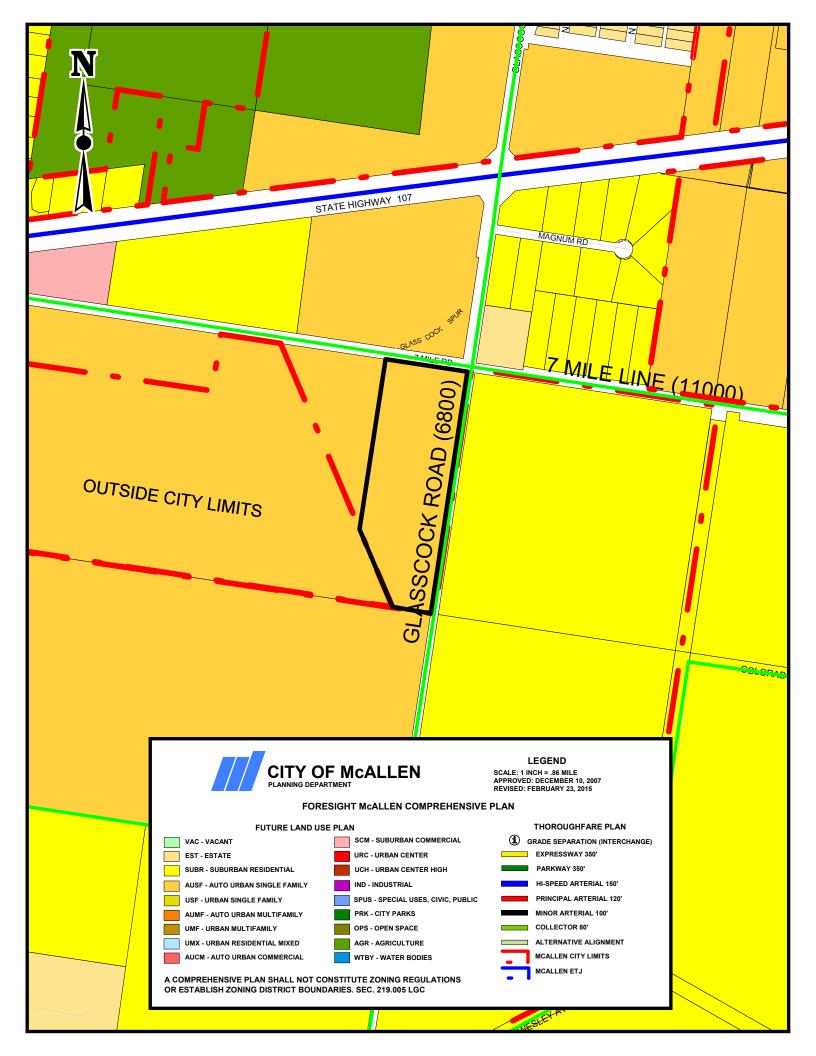
A recorded subdivision plat and approved site plan are required prior to issuance of any building permits.

Staff has not received any calls or emails in opposition.

<u>RECOMMENDATION:</u> Staff recommends disapproval of the rezoning request.







THENCE:

THENCE:

THENCE:

THENCE:

METES AND BOUNDS DESCRIPTION

FOR

A 12.23-acre tract of land described in a deed to Michael A. Hernandez as recorded in Document No. 509565, Official Records, Hidalgo County, Texas, being out of a called 16.56-acre tract described in a deed to Vince Borin, et ux as recorded in Document No. 38309, Official Records, Hidalgo County, Texas, same being the east portion of Lot 482 of the John H. Shary Subdivision, a map of which is recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, and being out of the Nicolas Bocanegra Survey "Porcion No. 58", Abstract 27, in Hidalgo County, Texas, said 12.23-acre tract being more particularly described with bearings based on the Texas Coordinate System of 1983 (NAD 83), South Zone 4205, with metes and bounds as follows;

BEGINNING: At a 1/2" steel rod, X = 1,057,316.71, Y = 16,638,598.04, found at the intersection of Mile 7 Road (70' r.o.w.) and North Glasscock Boulevard (40' r.o.w.) for the common corner of Lots 482, 483, 492, and 493 of said Shary Subdivision, for the northeast corner of the herein described tract from which a 60d nail found in asphalt payement for the northwest corner of Lot 482 bears N 81°27'14" W, 1,321.74 feet;

THENCE: S 08°34'20" W, along the centerline of North Glasscock Boulevard, a distance of 1,319.91 feet to a 60d nail found in asphalt pavement for the northeast corner of a called 5.00-acre tract described in a deed to Mario Servantes, et ux, as recorded in Volume 2705, Page 782, Deed Records, Hidalgo County, Texas, and for the southeast corner of the herein described tract;

N 81°24'35" W, along the common line of Lots 472 and 482 of said Shary Subdivision, at 20.00 feet pass a 3/4" iron pipe found on the west right-of-way line of said Glasscock Boulevard, in all a distance of 174.87 feet to a 1/2" iron pipe found on the high bank of an existing 60' wide irrigation canal for the lower southwest corner of the herein described tract:

N 23°11'23" W, along the high bank of said canal, a distance of 521.83 feet to a 1/2" iron pipe found for the southeast corner of a called 5.00-acre tract described in a deed to Asa C. Best, et ux, as recorded in Document No. 446430, Official Records, Hidalgo County, Texas, and for the upper southwest corner of the herein described tract;

N 08°33'24" E, along the east line of said 5.00-acre tract, at 841.47 feet pass a 1/2" iron rod found online and within the right-of-way of said Mile 7 Road, in all a distance of 875.96 feet to a PK nail set in asphalt pavement for the northwest corner of the herein described tract;

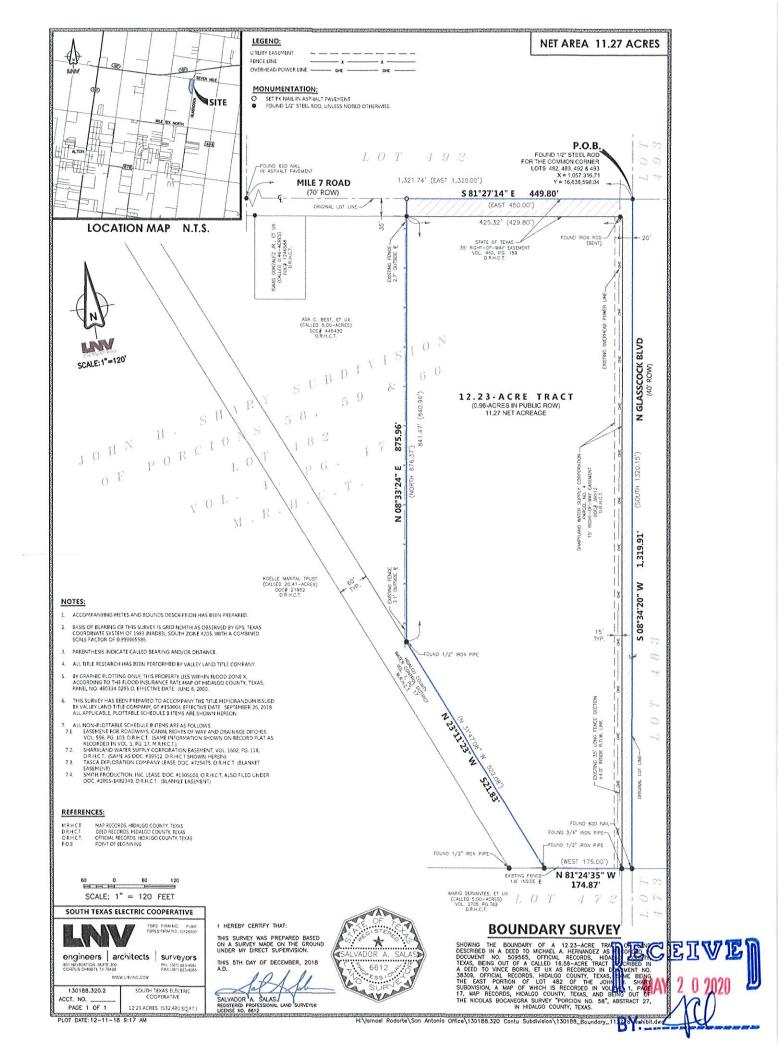
S 81°27'14" E, along the centerline of said Mile 7 Road, same being the common line of said Lots 482 and 492, a distance of 449.80 feet to the **POINT OF BEGINNING** and containing 12.23 acres of land, of which 0.96-acre are within the existing public right-of-ways mentioned herein, leaving a net acreage of 11.27 acres, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by LNV, Inc.

SALVADOR Å. SALAS

REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6612, STATE OF TEXAS









SOUTH TEXAS ELECTRIC COOPERATIVE, INC.

PO BOX 119 • 2849 FM 447 • NURSERY, TX 77976 • (361) 575-6491 • FAX (361) 576-1433

May 26, 2020

Michael A. Hernandez 701 Benham Street Kirkland, Illinois 60146-8827

Re:

Authorization for Re-Zoning Application - 12.23 (10.06 net) acre Option Agreement, Hidalgo

County, Texas

Dear Mr. Hernandez:

As per our phone conversation, please find this letter as a request for your authorization for South Texas Electric Cooperative, Inc. to make application to the City of McAllen to re-zone your 12.23 (10.06 net) acre tract (Hidalgo County Property ID #502161). Currently, the acreage is zoned as A-O or R-1 by the City of McAllen planning department and they have informed us that our future electrical substation will need to be re-zoned as C-4: Industrial. STEC is allowed to make application for re-zoning but is required to obtain authorization from the current owner of record as per the Hidalgo County tax rolls.

Pursuant to the existing Option to Purchase filed as a Memorandum as Clerk's File Number 3006981 in the Hidalgo County Official Records, we are moving forward with the design phase, acquisition of easements and fulfilling all city the requirements for our future electrical substation. By beginning the re-zoning process now, it will allow us to move forward with our project and hopefully perfect the Option Agreement by closing on the acquisition of your property.

Please sign below to indicate your authorization for South Texas electric Cooperative, Inc. to apply for the re-zoning of Hidalgo County Property ID 502161. By signing below, you also authorize South Texas Electric Cooperative, Inc., and/or its employees to act on your behalf during this re-zoning process at any and all McAllen Planning Department Meetings or McAllen City Council Meetings. I have included a self-addressed stamped envelope for you to return the signed authorization back to me. Feel free to contact me at (361) 485-6156 if you have any questions or need any additional information.

Sincerely,

Dwight H. Jander Land Agent

South Texas Electric Cooperative, Inc.

I hereby authorize South Texas Electric Cooperative, Inc. to apply for the re-zoning of Hidalgo County Property ID 502161. I also hereby authorize South Texas Electric Cooperative, Inc., and/or its employees to act on my behalf during this re-zoning process at any and all McAllen Planning Department Meetings or McAllen City Council Meetings.

MICHAEL Á. HERNANDEZ



SOUTH TEXAS ELECTRIC COOPERATIVE, INC.

PO BOX 119 • 2849 FM 447 • NURSERY, TX 77976 • (361) 575-6491 • FAX (361) 576-1433

June 5, 2020

City of McAllen Planning Department Attn: Rod Sanchez 311 North 15th St. McAllen, TX 78501

Re:

Authorization for Re-Zoning Application - 12.23 (10.06 net) acres

Hidalgo County Property ID #502161

Dear Mr. Sanchez:

Please find this letter as authorization for Dwight Jander to represent South Texas Electric Cooperative, Inc. Mr. Jander is employed as our Land Agent and has the authority to submit the rezoning application for our future substation site located on property known as Hidalgo Property ID #502161, located at the intersection of Mile 7 Road and North Glasscock Road within the McAllen City Limits. Said property is currently zoned as R-1 and we are requesting that the property be zoned as C-4.

This letter shall also serve as authority for Dwight Jander to represent and speak on behalf of South Texas Electric Cooperative, Inc. in any meeting held by the City of McAllen Planning Department or the McAllen City Council to consider the approval of the attached Application for Zoning Change.

Please let me know if you have any questions or require any additional information.

Sincerely,

General Manager

South Texas Electric Cooperative, Inc.



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 9, 2020

SUBJECT: REQUEST OF MARIO GUTIERREZ FOR A CONDITIONAL USE PERMIT, FOR

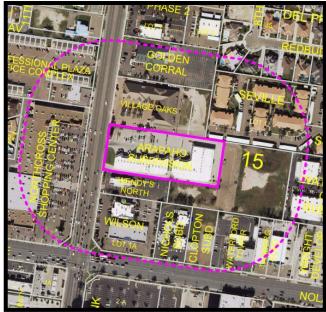
ONE YEAR, FOR A SOCIAL EVENT CENTER AT LOT A, ARAPAHO SUBDIVISION, HIDALGO COUNTY, TEXAS: 4108 NORTH 10TH STREET.

SUITE 1000. (CUP2020-0049)

BRIEF DESCRIPTION:

The property is located on the east side of North 10th Street, approximately 380 ft. north of Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, west and south, and R-3A (multifamily residential apartments) District to the northeast. Surrounding land uses include the Seville apartments, restaurants, retail and offices. An event center is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements





HISTORY:

The initial conditional use permit was approved for a bar at this location in 1999 by the Planning and Zoning Commission. The permit has been renewed annually by different applicants. The last approval was on March 26, 2018 for one year, by the City Commission with a variance to the 600 ft. distance requirement The approval was also subject to providing extra security to patrol and secure the area for an hour after the event center is closed.

REQUEST/ANALYSIS:

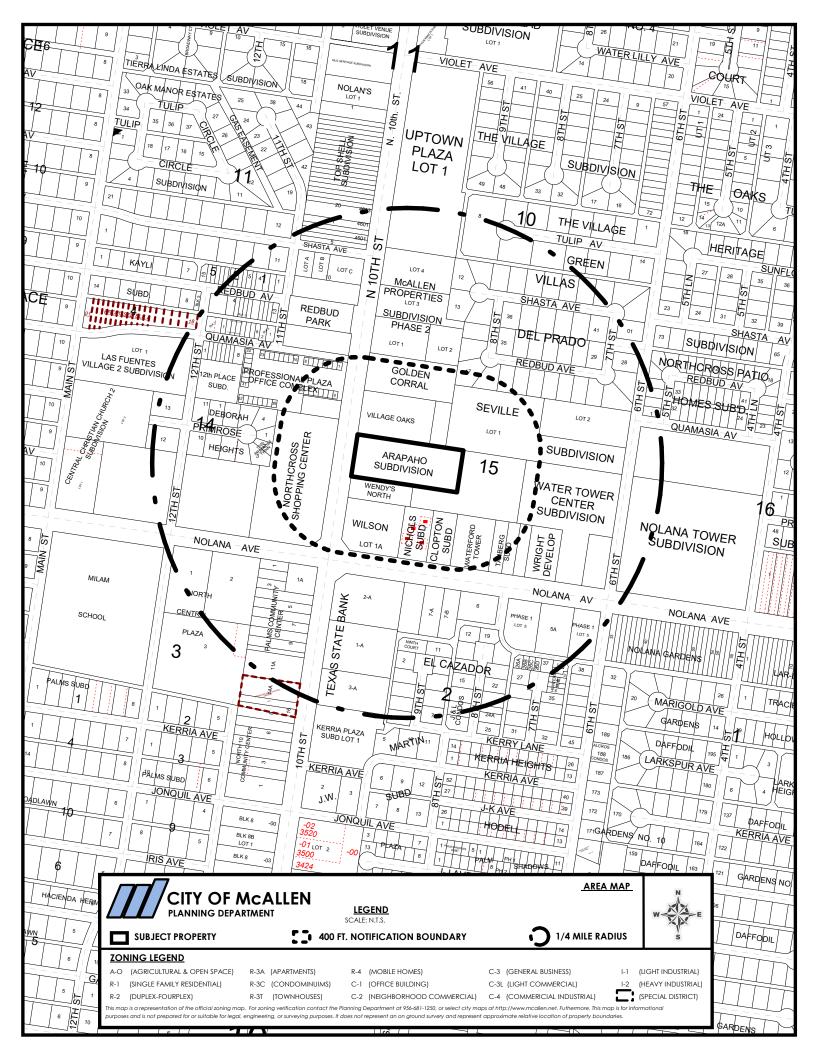
The applicant is proposing to continue to operate an event center in the existing 3,614 sq. ft. lease space. Of the 3,614 sq. ft. lease space, 2,453.20 sq. ft. of actual floor area is being used. Currently, there is a multi-tenant commercial building of approximately 39,585 sq. ft. on the property. The building is a mixture of retail, a restaurant, event centers, a child daycare, and a vacant suite. The proposed hours of operation are from 5:00 PM to 2:00 AM Monday through Sunday. Attached is a police report, which indicates service calls from June 2019 till present.

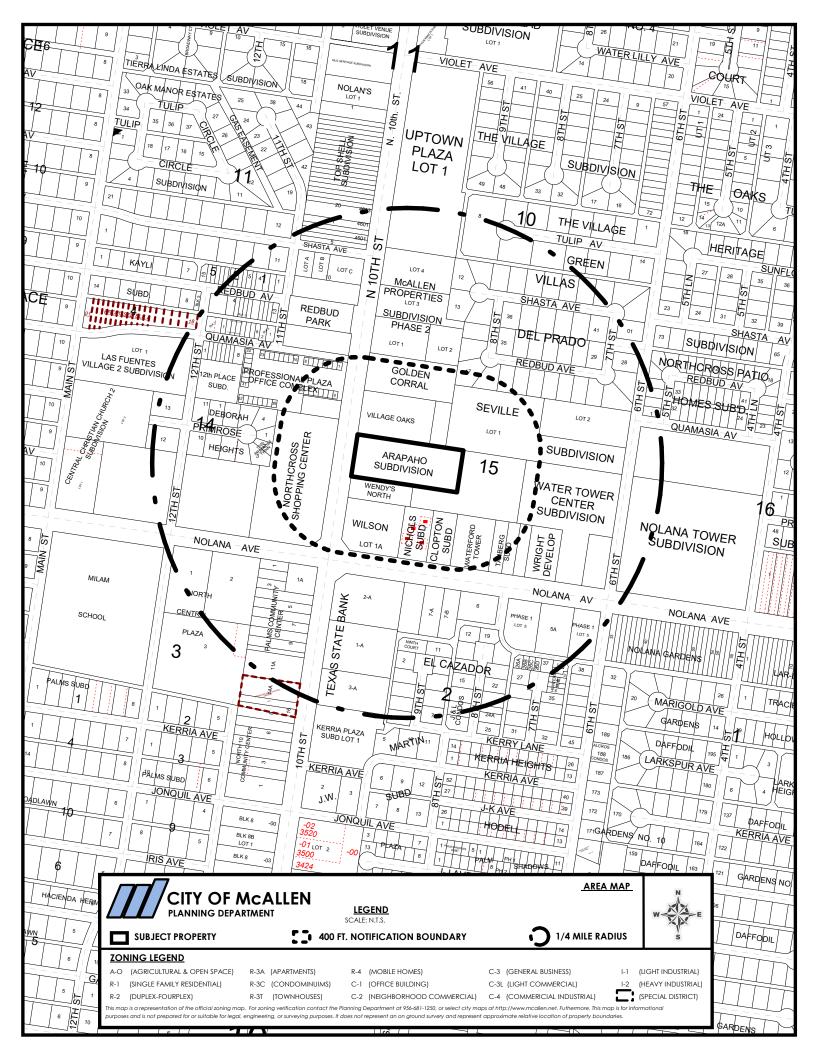
The Health and Fire Departments have conducted their respective inspection, and found the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

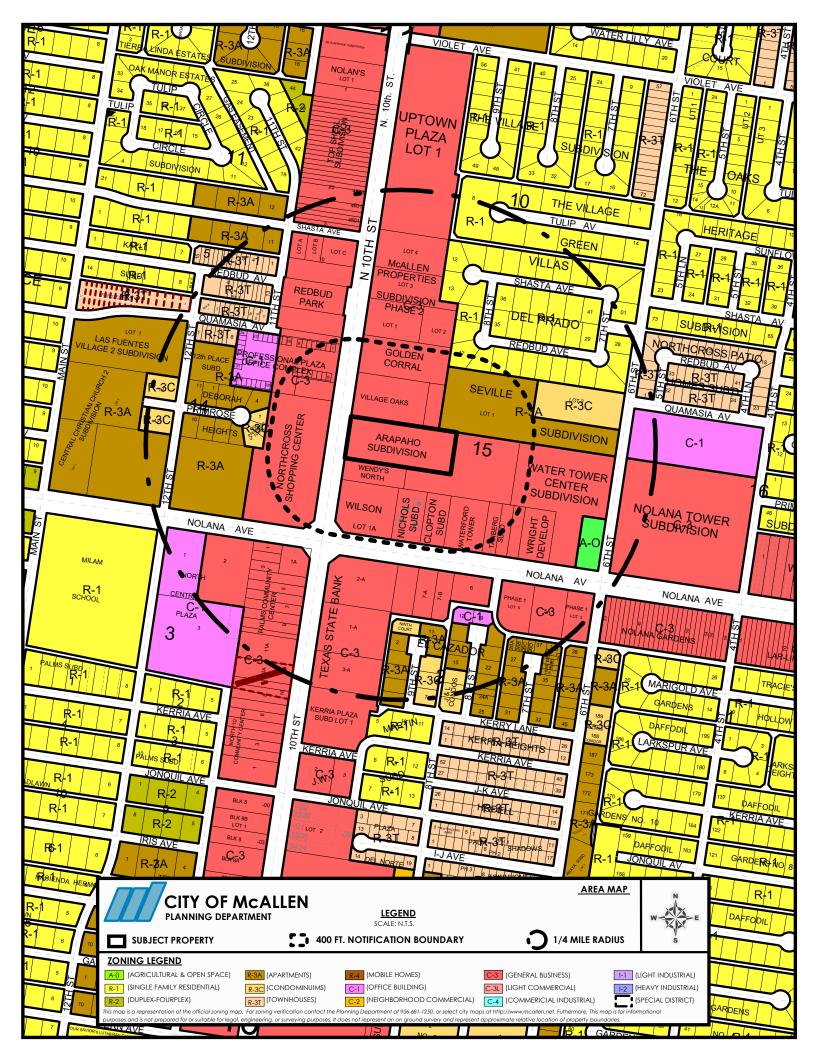
- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The Seville Apartments are adjacent to the establishment;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10th Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The multi-tenant building is a mixture of commercial businesses; a vacant suite 3,100 sq. ft., a 3,100 sq. ft. boxing gym, a 4,146 sq. ft. restaurant, a 2,160 sq. ft. Beauty Spa, a 3,050 sq. ft. daycare, a social club which totals 7,000 sq. ft., and a vacant suite of 3,614 sq. ft. There are 263 parking spaces on site; 264 are required for all the establishments to operate at the same time. The daycare operation hours (8:00 AM to 3:30 PM) do not interfere with the operation hours of the event center on suite 1000, which would free 8 parking spaces. After 3:30 PM, only 256 parking spaces are required for all of the establishments to operate at the same time.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties.
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

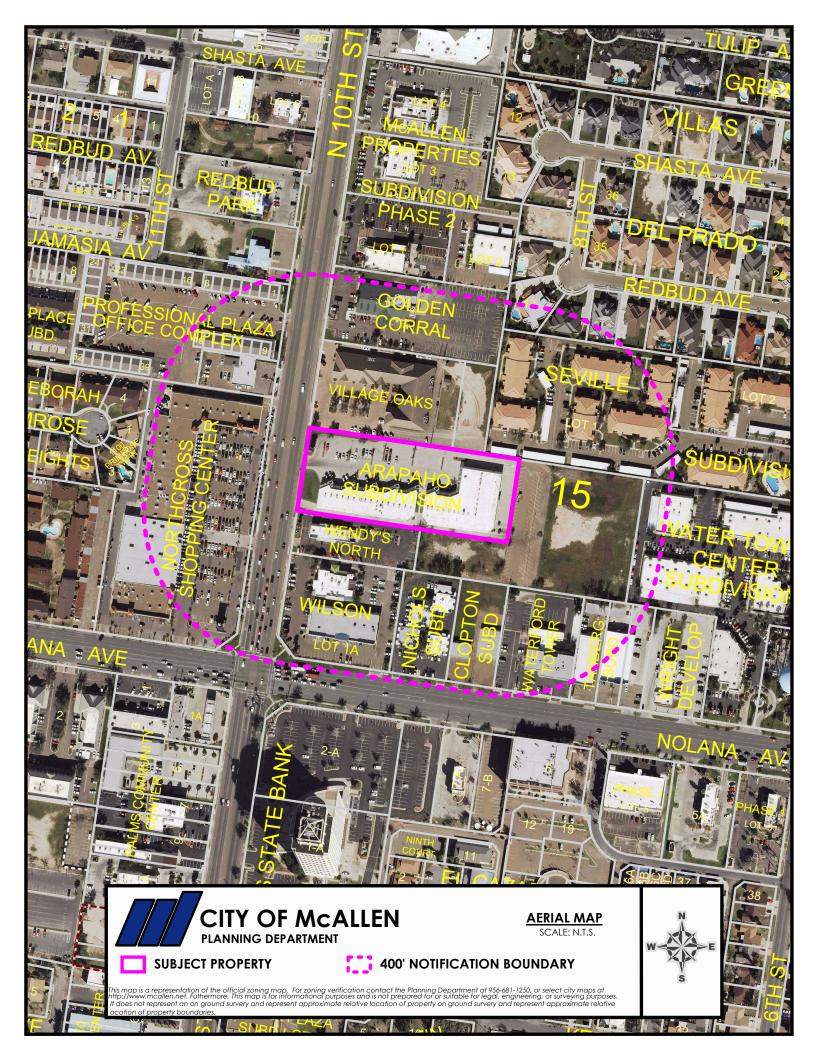
RECOMMENDATION:

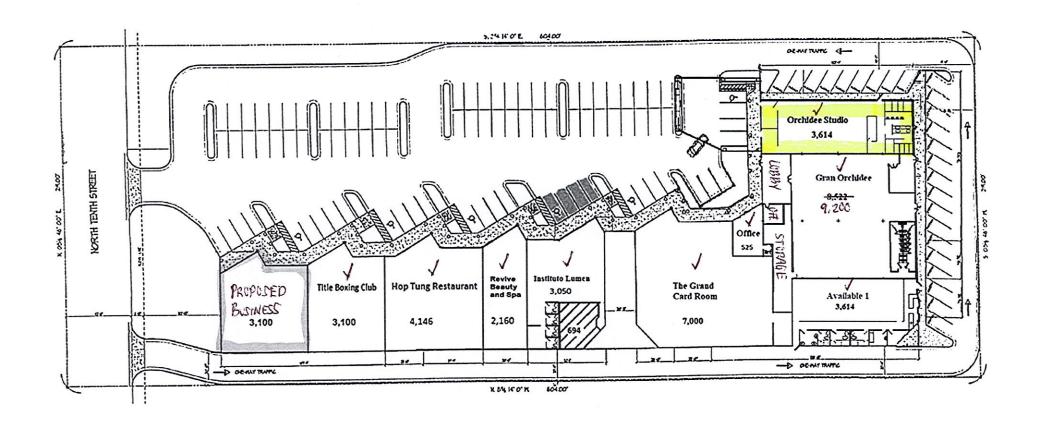
Staff recommends disapproval of the request due to non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.







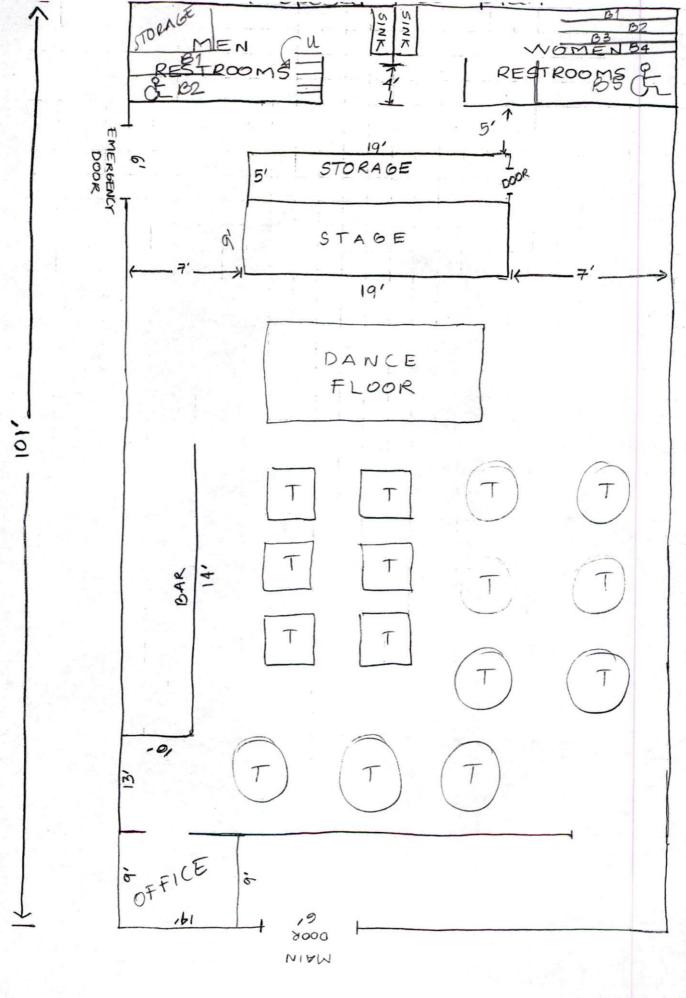




NORTH TENTH STREET RETAIL CENTER

GROSS BUILDING AREA = 39,585 SF TOTAL PARKING = 113 SPACES (MIN. REQ'D = 103) TOTAL LOT AREA = 121326.00 SF.
TOTAL LANDSCAPED AREAS = 13,138 S.F. (REO'D = 12,133 SF)

Maria Ontightes



98 78 18 63 4 62 56 46 10 14 82 1. 12 62 6 11 5.

hl







Incident Analysis Report

Summary

Print Date/Time: 06/09/2020 12:43

Login ID: mcpd7004 Incident Type: All

Call Source: All

From Date: 06/05/2019 00:01

To Date: 06/09/2020 12:00

McAllen Police Department
ORI Number: TX1080800

Officer ID: All

Location: 4108 N 10TH ST 1000, MCALLEN

Incident Date/Time Incident Number Incident Type Location

Total Matches: 0

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 9, 2020

SUBJECT: REQUEST OF MARIO GUTIERREZ FOR A CONDITIONAL USE PERMIT, FOR

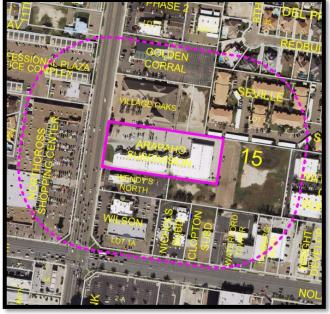
ONE YEAR, FOR A SOCIAL EVENT CENTER AT LOT A, ARAPAHO SUBDIVISION, HIDALGO COUNTY, TEXAS: 4108 NORTH 10TH STREET.

SUITE 900. (CUP2020-0051)

BRIEF DESCRIPTION:

The property is located on the east side of North 10th Street, approximately 380 ft. north of Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, west and south, and R-3A (multifamily residential apartments) District to the northeast. Surrounding land uses include the Seville apartments, restaurants, retail and offices. An event center is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements





HISTORY:

The initial conditional use permit was approved for one year by the City Commission on appeal to the distance requirement on February 22, 2016. The last approval was on April 8, 2019 for one year, by the City Commission with a variance to the distance requirement

REQUEST/ANALYSIS:

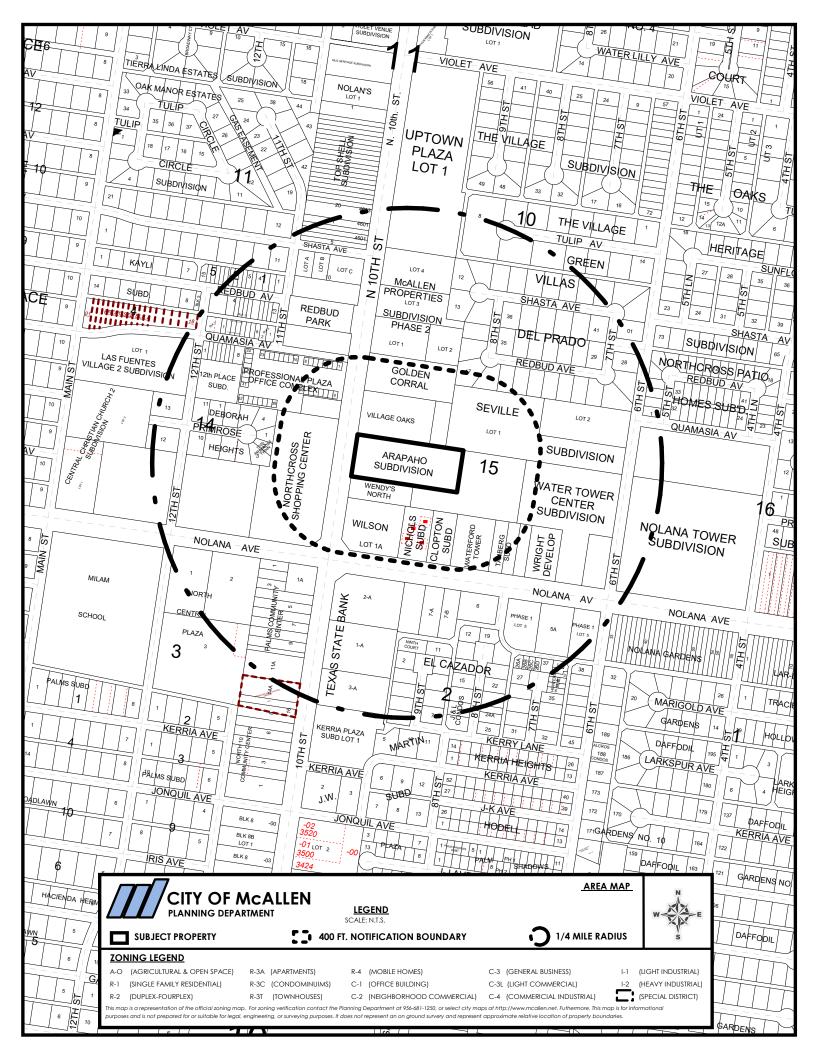
The applicant is proposing to continue to operate an event center from an existing 8,522 sq. ft. lease space. Of the 8,522 sq. ft. lease space, 8,522 sq. ft. of actual floor area is being used. Currently, there is a multi-tenant commercial building of approximately 39,585 sq. ft. on the property. The building is a mix of retail, a restaurant, event centers, a child daycare, and a vacant suite. The proposed hours of operation are from 5:00 p.m. to 2:00 a.m. Monday through Sunday. Attached is a police report, which indicates service calls from June 2019 till present.

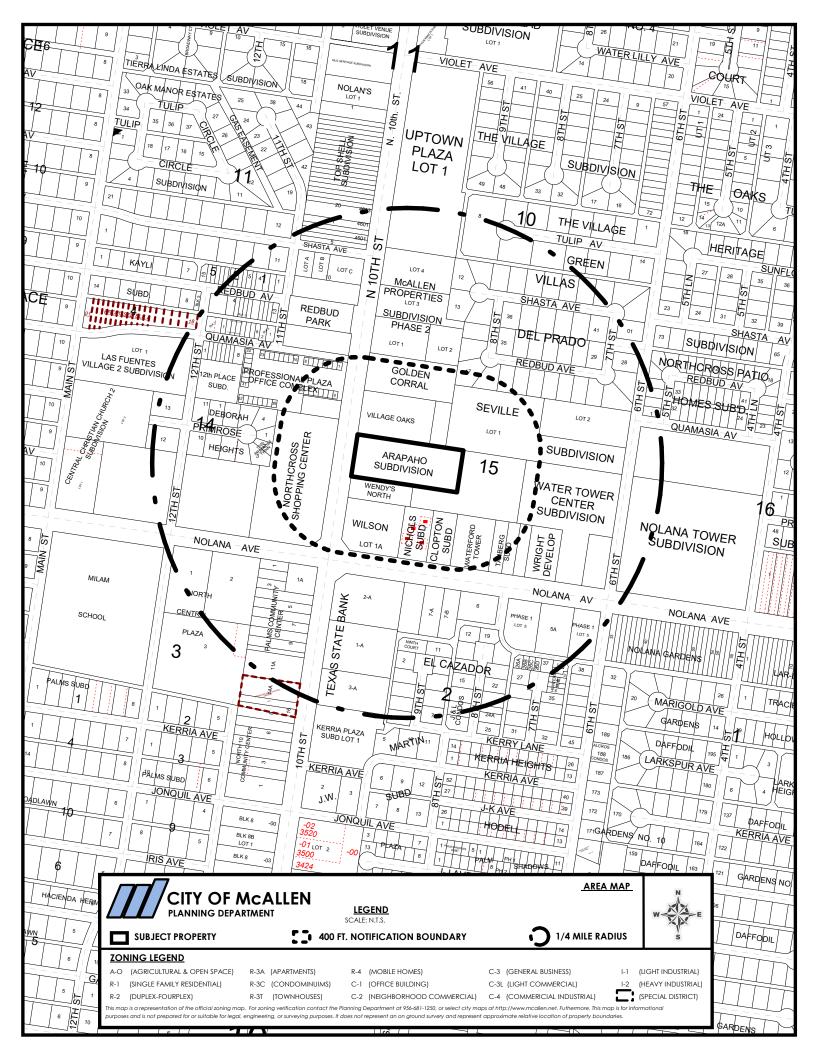
The Health and Fire Departments have conducted their inspections, and found the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

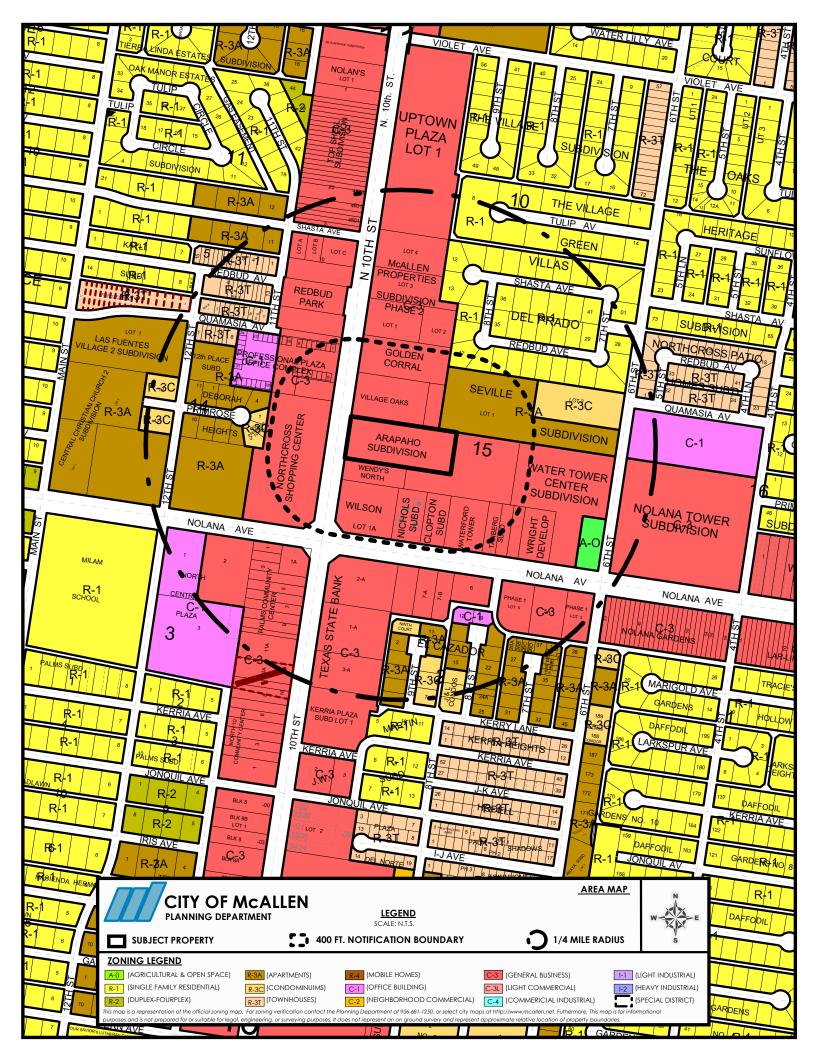
- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The Seville Apartments are adjacent to the establishment;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10th Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The multi-tenant building is a mix of commercial businesses; a vacant suite 3,100 sq. ft., a 3,100 sq. ft. boxing gym, a 4,146 sq. ft. restaurant, a 2,160 sq. ft. Beauty Spa, a 3,050 sq. ft. daycare, a social club which totals 7,000 sq. ft., and a vacant suite of 3,614 sq. ft. There are 263 parking spaces on site; 264 are required for all the establishments to operate at the same time. The daycare operation hours (8:00 a.m. to 3:30 p.m.) do not interfere with the operation hours of the event center on suite 900, which would free 8 parking spaces. After 3:30 p.m., only 256 parking spaces are required for all of the establishments to operate at the same time.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties.; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

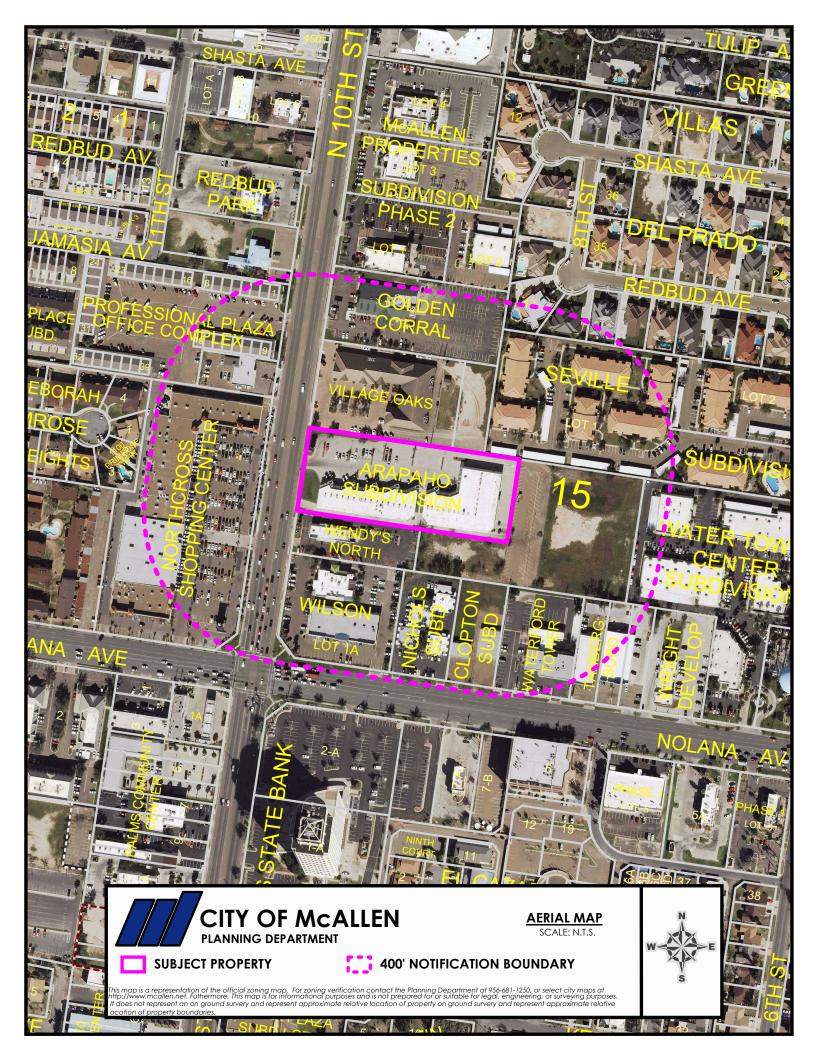
RECOMMENDATION:

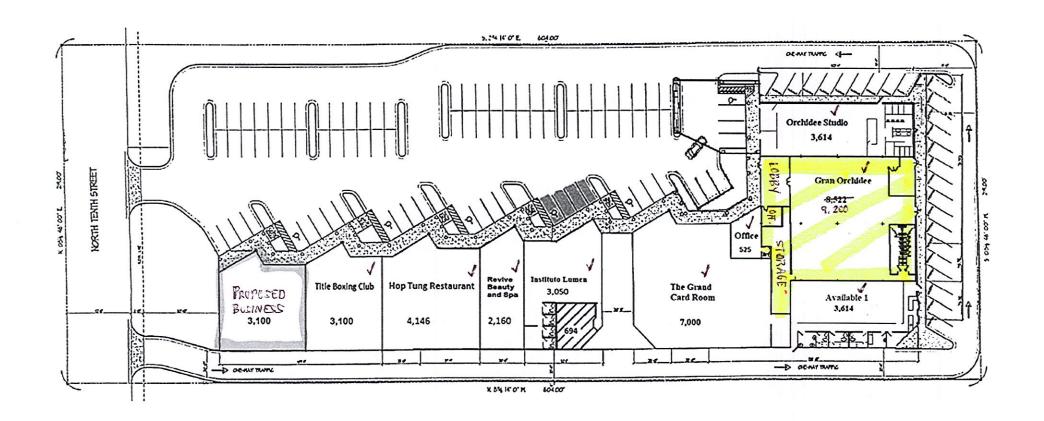
Staff recommends disapproval of the request due to non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.







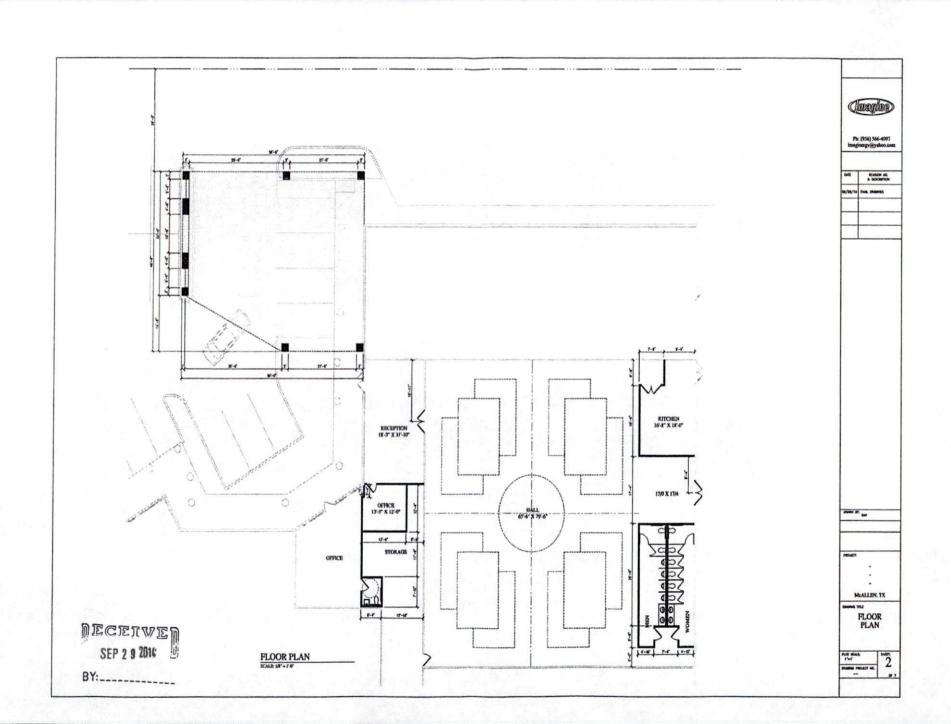




NORTH TENTH STREET RETAIL CENTER

GROSS BUILDING AREA = 34,585 SF TOTAL PARKING = 1(3 SPACES (MIN. REQ'D = 103) TOTAL LOT AREA = 121326.00 S.F. TOTAL LANDSCAPED AREAS = 13,138 S.F. (REO'D = 12,133 SF)

Marie Catrolises









Incident Analysis Report

Summary

Print Date/Time: 06/09/2020 12:42

Login ID: mcpd7004 Incident Type: All

Call Source: All

From Date: 06/05/2019 00:01

To Date: 06/09/2020 12:00

McAllen Police Department
ORI Number: TX1080800

Officer ID: All

Location: 4108 N 10TH ST 900, MCALLEN

Incident Date/Time Incident Number Incident Type Location

Total Matches: 0

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 8, 2020

SUBJECT: REQUEST OF JARED W. DOXEY, ON BEHALF OF THE CHURCH OF

JESUS CHRIST OF LATTER-DAY SAINTS FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (CHURCH) AT A 10.615-ACRE TRACT OF LAND OUT OF LOT 16, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO

COUNTY, TEXAS; 7301 NORTH 2ND STREET.(CUP2020-0057)

BRIEF DESCRIPTION:

The property is located at the northwest corner of North 2nd Street and Trenton Road. It is zoned R-1 (single family) District. The adjacent zoning is R-1 in all directions, and A-O (agricultural-open space), C-3(general business) to the east and C-3L (light commercial) District to the southeast. Surrounding land uses include single-family residences and vacant land. An institutional use is permitted in an R-1 zone with conditional use permit and in compliance with requirements.





HISTORY:

A subdivision submitted under the name McAllen Temple was approved in its preliminary form by the Planning and Zoning Commission meeting of March 3, 2020.

REQUEST/ANALYSIS:

The applicant is proposing to construct two buildings for a church and church related uses on the 10.615-acre vacant land.

The first building (meeting house) approximately 19,263 sq. ft., consists of 15 rooms, 9 offices, both women and men restrooms, as well as women and men dressing rooms, a basketball court and a chapel. The chapel has 40 pews, for a seating area capacity of approximately 150 people. Its primary use is for religious worship. It's scheduled to operate from Tuesday trough Saturday from 5:00AM to 10:00 PM.

The second building approximately 29,732 sq. ft. consists of 5 instructional rooms, 4 offices, both women and men restrooms, a lobby and multiple dressing rooms. The temple is schedule to be used mainly on Sundays from 7:00AM to 4:00PM and for smaller activities on Tuesday, Wednesday and Thursday nights from 6:00PM to 10:00PM.

Based on the number of seats in the main sanctuary, 52 parking spaces are required for the church building, of which 4 parking spaces must be van accessible with an 8 ft. aisle. Two hundred and forty parking spaces are proposed; 16 van accessible parking spaces are proposed. Additional parking may be required for the second building.

A landscape plan has yet not been submitted.

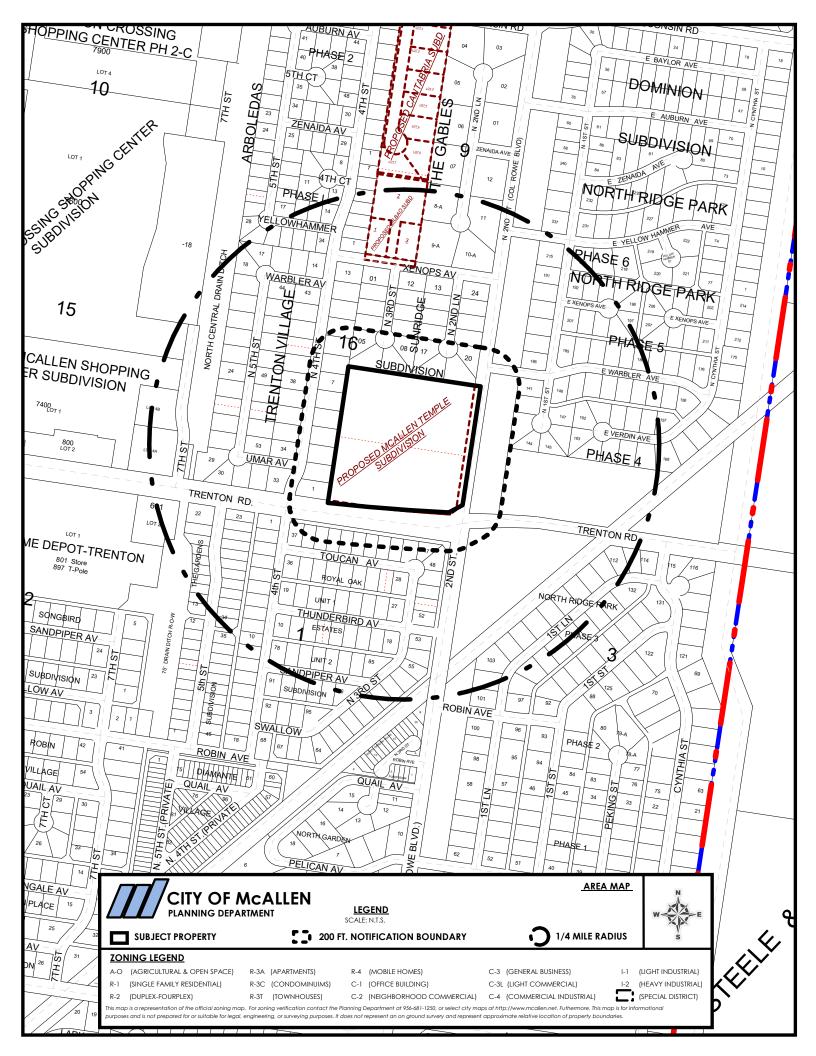
The Fire Department has not conducted the necessary inspections since the property is vacant. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

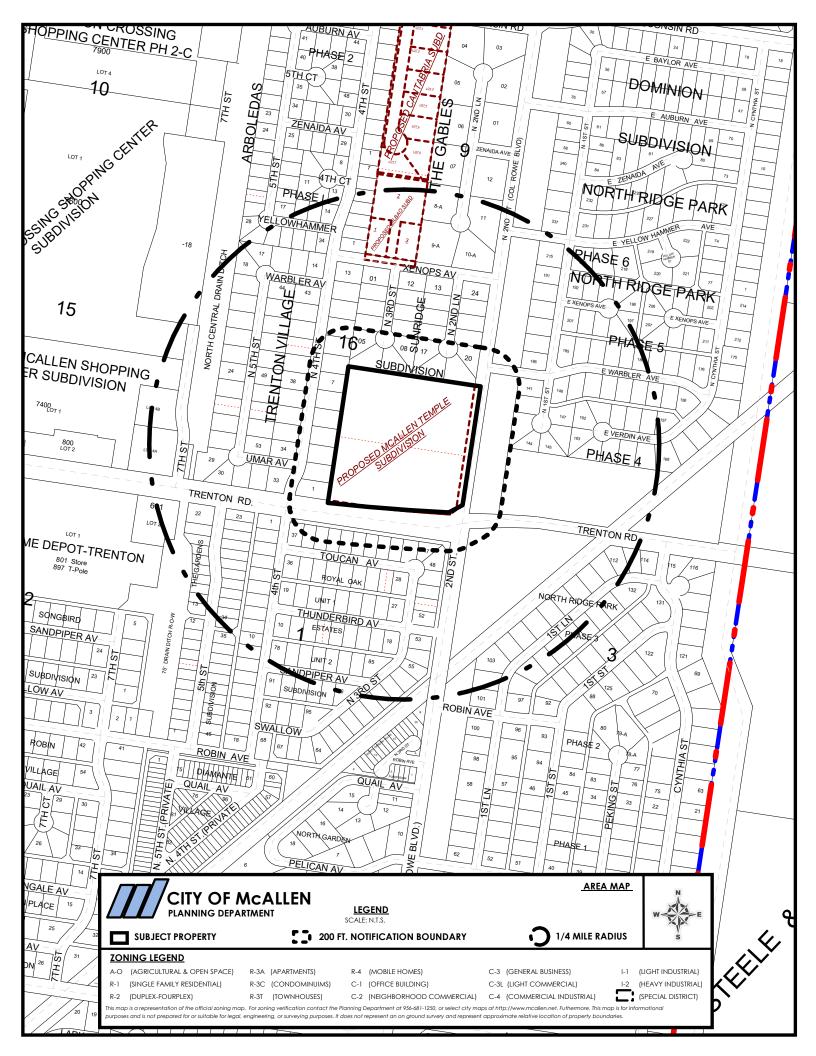
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Trenton Road and North 2nd Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 150 seats in the main sanctuary, offices and instructional rooms, 52 parking spaces are required; 240 parking spaces are proposed. The parking must be clear of potholes and properly striped per city requirements. Additional parking may be required for the second building.
- The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

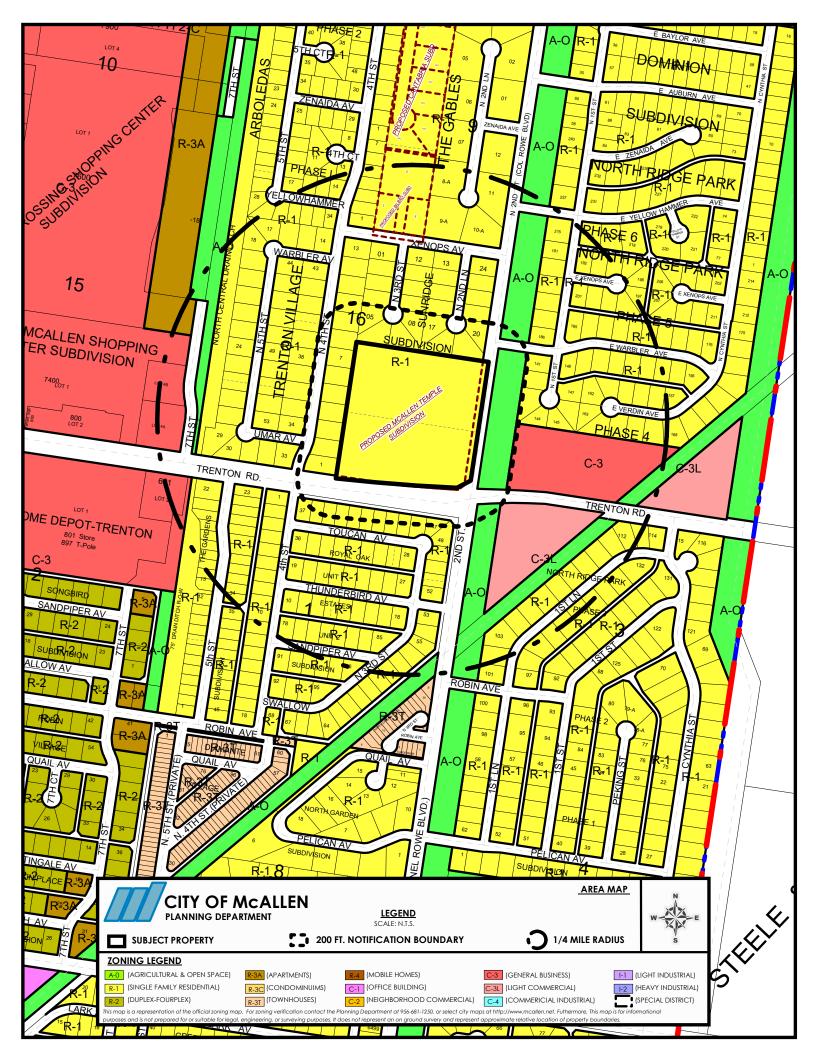
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence will need to be provided along the north and west property line.

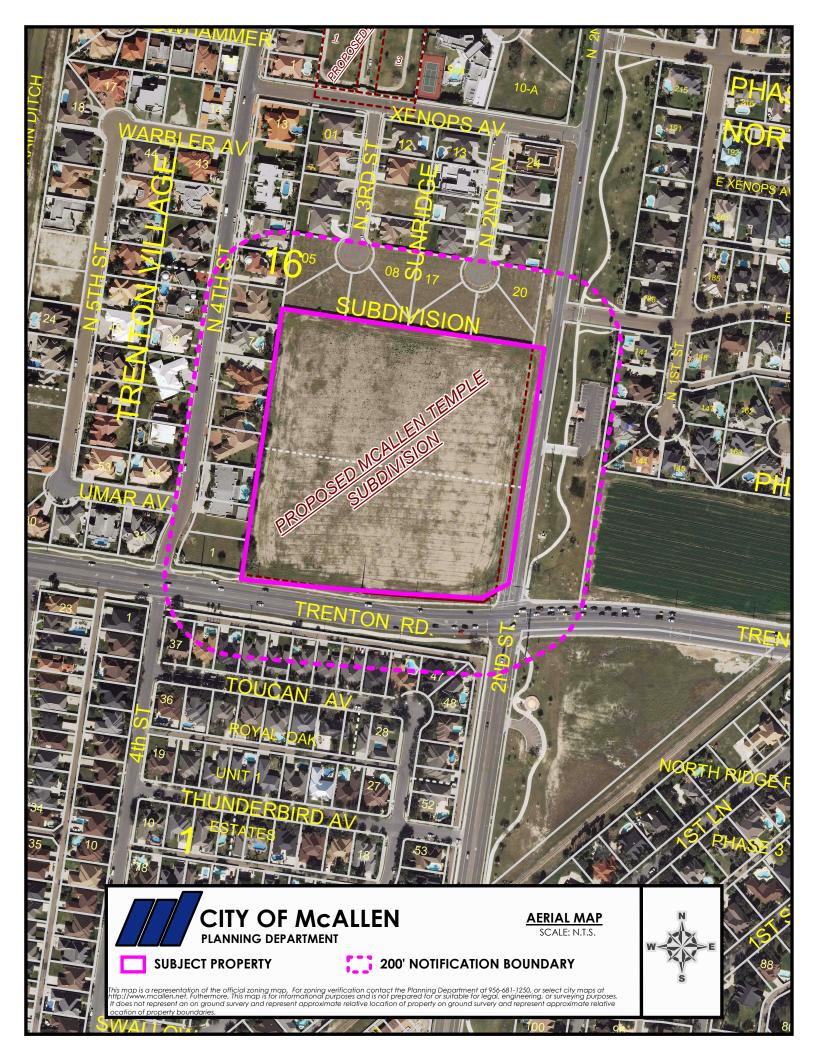
RECOMMENDATION:

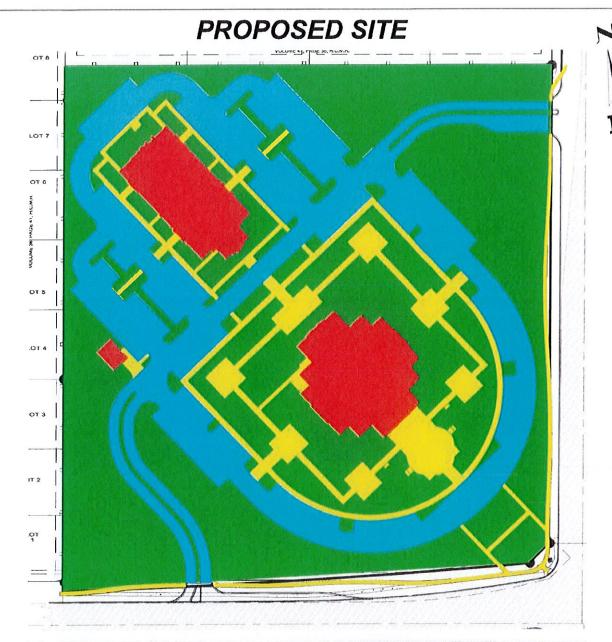
Authorized agent has requested to table the item.











Legend:				
Pervious:				
Roofs:				
Drives:				
Walks:				

Land Use:	"c" value:	Square Footage	Acreage	partial "c"
Heavy soil, flat, 2% - Pervious	0.2			1.094
Roofs:	0.95	38,122	0.875	0.831
Drives:	0.95	133,801	3.072	2.918
Walks:	0.95	50,097	1.150	1.093
Total:		460362.51	10.568	5.936
Welghted "c":	Table 1		0.562	

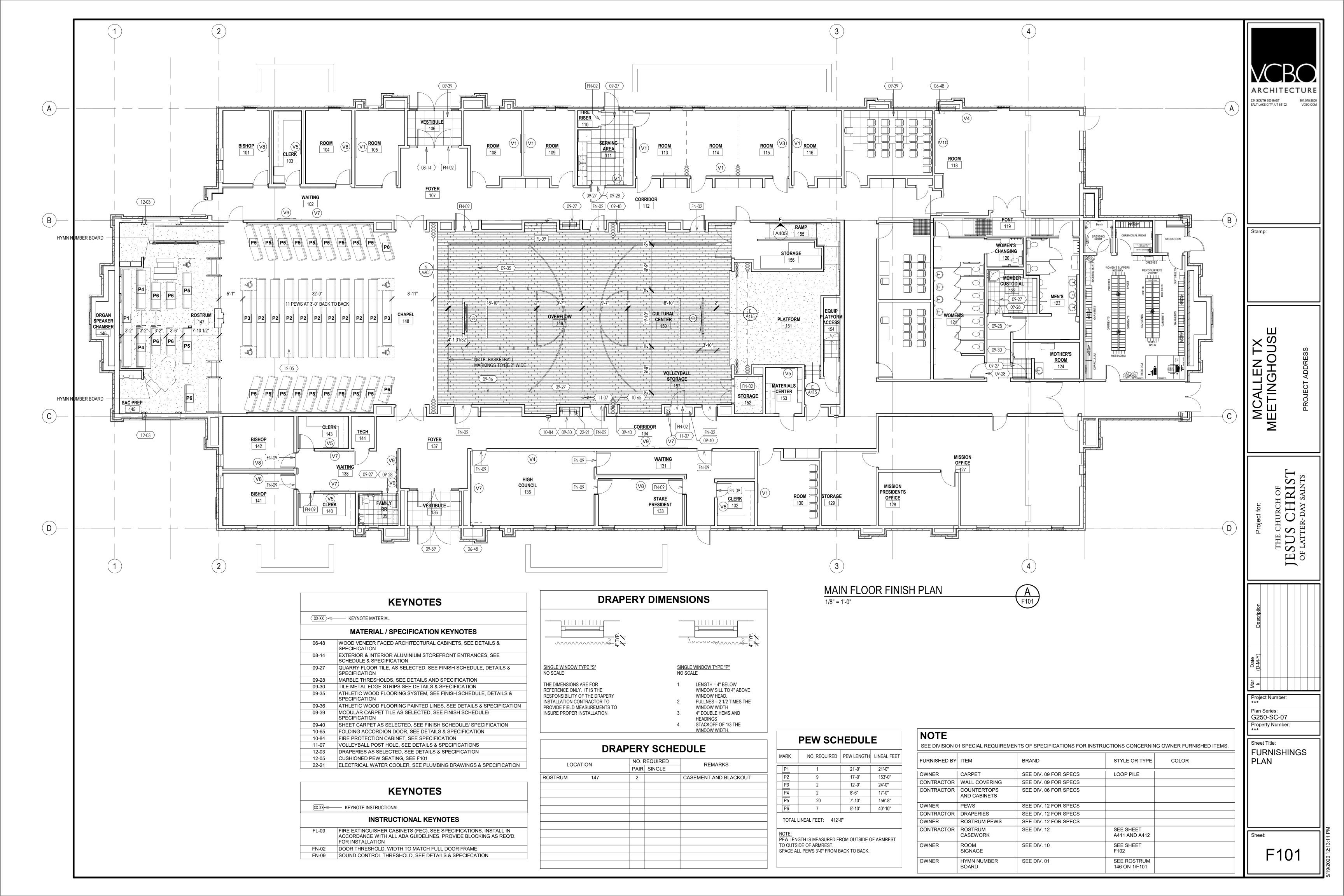


MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS

SCALE: NOT TO SCALE

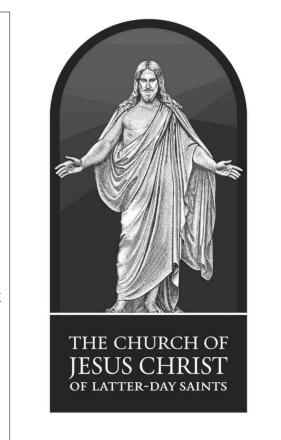
115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com





GENERAL FURNITURE NOTES

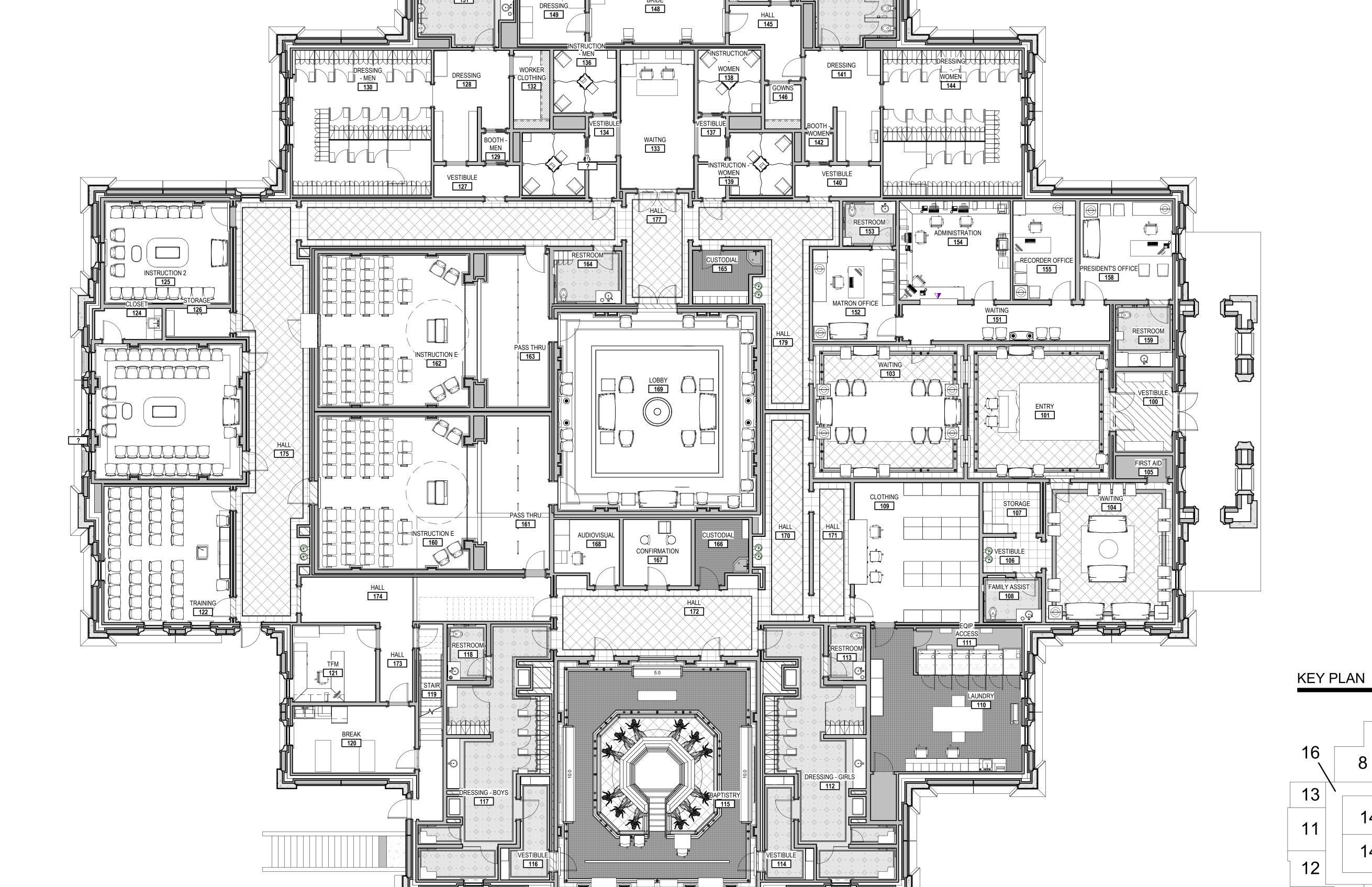
ALL FURNITURE SUPPLIED BY OWNER. LOCATION SHOWN FOR REFERENCE ONLY





A4 PLAN - LEVEL 01 - FURNITURE

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



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 11, 2020

SUBJECT: REQUEST OF JACQUELINE DIAZ GONZALEZ, FOR A CONDITIONAL USE

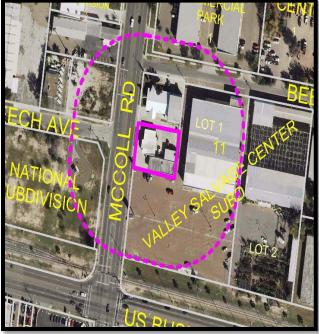
PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT THE SOUTH 119 FT. OF THE NORTH 235 FT. OF THE WEST 150 FT. OF LOT 11, A RESUBDIVISION OF LOT 6, BLOCK 12, RANCHO DE LA FRUTA #2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 112 NORTH MCCOLL ROAD,

SUITE A. (CUP2020-0055)

BRIEF DESCRIPTION:

The property is located on the east side of North McColl Road, approximately 285 ft. north of US Business Highway 83. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 to the east, south, west, and C-4 (commercial-industrial) District to the north. Surrounding land uses include retail plazas, Allied Fire Protection, Toby's Plumbing, Wilson Hearing Aid Center and Martinez Furniture Store. An institutional use (beauty school) is permitted in the I-1 zone with a conditional use permit.





REQUEST/ANALYSIS:

The applicant is proposing to operate a beauty school from a 2,250 sq. ft. lease space. The proposed days and hours of operations are from Monday through Friday from 8am to 5 pm. There will be 5 classrooms and 1 administrative office. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 27 parking spaces are required, of which two parking spaces must be van accessible with an 8ft. aisle. Four spaces are provided on site, one space is assigned van accessible. The applicant has presented two parking agreements from a neighboring business for an additional 26 spaces, totaling 30 parking spaces. The parking agreements must be recorded at the county. Should the number of offices and classrooms increase, then additional parking will be required. There have been no complaints to the Planning Department.

A site inspection revealed that the parking needs maintenance and the South parking lot needs to be clear out of grass and North parking lot needs to be properly striped. A follow-up inspection is needed.

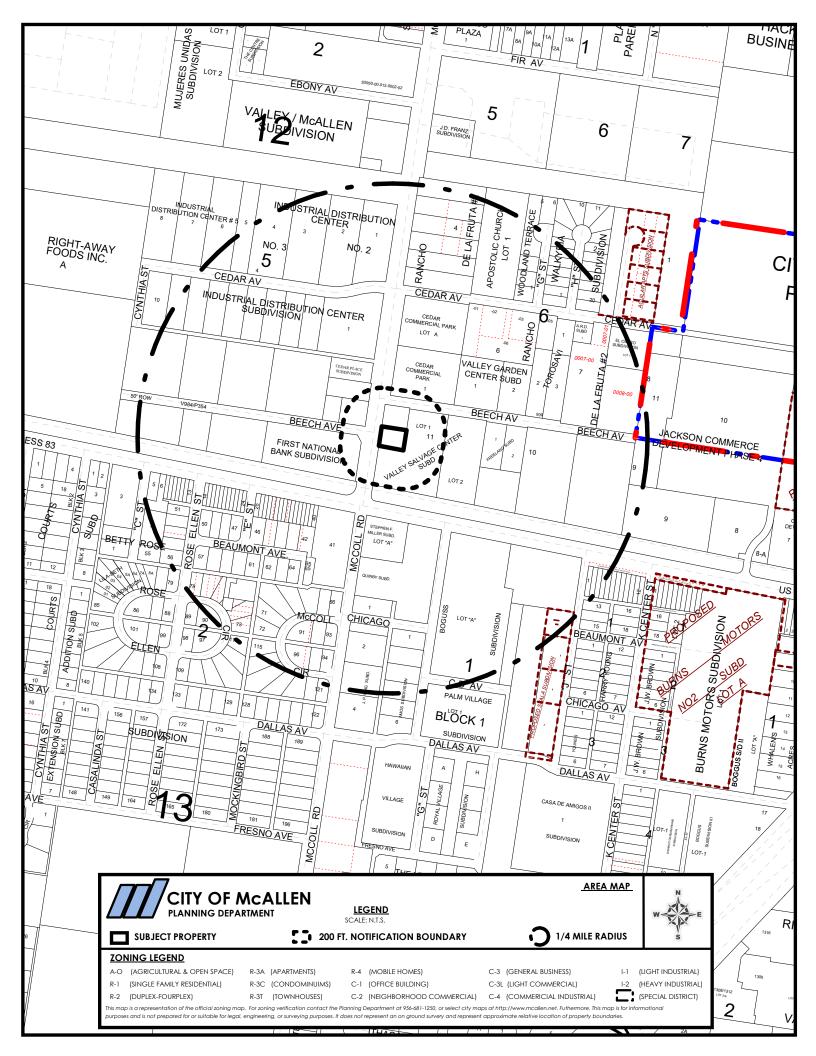
Fire Department inspections are still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledge and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance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

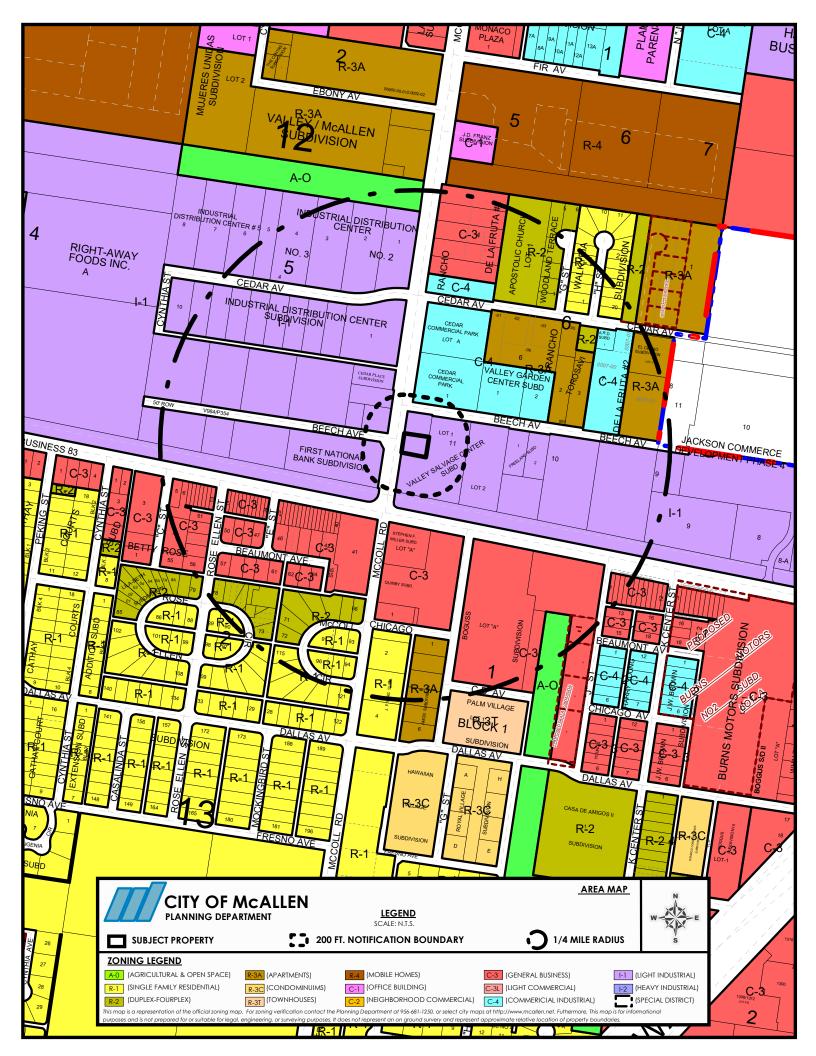
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property fronts McColl Road and has access to U.S. Business Highway 83;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 27 parking spaces are required, and 30 spaces are provided, two of which are 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. The beauty school must comply with the circulation pattern approved by the Traffic Operations Department;
- 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 the establishment is 51 persons; and

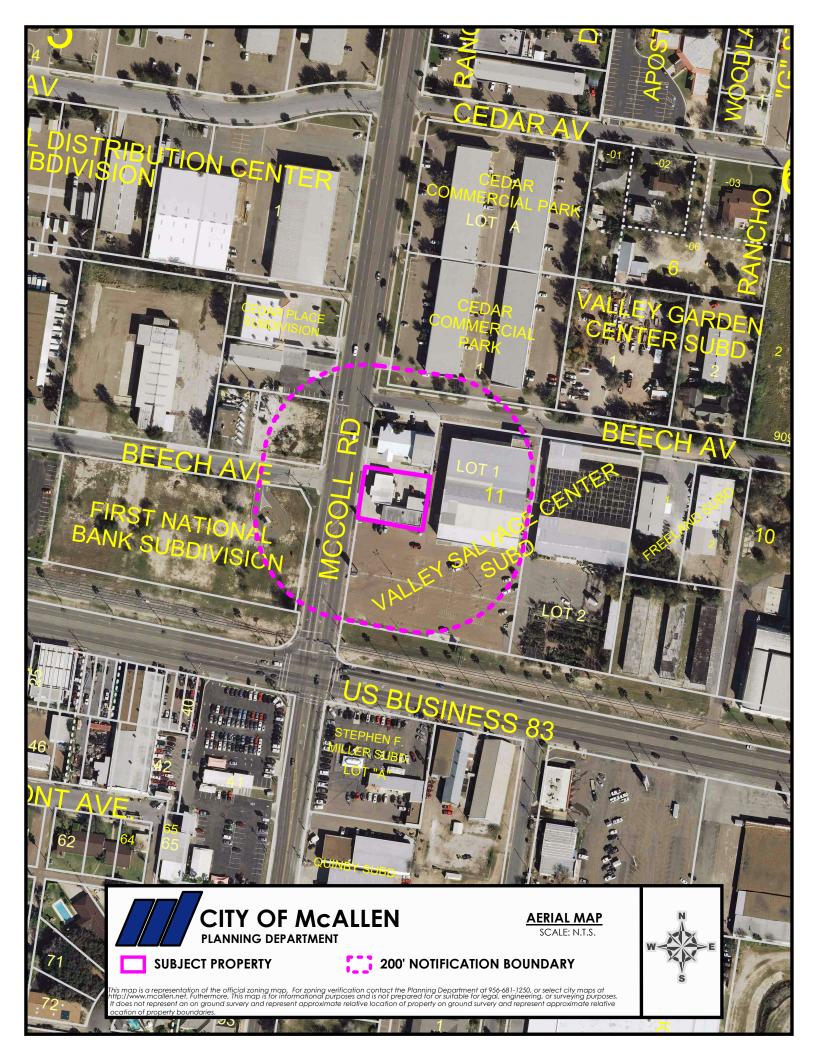
7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

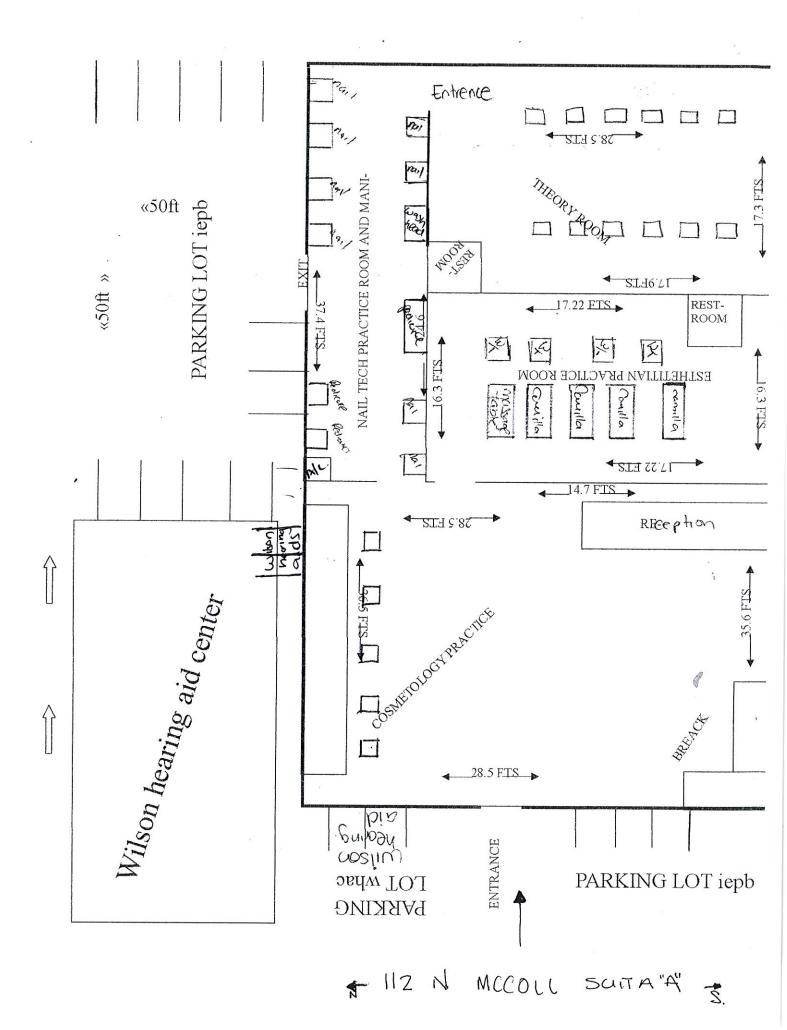
RECOMMENDATION:

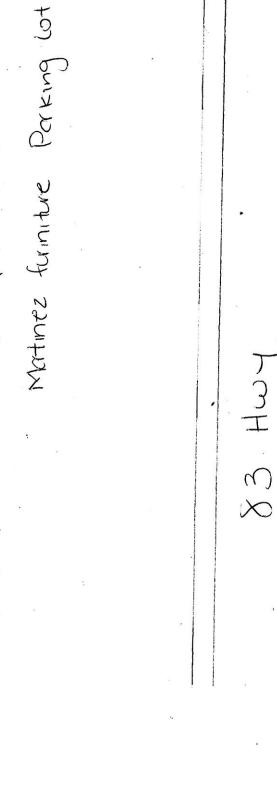
Staff recommends approval of the request, for one year, subject to compliance with Section 138-118 and Section 138-400 (b) of the Zoning Ordinance, recordation of the parking agreements, Building Permit, and Fire Department requirements.

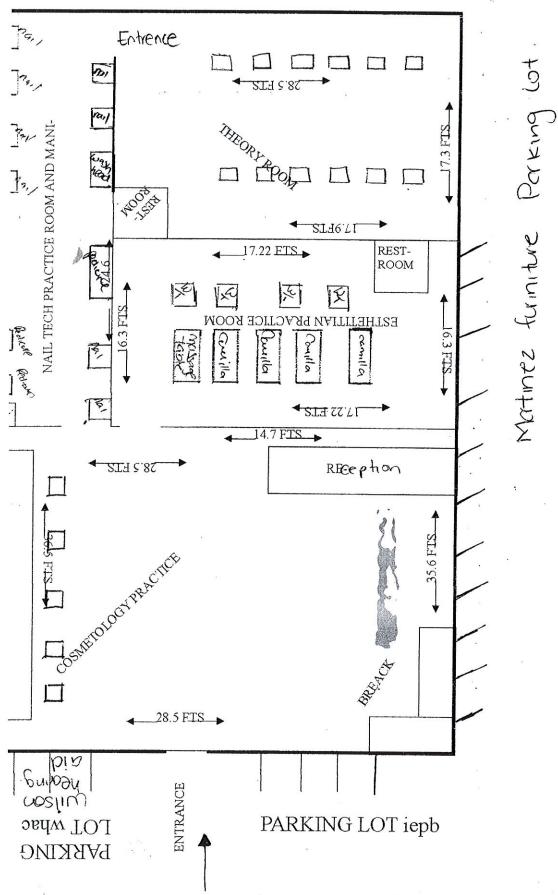












* 112 N MCCOLL SUITA "A" &

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 11, 2020

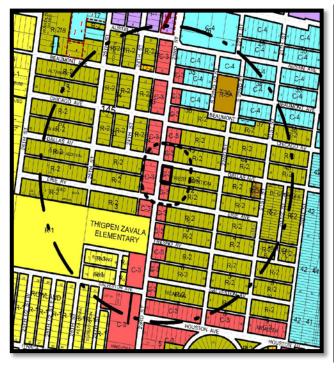
SUBJECT: REQUEST OF JORGE A. BRIONES, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, FOR AN AUTOMOTIVE SERVICE AND REPAIR (BODY SHOP), AT LOTS 11 & 12, BLOCK 2, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2241 DALLAS AVENUE, SUITE B. (CUP2020-

0054)

BRIEF DESCRIPTION:

The property is located at the southeast corner of Dallas Avenue and South 23rd Street. The property has 100 ft. of frontage along Dallas Avenue and a depth of 140 ft. for a lot area of 14,000 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and C-3 District to the north, south, and west. Surrounding land uses include single-family residences, vacant land, RGV Spray On Bed liners, various auto sales car lots, yerberia Santa Barbara and a plumbing company. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.





HISTORY:

There was a conditional use permit approved for the first time in 2015 in the same building on the adjacent Suite for Truck Accessories part installations. Last time the CUP was renewed was in 2018.

On the initial application, the case was presented to the Board of Commissioners; the applicant appealed the decision of the P&Z Board. Part of the discussion was the parking requirement. Applicant stated that the owner of the plaza bought a property across the street (2226 Dallas Ave) to comply with parking requirements; however, the property is zoned R-2 and would require a CUP for a parking facility. Furthermore, the address mentioned, it's not paved as required by the ordinance.

REQUEST/ANALYSIS:

There is an existing 9,600 sq. ft. commercial building with two suites. This building has been used for auto repair services.

The applicant is proposing to use Suite B of the building as a body shop repair business. The proposed hours of operation are from 8:00 A.M. to 5:00 P.M. Monday through Friday and 8:00 A.M. to 2:00 P.M on Saturday. Staff met with the applicant, and he stated that the business would not be open to the public. He picks up and delivers the vehicles; no customers will be on site. Based on the total 4,800 sq. ft. for the body shop repair, 15 parking spaces are required; 9 parking spaces are provided on site. One of the provided spaces must be van accessible; one van accessible parking space is provided.

There has been one call in opposition from surrounding property owners.

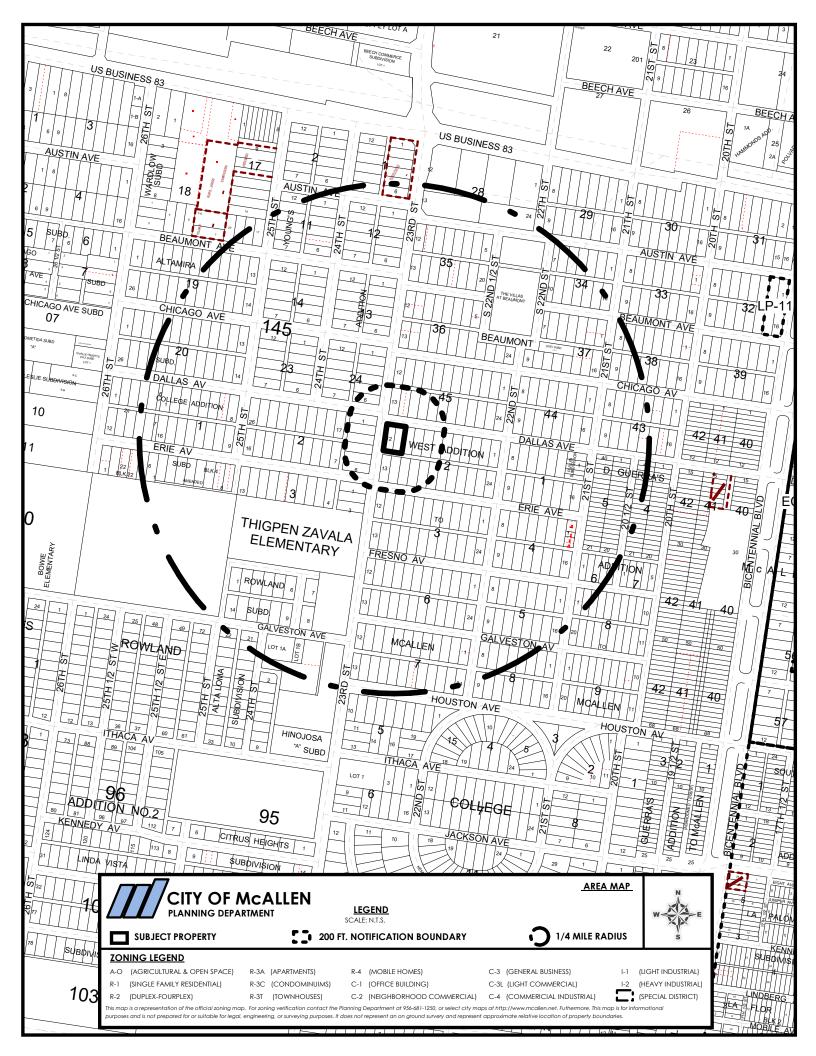
Fire Department inspection is pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

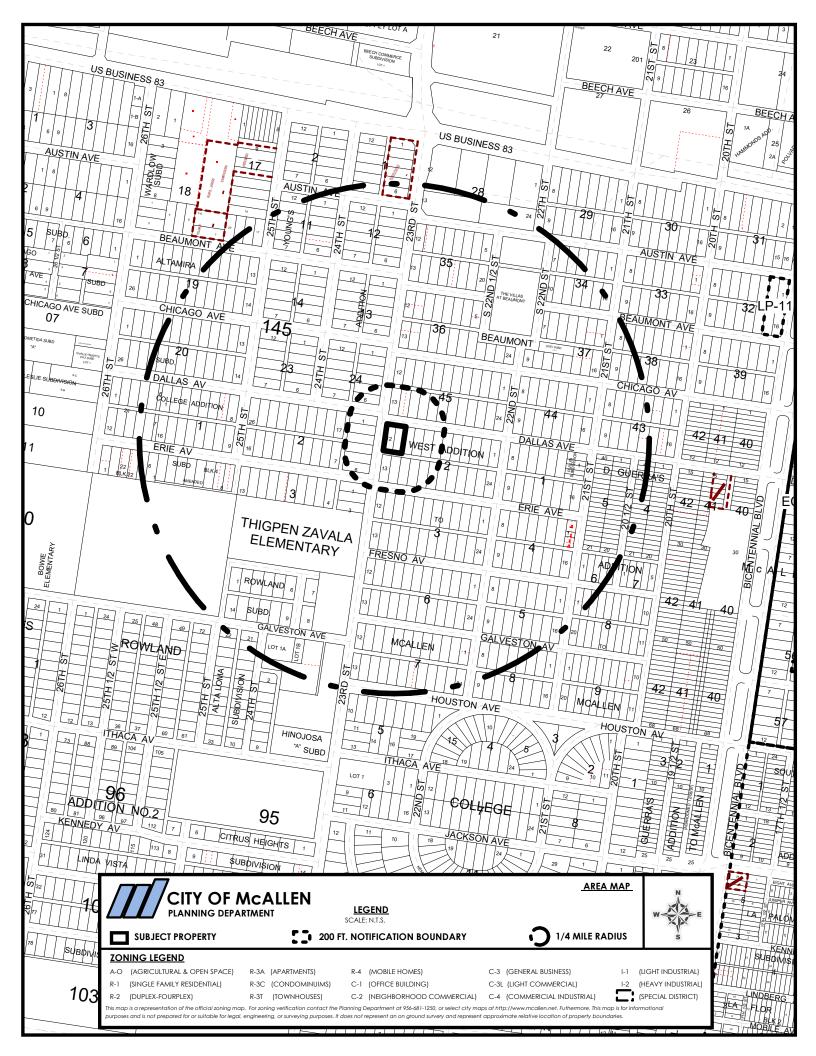
- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure.
- Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The Building is adjacent to single-family residential use to the east, south and north.
- A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing block wall, which decreases from 6'-3" to 3'-10" as approaching to the front property line on the west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire

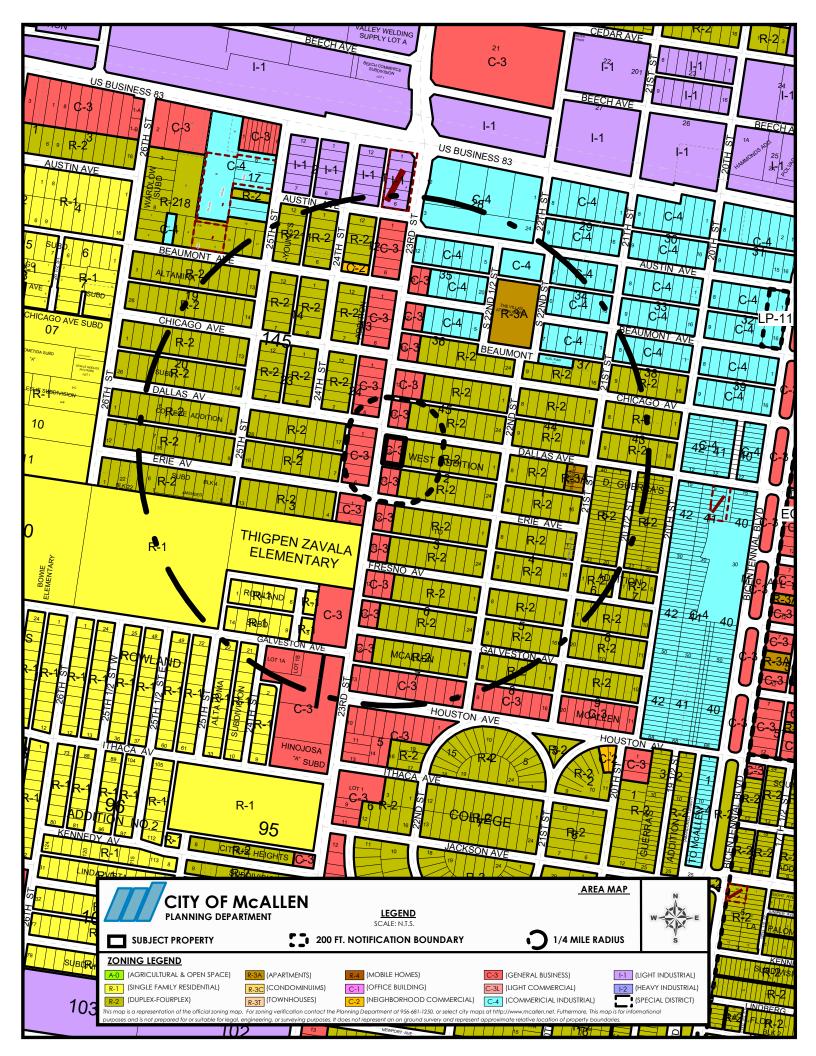
code requirements concerning separation of high hazard uses from other occupancy use classifications.

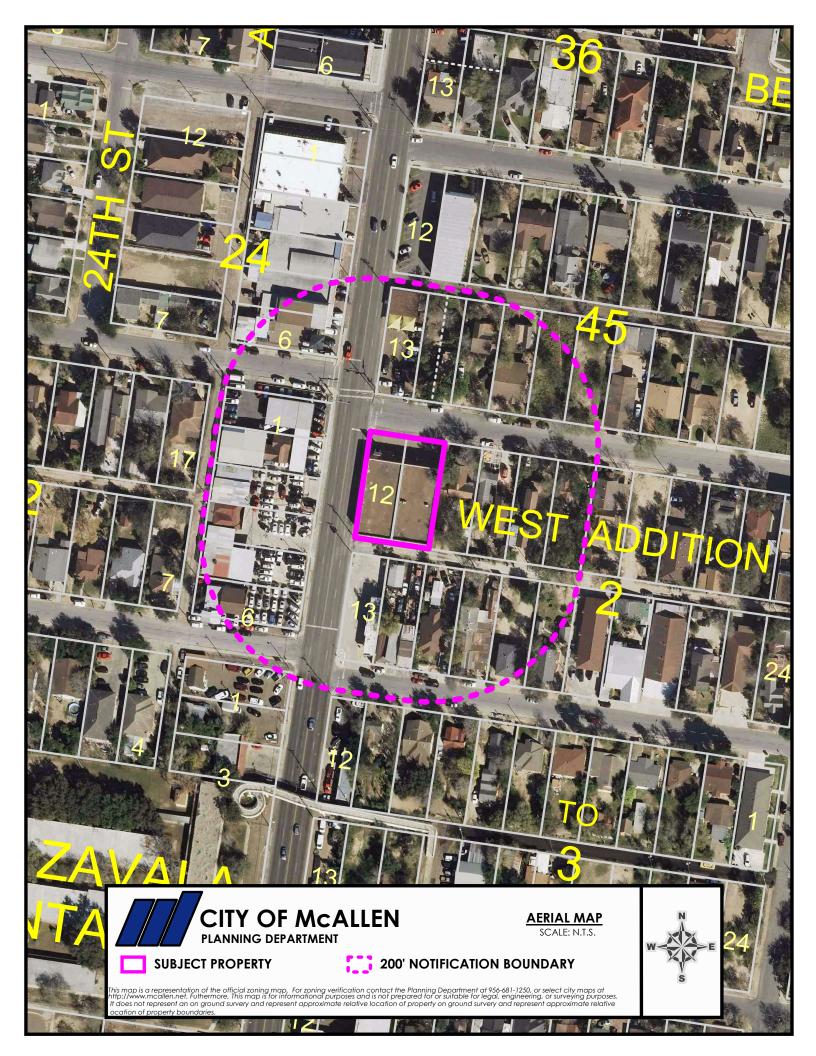
RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirement #4 (distance) of Section 138-281 of the Zoning Ordinance and the parking space requirement.



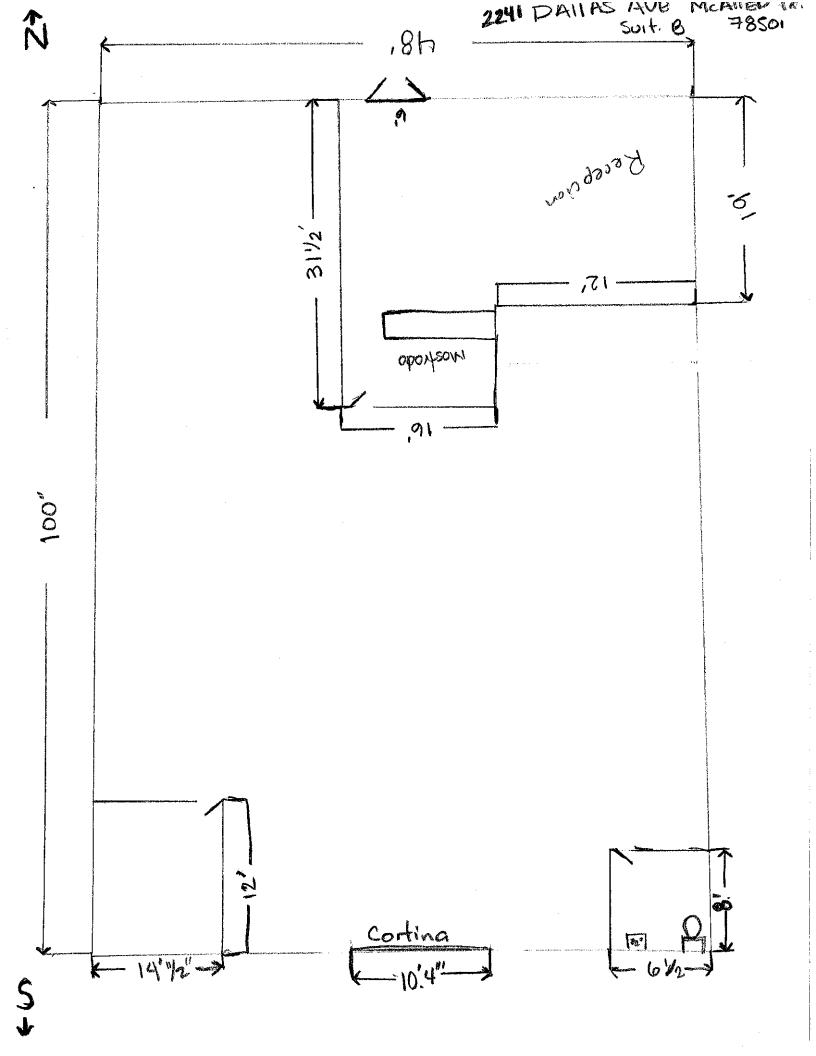






DAIIAS 6 15/6/ 3/4 Suite B Suit A ,00/ 54. 23

s Calleyon





Planning Department

Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A

DATE: June 12, 2020

SUBJECT: City Commission Actions on June 8, 2020

REZONINGS:

1. Rezone from R-1 to R-3A District: 39.83 acres out of Lots 13, 14, 16, 17, and 18 Section 234; Texas-Mexican Railway Company Survey; 12512 N. Ware Road

- Planning and Zoning Commission recommended approval
- City Commission maintained the item tabled pending traffic study by applicant

CONDITIONAL USE PERMITS:

- 1. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one year, for a bark: .66 acres out of Lot 16, Block 3, C.E. Hammond Subdivision; 2203 S 23rd St
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved the item as recommended
- 2. Request of Melissa Burton, for a Conditional Use Permit, for life of the use, for a dog kennel: One acre tract of land out of the south 19.39 acres of Lot 3871, John H. Shary Subdivision; 6820 N Taylor Rd
 - Planning and Zoning Commission disapproved recommended disapproval
 - City Commission tabled the item on request of staff to re-notice the CUP

	01/01/20	01/21/20	02/04/20	02/18/20	03/03/50	03/10/20	03/17/20	04/07/20	04/21/20	05/02/20	05/19/20	06/02/20	06/16/20	02//0//20	07/21/20	08/04/20	08/18/20	09/01/20	09/16/20	10/06/20	10/20/20	11/03/20	11/17/20	12/01/20	12/16/20
Pepe Cabeza de Vaca	Р	Р	Р	Α	Α	Р	NM	Р	Р	Р	Р	Р													
Daniel Santos	Р	Р	Р	Р	Р	Α	NM	Р	Р	Р	Р	Р													
Mike Hovar	Р	Р	Р	Р	Α	Р	NM	Р	Р	Р	Р	Р													
Rogelio Cervantes	Р	Р	Р	Р	Р	Р	NM	Р	Р	Р	Р	Р													
Gabriel Kamel	Р	Р	Р	Р	Р	Р	NM	Р	Р	Р	Р	Р													
Michael Fallek	Р	Р	Р	Р	Р	Р	NM	Р	Р	Р	Р	Р													
Jose B. Saldana	Р	Р	Р	Α	Α	Р	NM	Р	Р	Α	Р	Р													

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

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



PLANNING DEPARTMENT



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

2020 CALENDAR

A Pu	ity Commisublic Utility I	Board on Council	Zoni		•	Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed FEBRUARY 2020									
		JAN	UARY 2	020					FEBI	RUARY	2020				
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
			HOLIDAY	2	3	4							1		
5	6	7	8 D-2/4 & 2/5	9 CENSUS	10	11	2	3	4	5 D-3/3 & 3/4	6 CENSUS	7	8		
12	13 A-2/4 & 2/5	14	15 N-2/4 & 2/5	16	17	18	9	10 A-3/3 & 3/4	11	12 N-3/3 & 3/4	13	14	15		
19	20	21	22 HPC D-2/18 & 2/19	23	24	25	16	17	18	19 D-3/17 & 3/18	20	21	22		
26	27 A-2/18 & 2/19	28	29 N-2/18 & 2/19	30	31		23	24 A-3/17 & 3/18	25	26 HPC N-3/17 & 3/18	27	28	29		
		MA	RCH 20	20		APRIL 2020									
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
1	2	3	4 D-4/1 & 4/7	5 CENSUS	6	7				1 D-5/5 & 5/6	² CENSUS	3	4		
8	9 A-4/1 & 4/7	10	11 N-4/1 & 4/7	12	13	14	5	6 A-5/5 & 5/6	7	8 N-5/5 & 5/6	9	HOLIDAY	11		
15	16	17	18 D-4/15 & 4/21	19	20	21	12	13	14	15 D-5/19 & 5/20	16	17	18		
22	23 A-4/15 & 4/21	24	25 HPC N-4/15 & 4/21	26	27	28	19	20 A-5/19 & 5/20	21	22 HPC N-5/19 & 5/20	23	24	25		
29	30	31					26	27	28	29	30				
		N	IAY 202	0			JUNE 2020								
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
					1	2		1	2	3 D-7/1 & 7/7	CENSUS	5	6		
3	4	5	6 D-6/2 & 6/3	7 CENSUS	8	9	7	8 A-7/1 & 7/7	9	10 N-7/1 & 7/7	11		13		
10	11 A-6/2 & 6/3	12	13 N-6/2 & 6/3	14	15	16	14	15	16	17 D-7/15 & 7/21	18	19	20		
17	18	19	20 D-6/16 & 6/17	21	22 A-6/16 & 6/17	23	21	22 A-7/15 & 7/21	_	24 HPC N-7/15 & 7/21	25	26	27		
24	HOLIDAY	26	HPC N-6/16 & 6/17	28	29	30	28	29	30						
Deadline	es and Meetin	g Dates are	subject to cha	nge at any tii	me. Please o	contact th	e Plannin	g Department	at (956) 681	-1250 if you h	ave any que	stions.	<u>-</u> -		



PLANNING DEPARTMENT



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

2020 CALENDAR

			Meetings:			Deadlines:											
C	ity Commis	ssion		Planning	& Zoning	Board	D- Zoning/CUP Application N - Public Notification										
A Pu	ublic Utility I	Board		_	oard of Adju	stment											
HPC -	Historic Pre	es Counci					* Holiday - Office is closed										
		Л	JLY 202				AUGUST 2020										
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
			1 D-8/4 & 8/5	CENSUS	3 HOLIDAY	4							1				
5	6	7	8	9	10	11	2	3	4	5	6 CENSUS	7	8				
12	A-8/4 & 8/5	14	N-8/4 & 8/5 15	16	17	18	9	10	11	D-9/1 & 9/2	13	14	15				
			D-8/18 & 8/19					A-9/1 & 9/2		N-9/1 & 9/2							
19	20	21	HPC	23	24	25	16	17	18	19	20	21	22				
26	A-8/18 & 8/19 27	28	N-8/18 & 8/19 29	30	31		23	24	25	D-9/16 & 9/17 26	27	28	29				
							30	A-9/16 & 9/17		HPC N-9/16 & 9/17							
		SEPTI	DMBDR	2020		OCTOBER 2020											
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
		1	2 D-10/6 & 10/7	3 CENSUS	4	5					1 CENSUS	2	3				
6	7 HOLIDAY	8	9	10	11	12	4	5	6	7	8	9	10				
13	14	15	N-10/6 & 10/7 16	17	18	19	11	12	13	D-11/3 & 11/4 14	15	16	17				
	A-10/6 & 10/7		D-10/20 & 10/21					A-11/3 & 11/4		N-11/3 & 11/4							
20	21	22	23 HPC	24	25	26	18	19	20	21	22	23	24				
	A-10/20 & 10/21		N-10/20 & 10/21							D-11/17 & 11/18							
27	28	29	30				25	26	27	HPC	29	30	31				
		NOVE	MBER	2020				A-11/17 & 11/18		N-11/17 & 11/18 MBER							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat				
	2	3	4	5	6	7				2	3	4	5				
			D-12/1 & 12/2	CENSUS						HPC D-1/5 & 1/6	CENSUS						
8	9 0	10	11 N 40/4 8 40/2	12	13	14	6	A 4/E 9 4/O	8	9 N-1/5 & 1/6	10	11	12				
15	A-12/1 & 12/2 16	17	N-12/1 & 12/2 18	19	20	21		A-1/5 & 1/6	15		17	18	19				
			D-12/16 & 12/17							D-1/19 & 1/20							
22	23	24	25	26	27	28	20	21	22	23	24		26				
	A-12/16 & 12/17		N-12/16 & 12/17	HOLIDAY				A-1/19 & 1/20		N-1/19 & 1/20	HOLIDAY	HOLIDAY					
29	30						27	28	29	30	31						
Deadline	s and Meeting	g Dates are	l subject to cha	nge at anv fir	l me. Please o	l contact the	e Planning	Department	at (956) 681	-1250 if vดม h	ave anv que	stions.					
_ 5 a a iii 10		g 2 4.50 4.0		go at any th				2 2 2 2 3 1 11 10 11	(000) 001		440.						