

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 7, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER - Pepe Cabeza de Vaca

**PLEDGE OF ALLEGIANCE –
INVOCATION -**

1) MINUTES:

- a) Minutes for Regular Meeting held on May 17, 2016

2) SITE PLAN:

- a) Proposed Lot 1, Idea Tres Lagos Subdivision; 5200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(SPR2016-0009)** M & H
- b) Lot 1, South Texas College West Nursing Campus Subdivision; 1901 S. McColl Road – R. Gutierrez Engineering **(SPR2016-0005)**

3) SUBDIVISIONS:

- a) Idea Tres Lagos Subdivision; 5200 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Final)(SUB2016-0033)** M & H
- b) Solidaire Subdivision; 6901 North 26th Street - Laura Torres **(Final)(SUB2016-0034)** SAMES
- c) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Preliminary)(SUB2016-0004)(TABLED:5/17/2016)** SEC
- d) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico **(Revised Preliminary)(SUB2016-026)** M & H
- e) Villas Bentsen Lake Subdivision; 1940 S. Bentsen Road - Francisco De La Fuente **(Revised Preliminary)(SUB2016-0027)** NAIN
- f) Saldivar Subdivision; 16805 & 16809 North Eubanks Road - Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar **(Preliminary)(SUB2016-0015)** UIG

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

a) REZONING:

1. **Tract 1:** Initial zoning to C-4 (commercial-industrial) District: 77.41 acres out of Lots 1, 11, and 12, Block 4, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2401 Sarah Avenue, 5822-6026 South 23rd Street, 2400-2820 Military Highway. **(REZ2016-0018)**

Tract 2: Initial zoning to I-1 (light industrial) District: 16.69 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2901 Military Highway. **(REZ2016-0019)**

Tract 3: Initial zoning to I-1 (light industrial) District: 4.346 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3221 Military Highway. **(REZ2016-0020)**

Tract 4: Initial zoning to I-2 (heavy industrial) District: 11.00 acres out of Lots 7 and 8, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 6798 South Ware Road and 6799 South Bentsen Road. **(REZ2016-0021)**

Tract 5: Initial zoning to I-1 (light industrial) District: 60.06 acres out of Lots 13 and 23, John H. Shary Subdivision, Hidalgo County, Texas; 7601-7901 South Glasscock Road. **(REZ2016-0022)**

Tract 6A: Initial zoning to A-O (agricultural-open space) District: 152.19 acres out of Lots 127, 128, 137, 138, 147 and 157, John H. Shary Subdivision, Hidalgo County, Texas; 2301-3221 South Taylor Road. **(REZ2016-0023)**

Tract 6B: Initial Zoning to R-1 (single family residential) District: 0.55 acres out of Lot 157, John H. Shary Subdivision, Hidalgo County, Texas; 2309 South 49th Street (Rear). **(REZ2016-0028)**

Tract 7: Initial zoning to C-3 (general business) District: 2.77 acres out of Lots 167 and 177, John H. Shary Subdivision, Hidalgo County, Texas; 5001 Colbath Road. **(REZ2016-0024)**
2. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: 2.98 acres out of Lots 198 and 208, John H. Shary Subdivision, Hidalgo County, Texas; 412 South Bentsen Road. **(REZ2016-0017)**
3. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 1.60 acres out of Lot 2, Southeast $\frac{1}{4}$, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. **(REZ2016-0026)**

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

b) CONDITIONAL USE PERMITS:

1. Request of Mary V. Hernandez, for a Conditional Use Permit, for life of the use, for a guest house at Lot 89, Linda Vista Subdivision, Hidalgo County, Texas; 2509 Mobile Avenue. **(CUP2016-0069)**
2. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0071)**
3. Request of Nadia M. Chichitz Burrows, for a Conditional Use Permit, for one year, for a home occupation (office/nail salon) at Lot 47, Bentsen Royal Estates Subdivision, Hidalgo County, Texas; 2902 North 44th Lane. **(CUP2016-0067)**
4. Request of Rebekah B. Zamora for a Conditional Use Permit, for one year, for a lounge at Lot 1, Martin Plaza Subdivision, Hidalgo County, Texas; 6401 North 10th Street, Units 120 and 125. **(CUP2016-0072)**
5. Request of D. Luna Partnership, LTD., for a Conditional Use Permit, for one year, for a bar at Lot A, Wal-Mart Subdivision, Hidalgo County, Texas; 2901 North 23rd Street. **(CUP2016-0074)**
6. Request of Cesar Valdez, for a Conditional Use Permit, for one year, for a bar at Lot 3, Bentsen Road Plaza Subdivision, Hidalgo County, Texas; 4501 Expressway 83. **(CUP2016-0065) (TABLED:05/17/2016)**

5) DISCUSSION:

6) INFORMATION ONLY: City Commission Actions: May 23, 2016

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

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, May 3, 2016, at 3:38 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	Pepe Cabeza de Vaca	Chairperson
	John Millin	Vice-Chairperson
	Mark Wright	Member
	Daniel Santos	Member
	Robert Luciano	Member
Absent:	Michael D. Hovar	Member
	Brenton M. Baldree	Member
Staff Present:	Julianne Rankin	Director of Planning
	Austin Stevenson	Assistant City Manager
	Isacc Tawil	Assistant City Manager
	Victor Flores	Assistant City Attorney
	Ed Taylor	Senior Planner
	Luis Mora	Senior Planner
	Kim Guajardo	Planner III
	Miguel Martinez	Planner II
	Rodrigo Sanchez	Planner II
	Cristina Garcia	Planner I
	Allan Garces	Planner I
	Patrizia Longoria	Deputy Director of Traffic
	Marlen Gonzalez	Engineering Department
	Gardenia Perez	Administrative Supervisor
	Susana De La Cerda	Secretary

PLEDGE OF ALLEGIANCE Chairperson- Mr. Pepe Cabeza de Vaca

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

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

INVOCATION Member - Mr. Daniel Santos

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

- a) Consultation with City Attorney regarding legal issues related to Cause No. C-6255-15-F; JACR, LLC D/B/A Gamehaus Gastropub v. City of McAllen. (Section 551.071, T.G.C.).”

Mr. John Millin moved to go to recess to Executive Session at 3:38 p.m. Mr. Mark Wright second the motion.

Reconvened at 3:59. No action was taken.

Mr. Victor Flores, Assistant City Attorney stated no action was taken at the executive session.

1. MINUTES:

- a) Minutes for Regular Meeting held on May 03, 2016.

The minutes for the regular meeting held on May 03, 2016 were approved as submitted. The motion to approve was made by Mr. John Millin. Mr. Daniel Santos seconded the motion, which carried unanimously with five members present and voting.

2. SITE PLAN:

- a) Lot 5A, Lots 4A & 5A Savannah Park Subdivision; 1800 South 6th Street - Resaca Investments, LTD. **(SPR2016-0001)** RDE

Mr. Martinez stated the property was located at the northwest corner of S. 6th Street and Savannah Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 District in all directions.

The property was part of Lot 5A, Lots 4A & 5A Savannah Park Subdivision which was recorded in May 1994. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct a 4 - story 115 room hotel on the property. Based on the number of rooms and commercial areas (10 spaces), 125 parking spaces were required; 125 parking spaces were 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 was to be from two 26 ft. wide curb cuts along S. 6th Street and one 28 ft. curb cut along Savannah Avenue. The curb cut furthest north on S. 6th street had to be a right-in right-out only as per agreement with City Engineer. Required landscaping for the lot was 11,584 sq. ft. with trees required as follows: 28 – 2 ½” caliper trees, or 14– 4” caliper trees, or 7 – 6” caliper trees, or 56 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along S. 6th St., and Savannah Avenue. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a

landscaped area with a tree. A 4 ft. wide sidewalk was required along S. 6th St., and Savannah Avenue as well as a 6 ft. buffer around dumpsters if visible from the street. No structures were permitted over easements. All building setbacks were in compliance with the plat note requirements and zoning ordinance.

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

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

b) Lot 1, Proposed Beech Commerce Subdivision; 111 North 23rd Street - Absolute Premium Denim (SPR2016-0003) SEC

Mr. Martinez stated the property was located on the southwest corner of Beech Avenue and N. 23rd Street and was zoned I-1 (light industrial) District. The adjacent zoning was C-3 (general commercial) District to the northeast, and I-1 in all directions.

The property was part of the proposed Beech Commerce Subdivision, which received final approval by the Planning & Zoning Commission on February 2, 2016. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct a 11,370 sq. ft. building on the property for retail/warehouse use. Based on the square footage of the building, 32 parking spaces were required; 32 spaces were provided. Two of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. aisle. Access to the site was proposed to be from two 24 ft. wide curb cuts along Beech Avenue. Required landscaping for the lot was 3,305 sq. ft. with trees required as follows: 13 – 2 ½" caliper trees, or 7 – 4" caliper trees, or 4 – 6" caliper trees, or 26 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along Beech Avenue and North 23rd Street. A variance to allow for a five-foot-wide landscape strip along Beech Avenue instead of the ten foot required was granted by the Zoning Board of Appeals on April 20, 2016. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree. A minimum 4 ft. wide sidewalk was required along N. 23rd Street and Beech Avenue, as well as a 6 ft. buffer around dumpsters if visible from the street. No structures were permitted over easements.

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

Mr. Wright inquired if the dumpsters would be enclosed. Mr. Miguel Martinez stated they would be located on the northwest corner and would be enclosed.

Mr. Steve Spoor, the applicant stated the ordinance required all dumpster locations visible from the street and require a 6 ft. buffer. He would meet the ordinance requirements.

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

- c) Units 1A, 1B, 2A, 2B,9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Lakes Condominium Association of Owners situated out of Block 3, Lakes Business Park Phase 2, Hidalgo county, Texas; 901 East Redbud Avenue. **(SPR2016-0013) M & H**

Ms. The property was located on the north side of E. Redbud Avenue, approximately 270 ft. east of N. McColl Road, and was zoned R-3A (multi-family residential) District and C-1 (Office) District. The adjacent zoning was C-3 (general commercial) District to the west, C-1 and R-3A to the south, and C-3 & R-3A to the north.

The property was part of Blocks 3A, 4A and 5A Lakes Business Park Subdivision, which was recorded on January 6, 2003. Site plan approval was required when five or more apartment units were proposed to be constructed on the same lot.

The applicant was proposing to construct a 48 apartment units on the property. Based on 48 – 2 bedroom units, 96 parking spaces were required; 140 parking spaces were provided. Five of the required parking spaces must be accessible parking spaces, one of which must be van accessible with an 8 ft. aisle. Access to the property was proposed to be from the four existing 24 wide ft. curb cuts along E. Redbud Ave. Required landscaping for the lot was 21,387 sq. ft. with trees required as follows: 40 – 2 ½” caliper trees, or 20 – 4” caliper trees, or 10 – 6” caliper trees, or 80 palm trees. A minimum 10 ft. wide landscape strip was required inside the property line along E. Redbud Avenue. Every parking space needs to be within 50 ft. of a landscape area with a shade tree. A 4 ft. wide sidewalk was required along E. Redbud Avenue. A 6 ft. buffer was required around dumpsters if visible from the street, and from adjacent residential and commercial zones/uses. No structures were permitted over easements. All building setbacks were in compliance with the plat note requirements and zoning ordinance. Site plan approval would be required when the remaining balance of the property was developed.

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

The board inquired if they would be complying with the parking requirements. Mr. Martinez stated they would be complying with the requirements.

Being discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. Daniel Santos seconded the motion with five members present and voting.

- d) Lot 1, Block 7, McAllen Addition Subdivision; 1601 Business Highway 83 - Granchelli Construction**(SPR2016-0011) (TABLED:04/19/2016) (TABLED 05/03/2016)**

Mr. John Millin moved to have item removed from the table and Mr. Daniel Santos seconded the motion with five members present and voting.

Mr. Martinez stated the property was located on the south side of Business Highway 83 between S. 16th & S. 17th Street. The property was zoned C-3 (general commercial) District. The surrounding zoning was C-3 (general commercial) District to the east, south, and west, and C-4 (commercial industrial) District to the north.

The applicant was proposing to improve the existing parking lot with 20 additional parking spaces. Access to the site was proposed to be from an existing 24 ft. wide curb cut along South 17th Street. The two existing curb cuts along Business Highway 83 would be closed off. Existing landscaping and trees would remain onsite. A 6 ft. buffer was required around dumpsters if visible from the street. The parking lot would have private controlled access through S. 17th Street. The location of the electric gate allows for one car stacked inside the property. The vehicles entering the parking lot would use the shoulder for additional stacking. No structures were permitted to be built over easements.

Staff recommended approval of the site plan.

Ms. Lisa M. Langham, a representative with GSA, was present and approached the podium. She stated there was communication between both parties and came into an agreement which required some changes to the site plan. She inquired if the applicant had already submitted the revised site plan. Mr. Martinez stated they had not received one yet, but would require to submit one.

The board inquired regarding the changes regarding the agreement between both parties.

Mr. Granchelli, the contractor stated both parties agreed they would do away with the parking access control and they would not be charging for parking which were the judges concerns. He stated they would put the parking lot back together and patch curbs up.

Ms. Langham stated for the record there were 2 locations mentioned in the original proposal. She stated the parking lot on the north east side would be the only one having improvements. The parking lot directly in front of the property would not be part of the proposed project. Mr. Granchelli stated the front parking lot was restriped and had fixed curbs.

After a brief discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances, and them submitting a new revised site plan. Mr. Daniel Santos seconded the motion with five members present and voting.

4. SUBDIVISIONS:

- a) Amended Map of Citrus Grove Plaza Lots 14, 15 & 16 Subdivision; 4201 U.S. Expressway 83 - Solloa & Associates, LLC. **(Preliminary/ Final) (SUB2016-0025) MASE**

Ms. Guajardo stated it was a 3 lot amended plat. The original plat was recorded in December 11, 2015. Ms. Guajardo stated the amendment was to correct the distance in the metes and bounds description. The property was located on the south side of U.S. Expressway 83, east of S. Bentsen Road. U.S. Expressway 83 had 300 ft. ROW existing with paving & curb & gutter to

be done by the state. The property was zoned and proposed for commercial uses. A service drive was to be reviewed as part of the site plan. Front setbacks along U.S. Expressway 83 were 75 ft. or greater for approved site plan or easements. Sides and rear setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on U.S. Expressway 83. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. As per Traffic Operations, the previous Traffic Impact Analysis (TIA) would be honored subject to compliance with the Access Management Policy. Per Traffic, need to keep access easements to provide internal circulation. Abandonment of existing utility easement that were located in the middle of Lot 14 east and west to be done by separate instrument and was scheduled for the City Commission meeting on May 23, 2016.

Staff recommended approval of the subdivision in preliminary/final form.

Being no discussion of the item, Mr. Roberto Luciano **moved** to approve the subdivision in preliminary/ final form. Mr. John Millin seconded the motion with five members present and voting.

**b) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez -
(Revised Preliminary) (SUB2016-0004) SEC**

Ms. Guajardo stated the property was a one lot subdivision plat was located N. Taylor Road & future Rice Avenue (north boundary). The property was in the ETJ and proposed residential. N. Taylor Road had 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Rice Avenue (north boundary) 30 required 50 ft. ROW with 32 ft. of paving and curb & gutter on both sides. Project engineer, on behalf of the developer was requesting that no additional ROW be required along the north. Front Setbacks along N. Taylor Road were 45 ft. or greater for easements. Rear and sides setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setback along Rice Avenue to be determined based on variance request. Garage setbacks were 18 ft. except where greater setback was required. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk required on N. Taylor Road and Rice Avenue as may be required. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Per Traffic, the trip generation was waived based on single family residential use. Project engineer to submit document for the 20 ft. permanent easement for public roadway. Ownership map of surrounding area had been received

and showed the property adjacent to the west had access through the 20 ft. permanent easement for public roadway along the north side. However, the adjacent property was vacant and the 20 ft. easement for public roadway was not paved. The project engineer was requesting that an additional 30 ft. ROW not be required along the north side based on an existing access easement by document #340274 that was granted allowing access to several tracts from Mile 6 Road.

Staff recommended that the item be tabled pending additional information for staff review.

Ms. Guajardo stated the engineer was requesting the additional 50 ft. to the north. He had originally requested 30 ft. but staff did not have ample time to review the documentation regarding the 20 ft. ROW. Staff had to review the documentation to determine if the ROW had ever been dedication to county or to the city. The engineer requested that the item be heard, staff was requesting the 50 ft. be required.

The board inquired about abstaining the 20 ft. easement. Ms. Guajardo stated if it was by document; a 20 ft. easement for public roadway use along the north side that runs east and west. She stated she had asked engineer if the ROW ever had ever been dedication to county or to the city. Since staff did not have the information required staff was requesting the 50 ft. to be required.

Mr. Steve Spoor, the project engineer was present, and stated the property date back to 1978 and the homes that were there were mostly done by metes and bounds. The 20 ft. was granted to 3 parcels to the west of the proposed subdivision.

Mr. Millin inquired how would they address the concern of access. Mr. Spoor stated the 2 acre tract to the south had access from another private drive. He stated the 20 ft. dedicated area was not paved however, there was a caliche road going south to 6 Mile that provided access to the 2 acre tract. The road was private, maintained by the homeowners, and it would not meet the public street standards either. The deeds indicated it had public access but there was no public access.

Following a lengthy discussion of the item, Mr. Daniel Santos **moved** to table the item for staff to gather additional information regarding the ROW to discuss more options. Mr. Mark Wright seconded the motion with five members present and voting.

c) Zinnia Crossing Subdivision; 5217 N. 10th Street - Nanak, Ltd. –
(Preliminary)(SUB2016-0024) SEC

Ms. Guajardo stated that the plat was a one lot commercial subdivision and was zoned and proposed for commercial use. She stated the existing structures had been demolished. The property was located on the west side of N. 10th Street, north of Zinnia Avenue. N. 10th Street had a 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. A service drive easement was required for commercial properties; to be reviewed as part of the site plan. Front setbacks along N. 10th Street were 60

ft. or greater for approved site plan or easements. Other setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 5 ft. wide sidewalk was required on N. 10th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. A Trip Generation was needed to determine if TIA was required, prior to final plat.

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

Being no discussion of the item, Mr. Daniel Santos **moved** to approve the subdivision in preliminary form subject to the conditions noted, and utility & drainage approvals. Mr. John Millin seconded the motion with five members present and voting.

d) Villas Bentsen Lake Subdivision; 1940 S. Bentsen Road - Francisco De La Fuente (Preliminary)(SUB2016-0027) NAIN

Ms. Guajardo stated it was a one lot subdivision plat located on the west side of S. Bentsen Road and south of Colbath Road. The property was zoned R-3A (multi-family residential apartments). S. Bentsen Road had 20 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Front setbacks along S. Bentsen Road were 40 ft. or greater for easements. Project engineer, on behalf of the developer had submitted a request to reduce the setback to 10 ft.; however, staff was not ready to present the request since additional information was being requested. Rear and side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on S. Bentsen Road. A Perimeter sidewalk must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. A Park Fee of \$19,600 based on 28 dwelling units at \$700 each was required to be paid prior to recording. A Trip Generation was needed to determine if TIA was required, prior to final plat.

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

The board inquired if they were still pending additional information. Ms. Guajardo stated they did need additional information. In order to review the setbacks, staff required the height of building.

In addition the property was proposed to be gated and the Fire Department required the drives be 20 ft. wide on both sides of the island.

Following discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to the conditions noted, and utility & drainage approvals. Mr. Robert Luciano seconded the motion with five members present and voting.

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

Ms. Guajardo stated this subdivision plat consisted of 18.8 gross acres with 52 lots proposed for residential development and Lot 53 proposed as commercial use. Ms. Guajardo stated a request for rezoning was also to be heard as public hearing item. N. 10th Street had 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. Frontera Road had 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Alignment of Frontera Road was under review. N. 8th Street had 74 ft. ROW proposed with approx. 48 ft. of paving and curb & gutter on both sides. Project engineer was to clarify if residential streets were proposed as private. If so, streets must comply with and be built according to city standards. N. 7th Street had 30 ft. ROW proposed with 24 ft. paving and curb & gutter on both sides. N. 9th Street had 30 ft. ROW proposed 24 ft. paving and curb & gutter on both sides. Alleys provided were within the residential portion of the subdivision. Fence easement needed along Frontera Road since alley was parallel to the street. Alley/service drive easement required for commercial properties. Front setbacks were 25 ft. or greater for easements for Lots 1-52. Front setbacks along N. 10th Street were 60 ft. or greater for approved site plan or easements for Lot 53. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements (Lots 1-52). Rear setbacks for Lot 53 were in accordance with the Zoning Ordinance, or greater for approved site plan or easements Interior side setbacks were in accordance with the Zoning Ordinance, or greater for easements (Lots 1-52). Interior side setbacks for Lot 53 were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Corner setbacks were 10 ft. or greater for easements for the residential lots. Corner setbacks for Lot 53 were 30 ft. or greater for approved site plan or easements along Frontera Road. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied for Lots 1-52. All setbacks were subject to increase for easements for Lots 1-52. All setbacks were subject to increase for easements or approved site plan for Lot 53. A 4 ft. wide minimum sidewalk was required on Frontera Road, and on both sides of all interior streets. A 5 ft. wide sidewalk was required on N. 10th Street; verify with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Frontera Road along the residential lots. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance for Lot 53. To be determined were 1) Common Areas, Private Streets must be

maintained by the lot owners and not the City of McAllen. 2) 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, 3) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Project engineer was to clarify if residential streets were proposed as private. A Park Fee of \$36,400 based on 52 dwelling units at \$700 each was required to be paid prior to recording. A trip generation had been review by the Traffic Department and a Level 1 TIA was required. Street names to comply with city assigned street names. If private, secondary access was required based on Section 134-67(c) of the Subdivision Ordinance if subdivision was proposed to be gated with 30 or more dwelling units. Fence easement needed between the alley and Frontera Road ROWs. The location of Frontera Road connection to N. 10th Street was under staff review. Ms. Guajardo stated she had been in contact with the project engineer and stated that he would be submitting a request to reduce the setbacks.

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

Being no discussion of the item, Mr. John Millin moved to approve the subdivision in preliminary form subject to the conditions noted, and utility & drainage approvals. Mr. Daniel Santos seconded the motion with five members present and voting.

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

Member Daniel Santos stepped out of room.

a) SUBDIVISIONS:

1. Copperfield Estates Phase 1A Subdivision; 4201 Pecan Boulevard-
Inmobiliaria Del Valle, LLC. **(Final)(SUB2016-0013)** BIG

Ms. Guajardo stated it was Preliminary replat that was approved by the Planning and Zoning Commission on March 1, 2016. A Revised Preliminary plat approved by the Planning and Zoning Commission on April 25, 2016, and it was a 3 lot commercial replat located southwest corner of N. 42nd Street and Pecan Boulevard. The property was zoned and proposed for commercial uses. Pecan Blvd. (FM 495) had 50 ft. ROW existing for 100 ft. ROW with paving and Curb & gutter to be done by the state. Project engineer, on behalf of the developer requested a variance to not require the additional ROW along Pecan Blvd. The City Commission granted variance to not require the additional 10 ft. ROW dedication for 120 ft. ROW on Pecan Blvd. at their meeting of April 25, 2016. N. 42nd Street had 60 ft. ROW existing with 40 ft. of paving and curb and gutter on both sides. A 20 ft. access and utility easement was existing. Front setbacks were 140 ft.

Rear setbacks were 49 ft. Side setbacks were as per city ordinance, except 20 ft. for the west side of Lot 3. Corner setbacks along N. 42nd Street were 10 ft. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Pecan Blvd. and N. 42nd Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance to include setbacks, parking, landscaping, access, etc. Areas pertaining to said site plan to be maintained by the owners for the benefit of all the lots. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. The Trip Generation was approved by the Traffic Operations Department and a TIA was not required. Existing plat notes would remain the same for the resubdivision.

Staff recommended approval of the resubdivision in final form subject to drainage approval.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the resubdivision in final form subject to drainage approval. Mr. Roberto Luciano seconded the motion with four members present and voting.

Mr. Santos stepped back in.

Staff requested item to be heard out of order.

Item 5c8 was heard first.

8. Request of JACR, LLC dba Gamehaus Gastropub, for a Conditional Use Permit, for five years, for a bar, at Lots 13 and 14, Nolana Terrace Subdivision Hidalgo County, Texas; 2109 Nolana Avenue. **(CUP2016-0042)**
(TABLED: 04/19/2016) (REMAINED TABLED:05/03/2016)

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

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

Currently, there was a 9,860 sq. ft. commercial building on the property that was being utilized as a restaurant and assembly/game area. The applicant was proposing to utilize the building for

a bar. The proposed hours of operation were from 4:00 p.m. to 2:00 a.m. Monday through Friday and 11:00 a.m. to 2:00 a.m. Saturday and Sunday. Based on the square footage 116 parking spaces were required and 36 parking spaces were provided on site. Parking agreements have been submitted and were being reviewed in order to determine if they comply.

The Health and Fire Departments have inspected the establishment; however, a final inspection would be finalized during the building permit process. A police report was requested since the establishment had been operating as a restaurant and assembly/game area.

The establishment must also comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. of residentially zoned properties to the south;
- 2) The property must be as close as possible to a major arterial and shall no generate traffic onto residential sized streets. The property had direct access to Nolana Avenue and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage 116 parking spaces were required and 36 parking spaces were provided on site. Parking agreements have been submitted and were being reviewed in order to determine if they comply;
- 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. There should be sufficient lighting in front of the building;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment would be determined at time of building permit.

If the permit was approved, parking agreements must be approved and comply with the city

ordinance. No hours should overlap.

This item was heard at the April 19, 2016 Planning and Zoning Commission meeting. There was a surrounding business owner present to speak in opposition of the request and the applicant was present.

The board discussed the parking agreements, patrol around the residential area, and the number of complaints for the establishment. After discussion the board unanimously voted to table the item to allow the applicant to update the parking agreements and submit new ones as needed.

Staff had spoken with the applicant and they've requested that the item remain tabled to allow more time to obtain the necessary parking agreements.

Staff recommended that the item remain tabled to allow the applicant more time to update and/or obtain new parking agreements.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the conditional use permit. The applicant was present.

Mr. Danny Gurwitz, in opposition and representing Kerria, LLC apartments, stated they were opposed to the Conditional Use Permit. Prior to the meeting he submitted a video of activity taking place in the surrounding neighborhood that he indicated reflected activity after the parking ordinance was in place with patrons parking on residential streets. He expressed concern that not much had changed since previous complaints even though they had added security. The videos are dated starting from January 2016 and end in May 2016.

The board asked if the videos were forwarded to the applicant. Staff indicated affirmative.

Mr. Eduardo Villagordova, in opposition, stated he was the owner of 3 commercial lease areas and a drive thru snack business located on the east side of the establishment, 21st Place Subdivision. He intended to lease space to a potential bar. The city advised him that the new area could not be a bar due to a parking agreement in place with Bicycle World and Gamehaus. He stated when he bought the property in 2005 there was a contract only the owners are allowed to use the parking and no one else. No lot owner had authority to lease or rent parking spaces.

Mr. Arnaldo Verela, manager of Jalapenos and in opposition, stated they own two lots in the same plaza and their establishment was having the same problem with parking. He stated they are open from 5 p.m. to 2 a.m. It was his understanding that if any parking spaces were to be leased it required all lot owners to sign.

Mr. Victor Haddad, the applicant, stated all the parking agreements had been approved and were also re-verified about a year ago. They were the same ones that maintain the sufficient 116 spaces. He stated they have gone out and obtained 2 other parking agreements. He did see the difficulty with the one across Nolana, but it showed willingness. The parking agreement located at 3900 N. 23rd Street will show the distance was within 500 ft. but the Planning Department chose to measure the longest way. The ordinance doesn't specify how to measure the distance

and counting those parking spaces would help comply with the requirement. Mr. Haddad commented the videos showed activity for 5 minutes but what is not known is if all customers were from Gamehaus or other establishments in the area. Security does their best to direct and re-direct traffic and patrons.

The board inquired about the audits for Gamehaus.

Mr. Rudy Canche Jr, the applicant's representative, approached the podium to advise the board the applicant couldn't answer all the questions asked due to litigation with the city. Any discussions would be best held with the city's legal counsel and himself so no agreements may be violated.

Staff indicated that various distances were reviewed but a 500 radius is the most consistent measurement.

After lengthy discussion of the item, Mr. John Millin moved to disapprove the request of the conditional use permit Mr. Mark Wright seconded the motion with 4 yays and one nay. Mr. Luciano voted nay.

b) REZONINGS:

1. Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District: 6.44 acres out of Lot 6, Block 15, Steele and Pershing Subdivision, Hidalgo County, Texas; 901 East Yuma Avenue. **(REZ2016-0013)**

Mr. Sanchez stated the property was located on the north side of Yuma Avenue approximately 560 feet east of South McColl Road. The tract had 882 feet of frontage along Yuma Avenue and a depth of 636.07 feet at its deepest point for a tract size of 6.44 acres. The applicant was requesting R-3C (multifamily residential condominium) District in order to construct condominiums. A feasibility plan had not been submitted to the Planning Department. Adjacent zoning was R-1 (single family residential) District to the east and south and R-3A (multifamily residential apartments) District to the north. The tract comprises one lot that was vacant with paved streets and utilities that were constructed from a previously proposed subdivision under the name of Orange Heights but was never completed or recorded. Surrounding land uses were La Estancia Apartments, Hearthstone Apartments, single family residences, and vacant land.

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

The development trend in the area was single family along Yuma Avenue and multifamily along McColl Road. A rezoning request for the subject property for R-3T (multifamily residential townhouse) District was approved in July 2005 but the plat was never recorded. A rezoning request for the subject property to R-3A (multifamily residential apartments) District was

approved on November 9, 2015. The property to the south was approved for R-1 (single family residential) District in December 2015 and was vacant. A subdivision named The Heights at McColl Subdivision to the south across Yuma Avenue proposed to be a single family and multifamily development containing 150 lots received Planning and Zoning Commission approval in final form on February 16, 2016. Seven R-1 (single family residential) District requests were approved along Yuma Avenue to the east between 1980 and 2006 and single family residences were constructed.

The requested zoning conforms to the Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. The maximum number of units permitted on the subject property based upon the tract size ranges from 280 1-bedroom units to 224 2-bedroom units, and 187 3-bedroom units. The number of vehicle trips generated by low-rise apartments was 6.59 vehicle trips per day or a total of 1,845 to 1,232 per day depending on the units. The number of condominium units likely to be constructed would be limited based upon parking and landscaping requirements. The proposed development was compatible with apartments constructed to the north. Yuma Avenue was designated as a major collector with 80 feet of right-of-way and was currently 40 feet of right-of-way with 2 lanes of paved roadway. A paved private road connects Yuma Avenue to McColl Road. A recorded subdivision plat and an approved site plan are required prior to issuance of any building permits.

Staff recommended approval of the rezoning request.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the rezoning request. Mr. Roberto Luciano seconded the motion with five members present and voting to recommend approval of the rezoning request.

2. Rezone from R-3A (multifamily residential apartments) District to R-3C (multifamily residential condominium) District: All of units 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 6A, 6B, 7A, 7B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, Lakes Condominium Association of Owners situated out of Block 3, Lakes Business Park Phase 2, Hidalgo County, Texas; 901 East Redbud Avenue. **(REZ2016-0014)**

Mr. Garces stated the subject property was located on the north side of East Redbud Avenue approximately 270 feet east of North McColl Road. The irregularly shaped tract had a 212.5 feet of frontage along East Redbud Avenue and a depth of 341 feet at its deepest point for a tract size of 4.038 acres. The applicant was requesting R-3C (multifamily residential condominium) District in order to construct condominiums. A site plan application was submitted to the Planning Department for condominiums on April 27, 2016. Adjacent zoning was R-3A (multifamily residential apartments)

District to the north and east, C-1 (office building) District to the south, and C-3 (general business) District to the north and west.

The property currently had paved parking lots and vacant condominium building sites. Surrounding land uses were Palm Valley Health Care II, Primos DME Inc., Lifetime Living, Inc., Redbud Place Apartments, and vacant land.

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

The development trend adjacent to the property was multifamily apartments along Redbud Avenue. The property was zoned to C-1 (office building) District in 1999 and rezoned to R-3A (multifamily residential apartments) District in 2015. The property to the east was rezoned to R-3A (multifamily residential apartments) District in 2002. Properties to the southeast of the subject property were rezoned to R-3A (multifamily residential apartments) District in between 2003 and 2012.

The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan however the existing zoning was multifamily. The number of condominiums units likely to be constructed would be based upon parking and landscaping requirements. The applicant was currently proposing 48 two bedroom units. The number of vehicle trips generated by low-rise condominium was 6.59 vehicle trips per day. The total trips may vary between of 725 to 1081 per day depending on the actual number of units. A site plan was submitted to the Planning Department on April 26, 2016 and was pending site plan review. An approved site plan was required prior to issuance of any building permit.

Staff recommends approval of the rezoning request.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the rezoning request. Mr. Mark Wright seconded the motion with five members present and voting.

3. Rezone from C-3 (general business) District to R-1 (single family residential) District: 5.867 acres out of Lot 2, Block 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 8400 North 10th Street. **(REZ2016-0015)**

Mr. Garces stated the subject property was an interior tract located 290 feet east of North 10th Street and 310 feet north of Fullerton Avenue. The property had a width of 369.80 feet and length of 691.13 feet for a tract size of 5.867 acres. The applicant was requesting R-1 (single family residential) District in order to establish a single family subdivision. A subdivision plat by the name of Spanish Oaks at Frontera was submitted to the Planning Department on April 14, 2016. Adjacent zoning was R-1 (single family residential) District to the east, and C-3 (general business) District to the north, south and west. The tract comprises two parcels that were currently vacant. Surrounding land uses were single family residences on a rural tracts, a lawn mower repair business, The University of Cosmetology Arts, and farmland.

The Foresight McAllen Comprehensive Plan designates the future land use as Suburban Residential.

The development trend for properties fronting along 10th Street was commercial. The property was initially zoned A-O (agricultural-open space) District upon annexation in 1989. The tract was rezoned to C-3 (general business) District in 2015. The tract to the east was rezoned to R-1 (single family residential) District in 2015 as part of city initiated rezoning. Six rezoning requests for C-3 (general business) District for tracts fronting along 10th Street to the east and south were approved between 1993 and 2007 and commercial businesses were constructed. A single family subdivision by the name of Orangewood North was under constructed to the east.

The requested zoning conforms to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning was appropriate for a single family residential subdivision for an interior tract not adjacent to 10th Street. The tract to the west had a depth of 280 feet that was adequate for commercial development. North 10th Street was designated as a principal arterial with 120 feet of right-of-way and was currently constructed with 4 travel lanes, a left turn lane and shoulders. A proposed median was to be constructed in 2017. A recorded subdivision plat was required prior to the issuance of any building permit.

Staff recommended approval of the rezoning request.

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

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

4. Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.454 acres out of Lot 1, Unicorn Acres Subdivision, Hidalgo County, Texas; 2901 Gumwood Avenue.
(REZ2016-0016)

Mr. Sanchez stated the property was located at the southwest corner of 29th Street and Gumwood Avenue. The property had 82.50 feet of frontage along North 29th Street and 240 feet of frontage along Gumwood Avenue for a tract size of .454 acres. The applicant was requesting C-3 (general business) District in order to establish a retail business for snack foods for carry out and on-premise consumption. A feasibility plan had not been submitted to the Planning Department. Adjacent zoning was R-1 (single family residential) District in all directions. The tract comprises two parcels that currently were vacant. Adjacent land use was single family residential.

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

The development trend in the area was single family residential. The property was zoned to R-1 (single family residential) District during comprehensive zoning in 1979. A rezoning request for the subject property for C-3 (general business) District was disapproved in March 2012. A rezoning request to R-2 (duplex-fourplex residential) District for the subject property was disapproved on

November 23, 2015.

The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The surrounding area was established single family residential neighborhoods. Gumwood Avenue was designated as a major collector street with 80 feet of right of way and was constructed with 60 feet of right of way and 36 feet of pavement with 2 travel lanes and curb and gutter. There were sidewalks along the north side of Gumwood Avenue. 29th Street was designated as a Minor Arterial with 100 feet of right of way and was currently 70 feet of right of way, four travel lanes, one turning lane, sidewalks along the east side of the street and a posted speed limit of 30 miles per hour. An eight foot masonry wall was required where a nonresidential use was adjacent to a single family use or district. Trees with a caliper of 20 inches or greater in commercial zones were protected and require a permit for removal. A subdivision plat was required since the tract was not a lot of record. Right-of-way dedication and street improvement such as sidewalks may be required. On-premise consumption of food snacks may be classified as a restaurant requiring additional parking. An approved site plan was required before any building permits were issued.

Staff recommended disapproval of the rezoning request.

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

The applicant, Ms. Blanca Sandoval, spoke in favor of the rezoning indicating the traffic on 29th Street would support the sale of snack foods to the neighborhood. Mr. Cabeza de Vaca indicated there have been 2 previous rezoning disapprovals on the property. Mr. Millin said the adjacent area and neighborhood was single family residential. Staff attorney, Austin Stevenson cautioned the Board the rezoning request could be considered spot zoning.

Mr. Roberto Luciano moved to disapprove the rezoning request. Mr. John Millin seconded the motion with five members present and voting to recommend disapproval of the rezoning request.

a) CONDITIONAL USE PERMITS:

1. Request of Melissa A. Aguirre, for a Conditional Use Permit, for one year, for a home occupation (office/ party rentals) at Lot 23B, Block 30, Balboa Acres Subdivision, Hidalgo County, Texas; 3400 Helena Avenue.
(CUP2016-0060)

Ms. Garcia stated the property was located on the north side of Helena Avenue, approximately 330 ft. west of South 3rd Street and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 district in all directions. Surrounding land uses include single family residences, a park, and a church. A home occupation was permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate an office for a party rental business from the existing residence. The business would operate Monday thru Sunday. The applicant stated that no customers would be visiting the residence; all party rentals would be delivered. She was proposing a 5 ft. X 8 ft. trailer for the hauling of the rentals that would be placed at the rear of the property so that it won't be visible from the street and her personal vehicle would be used as well for the hauling of the party rentals.

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 Fire Department has inspected and cleared the residence which meets all the minimum standards and applicable ordinances. The occupation may not be operational until requirements were complied with and issuance of the certificate. The home occupation must also comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) No signs were permitted. No signs were proposed; however, the applicant proposes to use her personal vehicle and a 5' X 8' trailer to haul the party rentals. She had been advised that any signage on the vehicle, would need to be either magnetic signs to be removed at the residence and/or the vehicle would need to be parked where it was not visible from the street;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. No exterior display was proposed;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant had stated that there would be no other employees;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage. Party rentals would be stored in the garage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that no customers would be visiting the residence, all party rentals would be delivered. She was proposing a 5 ft. X 8 ft. trailer for the hauling of the rentals that would be placed at the rear of the property so that it won't be visible from the street and her personal vehicle would be used as well for the hauling of the party rentals;
- 7) No retail sales (items can be delivered). No retail sales were proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate

the business;

- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

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

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

Being no discussion of the item, Mr. John Millin moved to approve the request of the conditional use permit, for one year, subject to compliance with the requirements in Section 138-118(1) of the Zoning Ordinance and Fire Department requirements with the added conditions of no parking on the grass and on street. Mr. Roberto Luciano seconded the motion with five members present and voting.

2. Request of Courtney A. Miller, for a Conditional Use Permit, for one year, for a home occupation (office/ construction) at Lots 8 and 9, Window Rock Estates Subdivision, Hidalgo County, Texas; 3617 Walnut Avenue.
(CUP2016-0059)

Ms. Garcia stated the property was located on the south side of Walnut Avenue, approximately 480 ft. west of North 33rd Lane and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 district to the north, east, and south, and A-O (agriculture & open space) District to the west, and C-1 (office building) District to the south as well. Surrounding land uses include single family residences and vacant land. A home occupation was permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate an office for a tile installation business from the existing residence. The business would operate Monday thru Sunday. The applicant stated that no customers would be visiting the home; the work would be at the customer's residence and/or place of business. 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 Fire Department had inspected and cleared the residence which meets all the minimum standards and applicable ordinances. The occupation may not be operational until requirements were complied with and issuance of the certificate. The home occupation must also comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) No signs were permitted. No signs were proposed; however, the applicant proposes to have a business vehicle that include his tools and equipment. He had been advised that any signage on the business vehicle, would need to be either magnetic signs to be removed at the residence and/or the vehicle would need to be parked where it was not visible from the street;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. No exterior display was proposed;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant had stated that there would be no other employees;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage. Any leftover tile would stay at the customer's location and the tools would be inside the business vehicle;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that no customers would be visiting the home, which all work would be at the customer's residence and/or place of business;
- 7) No retail sales (items can be delivered). No retail sales were proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

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

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

Being no discussion of the item, Mr. Roberto Luciano moved to approve the request of the conditional use permit, for one year, subject to compliance with the requirements in Section 138-

118(1) of the Zoning Ordinance and Fire Department requirements. Mr. Daniel Santos seconded the motion with five members present and voting.

3. Request of Armando Rios, for a Conditional Use Permit, for one year, for a portable food concession stand at the 96.53 feet East of the North 127.55 feet North of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2016-0064)**

Ms. Garcia stated the property was located on the south side of Galveston Avenue, approximately 100 ft. west of South 23rd Street and was zoned C-3 (general business) District. The adjacent zoning was C-3 District on the north, south, east and west, and R-1 (single family residential) District also to the north. Surrounding land uses include commercial businesses and single family residences. A portable food concession stand was permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for a concession stand, for one year, by the Planning and Zoning Commission on June 2, 2009. The permit was renewed annually until 2013. The concession stand had been removed and the property currently was vacant.

There was a new applicant proposing to place a 12 ft. X 18 ft. portable food concession stand building on the property. The hours of operation were Monday thru Saturday 11:00 a.m. to 10:00 p.m. Four parking spaces were required for the concession stand. During the site inspection, staff observed that the parking lot needs resurfacing, potholes fixed, and striping of the parking spaces. The applicant had been advised, and he indicated that the parking lot would be brought into compliance with city standards once the permit had been approved.

Should the conditional use permit be approved, the applicant must obtain a building permit to place the building on site and must comply with parking, landscaping, building separation and setbacks. The parking area must be paved and striped as part of the building permit process, and must be completed prior to occupancy of the building.

The Health and Fire Departments have conducted their inspections; however, a final inspection is pending during the building permit process. The establishment must also comply with requirements set for in Section 138-118(9) of the Zoning Ordinance and other specific requirements as follows:

- 1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-3 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes. A building permit would be necessary to place the building on site and all requirements must be met;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and

loading ordinance. Four parking spaces were required for the concession stand and were provided on site as per site plan. The parking area must be paved and striped prior to occupancy;

- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements; and
- 6) Water and sewage disposal facilities must be available and may be required to the proposed use. Restroom facilities would be provided from the adjacent business.

Staff recommended approval of the request, for one year, subject to compliance with Section 138-118(9) of the Zoning Ordinance, Health and Fire Department requirements, and building permit requirements including a paved parking area.

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

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

4. Request of Yvette Villa, for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2016-0058)**

Ms. Garcia stated the property was located at the northwest corner of Nolana Avenue and Bicentennial Drive and was zoned C-3 (general business) District. The adjacent zoning was C-3 District in all directions and R-1 (single family residential) District to the east. Surrounding land uses include the commercial businesses, offices, restaurants, bars, multi-family residences, and the International Museum of Arts & Science (IMAS). A bar was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved by the City Commission on September 29, 2009 with a variance to the 600 ft. distance requirement. The permit since then has been renewed annually by different tenants with variances to the distance requirement by the City Commission. The last approval was on May 11, 2015 for one year, by the City Commission with a variance to the 600 ft. distance requirement, and with the condition for nightly trash pickup and extra security.

The applicant was proposing to continue to operate a bar with an outdoor patio area. The proposed hours of operation were Thursday thru Sunday from 9:00 p.m. to 2:00 a.m.

Attached was the police report indicating service calls from May 2015 to present for the establishment. The Health and Fire Departments have inspected and cleared the establishment. 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 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. of residentially zones & uses and the International Museum of Arts & Science (IMAS);
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas;

- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there was a multi-tenant commercial plaza on the property. The plaza was a mixture of retail, fast food restaurants, and bars. At this time, there were two fast food restaurants (Dominos & Billy's BBQ), commercial uses (such as a laundry matt, beauty salon, etc.), a bar (Rehab) and a vacant lease space that had previously been used as a bar. Based on the current uses (except Rehab), 34 parking spaces were required. The existing bar (Rehab) requires 46 parking spaces. The proposed bar would require an additional 73 parking spaces bringing the total parking required for all the uses to 153 spaces; 125 spaces were provided on site.; for a total of 153 spaces for the plaza. The applicant submitted a parking agreement in 2014 for a 5 year term, for 28 additional parking spaces in order to comply with parking. If the vacant space was again occupied for a bar, it would require 46 additional parking spaces and parking would need to be 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; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment would be set at time of building permit.

Should the conditional use permit be approved, conditions as previously noted on the previous approval such as nightly trash pickup and providing extra security would be applied to this request.

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

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

Being no discussion of the item, Mr. John Millin moved to disapprove the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance, but with a favorable recommendation to grant the variance to the distance requirements with the conditions they provide security, nightly trash pickup, and sufficient lighting. Mr. Daniel Santos seconded the motion which carried with five members voting aye and one abstention. Mr. Mark Wright abstained.

5. Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2016-0063)**

Ms. Garcia stated the property was located on the east side of North 10th Street at Hawk Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include single family residences, apartments, offices, retail, and restaurants. A nightclub was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and had been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and had been maintained as a condition of the permit approvals. The last permit was approved by the Planning and Zoning Commission on May 19, 2015.

The applicant was proposing to continue to operate a bar (Hillbilly's) from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday thru Saturday.

During inspection, staff observed that the parking lot had been resurfaced; however, it needs to be restriped.

The Health and Fire Department have inspected and cleared the establishment, and complies with the health and safety codes and regulations. Attached was the police activity report, which indicates service calls from May 2015 to present. The Planning Department had received no complaints regarding this use. 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 those businesses having late hours (after 10:00 p.m.) must be at least 300 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment was not within 300 ft. of the above mentioned land uses;
- 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 direct access to North 10th Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on a building capacity of 332 persons, 83 parking spaces were required and were provided as per site plan. The parking lot must be restriped to assure compliance before issuance of the permit;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. The applicant must make provisions to prevent unauthorized parking

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. Broken bottles and other litter must be cleared from the parking lot; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building for the use was set at 332 persons.

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, parking lot being restriped to assure compliance and maintaining the condition of no parking on the west side of North 10th Street.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the request subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, parking lot being restriped to assure compliance and maintaining the condition of no parking on the west side of North 10th Street with added conditions they provide security, nightly trash pickup, sufficient lighting and restriping of parking lot. Mr. Daniel Santos seconded the motion with five members present and voting.

6. Request of Cesar Valdez, for a Conditional Use Permit, for one year, for a bar at Lot 3, Bentsen Road Plaza Subdivision, Hidalgo County, Texas; 4501 Expressway 83. **(CUP2016-0065)**

Ms. Garcia stated the property was located on the south side of Expressway 83, approximately 290 ft. west of South Bentsen Road and it was zoned C-4 (commercial industrial) District. The surrounding zoning was C-4 to the east and south, and C-3 to the north and west. Surrounding land uses include single family residences, commercial businesses, and vacant land. A bar was allowed in a C-4 zone with a conditional use permit and in compliance with requirements.

Currently, there was a 13,000 sq. ft. commercial shell building on the property that was still under construction. At the time of the site inspection, the parking lot had not been constructed.

The applicant was proposing to operate a bar from three of the lease spaces. The establishment proposes to be in operation from 6:00 p.m. to 2:00 a.m. Monday thru Saturday. Based on the proposed 8,680 sq. ft. of retail use, 25 parking spaces were required. The proposed 4,320 sq. ft.

building lease area, 58 parking spaces were required and 88 parking spaces were provided on the common parking area. The total parking required for all businesses to operate at the same time was 83 parking spaces.

The Health and Fire Departments have inspected the establishment; however, a final inspection would be required during the building permit process. A police activity report was not requested since the bar had not been in operation. 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 the above mentioned business, having late hours (after 10:00 p.m.) must be at least 600 ft. from the nearest residence, church, school or publicly-owned property, and must be designed to prevent disruption of the character of adjacent residential area. The shopping center was within 600 ft. of residential zones and uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property had direct access onto the Expressway 83 eastbound frontage Road and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 4,320 sq. ft. building lease space, 58 parking spaces were required and 68 parking spaces were provided on the common parking area;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommended that the it be tabled requested by applicant to allow time to negotiate parking issues. disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

Mr. John Millin moved to table item. Mr. Mark Wright seconded the motion with five members present and voting.

7. Request of Solani, LLC, for a Conditional Use Permit, for one year, for a bar at the North 150 feet of Lot 1, Gateway Plaza Shopping City Subdivision, Hidalgo County, Texas; 925 Lindberg Avenue. **(CUP2016-0057)**

Ms. Garcia stated the property was located on the southeast corner of South 10th Street and Lindberg Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 District in all directions and C-1 (office building) District to the northeast. Surrounding land uses include commercial businesses, offices, a church, and single family residential. A bar was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

Currently, there was a 14,000 sq. ft. multi-commercial building on the property with retail use. Of the 14,000 sq. ft. the applicant was proposing to operate a bar out of a 5,000 sq. ft. lease area. Currently, the lease space was being occupied by a retail store (Pink & Blue). The business was closing and would vacate before June 2016. The establishment proposes to be in operation Monday through Sunday from 7 p.m. to 2 a.m. Based on the square footage and retail uses 26, parking spaces were required. The proposed 5,000 sq. ft. bar would require 68 parking spaces; 73 parking spaces were provided on site. The total parking required for all businesses to operate at the same time was 94 spaces; however, the retail businesses close at 7:00 p.m.

Staff had received a letter of opposition with signatures with various concerns. The concerns expressed include the incompatibility with the surrounding neighborhood, trespassing and unauthorized issues, traffic, and noise. The opposition percent was at 9.2 percent of opposition

A building permit would be required for any remodeling of the building. The establishment must comply with all requirements of the building permit including parking, landscaping, sidewalks, etc.

The Health and Fire Departments would conduct a final inspection after the space had been remodeled. 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 abovementioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. from a church and a residential zone;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment was located on South 10th Street and Lindberg Avenue, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and retail uses 26, parking spaces were required. The proposed 5,000 sq. ft. bar would require 68 parking spaces; 73 parking spaces were provided on site. The total parking required for all businesses to operate at the same time was 94 spaces; however, the retail businesses close at 7:00 p.m.;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons

on adjacent properties;

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

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

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

Mr. Paul Veal in opposition, approached the board with a notebook with a report and pictures. The report was from an existing surrounding bar that has been in operation for a long time. He stated police reports have been made several times. They have experienced vandalism and trash in their property parking lot.

Mr. Millin advised Mr. Veal the conditional use permit was complaint driven and it could be revoked if there were complaints or not complying with the conditional use permit.

The board inquired if the bar would be complying with parking and asked if the Gaslight had a conditional use permit. Ms. Garcia stated yes they were complying with parking requirements and advised the board that Gaslight was grandfathered therefore it doesn't come before the board.

After a lengthy discussion of the item, Mr. Roberto Luciano **moved** to disapprove the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance. Mr. John Millin seconded the motion which carried with four members voting aye and one abstention. Mr. Mark Wright abstained.

6) DISCUSSION: NONE

7) INFORMATION ONLY:

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

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. John Millin adjourned the meeting at 6:33 p.m., Mr. Daniel Santos seconded the motion which carried unanimously with five members present and voting.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Susana De La Cerda, Secretary

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: SITE PLAN APPROVAL FOR PROPOSED LOT 1, IDEA TRES LAGOS SUBDIVISION; 5200 TRES LAGOS BOULEVARD.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the north side of future Tres Lagos Boulevard between N. Shary Rd and N. Ware Rd and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, northeast and south, and C-4 (commercial industrial) District to east and west.

The property is part of IDEA Tres Lagos Subdivision, which is scheduled for final consideration by the Planning and Zoning Commission on June 7, 2016. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to construct a two-story building, which will consist of a gymnasium with elementary, middle and high school grade levels. There will be two intramural soccer/football fields on the property. The site plan also shows future portable buildings.

- **Phase 1:**

- Pre-k thru 8th grades: 12 classrooms = 12 classrooms @ 1.5 parking spaces/class = 18 parking spaces
- 9 offices @ 1.5 parking spaces/office = 14 parking spaces
- 9th thru 12th grades = 19 classrooms + 1 Road to College lab = 19 classrooms @ 5 parking spaces/class = 95 parking spaces
- 10 offices + 1 workroom @ 1.5 parking spaces/office = 15 parking spaces
- Total parking spaces required: 142 parking spaces

- **Phase 2:**

- Pre-k thru 8th grades: 29 classrooms + 1 hybrid lab = 29 classrooms @ 1.5 parking spaces/class = 44 parking spaces
- 1 office + 1 workroom @ 1.5 parking spaces/office = 1.5 parking spaces
- 9th thru 12th grades = 9 classrooms = 9 classrooms @ 5 parking spaces/class = 45 parking spaces
- 9 offices * 1.5 parking spaces/office = 14 parking spaces
- Total parking spaces required: 103 parking spaces
- Total site parking spaces required: 245 parking spaces (Phase 1 & 2)

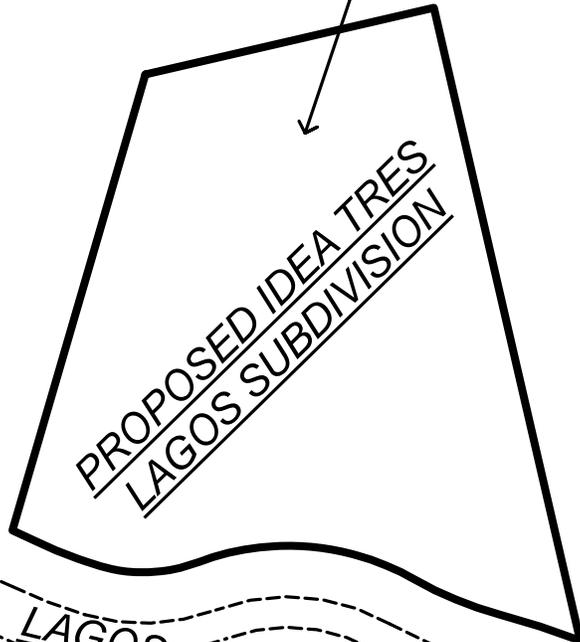
The stacking for student pick-up/drop-off is approximately 1,650 sq. ft. for phase I. Phase II will bring an additional 1,280 sq. ft. of stacking.

Required landscaping for the lot is 87,120 sq. ft. with trees required as follows: 122 – 2 ½” caliper trees, or 61 – 4” caliper trees, or 31 – 6” caliper trees, or 244 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along Tres Lagos Boulevard. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree. A 4 ft. wide sidewalk is required along Tres Lagos Boulevard, as well as a 6 ft. buffer around dumpsters and from any adjacent residential zones/uses. No structures are permitted over easements. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

RECOMMENDATION:

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

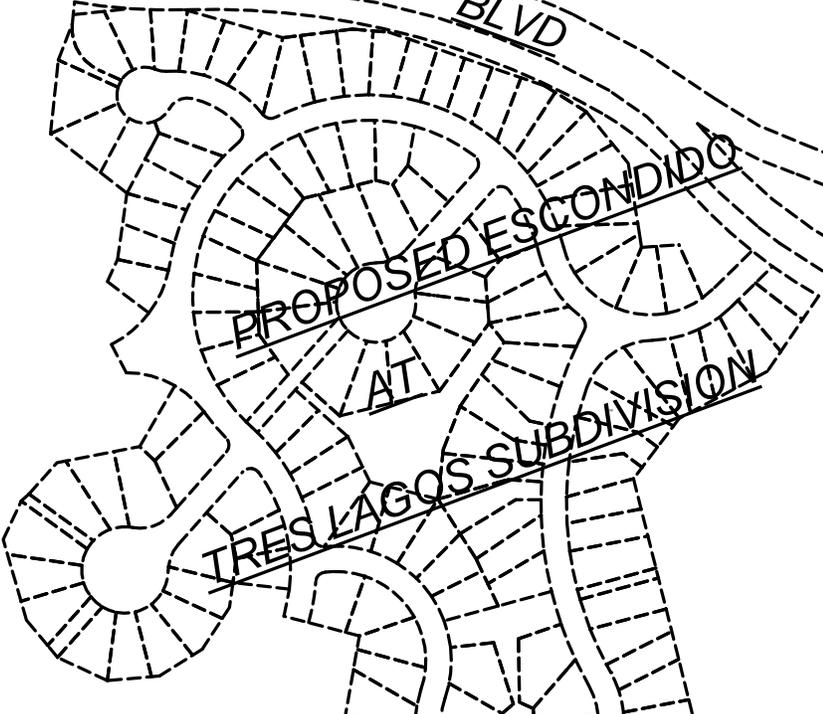
LOCATION



232

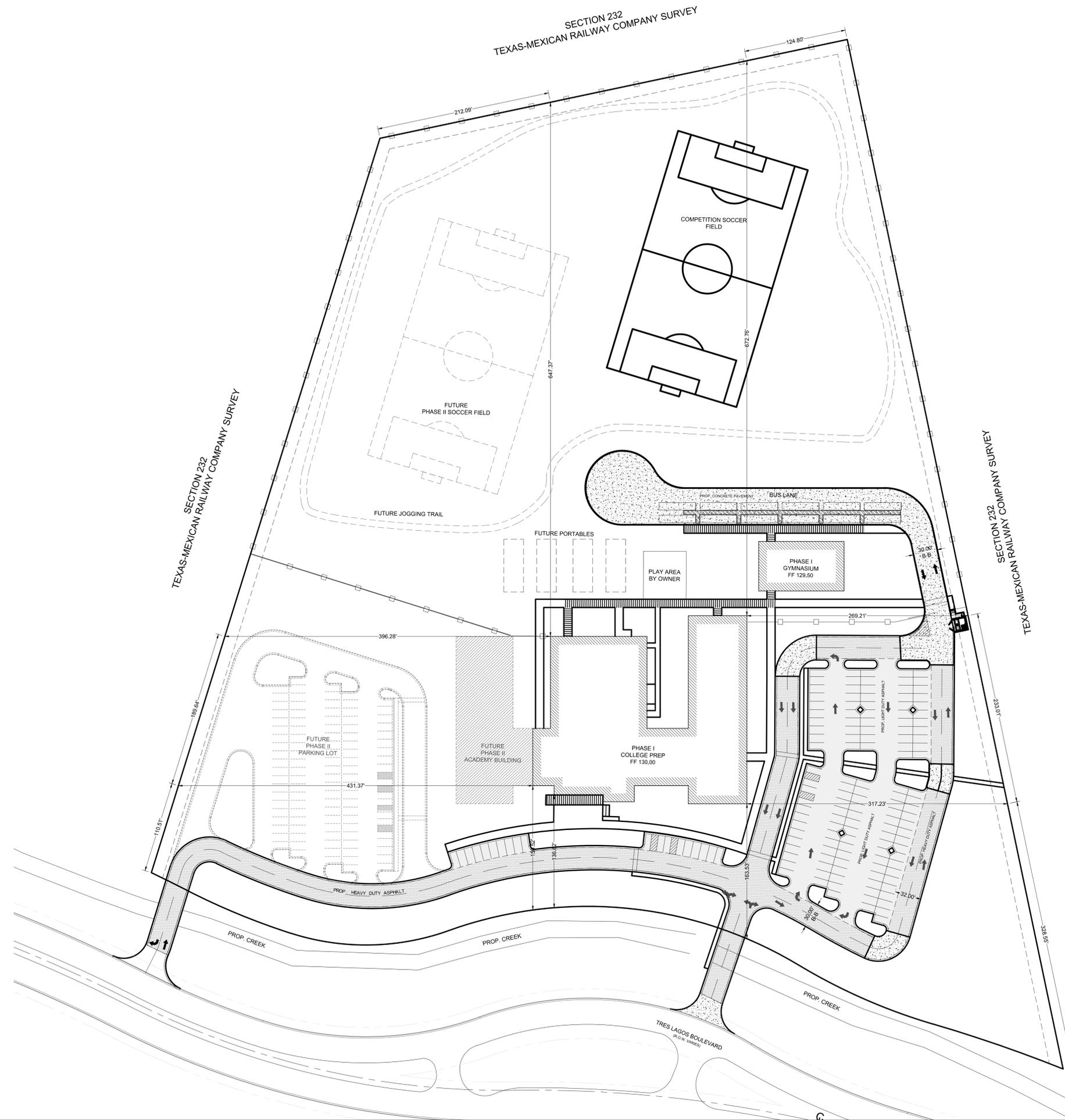
TRES LAGOS

BLVD



PROPOSED ESCONDIDO AT

TRES LAGOS SUBDIVISION



SCALE:
1 INCH = 60 FEET

JOB No. 15138.01

BY: **MELDEN & HUNT INC.**
DATE: _____
REVISION: _____
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE
EDINBURG, TX 78541
PHONE: (936) 381-1839
FAX: (936) 381-1839
WWW.MELDENANDHUNT.COM
ESTABLISHED 1947

ENGINEERING TECH: J, J, Z
PROJECT ENGINEER: F, L, K, K, H, V
T-BOOK: XXX, PG. XX-XX
1. RELEASE DATE: 01-25-2016
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KELLEY A. HELLER-VELA, P.E. 97421 ON FEB. 03, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

IDEA TRES LAGOS
McALLEN, TEXAS

SITE PLAN

RECEIVED VIA EMAIL 04/04/2016 AT 1:20 PM

RECEIVED
By Nikki Marie Cavazos at 1:43 pm, Apr 05, 2016

© Copyright 2015 Melden & Hunt, Inc.
All Rights Reserved.
File Name:
IDEA at Tres Lagos-Base.dwg
SHEET 1 OF XX

LOCATION

PROPOSED IDEA TRES
LAGOS SUBDIVISION

232

TRES
LAGOS

TRES
LAGOS

BLVD

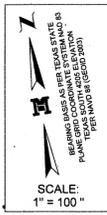
PROPOSED ESCONDIDO
AT

TRES LAGOS SUBDIVISION

TR

MAP OF IDEA TRES LAGOS

BEING A RESUBDIVISION OF 20.00 ACRES [871,202.15 SF]
OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
ACCORDING TO THE PATENT RECORDED
IN VOLUME 4, PAGES 142-143,
HIDALGO COUNTY, DEED RECORDS,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IDEA TRES LAGOS SUBDIVISION, SUBDIVISION 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL CAUSE TO BE INSTALLED THEREON SHOW OR NOT SHOWN AND 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 HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

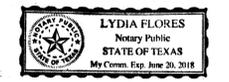
Mike Rhodes
MIKE RHODES, PRESIDENT
RHODES ENTERPRISES, INC.
200 S. 10TH STREET, SUITE 1400
McALLEN, TEXAS 78501

DATE: 4-20-16

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF April 2016.

Lydia Flores
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: June 20, 2018



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 20th DAY OF April 2016

Kelley A. Heller-Vela
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 04-18-16
ENGINEERING JOB NO. 15138.00



STATE OF TEXAS
COUNTY OF HIDALGO

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



DATED THIS ____ DAY OF _____ 20__

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

DATE SURVEYED: 09-10-15
T., PG.
SURVEYING JOB NO.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

BY: _____ PRESIDENT _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN _____ DATE _____

ON: _____ AT _____ AMPM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



RECEIVED
By Nikki Marie Cavazos at 3:10 pm, May 20, 2016

- METES AND BOUNDS DESCRIPTION:
- A TRACT OF LAND CONTAINING 20.00 ACRES [871,202.15 S.F.] SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES [871,202.15 S.F.] BEING A PART OR PORTION 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, SAID 20.00 ACRES [871,202.15 S.F.] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;
- THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET;
- THENCE, N 09° 29' 34" E A DISTANCE OF 2011.82 FEET TO A NO. 4 REBAR SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;
1. THENCE, N 16° 15' 14" E A DISTANCE OF 932.67 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 2. THENCE, N 77° 00' 00" E A DISTANCE OF 581.30 FEET TO A NO. 4 REBAR SET (NORTHING: 16651099.742 EASTING: 1064263.411) FOR THE NORTHEAST CORNER OF THIS TRACT;
 3. THENCE, S 13° 00' 00" E A DISTANCE OF 1275.34 FEET TO A NO. 4 REBAR SET (NORTHING: 16649857.089 EASTING: 1064550.300) FOR THE SOUTHEAST CORNER OF THIS TRACT;
 4. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 05° 28' 29"; A RADIUS OF 1750.00 FEET, AN ARC LENGTH OF 167.22 FEET, A TANGENT OF 83.67 FEET, AND A CHORD THAT BEARS N 72° 09' 38" W, A DISTANCE OF 167.16 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
 5. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 14° 40' 55"; A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 179.37 FEET, A TANGENT OF 90.19 FEET, AND A CHORD THAT BEARS N 67° 30' 25" W, A DISTANCE OF 178.88 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
 6. THENCE, ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 50° 38' 22"; A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 441.91 FEET, A TANGENT OF 101.67 FEET, AND A CHORD THAT BEARS N 85° 29' 09" W, A DISTANCE OF 427.67 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
 7. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 37° 26' 40"; A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 196.08 FEET, A TANGENT OF 101.67 FEET, AND A CHORD THAT BEARS N 87° 55' 00" W, A DISTANCE OF 192.59 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
 8. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 09° 11' 17"; A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 136.31 FEET, A TANGENT OF 68.30 FEET, AND A CHORD THAT BEARS N 68° 46' 01" W, A DISTANCE OF 136.16 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
 9. THENCE, ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 26' 12"; A RADIUS OF 1950.00 FEET, AN ARC LENGTH OF 48.89 FEET, A TANGENT OF 24.45 FEET, AND A CHORD THAT BEARS N 64° 53' 28" W, A DISTANCE OF 48.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.00 ACRES [871,202.15 S.F.] OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

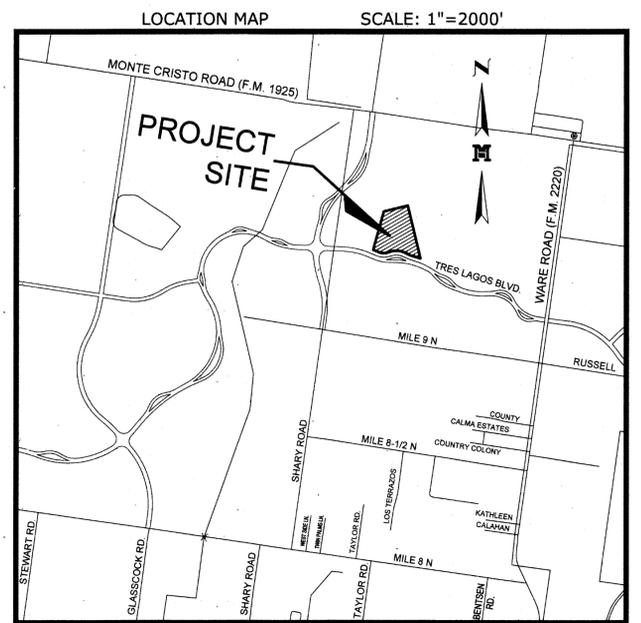
APPROVED BY DRAINAGE DISTRICT:

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

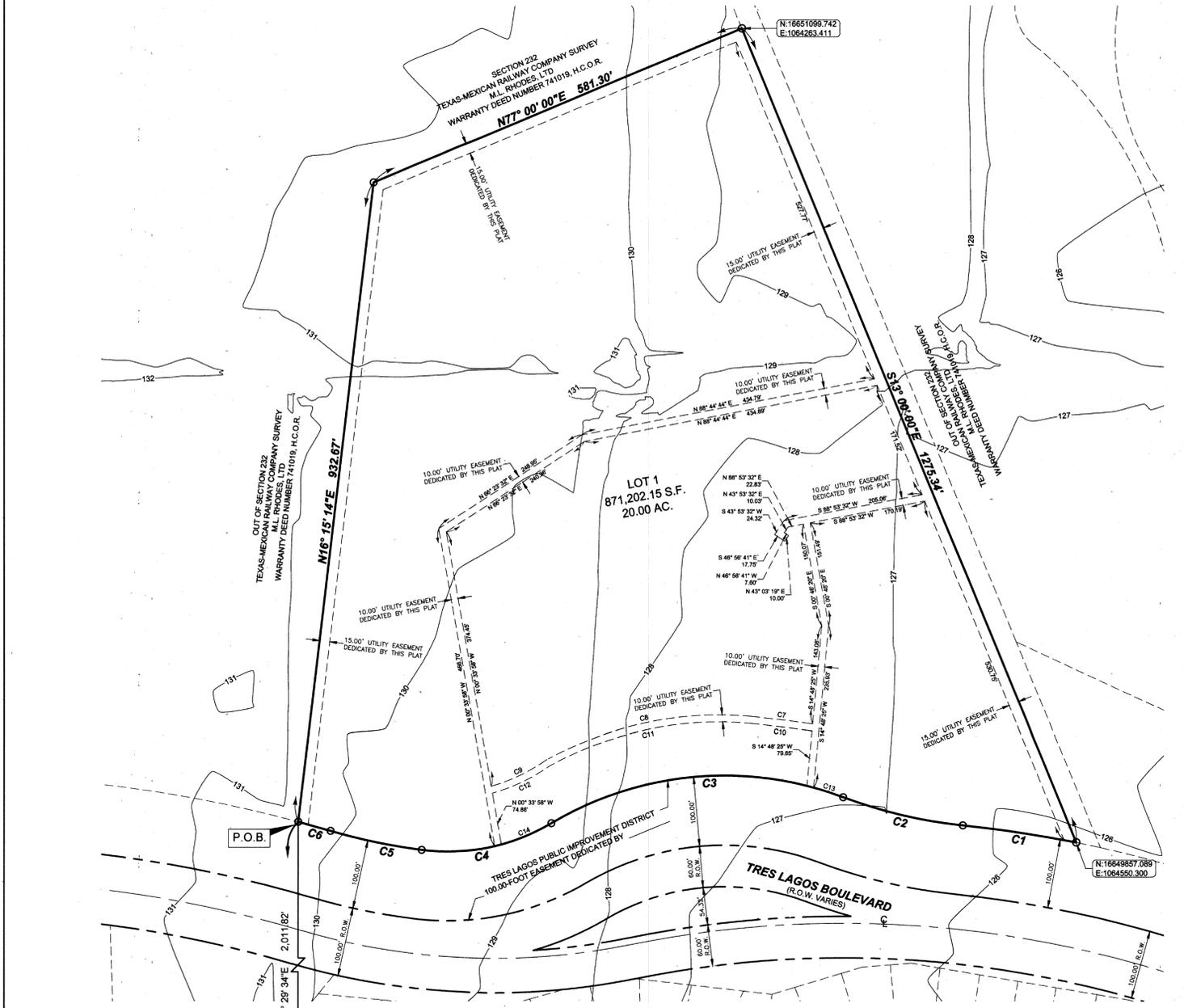
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE _____



- GENERAL NOTES:
1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADE ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. OF 500-YEAR FLOOD, COMMUNITY PANEL NUMBER 480334 0295 D. MAP REVISED, JUNE 06, 2000
 2. MINIMUM FINISH FLOOR ELEVATION NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURB ALONG TRES LAGOS BOULEVARD MEASURED AT THE FRONT-CENTER OF THE LOT.
 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN'S ORDINANCE.
 4. THE REQUIRED STORM RUNOFF DETENTION FOR THIS SUBDIVISION SHALL BE AS PER MASTER DRAINAGE REPORT APPROVED ON: XX-XX-XXX (1.144 CUBIC FEET FOR THIS SUBDIVISION).
 5. CITY OF McALLEN BENCHMARK, TOP OF SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF WARE ROAD & RUSSELL ROAD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205, ELEVATION PER NAVD 99 (GEOID 2003) N=16647390.7390, E=1067447.6830, ELEV.=118.73
 6. NO BUILDING ALLOWED OVER ANY EASEMENT.
 7. SITE PLAN APPROVAL BY THE CITY OF McALLEN IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE, INCLUDED BUT NOT LIMITED TO THE CONSTRUCTION OF PRIMARY STRUCTURES, PAVED FIRE LANE ACCESS, ADDITIONAL FIRE HYDRANTS, BUFFERING, DRIVEWAY ACCESS POINTS, ETC.
 8. THERE ARE IRRIGATION VENTS AND DRAIN DITCHES LOCATED UPON SUBJECT TRACT UNITED IRRIGATION DISTRICT WAS CONTACTED AND THERE ARE NO PIPELINES AND NO EASEMENTS LOCATED UPON SUBJECT TRACT THAT BELONG TO UNITED IRRIGATION DISTRICT. IRRIGATION VENTS APPEAR TO BE PRIVATE. THERE ARE NO RECORDED DOCUMENTS FOUND FOR THESE IRRIGATION VENTS. DRAIN DITCHES APPEAR TO BE PRIVATE. DRAINAGE DISTRICT NO. 1'S MAP DOES NOT SHOW ANY EXISTING DRAIN DITCHES UPON SUBJECT TRACT. NO RECORDED DOCUMENTS FOUND FOR THESE DRAINAGE DITCHES.
 9. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY HIDALGO TEXAS CORPORATION, INC. TO ML RHODES LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER CLERK'S FILE NO. 2865228, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESORVER. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY REVOKED OR AMENDED BY OWNER/RESORVER AND IS EXCLUSIVE.
 10. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG TRES LAGOS BOULEVARD.
 11. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONUSES/USES.
 12. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES/USES.



LEGEND & ABBREVIATIONS

- FOUND # 4 REBAR
- SET # 4 REBAR
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- S.F. - SQUARE FEET
- AC. - ACRES

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	167.22'	1,750.00'	005° 28' 29"	N72° 06' 38"W	167.16'	83.67'
C2	179.37'	700.00'	014° 40' 55"	N67° 30' 25"W	178.88'	90.18'
C3	441.91'	500.00'	050° 38' 22"	N85° 29' 09"W	427.67'	236.56'
C4	196.08'	300.00'	037° 26' 40"	S87° 55' 00"W	192.59'	101.67'
C5	136.31'	850.00'	009° 11' 17"	N68° 46' 01"W	136.16'	68.30'
C6	48.89'	1,950.00'	001° 26' 12"	N64° 53' 28"W	48.89'	24.45'
C7	92.90'	3,303.39'	001° 36' 41"	N73° 47' 37"W	92.90'	46.45'
C8	306.72'	520.51'	033° 45' 46"	S87° 35' 39"W	302.30'	157.96'
C9	90.12'	265.22'	019° 28' 04"	S74° 08' 18"W	89.68'	45.50'
C10	92.92'	3,293.39'	001° 37' 00"	N73° 47' 22"W	92.92'	46.46'
C11	300.21'	510.51'	033° 41' 34"	S87° 37' 12"W	295.90'	154.58'
C12	93.93'	275.22'	019° 33' 15"	S74° 17' 53"W	93.47'	47.43'
C13	45.33'	500.00'	005° 11' 41"	N62° 45' 48"W	45.32'	22.68'
C14	79.24'	300.00'	015° 08' 01"	N76° 45' 41"E	79.01'	39.85'

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RHODES ENTERPRISES, INC.	200 S. 10TH ST. SUITE 1400	McALLEN, TEXAS 78501	(956) 287-2800	
ENGINEER:	KELLEY A. HELLER-VELA R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

P.O.C. S.W. COR.
SECTION 232,
TEXAS-MEXICAN RAILWAY
COMPANY SURVEY

S80° 30' 26" E 895.93'

N09° 29' 34" E 2,011.82'

DRAWN BY: J. Z. / EM DATE: 04-18-2016
SURVEYED, CHECKED: [Signature] DATE: 4-20-16
FINAL CHECK: [Signature] DATE: 4-20-16

TBPE FIRM # F-1435

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

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 3, 2016

SUBJECT: SITE PLAN APPROVAL FOR LOT 1, SOUTH TEXAS COLLEGE WEST NURSING CAMPUS SUBDIVISION; 1901 S MCCOLL RD.

GOAL:

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

BRIEF DESCRIPTION:

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

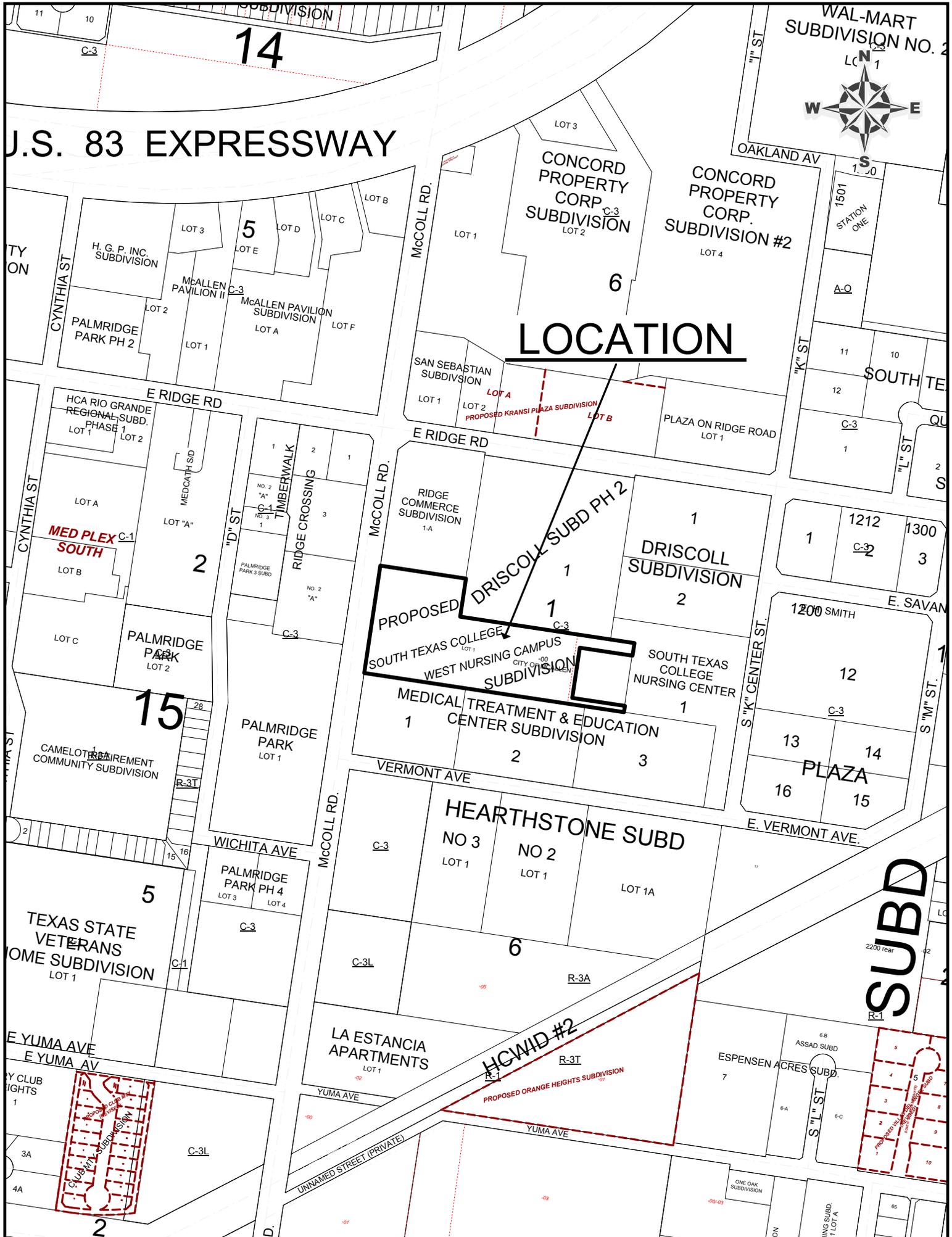
The property is part of South Texas College West Nursing Campus Subdivision which was recorded on March 17, 2016. A note on the plat states that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

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

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

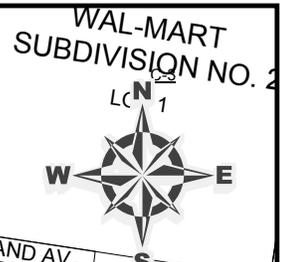
RECOMMENDATION:

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



U.S. 83 EXPRESSWAY

14



LOCATION



PROPOSED DRISCOLL SUBD PH 2
SOUTH TEXAS COLLEGE WEST NURSING CAMPUS SUBDIVISION

SUBD

TEXAS STATE VETERANS HOME SUBDIVISION LOT 1

LA ESTANCIA APARTMENTS LOT 1

HEARTHSTONE SUBD

CONCORD PROPERTY CORP. SUBDIVISION #2

CONCORD PROPERTY CORP. SUBDIVISION LOT 2

H. G. P. INC. SUBDIVISION

PALMRIDGE PARK LOT 1

MEDICAL TREATMENT & EDUCATION CENTER SUBDIVISION

DRISCOLL SUBDIVISION

MED PLEX SOUTH

PALMRIDGE PARK LOT 2

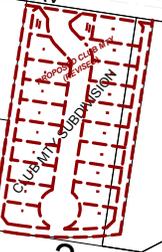
15

E YUMA AVE

YUMA AVE

ESPENSEN ACRES SUBD.

PROPOSED ORANGE HEIGHTS SUBDIVISION



RIDGE COMMERCE
LOT I-A
DOCUMENT No. 2027459

DRISCOLL SUBDIVISION PHASE II
DOCUMENT No. I978800

DRISCOLL SUBDIVISION
LOT 2
VOL. 38, PG. 181

RESUBDIVISION OF LOT 4 OF LOT 6
BLOCK 12
STEEL & PERSHING SUBDIVISION
VOL. 3, PG. 42

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 1
VOL. 34, PG 168

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 2
VOL. 34, PG 168

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 3
VOL. 34, PG 168

EXISTING PARKING SPACES: 131
PROPOSED PARKING SPACES: 174
TOTAL PARKING SPACES: 305

EXISTING ADA PARKING SPACES: 5
PROPOSED ADA PARKING SPACES: 6
TOTAL ADA PARKING SPACES: 11

BENCHMARK:
B.M. - (McALLEN CITY DATUM)
"MC 84" EL=115.07 FT.

LEGEND

- Proposed Building
- Proposed Fire Lane Line
- Proposed Asphalt Pavement
- Proposed Concrete Pavement
- Proposed Concrete Sidewalk
- Proposed Stamped Sidewalk
- Proposed Green Area
- Proposed Pond Widening

LEGEND

- Live Oak 6" cal.
- Wild Olive
- Crape Myrtle
- Tex. Mt. Laurel
- Esperanza
- Plumbago
- Palm Tree (Small)



Professional Engineers & Land Surveyors
R. Gutierrez
Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108726 DATE: 06/02/2016 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STC NURSING AND ALLIED HEALTH
CAMPUS EXPANSION
SITE PLAN LAYOUT

CITY OF McALLEN

F:\2015\ENG\004-STC West Nursing Campus\ENIG5_004_MASTER_C3D-05.dwg RGraca

ITEM SUMMARY TABLE			ITEM SUMMARY TABLE (THERMAL PLANT AREA)			ITEM SUMMARY TABLE (DUMPSTER AREA)		
DESCRIPTION	UNIT	QUANTITY	DESCRIPTION	UNIT	QUANTITY	DESCRIPTION	UNIT	QUANTITY
ASPHALT PAVEMENT	SY	9184	ASPHALT PAVEMENT	SY	205	CONCRETE PAVEMENT	SY	225
CONCRETE PAVEMENT	SY	2028	CONCRETE SIDEWALK - 5 FOOT	SY	50	VALLEY GUTTER	SY	10
CONCRETE SIDEWALK	SY	2381	CONCRETE SIDEWALK - 6 FOOT	SY	357	CONCRETE CURB	LF	173
VALLEY GUTTERS	SY	255	CONCRETE SIDEWALK - 8 FOOT	SY	59	CUT AND RESTORE PAVEMENT	SY	10
GREEN AREA	SY	8202	VALLEY GUTTERS	SY	29	BOLLARDS	EA	3
HANDICAP RAMP	EA	11	12 FOOT ADA RAMP W/ RAILING	EA	1	DUMPSTER INCLOSURE AREA	EA	1
HANDICAP RAMP SIGN	EA	6	6 FOOT ADA RAMP W/ RAILING	EA	1			
VISITORS PARKING SIGN	EA	10	CUT AND RESTORE PAVEMENT	SY	7.5			
WHEEL STOPS	EA	104						
BOLLARDS	EA	23						

SCALE: AS SHOWN	DATE: 11/19/2015	FB No.:	SURVEY BY: JR	PREPARED BY: A.G./A.G.	CHECKED BY: A.G./A.G.	REVISION	DATE	BY

RIDGE COMMERCE
LOT I-A
DOCUMENT No. 2027459



BENCHMARK:
B.M. - (McALLEN CITY DATUM)
"MC 84" EL.=115.07 FT.

EXISTING PARKING SPACES: 131
PROPOSED PARKING SPACES: 174
TOTAL PARKING SPACES: 310

EXISTING ADA PARKING SPACES: 5
PROPOSED ADA PARKING SPACES: 6
TOTAL ADA PARKING SPACES: 11

DRISCOLL SUBDIVISION
LOT 2
VOL. 38, PG. 181

DRISCOLL SUBDIVISION PHASE II
DOCUMENT No. 1978800

RESUBDIVISION OF LOT 4 OF LOT 6
BLOCK I2
STEEL & PERSHING SUBDIVISION
VOL. 3, PG. 42

WATER TOWER HEIGHT
AT CLOSEST POINT (126.8')

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 2
VOL. 34, PG 168

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 3
VOL. 34, PG 168

MEDICAL TREATMENT AND
EDUCATION CENTER
LOT 1
VOL. 34, PG 168

LEGEND

●	Iron Rod	⊠	Electrical Box	⊙	Sewer Manhole
○	Bench Mark	⊕	Lamp Post	⊗	Traffic Signal Box
⊕	Water Valve	⊕	Sprinkler	⊗	Palm Tree
⊕	CPS	⊕	Sprinkler Control Valve	⊗	Small Tree
⊕	X on Conc	⊕	Water Meter	⊗	Fence
⊕	Fiber Optic Marker	⊕	Back Flow Preventer	⊗	OverHead Power Line
⊕	Gas Marker	⊕	Guard Rail/Post	⊗	Electrical Line
⊕	Fire Hydrant	⊕	Field Drain	⊗	Gas Line
⊕	Telephone Marker	⊕	Inlet	⊗	Drainage Line
⊕	Power Pole W/Light	⊕	Drainage Manhole	⊗	Water Line
⊕	Sign	⊕	Pipe	⊗	Sewer Line
⊕	Power Pole	⊕	Grated Inlet	⊗	Fiberoptic Line
⊕		⊕	Utility Marker	⊗	

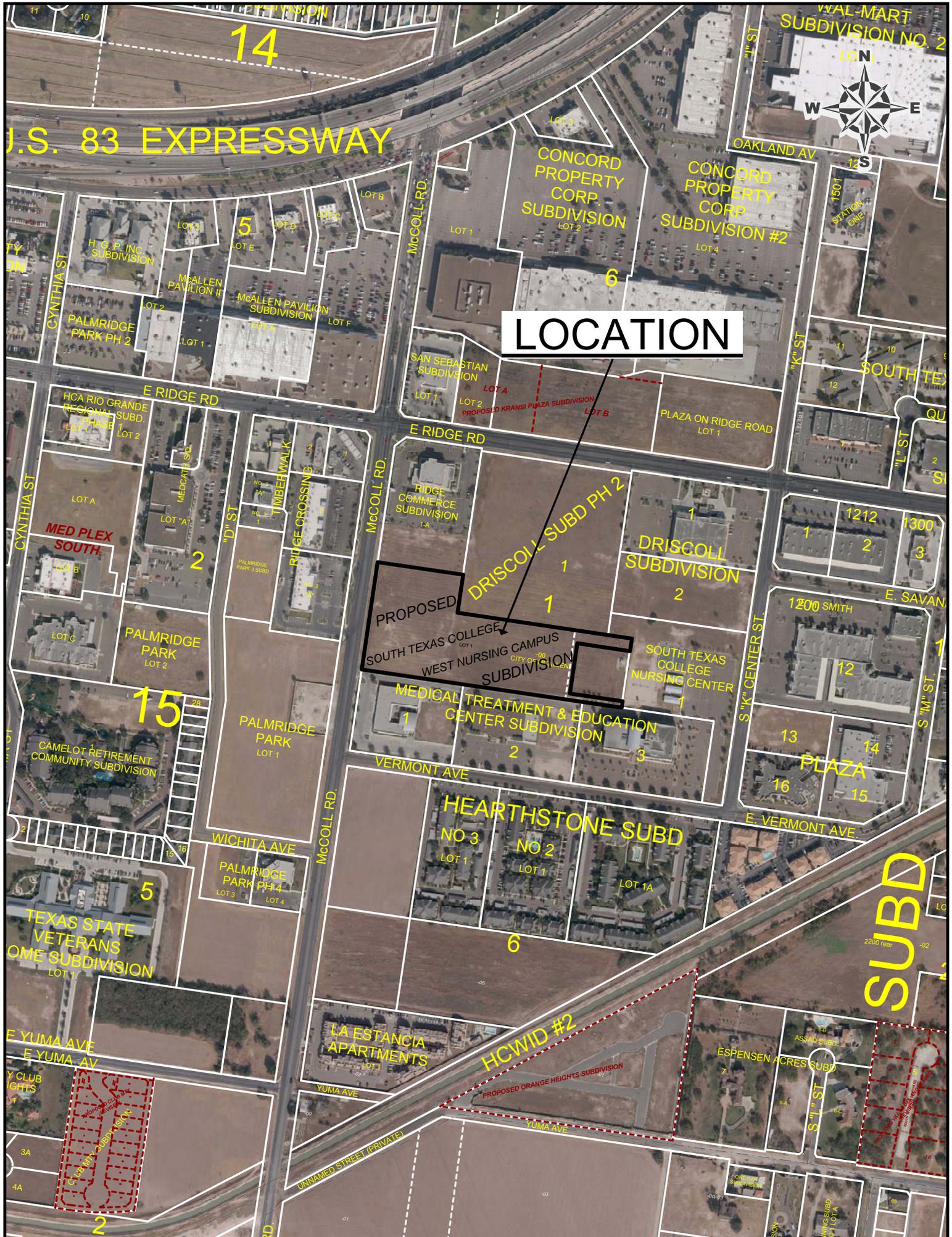
Professional Engineers & Land Surveyors
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FIRM No. 486



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108728 DATE: 06/02/2016 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

STC NURSING AND ALLIED HEALTH
CAMPUS EXPANSION
DIMENSION CONTROL LAYOUT

SCALE: AS SHOWN	DATE: 11/19/2015	FB No.:	BY:	DATE:	BY:
			SURVEY BY:		
			DRAWN BY: JR		
			PREPARED BY: A.G./A.G.		
			CHECKED BY: A.G./A.G.		



14

U.S. 83 EXPRESSWAY

WAL-MART SUBDIVISION NO. 2



LOCATION

CONCORD PROPERTY CORP. SUBDIVISION LOT 2

CONCORD PROPERTY CORP. SUBDIVISION #2 LOT 4

H.O.P. INC. SUBDIVISION

LOT 13

5

LOT E

LOT D

LOT C

LOT B

McALLEN PAVILION II

McALLEN PAVILION SUBDIVISION

LOT F

PALMRIDGE PARK PH 2

LOT 2

LOT 1

McCOLL RD.

OAKLAND AV

12 S

STATION ONE

1501

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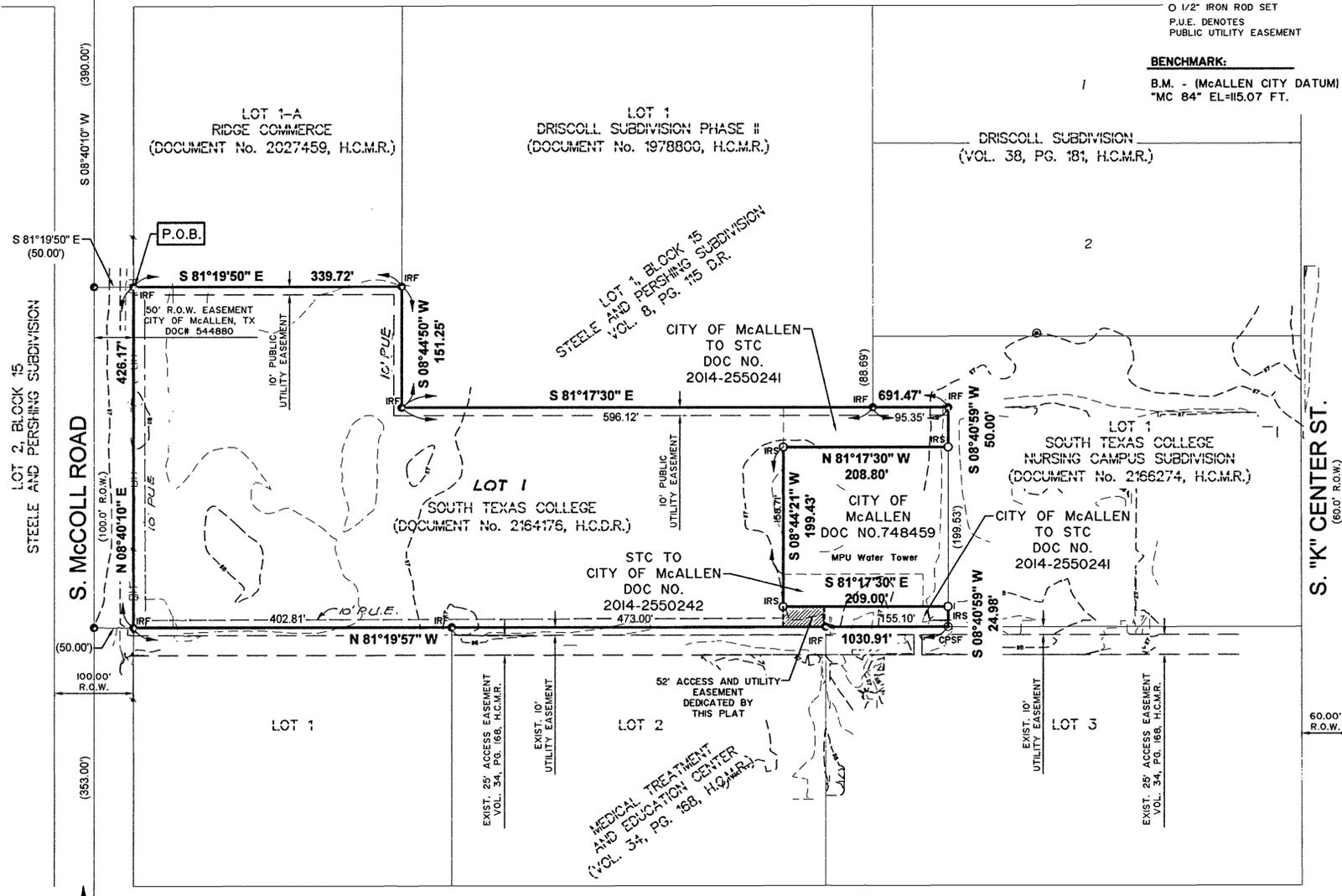
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N.W. CORNER LOT 1, BLOCK 15 STEELE AND PERSHING SUBDIVISION

P.O.C.

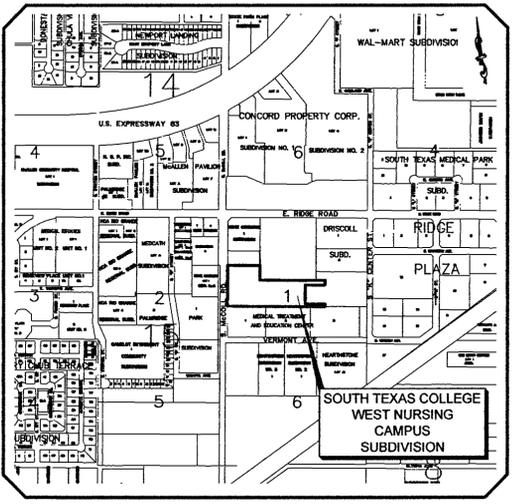


S.W. CORNER LOT 1, BLOCK 15 STEELE AND PERSHING SUBDIVISION

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS... ART. 2-152 AM (M) INSTRUMENT NUMBER 26954224

SOUTH TEXAS COLLEGE WEST NURSING CAMPUS SUBDIVISION McAlLEN, TEXAS

A 6.73 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 15, STEEL AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE: 1" = 1000'

LEGEND: 1/2" IRON ROD FOUND, COTTON PICKER SPINDLE FOUND, 1/2" IRON ROD SET, P.U.E. DENOTES PUBLIC UTILITY EASEMENT. BENCHMARK: B.M. - (McAlLEN CITY DATUM) "MC 84" EL.=115.07 FT.

METES AND BOUNDS DESCRIPTION 6.73 ACRES OF LAND STEELE AND PERSHING SUBDIVISION HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONTAINING 6.73 ACRE OF LAND, SITUATED IN McAlLEN, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 1, BLOCK 15, STEELE AND PERSHING SUBDIVISION...

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 08° 40' 10" W, ALONG THE WEST LINE OF SAID LOT AND THE RIGHT-OF-WAY OF SAID MCCOLL ROAD...

THENCE, S 81° 19' 50" E, CONTINUING ALONG THE COMMON LINE OF SAID LOT 1-A, RIDGE COMMERCE SUBDIVISION AND SOUTH TEXAS COLLEGE TRACT...

THENCE, S 08° 44' 50" W, ALONG THE WEST LINE OF SAID DRISCOLL SUBDIVISION, A DISTANCE OF 151.25 FEET TO 1/2" IRON ROD WITH A CAP STAMPED "J A GARZA"...

THENCE, S 81° 17' 30" E, ALONG THE COMMON LINE OF SAID DRISCOLL SUBDIVISION AND SAID SOUTH TEXAS COLLEGE TRACT, AT A DISTANCE OF 596.12 FEET PASS A 1/2" IRON ROD WITH A CAP STAMPED "MF"...

THENCE, S 08° 40' 59" W, ALONG THE WEST LINE OF SAID SOUTH TEXAS COLLEGE NURSING CAMPUS SUBDIVISION, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"...

THENCE, N 81° 17' 30" W, A DISTANCE OF 208.80 FEET TO A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE MIDDLE EAST LINE OF SAID SOUTH TEXAS COLLEGE TRACT...

THENCE, S 08° 44' 21" W, ALONG THE MIDDLE EAST LINE OF SAID SOUTH TEXAS COLLEGE TRACT, AT A DISTANCE OF 158.71 FEET PASS AN INSIDE OF THE SAID SOUTH TEXAS COLLEGE TRACT...

THENCE S 81° 17' 30" W, AT A DISTANCE OF 176.79 FEET PASS THE EAST LINE OF SAID SOUTH TEXAS COLLEGE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 209.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"...

THENCE, S 08° 40' 59" W, ALONG THE WEST LINE OF SAID SOUTH TEXAS COLLEGE NURSING CAMPUS SUBDIVISION, A DISTANCE OF 24.98 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID SOUTH TEXAS COLLEGE NURSING CAMPUS SUBDIVISION...

THENCE, N 81° 19' 57" W, ALONG THE NORTH LINE MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION, A DISTANCE OF 1030.91 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1 OF SAID MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION...

THENCE, N 08° 40' 10" E, ALONG THE EAST RIGHT-OF-WAY OF SAID MCCOLL ROAD AND THE WEST LINE OF SAID SOUTH TEXAS COLLEGE TRACT, A DISTANCE OF 426.17 FEET TO THE POINT OF BEGINNING, CONTAINING 6.73 ACRES OF LAND, MORE OR LESS

- GENERAL NOTES: 1. BUILDING SETBACKS SHALL BE AS FOLLOWS: FRONT: 50' OR GREATER ON S. MCCOLL ROAD FOR APPROVED SITE PLAN OR EASEMENTS, AND REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE... 2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "C"... 3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 18 INCHES ABOVE NATURAL GROUND... 4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT... 5. THE ESTIMATED DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 1.13 ACRE- FEET AND SHALL BE DETAILED ON SITE... 6. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McAlLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS... 7. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES... 8. A 4 FT. SIDEWALK IS REQUIRED ALONG S. MCCOLL ROAD... 9. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY, RESIDENTIAL, COMMERCIAL OR INDUSTRIAL ZONES/USES... 10. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, OR MULTI-FAMILY RESIDENTIAL AND INDUSTRIAL ZONES/USES... 11. SITE PLANS MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT... 12. ADDITIONAL PUBLIC UTILITY IMPROVEMENTS MAY BE REQUIRED AS PART OF THE BUILDING APPROVAL PROCESS... 13. BENCHMARK: THE BENCHMARK USED FOR THIS SUBDIVISION IS DESIGNATED AS "MC 84" (McAlLEN CITY DATUM) LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON RD. AND RIDGE RD... 14. THE UTILITY EASEMENTS SHOWN ON THE PLAN ARE DEDICATED UTILITY EASEMENTS... 15. ACCESS TO SOUTH PROPERTY SHALL BE SECURED VIA A COMMON ACCESS EASEMENT BEFORE A DRIVEWAY CAN BE GRANTED.

STATE OF TEXAS COUNTY OF HIDALGO THE UNDERSIGNED PRESIDENT OF SOUTH TEXAS COLLEGE, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS SOUTH TEXAS COLLEGE WEST NURSING CAMPUS SUBDIVISION TO THE CITY OF McAlLEN, HIDALGO COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, EASEMENTS, PARKS, WATERCOURSES AND DRAINS...

STATE OF TEXAS COUNTY OF HIDALGO ON THIS DAY PERSONALLY APPEARED DR. SHIRLEY A. REED, SOUTH TEXAS COLLEGE PRESIDENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

APPROVAL RECOMMENDED THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McAlLEN AND HEREBY APPROVED BY SUCH COMMISSION.

APPROVED I, JIM DARLING, MAYOR OF THE CITY OF McAlLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

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

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

APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY: GENERAL MANAGER APPROVED BY IRRIGATION DISTRICT NO. 2 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 5 DAY OF November 2015.



Texas Registered Engineering Firm F-2158 809 D3703 Ave. McAllen, Texas 78501 (956) 631-4452 fax (956) 682-1545



ORIGINAL DATE OF PREPARATION: JULY 2, 2014 REVISED DATE: MAY 6, 2015 BY J.D.P.



City of McAllen
 Planning Department
 APPLICATION FOR

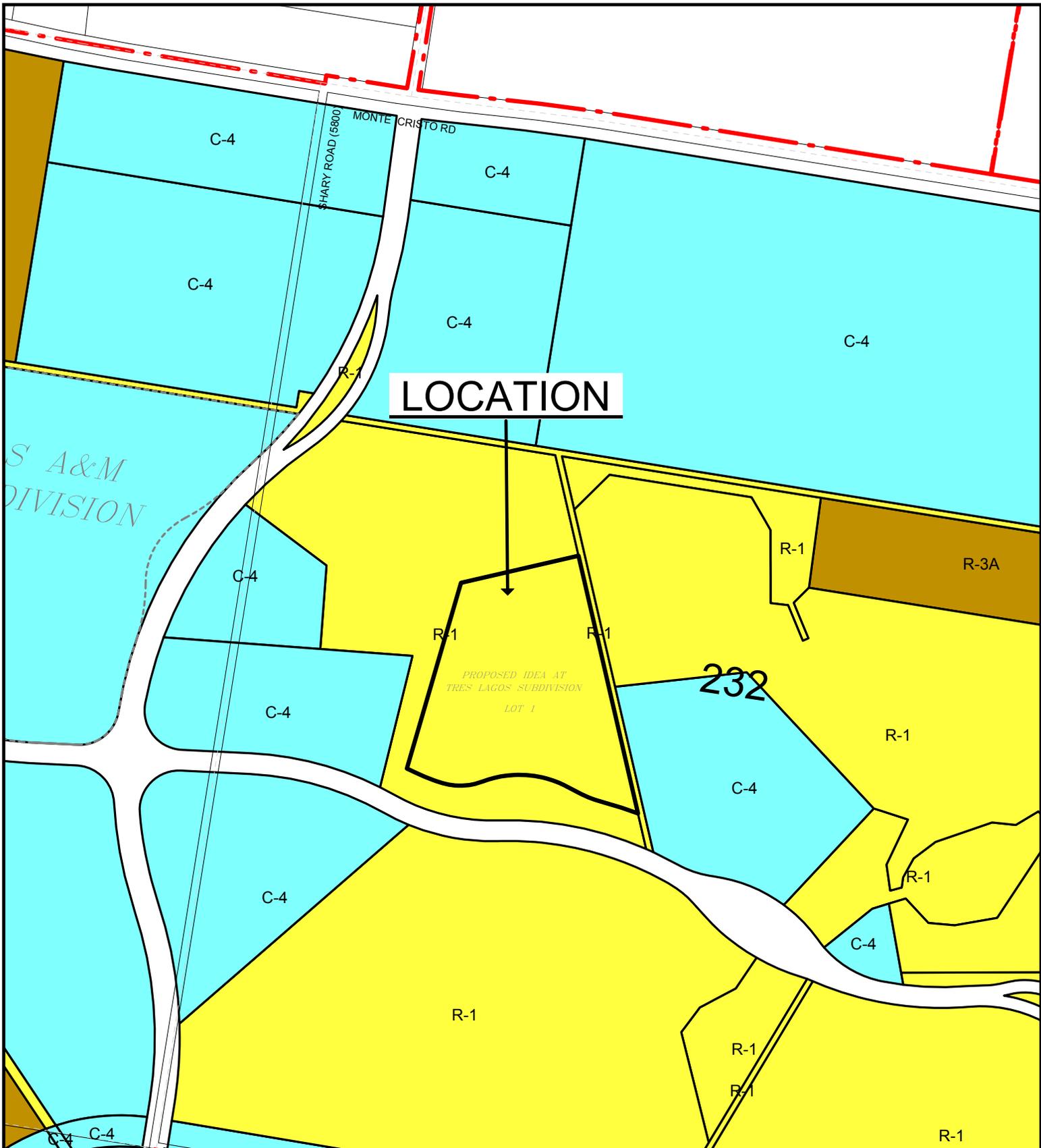
311 North 15th Street
 McAllen, TX 78501
 P. O. Box 220
 McAllen, TX 78505-0220
 (956) 681-1250
 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

<p>Project Description</p>	<p>Subdivision Name <u>Idea Tres Lagos</u> Location <u>West of Waco Rd (FM 2220) North of Ruvell Rd.</u> City Address or Block Number _____ Number of lots <u>1</u> Gross acres <u>20.00</u> Net acres <u>20.00</u> Existing Zoning <u>R-1</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>Institutional School</u> Irrigation District # <u>U710</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>\$349,985.94</u> Legal Description <u>Being a resubdivision of 20.00 acres 1/4 Section 232, Texas Mexican Railway Company Survey</u></p>
<p>Owner</p>	<p>Name <u>Rhodes Enterprises, Inc.</u> Phone <u>(956) 287-2800</u> Address <u>200 S. 10th St., Ste. 1400</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u> E-mail <u>jaimie@mlrhodes.com/mike@mlrhodes.com</u></p>
<p>Developer</p>	<p>Name <u>Same as owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____</p>
<p>Engineer</p>	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McFutura St.</u> City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u> Contact Person <u>Fred L Kurth</u> E-mail <u>fkurth@meldenandhunt.com</u></p>
<p>Surveyor</p>	<p>Name <u>Same as Engineer</u> Phone _____ Address _____ City _____ State _____ Zip _____</p>

RECEIVED
 OCT 30 2015

BY: OC3:46pm



LOCATION

PROPOSED IDEA AT
TRES LAGOS SUBDIVISION
LOT 1

232



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

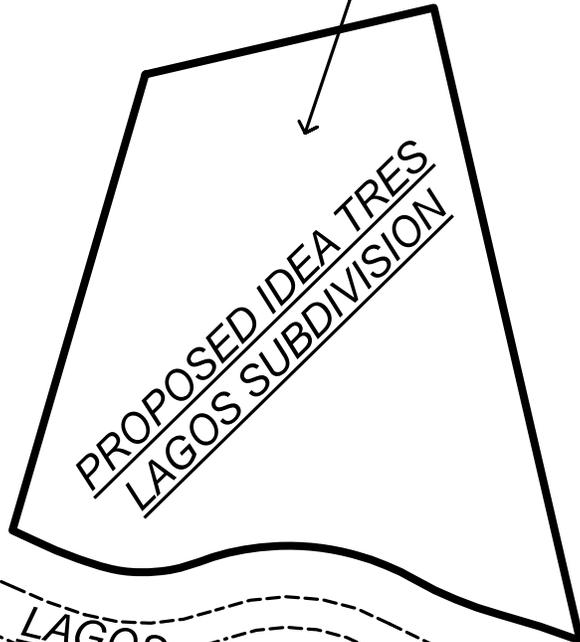
1/4 MILE RADIUS

ZONING LEGEND

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

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

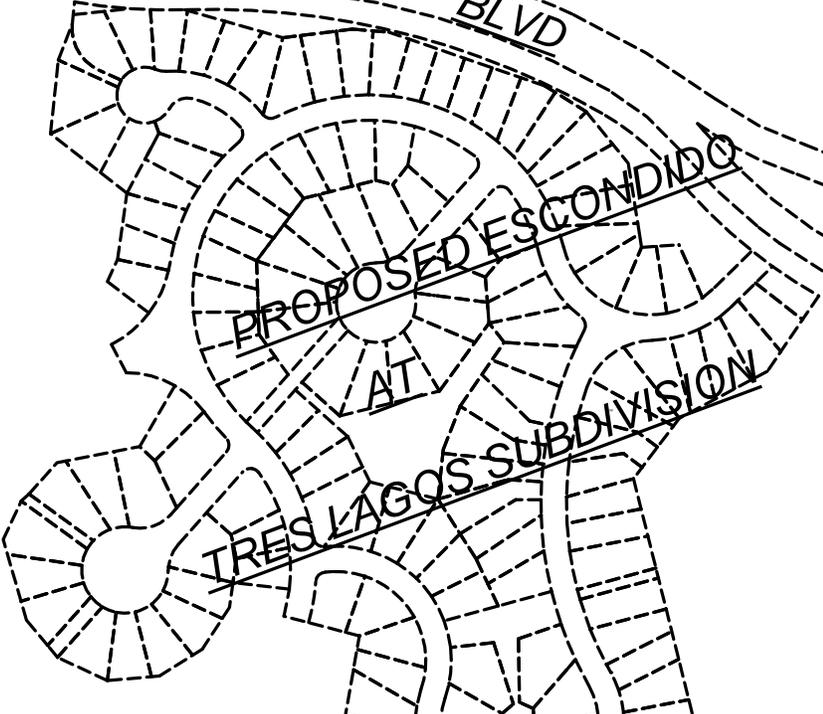
LOCATION



232

TRES LAGOS

BLVD

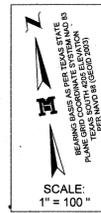


PROPOSED ESCONDIDO AT

TRES LAGOS SUBDIVISION

MAP OF IDEA TRES LAGOS

BEING A RESUBDIVISION OF 20.00 ACRES [871,202.15 SF]
OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
ACCORDING TO THE PATENT RECORDED
IN VOLUME 4, PAGES 142-143,
HIDALGO COUNTY, DEED RECORDS,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 20.00 ACRES [871,202.15 S.F.] SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES [871,202.15 S.F.] BEING A PART OR PORTION 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, SAID 20.00 ACRES [871,202.15 S.F.] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 28" E ALONG THE SOUTH LINE OF SAID SECTION 232 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET;

THENCE, N 09° 29' 34" E A DISTANCE OF 2011.82 FEET TO A NO. 4 REBAR SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 16° 15' 14" E A DISTANCE OF 932.67 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, N 77° 00' 00" E A DISTANCE OF 581.30 FEET TO A NO. 4 REBAR SET (NORTHING: 16651099.742; EASTING: 1064263.411) FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 13° 00' 00" E A DISTANCE OF 1275.34 FEET TO A NO. 4 REBAR SET (NORTHING: 16649857.089; EASTING: 1064550.300) FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 05° 28' 29"; A RADIUS OF 1750.00 FEET, AN ARC LENGTH OF 167.22 FEET, A TANGENT OF 83.67 FEET, AND A CHORD THAT BEARS N 72° 09' 38" W, A DISTANCE OF 167.16 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
5. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 14° 40' 55"; A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 179.37 FEET, A TANGENT OF 90.19 FEET, AND A CHORD THAT BEARS N 67° 30' 25" W, A DISTANCE OF 178.88 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
6. THENCE, ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 50° 38' 22"; A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 441.91 FEET, A TANGENT OF 101.67 FEET, AND A CHORD THAT BEARS N 85° 29' 09" W, A DISTANCE OF 427.67 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
7. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 37° 26' 40"; A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 196.08 FEET, A TANGENT OF 101.67 FEET, AND A CHORD THAT BEARS N 87° 55' 00" W, A DISTANCE OF 192.59 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;
8. THENCE, ALONG SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 09° 11' 17"; A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 136.31 FEET, A TANGENT OF 68.30 FEET, AND A CHORD THAT BEARS N 68° 46' 01" W, A DISTANCE OF 136.16 FEET TO A NO. 4 REBAR SET FOR THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT AND FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;
9. THENCE, ALONG SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 26' 12"; A RADIUS OF 1950.00 FEET, AN ARC LENGTH OF 48.89 FEET, A TANGENT OF 24.45 FEET, AND A CHORD THAT BEARS N 64° 53' 28" W, A DISTANCE OF 48.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.00 ACRES [871,202.15 S.F.] OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

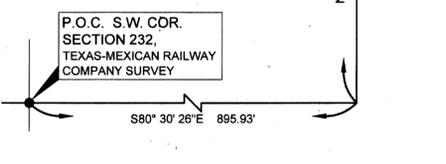
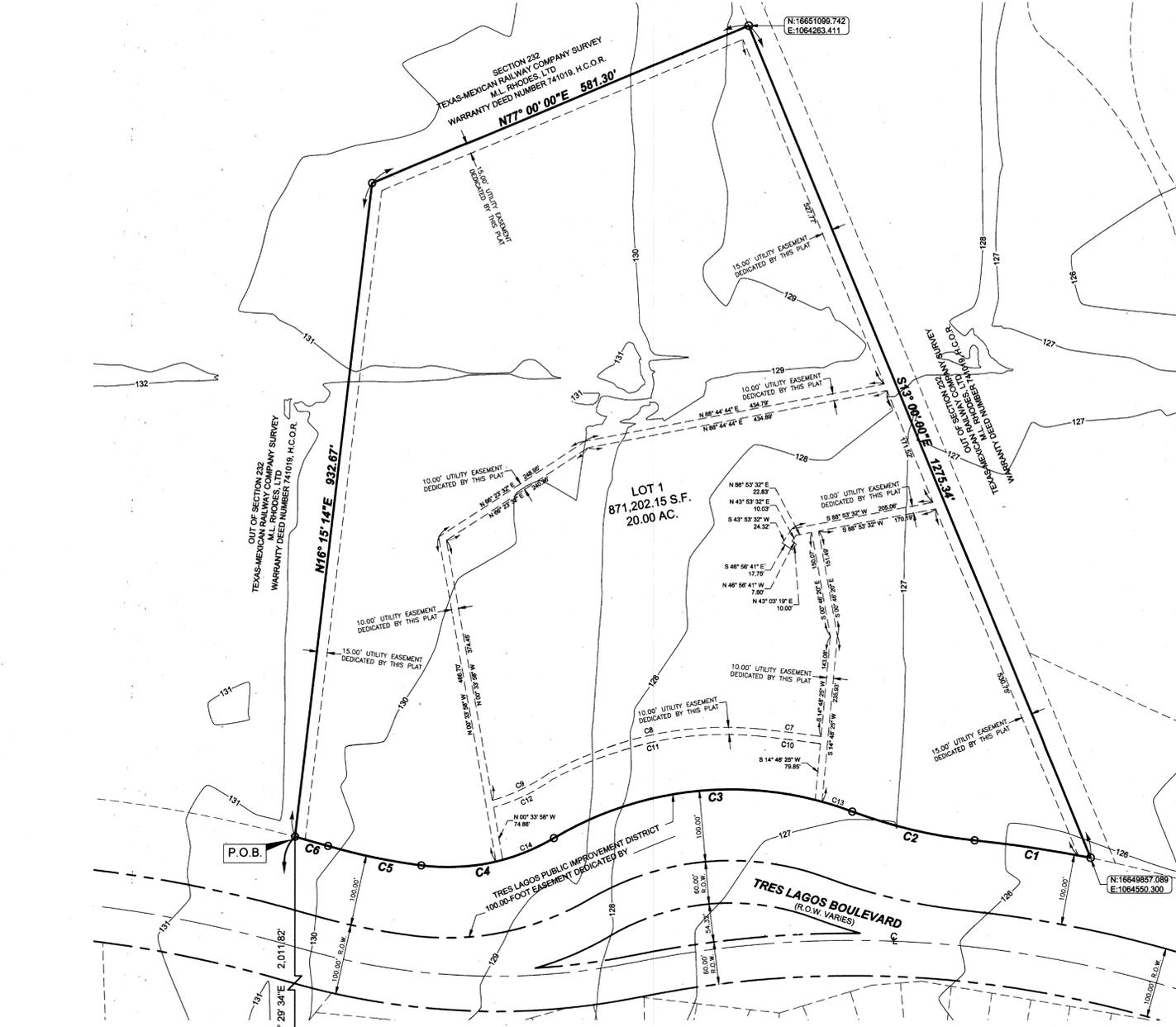
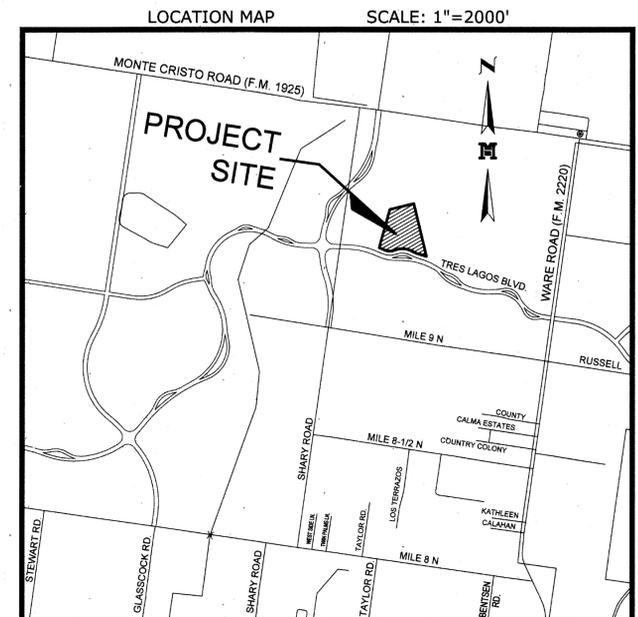
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LEGEND & ABBREVIATIONS

- FOUND # 4 REBAR
- SET # 4 REBAR
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- S.F. - SQUARE FEET
- AC. - ACRES

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	167.22'	1,750.00'	005° 28' 29"	N72° 06' 38" W	167.16'	83.67'
C2	179.37'	700.00'	014° 40' 55"	N67° 30' 25" W	178.88'	90.19'
C3	441.91'	500.00'	050° 38' 22"	N85° 29' 09" W	427.67'	236.56'
C4	196.08'	300.00'	037° 26' 40"	S87° 55' 00" W	192.59'	101.67'
C5	136.31'	850.00'	009° 11' 17"	N68° 46' 01" W	136.16'	68.30'
C6	48.89'	1,950.00'	001° 26' 12"	N64° 53' 28" W	48.89'	24.45'
C7	92.90'	3,303.39'	001° 36' 41"	N73° 47' 37" W	92.90'	46.45'
C8	306.72'	520.51'	033° 45' 46"	S87° 35' 39" W	302.30'	157.96'
C9	90.12'	265.22'	019° 28' 04"	S74° 08' 18" W	89.68'	45.50'
C10	92.92'	3,293.39'	001° 37' 00"	N73° 47' 22" W	92.92'	46.46'
C11	300.21'	510.51'	033° 41' 34"	S87° 37' 12" W	295.90'	154.58'
C12	93.93'	275.22'	019° 33' 15"	S74° 17' 53" W	93.47'	47.43'
C13	45.33'	500.00'	005° 11' 41"	N62° 45' 48" W	45.32'	22.68'
C14	79.24'	300.00'	015° 08' 01"	N76° 45' 41" E	79.01'	39.85'

- GENERAL NOTES:**
1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADE ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. OF 500-YEAR FLOOD, COMMUNITY PANEL NUMBER 480334 0295 D. MAP REVISED, JUNE 06, 2000
 2. MINIMUM FINISH FLOOR ELEVATION NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURB ALONG TRES LAGOS BOULEVARD MEASURED AT THE FRONT-CENTER OF THE LOT.
 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN'S ORDINANCE.
 4. THE REQUIRED STORM RUNOFF DETENTION FOR THIS SUBDIVISION SHALL BE AS PER MASTER DRAINAGE REPORT APPROVED ON: XX-XX-XXX (1.144 CUBIC FEET FOR THIS SUBDIVISION).
 5. CITY OF McALLEN BENCHMARK, TOP OF SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF WARE ROAD & RUSSELL ROAD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205, ELEVATION PER NAVD 99 (GEOID 2003) N=16647390.790, E=1067447.6830, ELEV.=118.73
 6. NO BUILDING ALLOWED OVER ANY EASEMENT.
 7. SITE PLAN APPROVAL BY THE CITY OF McALLEN IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE, INCLUDED BUT NOT LIMITED TO THE CONSTRUCTION OF PRIMARY STRUCTURES, PAVED FIRE LANE ACCESS, ADDITIONAL FIRE HYDRANTS, BUFFERING, DRIVEWAY ACCESS POINTS, ETC.
 8. THERE ARE IRRIGATION VENTS AND DRAIN DITCHES LOCATED UPON SUBJECT TRACT UNITED IRRIGATION DISTRICT WAS CONTACTED AND THERE ARE NO PIPELINES AND NO EASEMENTS LOCATED UPON SUBJECT TRACT THAT BELONG TO UNITED IRRIGATION DISTRICT. IRRIGATION VENTS APPEAR TO BE PRIVATE. THERE ARE NO RECORDED DOCUMENTS FOUND FOR THESE IRRIGATION VENTS. DRAIN DITCHES APPEAR TO BE PRIVATE. DRAINAGE DISTRICT NO. 1'S MAP DOES NOT SHOW ANY EXISTING DRAIN DITCHES UPON SUBJECT TRACT. NO RECORDED DOCUMENTS FOUND FOR THESE DRAINAGE DITCHES.
 9. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY HIDALGO TEXAS CORPORATION, INC. TO ML RHODES LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER CLERK'S FILE NO. 2865228, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESORVER. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/RESORVER AND IS EXCLUSIVE.
 10. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG TRES LAGOS BOULEVARD.
 11. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR MULTI-FAMILY RESIDENTIAL ZONUSES.
 12. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.

DRAWN BY: J. Z. / EM DATE: 04-18-2016
SURVEYED, CHECKED: [Signature] DATE: 4-20-16
FINAL CHECK: [Signature] DATE: 4-20-16

MBE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE, 227 N. F.M. 3167
EDINBURG, TX 78541, RO GRANDE CITY, TX 78582
PH: (956) 381-0981, PH: (956) 487-8256
FAX: (956) 381-1839, FAX: (956) 488-8591
ESTABLISHED 1947, www.meldenandhunt.com

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RHODES ENTERPRISES, INC.	200 S. 10TH ST. SUITE 1400	McALLEN, TEXAS 78501	(956) 287-2800	
ENGINEER:	KELLEY A. HELLER-VELA R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IDEA TRES LAGOS SUBDIVISION, SUBDIVISION 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND 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 HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

4-20-16
DATE:

MIKE RHODES, PRESIDENT
RHODES ENTERPRISES, INC.
200 S. 10TH STREET, SUITE 1400
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF April, 2016.

Lydia Flores
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 20th DAY OF April, 2016

Kelley A. Heller-Vela
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 04-18-16
ENGINEERING JOB NO. 15138.00



STATE OF TEXAS
COUNTY OF HIDALGO

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



DATED THIS ___ DAY OF _____, 20__

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

DATE SURVEYED: 09-10-15
T., PG.
SURVEYING JOB NO.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE ___ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

BY: _____ PRESIDENT
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING COMMISSION _____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN _____ DATE



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

ON: _____ AT _____ AMPM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

RECEIVED
By Nikki Marie Cavazos at 3:10 pm, May 20, 2016
PLAT SHEET 1 OF 1

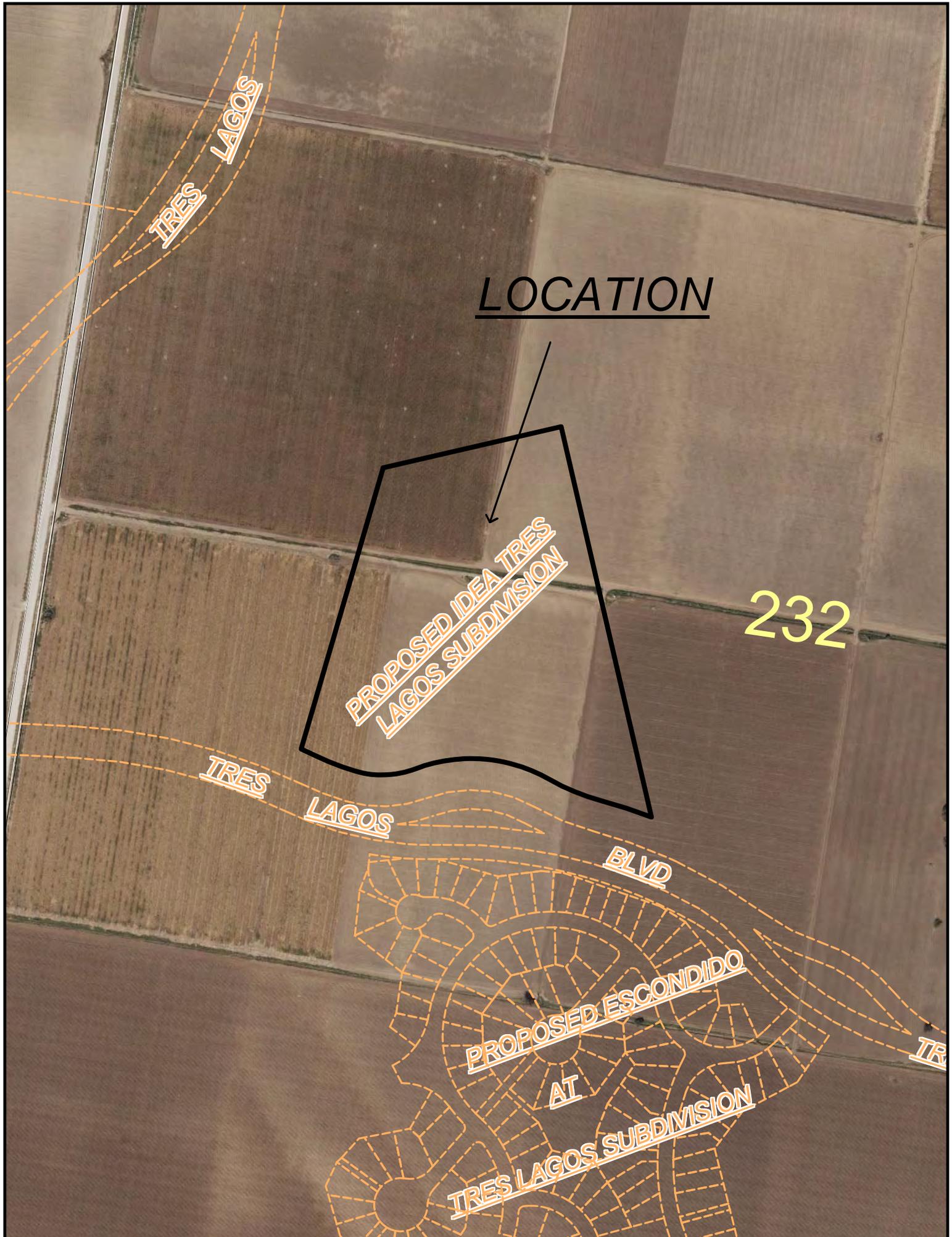
FOR 04/25/2016 SUBMITTAL



Reviewed On: 6/2/2016

SUBDIVISION NAME: IDEA TRES LAGOS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Tres Lagos Boulevard: 100 ft. - 174.32 ft. ROW proposed. ROW to be dedicated by separate instrument, Paving: min. 65 ft. Curb & gutter: both sides *100 ft. Public Improvement District easement proposed. * 800 ft. Block Length: * 600 ft. Maximum Cul-de-Sac:	Applied
	Compliance
	NA
ALLEYS	
*Service drive to be reviewed as part of the site plan.	Applied
SETBACKS	
* Front: Tres Lagos Blvd. - 50 ft. or greater for approved site plan or easements * 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 easement. * Corner: * Garage: 18 ft. except where greater setback is required; greater setback applies *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	NA
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Tres Lagos Boulevard.	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, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Applied

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: Institutional Use/CUP	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	Complete
COMMENTS	
Comments: *Owner must escrow monies for public improvements as may be needed if not built prior to plat recording. **Conditional Use Permit for Institutional Use (school) approved by the City Commission on March 28, 2016. ***Must comply with City's Access Management Policy, including driveway location(s), circulation, and internal stacking.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO DRAINAGE APPROVAL.	Applied



LOCATION

PROPOSED IDEA TRES
LAGOS SUBDIVISION

232

TRES
LAGOS

TRES
LAGOS

BLVD

PROPOSED ESCONDIDO
AT

TRES LAGOS SUBDIVISION

TR



City of McAllen
 Planning Department
APPLICATION FOR

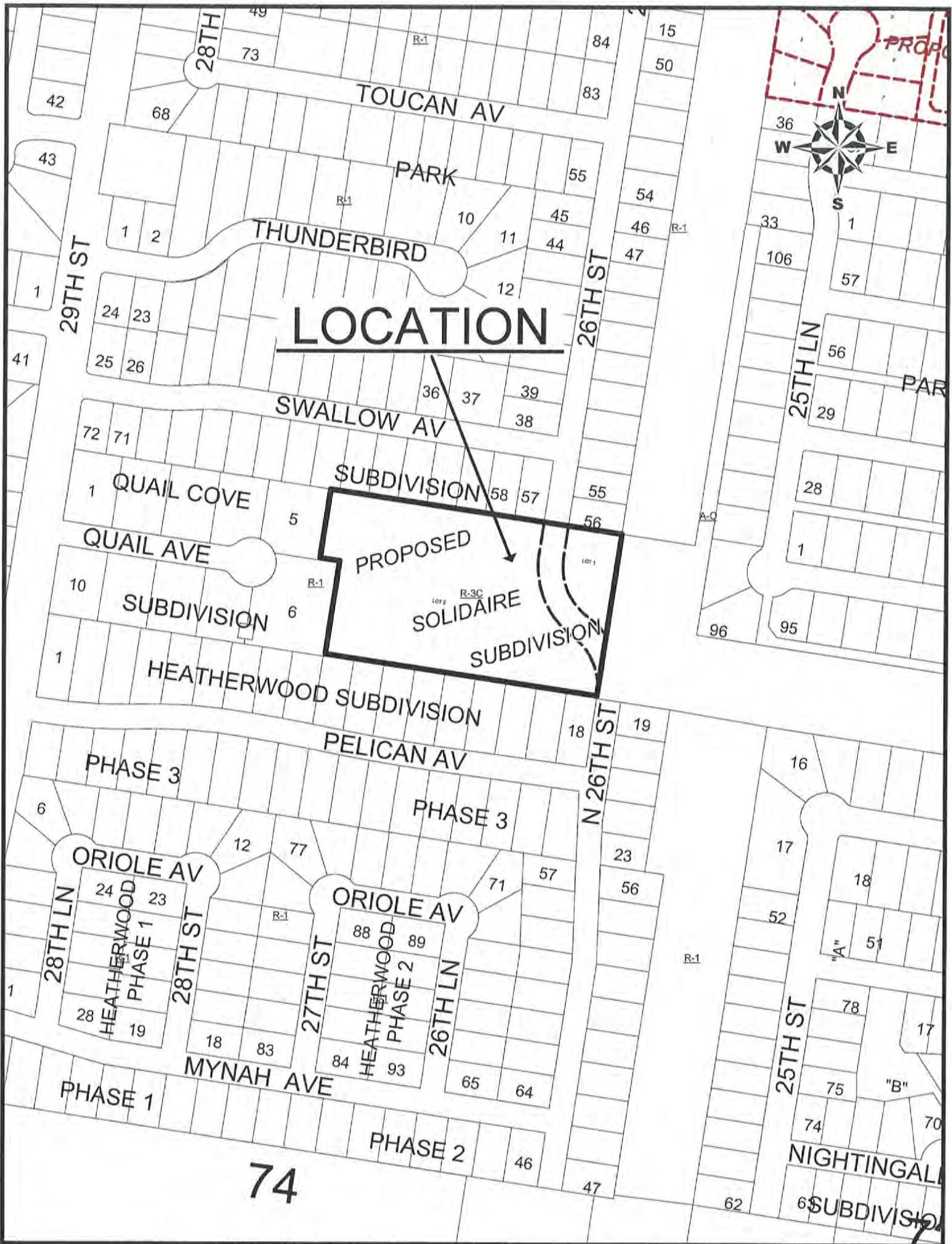
311 North 15th Street
 McAllen, TX 78501
 P. O. Box 220
 McAllen, TX 78505-0220
 (956) 681-1250
 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>Solidaire</u> Location <u>150 Feet south of the intersection of Swallow Ave. and N. 26th St.</u> City Address or Block Number <u>26th Street</u> Number of lots <u>2</u> Gross acres <u>4.333</u> Net acres <u>4.333</u> Existing Zoning <u>R-3C</u> Proposed <u>R-3C</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>Condominium</u> Irrigation District # <u>1</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u> Legal Description <u>A 4.333 Acre (188,741.506 sq. ft.) tract of land out of the north half (1/2) of the south 20 acres of Lot 71, La Laguna Irrigation & Construction Co. subdivision, H.C., Texas as recorded in Vol. 24, Pgs. 67, 68, deed records in the office of the County Clerk of Hidalgo County, Texas</u>
Owner	Name <u>Laura Torres</u> Phone <u>(956) 655-1721</u> Address <u>6900 North 10th St. No. 8</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Laura Torres</u> Phone <u>(956) 655-1721</u> Address <u>6900 North 10th St. No. 8</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Laura Torres</u> E-mail _____
Engineer	Name <u>Sam Engineering & Surveying</u> Phone <u>(956) 702-8880</u> Address <u>200 S. 10th St. Ste. 1607</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Jessica Maldonado, P.E. / Samuel D. Maldonado, P.E., R.P.L.S.</u> E-mail <u>jessica@samengineering-surveying.com / ozio@samengineering-surveying.com</u>
Surveyor	Name <u>SAM Engineering & Surveying</u> Phone <u>(956) 702-8880</u> Address <u>200 S. 10th St. Ste. 1607</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

SUBADILE-D018
RECEIVED
 FEB 26 2016

BY: OC5:DIAM

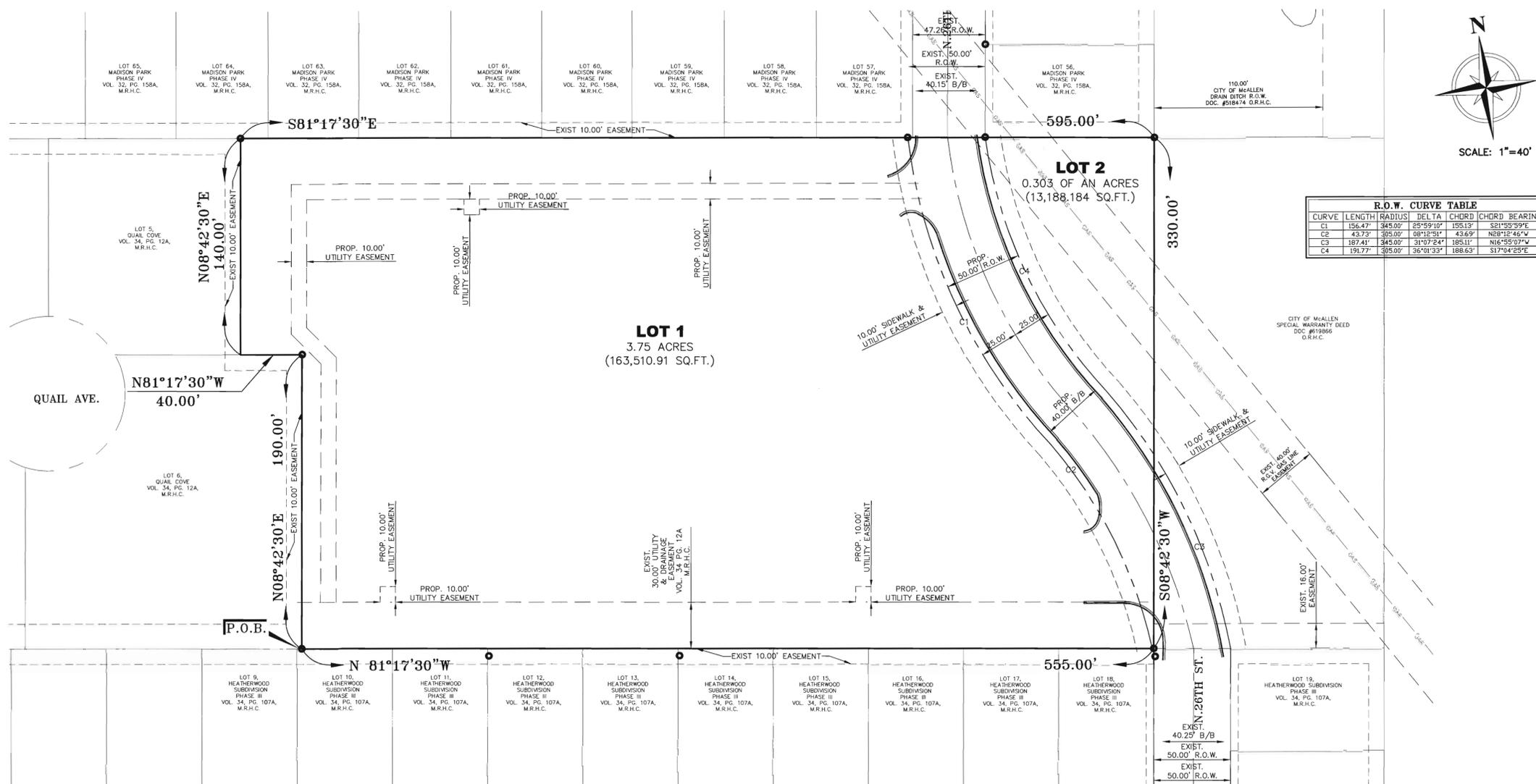


LOCATION

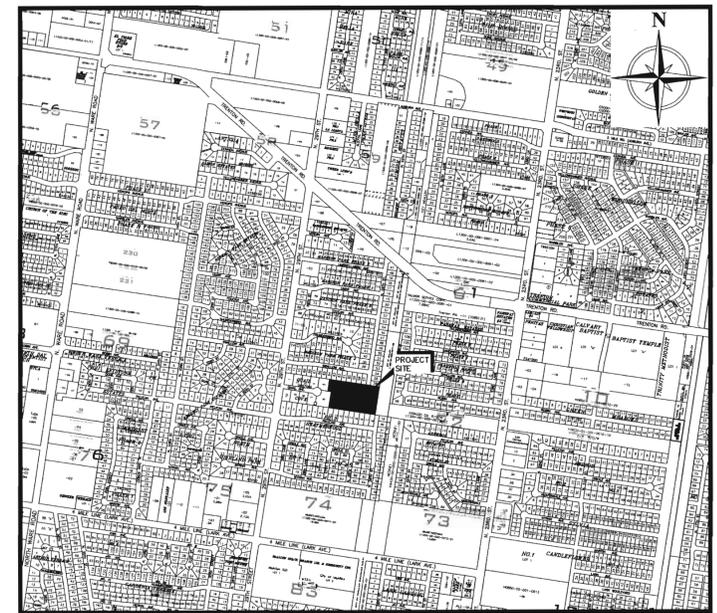
**PROPOSED
SOLIDAIRE
SUBDIVISION**

74

NIGHTINGALE
SUBDIVISION



R.O.W. CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	156.47'	345.00'	25°59'10"	155.13'	S21°55'59"E
C2	43.73'	305.00'	08°12'51"	43.69'	N28°12'46"W
C3	187.41'	345.00'	31°07'24"	185.11'	N16°55'07"W
C4	191.77'	305.00'	36°01'53"	188.63'	S17°04'25"E



LOCATION MAP
SCALE: 1"=1000'
**SOLIDAIRE
SUBDIVISION**

A 4.333 ACRE (188,741.506 SQ. FT.) TRACT OF LAND OUT OF THE NORTH HALF (1/2) OF THE SOUTH 20 ACRES OF LOT 71, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 24, PAGE 67, AND 68, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.333 ACRE (188,741.506 SQ. FT.) TRACT OF LAND OUT OF THE NORTH HALF (1/2) OF THE SOUTH 20 ACRES OF LOT 71, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 24, PAGE 67, AND 68, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, SAID 4.333 ACRE (188,741.506 SQ. FT.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 6, QUAIL COVE AS RECORDED IN VOLUME 34, PAGE 12A, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE NORTH 08°42'30" EAST, A DISTANCE OF 190.00 FEET WITH THE EAST LINE OF SAID LOT 6, QUAIL COVE TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 6, AND AN INTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 81°17'30" WEST, A DISTANCE OF 40.00 FEET, WITH THE NORTH LINE OF SAID LOT 6, TO A HALF (1/2) INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SAMES" FOR THE SOUTHEAST CORNER OF LOT 5, QUAIL COVE SUBDIVISION, AND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 08°42'30" EAST, A DISTANCE OF 140.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND ON THE SOUTH LINE OF LOT 64, MADISON PARK PHASE IV, AS RECORDED IN VOLUME 32, PAGE 158A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 81°17'30" EAST, AT 435.00 FEET PASSED A HALF (1/2) INCH IRON ROD FOUND FOR THE WEST RIGHT OF WAY LINE OF NORTH 26TH STREET, AT 485.00 FEET PASSED A HALF (1/2) INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH 26TH STREET, CONTINUING A TOTAL DISTANCE OF 595.00 FEET WITH THE SOUTH BOUNDARY LINE OF SAID MADISON PARK PHASE IV (4), TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 56, MADISON PARK PHASE IV (4), AND THE NORTHWEST CORNER OF A 0.333 OF AN ACRE TRACT OF LAND CONVEYED TO THE CITY OF McALLEN IN A SPECIAL WARRANTY DEED, DOCUMENT NUMBER 619886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE SOUTH 08°42'30" WEST, A DISTANCE OF 330.00 FEET WITH THE WEST LINE OF SAID 0.333 OF AN ACRE TRACT TO A HALF (1/2) INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID NORTH 26TH STREET FOR THE SOUTH EAST CORNER OF THIS TRACT OF LAND;
- THENCE NORTH 81°17'30" WEST, A DISTANCE OF 555.00 FEET, WITH THE NORTH BOUNDARY LINE OF SAID HEATHERWOOD SUBDIVISION PHASE III (3), TO THE POINT OF BEGINNING CONTAINING 4.333 ACRES (188,741.506 SQ.FT.) TRACT OF LAND MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARING: EAST BOUNDARY LINE OF QUAIL COVE SUBDIVISION VOLUME 34, PAGE 12A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISH UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD
○	W/ CAP STAMPED "SAMES"
—	R.O.W. - RIGHT OF WAY
—	FND. - FOUND
○	P.O.C. - POINT OF COMMENCEMENT
○	P.O.B. - POINT OF BEGINNING

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

OWNER: LAURA TORRES
ADDRESS: 6900 NORTH 10TH STREET, No. 8
McALLEN, TEXAS 78504
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA TORRES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

MAYOR _____ DATE _____
CITY CLERK _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

BY: _____ DATE _____

GENERAL NOTES:

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS" (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.
2. SETBACK AS FOLLOWS:
(EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
FRONT..... 25 FEET OR GREATER FOR EASEMENT
REAR..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENT
SIDE..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENT
CORNER.....
GARAGE.....
3. FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0005 C
REVISED: NOVEMBER 2, 1982
ZONE: "C"
AREAS OF MINIMAL FLOODING
4. BENCHMARK:
ELEV.=
5. DRAINAGE DETENTION REQUIRED OF 0.857 AC-FT TO BE DETAINED WITHIN THE SUBDIVISION.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
7. IT IS THE RESPONSIBILITY OF THE LOT OWNER TO CONSTRUCT A SIDEWALK HAVING A WIDTH OF NOT LESS THAN FIVE FEET (5') AND LOCATED ONE FOOT (1') FROM THE PROPERTY LINE WITHIN THE STREET RIGHT-OF-WAY. FIVE FOOT (5') WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND ON _____ STREET.
8. 15% OF FRONT STREET YARD REQUIRED FOR LANDSCAPING.
9. LOT 2 INTENDED FOR USE OF COMMUNITY GARDEN.

PRESIDENT _____ SECRETARY _____

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	LAURA TORRES	6900 NORTH 10TH STREET No. 8	McALLEN, TEXAS 78504	(956) XXX-XXXX	
ENGINEER:	SAMUEL D. MALDONADO, PE	200 S. 10TH ST. SUITE 1607	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST. SUITE 1607	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: MAY 2016

SAMES SAM Engineering & Surveying
200 S. 10TH ST., SUITE 1607 TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
REGISTRATION # F-10620



Reviewed On: 6/2/2016

SUBDIVISION NAME: SOLIDAIRE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 26th Street: 60 ft. ROW required for high-density residential and collector roadway Paving: 40 ft. Curb & gutter: both sides *50 ft. ROW proposed to match existing to the north and south. Should 50 ft. ROW be acceptable, then 10 ft. sidewalk and utility easements are needed on both sides of N. 26th Street. **The City's Engineering Department has approved the use of the drain ditch for street purposes. * 800 ft. Block Length: * 600 ft. Maximum Cul-de-Sac:	Non-compliance
	Compliance
	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement as may be required by Public Works Department for city services.	NA
SETBACKS	
* Front: 20 ft. or greater for easements	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of N. 26th Street.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets:</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area:</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3C Proposed: condominiums</p>	<p>Compliance</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee:</p>	<p>NA</p>
<p>* Park Fee of \$44,800 based on 64 dwelling units at \$700 per dwelling unit is required to be paid prior to recording.</p>	<p>Applied</p>
<p>**City Commission granted the variance to fees in lieu of land at their meeting of May 23, 2016.</p>	
<p>***Number of dwelling units subject to change based on site plan review.</p>	
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>Applied</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Complete</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: *Preliminary plat approved by the Planning and Zoning Commission at their meeting of March 15, 2016.</p>	<p>Applied</p>
<p>**Project engineer to submit agreement from respective Gas Company for any improvements over the gas easement on Lot 1, prior to site plan approval.</p>	
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO A CLARIFICATION/RECOMMENDATION ON THE REQUESTED 50 FT. ROW.</p>	<p>Applied</p>

SAM Engineering and Surveying



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

June 1, 2016

Kimberly Guajardo
Planning & Zoning Department
City of McAllen
1300 W. Houston Ave.
McAllen, TX 78501

Re: 50-ft R.O.W. Variance Request – Solidaire Subdivision

Ms. Guajardo,

Please accept this letter as a formal request for a variance to the Streets and Right-of Ways requirements of the City of McAllen.

As agents for the Owner of proposed Solidaire Subdivision, we hereby request a variance to the required 60-ft Right-of-Way for N. 26th Street, a high-density residential and collector roadway. Our request is a 50-ft Right-of-Way with a 40-ft Back-to-Back roadway. As requested, we are proposing a 10-ft easement for sidewalk and utilities on both sides of the proposed N. 26th Street.

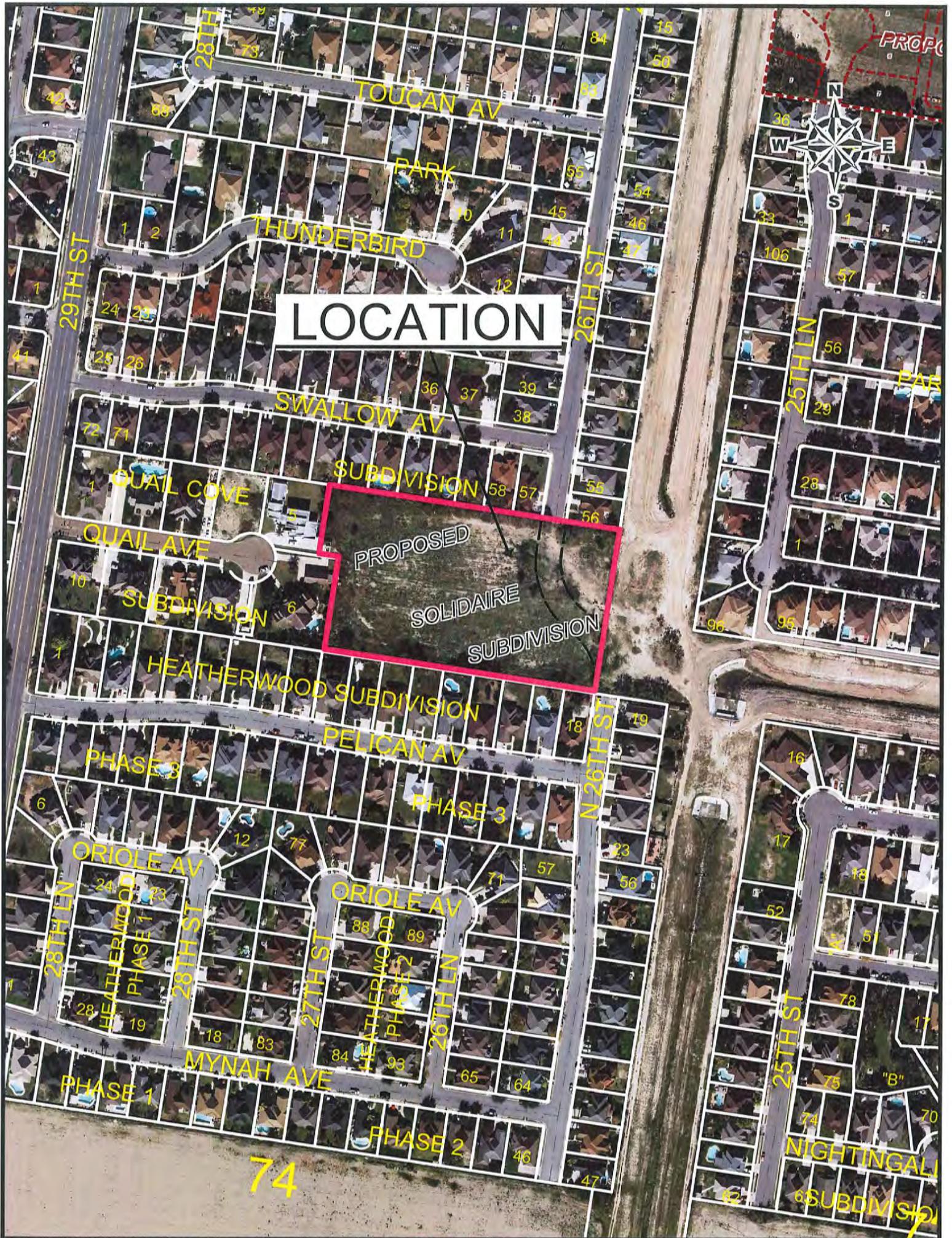
Attached is a copy of the proposed subdivision Plat. Please advise if you have any questions or need additional information.

Respectfully,

Samuel D. Maldonado, P.E., R.P.L.S.

RECEIVED

By Nikki Marie Cavazos at 11:45 am, Jun 01, 2016



LOCATION

PROPOSED
SOLIDAIRE
SUBDIVISION

74



NIGHTINGALE
SUBDIVISION



City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Ad Astra View</u>
	Location <u>6 1/8 North Taylor Road</u>
	City Address or Block Number <u>9601 N. Taylor Road</u>
	Number of Lots <u>1</u> Gross acres <u>1.56</u> Net acres <u>1.51</u>
	Existing Zoning <u>n/a</u> Proposed <u>R-1</u> Rezoning Applied For Yes <input type="checkbox"/> No <input type="checkbox"/> Date _____
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>United</u>
	Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u>	
Legal Description <u>1.56 acres out of Lot 456, John H. Shary Subdivision</u>	
Owner	Name <u>Alfonso Puente Rodriguez</u> Telephone <u>(956)451-6777</u>
	Address <u>2305 So. 26th Street</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>
	E-mail <u>rodriguezdan99@yahoo.com</u>
Developer	Name <u>Alfonso Puente Rodriguez</u> Telephone <u>(956)451-6777</u>
	Address <u>2305 So. 26th Street</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>
	E-mail <u>rodriguezdan99@yahoo.com</u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Telephone <u>(956)683-1000</u>
	Address <u>202 South 4th Street</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor</u> E-mail <u>Spooreng@sbcglobal.net</u>
Surveyor	Name <u>Carlos Vasquez – CVQ Land Surveyors</u> Telephone <u>(956)6181551</u>
	Address <u>517 Beaumont Avenue</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	E-mail <u>cvq@cvqls.com</u>

RECEIVED
 JAN 21 2016

REF # 34813 BY: MC 10:30am
 Sub 2016-0004 pd 225



466

TAYLOR ROAD (52)

10208

PROPOSED TAYLOR CROSSING SUBDIVISION

457

LOCATION

456

PROPOSED
AD ASTRA
VIEW
SUB'D

-20
9800

-22
HIDALGO COUNTY
DRAINAGE DIST #1

-07
HIDALGO COUNTY
DRAINAGE DIST

457

-15,-17
9600

-18
5012

-00
4912

-25

-05

-4

6 MILE LINE

TAYLOR ROAD

-20
9412

5021

4913

4901

HOOPER
MANOR

-25
9324

-27

9300
-45

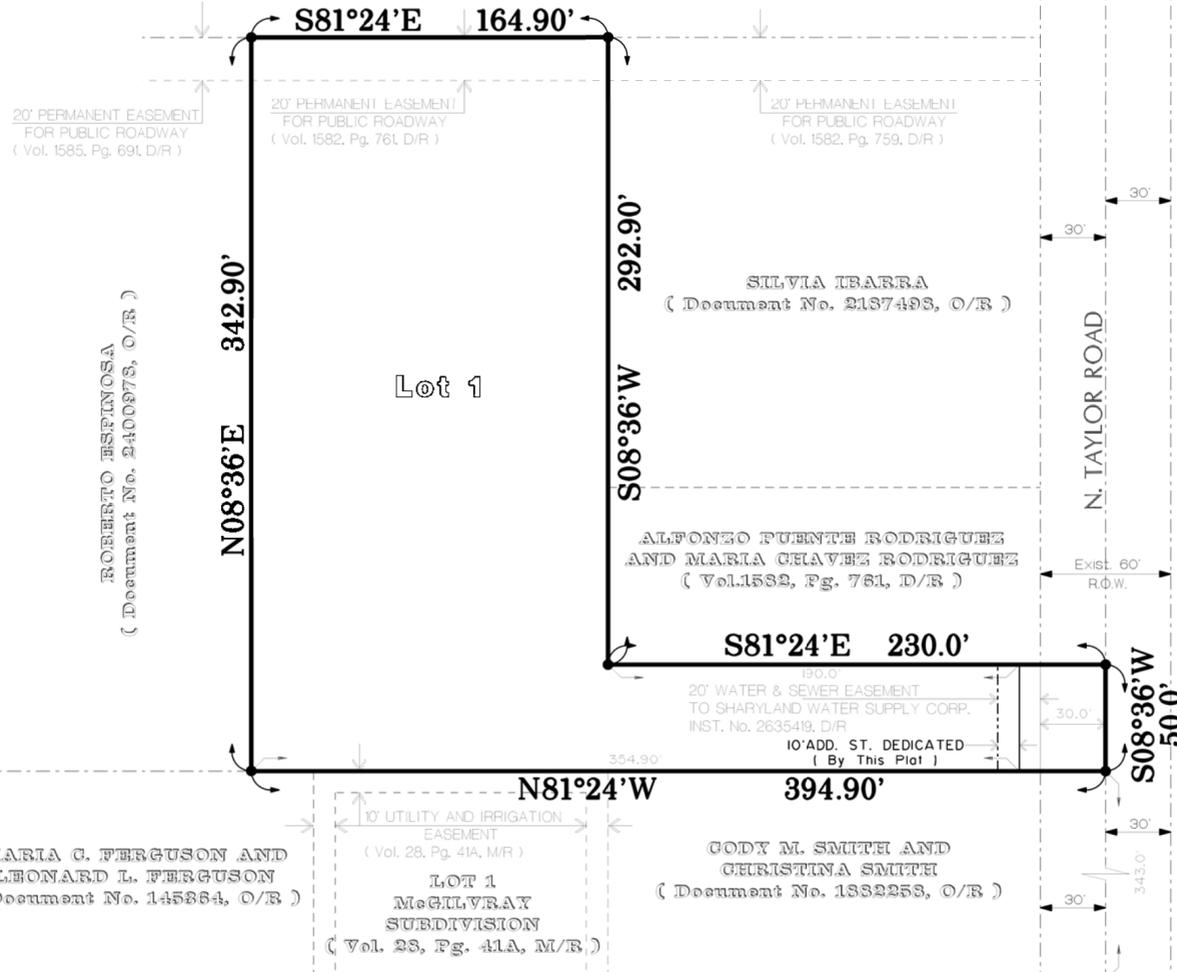
446

447

LITTLE
PARADISE 9209

9209

165.0' DRAIN DITCH R.O.W.
(Vol. 2884, Pg. 677, D/R)



Jan-13-2016
1"=60'



MAP OF AD ASTRA VIEW

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

NOTATION MAP NTS

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "AD ASTRA VIEW" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, 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.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alfonso Puente Rodriguez, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 2016.

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

METES & BOUNDS

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

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

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

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

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

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

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

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

NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- LOT 1 - FRONT - 25 FT.
B. OTHERS- IN ACCORDANCE WITH ZONING ORDINANCE OR TO EASEMENT LINE WHICHEVER IS GREATER.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTER LINE OF PAVEMENT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010 C, REVISED NOVEMBER 2, 1982.
- A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES, AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- 4' SIDEWALK REQUIRED ALONG N. TAYLOR ROAD.
- BENCHMARK- STATION NAME: MC- 59 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST CORNER OF EXPRESSWAY 83 AND WARE RD. ELEV.- 106.50 FT (NAVD88)
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT, MASTER DRAINAGE AND DETENTION IS ON FILE AT CITY ENGINEERING DEPT.
- STORM WATER DETENTION OF 0.25 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

By: RALL E. S... GENERAL M...
RECEIVED
By Nikki Marie Cavazos at 9:39 am, May 11, 2016



Reviewed On: 6/3/2016

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

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

VAR2016-0008

Spoor Engineering Consultants, Inc.

Consulting Engineers – Civil Land Planning

May 31, 2016

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

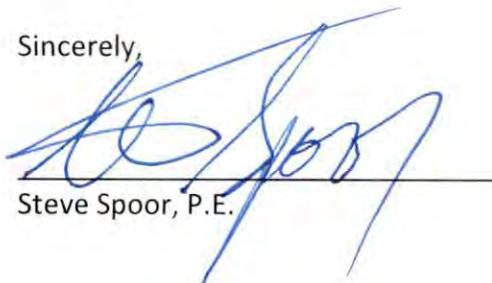
Re: Proposed Ad Astra View,
1.56 acres out of J.H. Shary Subd.
Lot 456

Dear Mrs. Rankin:

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

Please advise if other information is required.

Sincerely,



Steve Spoor, P.E.

RECEIVED
MAY 31 2016
BY: 600449
PM



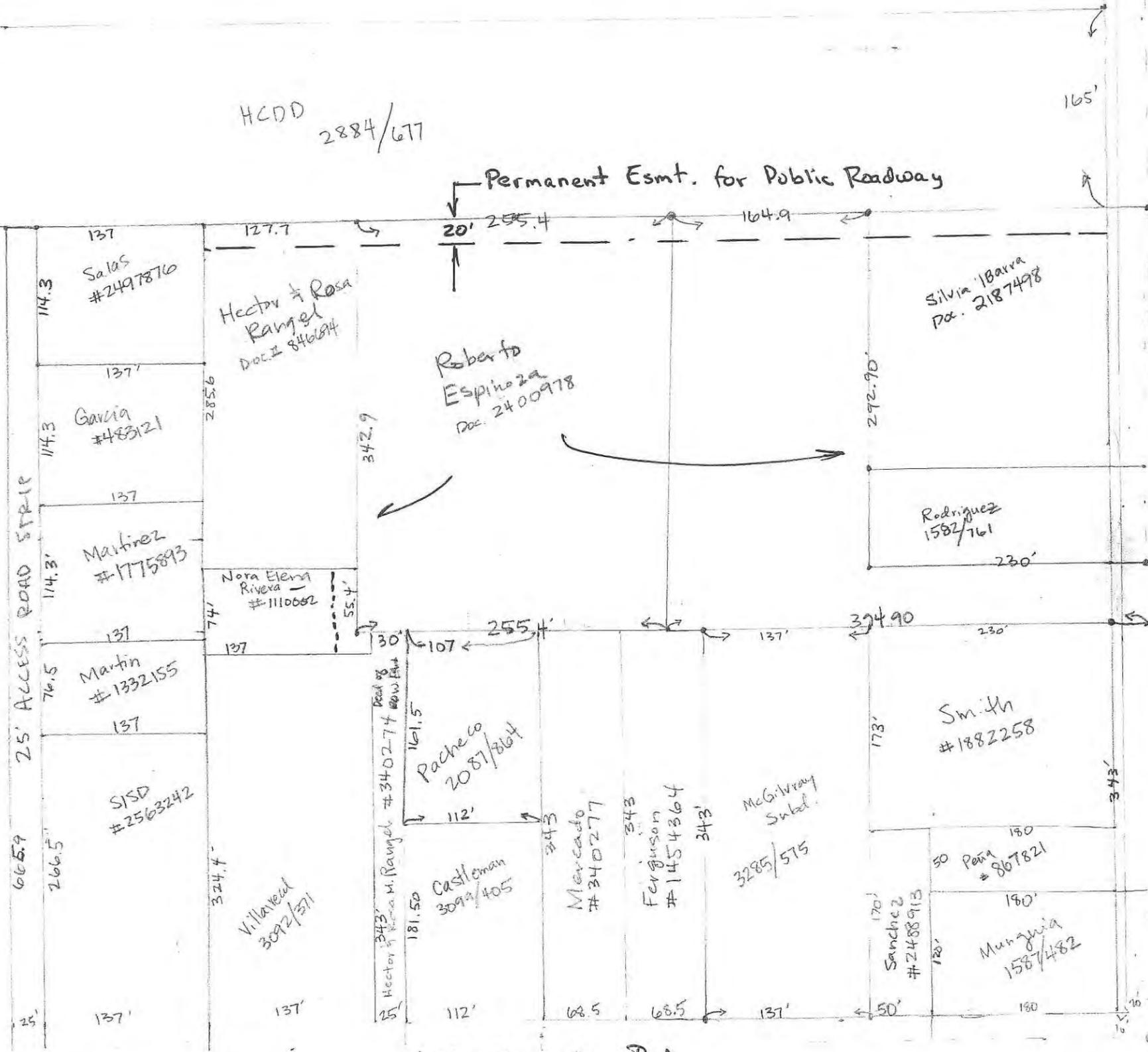
1=100'

HCDD 2884/677

Permanent Esmt. for Public Roadway

25' ACCESS ROAD STRIP

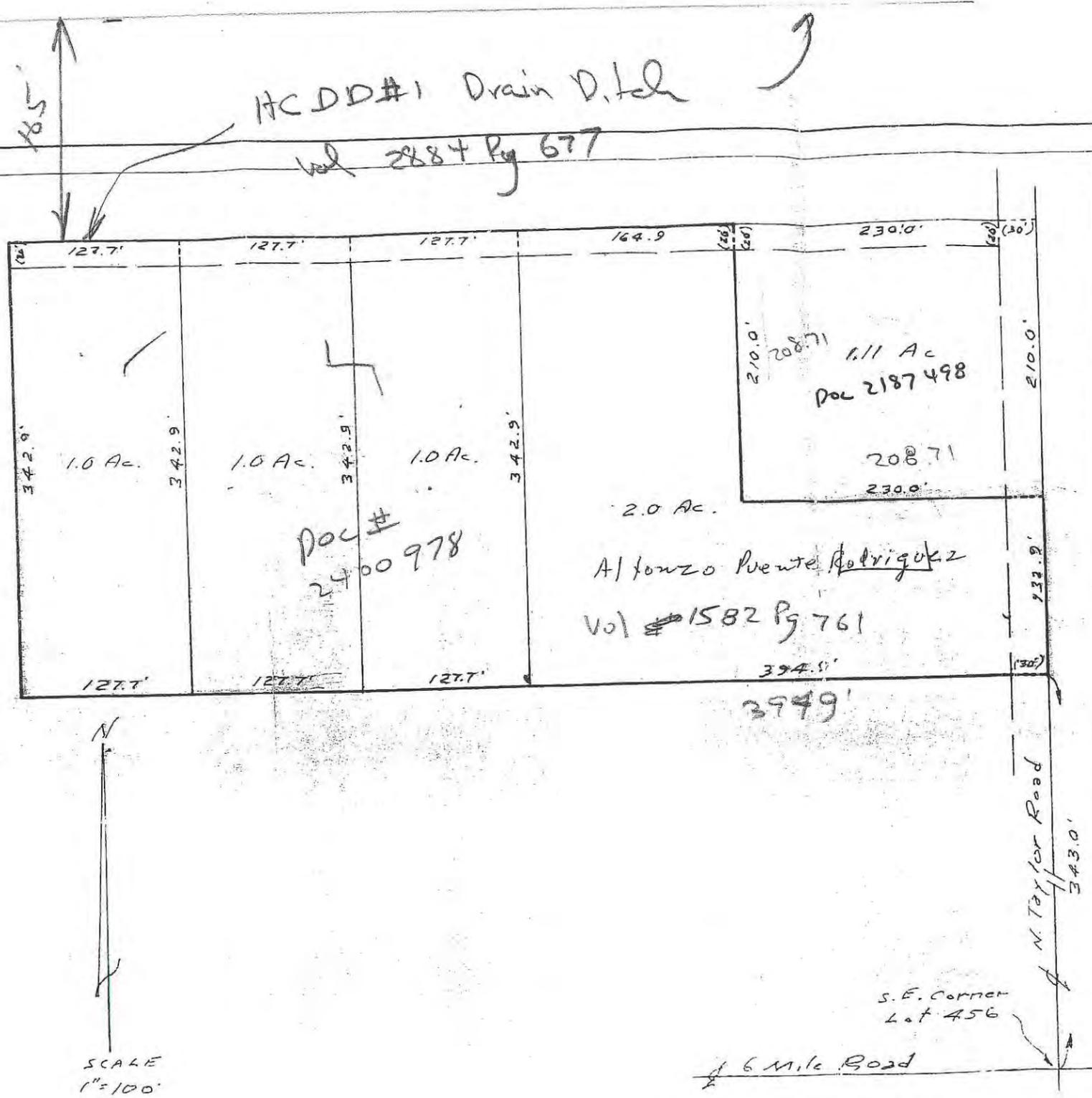
N. Tay for Rd



Mile 6 N. Rd.

50'

SEC L456



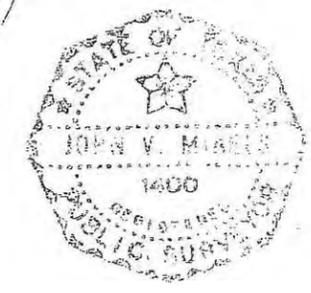
PLAT OF

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

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

John V. Mikels

MAY 18, 1978
 MISSION, TEXAS





466

TAYLOR ROAD (52)

PROPOSED TAYLOR CROSSING SUBDIVISION

LOCATION

456

PROPOSED
AD ASTRA
VIEW
SUBD

HIDALGO COUNTY
DRAINAGE DIST #1

HIDALGO COUNTY
DRAINAGE DIST

457

6 MILE LINE

TAYLOR ROAD

446

LITTLE
PARADISE

9209

20
9412

9821

HOOPER
MANOR

4913

4901

25
9324

27

9300

45

447

9209



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

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

Project Description	Subdivision Name <u>Spanish Oaks at Frontera</u> Location <u>N. 10th St. - 1300' (+/-) North of Wisconsin Rd.</u> City Address or Block Number <u>8400 N. 10th St.</u> Number of lots <u>53</u> Gross acres <u>18.865</u> Net acres <u>17.733</u> Existing Zoning <u>R1/C3</u> Proposed <u>R1/C3</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>4/14/2016</u> Existing Land Use <u>vacant</u> Proposed Land Use <u>single family commercial</u> Irrigation District # <u>3</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>[City #184,137.35]</u> <u>\$1,038,767.03 ACAD</u> Legal Description <u>18.865 acres out of Lot 2, Block 3, Hidalgo Canal Co. Subdivision</u>
Owner	Name <u>Niko Iluminacion de Mexico</u> Phone <u>(956) 630-9401 (David Ewers)</u> Address <u>612 Nolana, Suite 220</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Verturo Interests, LLC</u> Phone <u>(956) 213-2844</u> Address <u>P.O. Box 610</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u> Contact Person <u>Joseph W. Holand</u> E-mail <u>jwholand@verturointerests.com</u>
Engineer	Name <u>Melden & Hunt Inc</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Fred L. Kurth, P.E., R.P.L.S.</u> E-mail <u>fkurth@meldenandhunt.com</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> E-mail <u>fkurth@meldenandhunt.com</u>

RECEIVED
 APR 29 2016
 BY: OC 2:35pm

SUBDIVISION PLAT OF SPANISH OAKS AT FRONTERA

BEING A RESUBDIVISION OF 18.865 ACRES OUT OF LOT 2, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION VOLUME Q, PAGE 175-177, H.C.D.R., CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SPANISH OAKS AT FRONTERA SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE EXPRESSED 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.

1 INCH = 100 FT.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.865 ACRES (821,753.57 SQUARE FEET) SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, SAID 18.865 ACRES (821,753.57 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 1662580.633, EASTING: 1078373.416] AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 13, AND THE NORTHEAST CORNER OF LOT 7, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION;

THENCE, N 81° 24' 30" W (N 81° 14' 00" W DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, AND THE NORTH LINE OF SAID LOT 7, BLOCK 13, A DISTANCE OF 275.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF BEGINNING;

- THENCE, N 81° 24' 30" W (N 81° 14' 00" W DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, AND THE NORTH LINE OF SAID LOT 7, BLOCK 13, AT A DISTANCE OF 1189.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 10TH STREET, CONTINUING A TOTAL DISTANCE OF 1189.00 FEET TO A NAIL SET [NORTHING: 1662579.407, EASTING: 1078925.857] AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 13, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 35' 30" W (N 08° 48' 00" W DEED CALL) ALONG THE WEST LINE OF SAID LOT 2, BLOCK 13, AND WITHIN THE RIGHT-OF-WAY OF N. 10TH STREET, A DISTANCE OF 691.13 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 30" E (S 81° 14' 00" E DEED CALL) AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 10TH STREET, CONTINUING A TOTAL DISTANCE OF 1189.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 2, BLOCK 13, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 30" W (S 08° 48' 00" W DEED CALL) DISTANCE OF 691.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.865 ACRES (821,753.57 SQUARE FEET) OF LAND, OF WHICH 0.793 OF ONE ACRE (34,556.500 SQUARE FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. 10TH STREET, AND 0.159 OF ONE ACRE (6,911.300 SQUARE FEET) LIES WITHIN THE FUTURE RIGHT-OF-WAY OF N. 10TH STREET, LEAVING A NET OF 17.733 ACRES (780,285.77 SQUARE FEET) OF LAND, MORE OR LESS.

NIKO ILUMINACIONES DE MEXICO _____ DATE _____
BY: MANUEL CUEVAS, PRESIDENT
612 NOLANA, SUITE 220
MCALLEN, TX 78504

NIKO ILUMINACIONES DE MEXICO _____ DATE _____
BY: DAVID A. WOODS, COURT APPOINTED RECEIVER
612 NOLANA, SUITE 220
MCALLEN, TX 78504

NIKO ILUMINACIONES DE MEXICO _____ DATE _____
BY: DAVID E. WOODS, COURT APPOINTED RECEIVER
612 NOLANA, SUITE 220
MCALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

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

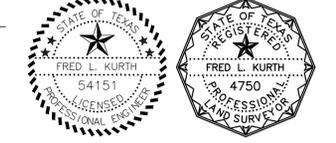
STATE OF TEXAS COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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



FRED L. KURTH, P.E. #54151, R.P.L.S. #4750
DATE SURVEYED: 01-21-15
DATE PREPARED: 01-26-15
1-1004, P.O.S. 6041
ENGINEERING JOB NO. 15185.00
SURVEYING JOB NO. 15185.08

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF MCALLEN



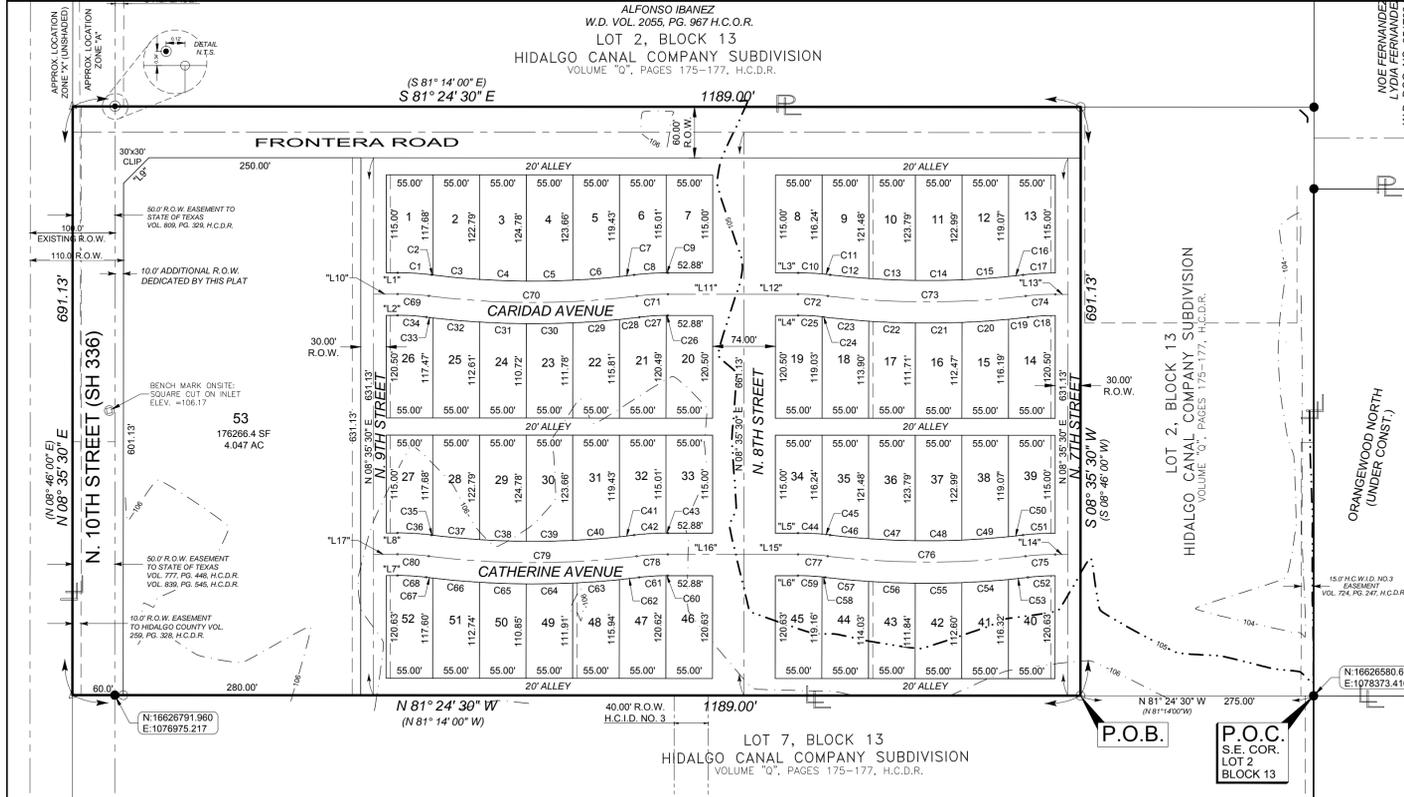
FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	7° 02' 38"	325.00	39.89	20.00	39.83	N 77° 53' 11" W
C2	0° 06' 35"	975.00	1.87	0.93	1.87	S 74° 25' 10" E
C3	3° 14' 47"	975.00	55.24	27.63	55.24	S 76° 05' 51" E
C4	3° 14' 05"	975.00	55.04	27.53	55.04	S 79° 20' 17" E
C5	3° 13' 59"	975.00	55.02	27.52	55.01	S 82° 34' 19" E
C6	3° 14' 31"	975.00	55.17	27.59	55.16	S 85° 48' 34" E
C7	1° 01' 18"	975.00	17.38	8.69	17.38	S 87° 50' 29" E
C8	6° 40' 09"	325.00	37.83	18.94	37.81	N 85° 07' 03" W
C9	0° 22' 28"	325.00	2.12	1.06	2.12	N 81° 35' 44" W
C10	5° 00' 31"	325.00	28.41	14.21	28.40	N 78° 54' 14" W
C11	1° 41' 32"	325.00	9.60	4.80	9.60	N 75° 33' 13" W
C12	2° 40' 59"	975.00	45.66	22.83	45.65	S 76° 02' 57" E
C13	3° 14' 07"	975.00	55.06	27.54	55.05	S 79° 07' 32" E
C14	3° 13' 58"	975.00	55.01	27.51	55.01	S 82° 14' 32" E
C15	3° 14' 26"	975.00	55.15	27.58	55.14	S 85° 28' 45" E
C16	1° 00' 34"	975.00	17.18	8.59	17.18	S 87° 36' 15" E
C17	6° 42' 02"	325.00	38.01	19.03	37.99	N 84° 45' 31" W
C18	6° 42' 02"	275.00	32.16	16.10	32.14	N 84° 45' 31" W
C19	1° 17' 17"	1025.00	23.04	11.52	23.04	S 87° 27' 54" E
C20	3° 04' 55"	1025.00	55.13	27.57	55.13	S 85° 16' 48" E
C21	3° 04' 30"	1025.00	55.01	27.51	55.01	S 82° 12' 06" E
C22	3° 04' 38"	1025.00	55.09	27.55	55.04	S 79° 07' 32" E
C23	2° 52' 45"	1025.00	51.51	25.76	51.50	S 76° 08' 50" E
C24	0° 46' 42"	275.00	3.74	1.87	3.74	N 75° 05' 49" W
C25	5° 55' 20"	275.00	28.42	14.22	28.41	N 78° 26' 50" W

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C26	0° 26' 34"	275.00	2.12	1.06	2.12	N 81° 37' 47" W
C27	6° 36' 04"	275.00	31.68	15.86	31.67	N 85° 09' 05" W
C28	1° 18' 59"	1025.00	23.55	11.77	23.55	S 87° 47' 38" E
C29	3° 04' 59"	1025.00	55.15	27.58	55.15	S 85° 35' 39" E
C30	3° 04' 31"	1025.00	55.02	27.52	55.01	S 82° 30' 54" E
C31	3° 04' 36"	1025.00	55.04	27.53	55.03	S 79° 26' 21" E
C32	3° 05' 12"	1025.00	55.22	27.62	55.21	S 76° 21' 27" E
C33	0° 26' 58"	1025.00	8.04	4.02	8.04	S 74° 35' 21" E
C34	7° 02' 38"	275.00	33.81	16.93	33.79	N 77° 53' 11" W
C35	0° 06' 35"	975.00	1.87	0.93	1.87	S 74° 25' 10" E
C36	7° 02' 38"	325.00	39.95	20.00	39.93	N 77° 53' 11" W
C37	3° 14' 47"	975.00	55.24	27.63	55.24	S 76° 05' 51" E
C38	3° 14' 05"	975.00	55.04	27.53	55.04	S 79° 20' 17" E
C39	3° 13' 59"	975.00	55.02	27.52	55.01	S 82° 34' 19" E
C40	3° 14' 31"	975.00	55.17	27.59	55.16	S 85° 48' 34" E
C41	1° 01' 18"	975.00	17.38	8.69	17.38	S 87° 50' 29" E
C42	6° 40' 09"	325.00	37.83	18.94	37.81	N 85° 07' 03" W
C43	0° 22' 28"	325.00	2.12	1.06	2.12	N 81° 35' 44" W
C44	5° 00' 31"	325.00	28.41	14.21	28.40	N 78° 54' 14" W
C45	1° 41' 32"	325.00	9.60	4.80	9.60	N 75° 33' 13" W
C46	2° 40' 59"	975.00	45.66	22.83	45.65	S 76° 02' 57" E
C47	3° 14' 07"	975.00	55.06	27.54	55.05	S 79° 07' 32" E
C48	3° 13' 58"	975.00	55.01	27.51	55.01	S 82° 14' 32" E
C49	3° 14' 26"	975.00	55.15	27.58	55.14	S 85° 28' 45" E
C50	1° 00' 34"	975.00	17.18	8.59	17.18	S 87° 36' 15" E

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C51	6° 42' 02"	325.00	38.01	19.03	37.99	N 84° 45' 31" W
C52	6° 42' 02"	275.00	32.16	16.10	32.14	N 84° 45' 31" W
C53	1° 17' 17"	1025.00	23.04	11.52	23.04	S 87° 27' 54" E
C54	3° 04' 55"	1025.00	55.13	27.57	55.13	S 85° 16' 48" E
C55	3° 04' 30"	1025.00	55.01	27.51	55.01	S 82° 12' 06" E
C56	3° 04' 38"	1025.00	55.05	27.53	55.04	S 79° 07' 32" E
C57	2° 52' 45"	1025.00	51.51	25.76	51.50	S 76° 08' 50" E
C58	0° 46' 42"	275.00	3.74	1.87	3.74	N 75° 05' 49" W
C59	5° 55' 20"	275.00	28.42	14.22	28.41	N 78° 26' 50" W
C60	0° 26' 34"	275.00	2.12	1.06	2.12	N 81° 37' 47" W
C61	6° 36' 04"	275.00	31.68	15.86	31.67	N 85° 09' 05" W
C62	1° 18' 59"	1025.00	23.55	11.77	23.55	S 87° 47' 38" E
C63	3° 04' 59"	1025.00	55.15	27.58	55.15	S 85° 35' 39" E
C64	3° 04' 31"	1025.00	55.02	27.52	55.01	S 82° 30' 54" E
C65	3° 04' 36"	1025.00	55.04	27.53	55.03	S 79° 26' 21" E
C66	3° 05' 12"	1025.00	55.22	27.62	55.21	S 76° 21' 27" E
C67	0° 26' 58"	1025.00	8.04	4.02	8.04	S 74° 35' 21" E
C68	7° 02' 38"	275.00	33.81	16.93	33.79	N 77° 53' 11" W

LOT AREA TABLE	LOT #	Area (S.F.)	LOT #	Area (S.F.)
1	6362.24	28	6827.43	
2	6627.36	29	6822.54	
3	6822.48	30	6946.48	
4	6846.42	31	6699.46	
5	6699.41	32	6417.43	
6	6417.39	33	6325.01	
7	6324.97	34	6336.74	
8	6336.70	35	6547.24	
9	6547.21	36	6759.27	
10	6759.25	37	6800.61	
11	6800.60	38	6671.06	
12	6671.04	39	6407.21	
13	6407.20	40	6542.70	
14	6535.54	41	6281.64	
15	6274.48	42	6158.43	
16	6151.26	43	6197.76	
17	6190.58	44	6399.92	
18	6392.75	45	6620.81	
19	6613.63	46	6634.68	
20	6627.49	47	6531.12	
21	6523.92	48	6252.15	
22	6244.95	49	6112.34	
23	6105.14	50	6135.11	
24	6127.90	51	6320.66	
25	6313.45	52	6590.98	
26	6583.76	53	176266.40	
27	6362.31			

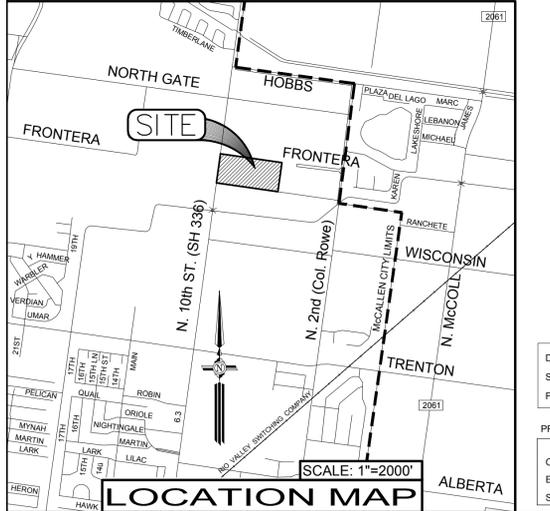
Line #	Direction	Length
"L1"	S 81° 24' 30" E	13.29'
"L2"	S 81° 24' 30" E	13.29'
"L3"	S 81° 24' 30" E	26.63'
"L4"	S 81° 24' 30" E	26.63'
"L5"	S 81° 24' 30" E	26.63'
"L6"	S 81° 24' 30" E	26.63'
"L7"	S 81° 24' 30" E	13.29'
"L8"	S 81° 24' 30" E	13.29'
"L9"	S 53° 35' 30" W	42.43'

LEGEND

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

H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
W.D. - WARRANTY DEED

PROPERTY LINE
LOT LINE



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

MBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

227 N. F.M. 3167 RIO GRANDE CITY, TX 78562 PH: (956) 487-8256 FAX: (956) 488-8591

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KIKO ILUMINACIONES DE MEXICO	612 E. NOLANA STE. 220	MCALLEN, TX 78504	(956) 631-5188	-
ENGINEER:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

GENERAL NOTES:

- THE SITE LIES IN ZONE "AH".
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE.
 - FRONT: 25 FEET OR GREATER FOR EASEMENTS WHICH EVER IS GREATER.
 - REAR: 10 FEET EXCEPT 25 FEET FOR THE DOUBLE FRONTING LOTS ALONG FRONTERA AVENUE (LOTS 30-34) OR GREATER FOR EASEMENTS WHICH EVER IS GREATER.
 - INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS WHICH EVER IS GREATER.
 - SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS WHICH EVER IS GREATER.
 - GARAGE: 10 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- REQUIRED RETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 154,987 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF MCALLEN LATERAL AS APPROVED

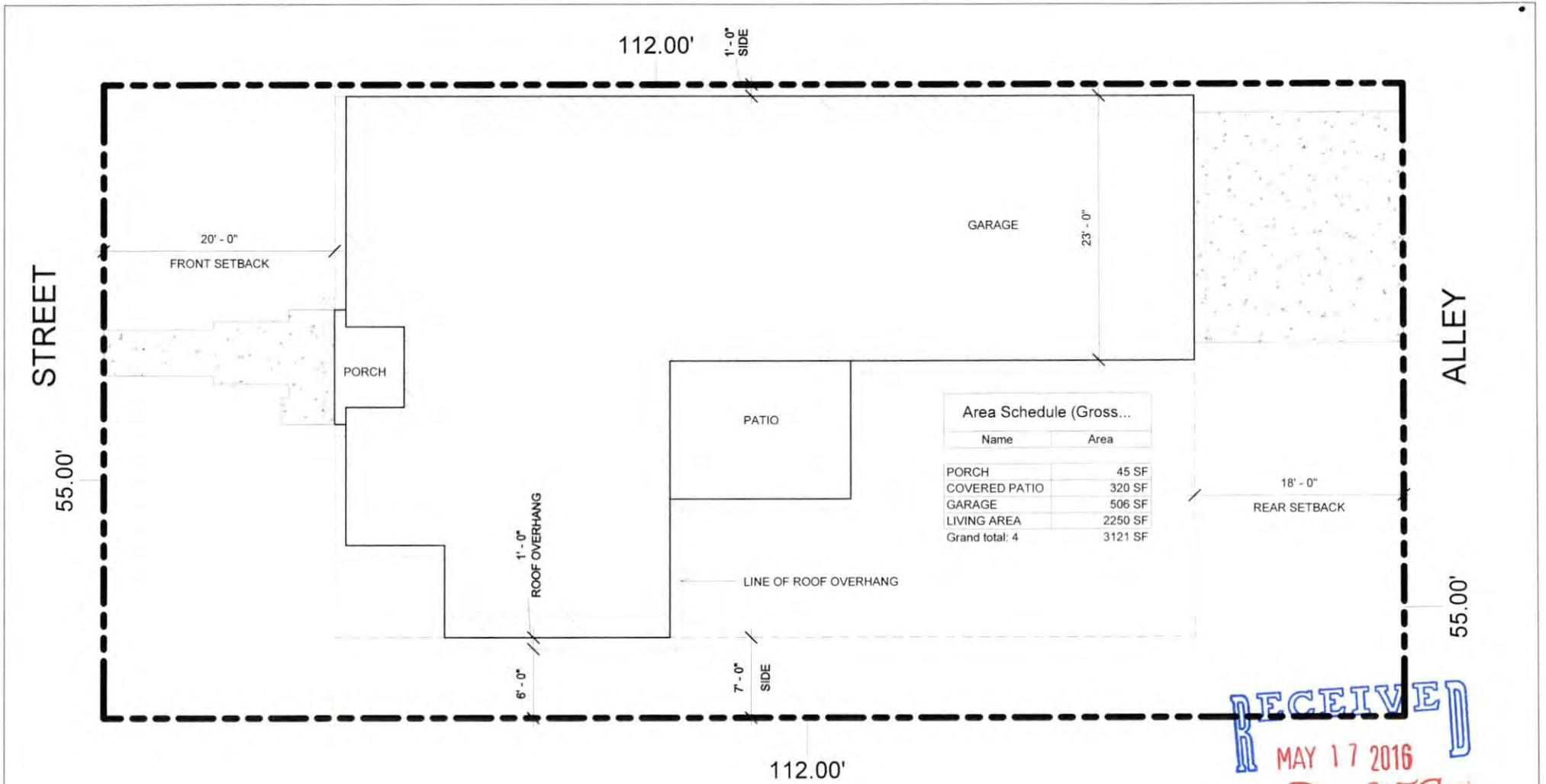


Reviewed On: 6/3/2016

SUBDIVISION NAME: SPANISH OAKS AT FRONTERA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 10th Street: 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state</p> <p>Frontera Road: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Alignment of Frontera Road under review.</p> <p>N. 8th Street: 74 ft. ROW proposed Paving: approx. 48 ft. Curb & gutter: both sides *Project engineer to clarify if residential streets are proposed as private. If so, streets must comply with and be built according to city standards.</p> <p>N. 7th Street: 30 ft. ROW proposed Paving: 24 ft. proposed Curb & gutter: both sides</p> <p>N. 9th Street: 30 ft. ROW proposed Paving: 24 ft. proposed Curb & gutter: both sides</p> <p>* 800 ft. Block Length:</p> <p>* 600 ft. Maximum Cul-de-Sac:</p>	Compliance
	Applied
	Applied
	Non-compliance
	Non-compliance
	Compliance
NA	
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alleys provided within the residential portion of the subdivision. **Fence easement needed along Frontera Road since alley is parallel to the street. ***Alley/service drive easement required for commercial properties</p>	Non-compliance
SETBACKS	
<p>* Front: 25 ft. or greater for easements for Lots 1-52 N. 10th Street: 60 ft. or greater for approved site plan or easements for Lot 53 **Project engineer, on behalf of the developer is requesting a reduction of the front yard setback for the proposed residential lots to 20 ft. instead of the 25 ft. as required by ordinance for single family residential use.</p> <p>* Rear: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-52) Lot 53: in accordance with the Zoning Ordinance, or greater for approved site plan or easements **Project engineer, on behalf of the developer is requesting a rear yard setback of 18 ft. for the proposed residential lots.</p> <p>* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-52) Lot 53 - in accordance with the Zoning Ordinance, or greater for approved site plan or easements **Project engineer, on behalf of the developer is requesting a deviation of the side yard setback for the proposed residential lots; the request includes alternating 7 ft. and 1 ft. such that minimum setback between the buildings is 8 ft. with a 6 ft. minimum between roof lines. If approved, then staff recommends that no overhang be allowed on the 1 ft. side over the lot line.</p>	Non-compliance
	Non-compliance
	Non-compliance

<p>* Corner: 10 ft. or greater for easements for Lots for the residential lots Lot 53 - 30 ft. or greater for approved site plan or easements along Frontera Road.</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies for Lots 1-52</p> <p>**Project engineer, on behalf of the developer is requesting an 18 ft. rear garage setback for the proposed residential lots.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS FOR LOTS 1-52</p> <p>**ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN FOR LOT 53</p>	Non-compliance
	Non-compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Frontera Road, and on both sides of all interior streets.</p> <p>* 5 ft. wide sidewalk required on N. 10th Street; verify with Engineering Department.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Frontera Road.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Compliance
	Compliance
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along:</p> <p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance for Lot 53.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	NA
	Non-compliance
	NA
	TBD
	TBD
	TBD
LOT REQUIREMENTS	
<p>* Lots fronting public streets: Project engineer to clarify if residential streets are proposed as private.</p>	Applied
<p>* Minimum lot width and lot area:</p>	Compliance
ZONING/CUP	
<p>* Existing: C-3 & R-1 Proposed: C-3 & R-1</p> <p>*Rezoning from C-3 to R-1 for the residential portion of the subdivision needed prior to final.</p> <p>* Rezoning Needed Before Final Approval</p>	Non-compliance
	Applied
PARKS	
<p>* Land dedication in lieu of fee:</p>	NA

<p>* Park Fee of \$36,400 based on 52 dwelling units at \$700 each is required to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>Applied</p>
<p>TRAFFIC</p>	<p>NA</p>
<p>* Trip Generation to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. *Per Traffic, a Level 1 TIA is required.</p>	<p>Complete Non-compliance</p>
<p>COMMENTS</p>	
<p>Comments: *Preliminary plat approved by the Planning and Zoning Commission at their meeting of May 17, 2016. **Streets names to comply with city assigned street names. ***If private, secondary access is required based on Section 134-67(c) of the Subdivision Ordinance if subdivision is proposed to be gated with 30 or more dwelling units. ****Fence easement needed between the alley and Frontera Road ROWs. *****The location of Frontera Road connection to N. 10th Street is under staff review.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, CLARIFICATION ON THE REQUESTED SETBACKS, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>



Area Schedule (Gross...)

Name	Area
PORCH	45 SF
COVERED PATIO	320 SF
GARAGE	506 SF
LIVING AREA	2250 SF
Grand total: 4	3121 SF

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MAY 17 2016
BY: DC 3:59pm

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



VERTURO INTERESTS
SPANISH OAKS AT FRONTERA

No.	Description	Date

SITE PLAN

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



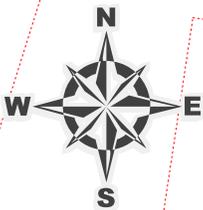
City of McAllen
 Planning Department
**APPLICATION FOR
 SUBDIVISION PLAT REVIEW**

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

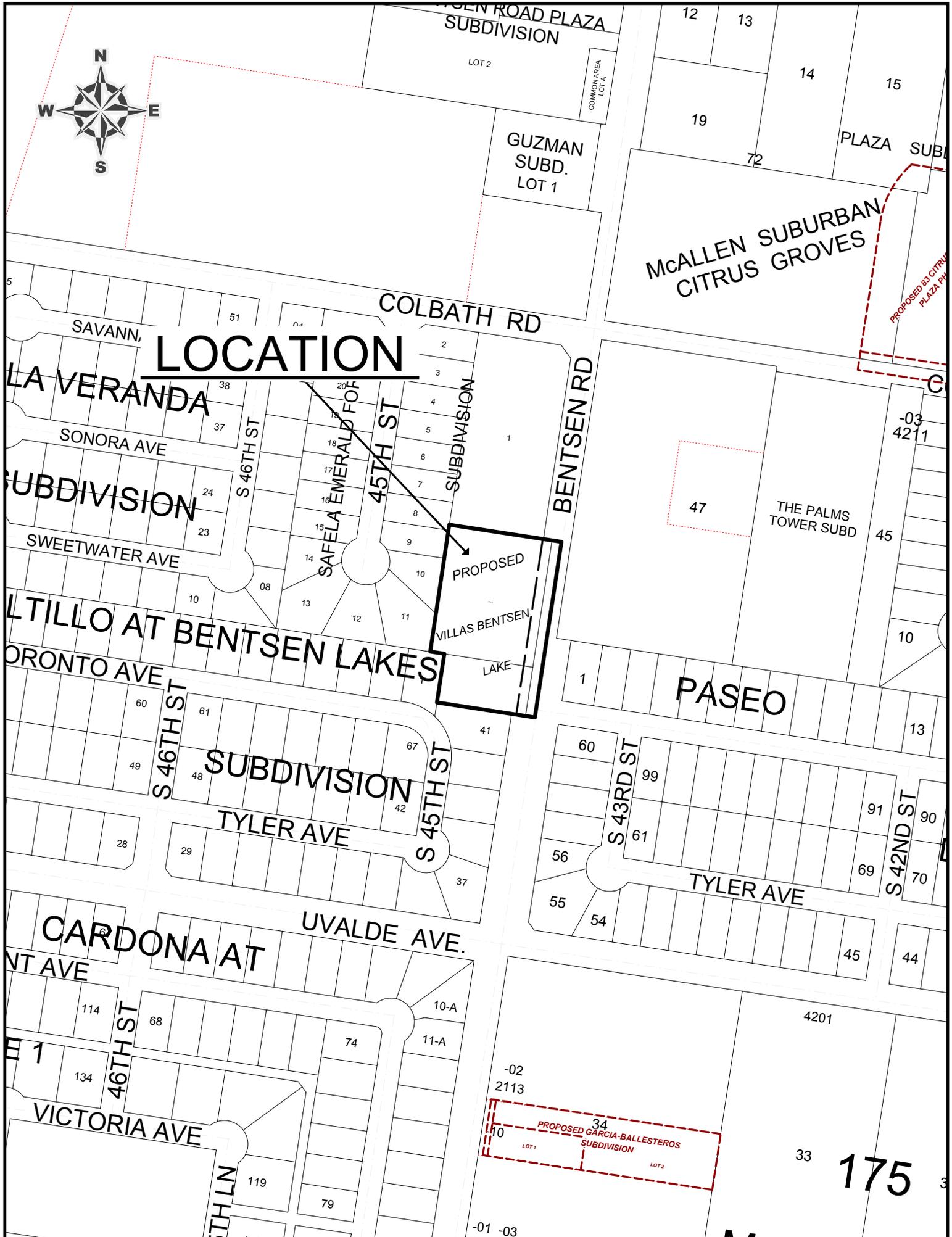
Project Description	Subdivision Name <u>VILAS BENTSEN LAKE</u> Location <u>WEST SIDE OF S. BENTSEN RD. 453 FEET SOUTH OF COLBATH AVE</u> City Address or Block Number _____ Number of lots <u>1</u> Gross acres <u>2.0</u> Net acres <u>1.65</u> Existing Zoning <u>R3A</u> Proposed <u>R3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>VAC.</u> Proposed Land Use <u>Apartment</u> Irrigation District # <u>UNITED IRR. DISTRICT</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>A 2.00 ACRE TRACT OF LAND OUT OF LOT 168, JOHN A. SMARY SUBDIVISION, HIDALGO COUNTY, TEXAS</u>
Owner	Name <u>Francisco de la Fuente</u> Phone <u>956-607-3305</u> Address <u>1001 S 10th st G #222</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u> E-mail <u>francisco70@me.com</u>
Developer	Name <u>Francisco de la Fuente</u> Phone <u>956-607-3305</u> Address <u>1001 S. 10th st G #222</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u> Contact Person <u>Francisco</u> E-mail <u>francisco 70 @ me.com</u>
Engineer	Name <u>GUICERMO "Willie" ARRATA</u> Phone <u>784-0218</u> Address <u>526 D. 5th St.</u> City <u>Donna</u> State <u>Tx</u> Zip <u>78537</u> Contact Person <u>Willie</u> E-mail <u>gnaengineering@yahoo.com</u>
Surveyor	Name <u>REYNARDO ROBLES</u> Phone <u>968-2422</u> Address <u>107 W. HUISACHE</u> City <u>WESLACO</u> State <u>Tx</u> Zip <u>78596</u> E-mail _____

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 APR 29 2016

BY: DC 3:29pm



LOCATION



PROPOSED
VILLAS BENTSEN
LAKE

PROPOSED GARCIA-BALLESTEROS
SUBDIVISION
LOT 1 LOT 2

175

VILLAS BENTSEN LAKE

A 2.00 ACRE TRACT OF LAND OUT OF LOT 168, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.00 ACRE TRACT OF LAND OUT OF LOT 168, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND ON THE EAST LINE OF SAID LOT 168 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID NAIL ALSO BEING LOCATED ON THE CENTERLINE OF S. BENTSEN ROAD AND BEARS S 08° 41' W, 453.12' FROM THE NORTHEAST CORNER OF LOT 168;

THENCE S 08° 18' 50" W, ALONG THE EAST LINE OF LOT 168 AND THE CENTERLINE OF S. BENTSEN ROAD, A DISTANCE OF 376.88 TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 18' 50" W, WITH THE NORTH LINE OF LOT 41 OF SALTILLO AT BENTSEN LAKE SUBDIVISION AS PER MAP RECORDED IN VOLUME 47, PAGE 100, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 20.00' PASS THE WEST R.O.W. LINE OF S. BENTSEN ROAD, AT A DISTANCE OF 50.00' PASS A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 41 AND CONTINUING FOR A TOTAL DISTANCE OF 210.10' (DEED N 81° 19' W - 210.00') TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MELDEN & HUNT INC" FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE N 08° 41' E, 105.00', WITH THE EAST LINE OF LOT 1 OF SAID SALTILLO AT BENTSEN LAKE SUBDIVISION TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MELDEN & HUNT INC" FOUND FOR AN INNER CORNER HEREOF AND THE NORTHEAST CORNER OF SAID LOT 1;

THENCE N 81° 18' 50" W (DEED N 81° 19' W), 30.30' WITH THE NORTH LINE OF SAID LOT 1, SALTILLO AT BENTSEN SUBDIVISION TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE N 08° 41' E, 271.88' (DEED 271.68'), WITH AN EASTERLY LINE OF SEFELA EMERALD FOREST SUBDIVISION AS PER MAP RECORDED IN VOLUME 34, PAGE 157 OF THE HIDALGO COUNTY MAP RECORDS TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE S 81° 18' 50" E, (DEED S 81° 19' E) WITH THE SOUTH LINE OF LOT 1, SEFELA EMERALD FOREST SUBDIVISION, AT A DISTANCE OF 200.30' PASS A 1/2" IRON ROAD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND CONTINUING FOR A TOTAL DISTANCE OF 240.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS BENTSEN LAKE TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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: FRANCISCO DE LA FUENTE
ADDRESS:
DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR # 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-968-2422
DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo A. Arratia 5/22/16
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537
DATE:



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

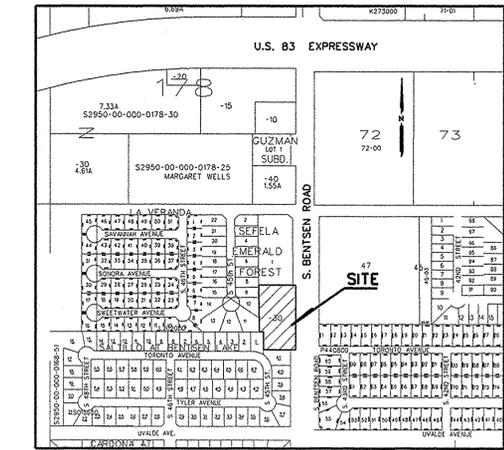
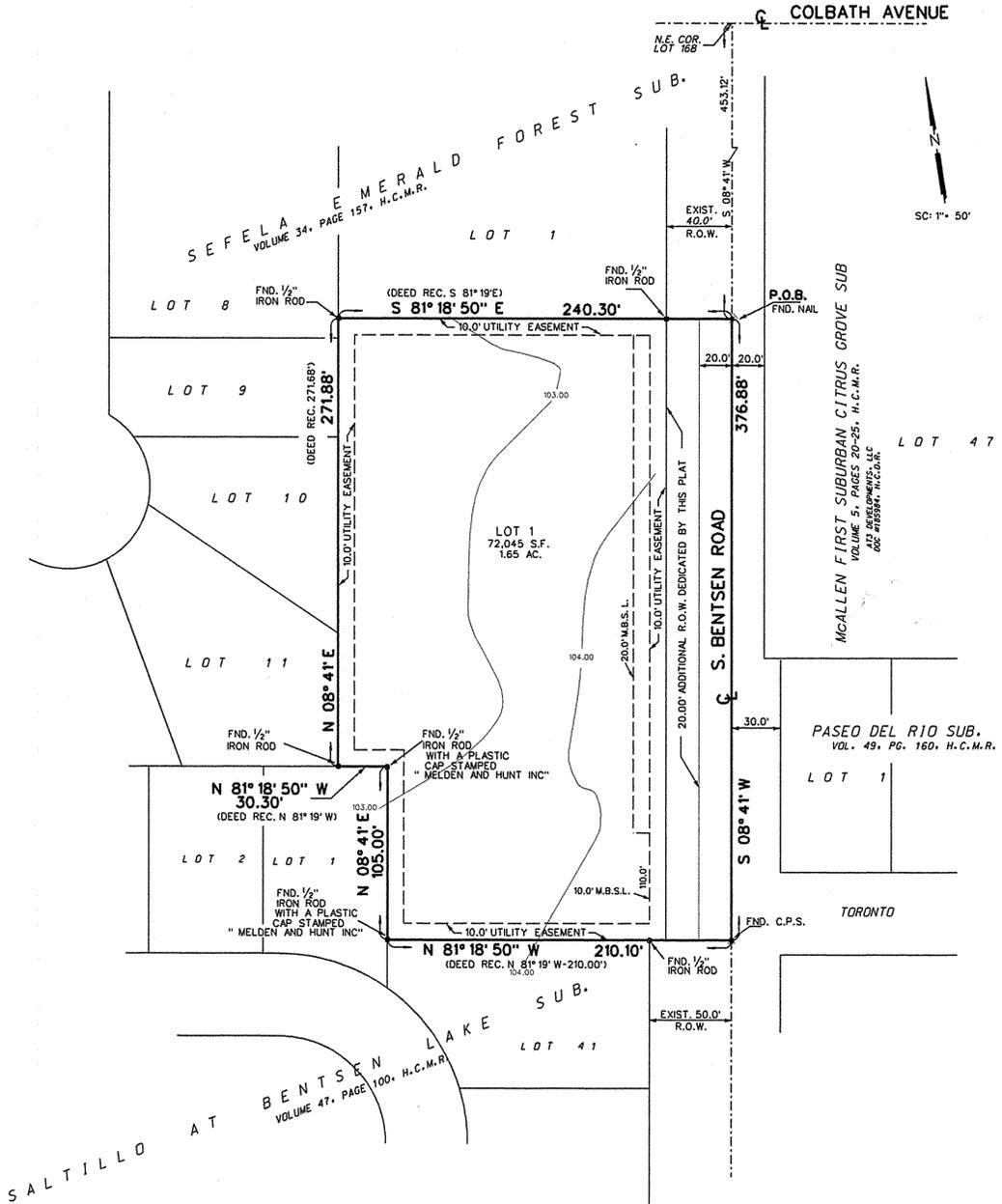
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

RECEIVED
By Nikki Marie Cavazos at 8:05 am, May 24, 2016

DATE OF PREPARATION: APRIL 2016

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
DONNA, TEXAS, 78537 E-MAIL: NAINENGINEERING@AHO.COM



LOCATION MAP



Reviewed On: 6/3/2016

SUBDIVISION NAME: VILLAS BENTSEN LAKE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Bentsen Road: 20 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording.	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: S. Bentsen Road - 40 ft. or greater for easements *Project engineer, on behalf of the developer has submitted a request to reduce the setback to 10 ft. for a portion along S. Bentsen Road.	Non-compliance
* Rear: in accordance with the Zoning Ordinance, or greater for easements	Non-compliance
* Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Bentsen Road.	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, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets:</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area:</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3A Proposed: apartments</p>	<p>Compliance</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee:</p>	<p>NA</p>
<p>* Park Fee of \$19,600 based on 28 dwelling units at \$700 each is required to be paid prior to recording.</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: *Preliminary plat approved by the Planning and Zoning Commission at their meeting of May 17, 2016.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, COMPLIANCE WITH THE 20 FT. BUILDING SETBACK ALONG S. BENTSEN ROAD, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

May 23 2016

To: Kim Guajardo
City of McAllen

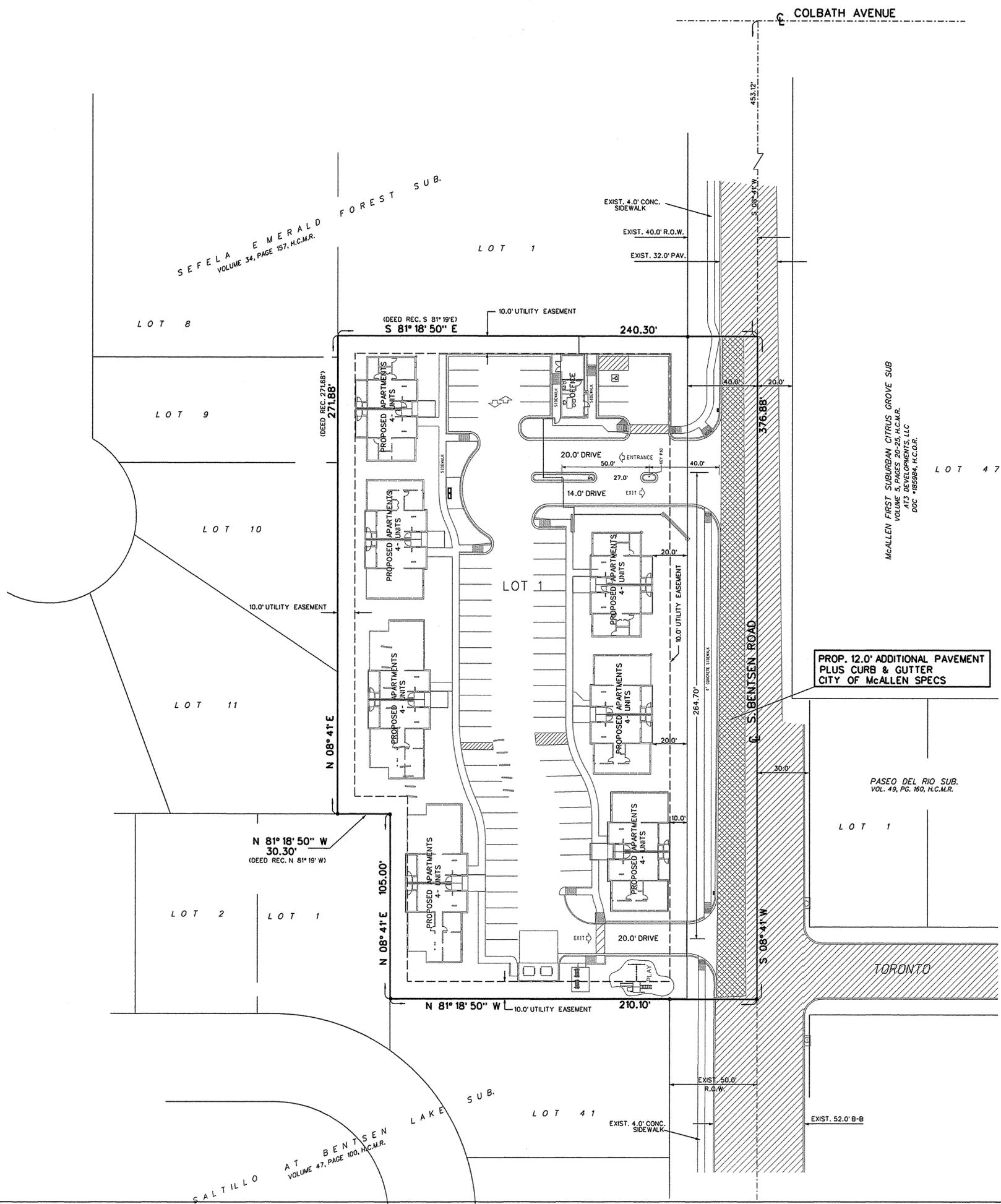
Re: **VILLAS BENTSEN LAKE**

Kim,

We want to request a Variance to the rear set back, to use 10.00 and the front a combination of 10.0' and 20.0' feet , in order to accommodate the proposed Apartment Units as shown on the attached layout. The front of the apartment along S. Bentsen Road will be from the interior parking lot.


Guillermo A. Arratia, P.E.

RECEIVED
MAY 24 2016
BY: 610@12:58
pm

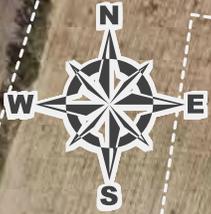


Guillermo A. Arratia, P.E.
5/22/16

VILLAS BENTSEN
LAKE

SITE PLAN
PROPOSED APARTMENTS - 28 UNITS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM
526 N. 5TH STREET
DONNA, TEXAS 78537



LOCATION



175

Subzone = 0015



City of McAllen
Planning Department

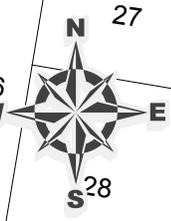
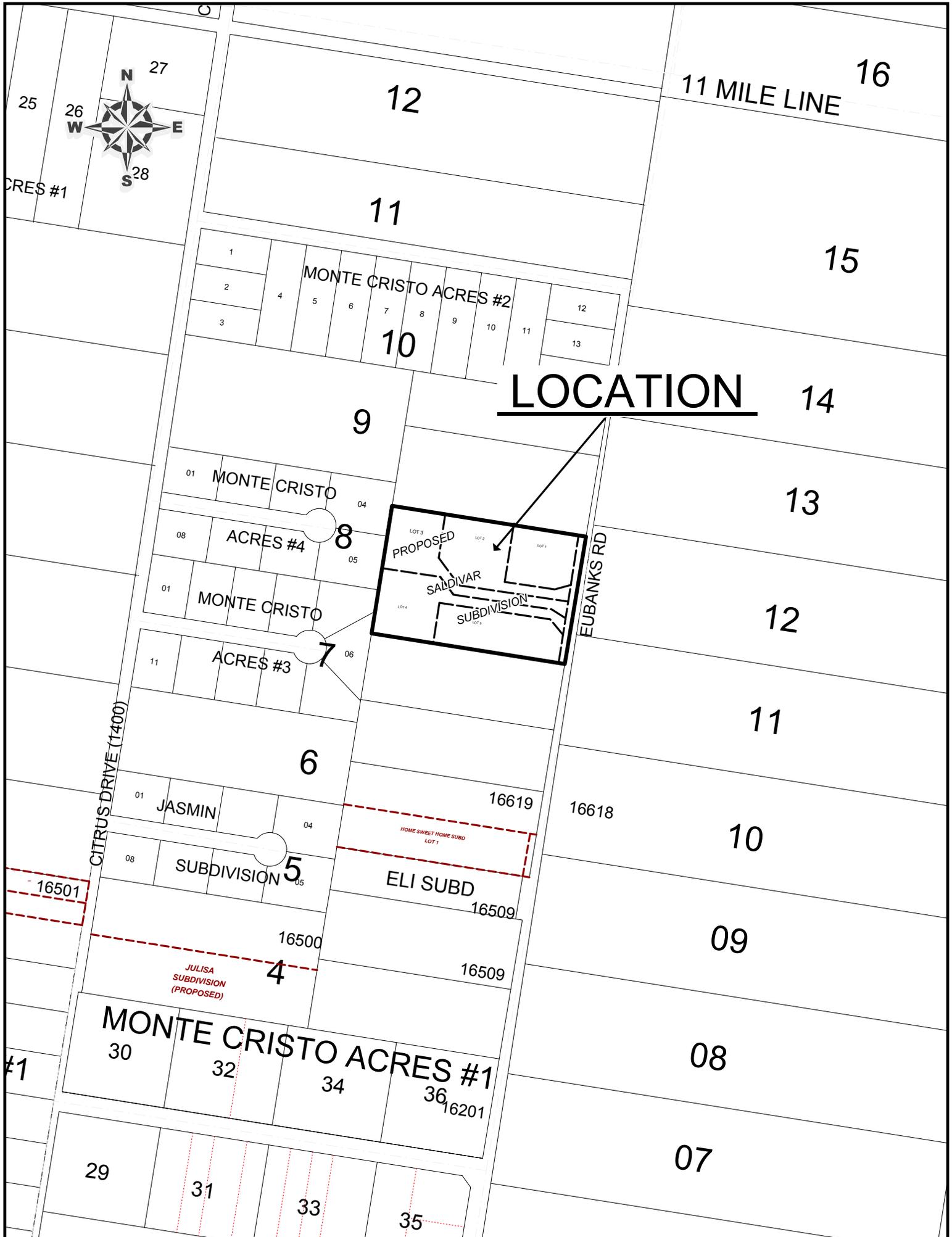
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Saldivar Subdivison</u> Location <u>West Side of N. Eubanks Rd. ≈3,480 Feet North of Monte Cristo Rd.</u> City Address or Block Number <u>16805 & 16809 N. Eubanks Rd., Edinburg, TX</u> Number of lots <u>54</u> Gross acres <u>5.31</u> Net acres <u>4.96</u> Existing Zoning <u>N/A</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ <small>Single-Family Residential</small> Existing Land Use _____ Proposed Land Use <u>Single-Family Residential</u> Irrigation District # <u>15</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>6,131.85</u> Legal Description <u>A 5.31 tract of land out of lots seven(7) and eight (8), Citrus Properties Subdivision</u>
Owner	Name <u>Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar</u> Phone <u>(956) 221-6027</u> Address <u>16805 N. Eubanks Rd.</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u> E-mail <u>a.saldivar@dhr-rgv.com</u>
Developer	Name <u>Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar</u> Phone <u>(956) 221-6027</u> Address <u>16805 N. Eubanks Rd.</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u> Contact Person <u>Aida Saldivar Lujan</u> E-mail <u>a.saldivar@dhr-rgv.com</u>
Engineer	Name <u>Urban Infrastructure Group, Inc.</u> Phone <u>(956) 464-4710</u> Address <u>407 N. Salinas Blvd.</u> City <u>Donna</u> State <u>Texas</u> Zip <u>78537</u> Contact Person <u>Craig A. Gonzalez, P.E.</u> E-mail <u>cgonzalez@uigtexas.com</u>
Surveyor	Name <u>Pablo Peña III, R.P.L.S.</u> Phone <u>(956) 682-8812</u> Address <u>1001 Whitewing Ave.</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>

RECEIVED
FEB 19 2016

BY: Dea:dam



ACRES #1

12

11 MILE LINE 16

11

15



10

LOCATION

14

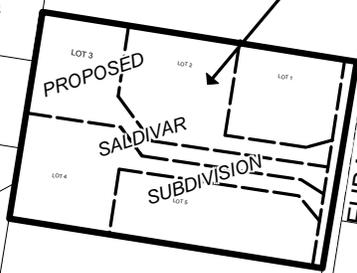
9



13



8



12



6

11



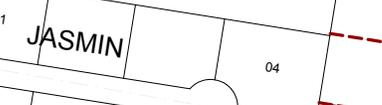
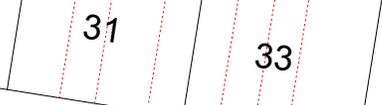
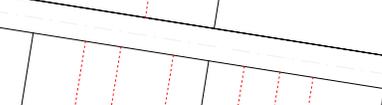
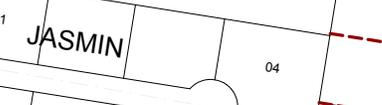
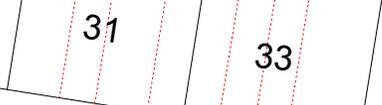
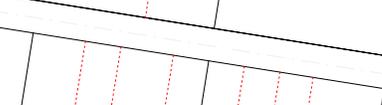
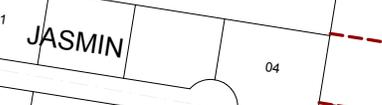
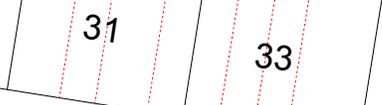
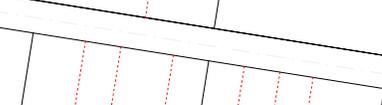
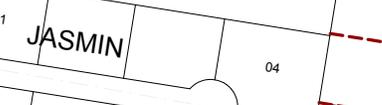
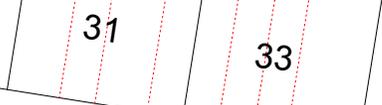
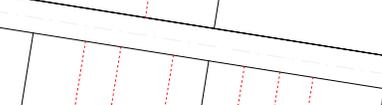
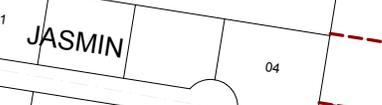
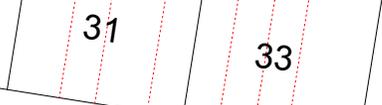
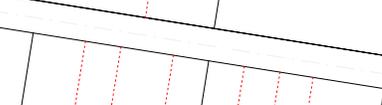
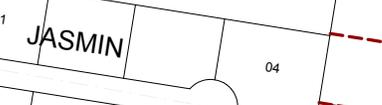
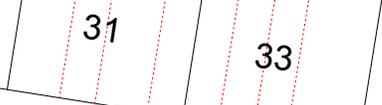
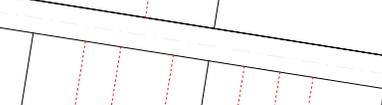
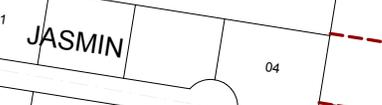
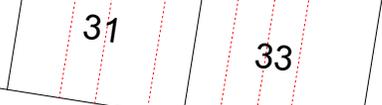
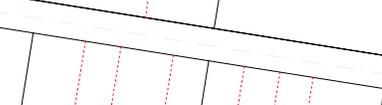
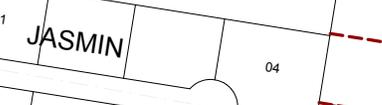
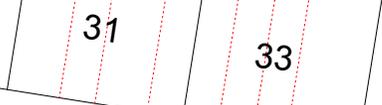
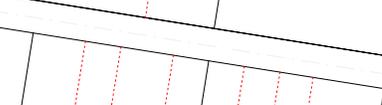
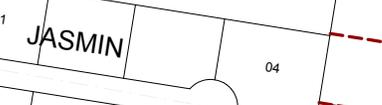
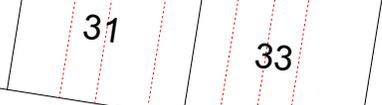
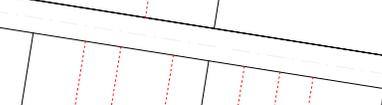
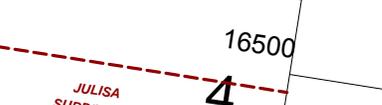
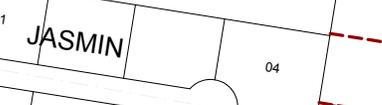
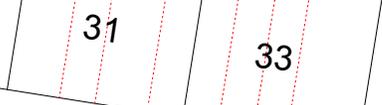
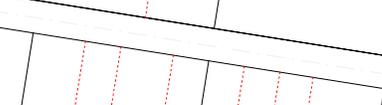
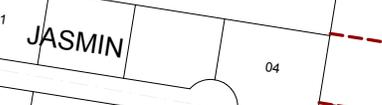
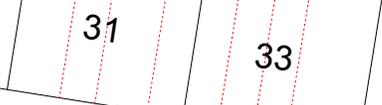
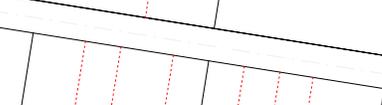
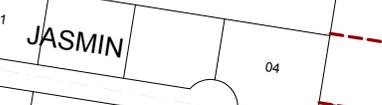
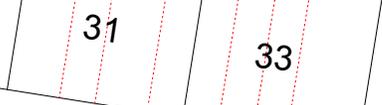
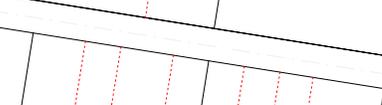
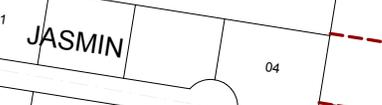
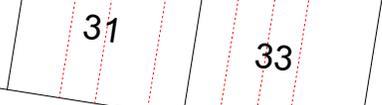
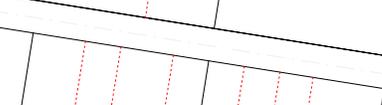
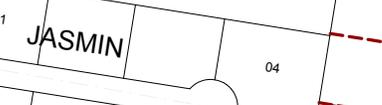
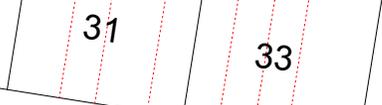
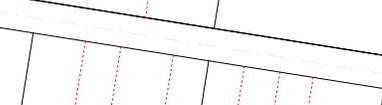
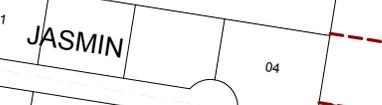
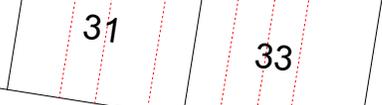
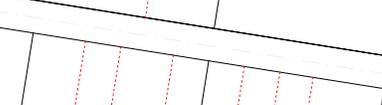
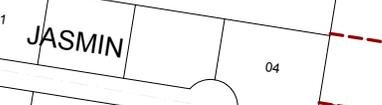
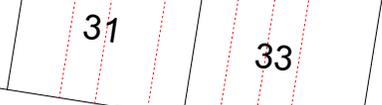
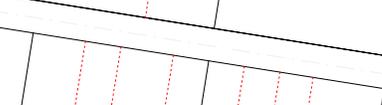
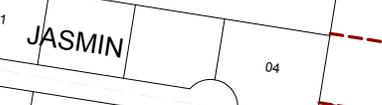
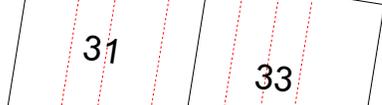
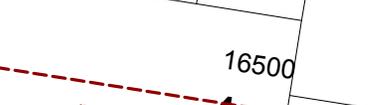
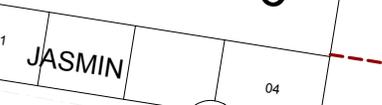
7

CITRUS DRIVE (1400)



5

10



3.36 ACRES OUT OF CITRUS PROPERTIES SUBDIVISION,
VOL. 13, PG. 23, M.R.

ALICIA & JAVIER CASTILLO
DOC.# 1152939 O.R.

LOT 4, MONTE CRISTO
ACRES SUBDIVISION, UNIT 4,
VOL. 28, PG. 110-A, M.R.

SERGIO & LAURA BURGOS
DOC.# 672530 O.R.

LOT 5, MONTE CRISTO
ACRES SUBDIVISION, UNIT 4,
VOL. 28, PG. 110-A, M.R.

BLANCA ROSALEZ
DOC.# 984350 O.R.

LOT 5, MONTE CRISTO
SUBDIVISION, UNIT NO. 3,
VOL. 27, PG. 136-A, M.R.

IGNACIO & ROSA MARIA CANTU
DOC.# 1686584 O.R.

LOT 6, MONTE CRISTO
SUBDIVISION, UNIT NO.3,
VOL. 27, PG. 136-A, M.R.

JOSE R. & JUANITA G. RICO
DOC.# 586013 O.R.

1.0 ACRE OUT OF CITRUS
PROPERTIES SUBDIVISION
VOL. 13, PG. 23, M.R.

BETUEL SOSA
DOC.# 1923261 O.R.

S81°34'00"E 601.89' (DEED 601.70')

0.66 ACRE OUT OF CITRUS
PROPERTIES SUBDIVISION
VOL. 13, PG. 23, M.R.

ROSA SANCHEZ
DOC.# 2544651 O.R.

1.0 ACRE OUT OF CITRUS
PROPERTIES SUBDIVISION
VOL. 13, PG. 23, M.R.

ROSA SANCHEZ
DOC.# 2544652 O.R.

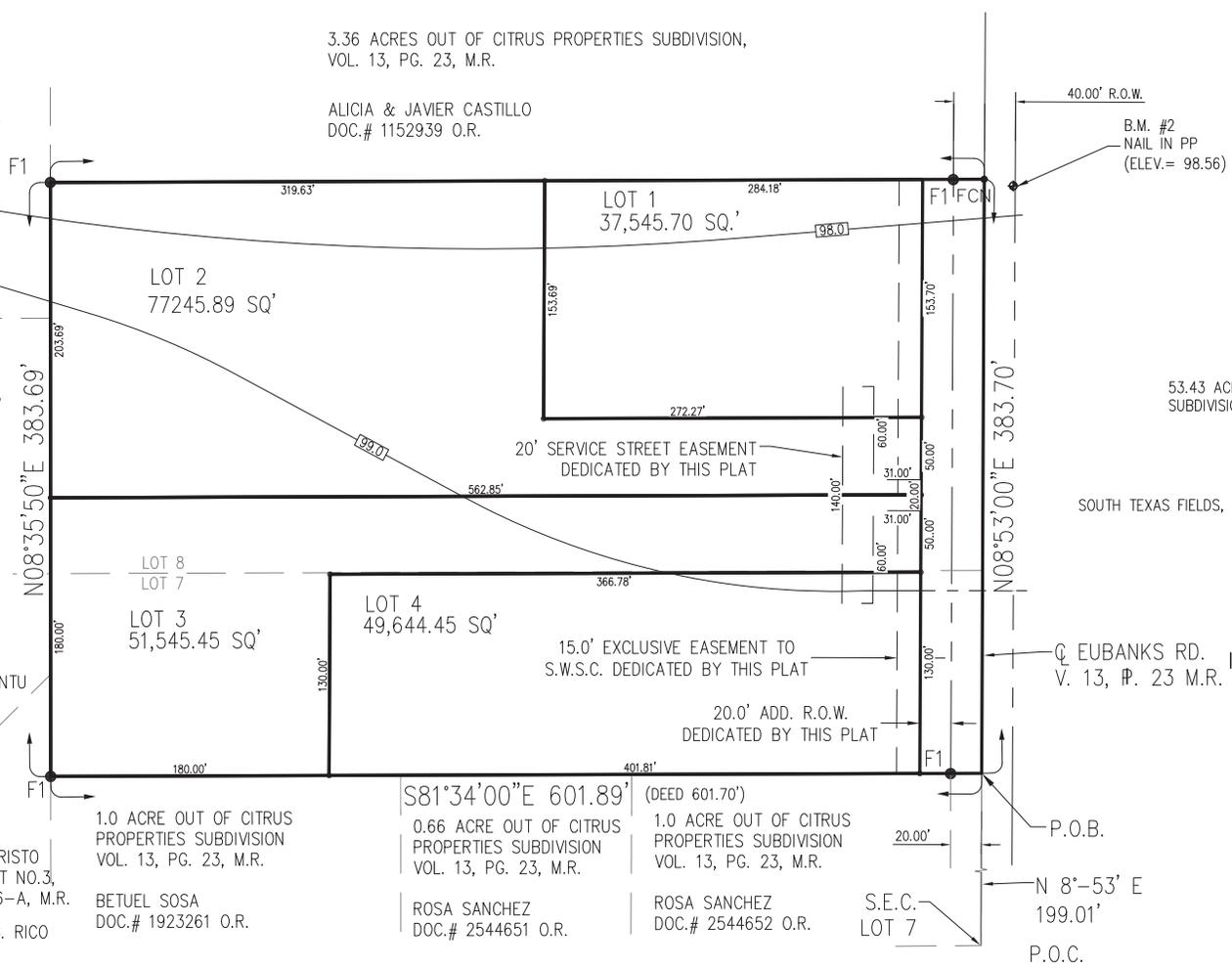
S.E.C.
LOT 7

EUBANKS RD.
V. 13, P. 23 M.R.

SOUTH TEXAS FIELDS, LTD DOC.# 561642

53.43 ACRES OUT OF RETAMA ACRES
SUBDIVISION, VOL. 9, PG. 46, M.R.

40.00' R.O.W.
B.M. #2
NAIL IN PP
(ELEV.= 98.56)



BASIS OF BEARING IS THE EAST SIDE LINE OF LOTS 4 AND 5, MONTE CRISTO ACRES SUBDIVISION UNIT No.4,
V. 28, P. 110-A, M.R., HIDALGO COUNTY, TEXAS.

Saldivar Subdivision Preliminary Plat



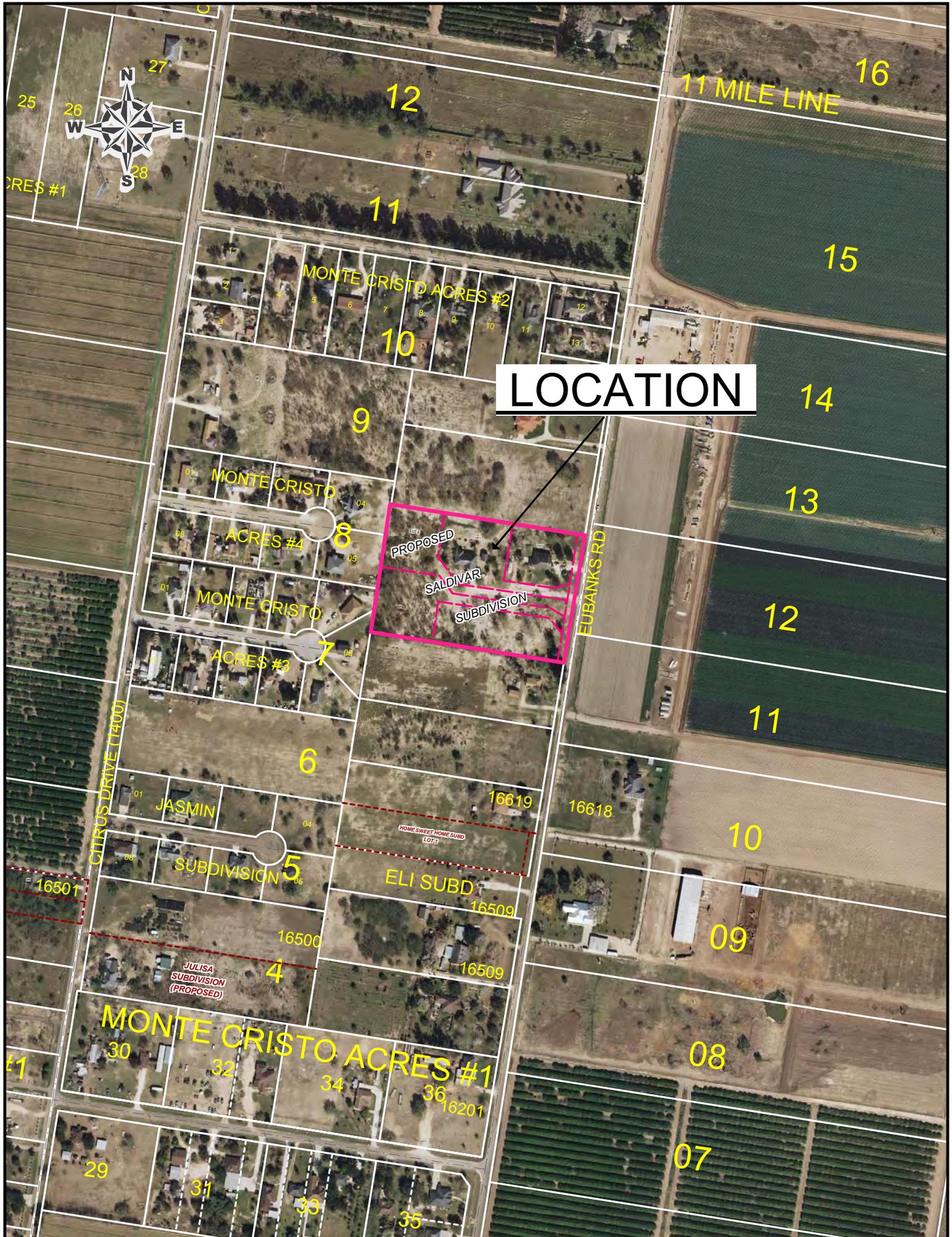
N.T.S.



Reviewed On: 6/3/2016

SUBDIVISION NAME: SALDIVAR SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Eubanks Road: 20 ft. ROW dedication required 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 if not built prior to plat recording.	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: N. Eubanks Road - 40 ft. or greater for easements	Non-compliance
* Rear: 15 ft. proposed; to be determined prior to final based on easements as may be required by the County	TBD
* Sides: to be determined prior to final based on easements as may be required	TBD
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Eubanks Road	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, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets:</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area: 100 ft. lot frontage required for septic tank; PUB approved variance to allow septic tank with frontage less than 100 ft. for Lots 2 & 3 at their meeting of May 10, 2016.</p>	<p>Complete</p>
<p>ZONING/CUP</p>	
<p>* Existing: ETJ Proposed: single family residential</p>	<p>Compliance</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee:</p>	<p>NA</p>
<p>* Park Fee of \$700 per dwelling unit is required to be paid prior to recording</p>	<p>NA</p>
<p>**Park Fee is N/A in the ETJ.</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: *Preliminary plat was disapproved by the Planning and Zoning Commission at their meeting of March 15, 2016. **Plat must comply with the City's Access Management Policy. ***The plat has since been revised to provide for a 20 ft. service street easement to be shared between the lots; however, staff recommends that a turn-around be provided, such as a cul-de-sac.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>



LOCATION

PROPOSED
SALDIVAR
SUBDIVISION

EUBANKS RD

CITRUS DRIVE (1400)

11 MILE LINE

ACRES #1

MONTE CRISTO ACRES #2

MONTE CRISTO

ACRES #4

MONTE CRISTO

ACRES #3

JASMIN

SUBDIVISION

ELI SUBD

JULISA
SUBDIVISION
(PROPOSED)

MONTE CRISTO ACRES #1

HOME SWEET HOME SUBD
LOT 1

29

31

33

35

30

32

34

36

16201

16618

16619

16509

16500

16509

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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 7, 2016

SUBJECT: TRACT 1: INITIAL ZONING TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 77.41 ACRES OUT OF LOTS 1, 11, AND 12, BLOCK 4, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 SARAH AVENUE, 5822-6026 SOUTH 23RD STREET, 2400-2820 MILITARY HIGHWAY. (REZ2016-0018)

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

LOCATION: The property is located 620 feet west of 23rd Street between Military Highway and Sarah Avenue. The lot has 2,040 feet of frontage along Military Highway and 730 feet along Sarah Avenue for a tract size of 77.41 acres.

PROPOSAL: The tract is currently outside city limits and is undergoing involuntary annexation. The initial zoning to C-4 (commercial-industrial) District will become effective upon the annexation of the tract into the City. The property is currently vacant land.

ADJACENT ZONING: Adjacent zoning is A-O (agriculture-open space) District to the north and east, R-1 (single family residential) District to the north and west, R-3A (multifamily apartments) District to the west, C-4 (commercial-industrial) District to the east and south, and I-1 (light industrial) District to the south and west.

LAND USE: The tract comprises seven tracts that are vacant. Surrounding land uses are single family residences, apartments, U.S. Border Patrol offices, Botello Industrial Park, McAllen Produce Terminal Market, auto sales, and junk yards.

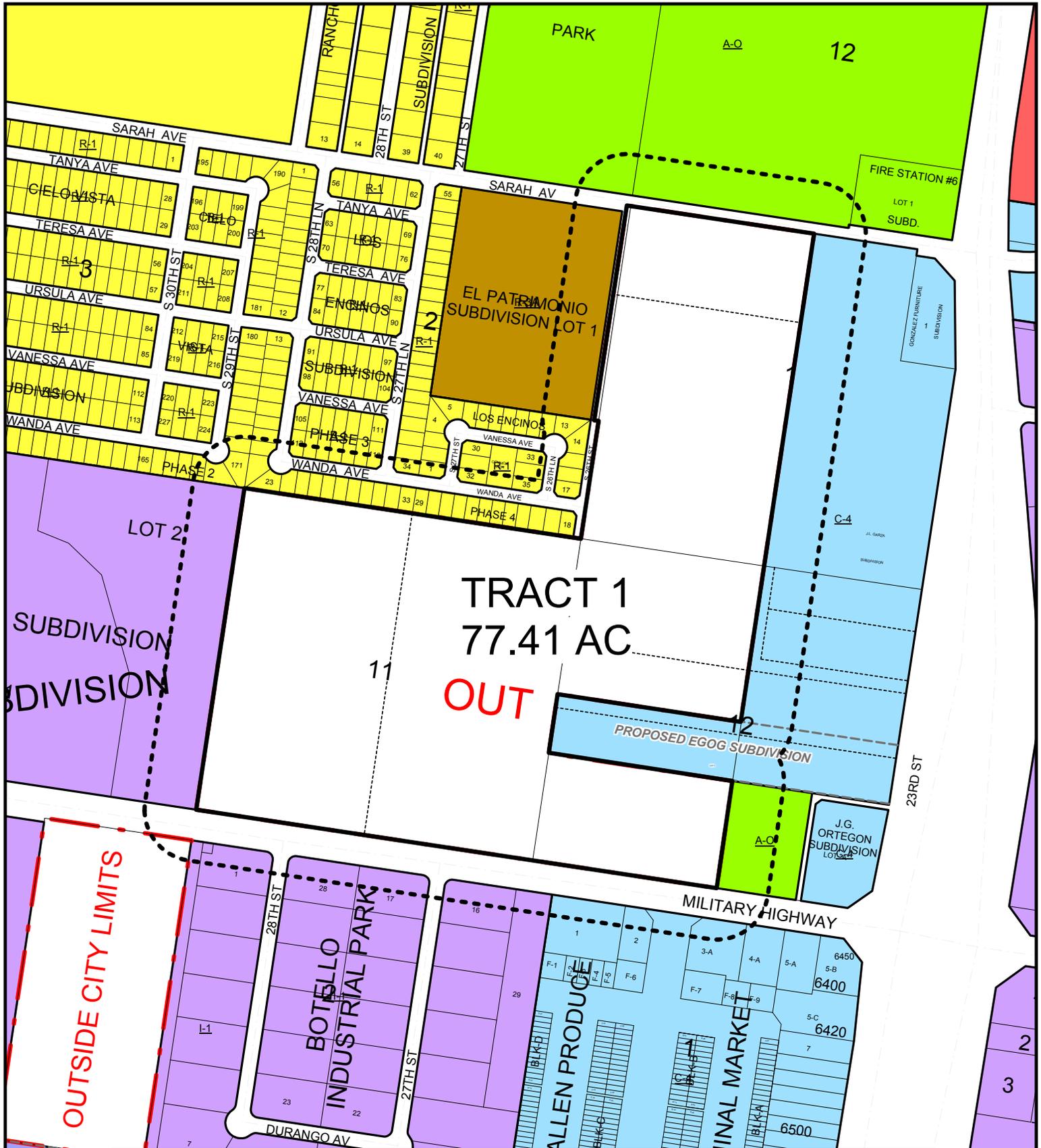
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

DEVELOPMENT TRENDS: The development trend for properties adjacent to Military Highway and this section of 23rd Street is commercial and light industrial. A rezoning request for an adjacent property along the east side to C-4 (commercial-industrial) District for a produce warehouse was approved on November 17, 2015. Four other rezoning requests for properties fronting 23rd Street were approved for C-4 District between 1987 and 1988. A property at the northwest corner of South 23rd Street and Military Highway

was approved for C-3 (general business) District in 1981 and a convenience store was built. Two rezoning requests to the south across Military Highway were approved for I-1 (light industrial) and C-4 (commercial-industrial) District. A rezoning request to R-1 District was approved in March 2008 and Los Encantos Phase 4 Subdivision was established. A property to the west of the subject property was approved for R-3A (multifamily residential apartments) District and El Patrimonio Subdivision, an apartment development, was established.

ANALYSIS: The requested zoning conforms to the Industrial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development trends in the area. Military Highway is designated as a high speed arterial with 150 feet of right-of-way and currently has 120 feet of right-of-way with 4 lanes, a left-turn lane and shoulders with a posted speed limit of 55 miles per hour. South 23rd Street is designated as a high speed arterial with 150 feet of right-of-way and currently contains 4 – 6 travel lanes, a median, frontage roads and roadside ditches.

RECOMMENDATION: Staff recommends approval of the rezoning request.



TRACT 1
77.41 AC
OUT



CITY OF McALLEN
 PLANNING DEPARTMENT

LEGEND
 SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY [Solid Black Box]

200 FT. NOTIFICATION BOUNDARY [Dashed Black Box]

1/4 MILE RADIUS [Dotted Circle]

ZONING LEGEND

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

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TRACT 1
77.41 AC

OUT



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: TRACT 2: INITIAL ZONING TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 16.69 ACRES OUT OF LOT 3, BLOCK 5, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2901 MILITARY HIGHWAY. (REZ2016-0019)

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

LOCATION: The property is located along the south side of Military Highway. The lot has 570 feet of frontage along Military Highway and a depth of 1,270 feet for a tract size of 16.69 acres.

PROPOSAL: The tract is currently outside city limits and is undergoing involuntary annexation. The initial zoning to I-1 (light industrial) District will become effective upon the annexation of the tract into the City. The property is currently a parking lot.

ADJACENT ZONING: Adjacent zoning is I-1 (light industrial) District to the north, east, and west and I-2 (heavy industrial) District to the south.

LAND USE: The tract comprises one tract that is used as a commercial parking lot. Surrounding land uses are U.S. Border Patrol offices, Botello Industrial Park, McAllen Produce Terminal Market, and Logicorp.

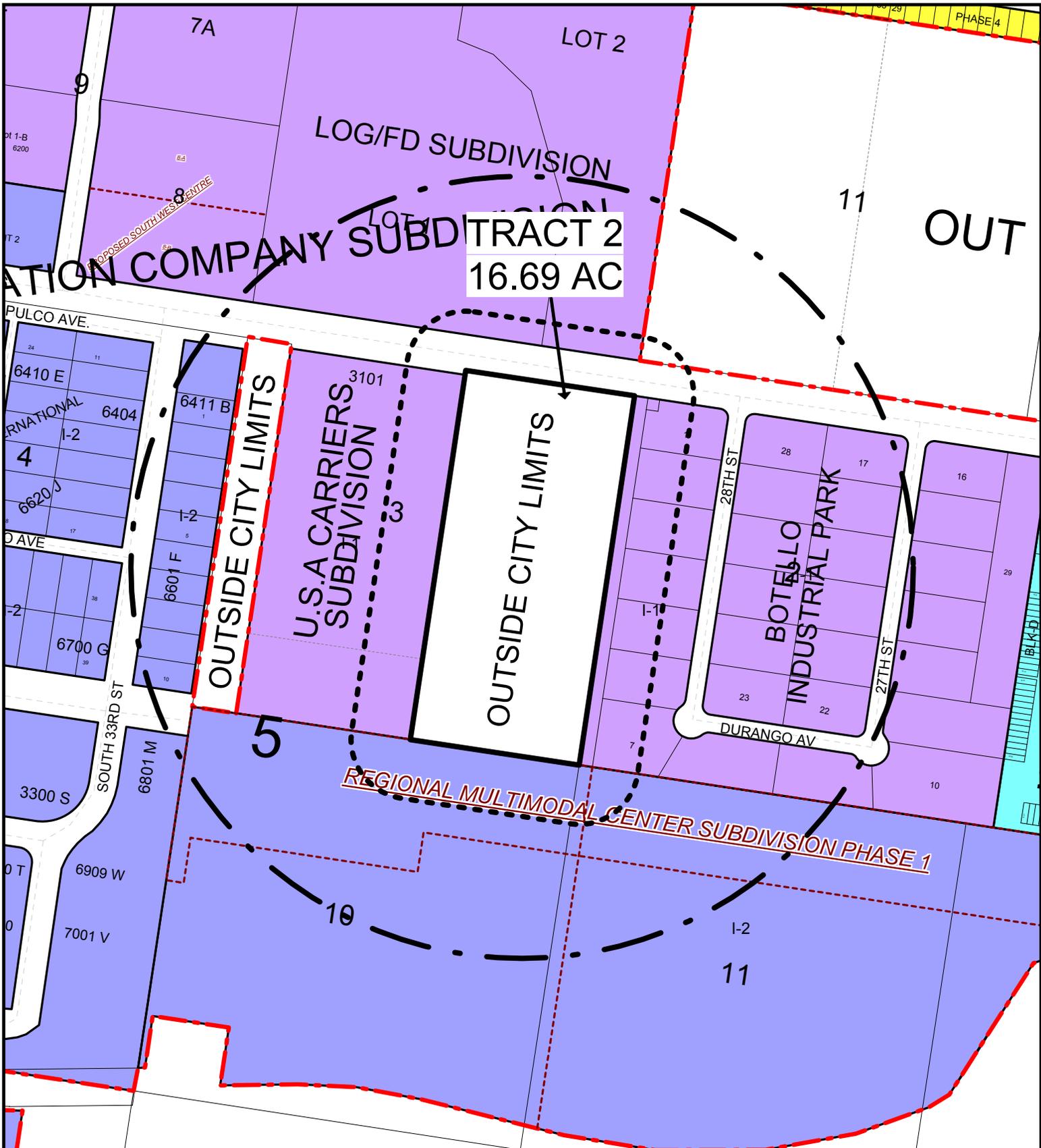
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

DEVELOPMENT TRENDS: The development trend for properties adjacent to Military Highway is commercial and light industrial. Four other rezoning requests in the area for properties fronting Military Highway were approved for C-4 District and I-1 District between 1986 and 2007. A property across from Military Highway was approved for I-1 (light industrial) District in 2008 and Border Patrol offices were built. A property adjacent to the subject property to the east was approved for I-1 (light industrial) District and Botello Industrial Park was established.

ANALYSIS: The requested zoning conforms to the Industrial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the

development trends in the area. Military Highway is designated as a high speed arterial with 150 feet of right-of-way and currently has 120 feet of right-of-way with 4 lanes, a left-turn lane and shoulders with a posted speed limit of 55 miles per hour.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

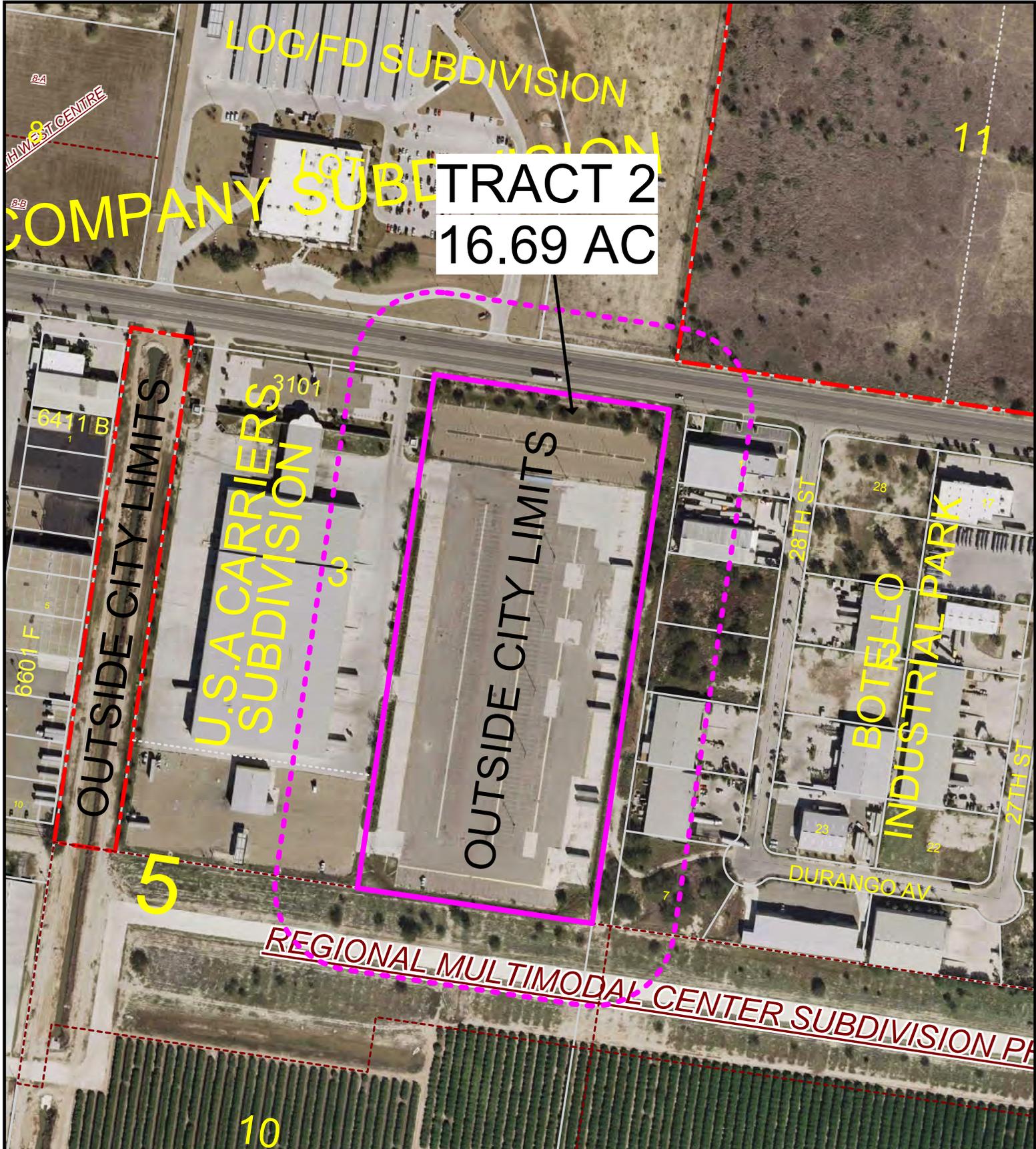
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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TRACT 2
16.69 AC



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: TRACT 3: INITIAL ZONING TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 4.346 ACRES OUT OF LOT 3, BLOCK 5, RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3221 MILITARY HIGHWAY. (REZ2016-0020)

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

LOCATION: The property is located along the south side of Military Highway. The lot has 150 feet of frontage along Military Highway and a depth of 1,260 feet for a tract size of 4.346 acres.

PROPOSAL: The tract is currently outside city limits and is undergoing involuntary annexation. The initial zoning to I-1 (light industrial) District will become effective upon the annexation of the tract into the City. The property is currently a parking lot.

ADJACENT ZONING: Adjacent zoning is I-1 (light industrial) District to the north and east, and I-2 (heavy industrial) District to the south and west.

LAND USE: The tract comprises one tract that contains a drainage ditch. Surrounding land uses are U.S. Border Patrol offices, Botello Industrial Park, McAllen Foreign Trade Zone, and Logicorp.

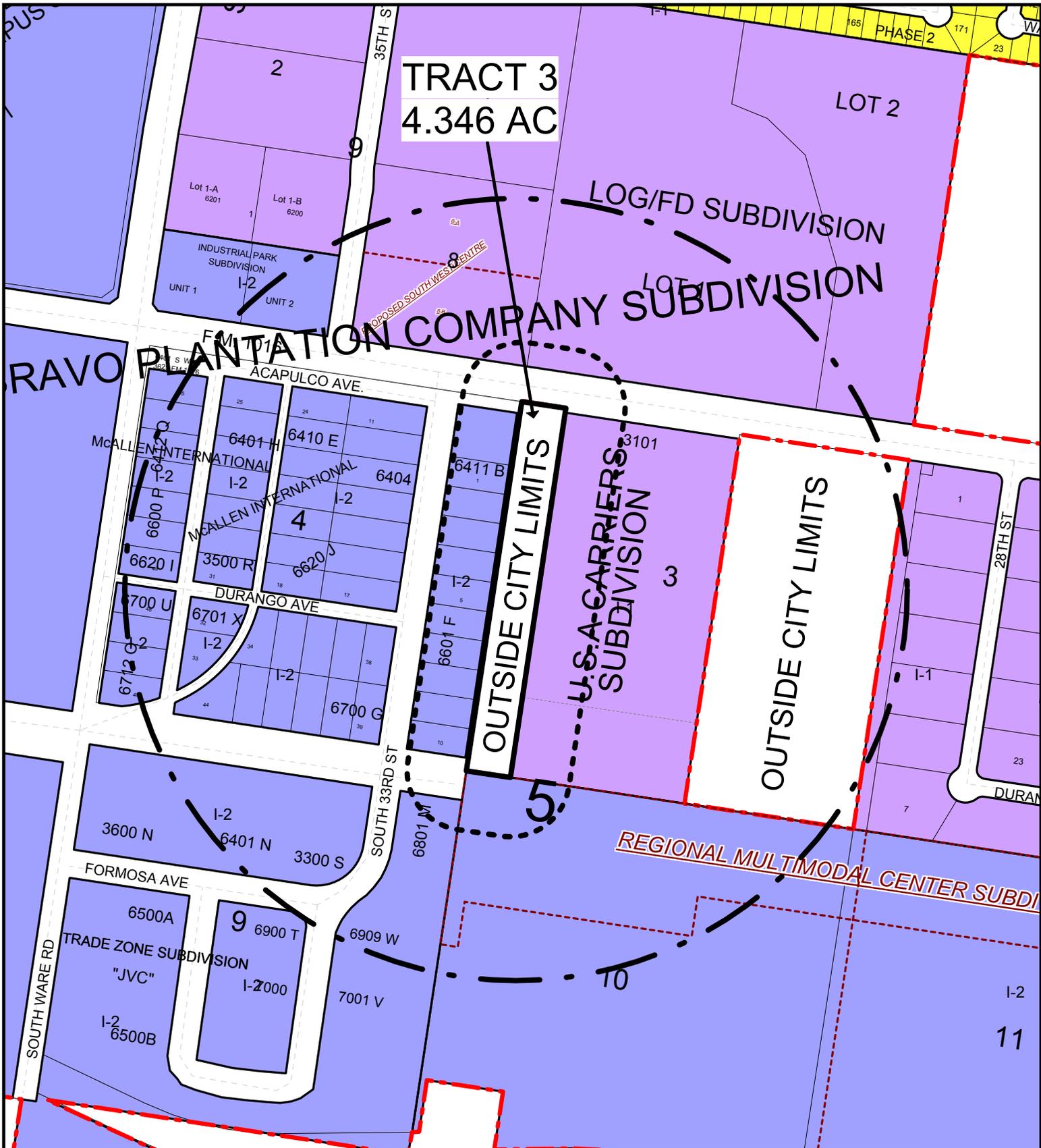
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

DEVELOPMENT TRENDS: The development trend for properties adjacent to Military Highway is commercial and light industrial. Three other rezoning requests in the area for properties fronting Military Highway were approved for I-1 District between 1982 and 1987. A property across from Military Highway was approved for I-1 (light industrial) District in 2008 and Border Patrol offices were built. A property adjacent to the subject property to the east was approved for I-1 (light industrial) District and U.S.A. Carriers Subdivision was established.

ANALYSIS: The requested zoning conforms to the Industrial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development trends in the area. Military Highway is designated as a high speed arterial with 150 feet of

development trends in the area. Military Highway is designated as a high speed arterial with 150 feet of right-of-way and currently has 120 feet of right-of-way with 4 lanes, a left-turn lane and shoulders with a posted speed limit of 55 miles per hour.

RECOMMENDATION: Staff recommends approval of the rezoning request.



TRACT 3
4.346 AC

LOG/FD SUBDIVISION
COMPANY SUBDIVISION

OUTSIDE CITY LIMITS

U.S. A-CARRIERS
SUBDIVISION

OUTSIDE CITY LIMITS

REGIONAL MULTIMODAL CENTER SUBDI



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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TRACT 3
4.346 AC

PLANTATION COMPANY SUBDIVISION

LOG/FD SUBDIVISION

LOT SUBDIVISION

OUTSIDE CITY LIMITS

U.S.A. CARRIERS SUBDIVISION

OUTSIDE CITY LIMITS

REGIONAL MULTIMODAL



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 7, 2016

SUBJECT: TRACT 4: INITIAL ZONING TO I-2 (HEAVY INDUSTRIAL) DISTRICT: 11.00 ACRES OUT OF LOTS 7 AND 8, BLOCK 5 RIO BRAVO PLANTATION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 6798 SOUTH WARE ROAD AND 6799 SOUTH BENTSEN ROAD. (REZ2016-0021)

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

LOCATION: The subject property is located between South Bentsen Road and South Ware Road, approximately 1, 260 feet south of Military Highway. The tract has a width 180 feet and length of 2,770 feet for a tract size of 11.00 acres.

PROPOSAL: The tract is currently outside the city limits and is undergoing involuntary annexation. The initial zoning to I-2 (heavy industrial) District will become effective upon the annexation of the tract into the City.

ADJACENT ZONING: Adjacent zoning is I-2 (light industrial) District to the north, east and south, and I-1 (light industrial) District to the west.

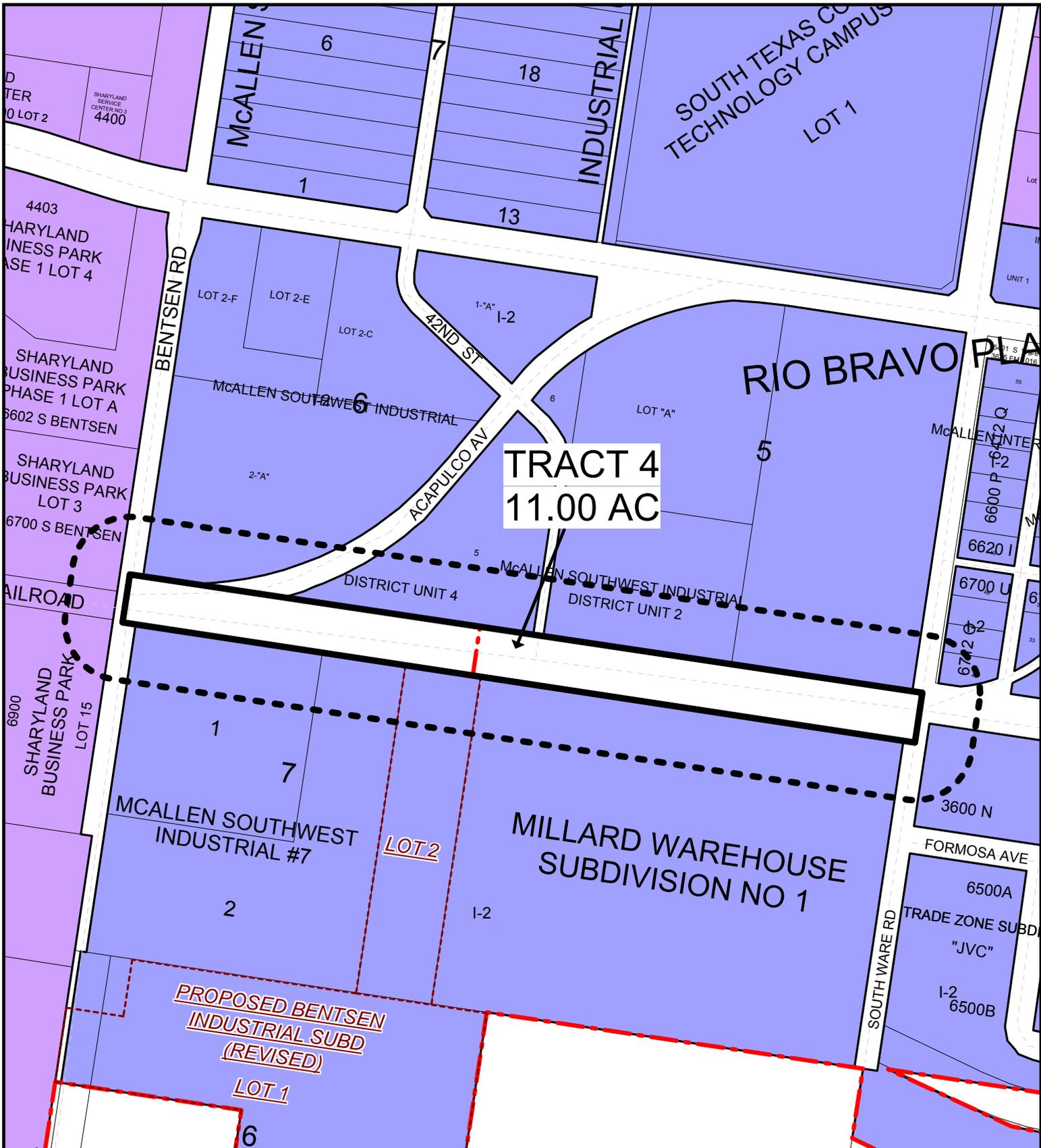
LAND USE: The tract comprises two parcels that contain Missouri Pacific Railroad tracks and vacant land. Surrounding land uses are Palmer Steel Supplies, Regal, Cinch Connectivity Solutions, Galvotec Alloys Inc., Monfort Food Distribution, Lineage Logistics, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the surrounding land uses as Industrial.

DEVELOPMENT TRENDS: The development trend for the surrounding area is heavy industrial. Ten rezoning request for I-2 (heavy industrial) District on adjacent tracts were approved between 1988 and 2012.

ANALYSIS: The requested zoning conforms to the Industrial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the surrounding land uses. The tract is part of the Missouri Pacific Railroad that provides shipping services.

RECOMMENDATION: Staff recommends approval of the rezoning request.



TRACT 4
11.00 AC



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

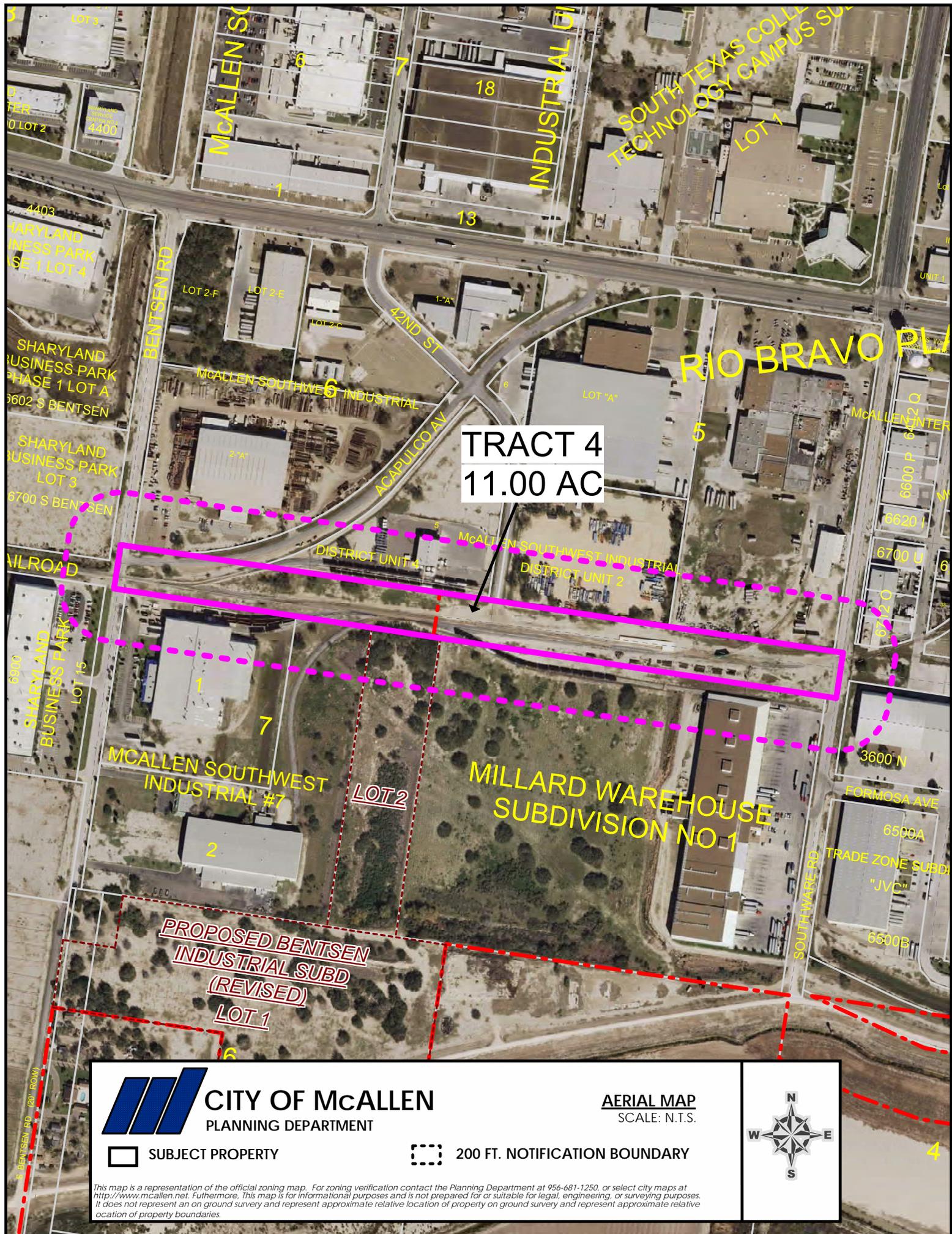
LEGEND
SCALE: N.T.S.



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

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

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**TRACT 4
11.00 AC**



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 7, 2016

SUBJECT: TRACT 5: INITIAL ZONING TO I-1 (LIGHT INDUSTRIAL) DISTRICT: 60.06 ACRES OUT OF LOTS 13 AND 23 BLOCK 4, JOHN H. SHARY, SUBDIVISION, HIDALGO COUNTY, TEXAS; 7601 – 7901 SOUTH GLASSCOCK ROAD. (REZ2016-0022)

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

LOCATION: The property is located on the east side of South Glasscock Road, approximately 3/4 mile south of Military Highway. The tract has 1,510 feet of frontage along South Glasscock Road and a depth of 1,730 feet for a tract size of 60.06 acres.

PROPOSAL: The tract is currently outside city limits and is undergoing involuntary annexation. The initial zoning to I-1 (light industrial) District will become effective upon the annexation of the tract into the City.

ADJACENT ZONING: Adjacent zoning is I-1 (light industrial) District in all directions.

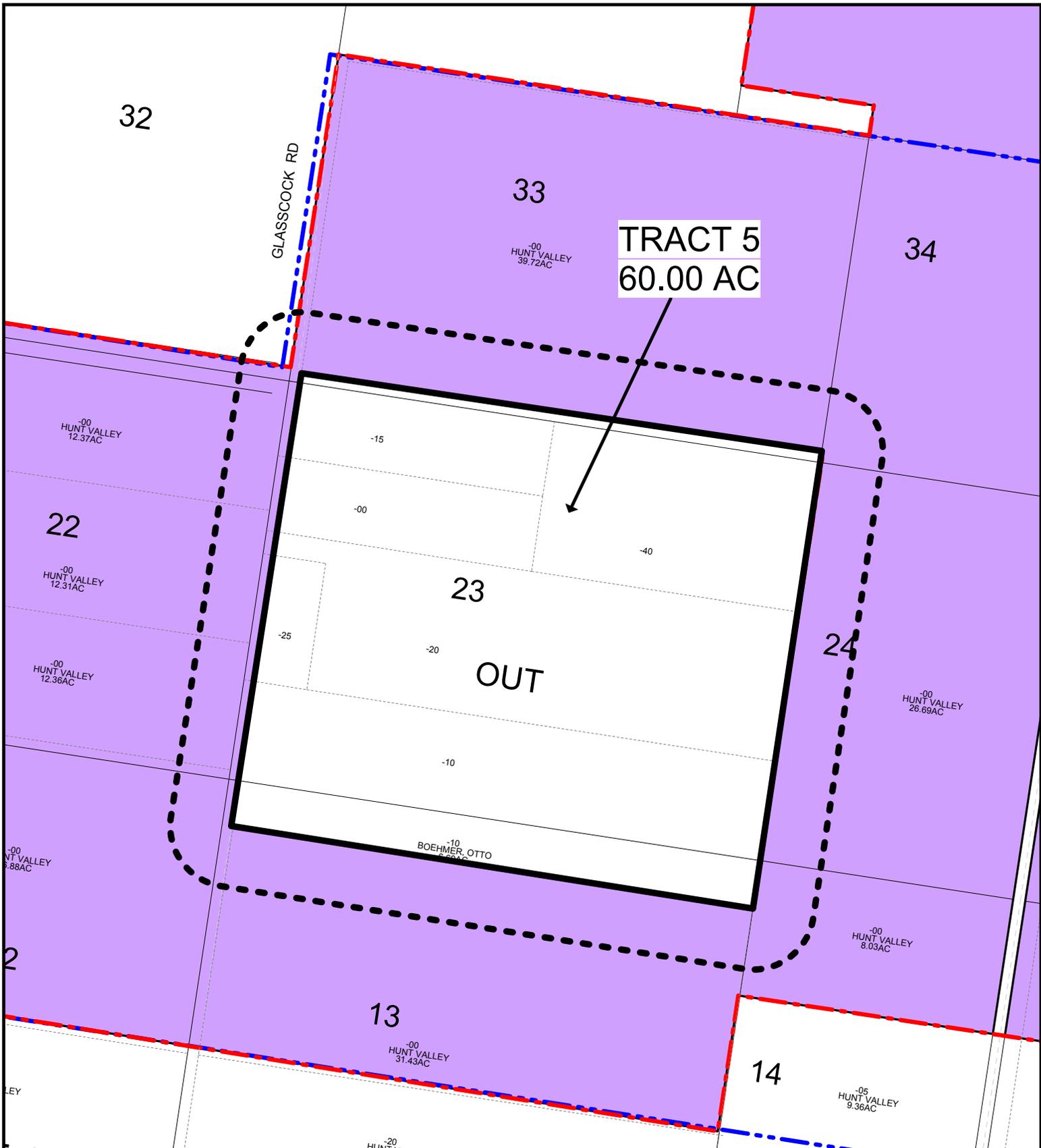
LAND USE: The tract comprises seven parcels that contain a single family residence and vacant land. Surrounding land use is farmland.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

DEVELOPMENT TRENDS: The development trend for the surrounding area is light industrial. Two city initiated rezoning request for I-1 (light industrial) District on adjacent tracts were approved in 2003 and 2015.

ANALYSIS: The requested zoning conforms to the Industrial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development trends in the area. Glasscock Road is designated as a major collector with 80 feet of right-of-way but currently has 40 feet of right-of-way and is a caliche road.

RECOMMENDATION: Staff recommends approval of the rezoning request.



TRACT 5
60.00 AC



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

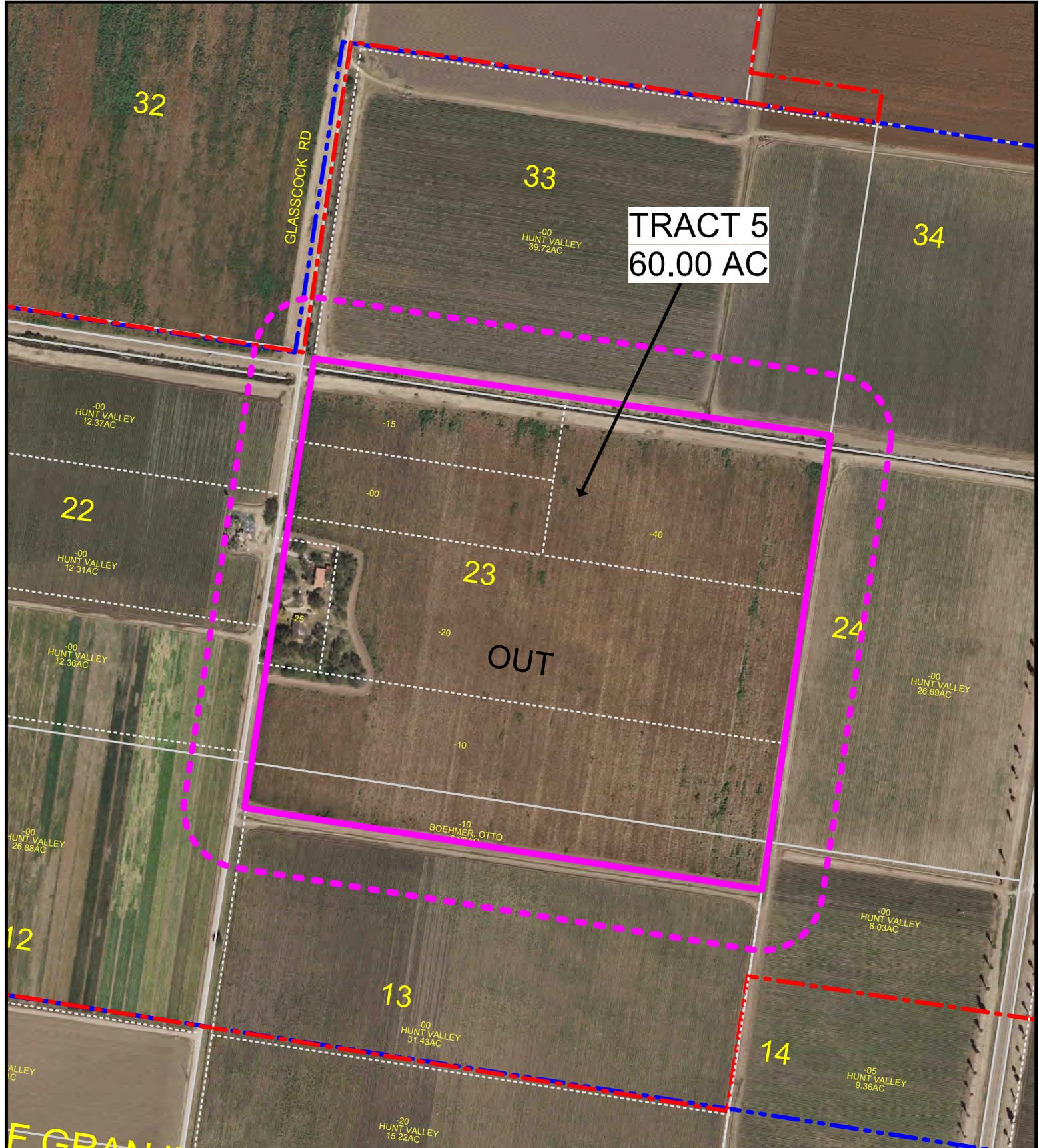
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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TRACT 5
60.00 AC



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 7, 2016

SUBJECT: TRACT 6A: INITIAL ZONING TO A-O (AGRICULTURE-OPEN SPACE) DISTRICT: 152.19 ACRES OUT OF LOTS 127, 128, 137, 138, 147, AND 157, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2301 – 3221 SOUTH TAYLOR ROAD. (REZ2016-0023)

TRACT 6B: INITIAL ZONING TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 0.55 ACRES OUT OF LOT 157, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2309 SOUTH 49TH STREET (REAR). (REZ2016-0028)

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

LOCATION: Tract 6A is located on the east side of South Taylor Road, approximately, 700 feet south Uvalde Avenue. The tract has 3,230 feet of frontage along South Taylor Road and a maximum depth of 2,780 feet for a tract size of 152.19 acres. Tract 6B is an interior tract at the extension of South 49th Street and is located 1,130 feet south of Uvalde Avenue. Tract 6B is an irregular shaped tract and is 0.55 acres.

PROPOSAL: The tracts are currently outside city limits and are undergoing involuntary annexation. The initial zoning to A-O (agriculture-open space) District and R-1 (single family residential) District will become effective upon the annexation of the tract into the City.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the north and east, and A-O (agriculture-open space) District to the south and east. The City of Mission is west of the tract.

LAND USE: Tract 6A comprises nine parcels containing vacant land that are located in a floodway zone. Tract 6B is one parcel that is a portion of a larger parcel and is currently vacant land. Surrounding land uses are Lloyd & Dolly Bentsen Elementary School, single family residences, Bentsen Lake, and vacant land.

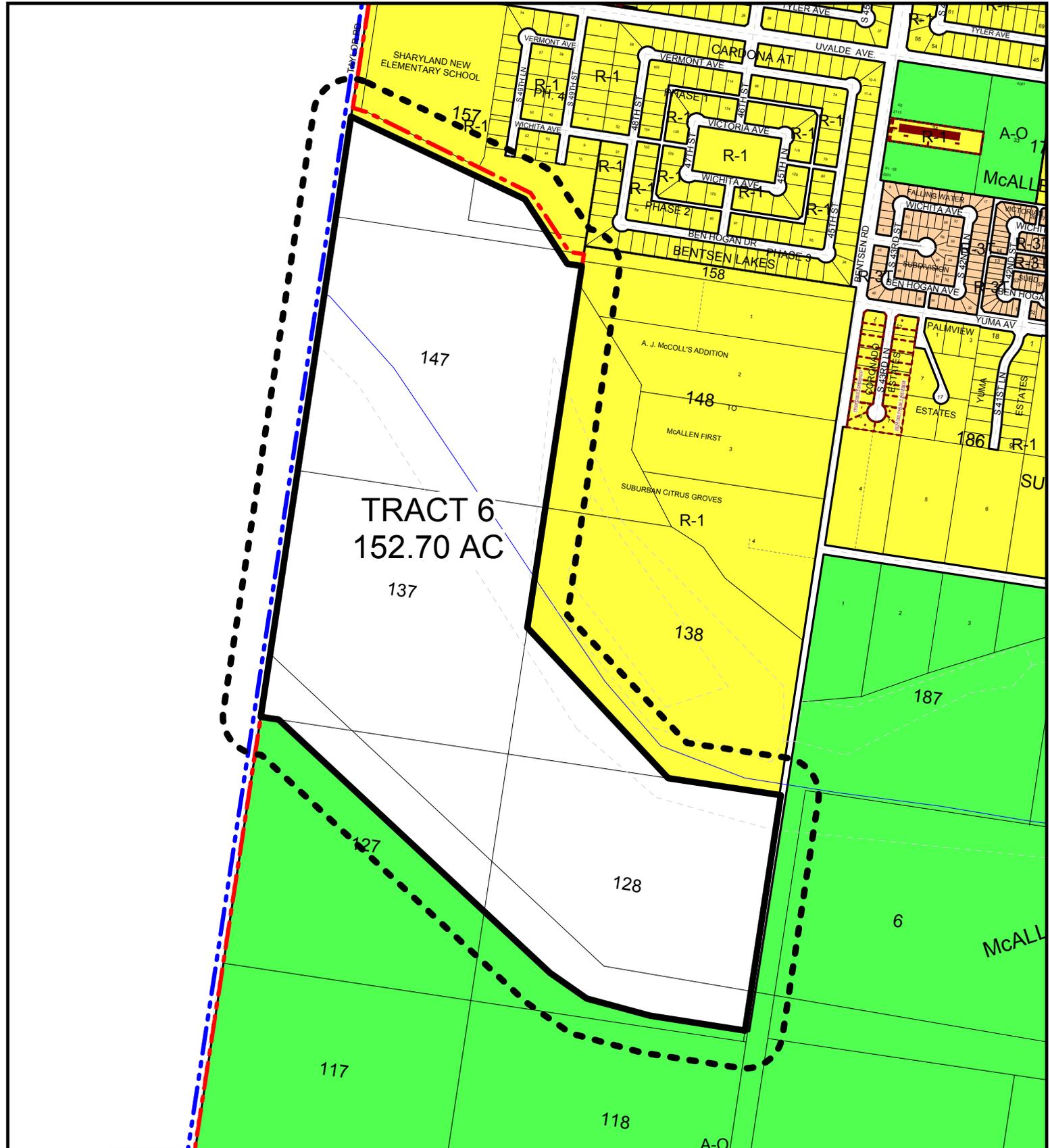
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as City Parks and Industrial.

DEVELOPMENT TRENDS: The development trend for the surrounding area is single family residential

and agriculture-open space. Several city initiated rezoning request for A-O (agriculture-open space) District on adjacent tracts were approved between 1992 and 2003

ANALYSIS: The requested zoning conforms to the Park land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. Tract 6A is located in the Mission floodway and is suitable for agricultural and park uses. Tract 6B is a portion of a larger tract that has been cleared and graded for an addition to Cardona at Bentsen Lakes. The Foresight McAllen Comprehensive Plan designates Cardona at Bentsen Lakes as Auto Urban Residential. Taylor Road is designated as a major collector and is currently unimproved. South 49th Street provides access to Tract 6B and is a local street with 50 feet of right-of-way and 32 feet of pavement.

RECOMMENDATION: Staff recommends approval of A-O District for Tract 6A and R-1 District for Tract 6B.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



▭ SUBJECT PROPERTY

⋯ 200 FT. NOTIFICATION BOUNDARY

○ 1/4 MILE RADIUS

ZONING LEGEND

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

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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: June 7, 2016

SUBJECT: TRACT 7: INITIAL ZONING TO C-3 (GENERAL BUSINESS) DISTRICT: 2.77 ACRES OUT OF LOTS 167 AND 177, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, 5001 COLBATH ROAD. (REZ2016-0024)

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

LOCATION: The property is located on the south side of Colbath Road, 500 feet east of Taylor Road. The lot has 440 feet of frontage along Colbath Road and a depth of 230 feet for a tract size of 2.77 acres.

PROPOSAL: The tract is currently outside the city limits and is undergoing involuntary annexation. The initial zoning to C-3 (general business) District will become effective upon the annexation of the tract into the City. The property is currently vacant land.

ADJACENT ZONING: Adjacent zoning is C-3 (general business) District to the north and east, R-3T (multifamily residential townhouses) District to the south, and I-1 (light industrial) District to the west.

LAND USE: The tract comprises one parcel that is currently vacant land. Surrounding land uses are Mambo's Seafood, Hawthorne Suites, Desert Bloom, and Pollo Palenque, and Sky Sports Trampoline Park.

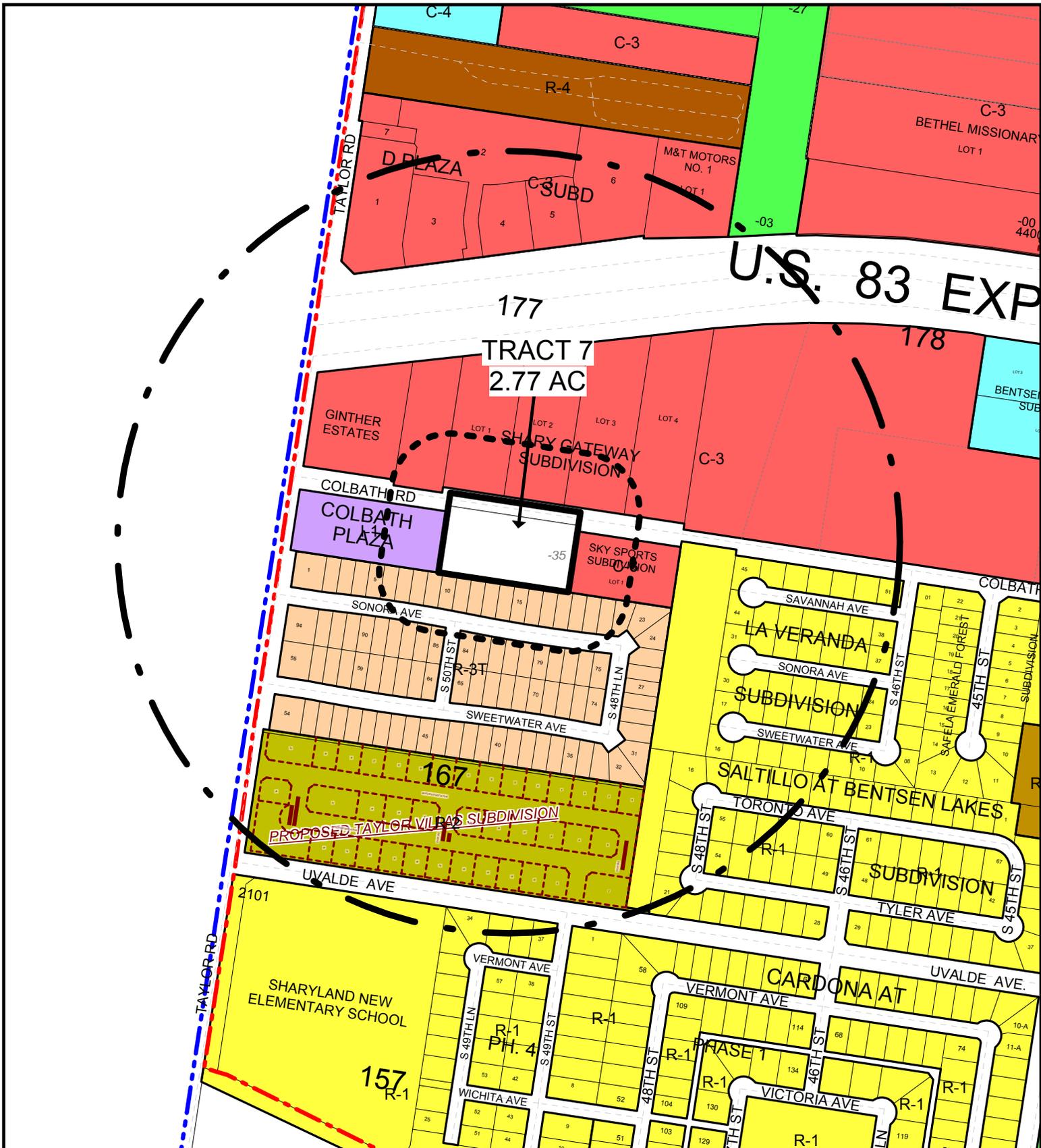
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

DEVELOPMENT TRENDS: The development trend for the surrounding areas are general business. A rezoning request for an adjacent property along the east side to C-3 (general business) District for a trampoline park was approved on August 7, 2015. A rezoning request to I-1 (light industrial) District was approved on February 28, 2005. Rezoning for vacant land south of the

subject property was approved for R-3T (multifamily residential townhouses) District on June 23rd, 2015 and Las Villas Del Rio Subdivision was developed.

ANALYSIS: The requested zoning conforms to the Auto Urban Commercial land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development trends in the surrounding area. Colbath Road is designated as a major collector with 80 feet of right-of-way and is currently a rural roadway with 40 feet of right-of-way and 30 feet of pavement and two travel lanes.

RECOMMENDATION: Staff recommends approval of the rezoning request.



TRACT 7
2.77 AC



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



☐ SUBJECT PROPERTY

⋮ 200 FT. NOTIFICATION BOUNDARY

⊙ 1/4 MILE RADIUS

ZONING LEGEND

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

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177

U.S.

TRACT 7
2.77 AC

SHARY GATEWAY
SUBDIVISION

GINTHER
ESTATES

COLBATH RD
COLBATH
PLAZA

SKY SPORTS
SUBDIVISION

SONORA AVE

SWEETWATER AVE

S 50TH ST

S 48TH LN

SAVANNAH
LA VERDE

SONORA
SUBDIVISION

SWEETWATER

SALTILLO
TORONTO AVE

167

PROPOSED SIDEWALK



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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2101

Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: May 26, 2016

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 2.98 ACRES OUT OF LOTS 198 AND 208, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 412 SOUTH BENTSEN ROAD. (REZ2016-0017)

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

LOCATION: The property is located along the west side of South Bentsen Road approximately 1,200 feet south of Highway 83. The tract has 217 feet of frontage along South Bentsen Road and a depth of 584 feet for a tract size of 2.98 acres.

PROPOSAL: The applicant is requesting R-3T (multifamily residential townhouse) District in order to construct a townhouse development. A feasibility plan has been submitted to the Planning Department for 31 townhouse lots.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the east and south and R-3A (multifamily residential apartments) District to the north and west, C-1 (office building) District and I-1 (light industrial) District to the northwest.

LAND USE: The tract is the location of the former Circle A Trailer Park and contains a vacant trailer spaces. Surrounding land uses are single family residences on rural tracts, drainage ditch and vacant land.

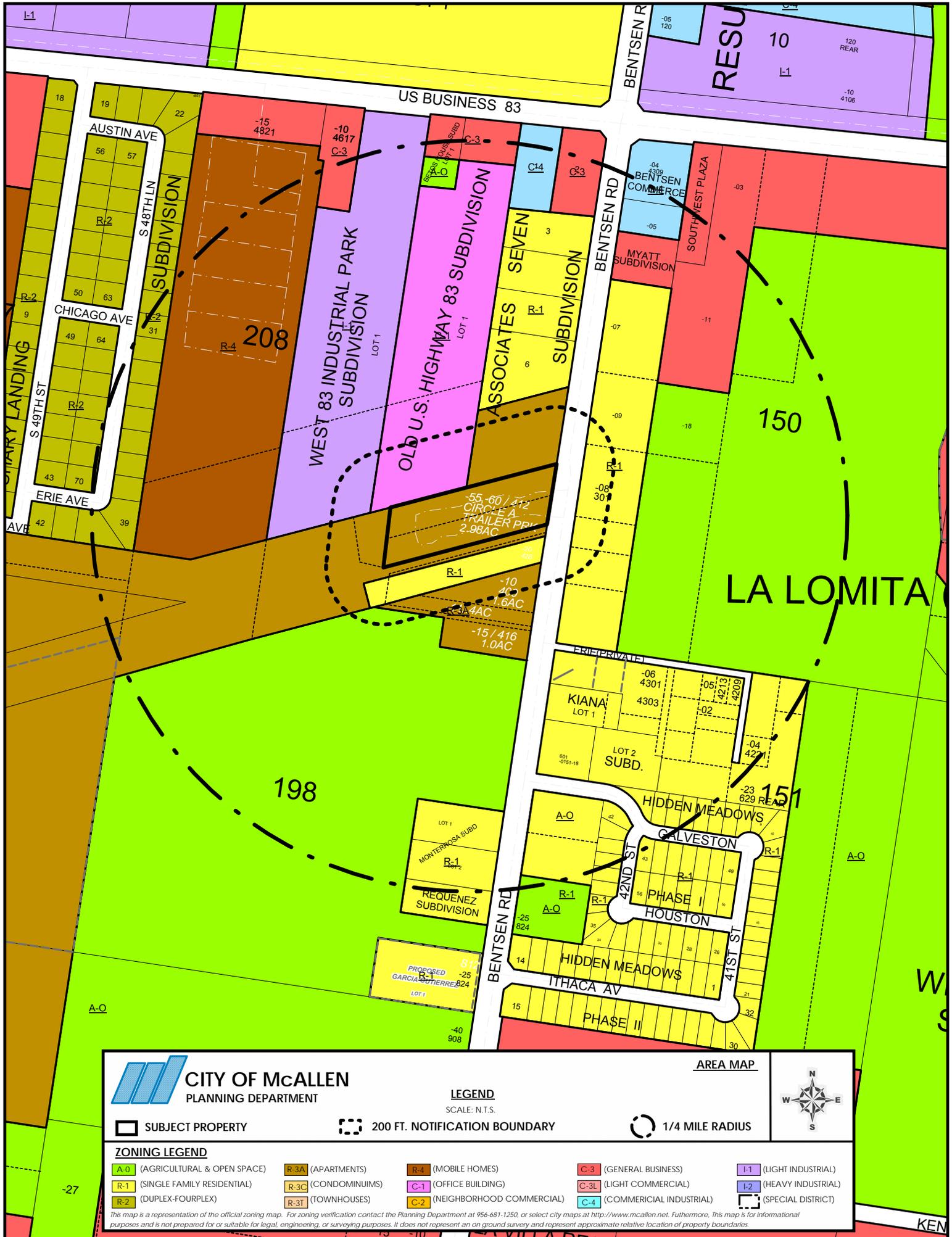
COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential.

DEVELOPMENT TRENDS: The development trend for this area along South Bentsen Road is single family residential. The property was rezoned to R-3A (multifamily residential apartment) District as part of the A-O rezoning project in 2015. Adjacent properties to the north, south and west were rezoned to R-3A District at the same time. Four rezoning requests to R-1 (single family residential) District for properties to the east were approved between 1986 and 2011. Apartment

and townhouse zoning is consistent with the Ware Road Development Plan.

ANALYSIS: The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan but is consistent with the Ware Road Development Plan. The proposed development plan of 31 townhouses has less density than allowed in the R-3A District and is more compatible with the surrounding single family residential development. South Bentsen Road is designated as a minor arterial with 100 feet of right-of-way and is currently 90 feet of right-of-way with 4 travel lanes, a left turn lane, sidewalks and no shoulders. A recorded subdivision plat and an approved site plan are required prior to issuance of any building permits.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

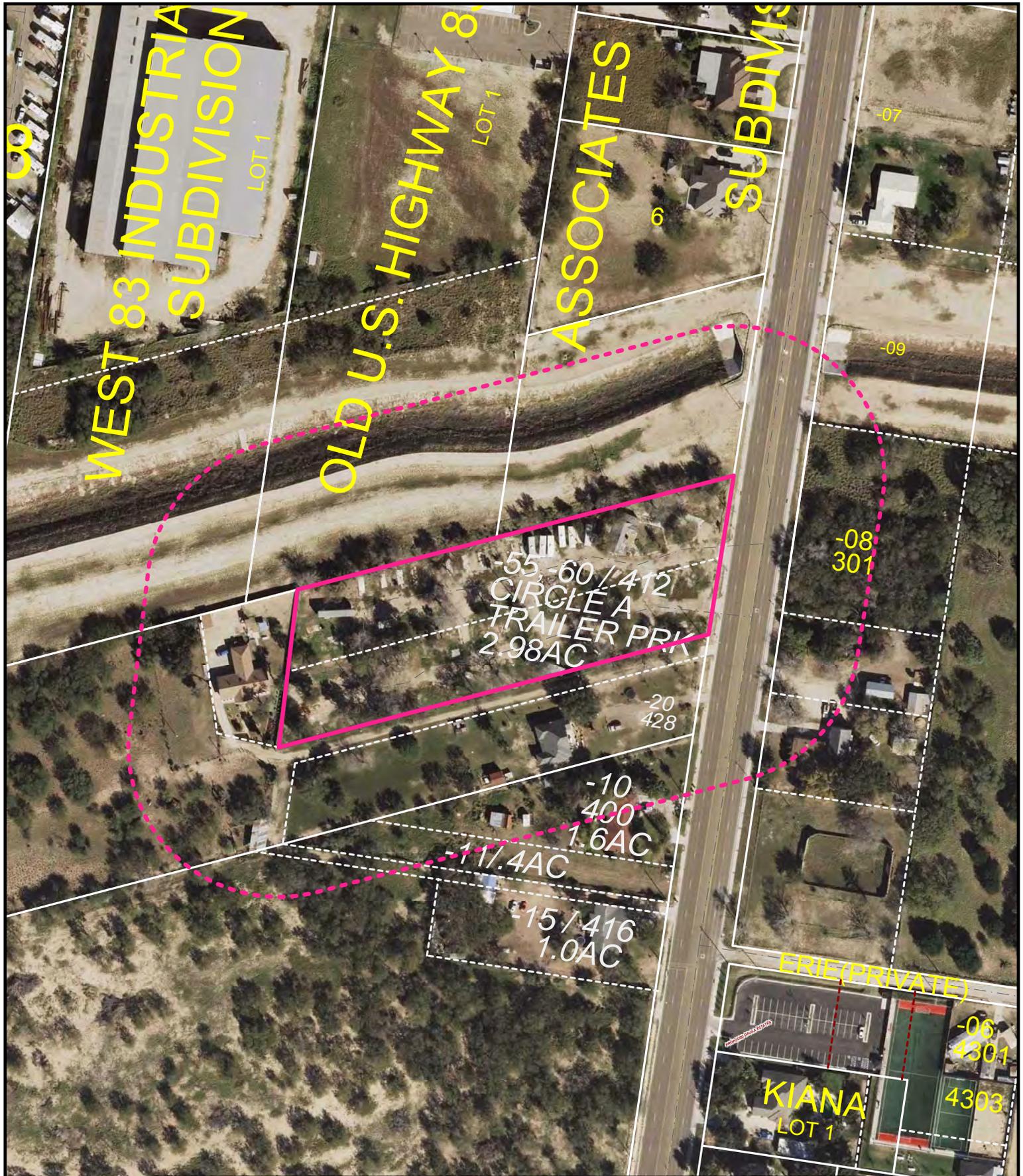
1/4 MILE RADIUS



ZONING LEGEND

(AGRICULTURAL & OPEN SPACE)	(APARTMENTS)	(MOBILE HOMES)	(GENERAL BUSINESS)	(LIGHT INDUSTRIAL)
(SINGLE FAMILY RESIDENTIAL)	(CONDOMINIUMS)	(OFFICE BUILDING)	(LIGHT COMMERCIAL)	(HEAVY INDUSTRIAL)
(DUPLEX-FOURPLEX)	(TOWNHOUSES)	(NEIGHBORHOOD COMMERCIAL)	(COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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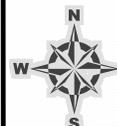


CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

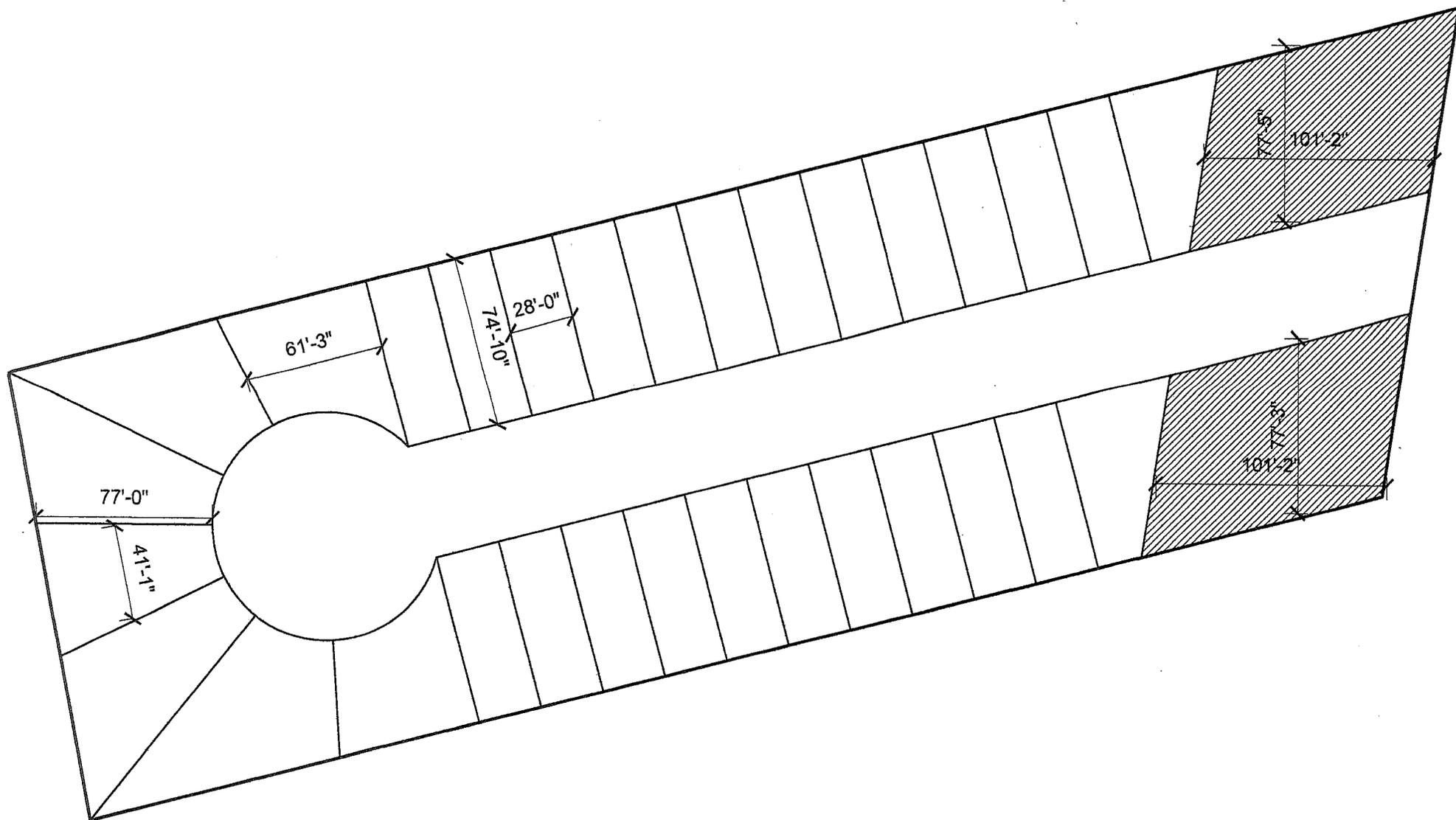
 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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31 lots



Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: May 26, 2016

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT: 1.60 ACRES OUT OF LOT 2, SOUTHEAST ¼, SECTION 9 HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 401 PECAN BOULEVARD. (REZ2016-0026)

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

LOCATION: The property is located at the southwest corner of North 4th Street and Pecan Boulevard. The tract has 264 feet of frontage along Pecan Boulevard and a depth of 234 feet for a tract size of 1.60 acres.

PROPOSAL: The applicant is requesting C-2 (neighborhood commercial) District in order to lease spaces for neighborhood retail and services. A feasibility plan has not been submitted to the Planning Department.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the north, east and south, and C-1 (office building) District to the north and west.

LAND USE: The tract is currently vacant land. Surrounding land uses are single family residences, St. Marks Methodist Church, Macias and Alvarado Law Firms, Digital Photo and Video, Donald Drefke CPA, Unterbrink Family Dentistry and MG III Futures LLC.

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

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

preliminary approval by the Planning and Zoning Commission on January 21, 2014 by a previous owner.

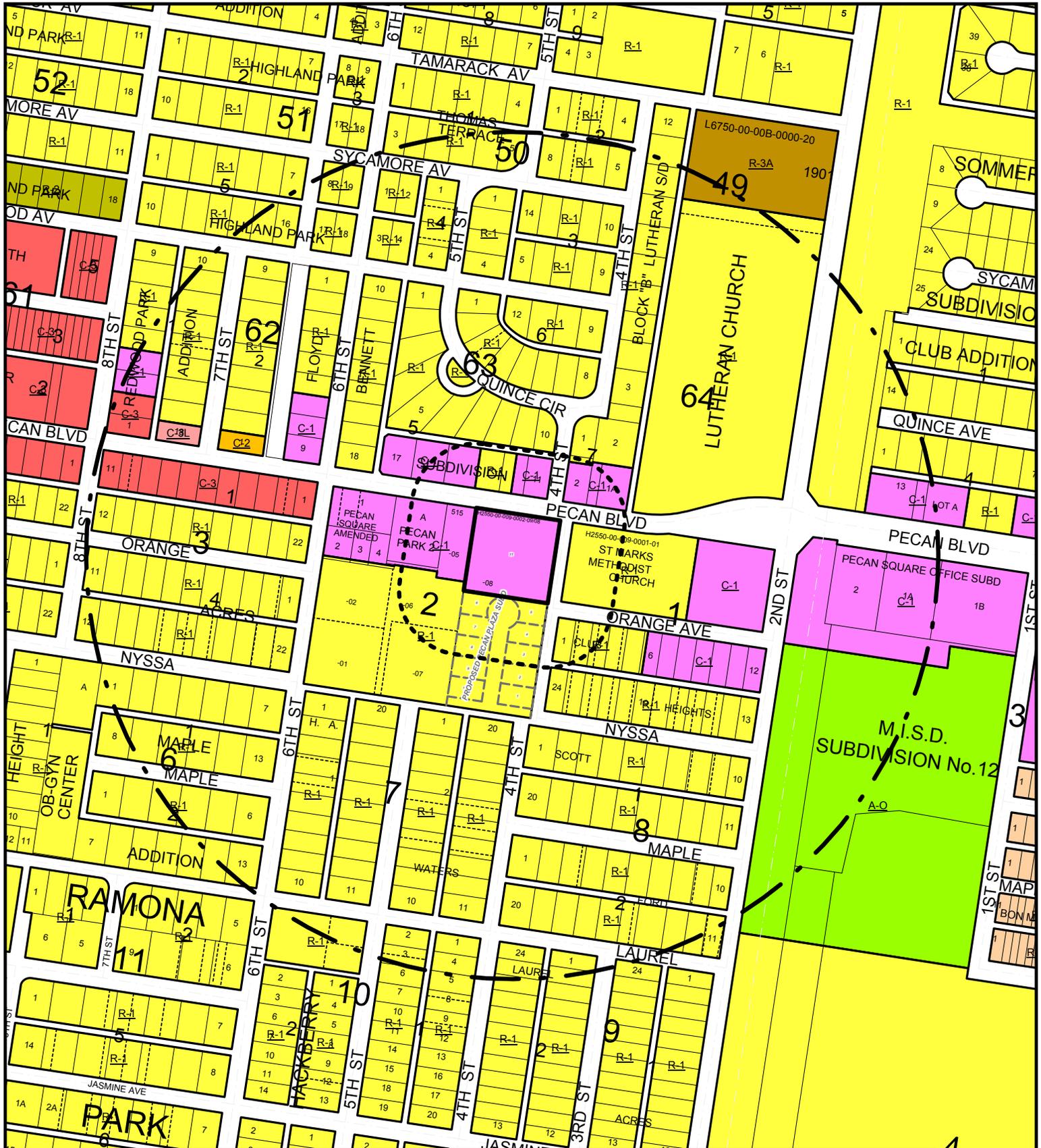
ANALYSIS: The requested zoning does not conform to the Special Use land use designation as indicated on the Foresight McAllen Comprehensive Plan and is not consistent with the adjacent office building uses along this section of Pecan Boulevard.

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

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

(AGRICULTURAL & OPEN SPACE)	(APARTMENTS)	(MOBILE HOMES)	(GENERAL BUSINESS)	(LIGHT INDUSTRIAL)
(SINGLE FAMILY RESIDENTIAL)	(CONDOMINIUMS)	(OFFICE BUILDING)	(LIGHT COMMERCIAL)	(HEAVY INDUSTRIAL)
(DUPEX-FOURPLEX)	(TOWNHOUSES)	(NEIGHBORHOOD COMMERCIAL)	(COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: May 26, 2016

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 2.40 ACRES OUT OF LOT 2, SOUTHEAST ¼, SECTION 9 HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 401 PECAN BOULEVARD REAR. (REZ2016-0025)

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

LOCATION: The property is located at the northwest corner of North 4th Street and Nyssa Avenue. The tract has 264 feet of frontage along Nyssa Avenue and a depth of 366 feet for a tract size of 2.40 acres.

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

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the east, south and west, and C-1 (office building) District to the north.

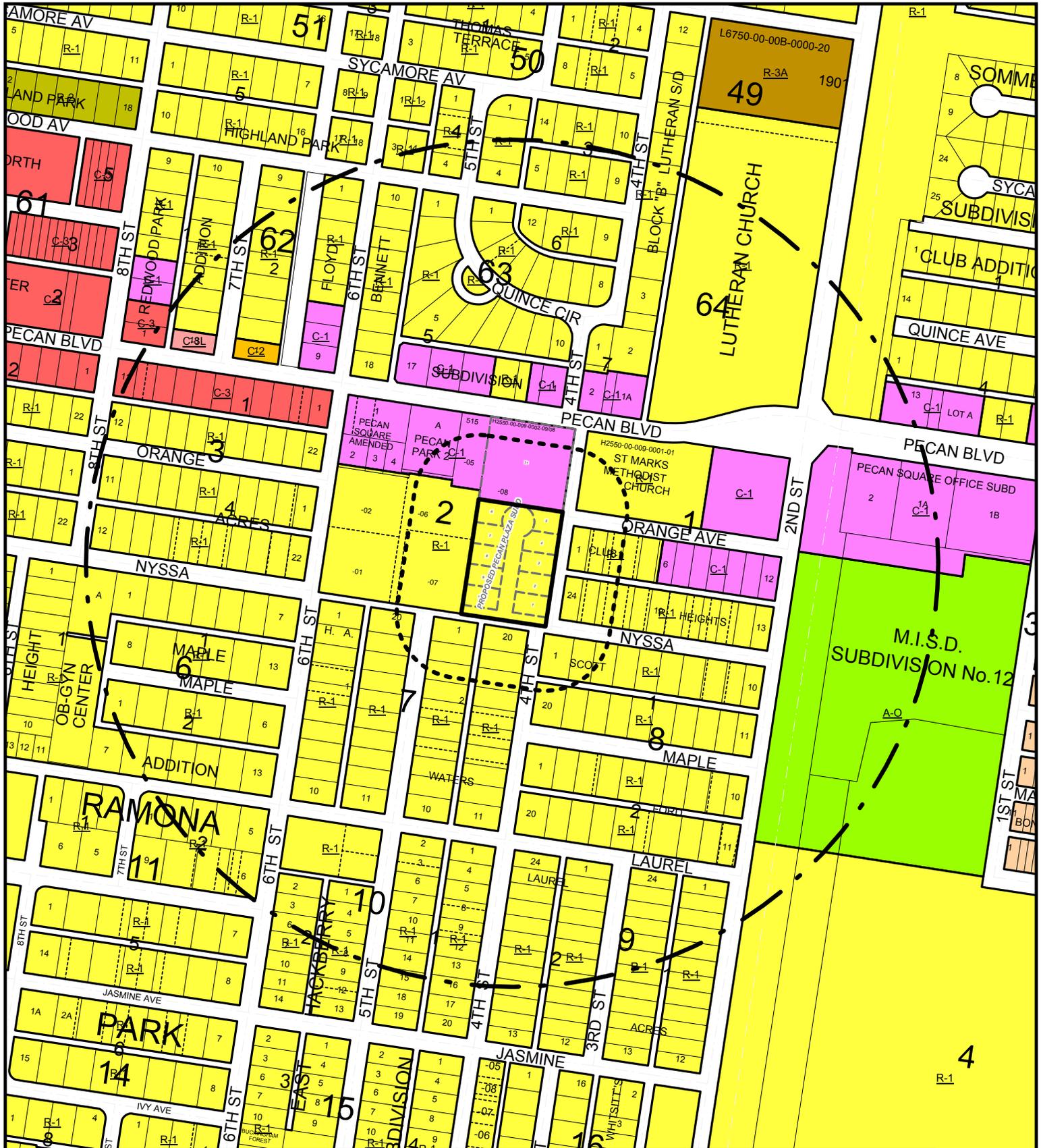
LAND USE: The tract is currently vacant land. Surrounding land uses are single family residences, St. Marks Methodist Church and Macias and Alvarado Law Firms.

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

DEVELOPMENT TRENDS: The development trend for this area along Nyssa Avenue and 4th Street is stable single family residential. This tract was zoned R-1 (single family residential) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. A single family residential subdivision plat with 10 lots by the name of Pecan Plaza Subdivision was granted preliminary approval by the Planning and Zoning Commission on January 21, 2014 by a previous owner.

ANALYSIS: The requested zoning does not conform to the Special Use land use designation as indicated on the Foresight McAllen Comprehensive Plan and is not consistent with the adjacent single family residential. The proposed development plan of 20 townhouses is not compatible with the residential density of the surrounding single family residential development. Nyssa Avenue is currently a half street of 20 feet of right-of-way and 17 feet of pavement that does not adequately provide 2 travel lanes of 10 feet. There are no sidewalks along this section of Nyssa Avenue. North 4th Street has 40 feet of right-of-way with a pavement width of 29.5 feet that provides 2 travel lanes and a parking lane that is adequate for single family residential. The parking lot for St. Marks Methodist Church encroaches into the right-of-way that reduces the visibility along the street and restricts traffic flow along the roadway. There are no sidewalks along this section of North 4th Street. A masonry screen with a height of 8 feet is required where a multifamily use has a side property line in common with a single family use or zone. A recorded subdivision plat and an approved site plan are required prior to issuance of any building permits.

RECOMMENDATION: Staff recommends disapproval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

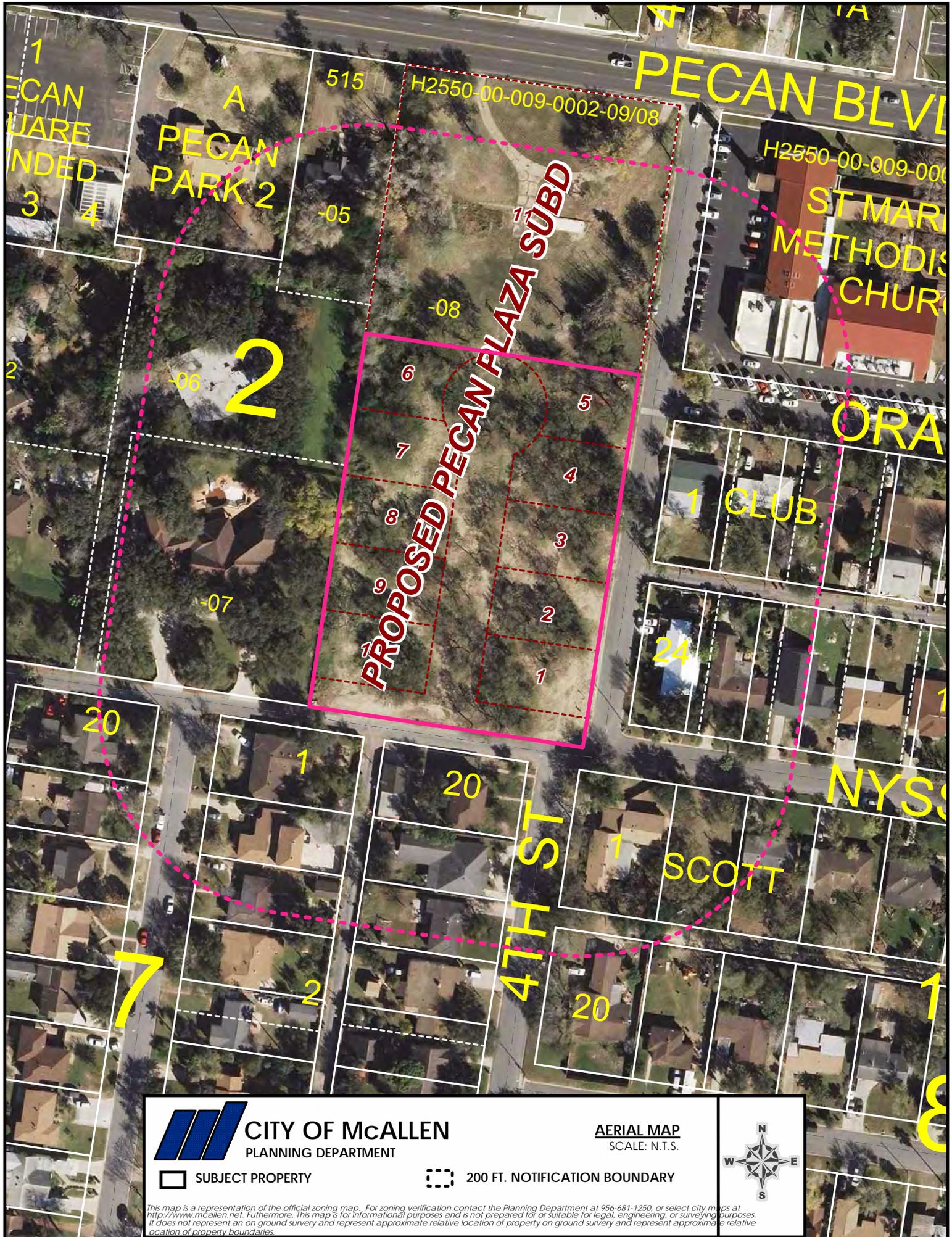
1/4 MILE RADIUS



ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: REQUEST OF MARY V. HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT LOT 89, LINDA VISTA SUBDIVISION; 2509 MOBILE AVENUE.

GOAL:

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

DESCRIPTION:

The property is located on the south side of Mobile Avenue, approximately 125 ft. west of South 25th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District to the east, west, and north and I-1 (light industrial) District to the south. Surrounding land uses include single family residences, general commercial and industrial.

HISTORY:

Currently, there is an existing one story brick residence in the front area of the lot with two other structures at the rear of the property. One of the structures in the back is a one-story structure used for storage. An addition was made to this structure, without a permit, to accommodate a washer and dryer and a full bathroom. A citation was given for the work done without a permit and the owner has subsequently submitted a building permit. The permit has not been issued but is under review.

The other structure is a two story building that has additional storage area in the first floor and a second floor with livable space. A building permit for the two story building was issued for a club house and utility room in May 1995.

During the inspection, the building official, stated that the one story structure has an a/c window unit with a futon and a TV in what the applicant calls storage area. The washer and dryer have been moved to the addition area with a full bathroom (see site plan). The building official also inspected the first floor of the two-story building and was advised by the applicant that someone was sleeping in the second floor area; therefore, an inspection for the second floor was not conducted. The applicant was advised to speak with the Planning Department to discuss requirements for a possible guest

house.

REQUEST/ANALYSIS:

The applicant is proposing to utilize the two story structure for a guest area on the second floor.

The guest house will serve as an accessory use to the existing main house, and will share the existing driveway and utilities with the main residence. The proposed setbacks are 10 ft. rear, 6 ft. on the side, and 20 ft. on the front. The site plan submitted shows a 31 ft. building separation between the existing house and the structure proposed to be used for a guest house.

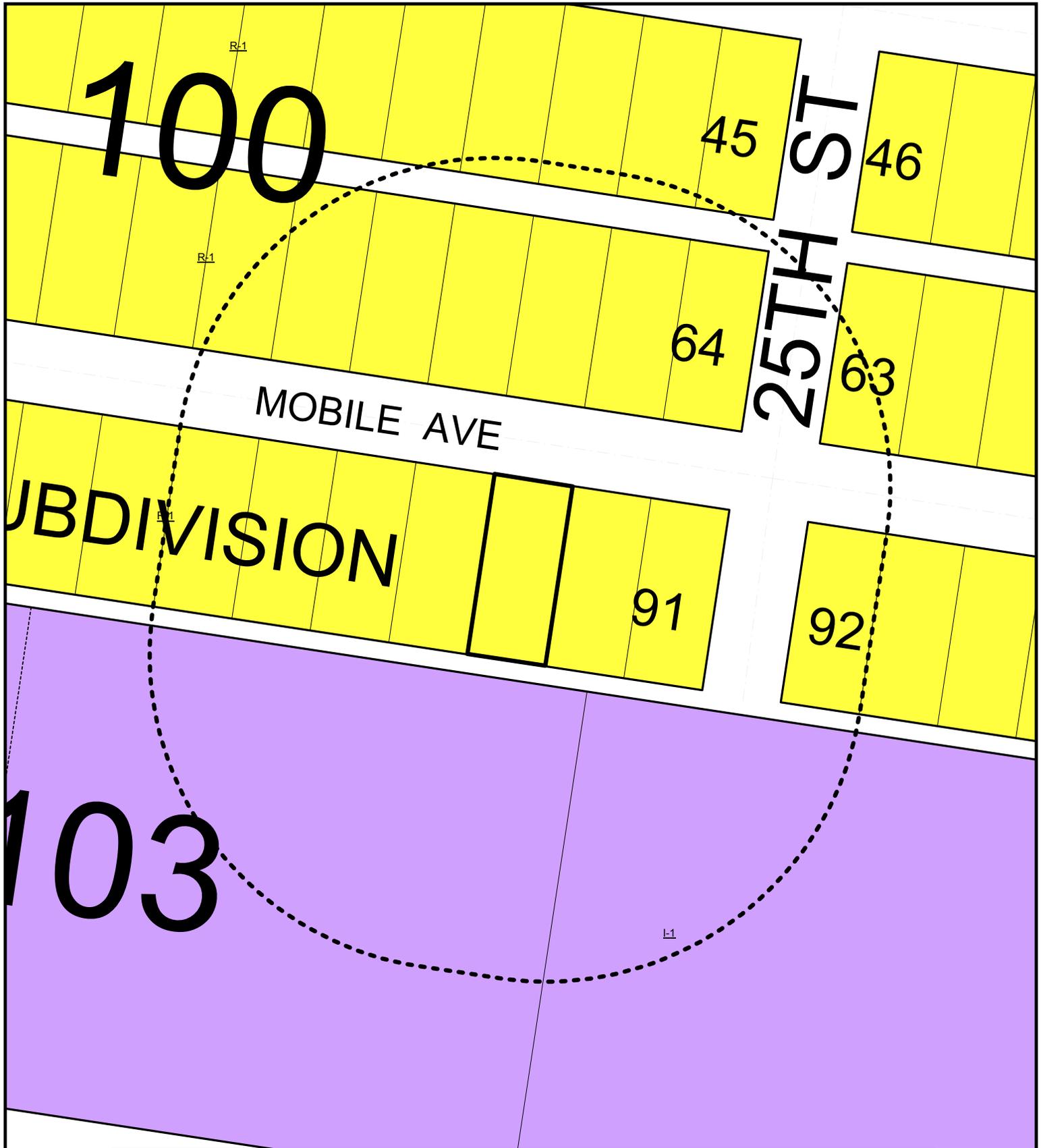
Staff has received an email in opposition of the request with concerns that in the past a number of people were residing at this location and the number of break-ins in the neighborhood.

A guest house is permitted in an R-1 zone with a conditional use permit. A guest house is an accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration. Required setbacks and a 12 ft. separation must be met. The guest house must meet the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property. More than one livable area based on building official inspection;
- 2) The proposed use shall comply with setback requirements. The proposed setbacks are 10 ft. rear, 6 ft. on the sides, and 20 ft. on the front. The site plan submitted shows a 31 ft. building separation between the existing house and the existing structure;
- 3) The proposed use shall be connected to the same utilities as the primary residence. The guest house will share the utilities with the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is approximately 5,750 sq. ft.;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The guest house will be utilizing the existing driveways;
- 6) The proposed use shall not be rented; and
- 7) The permit shall be revoked if rent is paid or utility expenses are shared with the proposed use.

RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirements # 1 (more than one livable area) and # 4 (minimum lot size) of Section 138-118(5) of the Zoning Ordinance.





CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



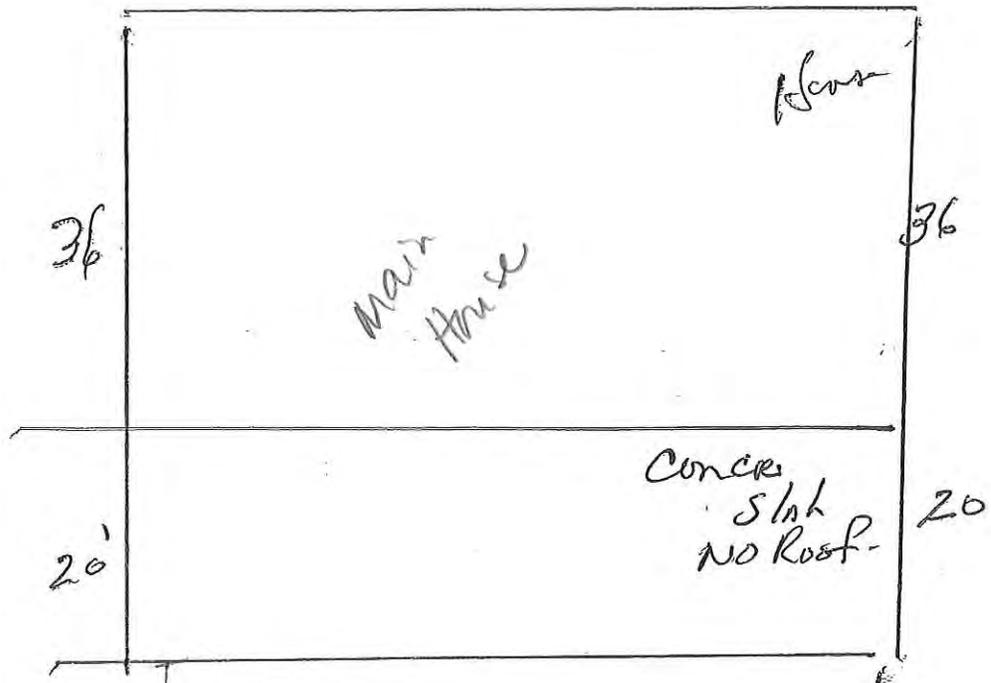
SUBJECT PROPERTY



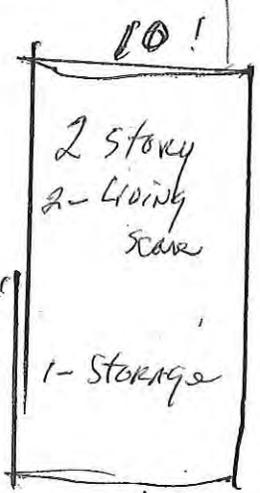
200 FT. NOTIFICATION BOUNDARY



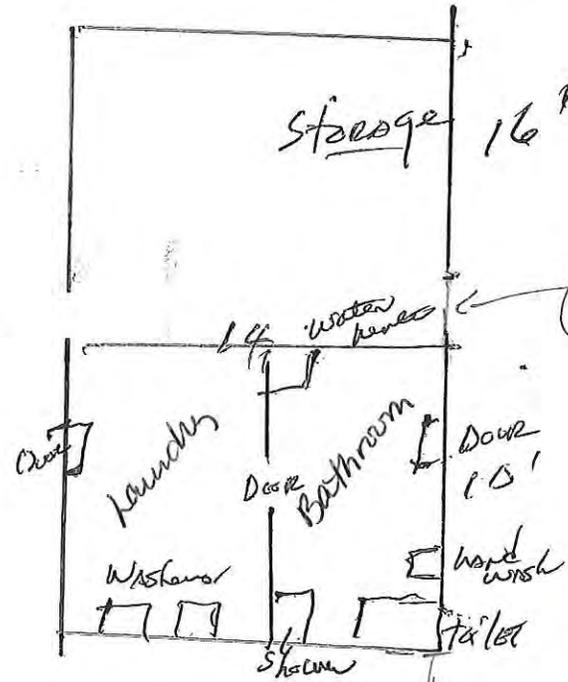
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empty lot



2nd House

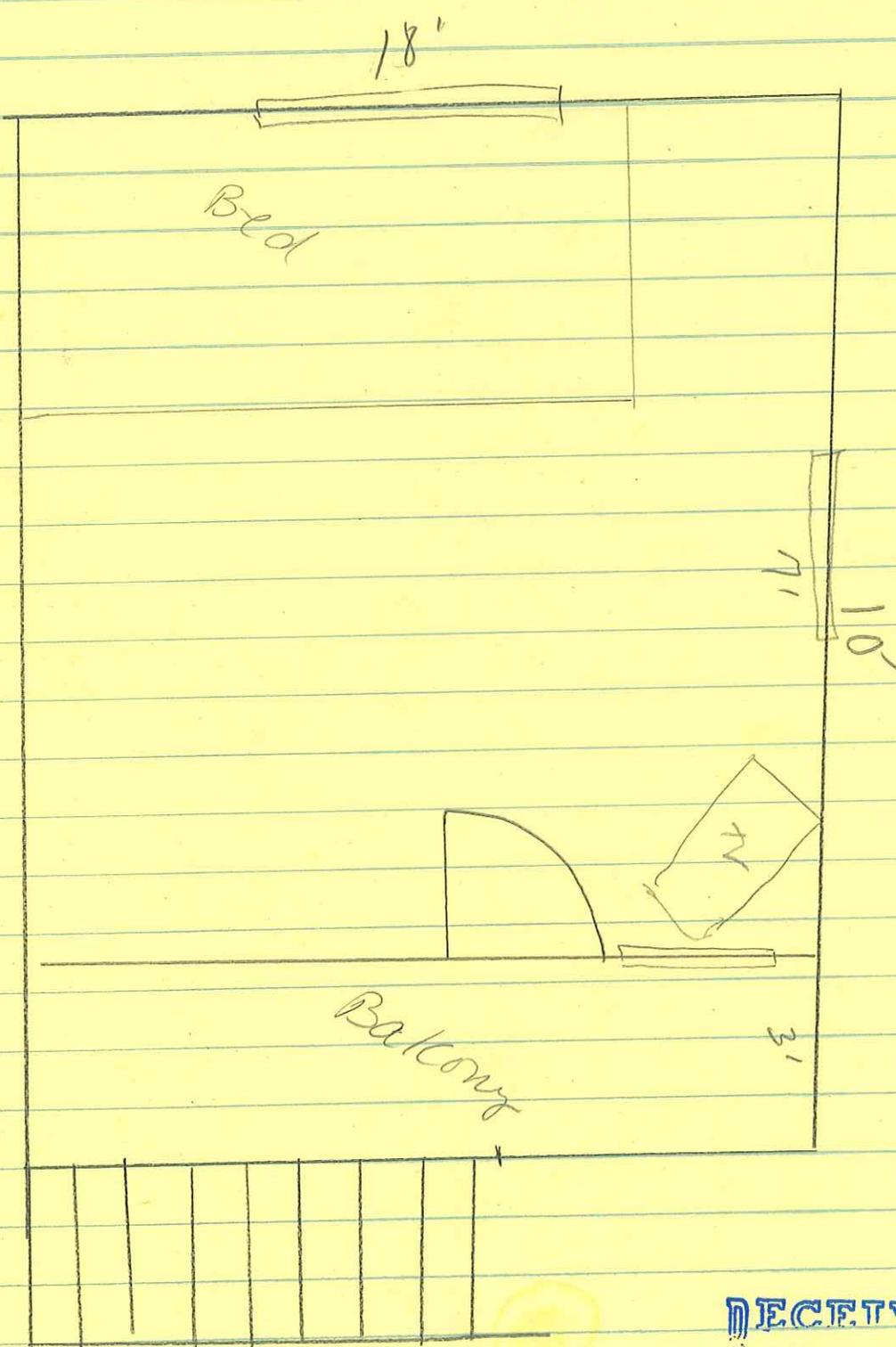


14ft

RECEIVED
 MAY 04 2016
 BY: 10010:55
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10'

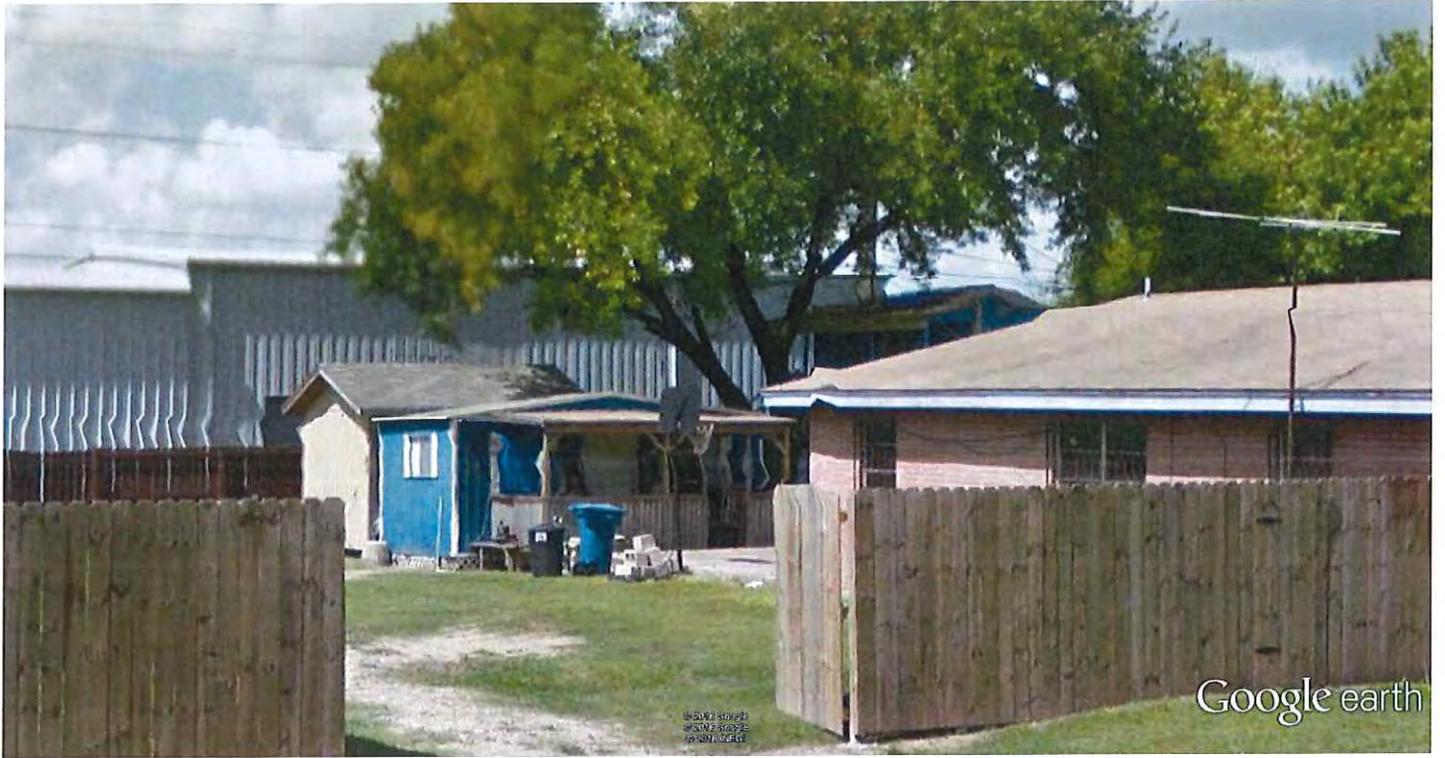
Revised



RECEIVED

MAY 04 2015

BY: *[Signature]* @ 10:55 AM



Google earth









Maria Garcia

From: J&M Perez <perezjandm@yahoo.com>
Sent: Monday, May 23, 2016 8:06 AM
To: Maria Garcia
Subject: Mary Hernandez Permit

Good morning Ms Garcia, this email is in regards to the conversation we had last week in reference to the permit for a guest house on 2509 Mobile Avenue owner Mary V. Hernandez. I spoke to a couple of my neighbors and they had the same reaction quote "what is she serious". Like I told you she has had a bunch of guys there for years and some of them are illegals, I can imagine with a permit all the mass we will have here. The alley is always so dirty so with more people I can imagine the mass. The neighbors are afraid to go and protest cause they are afraid her boys and their friends can harm them. All the neighbors have been broken in and things stolen and with this I don't even want to think what a mass. Thank you for telling me I could email and I told my neighbors they can do the same. God bless and have a great day. If you need to call me feel free to do so any time at 956-279-2281.

Respectfully

Maria H. Perez



NOTICE
GUEST HOUSE
For
This Property
CUP2016-0069
City of Mukwonago Planning Dept 815-1250
www.mukwonago.com

2509

NLS-810

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 3, 2016

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

GOAL:

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

BRIEF DESCRIPTION:

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

REQUEST/ANALYSIS:

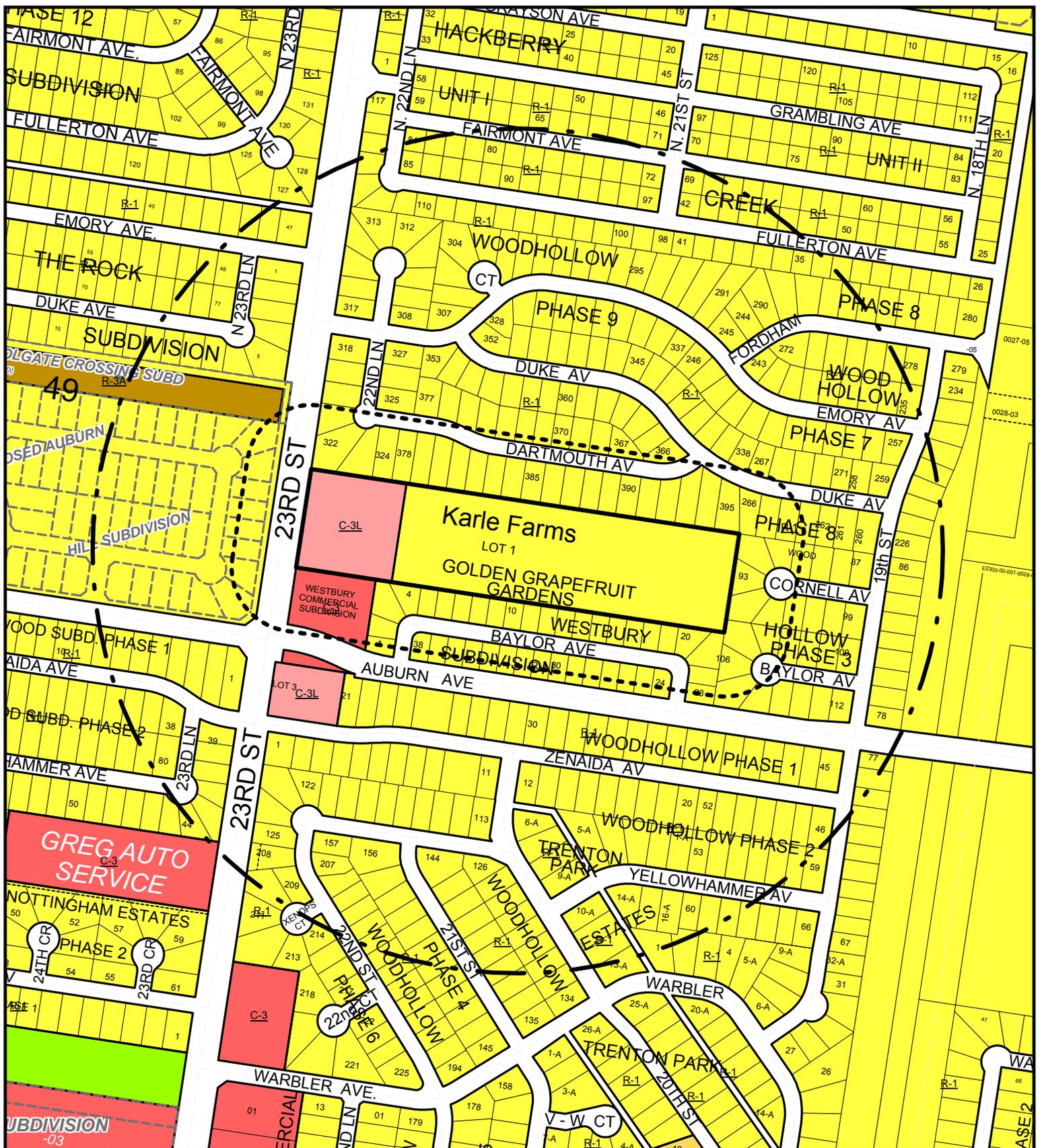
Currently, the property has several structures, farm equipment and vegetation in the property. The applicant is proposing to develop a Planned Unit Development, which will include buildings for Assisting Living and commercial/Medical uses. Planned unit developments allow a variety of land uses that complement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

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the C-3L District for buildings designated as commercial and assistant living facility for buildings designated as residential. Show land use mix for office, restaurant, and other commercial.
3. OFF-STREET PARKING AND LOADING: Parking ratio 1 parking space to 222 square feet inadequate for office or restaurant; show land use mix for parking requirements. 48,000 sq. ft., 216 parking spaces, 12 ADA spaces. Assistant living – 100 parking spaces required, 74 parking spaces provided.

4. LANDSCAPING: 10% landscape, 0.955 acres; 65 – 2 1/2 trees or equivalent. Masonry wall: 8 ft. in height adjacent to single family residential or R-1 District. 50% of 60 ft. front yard landscape. Dumpsters screened. Landscape areas with trees within 50 ft. of parking spaces.
5. STREETS AND SETBACKS: Show drives 24 ft. to residential units. Show 60 ft. street right of way from center line of North 23rd Street and 60 ft. front yard setback. Sidewalk along North 23rd Street and connecting to sidewalks within the development and to building entrance and exists.
6. DRAINAGE: Final drainage detention and design and drainage plan must be in accordance with City of McAllen Standard Design Guide.
7. ADDITIONAL PROVISIONS: CUP site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits.

RECOMMENDATION:

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





CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY 

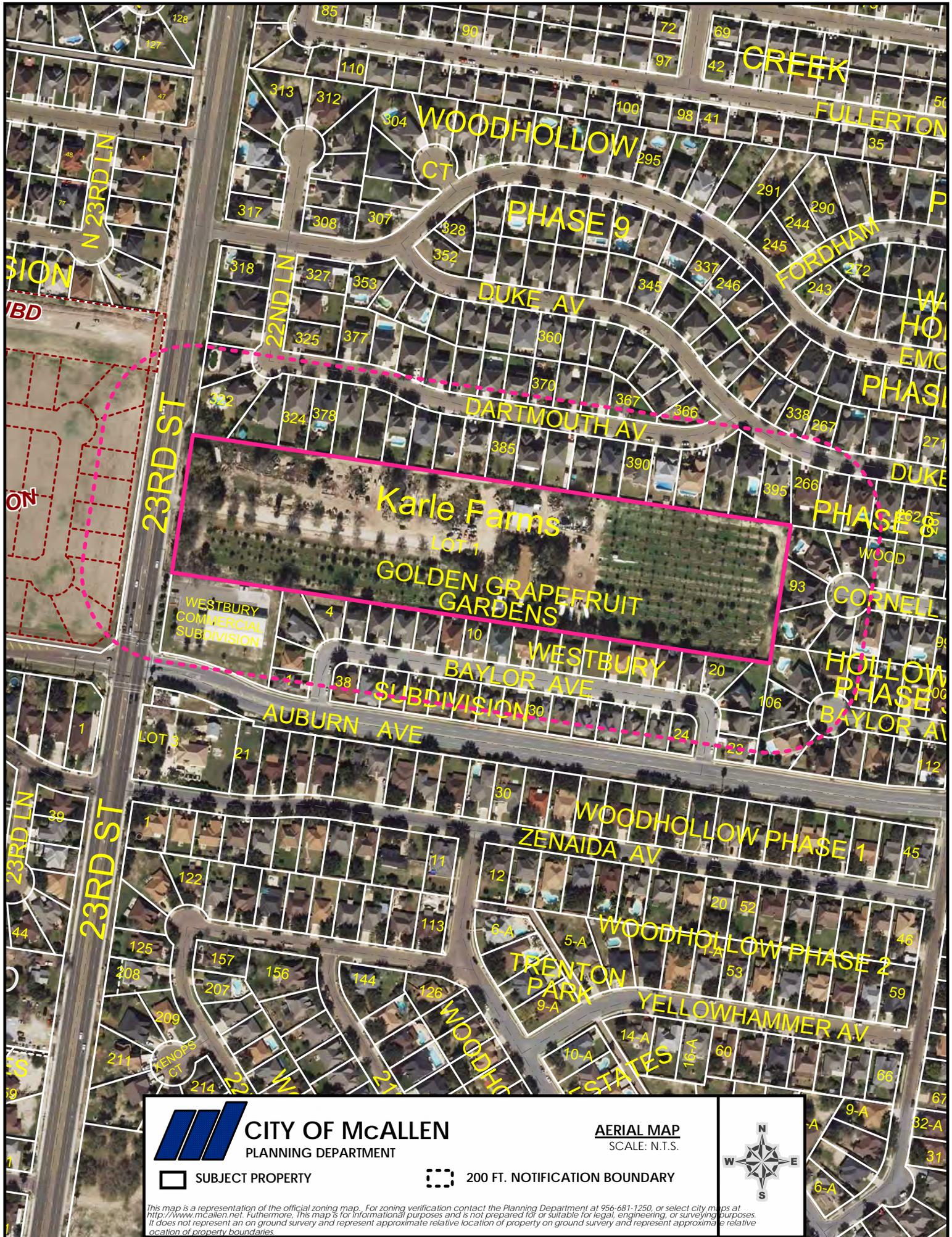
200 FT. NOTIFICATION BOUNDARY 

1/4 MILE RADIUS 

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

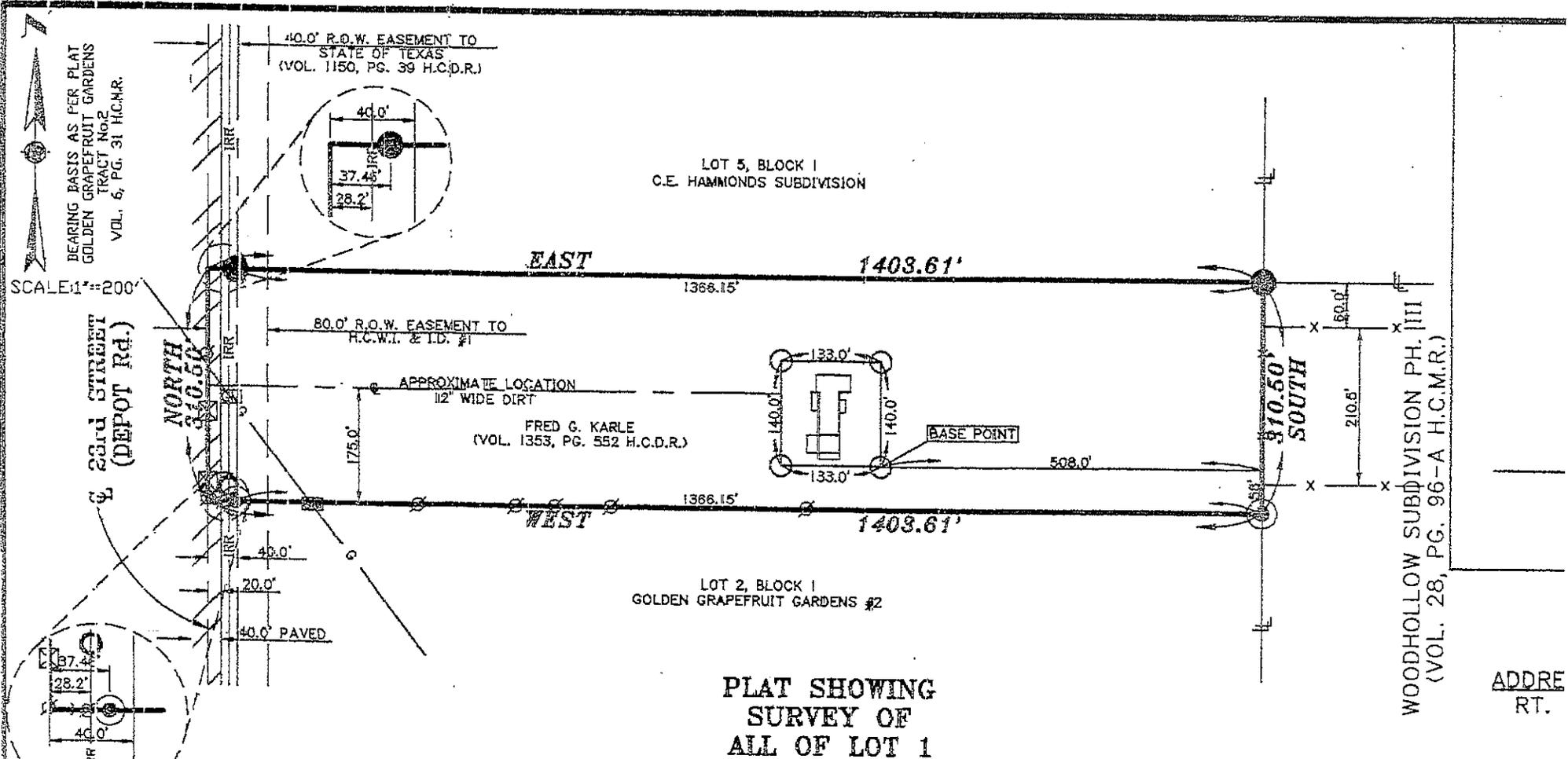
AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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

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

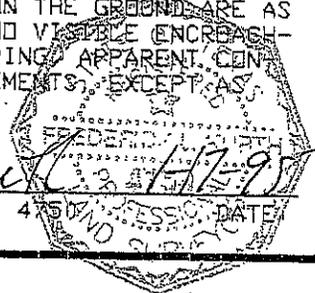
PLAT FOR:

MELI

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

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

Fred L. Kurth
 FRED L. KURTH, RPLS No. 47507, EXPIRES DATE 12-31-95



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

SCALE: 1"=200'

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

ADDRESS
 RT.



C1, C2, C3, C4

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

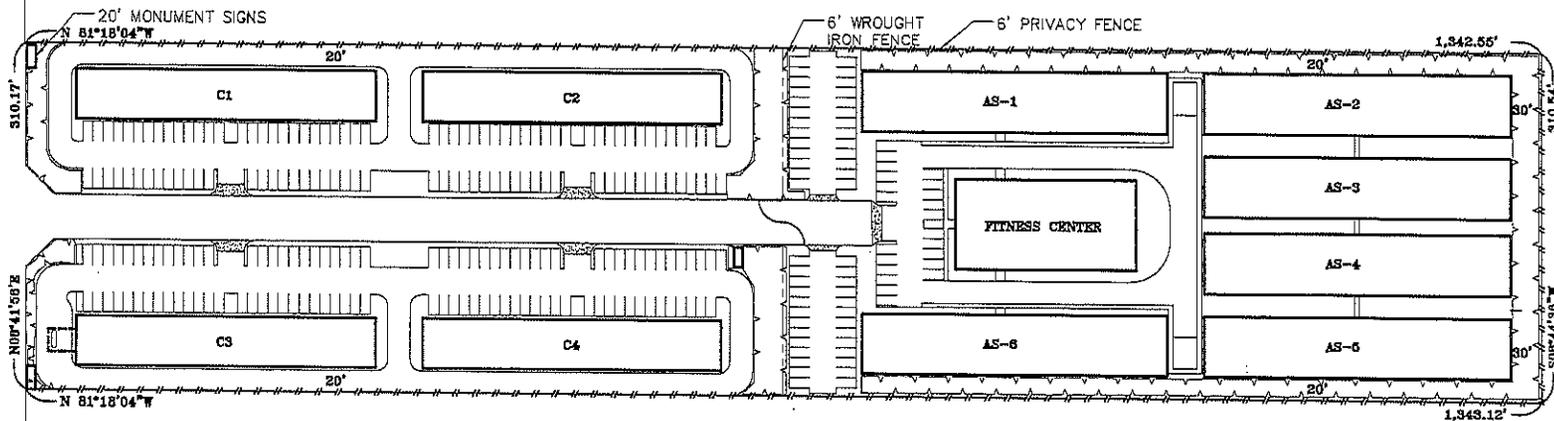
AS1, AS2, AS3, AS4, AS5, AS6

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

FITNESS CENTER

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

N. 23RD. ST.



LEGAL DESCRIPTION

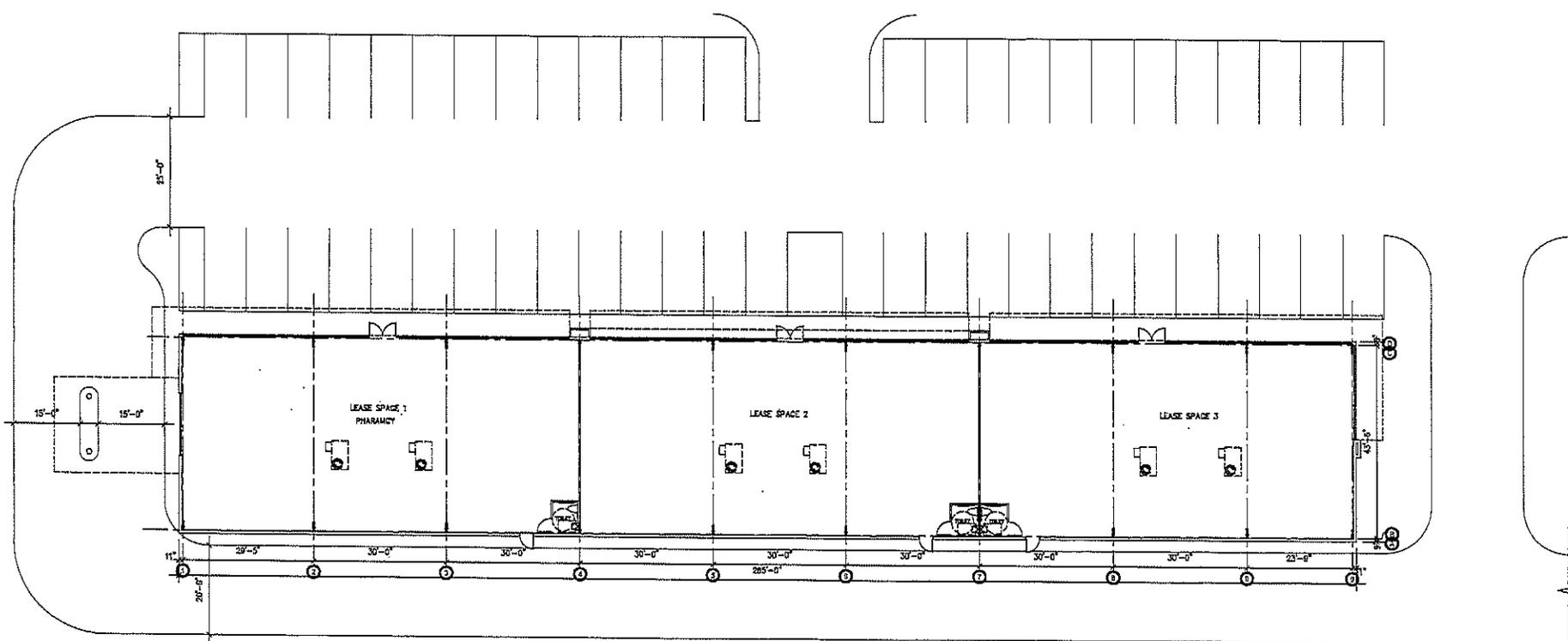
BRING THE EAST 9.567 ACRES (416,755.56 SQ.FT.) OF LOT 1, BLOCK 1, GOLDEN GRAPEFRUIT GARDENS TRACT No.2, A RE-SUBDIVISION OF LOTS 6, 7, AND 8, BLOCK 1, HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 08, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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



JAMES DEVELOPMENT GROUP
214 W. BROADWAY TEL: (866) 576-8588

SAM Engineering & Surveying
200 E. 10th Street, Ste. 1007 TEL: (864) 708-8800
Molokai, TEXAS 78641 FAX: (864) 708-8803
SURVEY FROM 2001. No. 151618-00

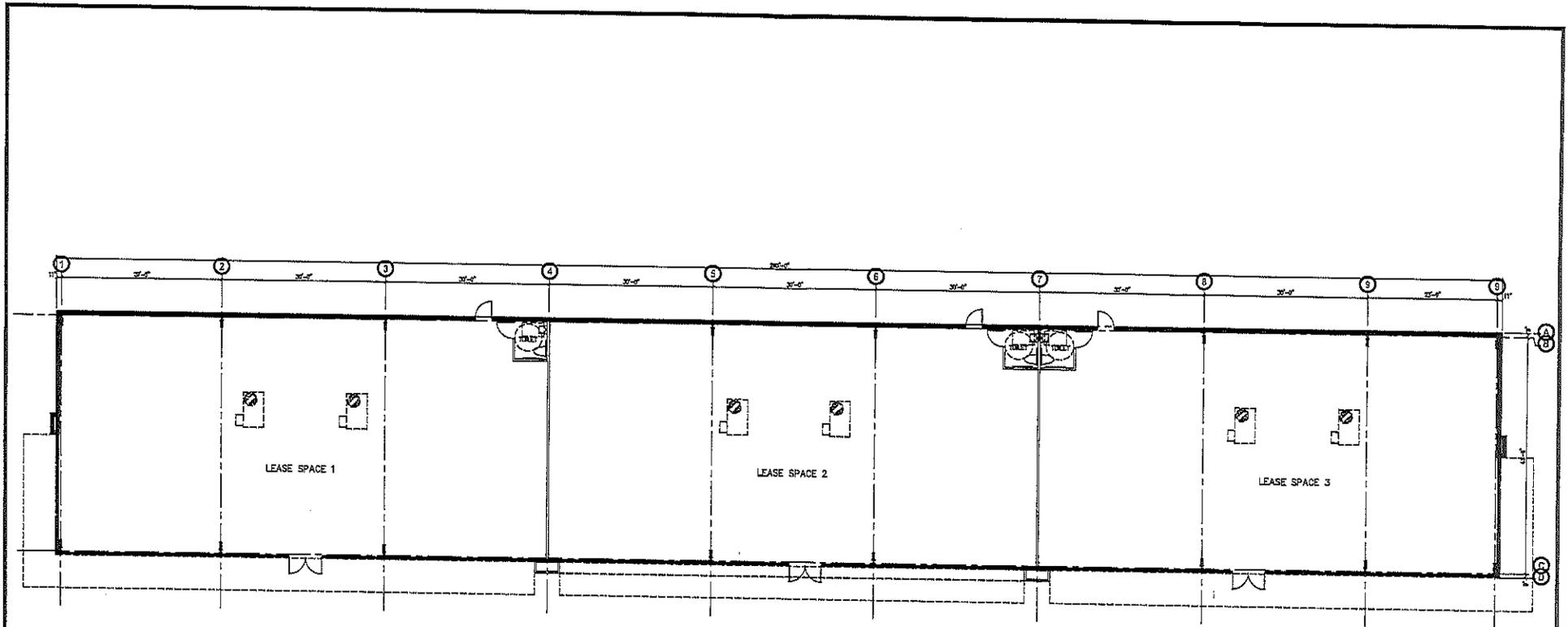


FIVE
 MAY 08 2016
 BY: *ECO/LSO* PM



JAMES DEVELOPMENT GROUP
 214 DOWNSIDE TEL (800) 878-8522

SAN Engineering & Surveying, Inc.
 228 E. 19th Street, Suite 1007 TEL (262) 798-0200
 Madison, TEXAS 78601 FAX (262) 798-8225
 SURVEY FORM REG. No. 101416-90



JAMES DEVELOPMENT GROUP
 200 DOWNTOWN
 DALLAS, TEXAS 75201
 TEL: (214) 679-8888

MAY 06 2016
 BY: *ALCOA:50pm*

SAMES

SAM Engineering & Surveying, Inc.
 200 E. 10th Street, P.O. Box 18077
 Dallas, Texas 75281
 TEL: (214) 728-8888
 FAX: (214) 728-8885
 SURVEY PERM NO. 101418-00

SAM Engineering and Surveying



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

April 22, 2016

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

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

Messrs. Karle & Dominguez

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

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

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

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

Respectfully,

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

By: Fred Karle & Jim Dominguez

Date: 7-22-16



NOTICE
PUD
For
This Property
CUP2016-0071

8100

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: REQUEST OF NADIA M. CHICHITZ BURROWS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (OFFICE/NAIL SALON) AT LOT 47, BENTSEN ROYAL ESTATES SUBDIVISION; 2902 NORTH 44TH LANE.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the east side of N. 44th Lane, approximately 320 ft. north of Harvey Drive and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 to the south, west, and north and A-O (agricultural & open space) District to the east. Surrounding land uses include single family residences, a canal, and vacant land. A home occupation is permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:

The initial conditional use permit was approved for one year by the Planning and Zoning Commission on November 2, 2010. The permit was renewed annually up until 2013. There was no renewal for 2014 and 2015. Due to the elapse time since the last renewal, the request has to come before the Planning and Zoning Commission for consideration and approval.

REQUEST/ANALYSIS:

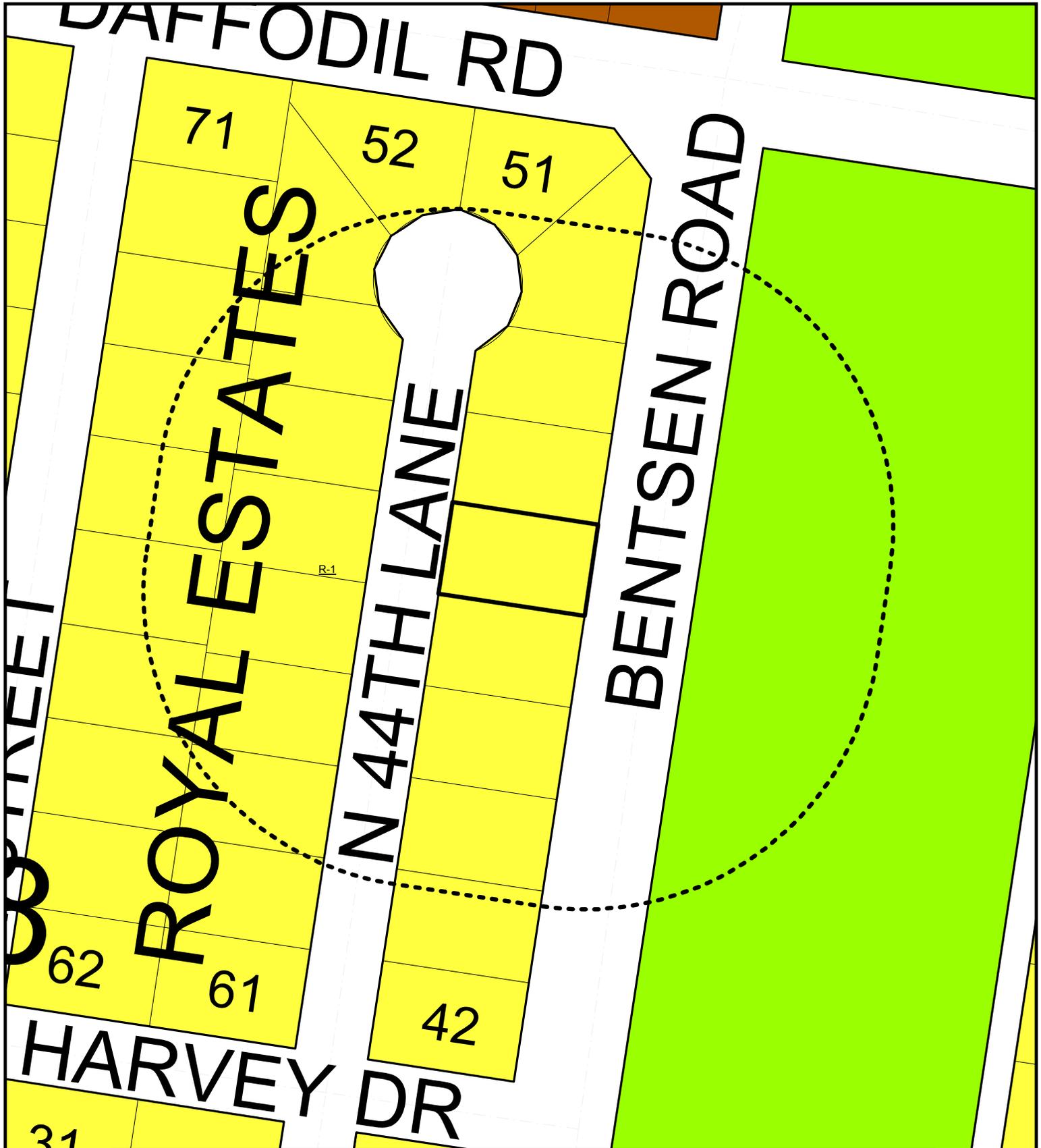
The applicant is proposing to continue to operate a nail salon from the existing residence. The proposed days of operation are Monday through Saturday, by appointment only. Services provided by the applicant include acrylic and gel nails, polish application, and polish change. The applicant is proposing to utilize part of the dining area for the proposed business. The dining area has three windows and an extractor is provided to assist with odors and chemical fumes. The applicant will use a manicure table, organic chemicals, and liquids that don't provide as much odor. The chemicals and liquids will be kept out of reach of children in a locked cabinet and the work area, equipment used, and the clients nails will be sanitized before and after each client.

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. For the home occupation to continue operating all requirements must be complied with and the certificate issued. The Fire Department has inspected and cleared the residence which meets all the minimum standards and applicable ordinances. The home occupation must also comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) No signs are permitted. No signs are proposed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. No exterior display is proposed;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant has stated that there will be no other employees;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant is proposing to operate the nails salon by appointment only;
- 7) No retail sales (items can be delivered). No retail sales proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

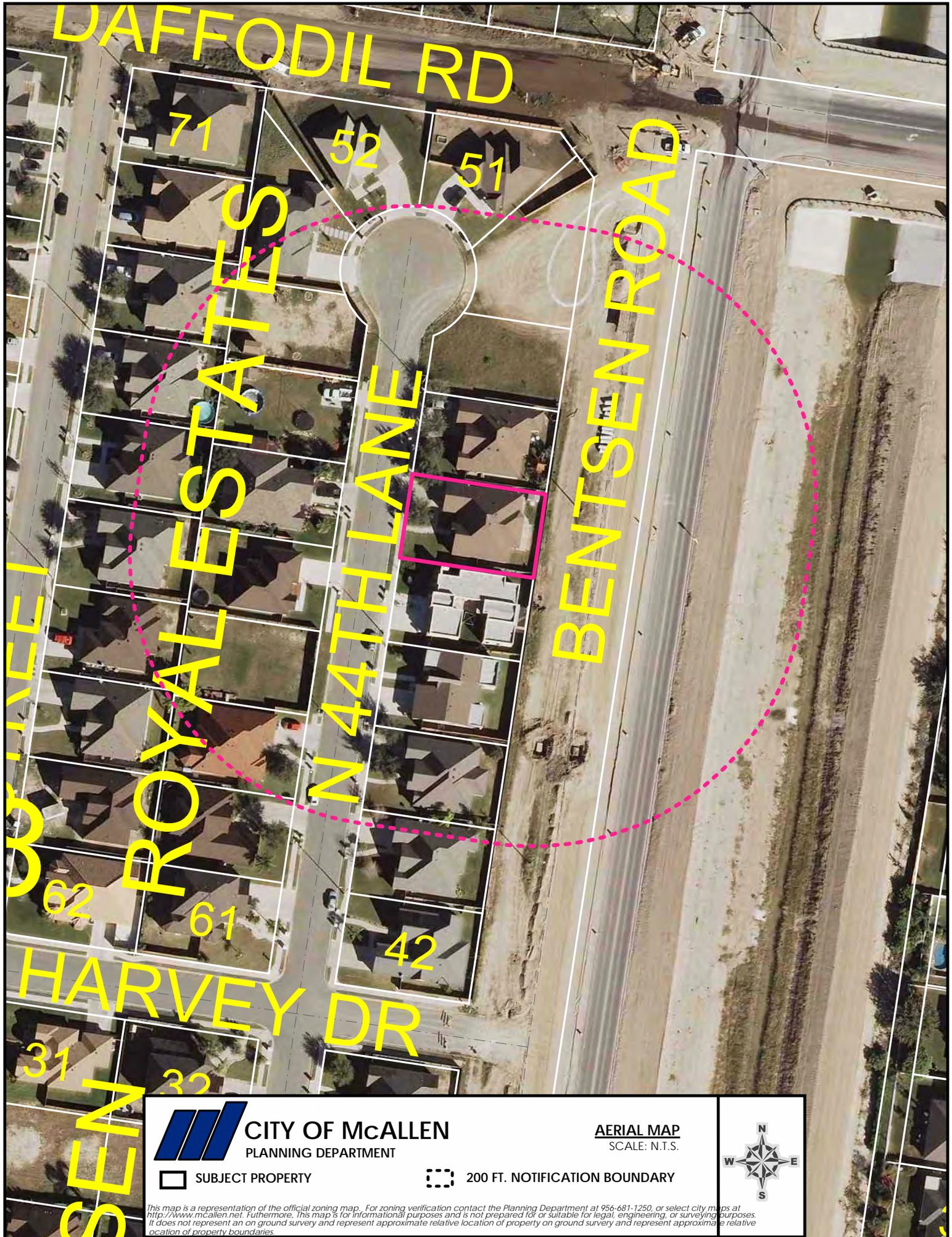
1/4 MILE RADIUS



ZONING LEGEND

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

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DAFFODIL RD

71

52

51

BENTZEN ROAD

ROYALESTATES

N 44TH LANE

62

61

42

HARVEY DR

31

32



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY

CITY OF McALLEN
PLANNING DEPARTMENT

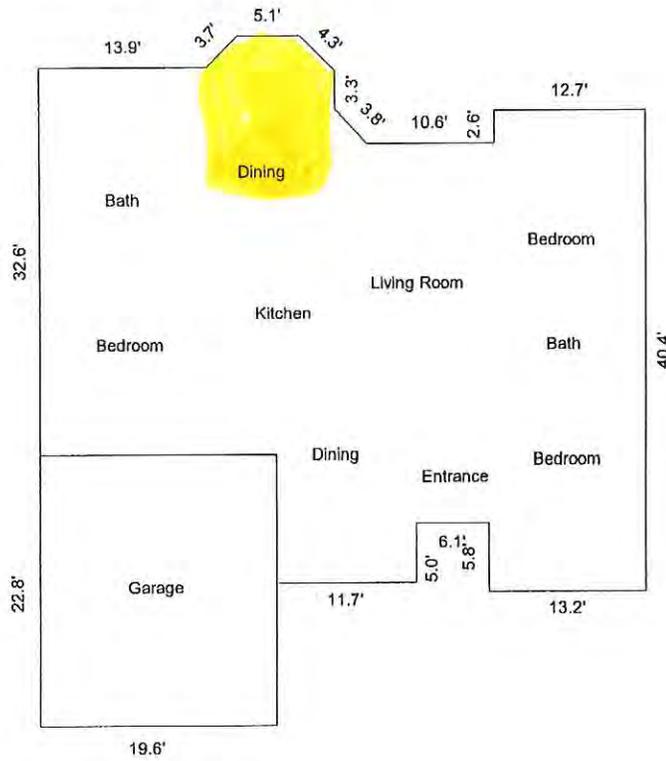
AERIAL MAP
SCALE: N.T.S.



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Building Sketch (Page - 1)

Borrower/Client Burrows, Coy			
Property Address 2902 N 44th Ln			
City McAllen	County Hidalgo	State TX	Zip Code 78501-3633
Lender Quicken Loans, Inc.			



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1856.56	1856.56
GAR	Garage	446.88	446.88

RECEIVED

SEP 28 2019

Initial: *[Signature]*

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	2.6 x	2.6	3.42
	16.5 x	32.6	538.43
	3.1 x	35.2	108.60
0.5 x	3.0 x	3.0	4.62
	5.7 x	26.2	150.00
0.5 x	2.7 x	2.7	3.61
	3.0 x	6.0	18.20
	23.3 x	26.2	610.20
	2.0 x	35.2	71.01
	2.6 x	12.7	33.02
0.5 x	0.0 x	0.0	0.24
	5.8 x	31.0	180.15
	5.0 x	11.7	58.50
	5.8 x	13.2	76.56



**NOTICE
HOME BUSINESS
For
This Property
CUP2016-0067**

City of McAllen Planning Dept 681-1255
www.mcalagn.net

2902

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: REQUEST OF REBEKAH B. ZAMORA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A LOUNGE AT LOT 1, MARTIN PLAZA SUBDIVISION; 6401 NORTH 10TH STREET, UNITS 120 AND 125.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the west of North 10th Street, approximately 165 ft. south of Martin Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and south, C-3L (light commercial) District and R-1 (single family residential) District to the northwest, and R-3A (apartments) District to the west. Surrounding land uses include commercial businesses, restaurants, single and multi-family residences, and vacant land. A lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:

There is currently a multi-tenant commercial building on the property. The building is a mixed use of retail, office, and restaurants. The initial conditional use permit was approved for one year on October 28, 2013 by the City Commission with a variance to the distance requirement. The permit has been renewed annually with the last approval being by City Commission with a variance to the distance requirement on May 11, 2015.

REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a retail cigar business with a lounge from the 1,760 sq. ft. lease space. The days and hours of operation are Monday thru Sunday 11:00 a.m. to 10:00 p.m.

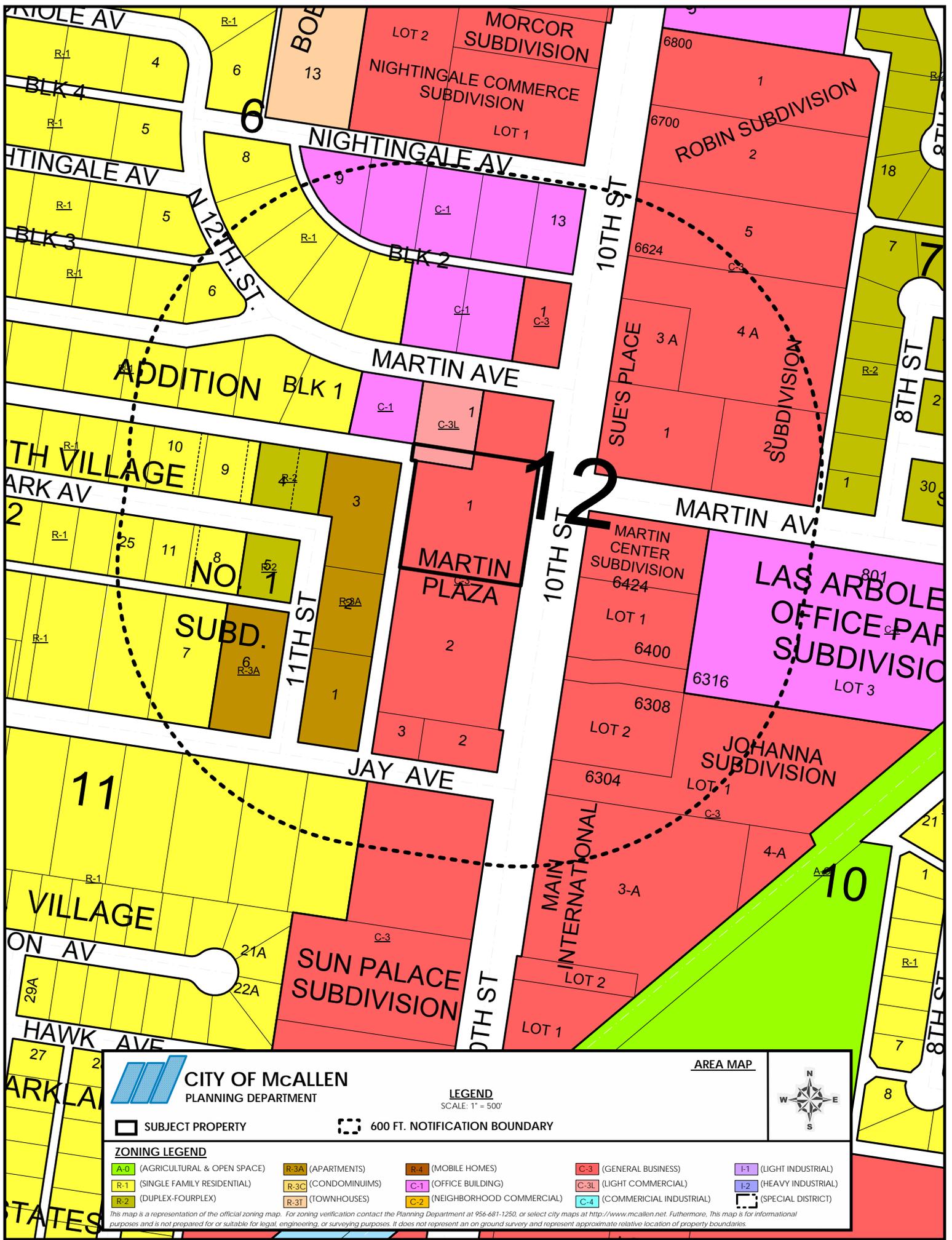
Attached is a police activity report from May 2015 to present. The Health and Fire Departments have inspected and cleared the establishment. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging

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 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. of residential zones and uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to North 10th Street and Martin Avenue, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is a multi-tenant commercial building on the property. Based on the square footages and existing uses, 66 parking spaces are required and 91 parking spaces are provided on site. The proposed lounge (including the cigar business) requires an additional 15 parking spaces for a total of 81 spaces for the plaza, leaving 10 spaces available;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum capacity for this establishment is set a 41 persons.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

600 FT. NOTIFICATION BOUNDARY

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

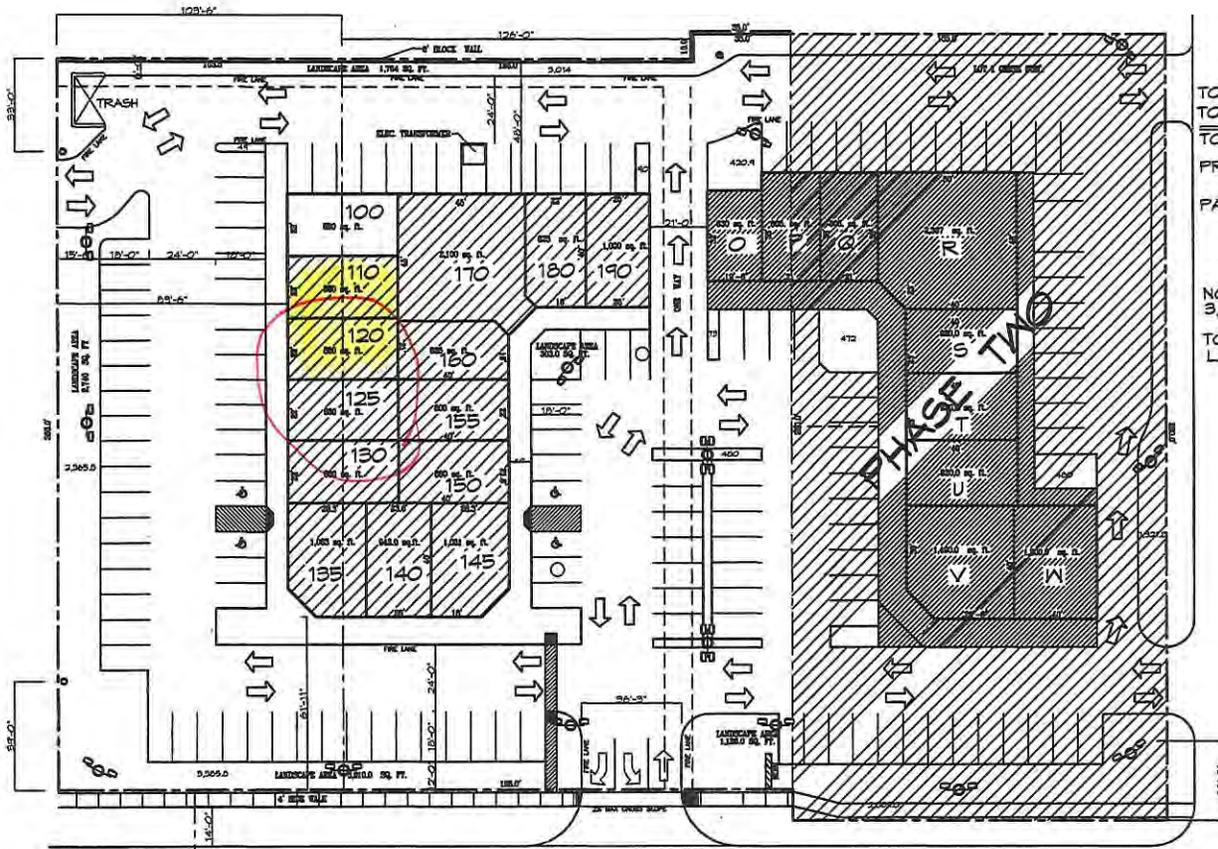
AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 600 FT. NOTIFICATION BOUNDARY



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TOTAL RENTAL AREA 13,936 SQ. FT. UNITS "A thru N"
 TOTAL RENTAL AREA 10,101 SQ. FT. UNITS "O thru W"
 TOTAL RENTAL AREA 24,037 SQ. FT.
 PROPOSED USAGE: 50% OFFICE
 50% RETAIL
 PARKING REQ'D. OFFICE 63 SPACES
 RETAIL 33 SPACES
 TOTAL REQ'D 96 SPACES
 PARKING PROVIDED 136 SPACES

NOTE: EXTRA 40 SPACES FOR POSSIBLE
 3,000 SQ. FT RESTAURANT

TOTAL DEVELOPED AREA 107,653.9 SQ. FT.
 LANDSCAPE AREA REQ'D. 10,765 SQ. FT.
 PROVIDED 14,856.8 SQ. FT.

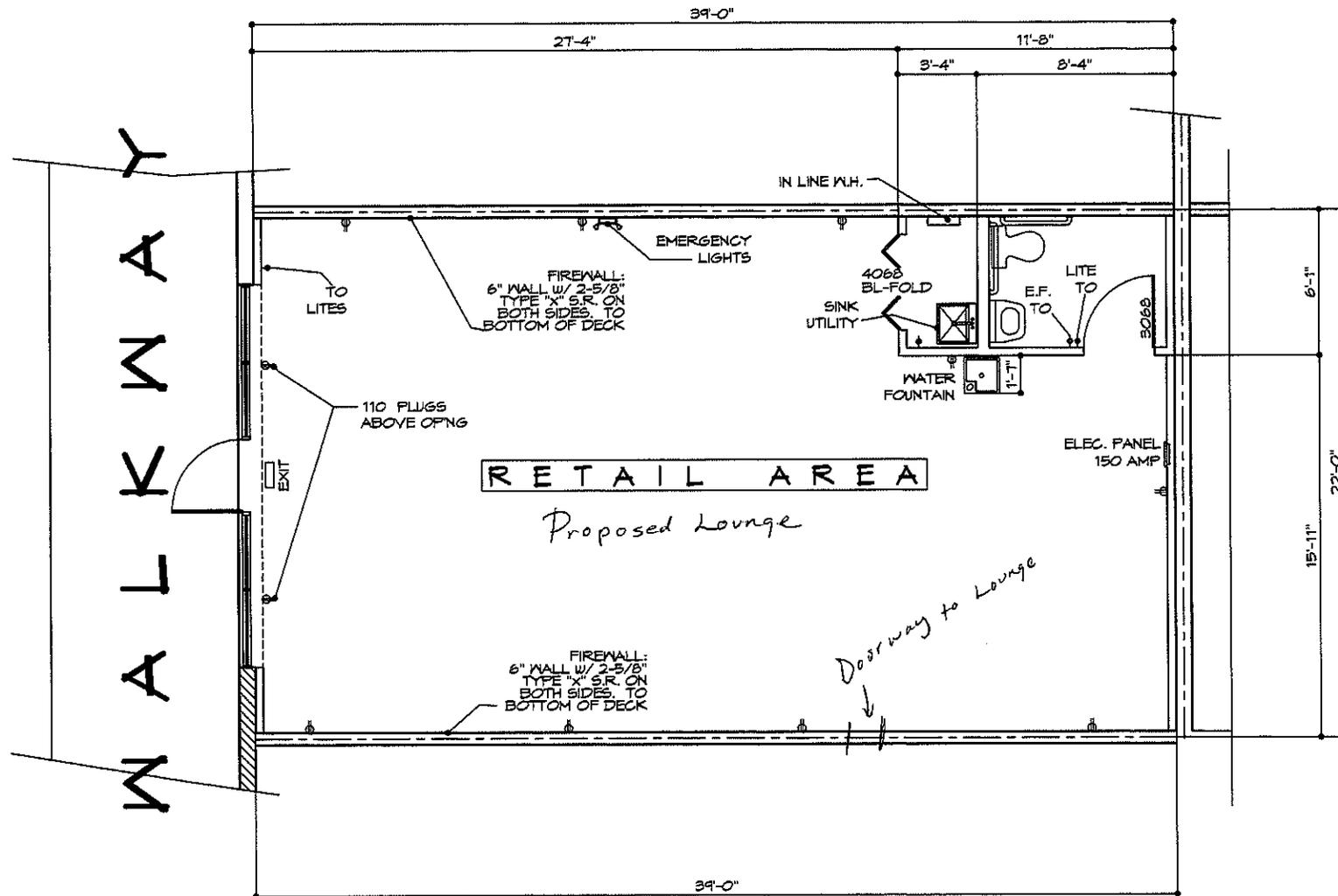
SITE PLAN

LEGAL DESCRIPTION:
 LOT 1, MARTIN PLAZA SUB'D.
 6421 NORTH 10th. STREET
 AND
 LOT 1, GERTZ SUBDIVISION
 McALLEN, TEXAS



PROJECT: 210 MOJAVE SIDE BY MCKENNA, TEXAS 78704 (650) 887-1408
 OWNER • BUILDER
 SOUTH TEXAS DESIGN
 SCALE: 1/32"
 REVISIONS:

NO.	DATE	BY

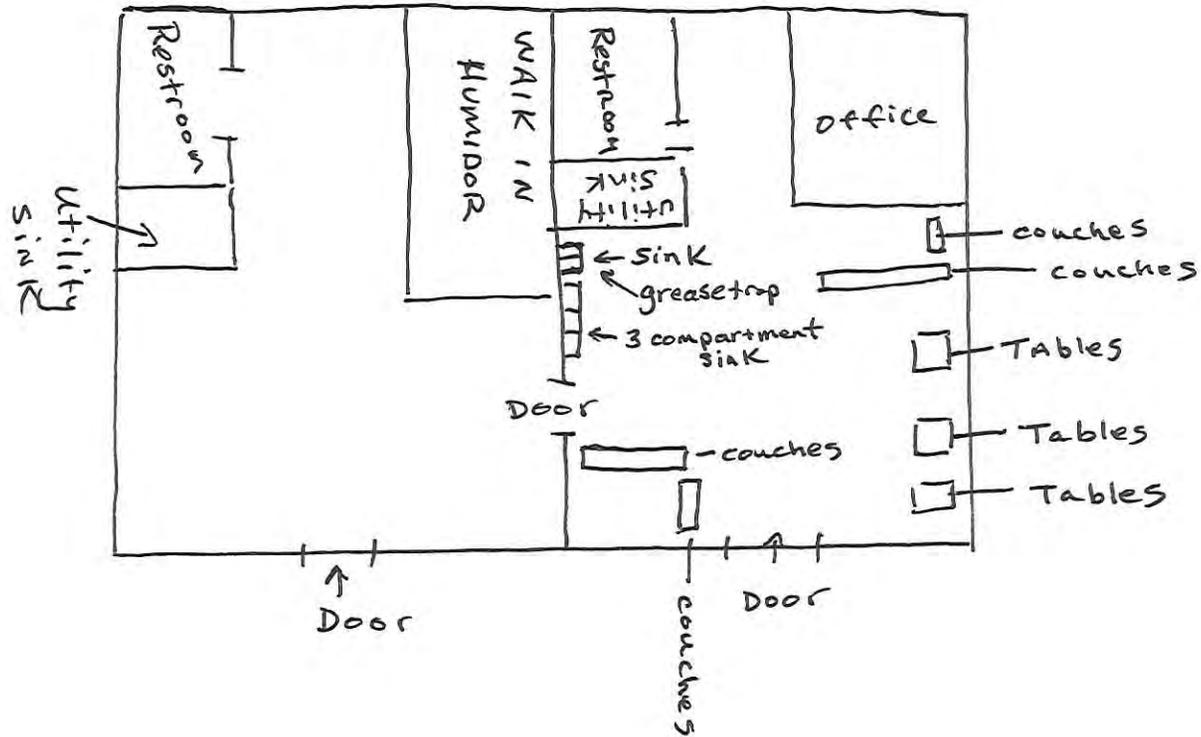


UNIT "110"

RENTAL AREA
880.0 SQ. FT.

Prop. Lounge

Zamora Cigar Co.
6401 N. 10th Unit 120
Floor Plan



RECEIVED
MAR 25 2015
BY: SP104.43

DOGGIE
DAY SPA


Siempre
Tax+

Tea Rush
Express

Bubble Tea • Smoothies • Tapioca

GROOMING

OPEN

WHY TAKE THE RISK?
MICRO-CHIP
YOUR DOG TODAY!

THE PET SPA

INSURANCE
FAX - FREE ITIN

215-7707
140

INCOME TAX
COPIES - NOTARY

OPEN

What is it - BOBA?
BOBA?

OPEN



**NOTICE
LOUNGE
For
This Property
CUP2016-0072**

 City of McAllen Planning Dept 681-1250
www.mcallen.net



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2016

SUBJECT: REQUEST OF D. LUNA PARTNERSHIP, LTD., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A, WAL-MART SUBDIVISION; 2901 NORTH 23RD STREET.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the northwest corner of North 23rd Street and Harvey Drive, and it is zoned C-3 (general business) District. The surrounding zoning is C-3 to the south and north, C-1 (office building) District to the east, and R-1 (single family residential) District to the east and west. Surrounding land uses include single family residences, commercial businesses and offices. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

REQUEST/ANALYSIS:

Currently, there is a multi-tenant building on the property. The applicant leases one of the spaces with approximately 25,875 sq. ft. for a Bingo business. Approximately, 13,131 sq. ft. is being used for the Bingo activity with a seating area of 400 seats and 12,744 sq. ft. is used for storage. The applicant is proposing to sale alcoholic beverages and have onsite consumption; therefore, a conditional use permit for a bar is required. The hours of operation will be from 5:00 P.M. to 12:00 A.M. seven days a week.

The Health and Fire Departments have inspected the establishment. A police activity report was not requested since the establishment has not been in operation as a bar during the past year. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

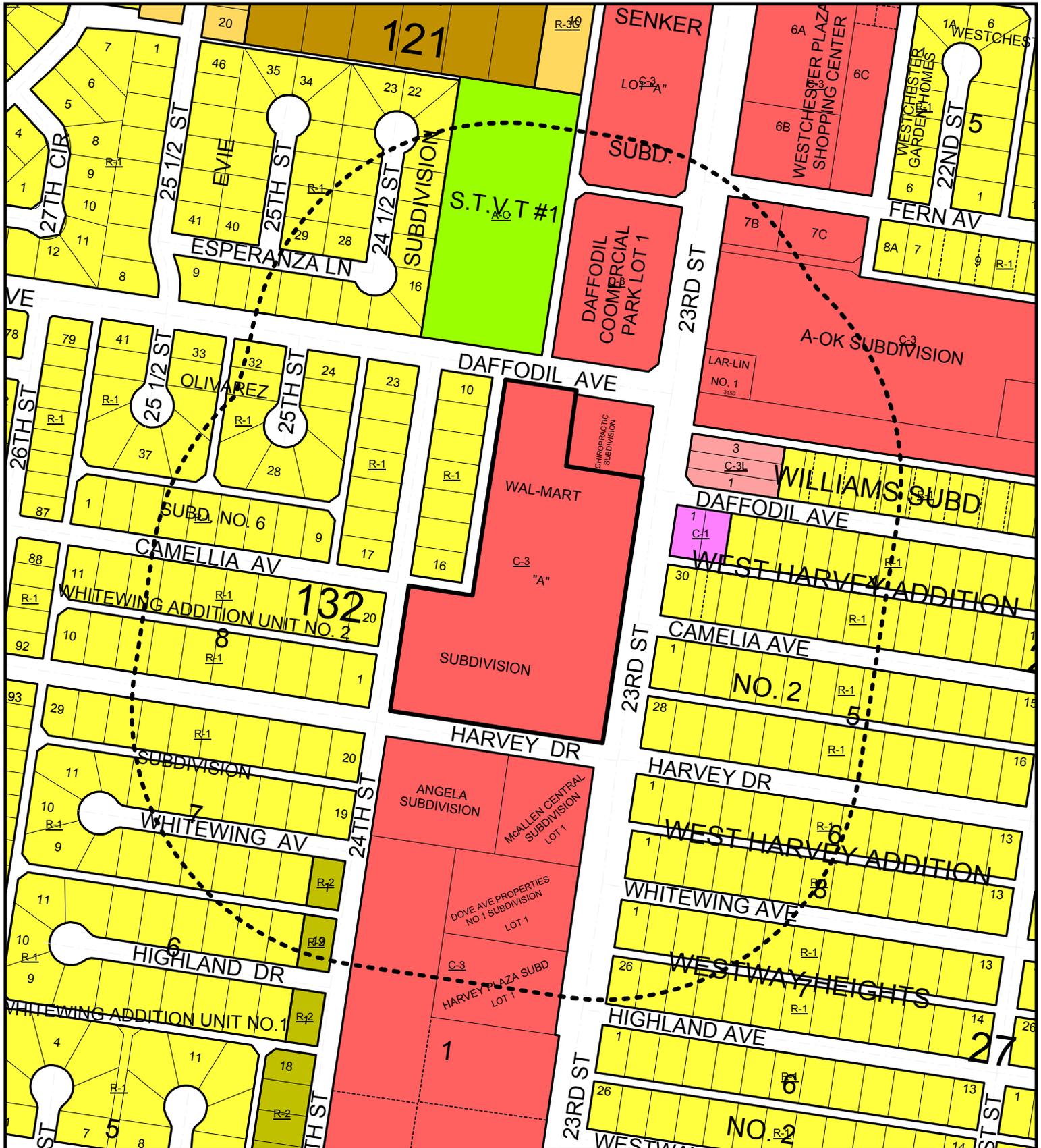
- 1) The property line of the lot of the above mentioned business, having late hours (after 10:00 p.m.) must be at least 600 ft. from the nearest residence, church, school or publicly-owned property, and must be designed to prevent disruption of the character of adjacent residential area. The multi-tenant building is within 600

ft. of residential zones/uses;

- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to North 23rd Street and Harvey Drive; and does not generate traffic to residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is a multi-tenant building on the property. Based on the existing commercial uses, 323 parking spaces are required. For the proposed 25,875 sq. ft. lease area (based on a 400 seating area), 160 parking spaces are required; 513 parking spaces are provided on site as part of the common parking area. Total required parking for all the uses is 483 spaces. If the seating area changes additional parking will be required;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment is to be set through the building permit process.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP

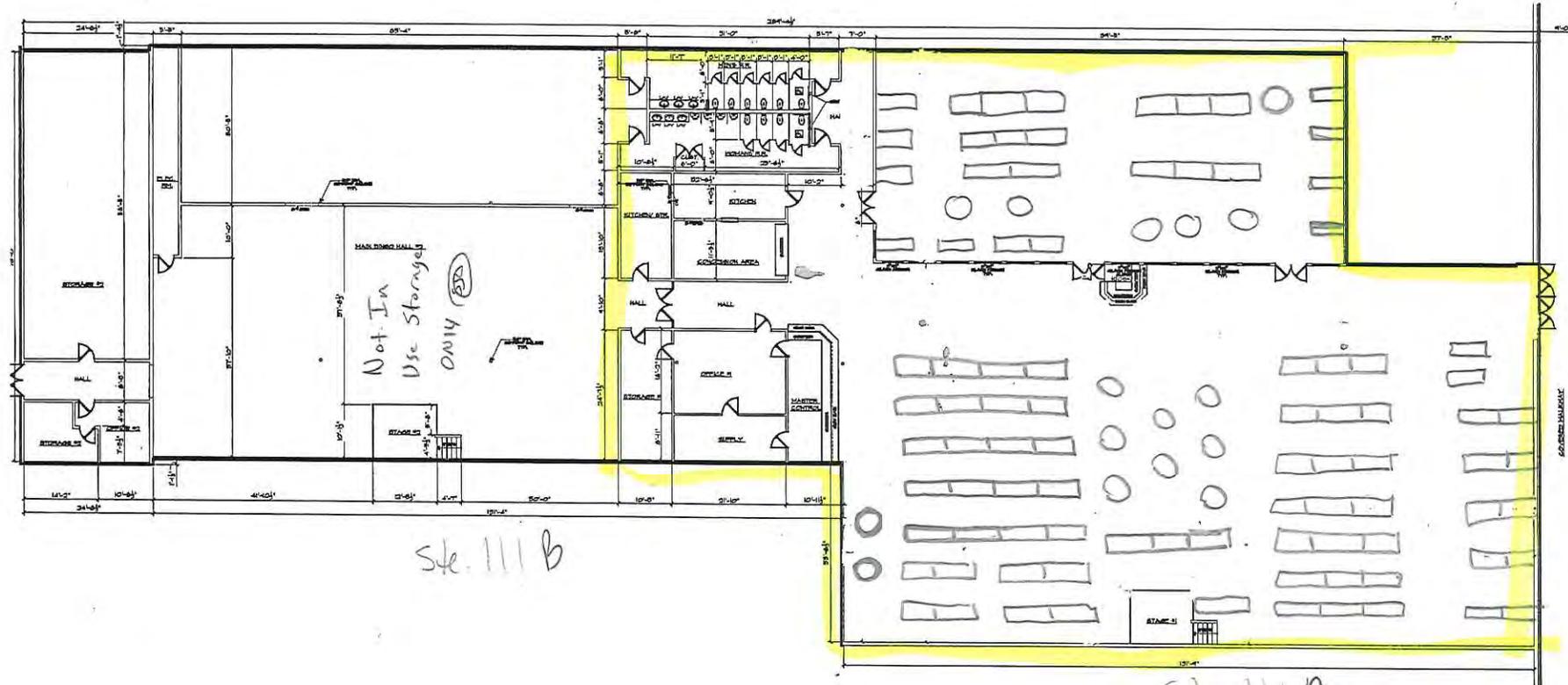


- SUBJECT PROPERTY
- 600 FT. NOTIFICATION BOUNDARY

ZONING LEGEND

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

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



Ste. 111 B

Ste. 111 A

Table Diagram

1 FLOOR PLAN
SCALE: 1"=20'-0"

400 seats

PROJECT: *Americana Bingo*
2901 North 23rd Street
McAllen, Tx. 78501
DATE: 01-04-10 PLAN #0101-10

2404 S. EXPRESSWAY 88 SUITE #D
HARLINGEN, TX. 78552
OFFICE: (956) 425-7040
FAX: (956) 425-7714

D DISTINCTIVE
DRAFTING & DESIGN

SHEET
A-1

RECEIVED
MAY 11 2016
BY: ACO 3:19pm



FOR LEASE
(214) 424-8000
CBG

PENNCRO

American
BINGO

MELROSE

NOTICE
BAR
For
This Property
CUP2016-0074

City of McAllen Planning Dept 681-1250
www.mcallen.net



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 1, 2016

SUBJECT: REQUEST OF CESAR VALDEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 3, BENTSEN ROAD PLAZA SUBDIVISION; 4501 EXPRESSWAY 83.

GOAL:

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

DESCRIPTION:

The property is located on the south side of Expressway 83, approximately 290 ft. west of South Bentsen Road and it is zoned C-4 (commercial industrial) District. The surrounding zoning is C-4 to the east and south, and C-3 to the north and west. Surrounding land uses include single family residences, commercial businesses, and vacant land. A bar is allowed in a C-4 zone with a conditional use permit and in compliance with requirements.

REQUEST/ANALYSIS:

Currently, there is a 13,000 sq. ft. commercial shell building on the property that is still under construction. At the time of the site inspection, the parking lot had not been constructed.

The applicant is proposing to operate a bar from three of the lease spaces. The establishment proposes to be in operation from 6:00 p.m. to 2:00 a.m. Monday thru Saturday. Based on the proposed 8,680 sq. ft. of retail use, 25 parking spaces are required. The proposed 4,320 sq. ft. building lease area, 58 parking spaces are required and 88 parking spaces are provided on the common parking area. The total parking required for all businesses to operate at the same time is 83 parking spaces.

The Health and Fire Departments have inspected the establishment; however, a final inspection will be required during the building permit process. A police activity report was not requested since the bar has not been in operation. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

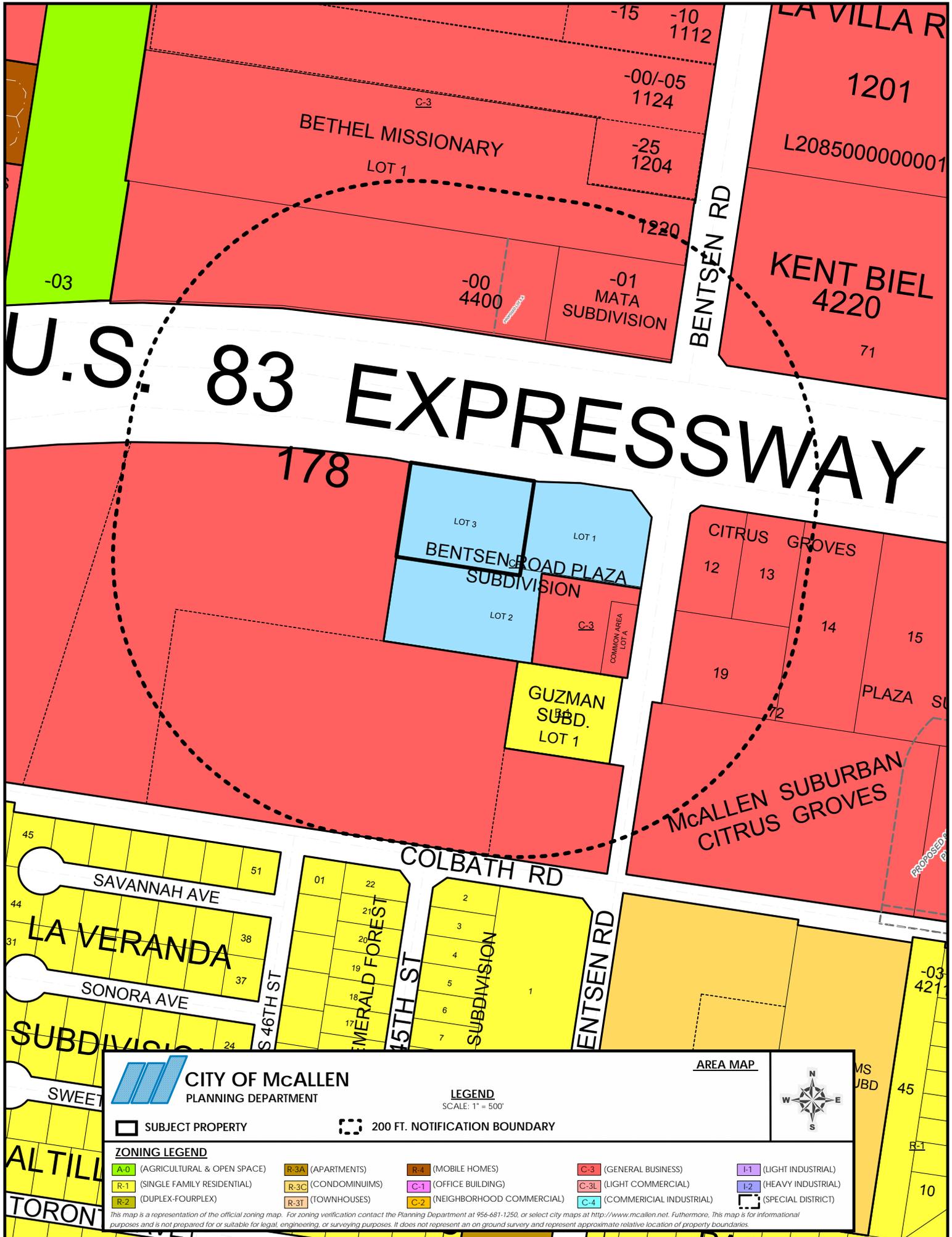
- 1) The property line of the lot of the above mentioned business, having late hours (after 10:00 p.m.) must be at least 600 ft. from the nearest residence, church, school or publicly-owned property, and must be designed to prevent disruption of the character of adjacent residential area. The shopping center is within 600 ft. of residential zones and uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access onto the Expressway 83 eastbound frontage Road and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 4,320 sq. ft. building lease space, 58 parking spaces are required and 68 parking spaces are provided on the common parking area;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

This item was tabled at the May 7, 2016 Planning and Zoning Commission meeting as requested by the applicant to allow time for parking space negotiations.

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

This item has been withdrawn as per the applicant, no negotiations were made in reference to the parking available for the proposed establishment.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



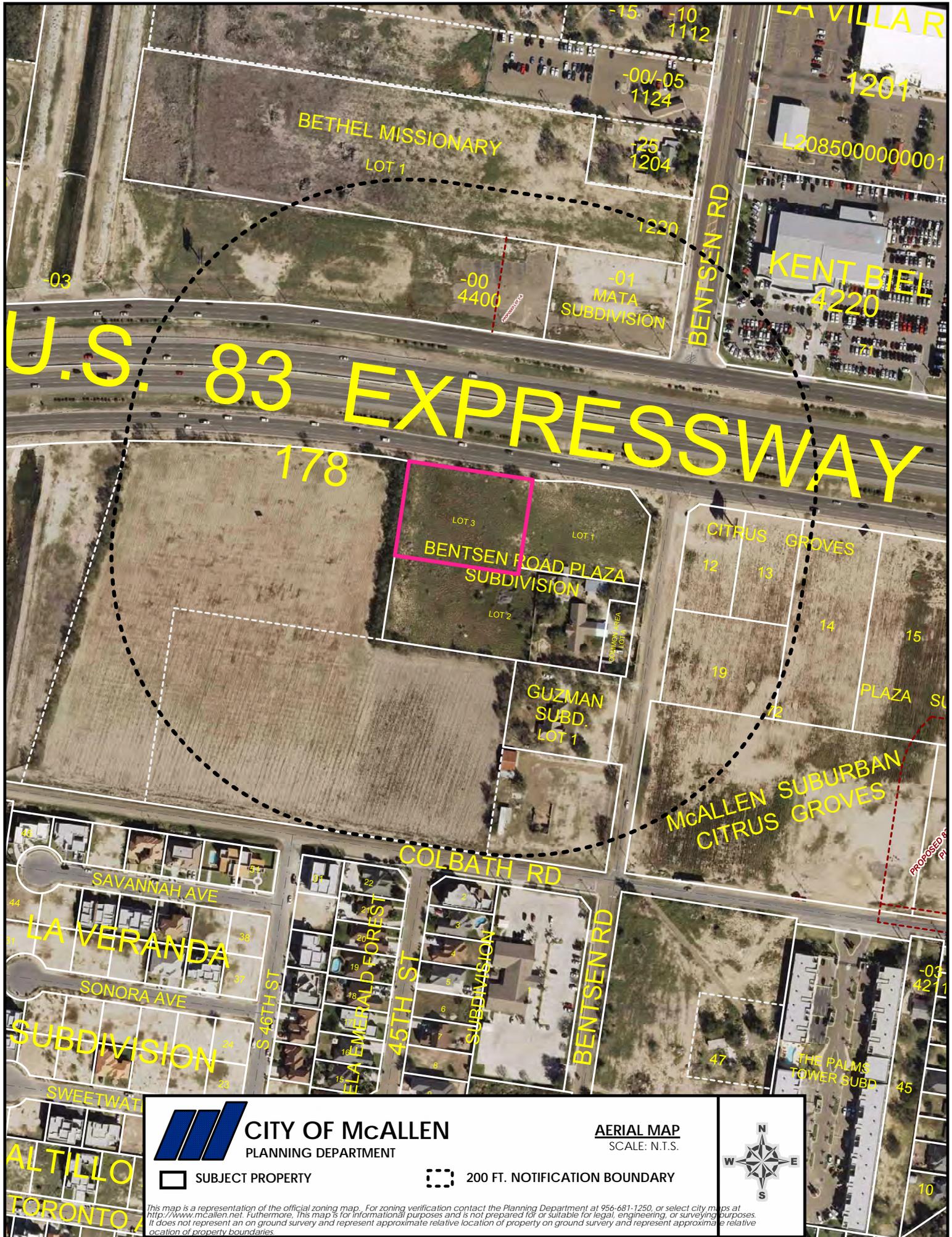
SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

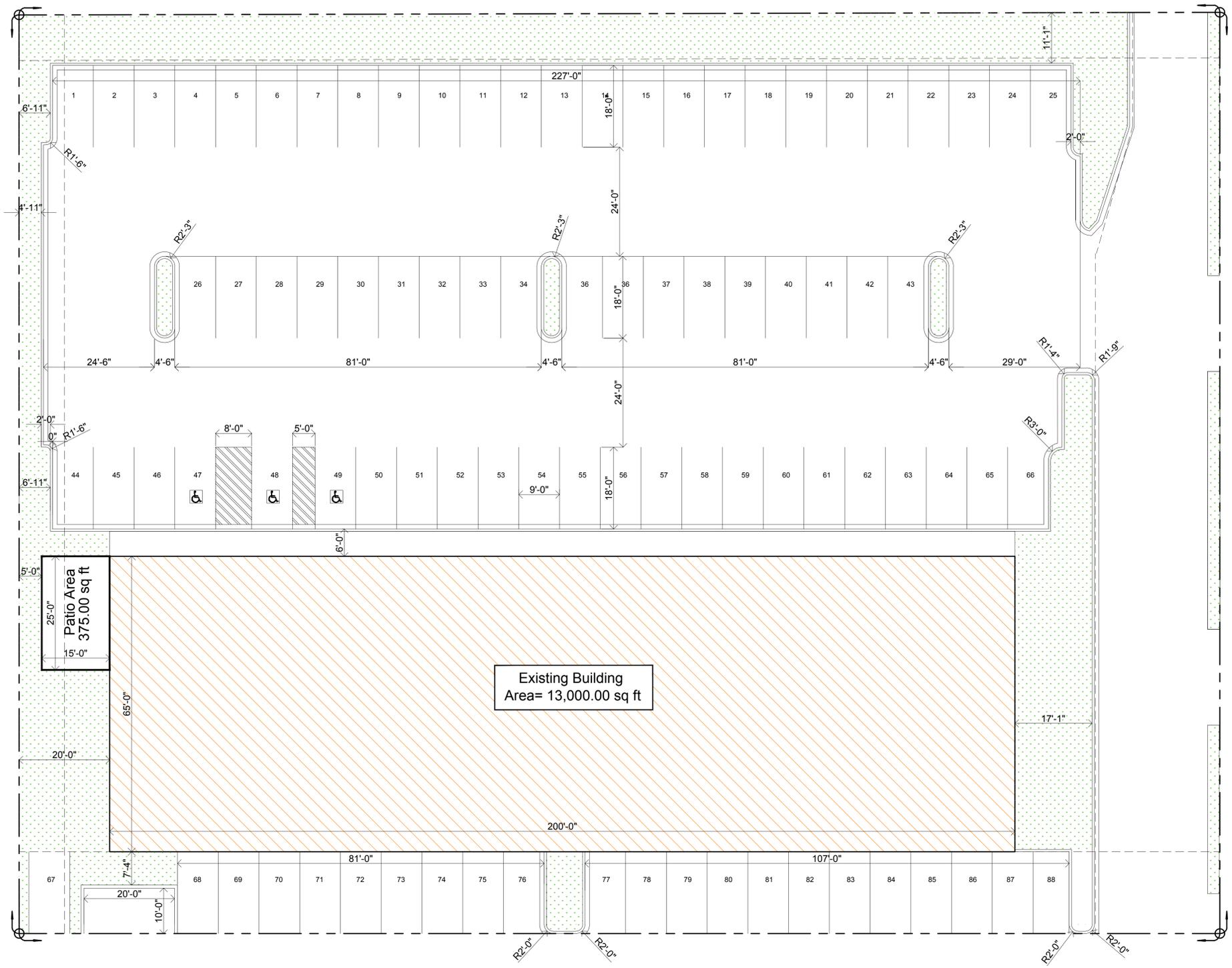
AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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LOT AREA	1.23 Ac. / 53,687 SF
LANDSCAPE AREA REQUIRED	5,368 SF
LANDSCAPE AREA PROVIDED	7,035 SF
PARKING SPACES REQUIRED	83 PS
PARKING SPACES PROVIDED	88 PS
RETAIL AREA PROPOSED	8,680 SF
RESTAURANT AREA PROPOSED	4,320 SF

1 SITE PLAN
C-1

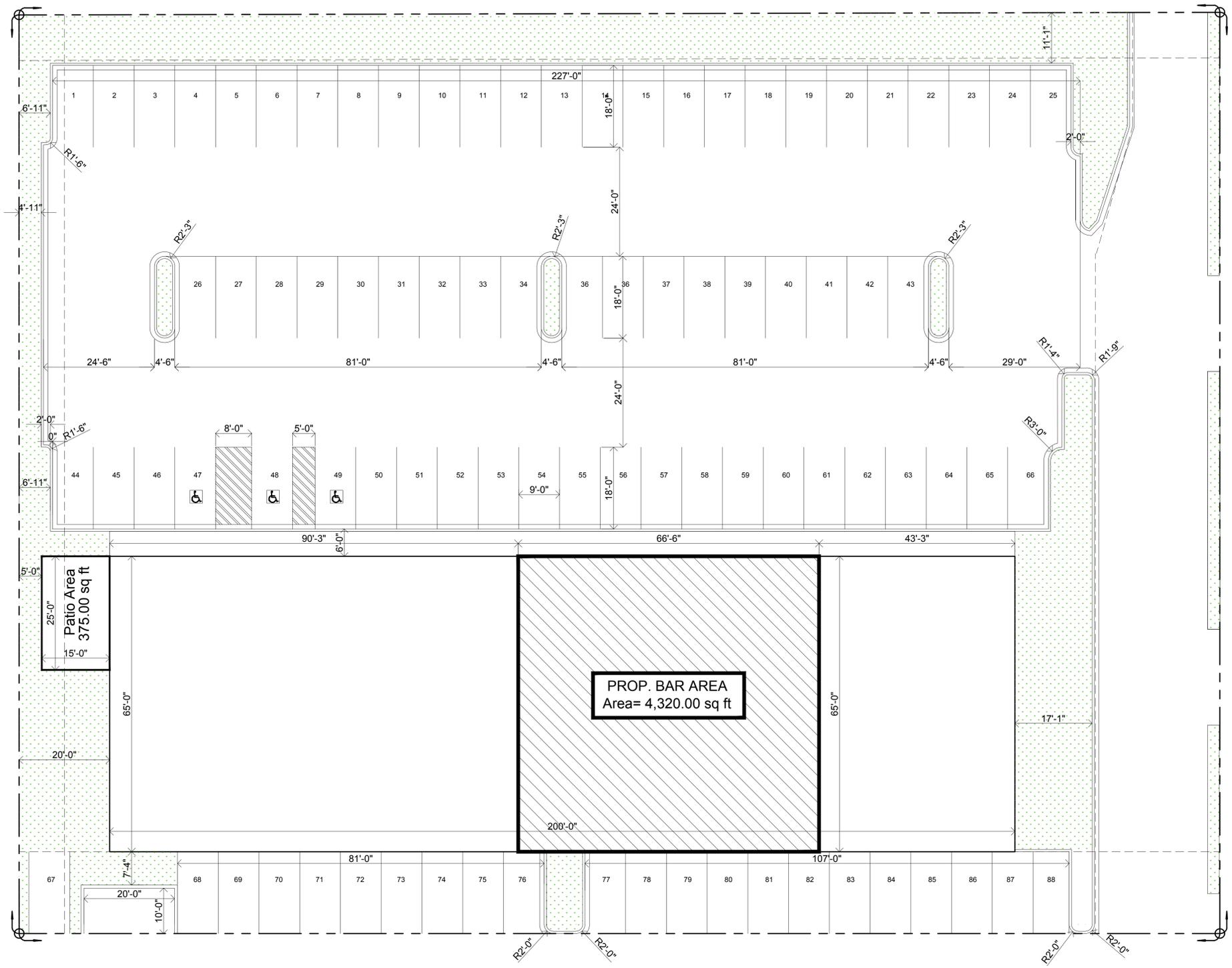
PROJECT NAME: MODERN PLAZA
 ADDRESS: 4501 US. EXPRESSWAY 83
 MCALLEN, TX
 CLIENT INFORMATION: -----

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REVISION: 1 BY: NS APPROVED BY: MAS

DATE PREPARED: 5-9-16

PROJECT No. SHEET No. C-1



Patio Area
375.00 sq ft

PROP. BAR AREA
Area= 4,320.00 sq ft

LOT AREA	1.23 Ac. / 53,687 SF
LANDSCAPE AREA REQUIRED	5,368 SF
LANDSCAPE AREA PROVIDED	7,035 SF
PARKING SPACES REQUIRED	83 PS
PARKING SPACES PROVIDED	88 PS
RETAIL AREA PROPOSED	8,680 SF
RESTAURANT AREA PROPOSED	4,320 SF

1 SITE PLAN
C-1

PROJECT NAME: MODERN PLAZA
 ADDRESS: 4501 US. EXPRESSWAY 83
 MCALLEN, TX
 CLIENT INFORMATION: -----

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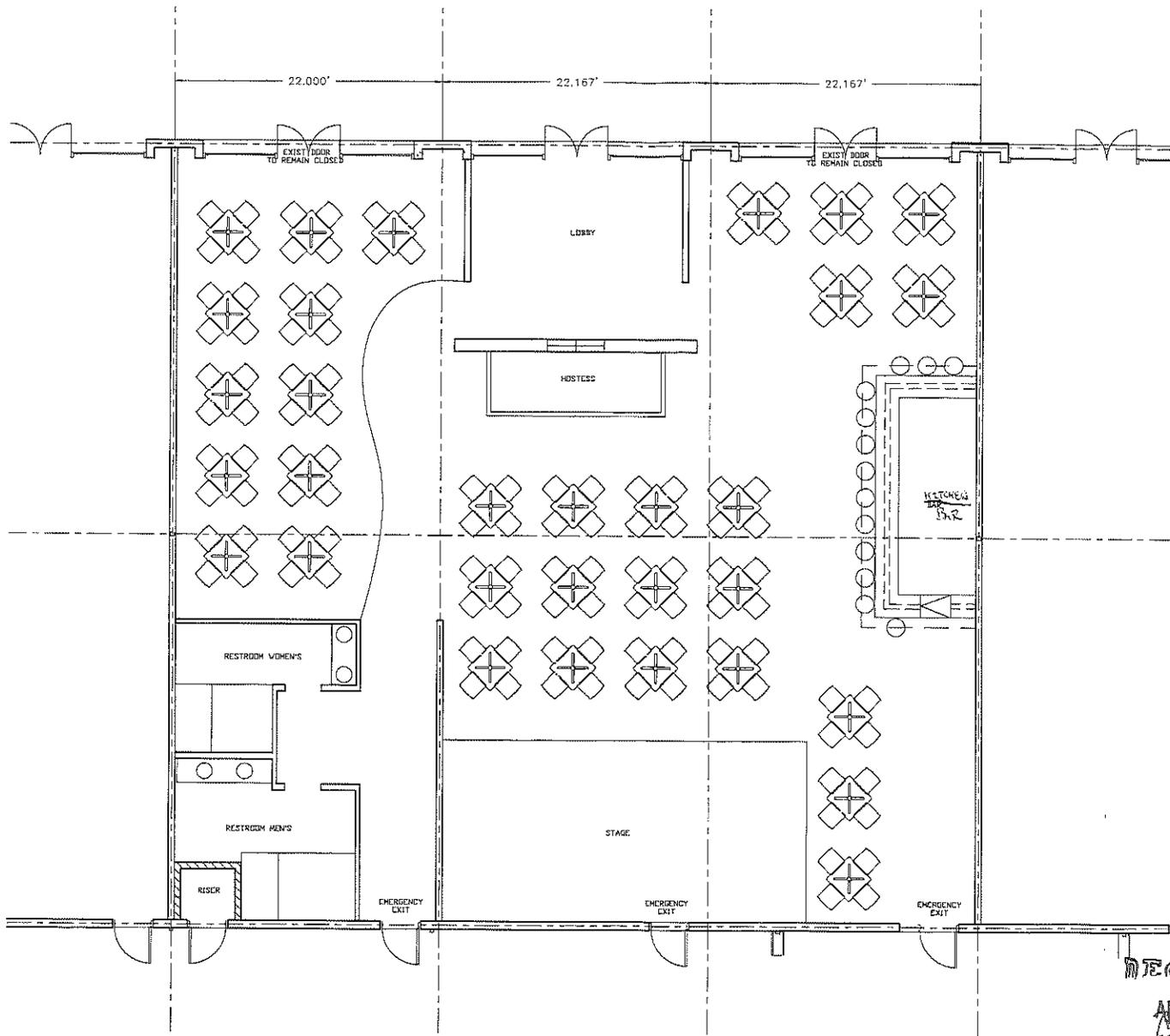
REVISION: 1 BY: NS APPROVED BY: MAS

DATE PREPARED: 5-9-16

PROJECT No. SHEET No.
C-1



SCALE : 3/1



PROJECT NAME	EVERA
ADDRESS	MCCALLEN TX.
CLIENT INFORMATION	L. AUREOLA LLC.

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499
 4037 W. EXP. 83, SUITE 150
 MCCALLEN, TEXAS, 78501
 PH. (956) 537-1311
 E-MAIL: MSALINAS@39ATT.NET

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SHEET NAME:
LAYOUT

REVISION:	BY:	APPROVED BY:
1	AV	MAS

DATE PREPARED: 04-21-2016

PROJECT NO.	SHEET NO.
	A-1

RECEIVED
 APR 21 2016
 BY: *[Signature]*







**NOTICE
BAR
For
This Property
CUP2016-0065**

 City of McAllen Planning Dept 681-1250
www.mcallen.net



Memo

TO: Planning & Zoning Commission
FROM: Julianne R. Rankin, FAICP, Director of Planning
DATE: May 25, 2016
SUBJECT: City Commission Actions of May 23, 2016

REZONINGS:

1. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 13, Block 3, Milmor Addition, Hidalgo County, Texas; 1720 Maple Avenue.

- Planning & Zoning Commission recommended approval
- City Commission approved

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

- Planning & Zoning Commission recommended disapproval
- Remained tabled due to lack of full board

CONDITIONAL USE PERMITS:

1. Request of Vincent G. Huebinger, for a Conditional Use Permit, for life of use, for a personal wireless service facilities, at the 0.98 acres coming out of the West 200 feet of the South 213.50 feet of Block 1, Whitewing Addition Unit No. 1 Subdivision, Hidalgo County, Texas; 2330 La Vista Avenue.

- Planning & Zoning Commission recommended approval
- City Commission approved subject to location of driveway access on La Vista Ave.

2. Request of Joe Vela on behalf of Idea Quest, for a Conditional Use Permit, for life of the use, for an institutional use (school), at Lot 1, Idea Quest Subdivision, Hidalgo County, Texas; 14001 North Rooth Road.

- Planning & Zoning Commission recommended approval
- City Commission approved

3. Request of JACR, LLC dba Gamehaus Gastropub, for a Conditional Use Permit, for five years, for a bar, at Lots 13 and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 Nolana Avenue.

- Planning & Zoning Commission recommended disapproval
- Remained tabled due to lack of full board

4. Consideration of an ordinance amending the Code of Ordinances of the City of McAllen by Amend Division 13 ("Heart Of The City Overlay Districts") to Article V("Districts") of Chapter 138 ("Zoning") to revise restrictions pertaining to the "Entertainment And Cultural Overlay District" and to eliminate the "Downtown Retail Overlay District" providing for publication; providing for severability, and ordaining other provisions related to the subject matter hereof.

- Planning & Zoning Commission recommended approval
- City Commission approved, adding provision to restrict occupancy to 21 and over and prohibiting outdoor amplified music

2016 CALENDAR

<p>Meetings:</p> <p>  City Commission  Planning & Zoning Board  Public Utility Board  Zoning Board of Adjustment HPC - Historical Preservation Council </p>	<p>Deadlines:</p> <p>D- Zoning/CUP Application N - Public Notification</p> <p>* Holiday - Office is closed</p>
--	--

JANUARY 2016

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

FEBRUARY 2016

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

MARCH 2016

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

APRIL 2016

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

MAY 2016

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

JUNE 2016

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

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