AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 15, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

CALL TO ORDER - PEPE CABEZA DE VACA, CHAIRPERSON

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

a) Minutes for Regular Meeting held on March 1, 2016

2) SITE PLAN:

a) Nolana Centre Phase II, Lot 4A Subdivision, 529 East Nolana Avenue - Mayan Capital Marketing, LLC, a Texas Limited Liability Company **(SPR2016-0002)** FSS

3) SUBDIVISIONS:

a) Villanueva Estates at Trinty Oaks Subdivision; 10520 North 31st Street - Martin Villanueva Construction, LLC. **(Revised Preliminary) (SUB2015-0060)** BIG

b) Saldivar Subdivision; 16805 & 16809 North Eubanks Road - Aida Saldivar Lujan, Nicolas Saldivar, and Flor Pulido Saldivar **(Preliminary) (SUB2016-0015)** UIG

c) McAllen Youth Baseball Complex Subdivision; 8201 North 29th Street - City of McAllen **(Preliminary) (SUB2016-0016)** COM

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

e) Solidaire Subdivision; 6901 North 26th Street - Laura Torres **(Preliminary) (SUB2016-0018)** SAMES

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

a) CONDITIONAL USE PERMITS:

1. Request of Milton L. Gonzalez on behalf of Covenant Academy for a Conditional Use Permit, for life of use, for an institutional use (school) at Lot 12A, Kingwood Estates Phase 4 Subdivision; 5281 North 23rd Street. **(CUP2016-0022)**

2. Request of Lutheran Social Services of the South, for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at the 2.72 acres coming out of Lot 6, Block 11, Steele and Pershing Subdivision; 1000 North McColl Road. **(CUP2016-0024)**

3. Request of Martha A. Sanchez on behalf of Iglesia El Tabernaculo for a Conditional Use Permit, for one year, for an institutional use (church) at Lot 6B, Block 23, McAllen Addition Subdivision; 202 South 16th Street. **(CUP2016-0025)**

4. Request of Jose J. Jaramillo, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 5 less the west 85 feet, Janice #2 Subdivision; 1901 North 10th Street. **(CUP2016-0028)**

5. Request of Sandra Gomez for a Conditional Use Permit, for one year, for a bar at Lot A, J.G. Ortegon Subdivision; 6328 South 23rd Street. **(CUP2016-0026)**

6. Request of Jesus Henry Saenz for a Conditional Use Permit, for one year, for a portable building greater than 10' x 12' (office) at Lots 2 and 3, Block 55, McAllen Addition Subdivision, Hidalgo County, Texas; 616 South 16th Street. **(CUP2016-0027)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: Lot 1, Rosalinda Subdivision, Hidalgo County, Texas; 2800 North Ware Road. **(REZ2016-0002)**

2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 2, Rosalinda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(REZ2016-0002)**

3. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 13, Morris Subdivision Unit No. 2, Hidalgo County, Texas; 1900 South 26th Street. **(REZ2016-0003)**

4. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: West 90 feet of Lot 12 and West 90 feet of the North 56.4 feet of Lot 11, Block 2, Casa Linda Heights Subdivision, Hidalgo County, Texas; 2205 Balboa Avenue. **(REZ2016-0004)**

5) DISCUSSION:

6) INFORMATION ONLY:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, March 01, 2016, at 3:34 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- Chair**
	Daniel Santos	**Member**
	Mark Wright	**Member**
	Pepe Cabeza de Vaca	**Member**
	Brenton M. Baldree	**Member**
Absent:	**Michael D. Hovar**	**Member**

Staff Present:	**Julianne R. Rankin**	**Director of Planning**
	Michelle Leftwich	**Assistant City Manager**
	Evaristo Garcia	**Assistant City Attorney**
	Ed Taylor	**Senior Planner**
	Luis Mora	**Senior Planner**
	Kim Guajardo	**Planner III**
	Miguel Martinez	**Planner II**
	Cristina Garcia	**Planner I**
	Rodrigo Sanchez	**Planner I**
	Allan Garces	**Planner I**
	Patrizia Longoria	**Deputy Director of Traffic**
	Susana De La Cerda	**Secretary**
	Nikki Marie Cavazos	**Secretary**
	Gardenia Perez	**Administrative Supervisor**

CALL TO ORDER – Acting Chairperson - Mr. Millin

1. MINUTES:

a) Minutes for Regular Meeting held on February 16, 2016.

The minutes for the regular meeting held on February 16, 2016 were approved as submitted. The motion to approve was made by Mr. John Millin. Mr. Brent Baldree seconded the motion which carried unanimously with six members present and voting.

2) ELECTION OF OFFICERS:

Mr. Pepe Cabeza de Vaca **moved** to approve the election continue without a full board. Mr. Daniel Santos seconded the motion with six members present and voting.

a) CHAIRPERSON – Pepe Cabeza de Vaca

Mr. Daniel Santos nominated Pepe Cabeza de Vaca for Chairperson – accepted by acclimation.

b) VICE-CHAIRPERSON – John Millin

Mr. Pepe Cabeza de Vaca nominated John Millin for Vice- Chairperson. The motion to approve was made and carried unanimously with six members present and voting.

3) SITE PLANS:

a) La Plaza Phase 1A Subdivision, 2200 S. 10th Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(SPR2015-0051)** HA

Mr. Martinez stated the property was located on the northwest corner of S. 10th Street and Wichita Avenue and was zoned C-3 (general business) District. Surrounding areas were C-3 and R-1 (single-family residential) District to the north, C-3 to the east, A-O (agricultural and open space) District to the South, C-3 and I-1 (light industrial) District to the west.

The property was part of Proposed La Plaza Mall Phase 1A Subdivision, which was scheduled for final consideration on the same agenda. A site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

Once the existing Sears building was demolished, the owner would add 300,493 sq. ft. to the existing La Plaza Mall to accommodate new retail and restaurant use as wells as two parking garages. With the parking decks added to the site, there would be an additional 559 parking spaces for an approximate total of 5,800 spaces. Access to the mall would be from existing curb cuts. Landscape areas provided on the north expansion was 45,177 sq. ft., 7,625 sq. ft. on the east parking deck area and 26,776 sq. ft. on the south parking deck area. These totals include existing landscape areas that would be relocated and be combined with additional new landscape areas being provided. Trees replacement would be based on the total number of caliper inches of the trees being removed. Other existing landscape areas, landscape strips, buffers, trees, sidewalks and site improvements would remain as they now exist for the balance of the property. Existing buffers would remain and new ones provided around dumpster areas if visible from any street. A minimum 4 ft. sidewalk was required on all perimeter streets, except along S. 11th Street, which was granted a variance by City Commission on February 22, 2016. All building setbacks were in compliance with the plat note requirements and the Zoning Ordinance except for buildings proposed to be built over lot lines. The applicant would apply for a variance to allow the construction over the lot lines.

Staff recommended approval of the site plan subject to the conditions noted, approval of the variance to build over lot lines by Zoning Board of Adjustments & Appeals, paving and building permit

requirements, and the subdivision and zoning ordinances.

Being no discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, approval of the variance to build over lot lines by Zoning Board of Adjustments & Appeals, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. Brent Baldree seconded the motion with five members voting yay and one abstention. Mr. Robert Luciano abstained.

b) McAllen Convention Center, Lot 3 Subdivision; 2900 Ithaca Avenue - Kasan-RGC Investment LTD – Vic Kasan **(SPR2015-0039)** RDE

Mr. Martinez stated the property was located at the northwest corner of Ithaca Avenue & S. 29th Street and was zoned C-3 (general business) District. The adjacent zoning was C-3 District in all directions, and L-1 (light industrial) District to the northeast.

The property was part of Lot 3, McAllen Convention Center Subdivision which was recorded in July 2008. 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, 135-room hotel on the property. Based on the number of rooms and approximately 3,495 sq. ft. of commercial areas (17 spaces), 4,434 sq. ft. of restaurant/outside patio dining areas (59 spaces), 9,116 sq. ft. of ballroom/pre-function areas (91 spaces) 302 parking spaces were required; 302 parking spaces were provided. Eight 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 a 45 ft. curb cut along Ithaca Avenue. Required landscaping for the lot was 22,362 sq. ft. sq. ft. with trees required as follows: 54 – 2 ½" caliper trees, or 27– 4" caliper trees, or 14 – 6" caliper trees, or 108 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along Ithaca Avenue and S. 29th St. 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 Ithaca Avenue, and S. 29th St., 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.

Mr. John Millin inquired if the property would be a chain hotel. Mr. Miguel Martinez stated a Holiday Inn would be at the location. Mr. Pepe Cabeza de Vaca inquired how many hotels are already in the location. Mr. Miguel Martinez stated there would be five including the Holiday Inn.

Mr. Mark Wright inquired whether there would be enough parking or if it would be fully contained. Mr. Miguel Martinez stated the parking would be fully contained.

After a brief discussion of the item, Mr. Mark Wright **moved** to approve the site plan subject to conditions as noted, paving and building permit requirements, and the Subdivision and Zoning Ordinances. Mr. John Millin seconded the motion with six members present and voting.

c) Proposed The Village at Crosspointe Subdivision; 4217 N. McColl Road
EB Merit Construction **(SPR2016-0004)** M & H

Mr. Martinez stated the property was located on the southwest corner of Redbud Avenue & N. McColl Rd and was zoned C-3 (general business) District. The adjacent zoning was C-1 (office building) District to the north and south, A-O (agricultural open space) District to the east, and R-3A (multifamily residential) District to the west.

The property was part of proposed Villages at Crosspointe Subdivision, which had not been recorded, but received revised final plat approval by Planning & Zoning Commission at their meeting July 7, 2015. A note on the plat indicates that site plan approval must be approved by Planning & Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct a 15,154 sq. ft. on the property. Based on 2,288 sq. ft. of restaurant use, 31 parking spaces were required, 1,590 sq. ft. of retail use, 7 parking spaces were required, and 10,163 sq. ft. of office use, 54 parking spaces were required for a combined total of 92 parking spaces; 92 parking spaces were provided. Four 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 site was proposed to be from a 32 ft. wide right in right out only curb cut along N. McColl Rd., as approved by City Engineer May 19, 2015. Two 24ft. curb cuts were proposed along E. Redbud Ave. Required landscaping for the lot was 6,384 sq. ft. with trees required as follows: 19 – 2 ½" caliper trees, or 10 – 4" caliper trees, or 5 – 6" caliper trees, or 38 palm trees. A minimum 10 ft. wide landscape strip was required inside the property line along N. McColl Rd, & Redbud Avenue. Every parking space needs to be within 50 ft. of landscape areas with a shade tree. A 4 ft. wide sidewalk was required along N. McColl Rd. & 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.

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

Mr. John Millin inquired about the site plan in the packet and questioned if a curb cut was on McColl Road. Mr. Martinez stated the curb cut would be on the southeast corner of McColl Road.

Mr. Mark Wright inquired whether the property conforms to ordinance for stack space for a Drive-thru on the north side of the property. Mr. Martinez stated a drive thru is being provided but specifications have not been finalized.

John Millin inquired whether Redbud Avenue would be the main ingress/egress for the apartment complex behind the property. Mr. Martinez stated Chai Avenue would be the main ingress/ egress.

After a lengthy discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements. Mr. Daniel Santos seconded the motion with five members voting yay and one abstention. Mr. Brent Baldree abstained.

4) CONSENT:

a) Taylor Villas Phase 1 Subdivision; 2020 S. Taylor Road – John Shin **(Final) (SUB2015-0098)** MASE

Item was not heard but approved with conditions.

Uvalde Avenue had 49.63 ft. from centerline for 89.54 ft. ROW existing with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Owner must escrow monies as may be applicable prior to plat recording. Interior Streets (proposed as private) had 50 ft. - 65 ft. ROW proposed plus a 10 ft. sidewalk and utility easement on both sides with 40 ft. of paving and curb & gutter on both sides. Private streets were to comply with and to be built according to City standards. Block lengths exceeded maximum allowed under Section 134-118 of the Subdivision Ordinance. Project engineer, on behalf of the developer had submitted a variance request to allow the block lengths to exceed 800 ft. in length without a cross street. The City Commission at their meeting on July 13, 2015 approved variance to the 800 ft. block length. Front setbacks were 20 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements, except 20 ft. for the double fronting lots along Uvalde Avenue. Interior Side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks were 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback were required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on Uvalde Avenue and on both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Uvalde Avenue. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers along Uvalde Avenue must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Uvalde Avenue. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Addressing maintenance obligations per section 134-168 of the subdivision ordinance. Perimeter streets were to remain public; interior streets proposed as private. Private streets must comply with and built according to City standards. Initial Zoning recommended approval by the Planning and Zoning Commission on August 18, 2015. Annexation & Initial Zoning was approved by the City Commission meeting on September 14, 2015. Park Fee of $700 per dwelling unit was required to be paid prior to recording. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions such as: developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total park fees were $113,400 based on $700 for each of the 162 dwelling units planned for the overall development. Property would be platted in phases and applicable park fees were to be collected as each phase of the development records. A Trip Generation was approved and a TIA was not required. The Planning and Zoning Commission approved the preliminary plat on May 19, 2015. The Planning and Zoning Commission approved the revised Preliminary plat with the variance to the 800 ft. block length on June 16, 2015. Gate detail was approved by the Traffic Operations Department. Project engineer was to ensure that all lots met the minimum 5,600 sq. ft. lot area required for lots in the R-2 zone. Temporary

turnarounds were to be provided as needed at the west end of the interior streets.

Staff recommended approval of the subdivision in final form.

As part of the consent agenda, Mr. John Millin **moved** to approve the subdivision final form. Mr. Brent Baldree seconded the motion with six members present and voting.

5) SUBDIVISIONS:

a) Palm Heights Addition, Lots 7A & 9A Subdivision; 105 N. 9th Street - Store Master Funding, LLC. **(Revised Preliminary) (SUB2016-0003)** SEA

Ms. Guajardo stated the property was a 2-lot commercial resubdivision plat located at the corner of Ash Avenue and N. 9th Street. The board approved the preliminary plat on February 2, 2016. A tire shop was proposed to be constructed on Lot 7A. A Conditional Use Permit for Automotive Service and Repair was in process. N. 9th Street, project engineer was to label the centerline and show existing ROW on both sides to determine dedication requirements for 50 ft. ROW; 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Ash Avenue had 25 ft. ROW required from centerline for 50 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to recording. There was a variance to the paving improvements along Ash Avenue granted by the City Commission on February 22, 2016. There was a 20 ft. existing alley ROW with 16 ft. of paving at the rear of the property. Front setbacks on N. 9th Street would be 25 ft. or in line with existing structures, whichever was greater. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements. Interior Side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks on Ash Avenue were to be 25 ft. or greater for easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on N. 9th Street and Ash Avenue. Project engineer, on behalf of the developer was requesting a variance to the sidewalk requirement for Proposed Lot 9A along N. 9th Street and Ash Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. A Trip Generation was required to determine if TIA is required, prior to final plat. Preliminary plat approved by the Planning and Zoning Commission on February 2, 2016. A Conditional Use Permit for automotive service or repair was required prior to final. Public Hearing without legal notices were required at time of final for the resubdivision. Existing plat notes would remain the same.

Staff recommended approval of the resubdivision in revised preliminary form subject to the conditions noted, compliance with the sidewalk requirement on N. 9th Street & Ash Avenue, and utility & drainage approvals.

Ms. Guajardo clarified the variance for the sidewalk requirement for Proposed Lot 9A along N. 9th Street and Ash Avenue. After speaking to the project engineer, he was proposing to place a plat note to the effect of the sidewalk being provided for building permit. After speaking to the Engineering Department, then stated a sidewalk escrow would be required before plat recording.

Mr. Millin verified the sidewalk would be built once building permit was obtained. Ms. Guajardo stated an escrow of the monies would be required before plat recording.

Mr. Pepe Cabeza de Vaca stated a CUP would be needed for the property before final approval. Ms. Guajardo stated a CUP had been submitted and presented to the Planning and Zoning Commission on February 16, 2016. The CUP would be presented to the City Commission on March 28, 2016.

Mr. David Salinas, project engineer came up to the podium and stated he was speaking on behalf of the applicant. Mr. Salinas stated it was an unusual situation; Lot 7A had been bought and consisted of an entire lot and part of another lot. The remaining lot was 9A. There was paving and sidewalks along Lot 7A, the variance was not for Lot 7A. The issue was with the corner lot, Lot 9A which was the parking lot for the Feldman's Market Center on the corner of Ash Avenue and 10th Street. Mr. Salinas stated it would always remain as a parking lot unless Feldman's Market Center acquired parking somewhere else. There were paving improvements on both N. Ash Avenue and 9th Street. The project engineer was requesting the sidewalk would be provided upon building permit. There was no curb and gutter along Ash Avenue and N. 9th Street. In the future, the owner of Lot 9A would provide the sidewalk upon building permit. Mr. Salinas had no objection to the requirement of the sidewalk but did not want to escrow or provide sidewalks at this time.

Mr. Millin inquired whether the Automotive Repair Shop would be built at the location. Mr. Salinas stated when the property owner sold Lot 7A under the contract, the buyer would have to plat Lot 7A and the remaining property that did not belong to him. There would be two signatures on the plat for each of the lot owners. The applicant was leasing the property across the street and would have to move his business at the end of the year.

Mr. John Millin inquired why staff was recommending the sidewalk to be escrowed. Ms. Guajardo stated, in speaking to the Engineering department, they were asking for the improvement to be provided or escrowed before the plat was recorded. In the subdivision process the city would require the escrow for improvements on perimeter streets and the sidewalks for the interior lots would be required at the time of building permit, which was not the practice anymore. The city was requiring the escrow along the front of the lot whether it's a perimeter street or not.

After a brief discussion, Mr. John Millin **moved** to approve the resubdivision in revised preliminary form with the variance to not escrow the sidewalk and include a plat note. Mr. Mark Wright seconded the motion with six members present and voting.

b) Cuellar Park Subdivision; 8221 SH 107 - Felipe A. Cuellar **(Preliminary)** **(SUB2016-0012)** AC

Ms. Guajardo stated the property was a one-lot subdivision and was zoned light industrial. The light industrial rezoning was approved by the City Commission on December 14, 2015. The property was located on the south side of SH 107, east of Bryan Road. For SH 107, the city was asking the Project engineer to label existing ROW on both sides of the centerline to determine ROW dedication for 75 ft. from centerline for 150 ft. ROW with paving and curb & gutter to be done by the state. Colorado Avenue had 30 ft. ROW dedication required for 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built

prior to plat recording. Alley/service drive easement was required for commercial properties. Setbacks along S.H. 107 were a minimum 75 ft. or greater for approved site plan; setback was subject to increase based on ROW. Colorado Avenue had a 30 ft. setback or greater for approved site plan or easements. Side 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 S.H. 107. A 4 ft. wide minimum sidewalk was required on Colorado Avenue. Project engineer was to verify sidewalk width with the City of McAllen Engineering Department for TxDOT road. Perimeter sidewalks were to be built or money to be escrowed if not built at this time. Owner must escrow monies for sidewalk along Colorado Avenue if not built prior to plat recording. 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. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Rezoning request from A-O to I-1 was approved by the City Commission on December 14, 2015. A Trip Generation was required to determine if a TIA was required and must comply with the City's Access Management Policy 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. John Millin **moved** to approve the subdivision in preliminary form subject to the conditions noted, and utility & drainage approvals. Mr. Brent Baldree seconded the motion with six members present and voting.

c) Plaza 4200 Subdivision; 4201 Pecan Boulevard – Inmobiliaria Del Valle, LLC. **(Preliminary)(SUB2016-0013)** BIG

Ms. Guajardo stated the property was a three lot, commercial resubdivision located at the southwest corner of N. 42nd Street and Pecan Boulevard. The property was zoned C-3, general business with an existing parking lot. Pecan Blvd. (FM 495), Project engineer was to label existing ROW on both sides of the centerline to determine dedication requirements for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. N. 42nd Street had 60 ft. ROW existing with 40 ft. of paving and curb & gutter on both sides. 20 ft. access and utility easement 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 on N. 42nd Street were 10 ft. All setbacks were subject to increase for easements or approved site plan. A 5 ft. wide sidewalk was required on Pecan Blvd. (FM 495). A 4 ft. wide minimum sidewalk was required on 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 was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance to include setbacks, parking, landscaping, access, etc. Areas pertaining to said site plan were to be maintained by the owners for the benefit of all the lots. Common Areas for commercial developments provided for common parking, access, setbacks, landscaping, etc. A Trip Generation was needed to determine if TIA was required, prior to final plat. Existing plat notes remained the same for the resubdivision. Public Hearing without notices were required prior to final, for the resubdivision. Project engineer was to revise the name to Copperfield Estates Phase 1A for the resubdivision.

Staff recommended approval of the resubdivision 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. Mark Wright seconded the motion with six members present and voting.

d) Noah's Ark Subdivision; 9000 N. Shary Road - Jesus Jimenez/Santa Fe **(Preliminary)(SUB2016-0014)** CLH

Ms. Guajardo stated the property consisted of 47 lots, located in the ETJ on the east side of Shary Road and 5 ¾ Mile Road. Lots 1 and 2 were proposed as commercial use, while the balance of the lots were proposed as multifamily- residential apartments. N. Shary Road, Project engineer was to label the centerline and show existing ROW on both sides to determine dedication requirements for 60 ft. from centerline for 120 ft. ROW with minimum 65 ft. of paving and curb & gutter on both sides. N. 56th Street had 35 ft. ROW dedication required for future 70 ft. ROW with 44 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. E/W Collector had 30 ft. ROW dedication required for 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Interior Streets had 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. As proposed, the plat layout did not comply with the maximum 800 ft. block length allowed. Alley/service drive easement was required for commercial properties. Alley/service drive easement for multifamily residential lots as per Public Works. Front setbacks for Lots 1 & 2 were 60 ft. or greater for easements. Front setbacks for Lots 3 - 47 were 30 ft. or greater for easements. Rear setbacks were to be determined based on easements and/or alley ROW dedication. Rear setbacks on N. 56th Street were 35 ft. along Lots 16-20 and E/W Collector were 30 ft. along Lots 21-31. Interior Side setbacks on Lots 1 & 2 were to be determined based on alley/service drive and Lots 3 – 47 were to be determined based on easements. Corner setbacks were 30 ft. along the south side of Lot 1 & north side of Lot 2. Corner setbacks were 10 ft. corner for multifamily lots (Lots 3 & 33, 34 & 47, 40-41). Garage setbacks were 18 ft. except where greater setback were required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on N. Shary Road, N. 56th Street, E/W Collector on the north boundary, and on both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 56th Street and E/W collector on the north boundary. 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. As a plat note, no curb cut, access, or lot frontage permitted along N. 56th Street and E/W Collector on the north boundary. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Project engineer indicated that the plat was proposed as private; however, acknowledgement provided was for a public subdivision. Project engineer was to clarify. All lots shall comply with minimum 50 ft. lot frontage. A Trip Generation was required to

determine if TIA was required, prior to final plat. Project engineer was to clarify if subdivision was public or private. Project engineer was to label the detention pond/park with a lot number.

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

Mr. Pepe Cabeza de Vaca inquired whether the subdivision would be private. Ms. Guajardo stated the developer was planning a meeting with staff to go over the street requirements for the development.

Mr. Pepe Cabeza de Vaca inquired about the detention pond/park. Ms. Guajardo stated the engineer was to label the detention pond/park with a lot number.

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

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

a) SUBDIVISION:

1. La Plaza Phase 1A Subdivision, 2200 S. 10th Street –Simon Property Group (Texas), L.P., A Texas limited partnership and La Plaza Mall, LLC, a Delaware Limited Liability Company **(Final)(SUB2015-0096)** HA

Ms. Guajardo stated the property was a resubdivision, zoned C-3 (general business) and was located at the southwest corner of U.S. Expressway 83 and S. 10th Street. U.S. Expressway 83 had 320 ft. ROW existing with paving and curb & gutter to be done by the state. S. 10th Street had 85 ft. - 90 ft. ROW existing with paving and curb & gutter to be done by the state. S. Main Street had minimum 50 ft. ROW existing; ROW varied with existing conditions which remained with paving and curb & gutter on both sides. Uvalde Avenue had 40 ft. from centerline for an 80 ft. ROW with existing conditions which remained with paving and curb & gutter on both sides. Wichita Avenue had 55.8 ft. ROW - 62.9 ft. ROW with existing conditions which remained with paving and curb & gutter on both sides. Toronto Avenue had 40.4 ft. - 41.4 ft. ROW with existing conditions which remained with paving and curb & gutter on both sides. S. 11th Street had 50 ft. - 55 ft. ROW existing conditions which remained with paving and curb & gutter on both sides. U.S. Expressway were 83 - 75 ft. or greater for approved site plan or easements. Setbacks on S. 10th Street were 40 ft. - 50 ft. or greater for approved site plan or easements. Setbacks on Wichita Avenue were 40 ft. or greater for approved site plan or easements. Setbacks on Uvalde Avenue were 40 ft. or greater for approved site plan or easements. Setbacks on S. Main Street were 30 ft. or greater for approved site plan or easements. Setbacks on Toronto Avenue were 20 ft. or greater for approved site plan or easements. Setbacks on S. 11th Street were 25 ft. - 30 ft. or greater for approved site plan or easements. Rear setbacks 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 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, S. 10th Street, S. Main Street, Uvalde Avenue, Wichita Avenue, and Toronto Avenue. Project engineer, on behalf of the developer requested a variance to the sidewalk requirement along S. 11th Street. At the February 22, 2016, the City Commission granted the

variance to not require the sidewalk along S. 11th Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses, as may be applicable. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses, as may be applicable. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provided for common parking, access, setbacks, landscaping, etc. Existing plat notes remained the same for the resubdivision. Abandonment of easements were to be done by plat which received clearances from utility companies and city departments.

Staff recommended approval of the resubdivision in final form.

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

Being no discussion, Mr. John Millin **moved** to approve the resubdivision in final form. Mr. Brent Baldree seconded the motion. Five members voting yay and one abstention. Mr. Robert Luciano abstained.

b) CONDITIONAL USE PERMITS:

1. Request of Lewis Construction on behalf of Trinity Baptist Church, for a Conditional Use Permit, for life of the use, for an institutional use (church), at Lot A, Trinity Heights Subdivision, Hidalgo County, Texas; 2001 Freddy Gonzalez. **(CUP2016-0016)**

Ms. Garcia stated the property was located on the south side of Freddy Gonzalez Drive, approximately 560 ft. east of North 23rd Street, and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District to the north, east and west and A-O District to the south. The surrounding land uses include vacant land, single family residential homes, and Cavazos Elementary school. An institutional use was permitted in an R-1 zone with a conditional use permit and in compliance with requirements.

The initial conditional use permit was approved for the life of use by the City Commission on April 08, 2013. Currently there was a building on site being utilized as a church. The applicant applied for a new request to add to the existing footprint in order to accommodate the placement of a 64 ft. X 32 ft. portable building.

The applicant proposes to place the 64 ft. X 32 ft. portable building at the rear of the property and utilize it for classrooms for the church.

Based on the maximum seating capacity of 220, 55 parking spaces are required; 74 parking spaces are being provided. The schedule for worship services would be Sunday at 9:00 a.m. to 12:00 p.m. The office and classroom hours vary but would be available Monday thru Saturday.

A building permit would be required to place the portable building on site and must meet all the requirements for landscaping, access, etc. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property proposes direct access to Freddy Gonzalez Drive and it does not generate traffic into residential areas;

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the maximum seating capacity of 220, 55 parking spaces are required; 74 parking spaces are being provided;

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

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

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

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

7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence. A 6 ft. opaque would be required on the east and west sides.

Staff recommended approval of the request, for life of the use, subject to compliance with the Zoning Ordinance, Fire Department requirements, building permit requirements.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the request, for life of the use, subject to the Zoning and Subdivision Ordinance, site plan approval, Building Permit requirements and Fire Department requirements. Mr. Brent Baldree seconded the motion which carried with six members present and voting.

2. Request of Idea Public Schools, for a Conditional Use Permit, for life of the use, for an institutional use (school), at the 20.00 acres out of Section 232, Texas Mexican Railway Company Survey Subdivision, Hidalgo County, Texas; 5200 Tres Lagos Boulevard. **(CUP2016-0019)**

Ms. Garcia stated the property was located approximately ½ mile north of Russell Road and 3,100 ft. west of North Ware Road. Once Tres Lagos Boulevard was constructed, the property would be located on the north side, approximately 3,100 ft. west of North Ware Road. The property was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District to the north, northeast, west and south and C-4 (commercial industrial) District to the east. The surrounding land uses include vacant land. An institutional use was permitted in an R-1 zone with a conditional use permit and in compliance with requirements.

The property was part of IDEA Tres Lagos Subdivision, which received preliminary approval on November 17, 2015. 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.

Currently, the property was vacant; however, the infrastructure improvements were currently being constructed. The applicant was proposing to construct a school in the property. The construction of the school would be done in two phases. Phase I would consist of the main school building, main drive, a parking lot with a bus lane, a gymnasium, and a soccer field. Phase II consists of an addition to the main school building, an additional parking lot, portable buildings, and a second soccer field.

There were 136 parking spaces provided on site. The drop off\pickup of the children for the parents was located on the east side. The school would have a separate bus loop for drop off\pick up of the children, which was located on the east side of the property. A Trip Generation would need to be submitted and approved by the Traffic Operations Department.

Building and right-of-way permits would be required and were subject to complying with all the requirements for landscaping, access, setbacks, parking, etc. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The site plan submitted for the parking lot shows proposed access along Tres Lagos Boulevard;

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classrooms and offices, the required parking was101 spaces for the school; 136 spaces were provided on site;

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

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

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

6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and

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

Staff recommended approval of the request, for life of the use, subject to the Zoning and Subdivision Ordinance, site plan approval, Building Permit requirements and Fire Department requirements.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the request, for life of the use, subject to the Zoning and Subdivision Ordinance, site plan approval, Building Permit requirements and Fire Department requirements. Mr. Daniel Santos seconded the motion. Five members voting yay and one abstention. Mr. Brent Baldree abstained.

3. Request of Roy M. Mendez, for a Conditional Use Permit, for one year, for a home occupation (mechanic/ automotive repair) at the North 75 feet of the West 80 feet of Lot 16, Southeast 1/4 Section 9, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 922 North 4th Street. **(CUP2016-0013)**

Ms. Garcia stated the property was located at the southeast corner of North 4th Street and Jasmine Avenue and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District and the surrounding land use was single family residences in all directions. A home occupation was permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for this property was approved in May of 1999 and had been renewed annually. The permit was approved with the condition that the business have no outside storage and that the work take place within the structure. The permit was renewed annually with the exception of the 2007 and 2015. Due to the expiration date it had to come before the Planning and Zoning Commission for consideration.

The applicant was proposing to continue to operate a vehicle repair from the existing residence. The hours of operation were from 8:00 a.m. to 5:00 p.m. Monday thru Friday. Staff had received a signed petition of surrounding neighbors in opposition of the request with an 11.4% of opposition.

The Fire Department had inspected the establishment which was in compliance with safety codes and regulations. The establishment 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 in the residence;

2) No signs were permitted. No signs were proposed;

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. The applicant proposes no exterior display or alterations;

4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant was proposing no additional 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. Customers will visit the residence by appointment only;

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 business would take place within the attached garage;

10) The activity must take place at the location of which the permit was issued.

Staff recommended approval of the request subject to Section 138-118(1) of the Zoning Ordinance, maintaining the requirements for no outside storage and the work taking place within the structure, and Fire Department requirements.

After further evaluation, staff recommended disapproval of the request based on an auto repair no longer qualified for a home occupation. Since the applicant failed to renew in March 2015, the new regulations take into effect.

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.

The board had several concerns such as the number of years the applicant had renewed; if there had been any complaints during these times and/ or any code violations regarding the permit; when the new regulation came into effect; and if he used the permit for only his personal vehicles.

The applicant, Roy Mendez, stated he had not renewed his conditional use permit on time due to financial problems. He was disabled with a fixed income and his main concern at that time was his property taxes. He stated he had the conditional use permit for the past 15 years with no problems. However, he had not received a notice of renewal in the mail. It would be hard to obtain the money

for the appeal and the fee would put him in a worse situation financially. He stated he did not have much business but still wanted to continue in case he does get business.

Staff indicated that they had received a signed opposition letter by surrounding property owners. Prior to sending legal notices staff had not received any complaints. Staff also stated that renewal letters were sent out before as a courtesy but had stopped for some time. Courtesy letters were being sent out again since summer 2015. The applicants who pick up certificates were notified of the expiration date. Staff stated the applicant could appeal and City Commission would hear the request.

After a lengthy discussion of the item, Mr. John Millin **moved** to disapprove the conditional use permit, based on an auto repair no longer qualified for a home occupation but with a favorable recommendation. Mr. Mark Wright seconded the motion, which carried unanimously with six members present and voting.

4. Request of Felix Ahumada, for a Conditional Use Permit, for one year, for an institutional use (church), at Lots 8 through 10, Block 20, Alta Mira Subdivision, Hidalgo County, Texas; 2511 Chicago Avenue. **(CUP2016-0018)**

Ms. Garcia stated the property was located at the south side of Chicago Avenue, approximately 183 ft. west of South 25th Street and was zoned R-2 (duplex-fourplex) District. The adjacent zoning was R-2 District in all directions. An institutional use was permitted in an R-2 zone with a conditional use permit and in compliance with requirements.

Currently, there was a building that was built prior to the 1979 Zoning Ordinance. In 1983 the McAllen Catholic War Veterans proposed to use the building. A conditional use permit for institutional was required at the time and was approved for life of the use, by the City Commission in June 1983. Obtaining the conditional use permit allowed the applicant an addition to the building, bringing the use into conformance. The building was later occupied by Head Start and continued to be used as an institutional use. In 2006 a tenant proposed a licensed Adult Day Care with educational services and continued as such (institutional use). The building eventually went thru multiple tenants that utilized the building for a commercial children's day care until last year.

A conditional use permit was approved for an institutional use (church) for one year by the Planning and Zoning Commission on January 6, 2015. There was now a new applicant; therefore, it had to come before the Planning and Zoning Commission for consideration.

The applicant proposes to utilize approximately 5,100 sq. ft. of the building as a church. Based on the 18 parking spaces provided on site, the maximum seating capacity was set at 72 persons. During inspection of the site, staff observed the condition of the parking lot needed to be maintained and restriped. The last approval included maintaining the parking lot (striping and resurfacing the parking lot); however, it had not been maintained.

The Fire Department had inspected the building and was in compliance with the safety codes and regulations. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Chicago Avenue and was approximately 900 ft. west of South 23rd Street;

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the 18 parking spaces provided on site, the maximum seating capacity was set at 72 persons. During inspection of the site, staff observed the condition of the parking lot needed to be maintained and restriped. The last approval included maintaining the parking lot (striping and resurfacing the parking lot); however, it had not been maintained;

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

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

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

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

7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence was required on the east and west sides of the property. The 6 ft. opaque fence had not been placed.

Staff recommended approval of the request, for one year, subject to the parking lot being repaired to city standards and providing the 6 ft. opaque fence on the east and west sides, compliance with the Zoning Ordinance, and fire department requirements.

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

Being no discussion of the item, Mr. Mark Wright **moved** to approve the request of the conditional use permit, for one year, subject to the parking lot being repaired to city standards and providing the 6 ft. opaque fence on the east and west sides within a 90 day time frame, compliance with the Zoning Ordinance, and fire department requirements. Mr. Brent Baldree seconded the motion with six members present and voting.

5. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one year, for a nightclub at the 0.66 acres out of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street. **(CUP2016-0017)**

Ms. Garcia stated the property was located on the east side of South 23rd Street, approximately 100 ft. north of Uvalde Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 to the north, and A-O (agricultural and open space) District to the east, south and west. Surrounding land uses include commercial businesses, the airport, and vacant land. A night club 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 use at this location by the Planning and Zoning Commission on July 7, 1998. The permit had been renewed annually by different tenants until August 2009. In August 2011 a conditional use permit was applied for; therefore, the new request applied for had to be appealed and approved by the City Commission, which received approval for one year with a variance to the distance requirement on September 26, 2011. The last permit renewal was approved, for one year, on February 8, 2015 by the City Commission with a variance to the distance requirement.

The applicant was proposing to continue to operate a night club (El Toro Club II) from the existing 3,540 sq. ft. building. The hours of operation would continue to be from 4:00 p.m. to 2:00 a.m. daily. During inspection, staff observed the parking lot needing to be re-striped and some trash in the parking lot such as beer bottles.

A police activity report was attached indicating service calls from February 2015 to present. The Health and Fire Departments have inspected the establishment which was in compliance with health and safety codes and regulations. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

a) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 600 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 was not visible and cannot be heard from the residential areas. The establishment was within 600 ft. of publicly owned properties (Boeye Reservoir and the City of McAllen Airport);

b) 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 South 23rd Street and does not generate traffic into residential areas;

c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the building, 23 parking spaces were required; 23 spaces were provided;

d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;

e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum capacity for this establishment was 220 persons.

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

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

The board had concerns with the number of calls from the police report and inquired about the trash on the premise along with security and lighting. They stated conditions have been added to other bars/nightclubs and they would place the same conditions on this applicant.

After a brief discussion of the item, Mr. Mark Wright **moved** to disapprove the request due to noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance. Mr. Roberto Luciano seconded the motion with four members voting yay and 2 nays. Mr. John Millin and Pepe Cabeza de Vaca voted nay.

c) REZONING:

1. Rezone from C-3 (general business) District to R-2 (duplex-fourplex residential) District: Lot 9, Block 38, McAllen Addition, Hidalgo County, Texas; 409 South 16th Street. **(REZ2016-0001)**

Mr. Sanchez stated the property was located along the east side of South 16th Street 100 feet south of Dallas Avenue. The lot had 50 feet of frontage along South 16th Street and a depth of 140 feet for a tract size of 7,000 square feet. The applicant was requesting R-2 (duplex-fourplex residential) District in order to construct a duplex. A feasibility plan had been submitted to the Planning Department for a duplex. Adjacent zoning was C-3 (general business) District in all directions except to the west across 16th Street there was R-3A (multifamily residential apartment) District. The tract comprises one lot that was previously vacant and purchased by Affordable Homes of McAllen. Adjacent land uses were single family residences, apartments, vacant properties, City Finances & Brokerage, Mendez T.V. Electronics, Elida's Beauty Salon, McAllen Mailbox Center, and other commercial uses.

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

The development trend for properties in the area was multifamily apartments and the proposed zoning was consistent with multifamily residential development trends on adjacent properties. The property was zoned C-3 (general business) District during comprehensive zoning in 1979. There have been no rezoning requests on the subject property since that time. Five rezoning

requests to R-3A (multifamily residential apartments) District were approved in the area between 1998 and 2007 and apartments were constructed. The requested zoning conforms to the Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The subject property was located in the Downtown Retail Overlay District (DROD) that allows mixed uses, commercial on the ground floor and residential on the second and above stories. South 16th Street was a collector street with 65 feet of right-of-way and was constructed with 2 travel lanes, 2 parking lanes, curb and gutter, sidewalk and street lights.

Staff recommended approval.

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.

Mr. Millin inquired if there was a structure at the location currently. Mr. Sanchez stated the proposed development was under construction but no occupancy would be allowed until the rezoning was in place.

Being no discussion of the item, Mr. John Millin **moved** to recommend approval of the rezoning request to R-2 (duplex-fourplex residential) District. Mr. Mark Wright seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with six members present and voting.

6) DISCUSSION: **NONE**

7) INFORMATION ONLY: The actions of the city commission meeting of February 22, 2016 were included in the packet in memo form.

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 4:48 p.m., Mr. Daniel Santos seconded the motionwhich carried unanimously with six members present and voting.

_____
Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Susana De La Cerda, Secretary

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 10, 2016

SUBJECT: SITE PLAN APPROVAL FOR PROPOSED LOT 4A, NOLANA CENTRE PHASE 2 SUBDIVISION; 529 E. NOLANA AVENUE.

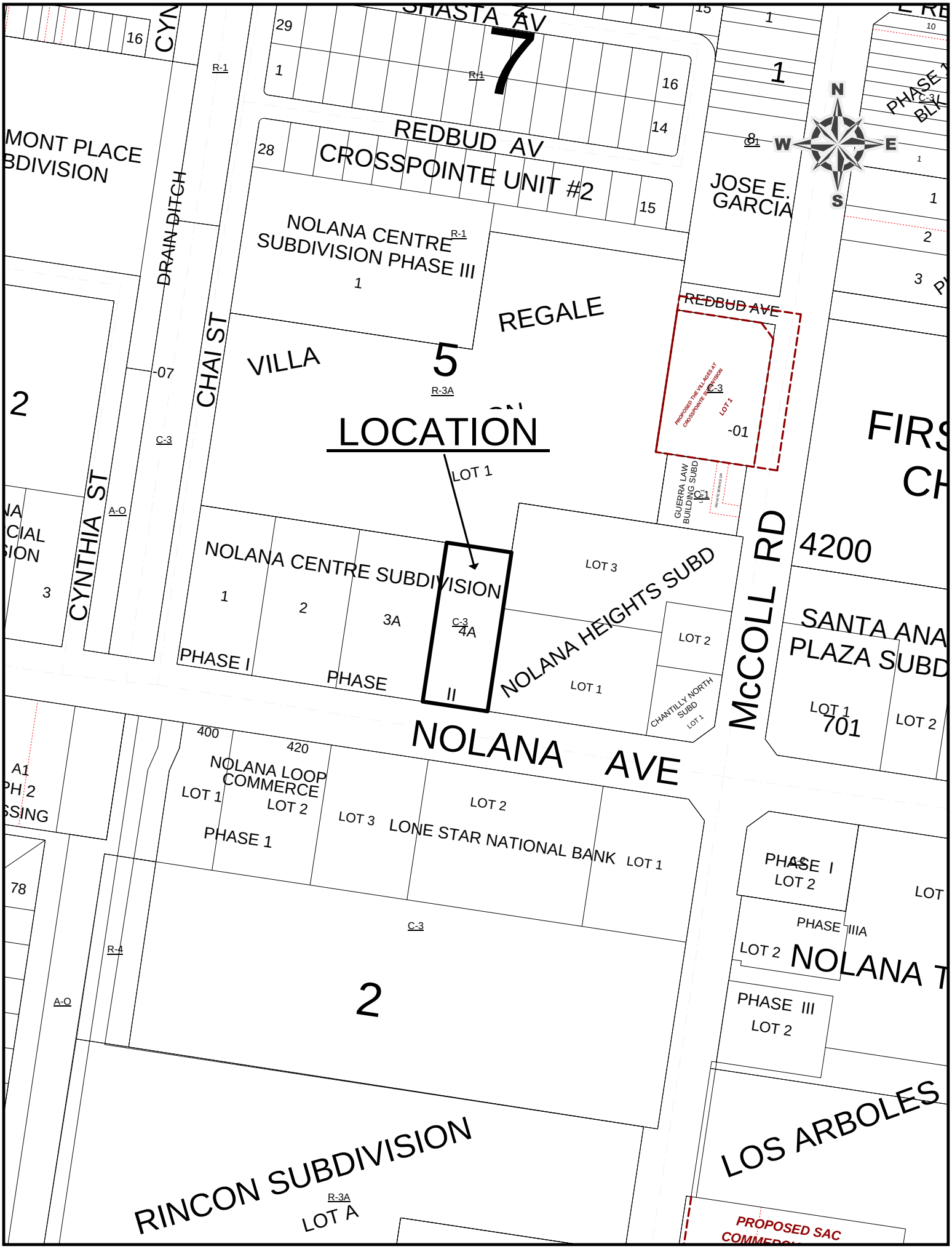
GOAL:
The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

BRIEF DESCRIPTION:
The property is located on the north side of E. Nolana Avenue, approximately 480 ft. west of N. McColl Road. The property is zoned C-3 (general business) District. The adjacent zoning is R-3A (multi-family residential) District to the north, and C-3 to the east, south and west.

The property is part of Nolana Centre Phase 2 Subdivision, which was recorded October 27, 2000. 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 5,751 sq. ft. building for restaurant use on the property. Based on the use and square footage of the building, 71 parking spaces are required; 71 parking spaces are provided. Three of the provided parking spaces must be accessible one of which must be van accessible with an 8 ft. wide aisle. Access to the site is proposed to be from one shared 25 ft. wide curb cut on E. Nolana Avenue. A shared access drive/easement agreement is required between Lots 3A & 4A Nolana Town Center Phase II and has not been provided to the city. The recorded access agreement must be provided prior to building permit issuance. Required landscaping for the lot is 4,726 sq. ft. with trees required as follows: 16–2 ½" caliper trees, or 8–4" caliper trees, or 4–6" caliper trees, or 32 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along E. Nolana 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, as required by ordinance. A 4 ft. wide sidewalk is required along E. Nolana Avenue, as well as a 6 ft. buffer from adjacent multi-family residential and commercial or industrial zones/uses and around the dumpster area if visible from the street. An 8 ft. masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses. No structures are permitted over easements. All building setbacks will be in compliance with the plat note requirements and zoning ordinance.

RECOMMENDATION:
Staff recommends approval of the site plan subject to submittal of a recorded shared access drive/easement agreement between lots 3A & 4A Nolana Town Centre Ph. II prior to building permit issuance, the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.


SHASTA AV
7
REDBUD AV
CROSSPOINTE UNIT #2
NOLANA CENTRE SUBDIVISION PHASE III
1
R-1
REGALE
VILLA
5
R-3A
LOCATION
LOT 1
JOSE E. GARCIA
REDBUD AVE
PROPOSED THE VILLAGES AT CROSSPOINTE SUBDIVISION
LOT 1
C-3
-01
GUERRA LAW BUILDING SUBD
LOT 1
PRIVATE SERVICE DR
MONT PLACE BDIVISION
DRAIN DITCH
CHAI ST
CYNTHIA ST
A-O
C-3
-07
2
3
NOLANA CENTRE SUBDIVISION
1
2
3A
4A
PHASE I
PHASE II
NOLANA HEIGHTS SUBD
LOT 3
LOT 2
LOT 1
CHANTILLY NORTH SUBD
LOT 1
McCOLL RD
4200
SANTA ANA PLAZA SUBD
LOT 1
701
LOT 2
NOLANA AVE
400
420
NOLANA LOOP COMMERCE
LOT 1
LOT 2
PHASE 1
LOT 3
LOT 2
LONE STAR NATIONAL BANK
LOT 1
C-3
2
R-4
A-O
78
A1
PH 2
SSING
PHASE I
LOT 2
PHASE IIIA
LOT 2
NOLANA T
PHASE III
LOT 2
LOS ARBOLES
RINCON SUBDIVISION
R-3A
LOT A
PROPOSED SAC
N
W
E
S

NOTES:
1. Existing Water and Sewer Services are provides by
_____
located at _____
Contact _____

2. Existing Power Services are provides by
_____
located at _____
Contact _____

3. Existing gas services are provides by
_____
located at _____
Contact _____

4. Contractor and Engineer to verify existing utilities' location and depth.

5. Engineer or Surveyor to locate all corner pins; if none are found, place iron pins where appropriate.

6. Make sure to call appropriate services and request utility markings and/or spotting before digging.

7. An automatic irrigation system shall be installed by a licensed irrigator in compliance with the city of McAllen landscaping ordinance requirements.

8. Irrigation Plan to be provided by irrigation contractor before installation.

9. Parking stripes shall be painted with white paint. Stripes shall be 4" minimum width.

10. Building setback lines are as follows: 60' front, 10' side and 25' rear.

11. See Landscape Plan for Vegetation areas, notes and details.

12. See Dimension Control Plan for dimensions and sizes.

13. Typ. means typical for details and notes that repeat.

14. Termite control preparation is recommended before any work is commenced.

15. Ensure proper protection to any neighboring properties.

16. Make changes as necessary and notify designer, engineer and owners prior to taking action.

17. Surveying services are recommended for proper location and property boundaries.

18. Engineering services are recommended for property grading plan, detention areas, erosion control and drainage calculations.

19. Water and Sewer tapping are existing as per City of McAllen Utilities Department.

20. All work must meet local and national residential construction codes and requirements.

21. Designer and drafter is not responsible for any workmanship or failed precautions.

PARKING CALCULATIONS
RESTAURANT, NIGHTCLUB, CAFE OR SIMILAR RECREATION OR AMUSEMENT ESTABLISHMENT: ONE PARKING SPACE FOR EACH 75 SQUARE FEET OF FLOOR AREA, OR ONE SPACE FOR EACH THREE SEATS, WHICHEVER IS GREATER.

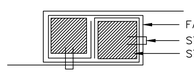
FLOOR AREA = 5,358.00 S.F. / 75 = 71.44 SPACES

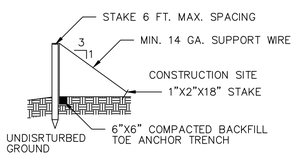
or 194 SEATS / 3 = 64.67 SPACES

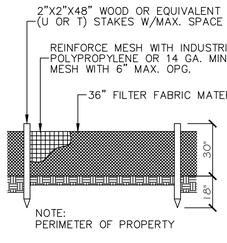
TOTAL PARKING REQUIRED 71.44

PROPOSED PARKING ON SITE 71.00

INTENDED USE:
1. Zoning:
2. Use: Restaurant/Food Establishment







EROSION CONTROL DETAILS
Not to Scale

DISPOSAL STATION ENCLOSURE DIMENSIONS:
1. 20' interior side wall to interior sidewall

2. 10' interior of gate to interior of rear wall

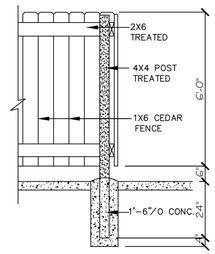
DISPOSAL STATION GATES:
1. Must swing open fully 180°

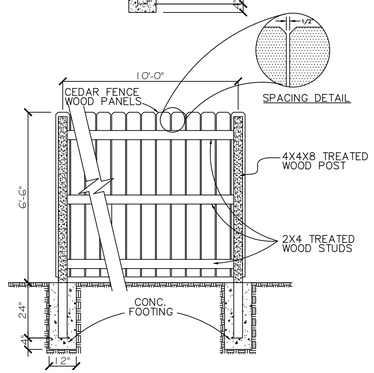
2. Sliding barrel bolts must be installed on inside wall of each gate at bottom corners

3. Holes large enough to receive barrel bolts must be drilled in parking lot surface at fully closed location and the fully open location.

OPENING AND CLOSING OF GATES:
1. It shall be the responsibility of the customer to open and closed the gates on service dates

2. It is recommended that the gates be opened at the start of the business on service days





DISPOSAL STATION SCREENING FENCE
Not to Scale

PROVIDE EXTERIOR LED PARKING LIGHT FIXTURE (FIXTURES QUANTITY MAY VARY PER LOCATION)

POLE BASE NOTES:

1. LIGHTING STANDARD.

2. ACCESSIBLE FROM OPENING. PROVIDE STAINLESS STEEL COVER WITH STAILESS STEEL SCREWS.

3. BASE COVER: MATCH MATERIAL OF POLE, EXCEPT WHERE POLE IS CONCRETE, BASE COVER SHALL BE STAILESS STEEL.

4. CONNECT CONDUITS TO GROUNDING LUG AND GROUNDING CONDUCTOR TO GROUND ROD.

5. PROVIDE BOTTOM NUT FOR LEVELING AND DOUBLE NUTS ON TOP.

6. NO. 4 STEEL REINFORCING TIES ON 12" CENTERS.

7. CHAMFER EDGES ON BASE.

8. RIGID GALVANIZED CONDUIT.

9. RIGID GALVANIZED STEEL CONDUIT 12" PAST EDGE OF CONCRETE BASE. PROVIDE CONDUIT TO DUCT ADAPTER.

10. GALVANIZED STEEL ANCHOR BOLTS, AS REQUIRED BY MANUFACTURER FURNISHING POLE.

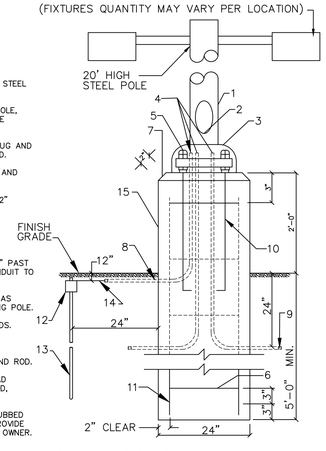
11. EIGHT NO. 4 STEEL REINFORCING RODS.

12. THERMOWELD CONNECTOR.

13. 3/4" X 10'-0" COPPER CLAD GROUND ROD.

14. NO. 6 BARE STRANDED COPPER CLAD GROUND WIRE. CONNECT TO GROUND ROD, CONDUITS AND GROUNDING LUG.

15. CONCRETE BASE SHALL BE HAND RUBBED TO REMOVE ALL IRREGULARITIES AND PROVIDE SMOOTH FINISH. PAINT AS DIRECTED BY OWNER.

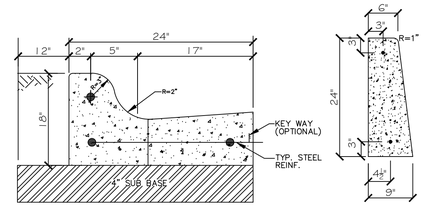


TYP. LIGHT POLE
Not to Scale

PRE-CONSTRUCTION SOIL ANALYSIS AND TESTING IS RECOMMENDED, EITHER BY OWNER OR BUILDER

INSTALL AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SUBCONTRACTOR TO PROVIDE SCHEMATIC DRAWINGS

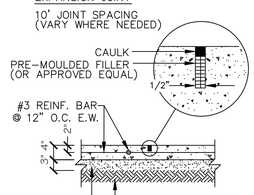
OWNER OR BUILDER TO PROVIDE AN ENGINEER SURVEY BY LICENSED SURVEYOR



TYPICAL CURB AND GUTTER
Not to Scale

TYP. STAND-UP CURB
Not to Scale

EXPANSION JOINT
10' JOINT SPACING (VARY WHERE NEEDED)



CONCRETE SIDEWALK
Not to Scale

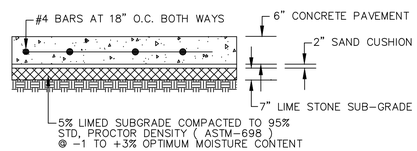
CURB NOTES:
1. EXPANSION JOINTS SHALL BE LOCATED AT INTERVALS NOT TO EXCEED 40 LINEAR FEET AND AT CURB RETURNS, INLETS, AND AT THE TERMINATION OF ANY PORTION OF CONCRETE PLACEMENT. THE EXPANSION JOINT MATERIAL SHALL CONSIST OF 1/2 INCH PRE-MOLDED ASPHALT IMPREGNATED MATERIAL CONFORMING TO ASTM D-994 SPECIFICATIONS. (WOOD FIBER TYPE IS NOT ACCEPTABLE).

2. THERE SHALL BE 2-#4 X 3' LONG DOWELS LOCATED AS SHOWN IN DETAIL THROUGH EACH EXPANSION JOINT THE DOWELS SHALL BE PLACED SO THAT 1'-6" LIE ON EITHER SIDE OF THE JOINT AND THEY SHALL BE STRAIGHT AND PARALLEL WITH THE CURB. ONE OF ALL DOWELS SHALL BE GREASED AND WRAPPED. THE DOWEL HOLES SHALL BE KEPT FREE AND CLEAR OF CONCRETE "PLUGS" AND OTHER MATERIAL.

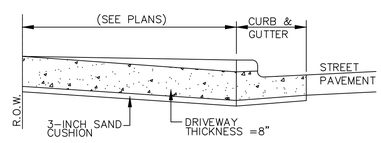
3. "DUMMY" OR "SCORED" JOINTS, 2" DEEP, SHALL BE LOCATED AT INTERVALS NOT TO EXCEED 10 LINEAR FEET.

4. CONCRETE FOR CURBS AND GUTTERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. AT 28 DAYS. ALL CURBS SHALL BE BACKFILLED IMMEDIATELY AFTER THE REMOVAL OF FORMS TO PREVENT TILTING. THE BACKFILL SHALL BE COMPACTED AS SOON AS POSSIBLE THEREAFTER TO 90% OF STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.

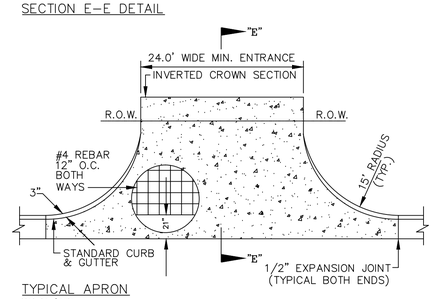
5. ALL EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH A RESIN BASE CURING COMPOUND CONFORMING TO ASTM-C-309, TYPE 1 SPECIFICATIONS.



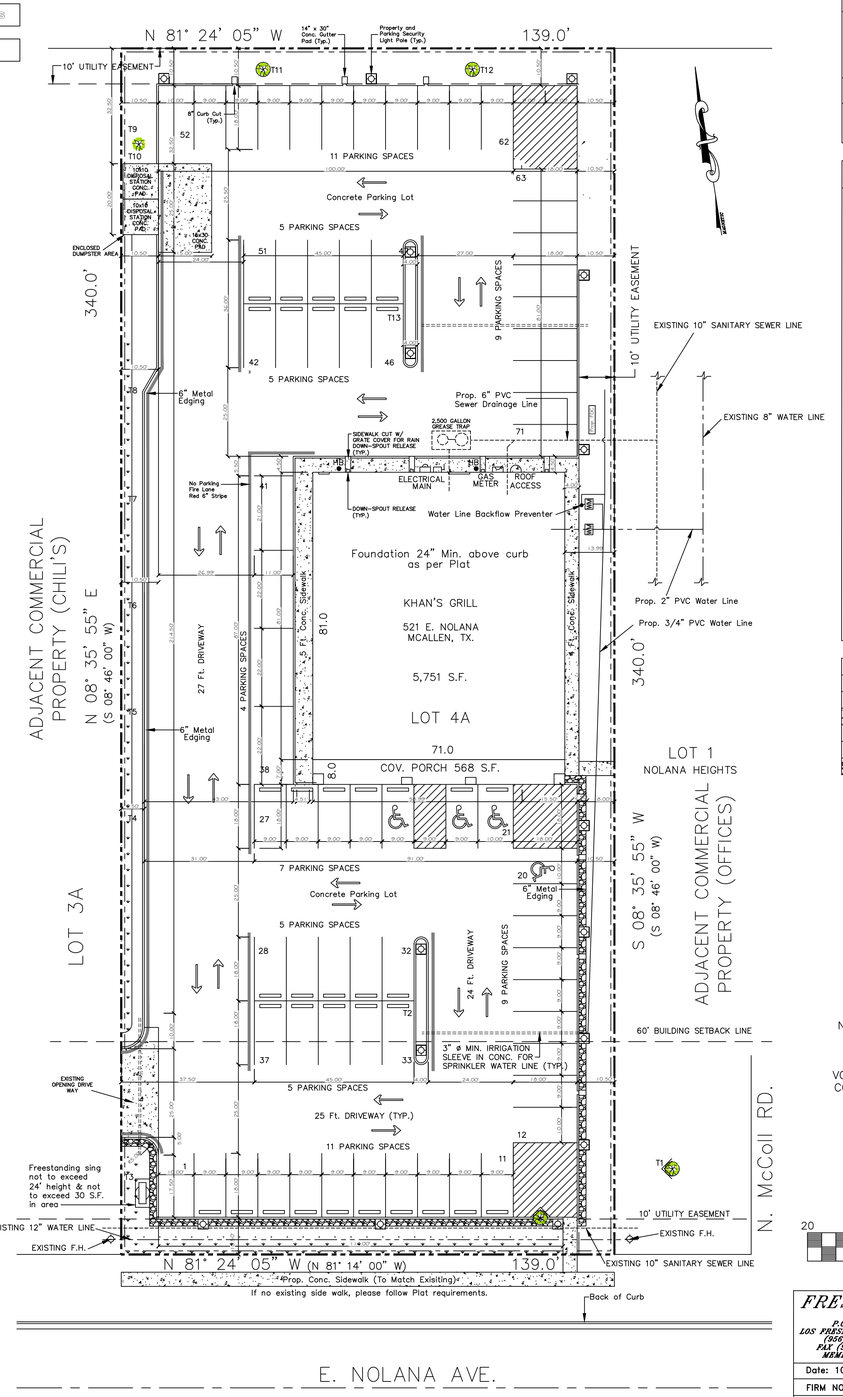
CONCRETE PAVING
Not to Scale

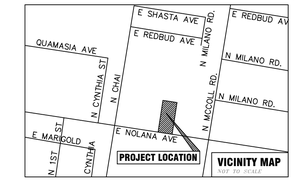


SECTION E-E DETAIL



TYPICAL APRON
Not to Scale





SITE PLAN LEGEND

WM	PROP. WATER METER
E.T.	PROP. ELECTRICAL TRANSFORMER
—W—	EXIST. 6" PVC WATER LINE
—G—	EXIST. PE GAS LINE
—SS—	EXIST. 8" PVC SEWER LINE
—P—	EXIST. POWER LINE
	EXIST. POWER POLE
	PROP. POWER POLE
	PROP. PARKING LOT LIGHT
	PROP. TRAFFIC FLOW
	PROP. HANDICAP PARKING SIGN
PI	PROP. LIVE OAK TREE
	PROP. SHRUB
	FIRE HYDRANT
HB	HOSE BIB
18.0	PROPOSED ELEVATION
x18.74	EXISTING ELEVATION
	DIRECTION OF FLOW

NOTE:
All vegetation to comply with the City of McAllen landscaping ordinance.

APPROXIMATE AREAS

HATCH	KIND	SQUARE FT.
	ASPAHLT:	28,341.86
	CONCRETE:	2,642.00
	GRASS:	7,127.00
	SHRUB:	1,879.96
	GRND. CVR:	684.51

FLOOD ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
AND
COMMUNITY PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16,1982

SITE AND UTILITY PLAN OF

LOT FOUR-A (4A), TRACT III,
NOLANA CENTRE SUBDIVISION, PHASE II
HIDALGO COUNTY, TEXAS

AS RECORDED IN
VOLUME 36, PAGE 181A OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO, TEXAS

BASED ON PLAT OF SURVEY BY
MELDEN AND HUNT INC..
Edinburg & Rio Grande City, Tx
(956) 381-0981
Dated: 05/30/2014

DRAWN FOR: RICK CABALLERO
DATE: OCTOBER 01, 2015

20 0 20 40 60
Scale: 1" = 20'

FRESNO SYSTEMS SERVICES
P.O. BOX 889
LOS FRESNOS, TEXAS 78566
(956) 233-4687
FAX (956) 233-2003
MEMEP@AOL.COM
MANUEL FLORES P.E.
ENGINEER
WINDSTORM INSPECTIONS
STRUCTURAL CIVIL
HVAC CONSULTING
PLUMBING

Date: 10/01/2015	JOB NO.:
FIRM NO.: 2547	
Scale: N.T.S.	Drawn By: VALERIE FLORES

302 Lorenaly Drive
Suite E101
Brownsville, Tx
78526
builtind@gmail.com
(956) 459 - 3540
(956) 459 - 6776

BUILT-IN DESIGN
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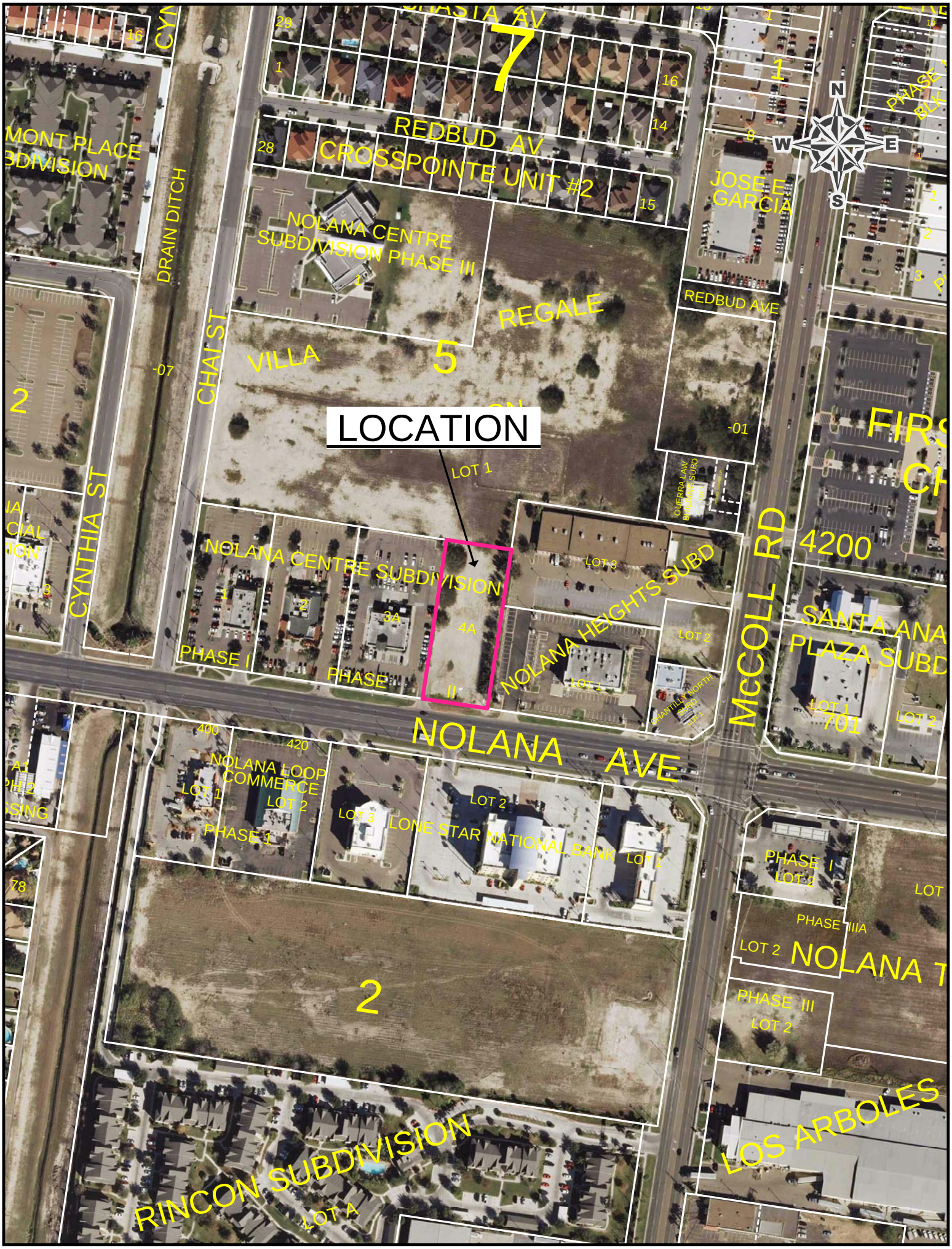
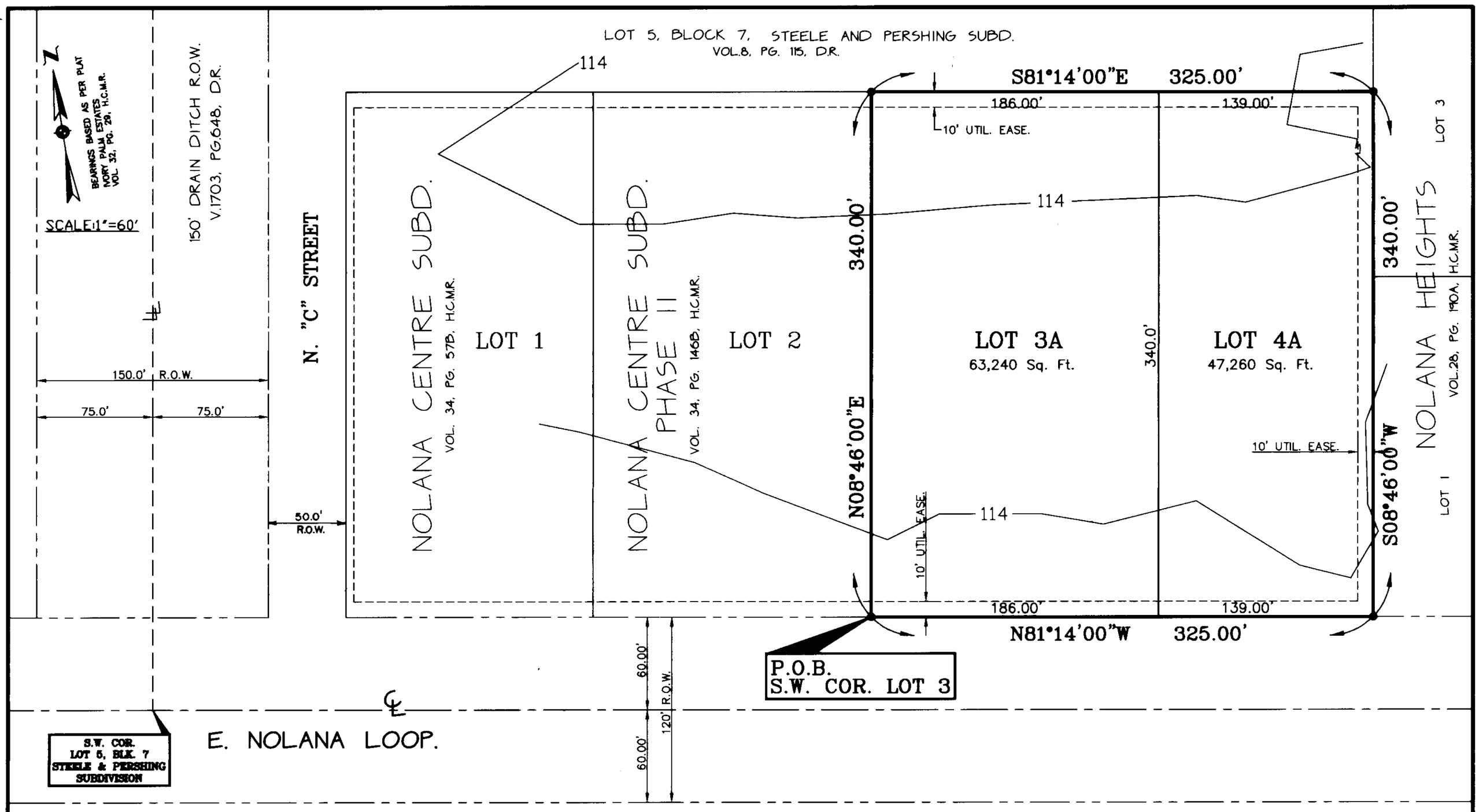
Built-In Design, HEREBY RESERVES ITS COMMON LAW COPYRIGHTS IN THESE IDEAS AND DESIGNS. THESE IDEAS AND DESIGNS ARE NOT TO BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN APPROVAL. Built-In Design IS A DRAFTING COMPANY AND SHOULD NOT BE CONFUSED WITH AN ARCHITECTURAL FIRM.

PROJECT TITLE: KHAN'S MONGOLIAN GRILL Owner (s): Rick Caballero	SHEET TITLE: Site Notes Scale: 1 = 20	CONTENTS: Utilities and Dimensions, Notes, Calculations, and Site Details	DRAWN: MM Checked: MF (PE)	DATE: 10.01.15 Revised:	SHEET: S1 of 4 File No.: 150209 (McAll)


LOCATION
NOLANA AVE
McCOLL RD
CYNTHIA ST
CHAI ST
DRAIN DITCH
REDBUD AV
REDBUD AVE
CROSSPOINTE UNIT #2
NOLANA CENTRE SUBDIVISION PHASE III
NOLANA CENTRE SUBDIVISION
PHASE I
PHASE II
NOLANA HEIGHTS SUBD
LOT 1
LOT 2
LOT 3
LOT 4
4A
NOLANA LOOP COMMERCE
PHASE 1
LONE STAR NATIONAL BANK
PHASE I
PHASE IIIA
PHASE III
NOLANA T
SANTA ANA PLAZA SUBD
JOSE E GARCIA
VILLA
REGALE
RINCON SUBDIVISION
LOT A
LOS ARBOLES
MONT PLACE SUBDIVISION
4200
701
400
420
N
S
E
W



LEGEND
● FOUND #4 REBAR

MAP OF
LOTS 3A AND 4A
NOLANA CENTRE SUBDIVISION PHASE II

2.537 ACRES BEING LOTS 3 AND 4 NOLANA CENTRE SUBDIVISION PHASE II
AS RECORDED IN VOLUME 34, PAGE 146B, H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

Recorded In Volume 36 Page 181A
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.537 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 3 AND 4 NOLANA CENTRE SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 146B, HIDALGO COUNTY MAP RECORDS, SAID 2.537 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 46' 00" E ALONG THE EAST LINE OF LOT 2 AND THE WEST LINE SAID LOT 3, A DISTANCE OF 340.00 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3 AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 14' 00" E ALONG THE NORTH LINE OF SAID LOTS 3 AND 4 A DISTANCE OF 325.00 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4 AND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 46' 00" W ALONG THE WEST LINE OF NOLANA HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 28, PG. 190A H.C.M.R., A DISTANCE OF 340.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4 AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 14' 00" W ALONG THE NORTH R.O.W. LINE OF E. NOLANA LOOP, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.537 ACRES OF LAND, MORE OR LESS.

DRAWN BY: J.C DATE: 9/14/00
SURVEYED, CHECKED DATE: 10-11-00
FINAL CHECK DATE: 10-23-00

GENERAL PLAT NOTES:

SETBACKS:

1. 60' ON E. NOLANA LOOP OR GREATER FOR APPROVED SITE PLAN OTHER SETBACKS AS FOLLOWS: AS PER CITY ORDINANCE OR GREATER FOR EASEMENTS OR SITE PLAN.
2. MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT OR NATURAL GROUND +12", WHICHEVER IS GREATER.
3. BENCH MARK: TOP OF INLET AT SOUTHEAST CORNER OF NOLANA & McCOLL RD. AT EAST SIDE OF NOLANA B.M. EL.= 113.20
4. THIS SUBDIVISION IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480343 0005C, MAP REVISED NOV. 2, 1982.
5. LOT 3 WILL BE REQUIRED TO DETAIN 6012 C.F. LOT 4 WILL BE REQUIRED TO DETAIN 4492 C.F. OF STORM SEWER RUNOFF. DETENTION AS PER DRAINAGE REPORT.
6. 4' SIDEWALK REQUIRED ON EAST NOLANA LOOP ON NORTH SIDE.
7. 6' BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE.
8. SITE PLAN MUST BE APPROVED BY PLANING & ZONING PRIOR TO BUILDING PERMIT ISSUANCE.
9. AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOTS 3A AND 4A NOLANA CENTRE SUBDIVISION PHASE II TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I 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 EXPRESSES, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Paul G. Veale Sr.

P.G.V. NOLANA, L.T.D.
PAUL G. VEALE, SR.
P.O. BOX 4109
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL G. VEALE, SR. 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 19 th DAY OF October, 20 00.

Dorothy J. Thomas
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

DOROTHY THOMAS
MY COMMISSION EXPIRES
October 13, 2004

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

CITY OF McALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

10-23-00
FRED L. KURTH, RPE # 54151 RPLS #4750
DATE SURVEYED: 1/22/99
DATE PREPARED: 9/14/00
F-511 , PG. 50-52, JOB No. 00153

STATE OF TEXAS REGISTERED FREDERICK L. KURTH 4750 PROFESSIONAL LAND SURVEYOR

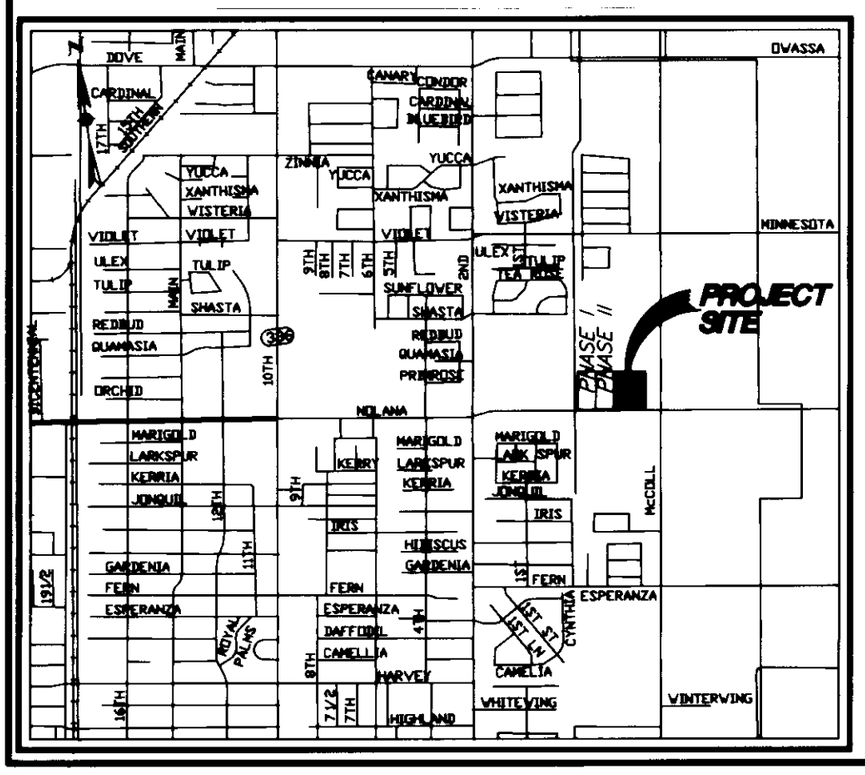
STATE OF TEXAS FRED L. KURTH 54151 REGISTERED PROFESSIONAL ENGINEER

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: 10-26-00

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 10-27-00 AT 4:05 [redacted] PM
AS A RECORDING NUMBER 916591
BY: DEPUTY

LOCATION MAP



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78539
E-MAIL: mhinc@earthlink.net
OFF: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

SUB2015-0060

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 ~~MAR VILLA SUBDIVISION~~ VILLANUEVA ESTATES AT TRINITY OAKS ES 2/5/16

Location S.W. COR. OF N. 31st. STREET & BRAZOS AVE.

City Address or Block Number 10520 N 31st St

Number of lots 27 Gross acres 5.923 Net acres

Existing Zoning R-1 Proposed R-1 Rezoning Applied For Yes ☐ No ☑ Date

Existing Land Use VACANT Proposed Land Use RESIDENTIAL

Residential Replat Yes ☐ No ☑ Commercial Replat Yes ☐ No ☑ ETJ Yes ☐ No ☑

Agricultural Tax Exemption Yes ☐ No ☑ Estimated Rollback tax due N. A.

Legal Description A. 5.923 ACRE TRACT OUT OF LOT 5, LOTS 169-171 INC. OF PRIDE O' TEXAS.

Owner

Name MARTIN VILLANUEVA COUST. LLC Phone 687-3355

Address 3528 BUDDY OWENS AVE.

City MCALLEN State TX Zip 78504

E-mail

Developer

Name Same as Owner Phone

Address

City State Zip

Contact Person

E-mail

Engineer

Name B.I.G. Engineering Phone 956-687-3355

Address 6316 N. 10th Street, Bldg. "A", Suite 102

City McAllen State TX Zip 78504

Contact Person Rene Barrera, P. E.

E-mail rene@big-engineering.com

Surveyor

Name CARLOS VASQUEZ Phone 618-1551

Address 2014 N. WARE RD.

City MCALLEN State TX Zip 78501

E-mail

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BY: DC 10:10am
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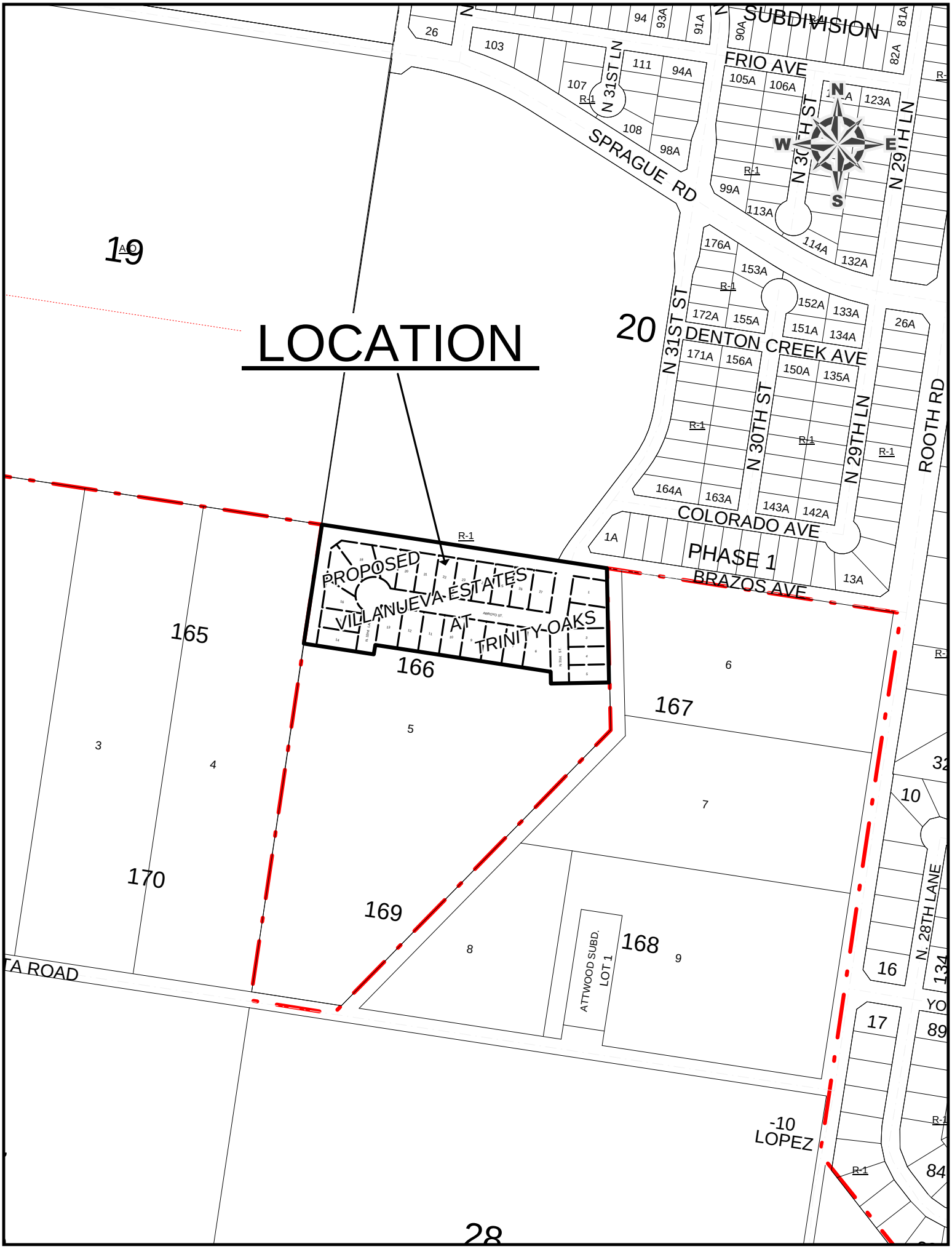
LOCATION
PROPOSED
VILLANUEVA ESTATES
AT TRINITY OAKS
SUBDIVISION
FRIO AVE
SPRAGUE RD
N 31ST LN
N 31ST ST
N 30TH ST
N 29TH LN
DENTON CREEK AVE
COLORADO AVE
BRAZOS AVE
PHASE 1
ROOTH RD
N. 28TH LANE
ATTWOOD SUBD.
LOT 1
LOPEZ
R-1
AO
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163A
143A
142A
1A
13A
89
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134
28

PLAT OF

VILLANUEVA ESTATES AT TRINITY OAKS

McALLEN, TEXAS

A 5.923 ACRE TRACT OF LAND OUT OF LOT 5, LOTS 164-171 INC. OF PRIDE O' TEXAS, AS PER VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLANUEVA ESTATE AT TRINITY OAKS 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 I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MARTIN VILLANUEVA CONSTRUCTION, LLC
3528 BUDDY OWENS AVE.
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN VILLANUEVA , KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____ , 20___ .

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____
CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4608
CVQ LAND SURVEYORS
2014 N. WARE ROAD, McALLEN, TX. 78501
FIRM NO.

STATE OF TEXAS
COUNTY OF HIDALGO

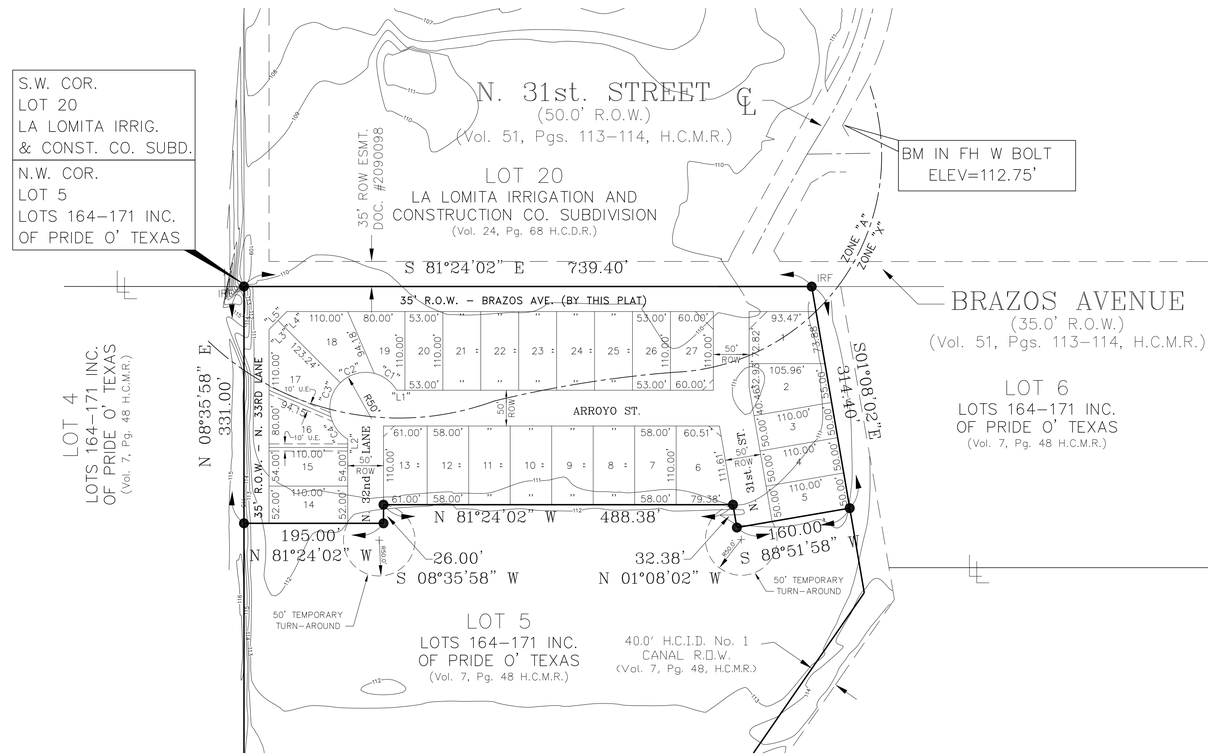
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

Rev. 2/4/16

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

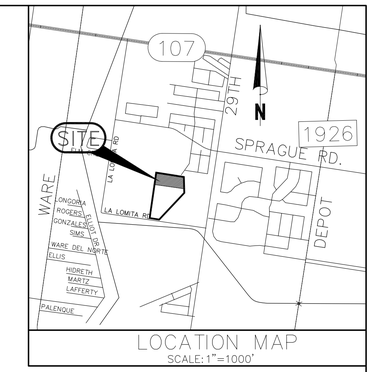
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS:				FIRM REG. NO. 6435
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MARTIN VILLANUEVA	3528 BUDDY OWENS AVE.	MCALLEN, TX. 78504	
ENGINEER:	RENE BARRERA, P.E.	6316 N. 10TH ST.	MCALLEN, TX. 78501	956-687-3355
SURVEYOR:	CARLOS VASQUEZ, RPLS	2014 N. WARE RD.	MCALLEN, TX. 78501	956-618-1551



SCALE: 1" = 100'
BEARING BASIS AS PER RECORDED PLAT

LEGEND	
●	- FD. 1/2" IRON ROD
○	- SET 1/2" IRON ROD
▲	- FD. CPS



LOCATION MAP
SCALE: 1"=1000'

VILLANUEVA ESTATES AT TRINITY OAKS IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED AT THE INTERSECTION OF BRAZOS AVE. AND N. 31ST STREET.

METES AND BOUNDS DESCRIPTION

A 5.923 ACRE TRACT OF LAND OUT OF LOT 5, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 7, PAGE 48 OF THE MAP RECORDS OF SAID COUNTY, SAID 5.923 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, FOR THE NORTHWEST CORNER HEREOF;

THENCE, ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 81° 24' 02" EAST, A DISTANCE OF 739.40 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 5, SOUTH 01° 08" 02" EAST, A DISTANCE OF 314.40 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE, SOUTH 88° 51' 58" WEST, AT 291.31 FEET TO A HALF INCH IRON ROD SET FOR AN OUTER CORNER HEREOF;

THENCE, NORTH 01° 08' 02" WEST, A DISTANCE OF 32.38 FEET TO A HALF INCH IRON ROD SET FOR AN INNER CORNER HEREOF;

THENCE, NORTH 81° 24' 02" WEST, A DISTANCE OF 488.38 FEET TO A HALF INCH IRON ROD SET FOR AN INNER CORNER HEREOF;

THENCE, SOUTH 08° 35' 58" WEST, A DISTANCE OF 26.00 FEET TO A HALF INCH IRON ROD SET FOR AN OUTER CORNER HEREOF;

THENCE, NORTH 81° 24' 02" WEST, A DISTANCE OF 195.00 FEET TO A HALF INCH IRON ROD SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF SAID LOT 5, NORTH 08° 35' 58" EAST, A DISTANCE OF 331.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.923 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.63'	S 81°24'02" E
L2	11.70'	N 08°35'58" E
L3	17.68'	S 53°35'58" W
L4	17.68'	S 53°35'58" W
L5	35.36'	S 53d35'58" W

LOT AREA TABLE	
LOTS	AREA
1	7,261 SF
2	6,995 SF
3-5	5,500 SF
6	7,694 SF
7-12	6,380 SF
13	6,710 SF
14	5,720 SF
15	5,940 SF
16	5,849 SF
17	7,407 SF
18	7,405 SF
19	5,845 SF
20-26	5,830 SF
27	6,600 SF

CURVE TABLE				
CURVE	Chord Dir.	Chord Length	ARC LEN.	RAD.
C1	N 44°21'19" W	39.00'	40.06'	50.00
C2	S 83°08'41" W	49.31'	51.57'	50.00
C3	S 24°03'14" W	49.31'	51.57'	50.00
C4	S 28°26'46" E	39.00'	40.06'	50.00

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 1 RIGHT OF WAY OR EASEMENTS WITH THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. No. 1.

PRESIDENT _____ SECRETARY _____

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: _____ DATE: _____

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT ..... 25.0' OR GREATER FOR EASEMENTS
   GARAGE ..... 18.0' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
   INTERIOR SIDES ..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   CORNER SIDE ..... 10.0' OR GREATER FOR EASEMENTS
   REAR ..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS (LOTS 1-13) AND DOUBLE FRONTING LOTS SHALL BE 25.0' (LOTS 14-27)
   ALL OTHERS: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
2. FLOOD ZONED DESIGNATION: ZONE "X"
   COMMUNITY PANEL NO. 480334 0325 C
   MAP REVISED: NOVEMBER 16, 1982
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT.
4. ____ ACRE FEET OF STORM WATER WILL BE REQUIRED TO BE DETAINED WITHIN THE SUBDIVISION. (___ C.F. PER LOT)
5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
6. CITY OF MCALLEN BENCHMARK: MC-53 (SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD. & MILE 4 LINE ROAD) ELEVATION=126.10, LOCATED ±330 FEET NORTH OF THE SOUTH LINE OF LOT 88, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION ON THE WEST R.O.W. LINE OF N. WARE ROAD ON A 60-D NAIL SET IN POWER POLE
7. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG ALL STREET FRONTAGES AND ALONG BRAZOS AVENUE AND NORTH 33RD STREET.
9. A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH 33RD STREET AND BRAZOS AVE. AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES
10. A 25 x 25 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
11. NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG N. 33RD STREET AND BRAZOS AVE.

DATE OF PREPARATION: SEPT. 15, 2014
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

THE COUNTY OF HIDALGO TEXAS
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

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

6316 N. 10TH ST.
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801

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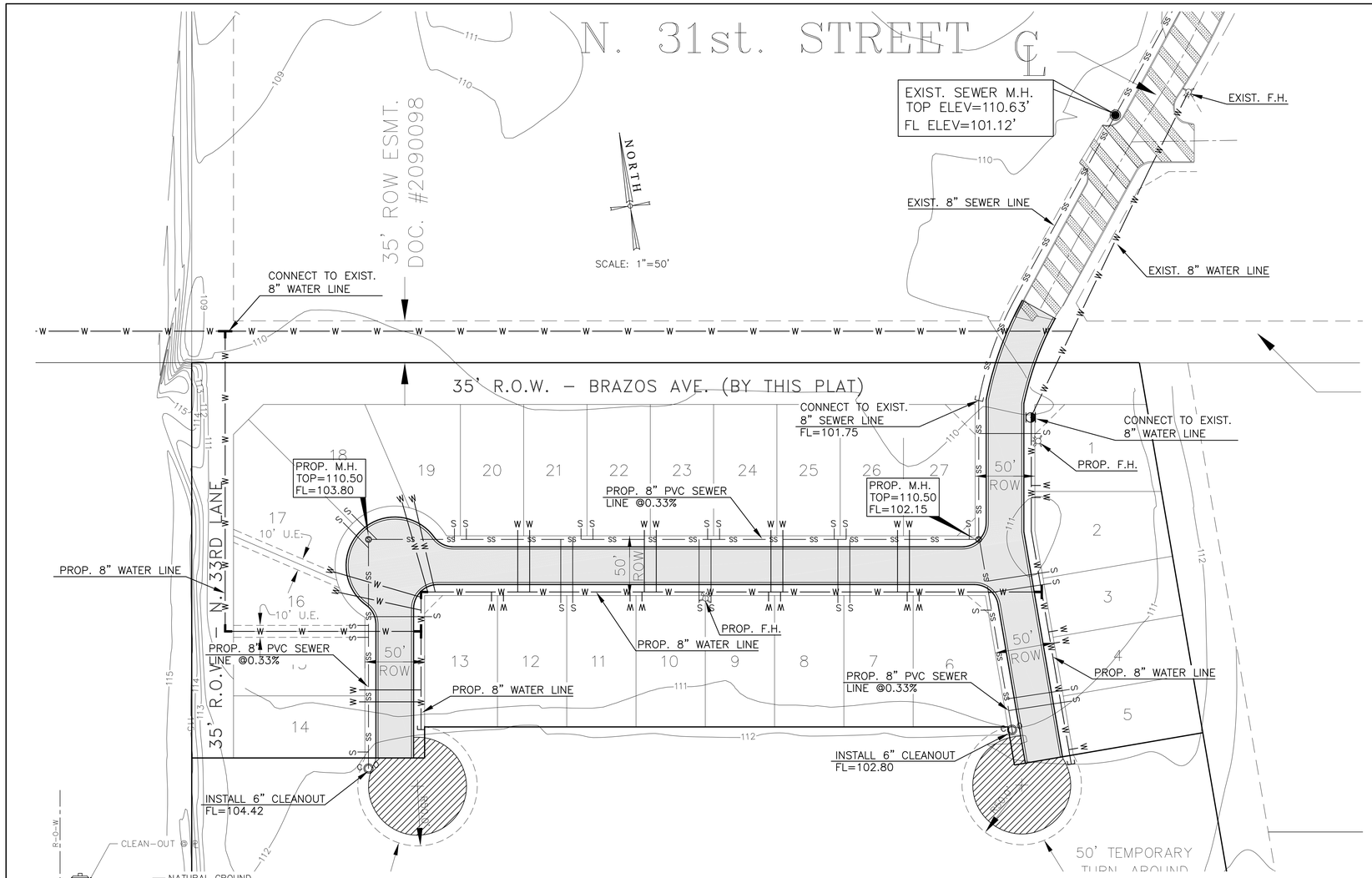
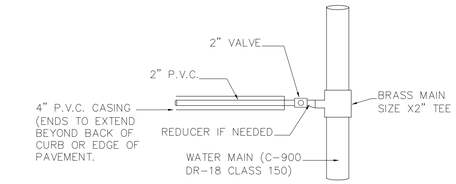
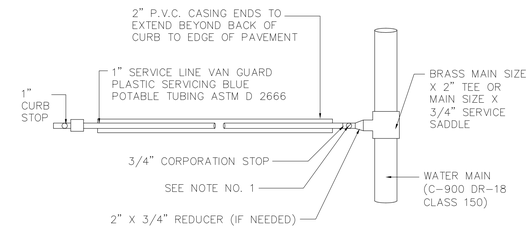


NOTES:

1. ON ALL SERVICE LINES GREATER THAN 1" OR 2" (SCHEDULE 40), A 2" VALVE WILL BE REQUIRED.



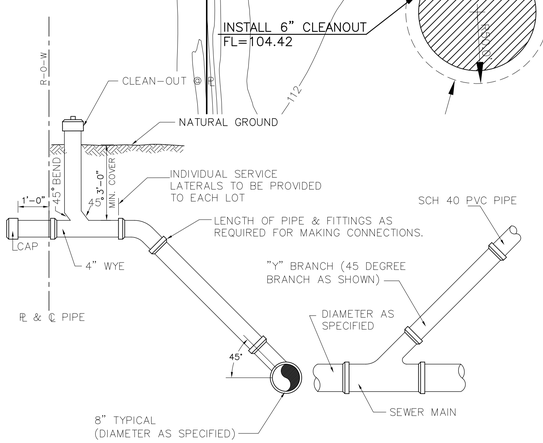
2" SERVICE LINE



SINGLE CONNECTION

TYPICAL WATER SERVICE CONNECTIONS (STREET CROSSING)

N.T.S.



NOTES

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTY-FAMILY, COMMERCIAL, AND INDUSTRIAL SHALL BE 6" MIN. OR GREATER AS REQUIRED.

STANDARD SEWER SERVICE CONNECTION

N.T.S.

BARRERA INFRASTRUCTURE GROUP INC
BIG ENGINEERING
CONSULTING CIVIL ENGINEERS
6316 N. 10TH STREET, BLDG. A, SUITE 102
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801

Sheet Title: UTILITY SYSTEM LAYOUT

Project Title: VILLANUEVA ESTATES AT TRINITY OAKS MCALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 2/4/16

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=50'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

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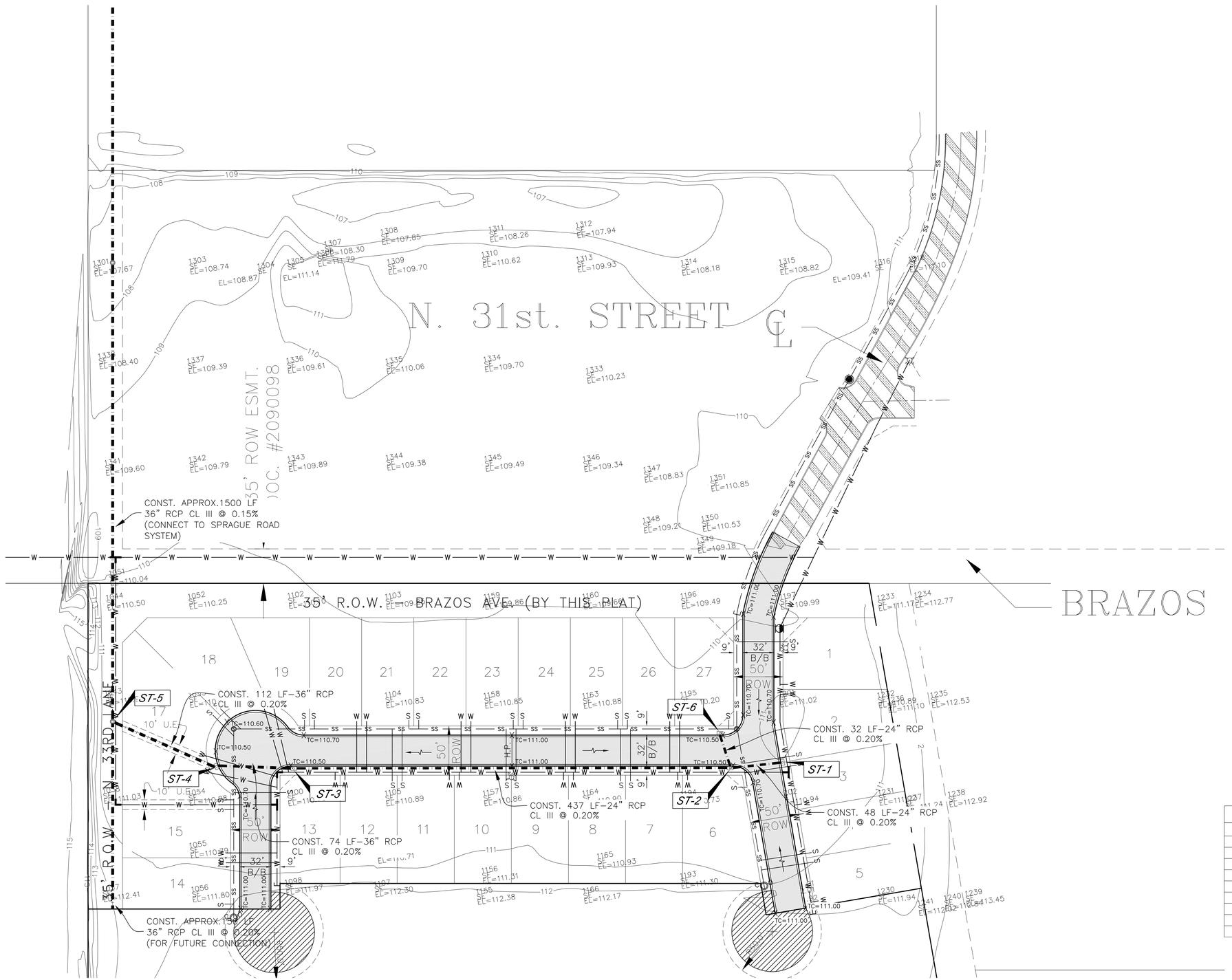

STORM SEWER TABLE			
ID	DESCRIPTION	TOP	FLOW
ST-1	TY. A. INLET	110.50	105.50
ST-2	TY. A. INLET	110.50	105.40
ST-3	TY. A. INLET	110.50	104.50
ST-4	TY. A. INLET	110.50	104.35
ST-5	MANHOLE	111.00	104.15
ST-6	TY. A. INLET	110.50	105.50

BARRERA ENGINEERING GROUP, INC.
CONSULTING CIVIL ENGINEERS
6316 N. 10TH STREET,
BLDG. A, SUITE 102
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801

Sheet Title: PAVING & DRAINAGE SYSTEM LAYOUT

Project Title: VILLANUEVA ESTATES AT TRINITY OAKS MCALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 2/4/16

Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=50'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2016

SUBDIVISION NAME: VILLANUEVA ESTATES AT TRINITY OAKS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 33rd Street (west boundary): 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording. **Project engineer to correct street name from N. 33rd Lane to N. 33rd Street.	Non-compliance
Brazos Avenue: 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow money for improvements if not built prior to plat recording.	Compliance
Interior Streets: 50 ft. ROW required Paving: 32 ft. Curb & gutter: both sides *Temporary turnarounds needed at the south end of the N/S interior streets	Applied
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-13) and double fronting lots shall be 25 ft. (Lots 14-27).	Compliance
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner: 10 ft. or greater for easements	Compliance
* 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 N. 33rd Street, Brazos Avenue, and on both sides of all interior streets.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 33rd Street and Brazos Avenue.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along N. 33rd Street and Brazos Avenue.	Compliance
* 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: Project engineer to verify minimum lot width and lot area requirements and revise accordingly. **All lots shall comply with the minimum 50 ft. of frontage and corner lots shall be 4 ft. wider than the minimum requirement.	Non-compliance
ZONING/CUP	
* Existing: R-1 Proposed: single family residential	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $18,900, which is based on $700 x 27 lots, is required to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Preliminary plat approved by the Planning and Zoning Commission on September 16, 2015. **Temporary turnarounds needed at the south end of N. 31st Street & N. 32nd Lane. ***Project engineer to submit master plan for review and approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied

LOCATION
PROPOSED
VILLANUEVA ESTATES
AT
TRINITY OAKS
SUBDIVISION
FRIO AVE
SPRAGUE RD
N 31ST LN
N 31ST ST
N 30TH ST
N 29TH LN
DENTON CREEK AVE
COLORADO AVE
PHASE 1
BRAZOS AVE
ROOTH RD
N 28TH LANE
ATTWOOD SUBD.
LOT 1
LOPEZ
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W

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Saldivar Subdivison

Location West Side of N. Eubanks Rd. ≈3,480 Feet North of Monte Cristo Rd.

City Address or Block Number 16805 & 16809 N. Eubanks Rd., Edinburg, TX

Number of lots 5 Gross acres 5.31 Net acres 4.96

Existing Zoning N/A Proposed N/A Rezoning Applied For ☐Yes ☑No Date

Existing Land Use Single-Family Residential Proposed Land Use Single-Family Residential Irrigation District # 15

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

Agricultural Tax Exemption Yes ☑ No ☐ Estimated Rollback tax due 6,131.85

Legal Description A 5.31 tract of land out of lots seven(7)and eight (8),Citrus Properties Subdivision

Owner

Name Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar Phone (956) 221-6027

Address 16805 N. Eubanks Rd.

City Edinburg State Texas Zip 78541

E-mail a.saldivar@dhr-rgv.com

Developer

Name Aida Saldivar Lujan, Nicolas Saldivar, and Flora Pulido Saldivar Phone (956) 221-6027

Address 16805 N. Eubanks Rd.

City Edinburg State Texas Zip 78541

Contact Person Aida Saldivar Lujan

E-mail a.saldivar@dhr-rgv.com

Engineer

Name Urban Infrastructure Group, Inc. Phone (956) 464-4710

Address 407 N. Salinas Blvd.

City Donna State Texas Zip 78537

Contact Person Craig A. Gonzalez, P.E.

E-mail cgonzalez@uigtexas.com

Surveyor

Name Pablo Peña III, R.P.L.S. Phone (956)682-8812

Address 1001 Whitewing Ave.

City McAllen State Texas Zip 78501

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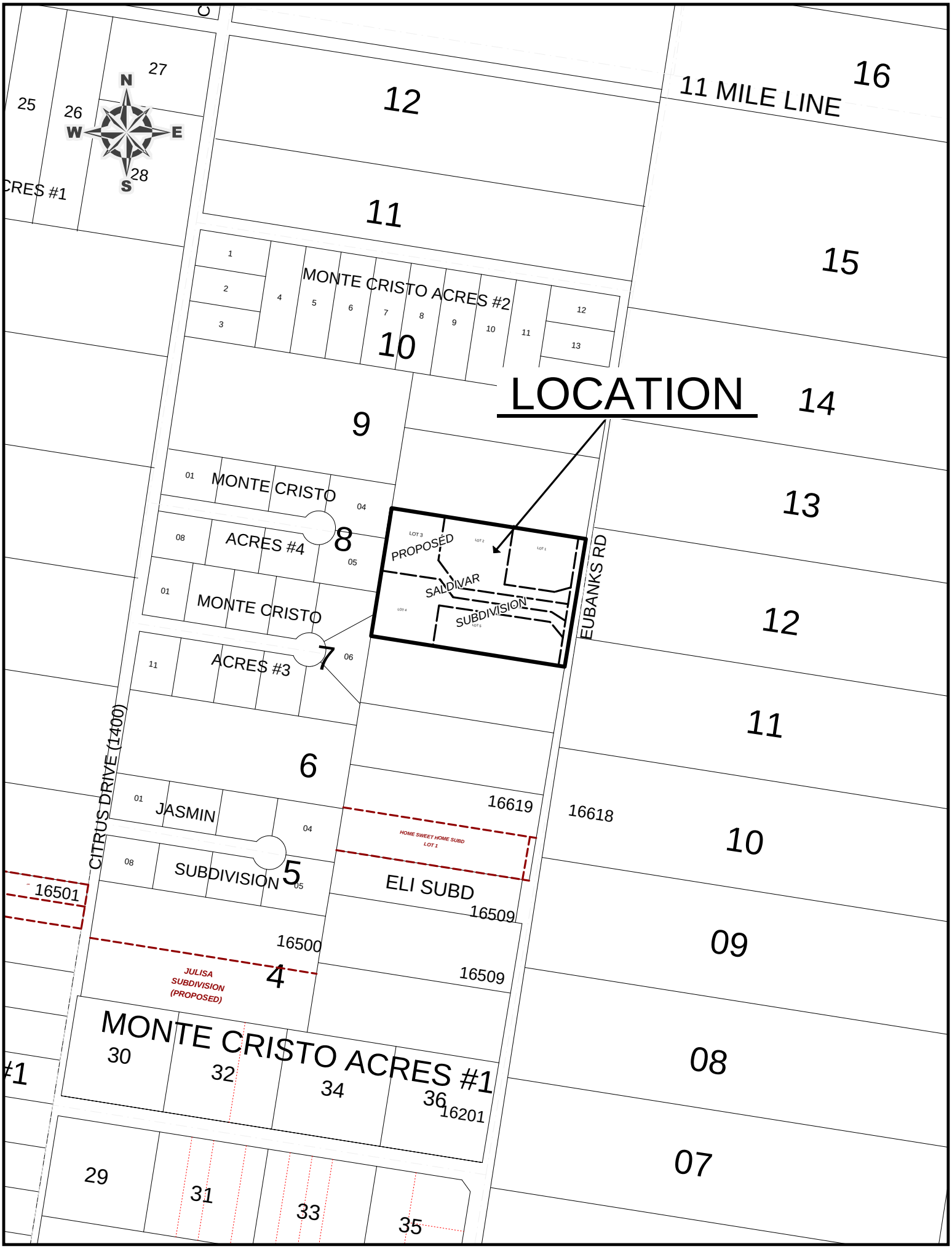
FEB 19 2016
BY: @ 9:10am


LOCATION
PROPOSED
SALDIVAR
SUBDIVISION
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
EUBANKS RD
CITRUS DRIVE (1400)
11 MILE LINE
MONTE CRISTO ACRES #2
MONTE CRISTO
ACRES #4
MONTE CRISTO
ACRES #3
JASMIN
SUBDIVISION
HOME SWEET HOME SUBD
LOT 1
ELI SUBD
JULISA
SUBDIVISION
(PROPOSED)
MONTE CRISTO ACRES #1
16501
16500
16509
16509
16619
16618
16201
N
W
E
S
25
26
27
28
12
11
10
9
8
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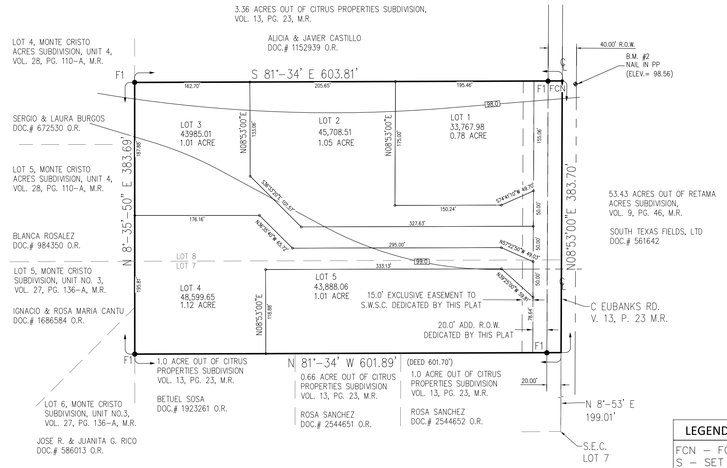
SALDIVAR SUBDIVISION PRELIMINARY PLAT

BEING A 5.31 ACRE TRACT OF LAND OUT OF LOTS SEVEN (7) AND EIGHT (8), CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 13, PAGE 23 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



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.

LEGEND

FCN	– FOUND CONCRETE NAIL IN ASPHALT
S	– SET 1/2" DIAMETER IRON ROD
F1	– FOUND 1/2" DIAMETER IRON ROD
R.O.W.	– RIGHT-OF-WAY
E.O.A.	– EDGE OF ASPHALT
CONC.	– CONCRETE
CVRD.	– COVERED
X X	– 4' HOGWIRE FENCE
XX XX	– 6' CHAINLINK FENCE
M.R.	– MAP RECORDS
D.R.	– DEED RECORDS
O.R.	– OFFICIAL RECORDS
S.E.C.	– SOUTHEAST CORNER

SCALE: 1"=100'

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE DESIGNATION: ZONE "X"
   ZONE "X" AREAS DETERMINED TO BE AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL No. 480334 0325 D, REVISED JUNE 6, 2000, REVISED MAY 17, 2001 BY LOMR.
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON EACH LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

   ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. #1 CITY OF MCALLEN BENCHMARK (MC16) LOCATED NEAR TO INTERSECTION OF MILE 11 NORTH ROAD AND HOEHN ROAD. (ELEVATION=99.84)
   B.M. #2 60-D NAIL IN THE WEST SIDE OF POWER POLE LOCATED 19 FEET EAST AND 4 FEET SOUTH OF THE NORTHEAST CORNER OF THIS 5.31 ACRE TRACT. (ELEVATION=98.56)
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF MCALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1.653 CUBIC FEET OF STORM WATER RUNOFF.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

    E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. AIDA SALDIVAR LUJAN, NICOLAS SALDIVAR, AND FLORA PULIDO SALDIVAR, THE OWNER AND SUBDIVIDER OF SALDIVAR SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
14. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

WE, AIDA SALDIVAR LUJAN, NICOLAS SALDIVAR, AND FLORA PULIDO SALDIVAR, AS OWNERS OF THE 5.31 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALDIVAR SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____
BY: AIDA SALDIVAR LUJAN DATE
16805 N. EUBANKS RD.
EDINBURG, TX 78541
(956) 221-6027

_____
BY: NICOLAS SALDIVAR DATE
16809 N. EUBANKS RD.
EDINBURG, TX 78541

_____
BY: FLORA PULIDO SALDIVAR DATE
16809 N. EUBANKS RD.
EDINBURG, TX 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AIDA SALDIVAR LUJAN, NICOLAS SALDIVAR, AND FLORA PULIDO SALDIVAR, 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 PURPOSES AND CONSIDERATION THEREIN STATED.

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SALDIVAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT ON _____, 20__.

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(o)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SALDIVAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT ON_____ _____

_____
HIDALGO COUNTY JUDGE DATE

_____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF MCALLEN MAYORS CERTIFICATION

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

MAYOR, CITY OF MCALLEN

STATE OF TEXAS

COUNTY OF HIDALGO

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

SANTA CRUZ IRRIGATION DISTRICT No.15
CERTIFICATE OF PLAT APPROVAL

THIS PLAT WAS APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON

THIS _____ DAY OF_____ 20___.

1. NO IMPROVEMENTS SHALL BE PLACED ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY.

_____
DISTRICT MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
CRAIG A. GONZALEZ DATE
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13094

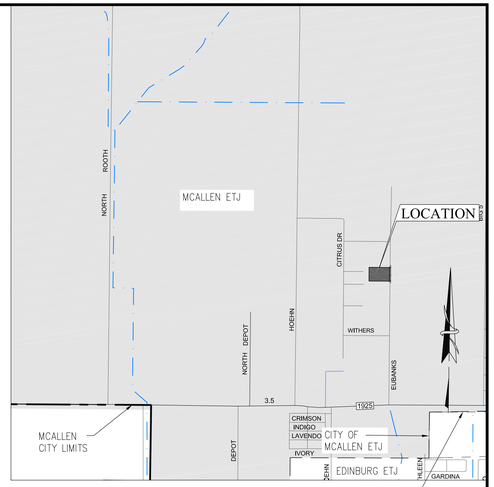
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____AT_____A.M./P.M.

INSTRUMENT NUMBER_____ .

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY CLERK



LOCATION MAP
SCALE: 1"=2000'

SALDIVAR SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.4 IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 3,480 FEET NORTH OF THE INTERSECTION OF NORTH EUBANKS ROAD AND MONTE CRISTO ROAD (FM 1925). A NEARBY MUNICIPALITY IS THE CITY OF MCALLEN WITH A POPULATION OF 129,877 ACCORDING TO THE 2010 U.S. CENSUS. THE SUBDIVISION IS WITHIN THE CITY OF MCALLEN ETJ.

METES & BOUNDS LEGAL DESCRIPTION:

A 5.31 ACRE TRACT OF LAND OUT OF LOTS SEVEN (7) AND EIGHT (8), CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 13 PAGE 23 OF THE MAP RECORDS OF SAID COUNTY; SAID 5.31 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT SEVEN (7), THENCE WITH THE EAST LINE OF SAID LOT, THE CENTERLINE OF EUBANKS ROAD, NORTH 08°-53' EAST 199.01 FEET TO THE SOUTHEAST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE WITH THE NORTH LINE OF BETUEL SOSA'S TRACT DESCRIBED IN DOCUMENT NUMBER 1923261 OFFICIAL RECORDS, NORTH 81°-34" WEST, AT 20.00 FEET FOUND A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE WEST RIGHT OF WAY OF EUBANKS ROAD, AT 601.89 FEET IN ALL (DEED: 601.70 FEET) TO A ONE-HALF (½) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE EAST LINE OF MONTE CRISTO ACRES SUBDIVISION UNIT NO. 4 RECORDED IN VOLUME 28 PAGE 110-A AND MONTE CRISTO ACRES SUBDIVISION UNIT NO. 3 RECORDED IN VOLUME 28 PAGE 110-A MAP RECORDS, NORTH 08°-35'-50" EAST, AT 130.99 FEET PASS THE SOUTH LINE OF LOT 8, THE NORTH LINE OF LOT 7, AT 383.69 FEET IN ALL TO A ONE-HALF (½) INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF ALICIA CASTILLO'S TRACT DESCRIBED IN DOCUMENT NUMBER 1152939 OFFICIAL RECORDS, SOUTH 81°-34' EAST, AT 583.81 FEET FOUND A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE WEST RIGHT OF WAY OF SAID ROAD, AT 603.81 FEET IN ALL TO A CONCRETE NAIL FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOTS, THE CENTERLINE OF EUBANKS ROAD, SOUTH 08°-53' WEST 383.70 FEET TO THE PLACE OF BEGINNING, CONTAINING FIVE AND THIRTY-ONE HUNDREDTHS (5.31) ACRES, MORE OR LESS;

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
PABLO PENA III DATE
R.P.L.S. No. 5242
FIRM No. 10087200

DATE OF PREPARATION: 02-11-2016

INDEX TO SHEETS OF SALDIVAR SUBDIVISION PRELIMINARY PLAT

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT No. 15 APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION;SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.

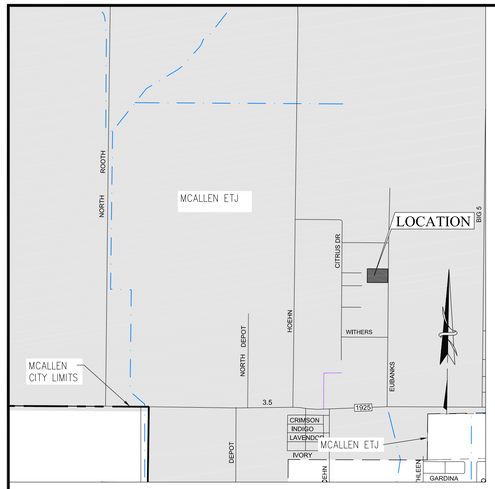
URBAN INFRASTRUCTURE GROUP, INC.
407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 02/11/16 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:	AIDA SALDIVAR LUJAN ET AL.	16805 N. EUBANKS RD., EDINBURG, TEXAS 78541	(956) 221-6027
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	407 N. SALINAS BLVD., DONNA, TEXAS 78537	(956) 464-4710
SURVEYOR: PENA ENGINEERING & SURVEYING, INC.	PABLO PENA III	1001 WHITEWING AVE., MCALLEN, TEXAS 78501	(956) 682-8812

No.	REVISION	DATE	APPROVED

SALDIVAR SUBDIVISION PRELIMINARY PLAT



LOCATION MAP
SCALE: 1"=2000'

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SALDIVAR SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF N. EUBANKS RD.

WATER DISTRIBUTION FOR THE SALDIVAR SUBDIVISION CONSISTS OF FIVE SEPARATE SINGLE SERVICE LINES THAT TAP TO THE EXISTING 4" DIAMETER WATER LINE. LOTS 1 AND 2 EACH ALREADY HAVE AN EXISTING SERVICE LINE. THE EXISTING SERVICE FOR LOT 1 REMAINED, BUT THE SERVICE LINE FOR LOT WAS RELOCATED. THREE NEW 1" SERVICE LINES HAVE BEEN INSTALLED TOGETHER WITH THE METER BOXES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE COST FOR THE NEW SERVICE LINES FOR LOTS 3, 4, AND 5 IS $_____. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF $3,900.00 WHICH COVERS THE COST FOR LOTS 3, 4, AND 5 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING LOTS 3, 4, AND 5 IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR EACH LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:

SEWAGE FROM SALDIVAR SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOTS 1 AND 2 EACH HAVE ALREADY AN EXISTING OSSF. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF LOTS 3, 4, AND 5 FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE IN EACH OF LOTS 3, 4, AND 5 AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A SANDY LOAM/SILTY CLAY LOAM FOR LOT 3 EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SOIL IS A SANDY LOAM/SANDY CLAY LOAM FOR LOT 4 EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SOIL IS SANDY LOAM FOR LOT 5 EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED ON THE THREE UNDEVELOPED LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $4,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON THE THREE UNDEVELOPED LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER ANY OF LOTS 3, 4, AND 5 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS COST A GRAND TOTAL OF $ WHICH EQUALS TO $_____ PER EACH OF LOTS 3, 4, AND 5.

SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 FOR EACH OF LOTS 3, 4, AND 5 (ALL INCLUSIVE), FOR A TOTAL OF $4,500.00.

_____
CRAIG A. GONZALEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 99268

SUBDIVIDER CERTIFICATION:

1.– BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

2.– WE, AIDA SALDIVAR LUJAN, NICOLAS SALDIVAR, AND FLORA PULIDO SALDIVAR, SUBDIVIDERS OF SALDIVAR SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE QUALITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

_____
AIDA SALDIVAR

_____
NICOLAS SALDIVAR

_____
FLORA PULIDO SALDIVAR

STATE TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AIDA SALDIVAR, NICOLAS SALDIVAR, AND FLORA PULIDO SALDIVAR 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC

DRAINAGE REPORT FOR SALDIVAR SUBDIVISION

INTRODUCTION

THE PROPOSED SALDIVAR SUBDIVISION INCLUDES 5 RESIDENTIAL LOTS ON A 5.31-ACRE TRACT (4.95 ACRES NET AREA) COMPOSED OF TWO ADJACENT RESIDENTIAL TRACTS (4.31 ACRES AND 1.00 ACRE). THE PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF MCALLEN ON THE WEST SIDE OF EUBANKS RD. APPROXIMATELY 3,480 FEET NORTH OF THE INTERSECTION WITH MONTE CRISTO RD. (FM 1925).

FLOODPLAIN INFORMATION

THE PROPERTY DOES NOT CONTAIN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE SALDIVAR SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. THE PROPERTY IS LOCATED WITHIN A FEMA ZONE X DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

SOIL SURVEY

THE SOIL ON THE PROPERTY IS 5.5% BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 3), 66.6% HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES (MAP SYMBOL 28), 26.9% RACOMBES SANDY CLAY LOAM (MAP SYMBOL 48), AND 1.1% RIO CLAY LOAM (MAP SYMBOL 60) AS INDICATED IN THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY.

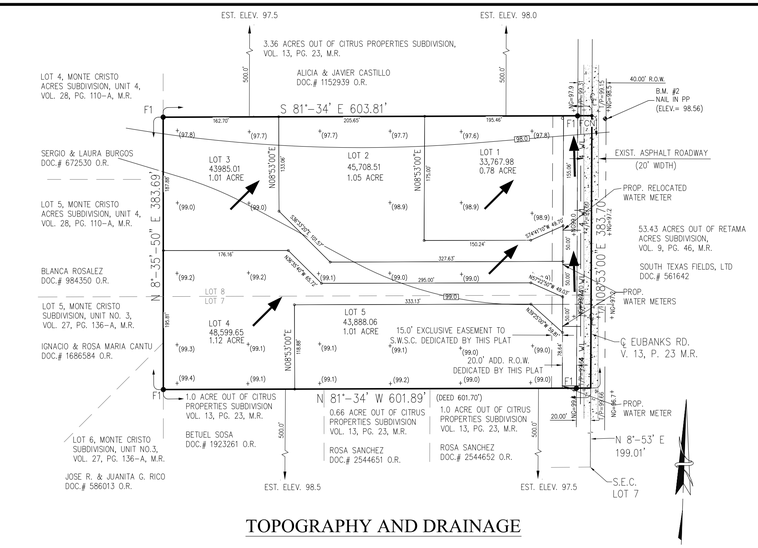
HYDROLOGY

STORMWATER GENERALLY FLOWS FROM THE SOUTHWEST TO THE NORTHEAST ON THE TRACT. THE 1.00-ACRE TRACT HAS AN EXISTING SINGLE-FAMILY DETACHED HOUSE WITH A CONCRETE DRIVEWAY, AND THE 4.31-ACRE TRACT HAS AN EXISTING SINGLE-FAMILY DETACHED HOUSE WITH A CALICHE DRIVEWAY. THE COMBINED 5.31-ACRE TRACT WILL BE SUBDIVIDED INTO 5 LOTS. THE EXISTING TWO RESIDENCES WILL REMAIN ON SEPARATE LOTS, AND ONE SINGLE-FAMILY DETACHED HOUSE WITH A CALICHE DRIVEWAY IS PROPOSED IN EACH OF THE REMAINING 3 LOTS. THE EXISTING PEAK 10-YEAR FLOW RATE IS APPROXIMATELY 5.82 CFS AND THE PROPOSED PEAK 50-YEAR FLOW RATE IS APPROXIMATELY 7.16 CFS.

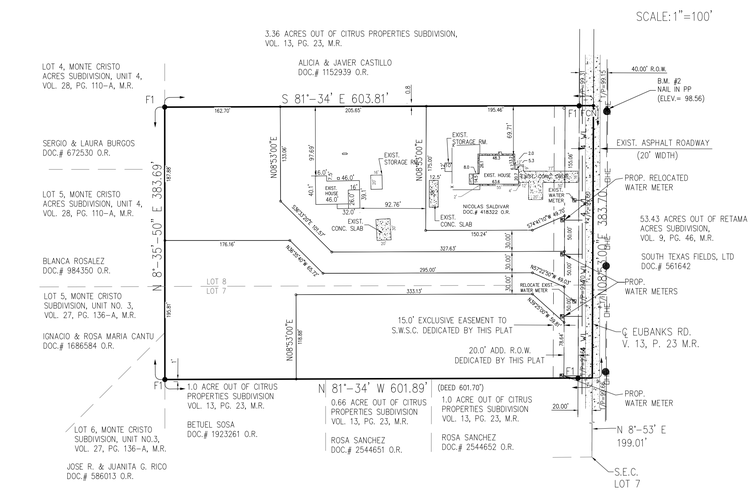
DETENTION

THE REQUIRED DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT WITH PROPOSED IMPROVEMENTS WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT RATE IS APPROXIMATELY 1.453 CF. THE DETENTION POND WILL DRAIN INTO THE ROADSIDE SWALE ALONG EUBANKS RD. THE DRAINAGE THEN EVENTUALLY FLOWS TO THE NORTH MAIN DRAIN.

_____
CRAIG A. GONZALEZ DATE
LICENSED PROFESSIONAL ENGINEER NO. 99268



TOPOGRAPHY AND DRAINAGE



SITE PLAN

LEGEND

S – SET 1/2" DIAMETER IRON ROD
F1 – FOUND 1/2" DIAMETER IRON ROD
R.O.W. – RIGHT-OF-WAY
E.O.A. – EDGE OF ASPHALT
CONC. – CONCRETE
CVRD. – COVERED
X X – 4' HOGWIRE FENCE
XX XX – 6' CHAINLINK FENCE
M.R. – MAP RECORDS
D.R. – DEED RECORDS
O.R. – OFFICIAL RECORDS
S.E.C. – SOUTHEAST CORNER

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW ONLY UNDER AUTHORITY OF CRAIG A. GONZALEZ, P.E., (NO. 99268) ON 02/11/16 AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION.

CONSTRUCTION COST ESTIMATE FOR

WATER IMPROVEMENTS	$ 0
OSSF IMPROVEMENTS	$ 4,500.00
DRAINAGE IMPROVEMENTS	$ 0
PAVING IMPROVEMENTS	$ 0
TOTAL	$ 0

URBAN INFRASTRUCTURE GROUP, INC.
407 N. SALINAS BLVD.
PO BOX 729
DONNA, TEXAS 78537
(956) 464-4710
TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:	AIDA SALDIVAR LUJAN ET AL.	16805 N. EUBANKS RD., EDINBURG, TX 78541	(956) 221-6027
ENGINEER: URBAN INFRASTRUCTURE GROUP INC.	CRAIG GONZALEZ, P.E.	407 N. SALINAS BLVD., DONNA, TX 78537	(956) 464-4710
SURVEYOR: PENA ENGINEERING & SURVEYING INC.	PABLO PENA III	1001 WHITEWING AVE., MCALLEN, TX. 78501	(956) 682-8812

INDEX TO SHEETS OF SALDIVAR SUBDIVISION PRELIMINARY PLAT

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT No. 15 APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION;SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE; REVISION NOTES.

No.	REVISION	DATE	APPROVED

Adolfo Navarro – File: V:\111200 Saldivar Subd\2-PLAT SHEET(for HC).dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2016

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	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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Non-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: 100 ft. lot frontage required for septic tank	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: single family 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 **Park Fee is N/A in the ETJ.	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.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Plat must comply with the City's Access Management Policy. *Staff recommends that the plat be redesigned to provide for an interior street.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION BASED ON NON-COMPLIANCE WITH THE MINIMUM 100 FT. LOT FRONTAGE REQUIREMENT.	Applied

LOCATION
PROPOSED
SALDIVAR
SUBDIVISION
EUBANKS RD
11 MILE LINE
MONTE CRISTO ACRES #2
MONTE CRISTO
ACRES #4
MONTE CRISTO
ACRES #3
CITRUS DRIVE (1400)
JASMIN
SUBDIVISION
HOME SWEET HOME SUBD
LOT-1
ELI SUBD
JULISA
SUBDIVISION
(PROPOSED)
MONTE CRISTO ACRES #1
16619
16618
16509
16509
16500
16501
16201
N
S
E
W

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name MCALLEN YOUTH BASEBALL COMPLEX

Location NORTHWEST CORNER OF AUBURN RD. AND 29TH ST.

City Address or Block Number 8201 N 29TH STREET

Number of lots 3 Gross acres 50.88 Net acres 50.88

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

Existing Land Use VACANT Proposed Land Use COMMERCIAL Irrigation District # 1

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

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

Legal Description FOR BOUNDARIES, PLEASE SEE ATTACHED PRELIMINARY PLAT

Owner

Name CITY OF MCALLEN Phone (956) 683-1000

Address 1300 HOUSTON AVENUE

City MCALLEN State TX Zip 78501

E-mail ROEL_RODRIGUEZ@MCALLEN.NET

Developer

Name CITY OF MCALLEN Phone (956) 683-3320

Address 1300 HOUSTON AVENUE

City MCALLEN State TX Zip 78501

Contact Person ROBERT CANTERBURY, P.E.

E-mail RCANTERBURY@MCALLEN.NET

Engineer

Name CITY OF MCALLEN Phone (956) 681-1151

Address 1300 HOUSTON AVENUE

City MCALLEN State TX Zip 78501

Contact Person YVETTE BARRERA, P.E., C.F.M.

E-mail YBARRERA@MCALLEN.NET

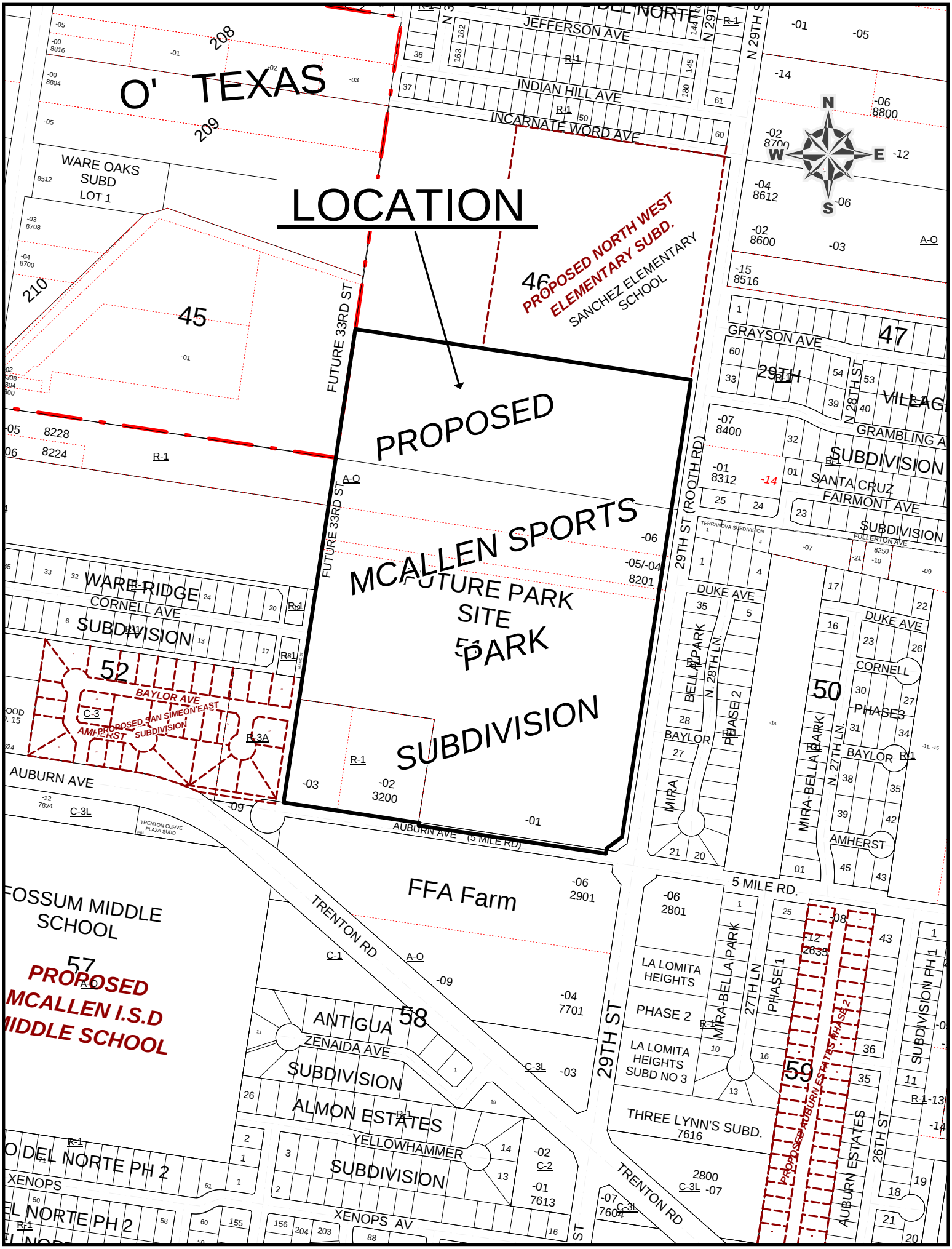
Surveyor

Name HALFF & ASSOC. - CORY BLAKE SILVA, R.P.L.S. Phone (956) 664-0286

Address 5000 WEST MILITARY, STE. 100

City MCALLEN State TX Zip 78503

RECEIVED
FEB 19 2016
BY: MC 3pm


LOCATION
PROPOSED
MCALLEN SPORTS
FUTURE PARK
SITE
PARK
SUBDIVISION
PROPOSED NORTH WEST
ELEMENTARY SUBD.
SANCHEZ ELEMENTARY
SCHOOL
O' TEXAS
WARE OAKS
SUBD
LOT 1
JEFFERSON AVE
INDIAN HILL AVE
INCARNATE WORD AVE
FUTURE 33RD ST
GRAYSON AVE
29TH
N 28TH ST
GRAMBLING A
SUBDIVISION
SANTA CRUZ
FAIRMONT AVE
SUBDIVISION
FULLERTON AVE
29TH ST (ROOTH RD)
DUKE AVE
N. 28TH LN.
BELLA PARK
PHASE 2
MIRA-BELLA PARK
N. 27TH LN.
CORNELL
PHASE3
BAYLOR
AMHERST
WARE RIDGE
CORNELL AVE
SUBDIVISION
BAYLOR AVE
PROPOSED SAN SIMEON'EAST
SUBDIVISION
AMHERST
AUBURN AVE
AUBURN AVE (5 MILE RD)
5 MILE RD.
FFA Farm
TRENTON RD
FOSSUM MIDDLE
SCHOOL
PROPOSED
MCALLEN I.S.D
MIDDLE SCHOOL
ANTIGUA
ZENAIDA AVE
SUBDIVISION
ALMON ESTATES
YELLOWHAMMER
SUBDIVISION
LA LOMITA
HEIGHTS
PHASE 2
LA LOMITA
HEIGHTS
SUBD NO 3
THREE LYNN'S SUBD.
7616
29TH ST
27TH LN
PHASE 1
PROPOSED AUBURN ESTATES PHASE 2
AUBURN ESTATES
26TH ST
SUBDIVISION PH 1
O DEL NORTE PH 2
XENOPS
XENOPS AV
EL NORTE PH 2
TRENTON RD
46
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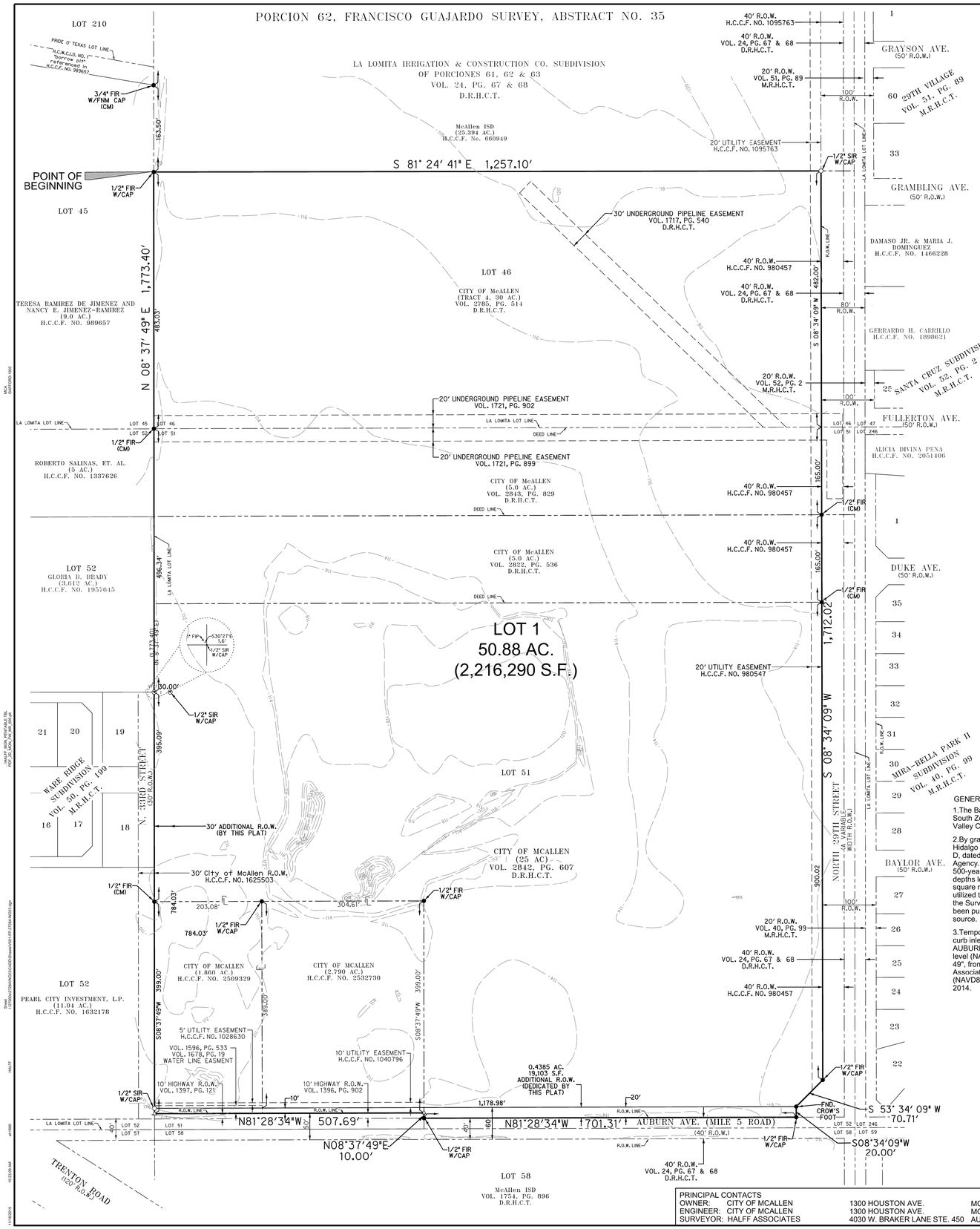
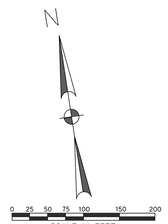
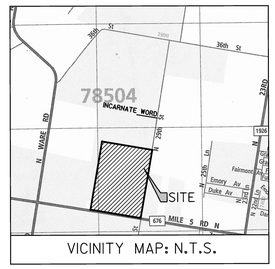


LEGEND

SIR - SET IRON ROD
W/CAP - WITH A YELLOW PLASTIC CAP STAMPED "HALFF"
FIR - FOUND IRON ROD
FIP - FOUND IRON PIPE
CPS - COTTON PICKER SPINDLE
(CM) - CONTROLLING MONUMENT
D.R.H.C.T. - DEED RECORDS. HIDALGO COUNTY, TEXAS
M.R.H.C.T. - MAP RECORDS, HIDALGO COUNTY, TEXAS
H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
R.O.W. - RIGHT-OF-WAY





LEGAL DESCRIPTION:

BEING A 51.32 ACRE (2,235,499 SQUARE FEET) TRACT SITUATED IN PORCION 62, THE FRANCISCO GUAJARDO SURVEY, ABSTRACT NUMBER 35, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF THE FOLLOWING SIX (6) TRACTS, A 30 ACRE TRACT DESCRIBED AS, TRACT IV, IN WARRANTY DEED TO CITY OF MCALLEN RECORDED IN VOLUME 2785, PAGE 514 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (D.R.H.C.T.), A 5.0 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE CITY OF MCALLEN RECORDED IN VOLUME 2843, PAGE 829 OF THE D.R.H.C.T., A 5.0 ACRE TRACT DESCRIBED IN WARRANTY DEED TO THE CITY OF MCALLEN RECORDED IN VOLUME 2822, PAGE 536 OF THE D.R.H.C.T., A 25 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF MCALLEN RECORDED IN VOLUME 2842, PAGE 607 OF THE D.R.H.C.T., A 2.790 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF MCALLEN RECORDED IN HIDALGO COUNTY CLERK FILE NUMBER 2532730 AND A 1.860 ACRE TRACT DESCRIBED IN DEED TO THE CITY OF MCALLEN RECORDED IN HIDALGO COUNTY CLERK FILE NUMBER 2509329, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the southwest corner of a 25.394 acre tract described in warranty deed to mcallen independent school district (i.s.d.) recorded in hidalgo county clerk file number 660949;

THENCE South 81°24'41" East 1,257.10 feet with the south line of said 25.394 acre tract and the north line of said 30 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the southeast corner of said 25.394 acre tract, the northeast corner of said 30 acre tract and the existing west line of North 29th Street, a 40 foot right-of-way show in deed recorded in Hidalgo County Clerk File Number 1095763;

THENCE South 08°34'09" West with the east line of said 30 acre tract, the east line of a said 5.0 acre tract (2843/829). and the existing west right-of-way of North 29th Street, passing at a distance of 647.00 feet a 1/2-inch iron rod found for the southeast corner of said 5.0 acre tract and the northeast corner of said 5.0 acre tract (2822/536), continuing an additional 165.00 feet with the east line of said 5.0 acre tract (2822/536) and the existing west right-of-way line of North 29th Street to a 1/2-inch iron rod found for the southeast corner of said 5.0 acre tract (2822/536) and the northeast corner of said 25 acre tract, continuing with the east line of said 25 acre tract and the existing west right-of-way line of North 29th Street a total distance of **1172.02 feet** to a found 1/2-inch iron rod with plastic cap stamped "HALFF";

THENCE South 53°34'09" West 70.71 feet with the east line of said 25 acre tract and the existing west right-of-way line of North 29th Street to a found crow' foot;

THENCE South 08°34'09" West 20.00 feet with the east line of said 25 acre tract and the existing west right-of-way line of North 29th Street to a found 1/2-inch iron rod with plastic cap stamped "HALFF" for the southeast corner of said 25 acre tract, the existing west right-of-way line of North 29th Street and the existing north right-of-way line of Auburn Ave, a 40 foot right-of-way as shown in Volume 24, Page 67 of the D.R.H.C.T.;

THENCE North 81°28'34" West 701.31 feet with the south line of said 25 acre tract and the existing north line of Auburn Ave. to a found 1/2-inch iron rod with plastic cap stamped "HALFF";

THENCE North 08°37'49" East 10.00 with the south line of said 25 acre tract and the existing north right-of-way line of Auburn Ave. to a calculated point for the southeast corner of said 2.790 acre tract;

THENCE North 81°28'34" West 507.69 feet with the south line of said 2.790 acre tract, the south line of said 1.860 acre tract and the existing north right-of-way line of Auburn Ave. to a calculated point for the southwest corner of said 1.860 acre tract and the east line of a called 30 foot right-of-way easement recorded in Hidalgo County Clerk File Number 1625503;

THENCE North 08°37'49" East with the west line of said 1.860 acre tract and the east line of said 30 foot easement, passing at a distance of 399.00 feet a 1/2-inch iron rod found for the northwest corner of said 1.860 acre tract and the westerly most southwest corner of said 25 acre tract, continuing an additional 395.09 feet with the west line of said 25 acre tract, the east line of said 30 foot easement and the west line of North 33rd Street as shown in Volume 50, Page 199 of the M.R.H.C.T. to a found 1/2-inch iron rod with plastic cap stamped "HALFF" for the southeast corner of a called 3.612 acre tract described in deed to Gloria B. Brady recorded in Hidalgo County Clerk File Number 1957645, continuing an additional 496.34 feet with the west line of said 25 acre tract, the west line of said 5.0 acre tract (2822/536), the west line of said 5.0 acre tract (2843/829), the east line of said 3.612 acre tract and the east line of a called 5 acre tract described in deed to Roberto Salinas Et. Al. recorded in Hidalgo County Clerk File Number 1337626 to a 1/2-inch iron rod found for the northwest corner of said 5.0 acre tract (2843/829), the northeast corner of said 5 acre tract, the southeast corner of a called 9.0 acre tract described in deed to Teresa Ramirez de Jimenez and Nancy E. Jimenez - Ramirez recorded in Hidalgo County Clerk File Number 989657 and the southwest corner of said 30 acre tract, continuing for an additional 483.03 feet with the west line of said 30 acre tract and the east line of said 9.0 acre tract to a found 1/2-inch iron rod with plastic cap stamped "HALFF" for the northwest corner of said 30 acre tract and the southwest corner of said 25.394 acre tract, continuing an additional 163.50 feet with the west line of said 25.394 acre tract and the west line of said 9.0 acre tract to a 3/4-inch iron rod with plastic cap stamped "FNM" for the northeast corner of said 9.0 acre tract and the southeast corner of a called 9.19 ca described in deed to Joseph R. Trdla and Norma Trdla recorded in Hidalgo County Clerk File Number 1653517, continuing for an additional 634.54 feet with the west line of said 25.394 acre tract, the east of said 9.19 acre tract, the east line of said Garcia tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC. INC.", continuing with the west line of said 25.394 acre tract and the east line of said Garcia tract a total distance of **1,773.40 feet** to the **POINT OF BEGINNING** and containing 51.32 acres (2,235,499 square feet).

GENERAL NOTES:

1.The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network.

2.By graphical plotting, the premises lies within Zone "X" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map, Panel Number 480334 0295 D, dated June 6, 2000, as published by the Federal Emergency Management Agency. Zone "B" is defined as "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage is less than one square mile; or areas protected by levees from the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

3.Temporary Bench Mark (TBM) Information: a square with an "X" cut on top of a curb inlet located on the east side of N. 29th STREET and 200 feet north of AUBURN AVENUE shown hereon. Elevation = 114.34 feet above mean sea level (NAVD88), and being referenced to a brass disk with a mark stamped "MC 49", from The City of McAllen GPS Reference Marks list prepared by Aranda & Associates in October, 1999. Elevation = 110.82 feet above mean sea level (NAVD88), and were determined as a result of a survey completed on April 9, 2014.

4.Minimum Building Setback Lines shall be:

a.Front: 60 feet or greater for approved site plan or easements

b.Rear: in accordance with the Zoning Ordinance, or greater for approved site plan or easements

c.Interior Side: in accordance with the Zoning Ordinance, or greater for approved site plan or easements.

d.Corner: 40 feet or greater for approved site plan or easements

e.Garage: 18 feet except where greater setback is required; greater setback applies "ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

5.Minimum Finish Floor Elevation: 18 inches above highest top of curb

6.Storm Water Detention required for this development is _____ ac-ft.

7.An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.

8.A 6 foot opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses. An 8 foot masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision improvements.

9.4 foot wide minimum sidewalk required along North 29th Street and Auburn Avenue.

10.Site plan must be approved by the Planning & Zoning Commission prior to the issuance of building permit.

STATE OF TEXAS:
COUNTY OF HIDALGO:

We, the undersigned, owners of the land shown on this plat and designated herein as MCALLEN SPORTS PARK an addition to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which we will cause 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.

City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

By: _____ Title: _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared_____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein stated. Given under my hand and seal of office, this the _____day of _____, 2015.

_____
Notary Public

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required. Given under my hand and seal of office, this the _____day of _____, 2015.

_____
Chairman, Planning and Zoning Commission

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 subdivision regulations of this city wherein my approval is required. Given under my hand and seal of office, this the _____day of _____ _____, 2015.

_____ _____
Attested: Secretary, City of McAllen Mayor, City of McAllen

STATE OF TEXAS:
COUNTY OF HIDALGO:
Hidalgo County Drainage District No. 1 does hereby certify that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

_____ _____
By: Hidalgo County Drainage District No. 1 Date

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Cory Blake Silva, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

_____ _____
Cory Blake Silva Date
Registered Professional Land Surveyor
State of Texas No. 6500

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, _____, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

_____ _____
Date

SUBDIVISION PLAT OF MCALLEN SPORTS PARK

51.32 ACRES OUT OF
LOT 46 AND LOT 51
LA LOMITA IRRIGATION &
CONSTRUCTION CO. SUBDIVISION
OF PORCIONES 61, 62 & 63
SITUATED IN
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

HALFF

4030 WEST BRAKER LANE SUITE 450
AUSTIN, TEXAS 78759 (512) 252-8184
TBPLS FIRM NO. 10029607

RECEIVED
By Nikki Marie Cavazos at 7:47 am, Feb 23, 2016

PRINCIPAL CONTACTS

OWNER:	CITY OF MCALLEN	1300 HOUSTON AVE. MCALLEN, TX 78501	(956) 681-3111
ENGINEER:	CITY OF MCALLEN	1300 HOUSTON AVE. MCALLEN, TX 78501	(956) 681-3111
SURVEYOR:	HALFF ASSOCIATES	4030 W. BRAKER LANE STE. 450 AUSTIN, TX 78759	(512) 777-4600

VIA EMAIL 02.19.2016 @3 PM

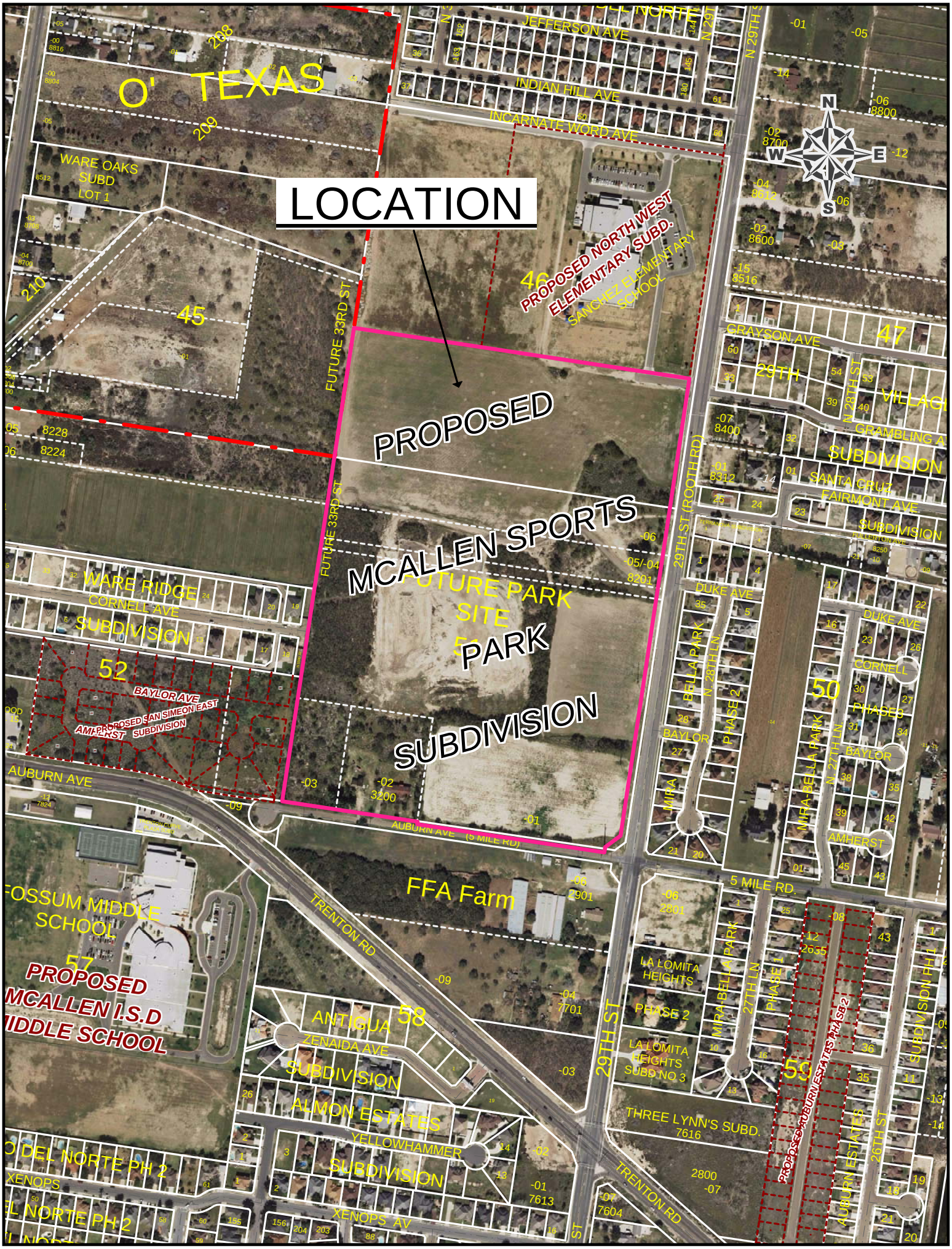
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2016

SUBDIVISION NAME: MCALLEN YOUTH BASEBALL COMPLEX	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: Project engineer to label the centerline to determine ROW dedication requirement for 50 ft. from center for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides	Non-compliance
N. 33rd Street: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording.	Non-compliance
Auburn Avenue: 10 ft. - 20 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides	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. 29th Street - 50 ft. or greater for approved site plan or easements Auburn Avenue - 30 ft. or greater for approved site plan or easements N. 33rd Street - 30 ft. or greater for approved site plan or easements	Non-compliance
* Others - in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Non-compliance
* Sides:	NA
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street, N. 33rd Street and Auburn Avenue.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, 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.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other 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: A-O/R-1 Proposed: Institutional Use	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.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Plat must comply with the City's Access Management Policy. **Conditional Use Permit for life of the use, Institutional Use (youth baseball complex) approved by the City Commission on March 23, 2015.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied


LOCATION
PROPOSED
MCALLEN SPORTS
PARK
SUBDIVISION
FUTURE PARK
SITE
PROPOSED NORTH WEST
ELEMENTARY SUBD.
SANCHEZ ELEMENTARY
SCHOOL
O' TEXAS
WARE OAKS
SUBD
LOT 1
WARE RIDGE
SUBDIVISION
CORNELL AVE
BAYLOR AVE
PROPOSED SAN SIMEON EAST
AMHERST SUBDIVISION
AUBURN AVE
AUBURN AVE (5 MILE RD)
FUTURE 33RD ST
JEFFERSON AVE
INDIAN HILL AVE
INCARNATE WORD AVE
GRAYSON AVE
GRAMBLING AV
SANTA CRUZ
FAIRMONT AVE
DUKE AVE
29TH ST (ROOTH RD)
N 29TH ST
N 28TH LN
N 27TH LN
MIRA BELLA PARK
PHASE 2
PHASE 3
5 MILE RD.
FFA Farm
TRENTON RD
FOSSUM MIDDLE
SCHOOL
PROPOSED
MCALLEN I.S.D
MIDDLE SCHOOL
ANTIGUA
ZENAIDA AVE
SUBDIVISION
ALMON ESTATES
YELLOWHAMMER
SUBDIVISION
XENOPS AV
LA LOMITA
HEIGHTS
PHASE 2
LA LOMITA
HEIGHTS
SUBD NO 3
THREE LYNN'S SUBD.
7616
PROPOSED AUBURN ESTATES PHASE 2
AUBURN ESTATES
26TH ST
SUBDIVISION PH 1
DEL NORTE PH 2
XENOPS
EL NORTE PH 2
N
W
E
S

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 MONTEMAYOR APARTMENTS

Location SOUTHEAST INTERSECTION OF JACKSON RD & BICENTENNIAL AVE

City Address or Block Number

Number of lots 1 Gross acres .20 ACRE Net acres .20 ACRE

Existing Zoning R3-T Proposed R3-T Rezoning Applied For ☐Yes ☒No Date

Existing Land Use N/A Proposed Land Use Multi-family Irrigation District # 3

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

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due $0.00

Legal Description BEING A REPLAT OF LOTS 22, 23 & 24, BLOCK 5, LA PALOMA ADDITION

Owner

Name NORMALINDA MONTEMAYOR Phone

Address 2437 SYCAMORE

City MCALLEN State TEXAS Zip 78501

E-mail

Developer

Name NORMALINDA MONTEMAYOR Phone

Address 2437 SYCAMORE

City MCALLEN State TEXAS Zip 78501

Contact Person

E-mail

Engineer

Name MAS ENGINEERING, LLC Phone 956-537-1311 (OR) 956-821-8073

Address 4037 W. EXPRESSWAY 83, SUITE 150

City MCALLEN State TEXAS Zip 78501

Contact Person MARIO A. SALINAS, P.E.

E-mail MSALINAS6973@ATT.NET

Surveyor

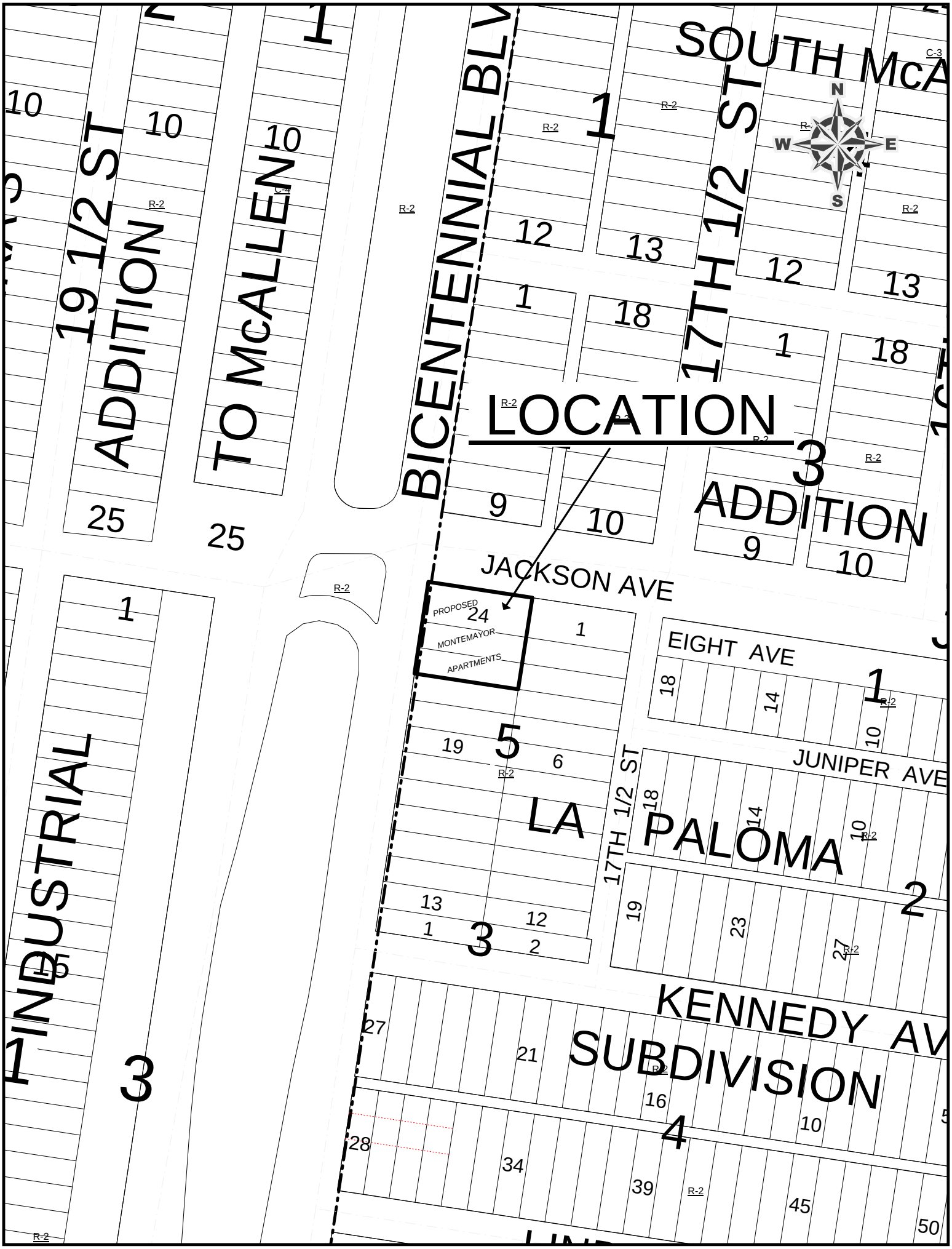
Name SALINAS ENGINEERING & ASSOC. Phone 956-682-9081

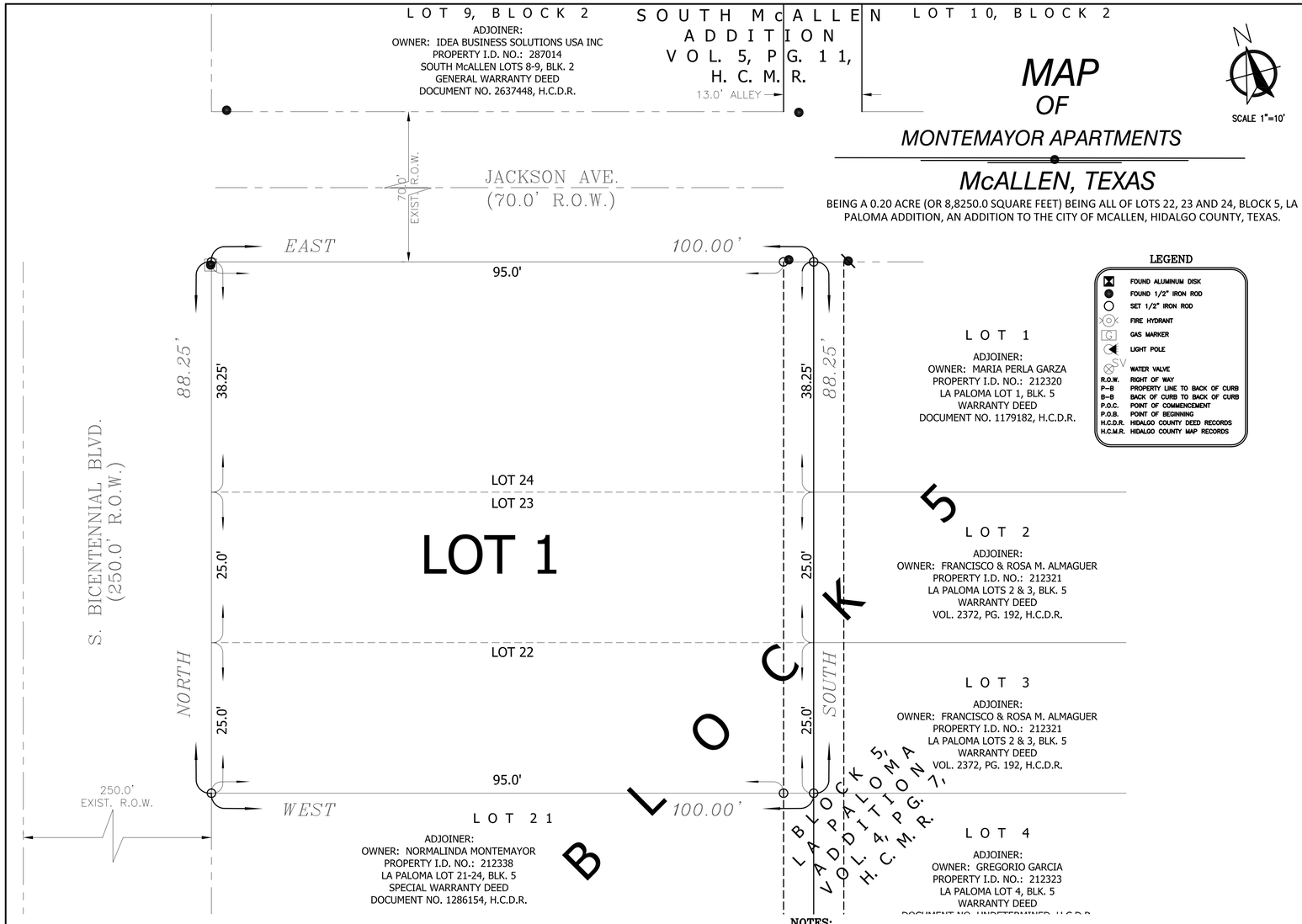
Address 2221 DAFFODIL AVE

City MCALLEN State TEXAS Zip 78501

E-mail DSALINAS@SALINASENGINEERING.NET

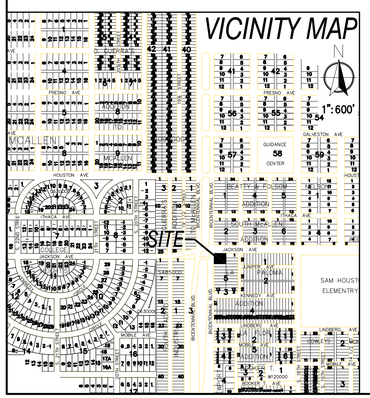
SUB2016-0017
RECEIVED
FEB 26 2016
BY: 2/26/2016 @ 10:07am


LOCATION
PROPOSED
MONTEMAYOR
APARTMENTS
JACKSON AVE
EIGHT AVE
JUNIPER AVE
KENNEDY AV
17TH 1/2 ST
19 1/2 ST
BICENTENNIAL BLV
TO McALLEN
ADDITION
LA PALOMA
ADDITION
SUBDIVISION
INDUSTRIAL
SOUTH McA
R-2
C-3
N
S
E
W



LEGEND

	FOUND ALUMINUM DISK
	FOUND 1/2" IRON ROD
	SET 1/2" IRON ROD
	FIRE HYDRANT
G	GAS MARKER
	LIGHT POLE
SV	WATER VALVE
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS



METES AND BOUNDS

BEING A 0.20 ACRE (OR 8,8250.0 SQUARE FEET) BEING ALL OF LOTS 22, 23 AND 24, BLOCK 5, LA PALOMA ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.20 ACRE TRACT OF LAND IS MORE PARTICUARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 22 LOCATED ON THE EAST RIGHT-OF-WAY LINE OF S. BICENTENNIAL BLVD. FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOTS 22, 23 AND 24 SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID S. BICENTENNIAL BLVD., A DISTANCE OF 88.25 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID LOT 24 LOCATED ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF W. JACKSON AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 24 SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID W. JACKSON AVE., A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER SET ON THE NORTHEAST CORNER OF SAID LOT 24 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOTS 24, 23 AND 22, A DISTANCE OF 88.25 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE SOUTHEAST CORNER OF SAID LOT 22 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.20 ACRES OF LAND, MORE OR LESS.

NOTES:

1.– MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

A) FRONT: 20 FOOT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

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

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

D) GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

2.– THIS PROPERTY FALLS ITHE WESTERN HALF OF THE SUBDIVISION IS IN ZONE "??", AREAS OF MINIMAL FLOODING, AND THE EASTERN HALF OF THE SUBDIVISION IS IN ZONE AH, WITH A BFE OF 105.00, AREAS OF A 100–YEAR SHALLOW FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).

3.– STORM WATER DETENTION OF XXXXX C.F. OR XXXX AC–FT IS REQUIRED FOR THIS SUBDIVISION;

4.– MINIMUM FINISH FLOOR ELEVATION SHALL BE AT ELEV. 105'.00 OR 18 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER, MEASURED AT THE FRONT CENTER OF EACH LOT.

5.– A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ALONG SOUTH BICENTENNIAL BOULEVARD AND JACKSON ROAD.

6.– NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7.– 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

8.– BENCHMARK:

9.– OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.

10.– AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MONTEMAYOR APARTMENTS 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, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

NORMALINDA MONTEMAYOR
2437 SYCAMORE AVE
MCALLEN, TEXAS

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINNERS & SURVEYORS
2221 DAFFOIL AVE.
McALLEN, TEXAS 78501
(956) 682–9081

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINNER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

DATE

STATE OF TEXAS
MARIO A. SALINAS
96611
LICENSED PROFESSIONAL ENGINEER

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____AT _____AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. SALINAS, P.E. 96611 ON JANUARY, 2016.
IT IS NOT TO BE USED FOR CONSTRUCTION.

RECEIVED
By Nikki Marie Cavazos at 7:43 am, Feb 23, 2016

DATE OF PREPARATION: 02–08–2016

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS. 78501
PH. (956) 537–1311
E–MAIL: MSALINAS6973@ATT.NET

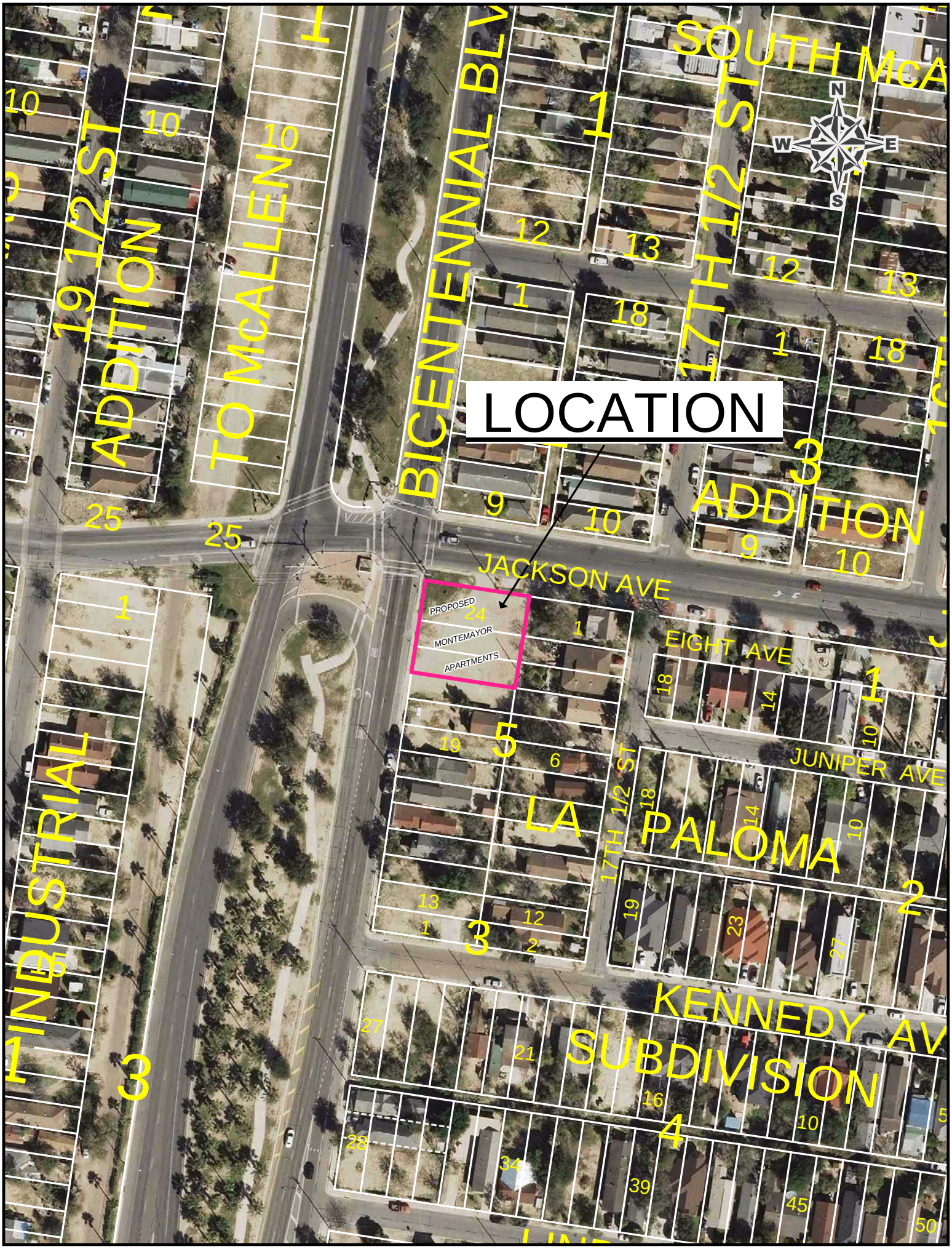
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/7/2016

SUBDIVISION NAME: MONTEMAYOR APARTMENTS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Bicentennial Blvd.: Project engineer to show centerline and label existing ROW on both sides to determined dedication requirements for 75 ft. from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides	Non-compliance
Jackson Avenue: Project engineer to label existing ROW on both sides of the centerline to determine dedication requirements for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Non-compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Project engineer to clarify lot dimensions and dashed line along east boundary; easement or ROW? **Project engineer to clarify apparent 10 ft. alley as shown on the survey.	TBD
SETBACKS	
* Front: S. Bicentennial Blvd: - 40 ft. or in line with existing structures, whichever is greater	Non-compliance
* Rear: TBD based on clarification of apparent 10 ft. alley	TBD
* Interior Side: in accordance with the Zoning Ordinance, or greater for easements	Non-compliance
* Corner: Jackson Avenue - 10 ft. or greater for easements	Non-compliance
* 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. Bicentennial Blvd. and Jackson Avenue.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, 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: R-2 Proposed: multifamily residential	TBD
* Rezoning Needed Before Final Approval	TBD
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $700 per dwelling unit is required to be paid prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Existing plat notes remain the same for the resubdivision. **Public Hearing without legal notices is required prior to final for the resubdivision. ***Project engineer to clarify lot dimensions and dashed line along the east boundary; easement or ROW? ****Must comply with the City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE RESUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied


LOCATION
PROPOSED
MONTEMAYOR
APARTMENTS
JACKSON AVE
EIGHT AVE
JUNIPER AVE
KENNEDY AVE
BICENTENNIAL BLV
TO McALLEN
19 1/2 ST
ADDITION
17TH 1/2 ST
SOUTH McA
ADDITION
LA PALOMA
SUBDIVISION
INDUSTRIAL
N
S
E
W

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Solidaire

Location 150 Feet south of the intersection of Swallow Ave. and N. 26th St.

City Address or Block Number 26th Street

Number of lots 2 Gross acres 4.333 Net acres 4.333

Existing Zoning R-3C Proposed R-3C Rezoning Applied For ☐ Yes ☒ No Date ____

Existing Land Use Open Proposed Land Use Condominiums Irrigation District # 1

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

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due N/A -0-

Legal Description A 4.333 Acre (188,741.508 sq.ft.) tract of land out of the north half (½) of the south 20 acres of Lot 71, La Lomita Irrigation & Construction Co. Subdivision H.C., Texas as recorded in Vol. 24, Pg. 67, 68, deed records in the office of the County Clerk of Hidalgo County, Texas

Owner

Name Laura Torres Phone (956) 655-1721

Address 6900 North 10th St. No. 8

City McAllen State TX Zip 78504

E-mail ____

Developer

Name Laura Torres Phone (956) 655-1721

Address 6900 North 10th St. No. 8

City McAllen State TX Zip 78504

Contact Person Laura Torres

E-mail ____

Engineer

Name Sam Engineering & Surveying Phone (956) 702-8880

Address 200 S. 10th St. Ste. 1607

City McAllen State TX Zip 78501

Contact Person Jessica Maldonado P.E. / Samuel D. Maldonado, PE, RPLS

E-mail jessica@samengineering-surveying.com / ozie@samengineering-surveying.com

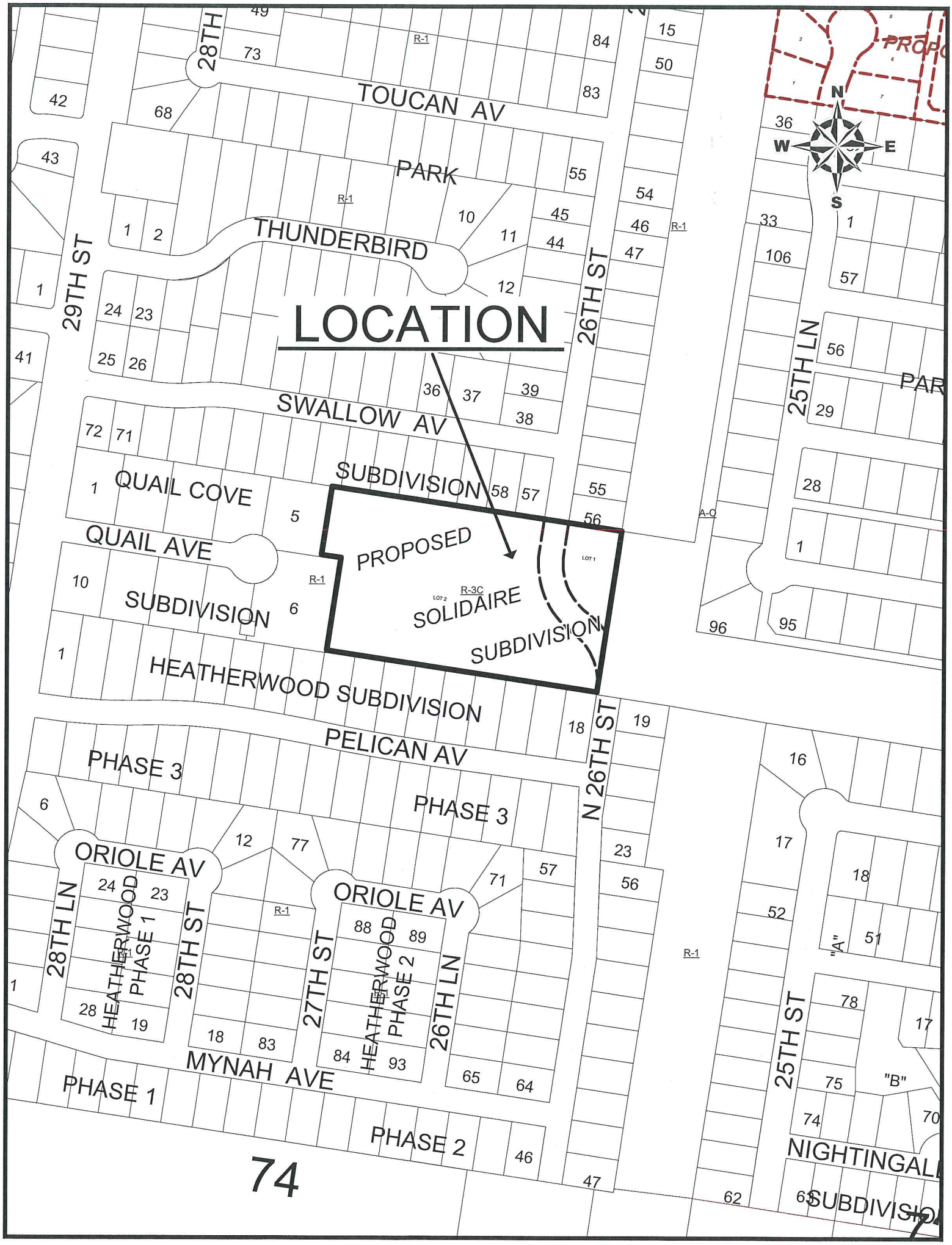
Surveyor

Name SAM Engineering & Surveying Phone (956) 702-8880

Address 200 S. 10th St. Ste. 1607

City McAllen State TX Zip 78501

SUB2016-0018
RECEIVED
FEB 26 2016
BY: PC 5:01pm


LOCATION
PROPOSED
SOLIDAIRE
SUBDIVISION
R-3C
LOT 1
LOT 2
TOUCAN AV
PARK
THUNDERBIRD
29TH ST
28TH
26TH ST
25TH LN
SWALLOW AV
QUAIL COVE
SUBDIVISION
QUAIL AVE
SUBDIVISION
HEATHERWOOD SUBDIVISION
PELICAN AV
PHASE 3
PHASE 3
N 26TH ST
ORIOLE AV
ORIOLE AV
28TH LN
HEATHERWOOD PHASE 1
28TH ST
27TH ST
HEATHERWOOD PHASE 2
26TH LN
MYNAH AVE
PHASE 1
PHASE 2
25TH ST
"A"
"B"
NIGHTINGALE
SUBDIVISION
R-1
A-O
N
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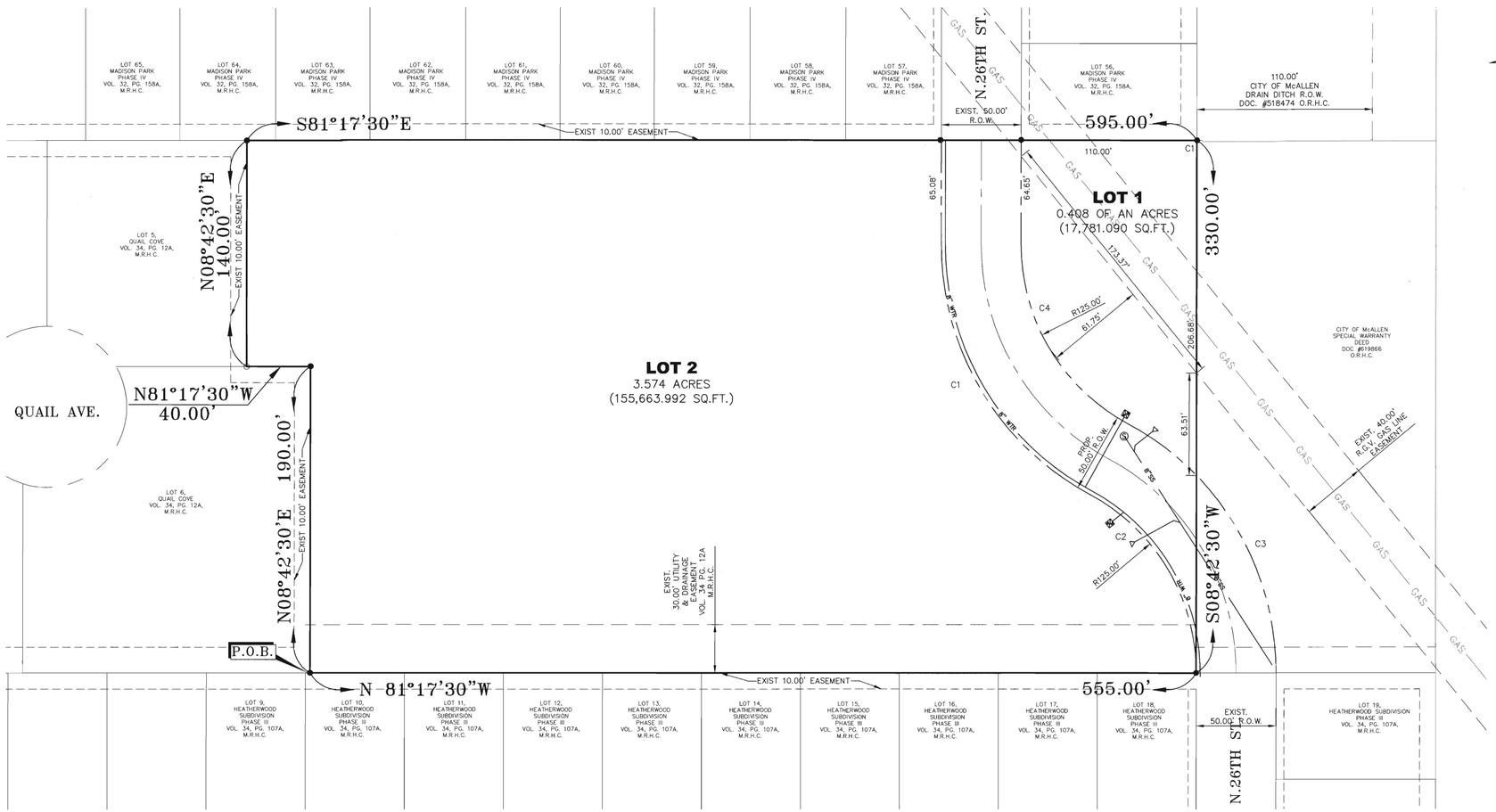
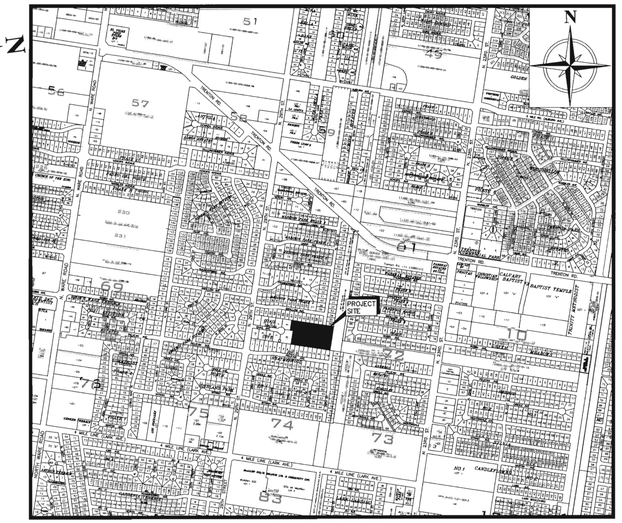


SCALE: 1"=40'



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) 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 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 0.833 OF AN ACRE TRACT OF LAND CONVEYED TO THE CITY OF McALLEN IN A SPECIAL WARRANTY DEED, DOCUMENT NUMBER 619866, 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 0.833 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 HEATERWOOD SUBDIVISION PHASE III (3), TO THE POINT OF BEGINNING CONTAINING 4.333 ACRES (188,741.506 SQ.FT.) TRACT OF LAND MORE OR LESS.

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
HIDALGO COUNTY IRRIGATION DISTRICT No. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3 ON THIS THE _____ THE DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 3 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

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.

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	189.93'	175.00'	62°11'09"	180.74'	S22°32'11"E
C2	135.66'	125.00'	62°10'57"	129.10'	N22°32'13"W
C3	189.93'	175.00'	62°10'57"	180.74'	N22°32'13"W
C4	135.66'	125.00'	62°11'09"	129.10'	S22°32'11"E

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

2/24/2016

SAMUEL D. MALDONADO DATE
RPLS – No. 6027
PE – No. 91889

STATE OF TEXAS REGISTERED SAMUEL D. MALDONADO 6027 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS SAMUEL D. MALDONADO 91889 LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: FEBRUARY 2016

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	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

SAMES
SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1607 TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
REGISTRATION # F-10602

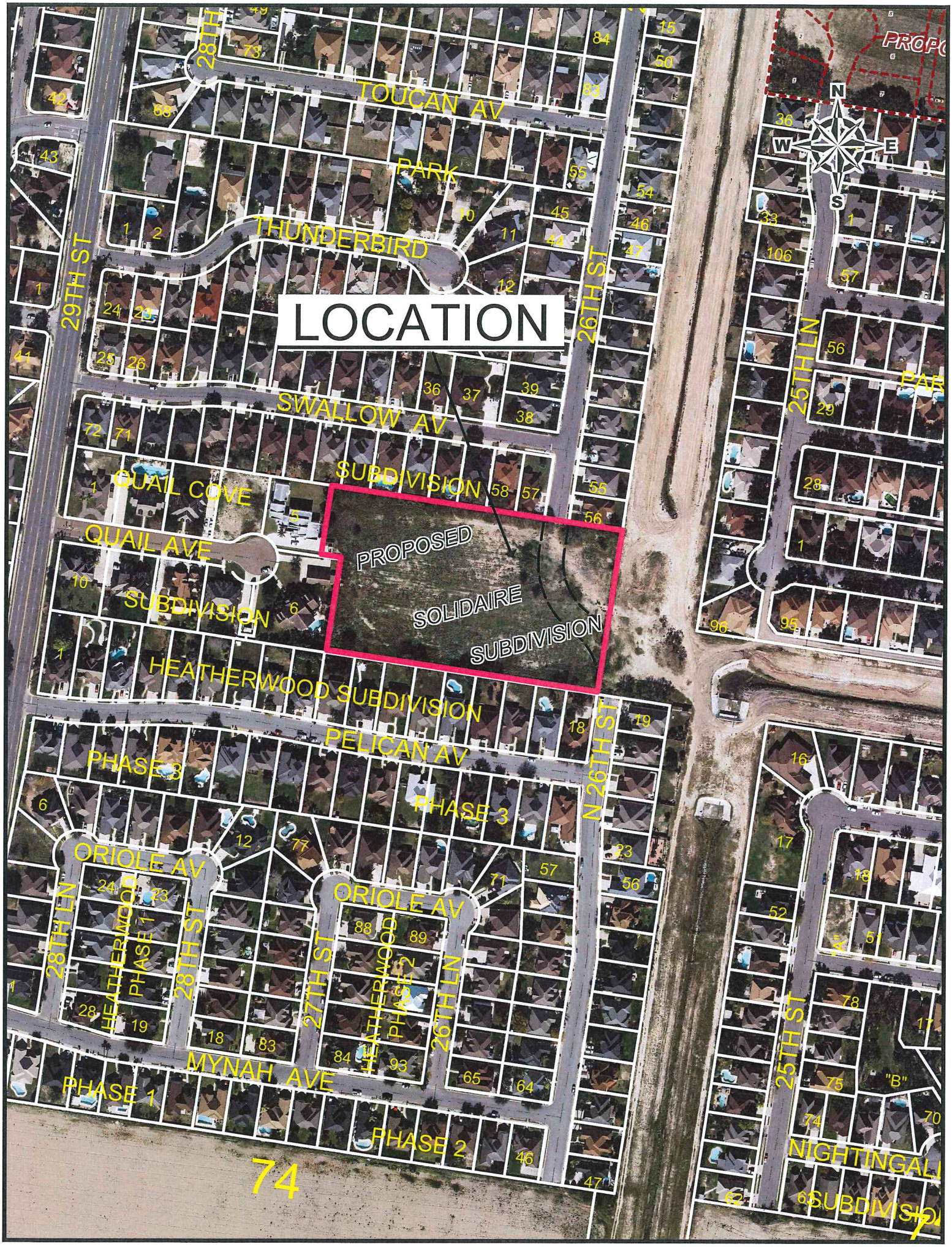
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2016

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. **Project engineer is coordinating with the City's Engineering Department regarding use of drain ditch for street purposes.	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 as may be required by Public Works Department for city services.	TBD
SETBACKS	
* Front: 20 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	Non-compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of N. 26th Street.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Non-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: R-3C Proposed: condominiums	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	TBD
* Park Fee of $700 per dwelling unit is required to be paid prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Project engineer to submit agreement from respective Gas Company for any improvements over the gas easement on Lot 1. **Project engineer to clarify use of Lot 1.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied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28TH ST
27TH ST
HEATHERWOOD
PHASE 2
26TH LN
MYNAH AVE
PHASE 1
PHASE 2
25TH ST
NIGHTINGALE
SUBDIVISION
N
S
E
W

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 9, 2016

SUBJECT: **REQUEST OF MILTON L. GONZALEZ ON BEHALF OF COVENANT CHRISTIAN ACADEMY FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR AN INSTITUTIONAL USE (SCHOOL) AT LOT 12A, KINGWOOD ESTATES PHASE 4 SUBDIVISION; 5281 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 west side of North 23rd Street, approximately 380 ft. south of Dove Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and south, and R-1 (single family residential) District to the west. Surrounding land uses include single and multi-family residential, McAllen's Fire Station No. 5, and commercial businesses. An institutional use is permitted in a C-3 zone with a conditional use permit and in compliance with requirements.

HISTORY:
The initial conditional use permit was approved for one year by the Planning and Zoning Commission on July 7, 2015. The applicant is requesting for the life of use; therefore, it has to come before the Planning and Zoning Commission for consideration.

REQUEST/ANALYSIS:
Currently, there is a multi-tenant building on the property. The applicant proposes to continue to utilize a lease space from the building for classrooms for high school students. The lease space is an expansion to their main location which is located at 4201 North Ware Road. Their main location has a conditional use permit for life of the use that was approved by the City Commission on April 2008. Based on the number of one classroom and one office, seven parking spaces are required and 293 are provided on site as part of the common parking area for the development. If there is more room to expand within the lease area such as classrooms, etc. an amendment of the conditional use permit would be required.

An institutional use is permitted in a C-3 zone with a conditional use permit. The Fire Department has inspected the building and has met all the minimum standards and applicable ordinances. The proposed use must comply with the zoning ordinance and specific requirements as follows:

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

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the number of one classroom and one office, seven parking spaces are required and 293 are provided on site as part of the common parking area for the development;

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

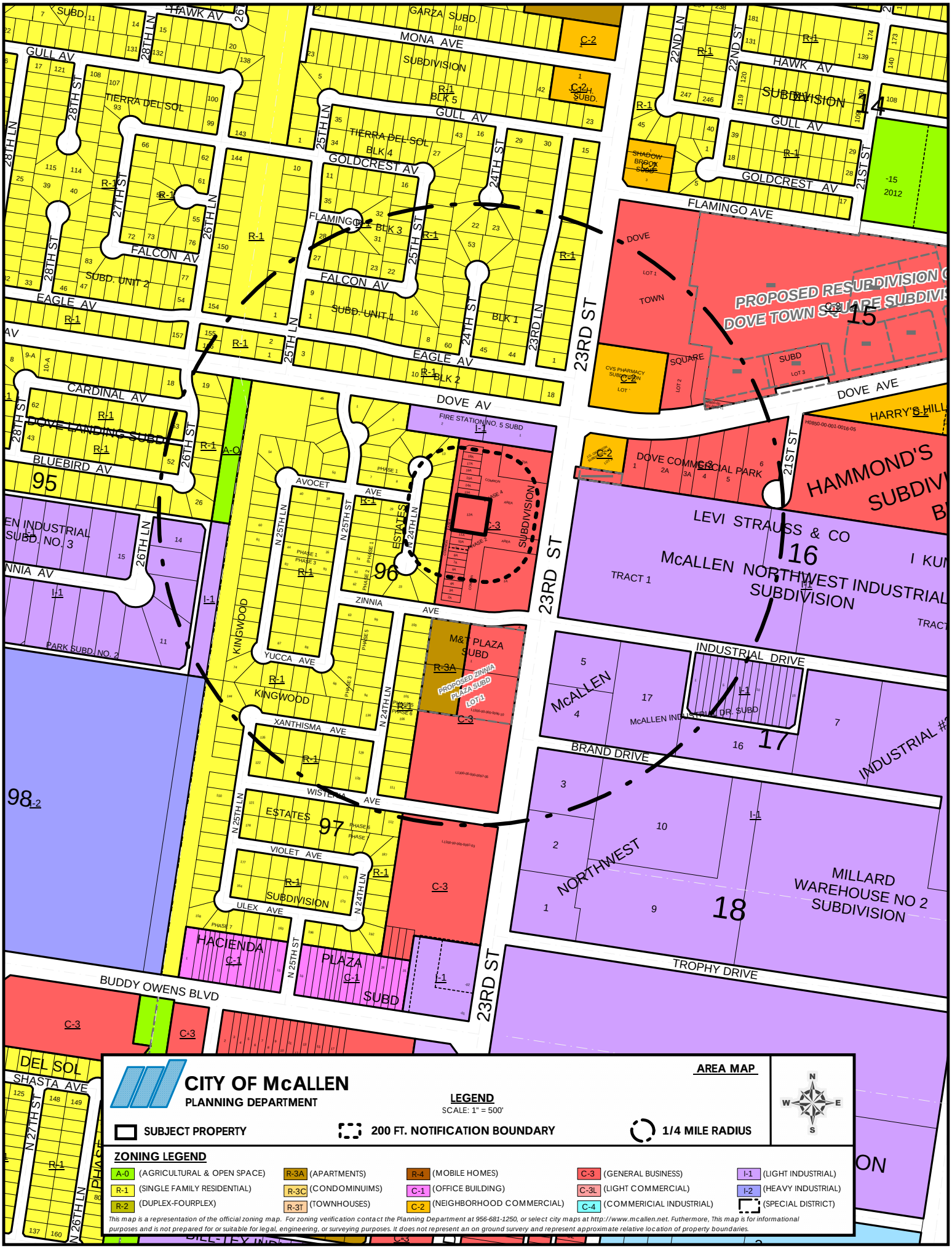
4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

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

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

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

RECOMMENDATION:
Staff recommends approval of the request, for life of use, subject to compliance with the Zoning Ordinances 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
N
S
E
W
ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Futhermore, This map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survery and represent approximate relative location of property boundaries.
PROPOSED RESUBDIVISION OF DOVE TOWN SQUARE SUBDIVISION
PROPOSED ZINNIA PLAZA SUBD
LOT 1
DOVE AVE
DOVE AV
FLAMINGO AVE
GOLDCREST AV
GULL AV
HAWK AV
MONA AVE
EAGLE AV
FALCON AV
CARDINAL AV
BLUEBIRD AV
ZINNIA AVE
YUCCA AVE
XANTHISMA AVE
WISTERIA AVE
VIOLET AVE
ULEX AVE
INDUSTRIAL DRIVE
BRAND DRIVE
TROPHY DRIVE
BUDDY OWENS BLVD
SHASTA AVE
23RD ST
25TH LN
24TH ST
22ND LN
21ST ST
28TH LN
28TH ST
27TH ST
26TH LN
26TH ST
N 25TH LN
N 24TH LN
N 27TH ST
N 26TH LN
KINGWOOD
AVOCET
LEVI STRAUSS & CO
McALLEN NORTHWEST INDUSTRIAL SUBDIVISION
HAMMOND'S SUBDIVISION
DOVE COMMERCIAL PARK
M&T PLAZA SUBD
HACIENDA PLAZA SUBD
MILLARD WAREHOUSE NO 2 SUBDIVISION
McALLEN NORTHWEST
DOVE LANDING SUBD
FIRE STATION NO. 5 SUBD
PARK SUBD. NO. 2
TIERRA DEL SOL
SUBD. UNIT 2
SUBD. UNIT 1
GARZA SUBD.
DEL SOL
95
96
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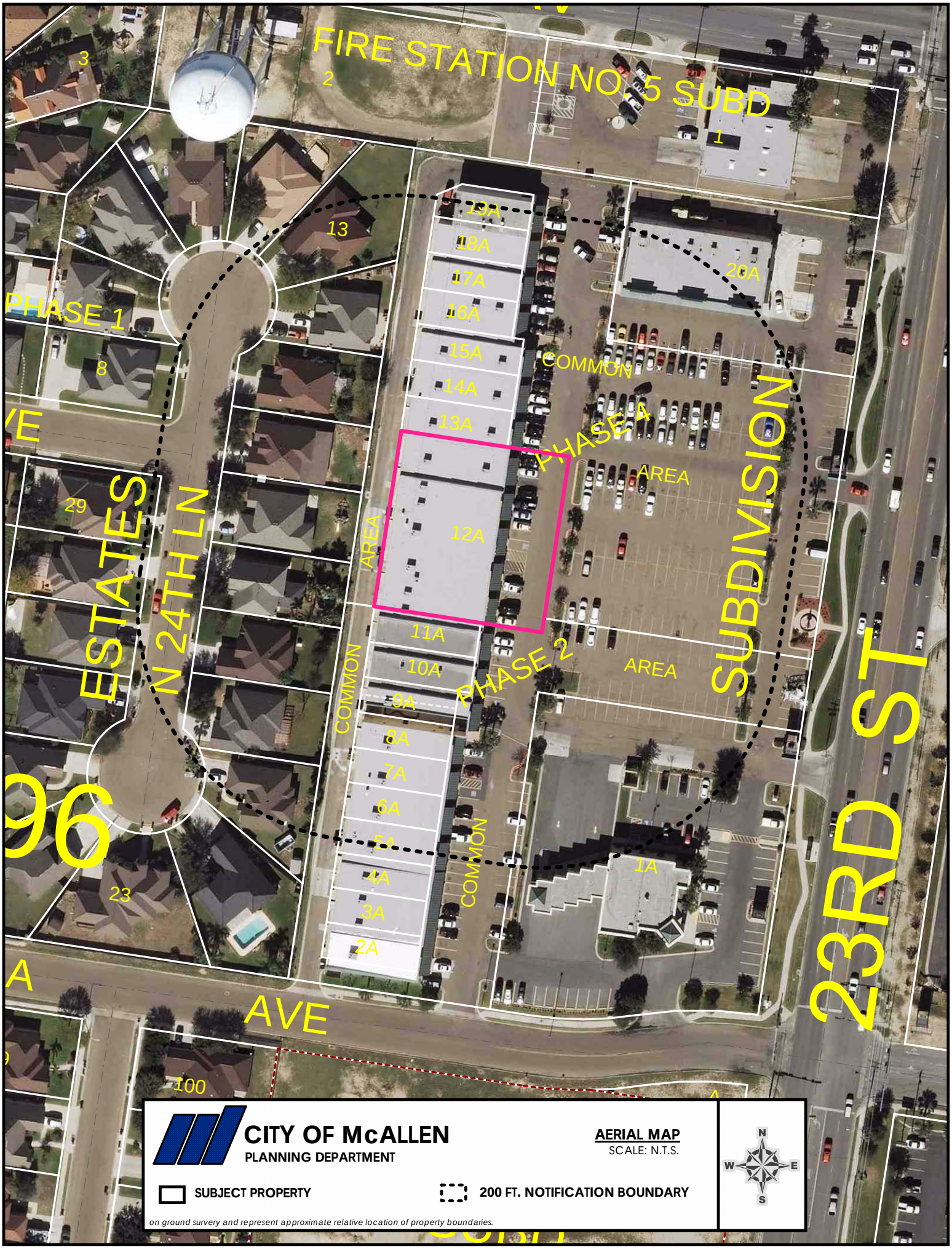
FIRE STATION NO. 5 SUBD
PHASE 1
ESTATES
N 24TH LN
PHASE A
PHASE 2
COMMON
AREA
SUBDIVISION
23RD ST
AVE
19A
18A
17A
16A
15A
14A
13A
12A
11A
10A
9A
8A
7A
6A
5A
4A
3A
2A
1A
20A
13
8
29
23
100
96
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
on ground survery and represent approximate relative location of property boundaries.
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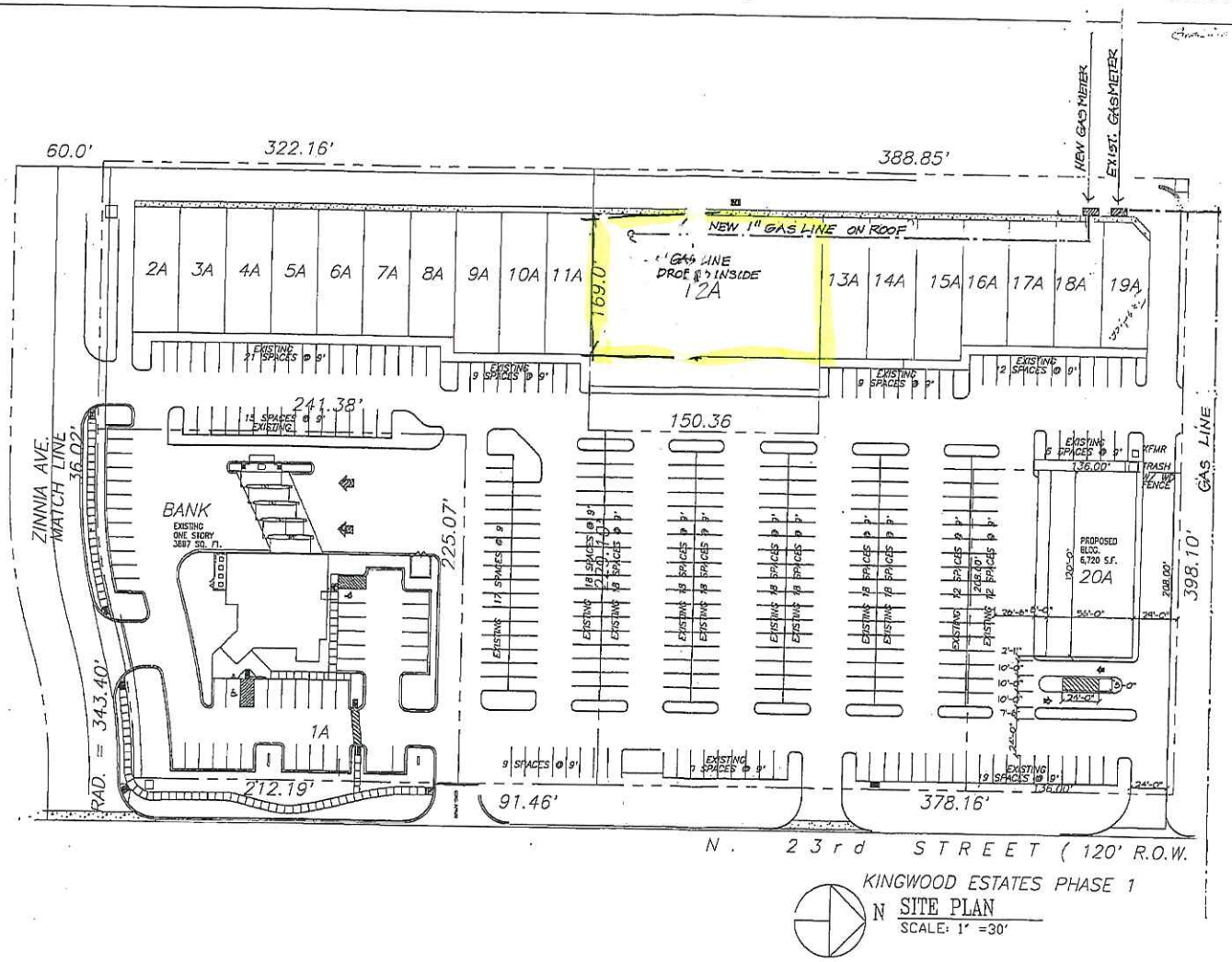


SITE PLAN

KINGWOOD VILLAGE

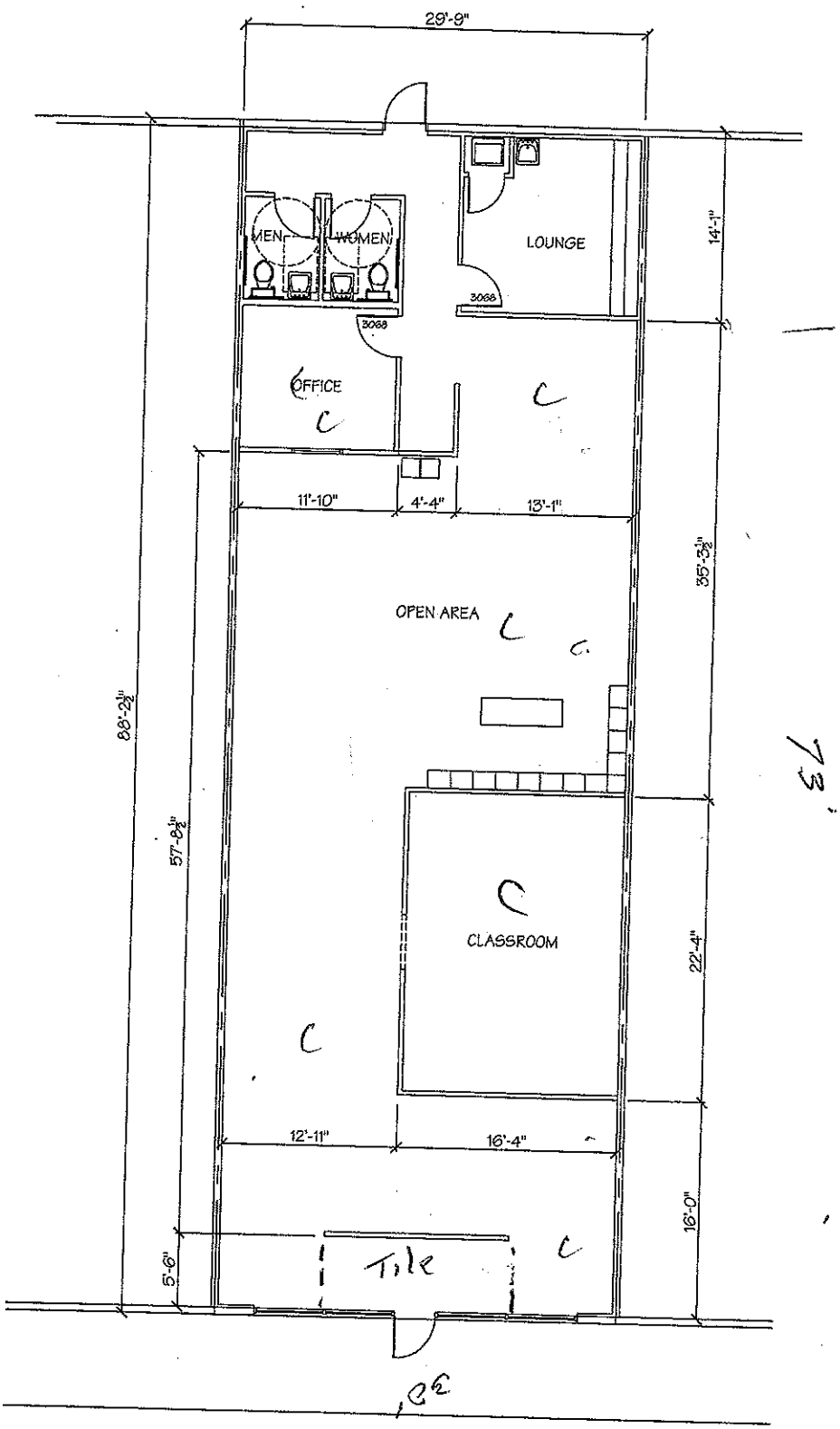
McALLEN, TEXAS

PROJECT

COMMERCIAL BUILDING SYSTEMS
OF McALLEN LTD.
2101 INDUSTRIAL DRIVE
McALLEN, TEXAS
PH. (956) 630-1713
FAX (956) 631-1173

SHEET

SITE



PRELIMINARY FLOOR PLAN

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

TEXAS A&M
UNIVERSITY
5283
NOTICE
INSTITUTIONAL
For
This Property
CUP2016-0022
City of McAllen Planning Dept 681-1250
www.mcallen.net

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 9, 2016

SUBJECT: **REQUEST OF LUTHERAN SOCIAL SERVICES OF THE SOUTH, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (IMMIGRANT YOUTH FACILITY) AT THE 2.72 ACRES COMING OUT OF LOT 6, BLOCK 11, STEELE AND PERSHING SUBDIVISION; 1000 NORTH MCCOLL ROAD.**

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 McColl Road, approximately 410 ft. north of East Hackberry Avenue, and is zoned R-3A (apartments) District. The adjacent zoning is R-3A District to the west and C-3 (general business) District to the north, east, and west. An institutional use is permitted in an R-3A zone with a conditional use permit and in compliance with requirements.

HISTORY:
The initial conditional use permit was approved, for one year, on June 6, 2015 by the Planning and Zoning Commission. The last permit was approved for one year by the Planning and Zoning Commission on March 17, 2015 in order to allow the applicant time to monitor the parking situation and to make sure there was sufficient parking on site, not on E. Jasmine Avenue. The applicant is requesting life of use; therefore, it has to come before the Planning and Zoning for consideration.

REQUEST/ANALYSIS:
The applicant is proposing to continue to utilize 13,893 sq. ft. building for an immigrant youth facility. Based on the vehicles parking on site and on E. Jasmine Avenue, the applicant was required to construct an additional parking area to accommodate an additional 10 parking spaces. Based on 27 bedrooms with a multi-purpose room, 6 offices, 3 classrooms, 33 parking spaces are required; a total of 42 parking spaces are now provided on site.

The Fire Department has inspected the building, which complies with all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North McColl Road and does not generate traffic into residential areas.

2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the vehicle observations that park on site and on the side of Jasmine Avenue, the applicant has constructed 10 additional parking spaces in order to avoid vehicles parked along Jasmine Avenue. Based on 27 bedrooms with a multi-purpose room, 6 offices, 3 classrooms, 33 parking spaces are required; a total of 42 parking spaces are now provided on site;

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

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

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

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

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

RECOMMENDATION:
Staff recommends approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance and Fire Department requirements.
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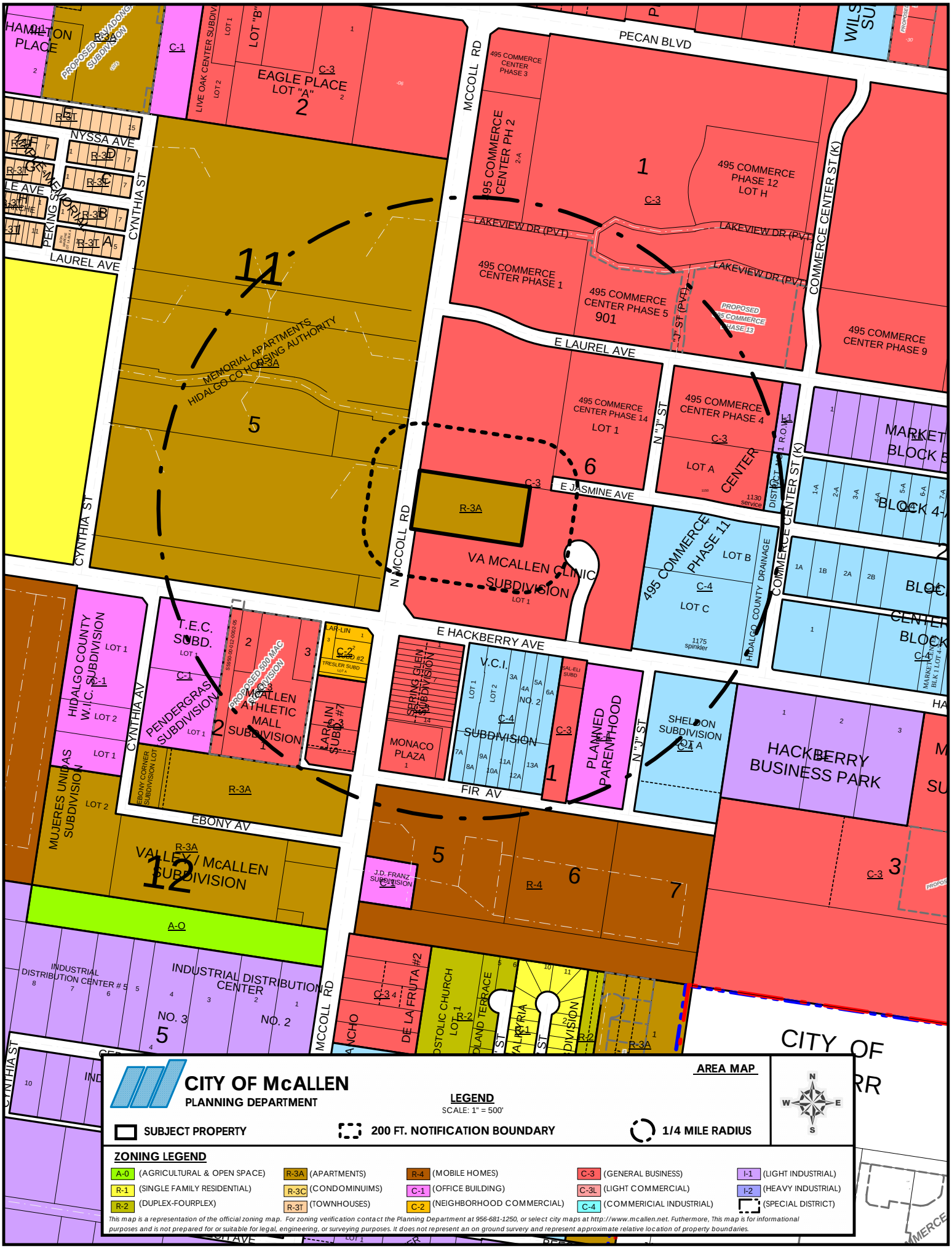
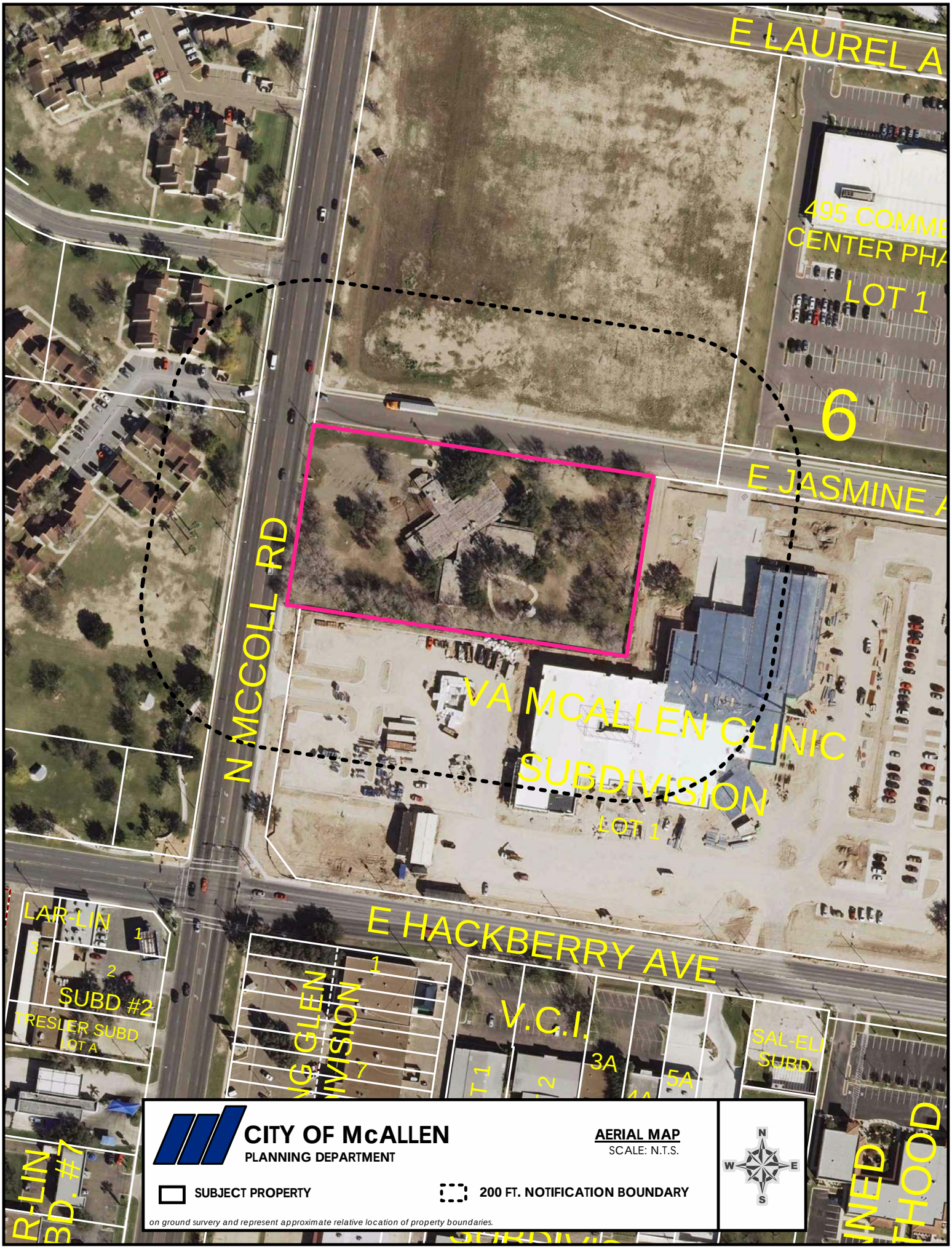

CITY OF McALLEN
PLANNING DEPARTMENT
AREA MAP
LEGEND
SCALE: 1" = 500'
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
1/4 MILE RADIUS
ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Futhermore, This map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.
PECAN BLVD
MCCOLL RD
N MCCOLL RD
CYNTHIA ST
CYNTHIA AV
NYSSA AVE
LAUREL AVE
E LAUREL AVE
E JASMINE AVE
E HACKBERRY AVE
FIR AV
EBONY AV
N "J" ST
COMMERCE CENTER ST (K)
LAKEVIEW DR (PVT)
495 COMMERCE CENTER PHASE 3
495 COMMERCE CENTER PH 2
495 COMMERCE PHASE 12 LOT H
495 COMMERCE CENTER PHASE 1
495 COMMERCE CENTER PHASE 5
495 COMMERCE CENTER PHASE 9
495 COMMERCE CENTER PHASE 14 LOT 1
495 COMMERCE CENTER PHASE 4
495 COMMERCE PHASE 11
PROPOSED 495 COMMERCE PHASE 13
MEMORIAL APARTMENTS HIDALGO CO HOUSING AUTHORITY
VA MCALLEN CLINIC SUBDIVISION
HIDALGO COUNTY W.I.C. SUBDIVISION
T.E.C. SUBD.
PENDERGRASS SUBDIVISION
PROPOSED 500 MAC SUBDIVISION
MCALLEN ATHLETIC MALL SUBDIVISION
MONACO PLAZA
SPRING GLEN SUBDIVISION
V.C.I. SUBDIVISION
PLANNED PARENTHOOD
SHELDON SUBDIVISION LOT A
HACKBERRY BUSINESS PARK
MUJERES UNIDAS SUBDIVISION
VALLEY MCALLEN SUBDIVISION
INDUSTRIAL DISTRIBUTION CENTER # 5
INDUSTRIAL DISTRIBUTION CENTER NO. 3
INDUSTRIAL DISTRIBUTION CENTER NO. 2
DE LA FRUTA #2
CITY OF



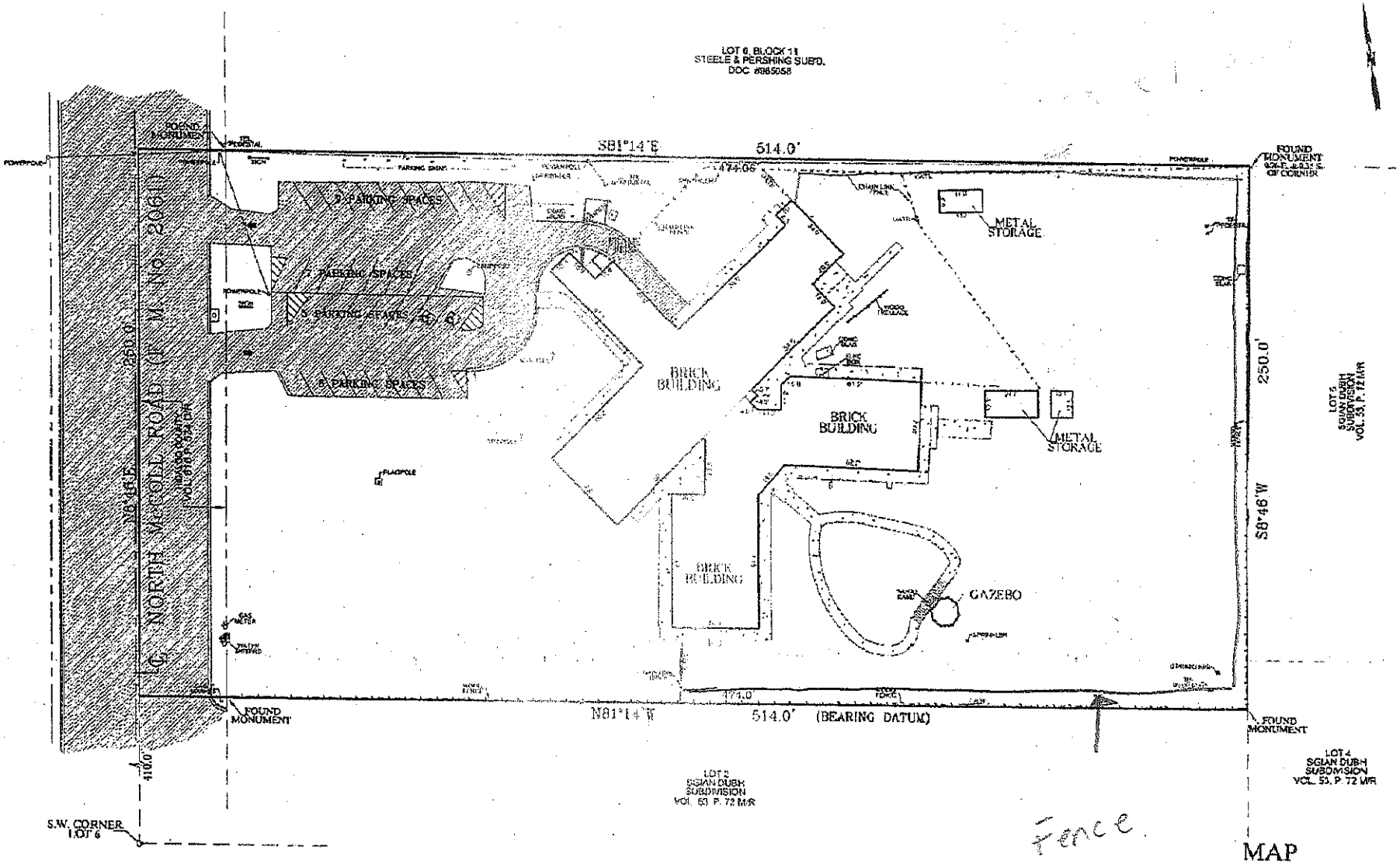
CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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



NOTE: HIDALGO CO. IRRIG. DISTRICT No.2 MAKES NO EASEMENT OR R-O-W CLAIMS WITHIN THIS SITE.

2.950 AC. GROSS
– 0.229 AC. IN McCOLL RD.
2.721 AC. GROSS

SECURITY LAND TITLE CO.
G.F. #18157
BUYER: MICHAEL MORTON

MAP

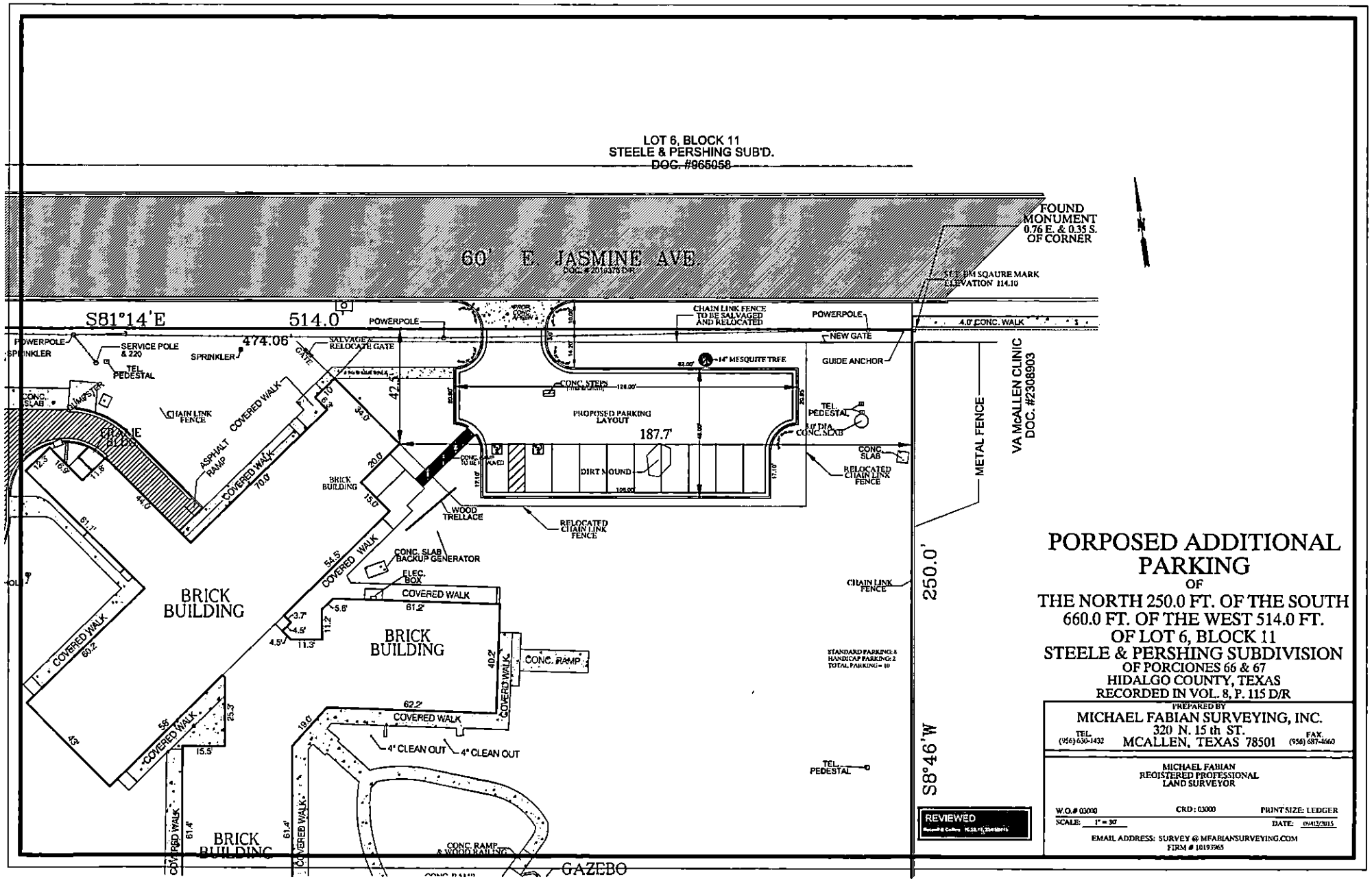
OF

THE NORTH 250.0 FT. OF THE SOUTH 666.0 FT. OF THE WEST 514.0 FT. OF LOT 6, BLOCK 11
STEELE & PERSHING SUBDIVISION
OF PORCIONES 66 & 67
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 8, P. 115 D/R

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
Land Surveying & Consultants
300 North 15th Street
McAllen, Texas

MICHAEL FABIAN, R.P.L.S.

WO #: 9875
FIELD WORK:
SCALE: 1"=50'
DATE: 09-18-07



PORPOSED ADDITIONAL PARKING

OF

THE NORTH 250.0 FT. OF THE SOUTH 660.0 FT. OF THE WEST 514.0 FT. OF LOT 6, BLOCK 11 STEELE & PERSHING SUBDIVISION

OF PORCIONES 66 & 67
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 8, P. 115 D/R

PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
320 N. 15 th ST.
TEL. (956) 630-1432 MCALLEN, TEXAS 78501 FAX. (956) 687-4660

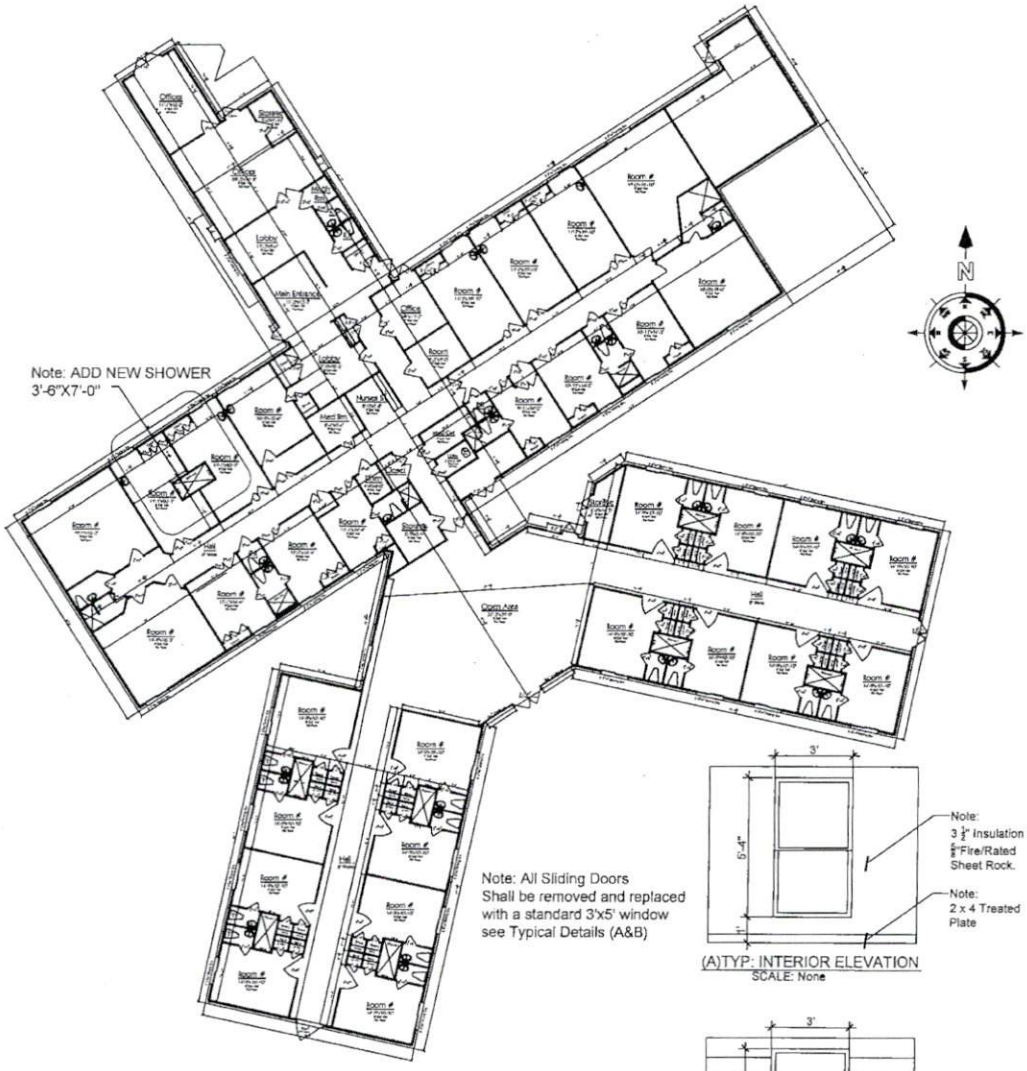
MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

W.O.# 03000 CRD: 03000 PRINT SIZE: LEDGER
SCALE: 1" = 30' DATE: 09/02/2015

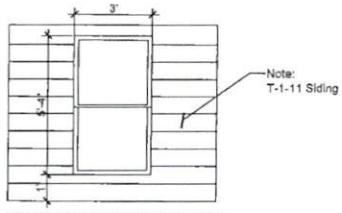
EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM
FIRM # 10193965

JASMINE ST.

N. MCCOLL ROAD



(A)TYP: INTERIOR ELEVATION
SCALE: None



(B)TYP: EXTERIOR ELEVATION
SCALE: None

FLOOR PLAN SCALE: NTS

NOTE: EXISTING BUILDING VERIFY ALL DIMENSIONS AND WINDOW AND DOOR SIZES

F-1	Sheet Number:	**DraftTech Designs** RESIDENTIAL & COMMERCIAL DRAFTING SERVICES	Office: (956) 320.4479 emilianoamaro@gmail.com	Project Name: Existing Nursing Home and Assistant Living 1000 North McColl Road. Mcallen, Texas 78501
		This plan cannot be copied or used for resale or constuction unless it has an original signature and an authorization from Emiliano Amaro. Engineering for the foundation is the responsibility of owner or Contractor. DraftTech Designs takes no responsibility for the construction of the residence or building.		Date: 05/27/2014 Project No: 4592.75/2014

RECEIVED
FEB 12 2015
BY:

NOTICE
INSTITUTIONAL
For
This Property
CUP2016-0024
City of McAllen Planning Dept 681-1250
www.mcallen.net
Upbring
New Hope
1000

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 9, 2016

SUBJECT: REQUEST OF MARTHA SANCHEZ ON BEHALF OF IGLESIA EL TABERNACULO FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 6B, BLOCK 23, MCALLEN ADDITION SUBDIVISION; 202 SOUTH 16TH 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.

DESCRIPTION:
The property is located on the west side of South 16th Street, approximately 50 ft. south of Beaumont Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. Surrounding land uses include general commercial. An institutional use is permitted in a C-3 zone with a conditional use permit.

REQUEST/ANALYSIS:
Currently there is a two story commercial building on the property. The applicant is proposing to occupy the lease space for a church with a seating capacity of 80 persons in the main sanctuary (1st Floor). The 2nd floor will be used as storage. The hours of operation will be Sunday starting at 11:00 a.m., Tuesday at 7:30 p.m. and Friday at 7:30 p.m. Based on the seating capacity of 80 persons, 20 parking spaces are required; 2 parking spaces are provided at the rear of the property. The applicant submitted a parking agreement for an additional 23 parking spaces for a total of 25 parking spaces available for the church. The parking agreement needs to be approved prior the issuance of the certificate.

The Fire and Health Department have conducted their inspections and have met the minimum requirements. Staff did receive a letter of opposition with concerns of the location of the church and being surrounded by retail area. The proposed use must comply with the zoning ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The proposed location will have direct access to South 16th Street and the rear alley;

2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating capacity of 80 persons, 20 parking spaces are required; 2 parking spaces are provided at the rear of the property. The applicant submitted a parking agreement for an additional 23 parking spaces for a total of 25 parking spaces available for the church;

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

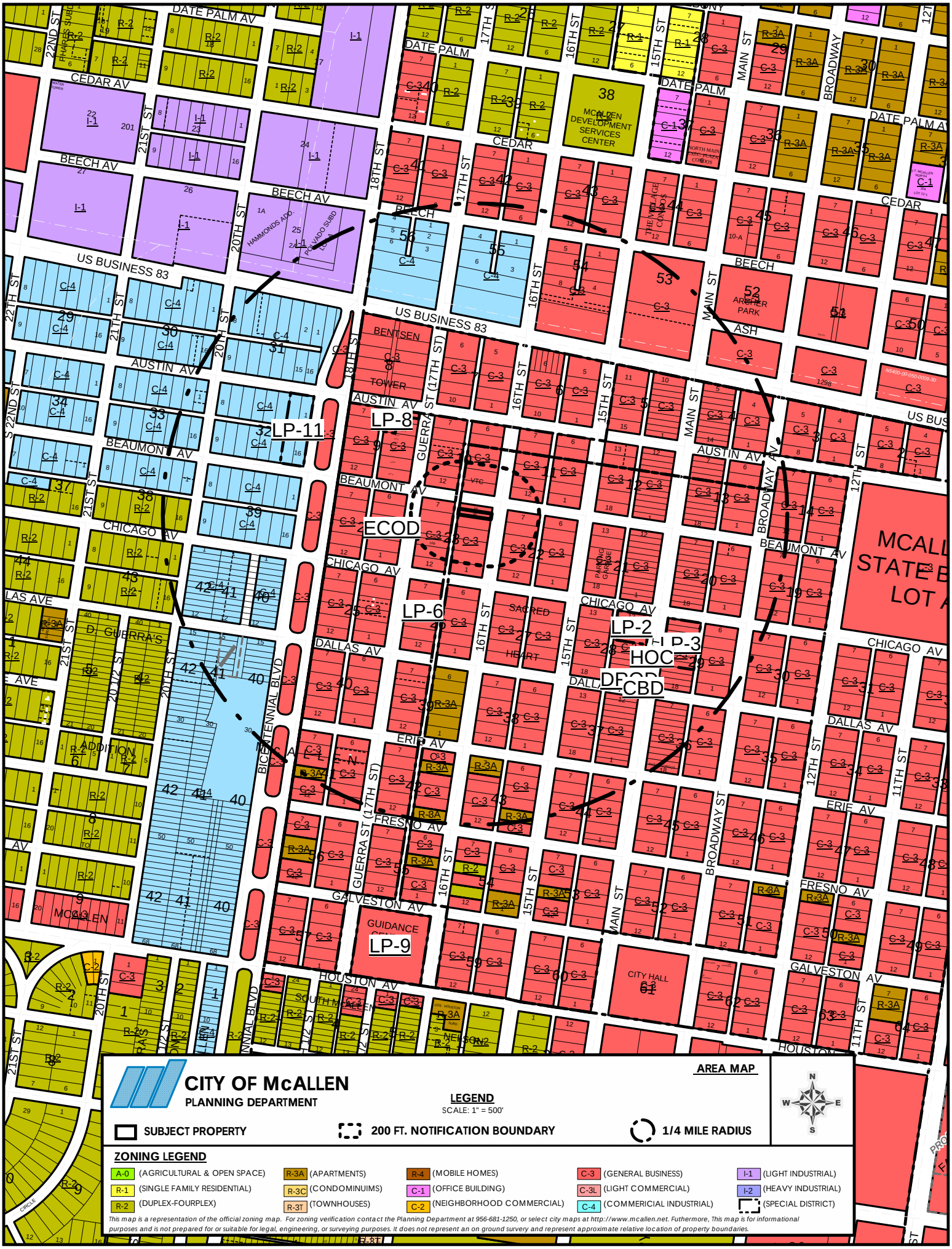
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

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

6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and

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

RECOMMENDATION:
Staff recommends approval of the request, for one year, subject to Section 138-118 of the Zoning Ordinance, building permit conditions, Fire Department requirements, and approval of the parking agreement.


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-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
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LP-11
LP-8
ECOD
LP-6
LP-2
LP-3
HOC
DFCD
CBD
LP-9
MCALLEN DEVELOPMENT SERVICES CENTER
ARCHER PARK
BENTSEN TOWER
SACRED HEART
GUIDANCE
CITY HALL
MCALLEN STATE B LOT A
D. GUERRA'S ADDITION
BICENTENNIAL BLVD
DATE PALM AV
CEDAR AV
BEECH AV
US BUSINESS 83
AUSTIN AV
BEAUMONT AV
CHICAGO AV
DALLAS AV
ERIE AV
FRESNO AV
GALVESTON AV
HOUSTON AV
MAIN ST
BROADWAY
BROADWAY ST
GUERRA ST (17TH ST)
16TH ST
15TH ST
17TH ST
18TH ST
20TH ST
21ST ST
22ND ST
12TH ST
11TH ST

LOT J
LOT I
LOT H
LOT G
LOT F
LOT E
LOT D
LOT C
LOT B
LOT A
GUERRA
AV
16TH ST
VTC
6A
6B
10A
10B
(17TH ST)
SACRED
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
on ground survery and represent approximate relative location of property boundaries.
N
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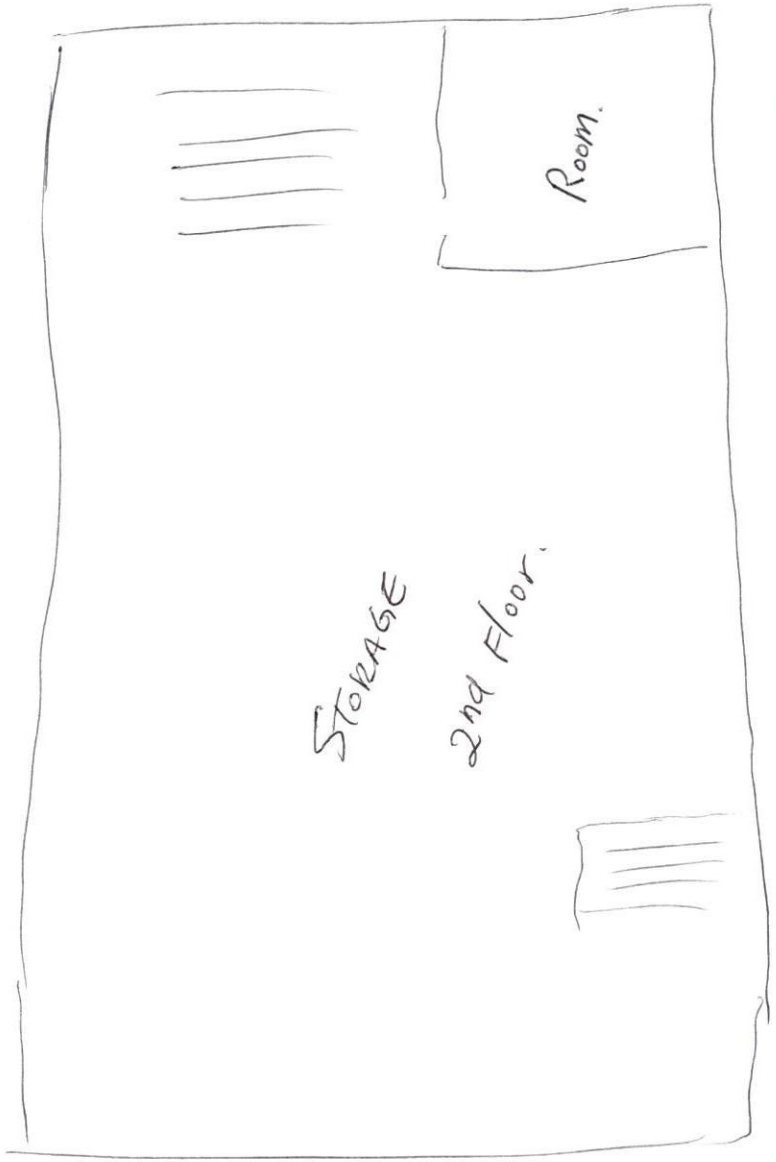
ALLEY



BEAUMONT AV.

CALLE. 16

S←

→ N

CITY OF
McALLEN

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

ROEL RODRIGUEZ, P.E., City Manager

LEGAL NOTICE

Notice is hereby given that Martha A. Sanchez on behalf of Iglesia El Tabernaculo has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for an institutional use (church), at Lot 6B, Block 23, McAllen Addition Subdivision, Hidalgo County, Texas; 202 South 16th Street. The permit, if granted, will be subject to certain conditions as determined by the Planning and Zoning Commission and may be revoked at any time for violation of those conditions. This permit would automatically expire on March 15, 2017 and may be renewed after reapplication and due notice. **(CUP2016-0025)**

Said petition and request is set for a hearing by the Planning and Zoning Commission at 4:00 p.m. on March 15, 2016 at City Hall in the Commission Room, 1300 Houston Avenue, McAllen, Texas.

All interested persons are invited to appear and be heard. If any accommodations for a disability are required please notify the Planning Department at (956) 681-1250 prior to the date of the meeting.

WITNESS MY HAND this 24th day of February, 2016.

PLANNING DEPARTMENT

Cristina Garcia

Cristina Garcia
Planner I

OPPOSE
Retail Area

AVISO LEGAL

Por medio de este aviso se notifica al público que Martha A. Sanchez de parte de la Iglesia El Tabernaculo ha hecho una petición a la mesa directiva de la Comisión de Planeación y Zonificación de McAllen para un Permiso de Uso Condicional, por uno año, para un uso institucional (iglesia), en el Lote 6B, Manzana 23, de la subdivisión "McAllen Addition", Condado de Hidalgo Texas; 202 Calle16 Sur. El permiso, si se concede, será sujeto a ciertas condiciones determinadas por la Comisión de Planeación y Zonificación y podrá ser anulada por violación a dichas condiciones. Este permiso se vencerá el 15 de Marzo del 2017 y puede ser renovado después de reaplicación y con notificación propia. **(CUP2016-0025)**

Dicha petición y solicitud se presentaran en la audiencia de la Comisión de Planeación y Zonificación a las 4:00 p.m. el día 15 de Marzo del 2016, en el Salón de Sesiones de la Comisión del Edificio Municipal, situado en el 1300 de la Avenida Houston, McAllen, Texas.

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria para discapacidad favor de notificar el departamento de planeación antes del día de la junta al (956) 681- 1250.

Doy fe firmado por mi puño y letra este 24 día de Febrero del 2016.

Zoning Dept

P. O. BOX 220 · McALLEN, TEXAS 78505-0220 · (956) 681-1000 · FAX (956) 681-1010 · www.mcallen.net

P
PRIVATE

BLANCOS
ELECTRODOMESTICOS
70% OFF
KOHL'S
macy's
JCPenney
Todo para
DESCUENTOS HAS
KOHL'S
macy's
OUTLET
KOHL'S
OUTLET
HOME
NOTICE
INSTITUTIONAL
For
This Property
CUP2016-0025
City of McAllen Planning Dept 681-1250
www.mcallen.net
OUTLET
HOME
OUTLET
HOME

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 9, 2016

SUBJECT: REQUEST OF JOSE J. JARAMILLO, FOR A CONDITIONAL USE PERMIT, FOR A YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT LOT 5 LESS THE WEST 85 FEET, JANICE #2 SUBDIVISION; 1901 NORTH 10TH 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 10th Street and Sycamore Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions as well as R-1 (single family residential) District and C-1 (office building) to the west. Surrounding land uses include single family residential, retail, and offices. A portable food concession stand is permitted in a C-3 zone with a conditional use permit.

REQUEST/ANALYSIS:
Currently, there is a commercial embroidery business on the property. The applicant is proposing to place a 7 ft. by 17 ft. (119 sq. ft.) portable food concession stand with a 7 ft. X 10 ft. (70 sq. ft.) seating area on the property for restaurant use (189 sq. ft. total). The hours of operation are from 8:00 a.m. to 12:00 p.m. and 6:00 p.m. to 12:00 a.m. Monday – Sunday.

Should the conditional use permit be approved, the applicant must obtain a building permit to place the portable building on site, and must also comply with parking, landscaping, and setback requirements. Access will be from existing curb cuts on Sycamore Avenue and North 10th Street.

The Fire Department has conducted an inspection; however, once the portable concession stand is on the property it will require a re-inspection for final approval. The Health Department will also conduct inspections to ensure compliance with their requirements at time of final inspection. The establishment must also comply with requirements set forth in Section 138-118(9) of the Zoning Ordinance and other specific requirements as follows:

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

2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes. A building permit is required to place the portable building on site;

3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the 189 total sq. ft. of restaurant use, four parking spaces are required and 10 are proposed on site. Six spaces are for the existing business and four for the portable food concession stand;

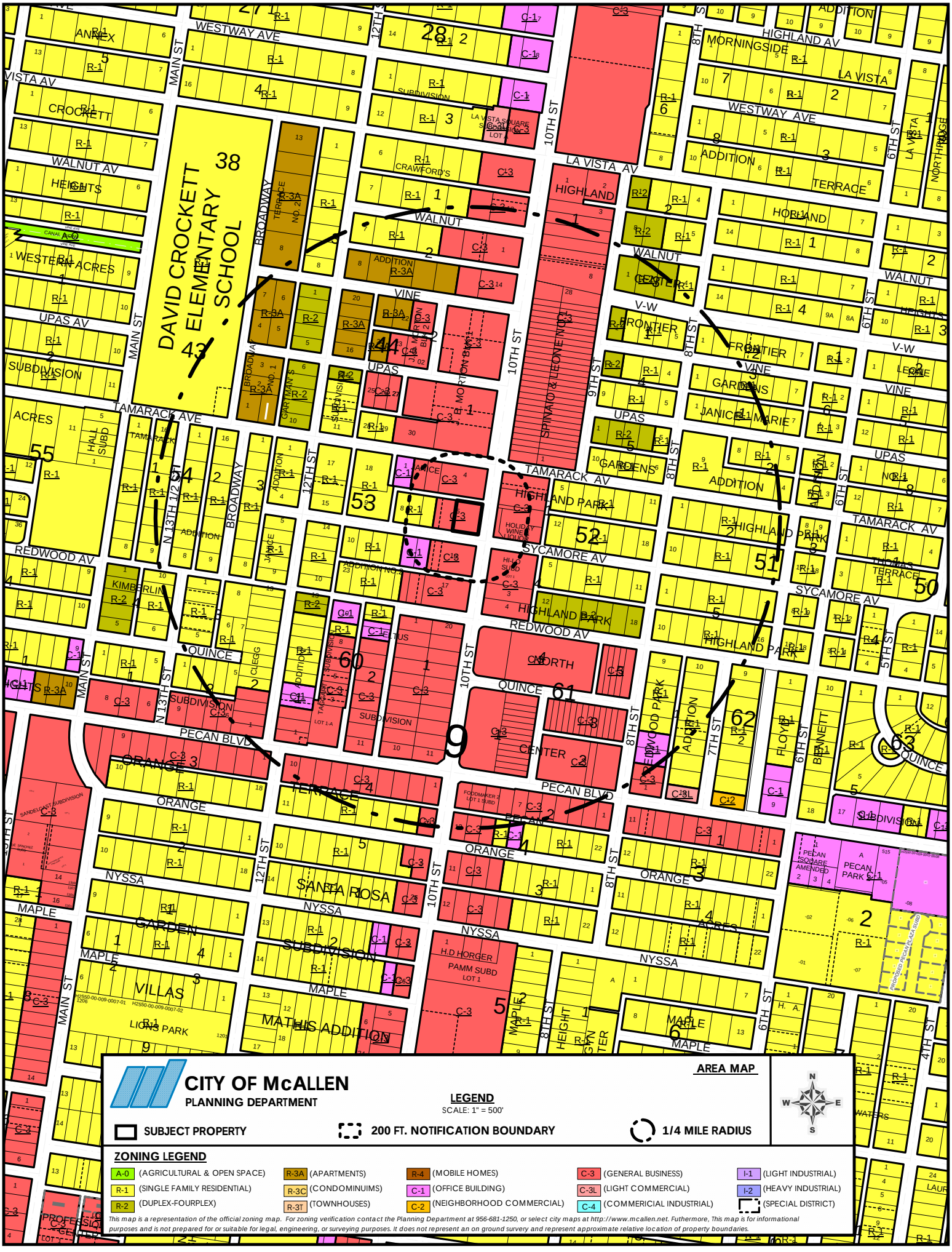
4) A portable building or trailer for the proposed use shall be properly anchored to the ground;

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 will be provided on site from the existing commercial building.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(9) of the Zoning Ordinance, building permit, Health 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
N
S
E
W
ZONING LEGEND
A-O (AGRICULTURAL & OPEN SPACE)
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R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
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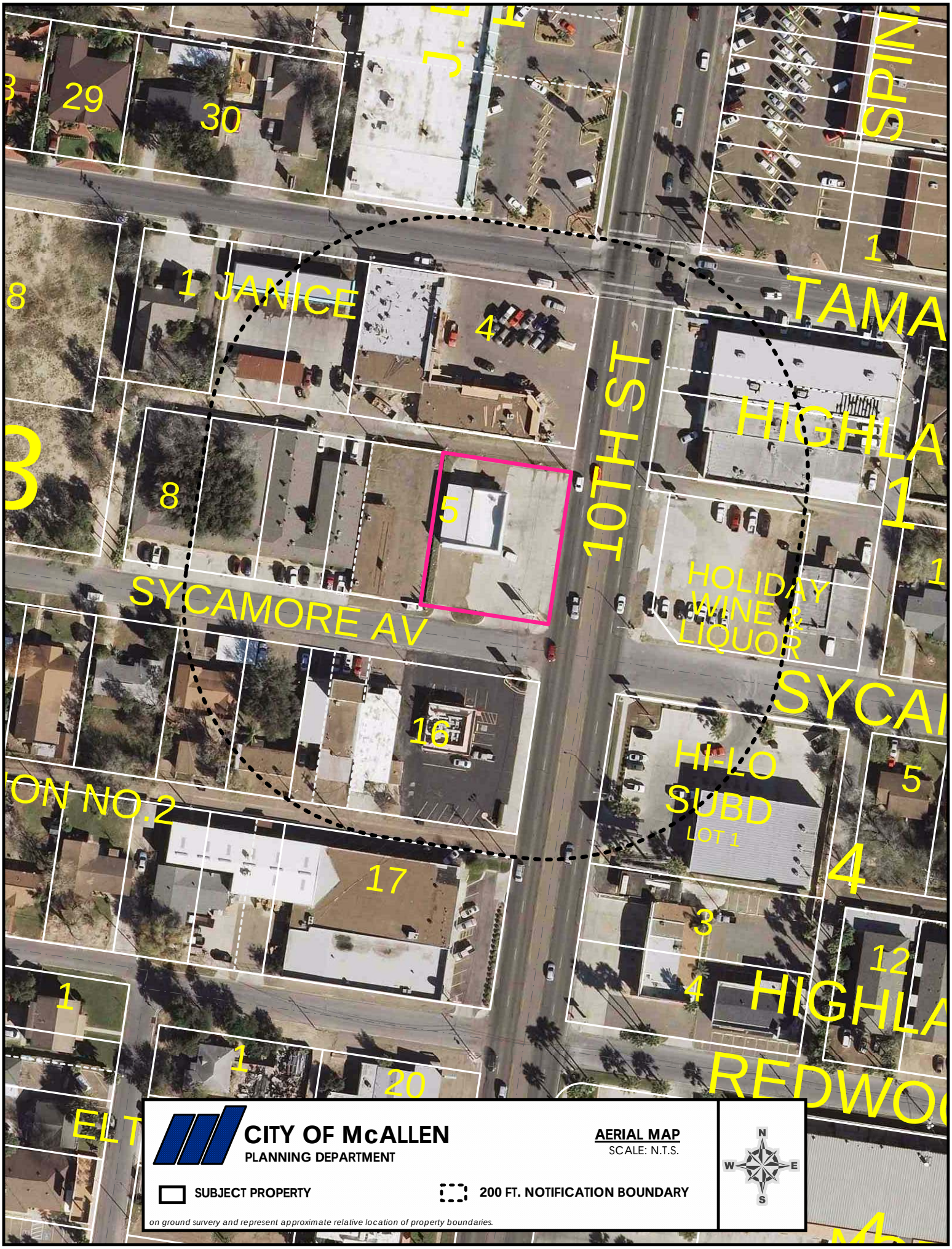
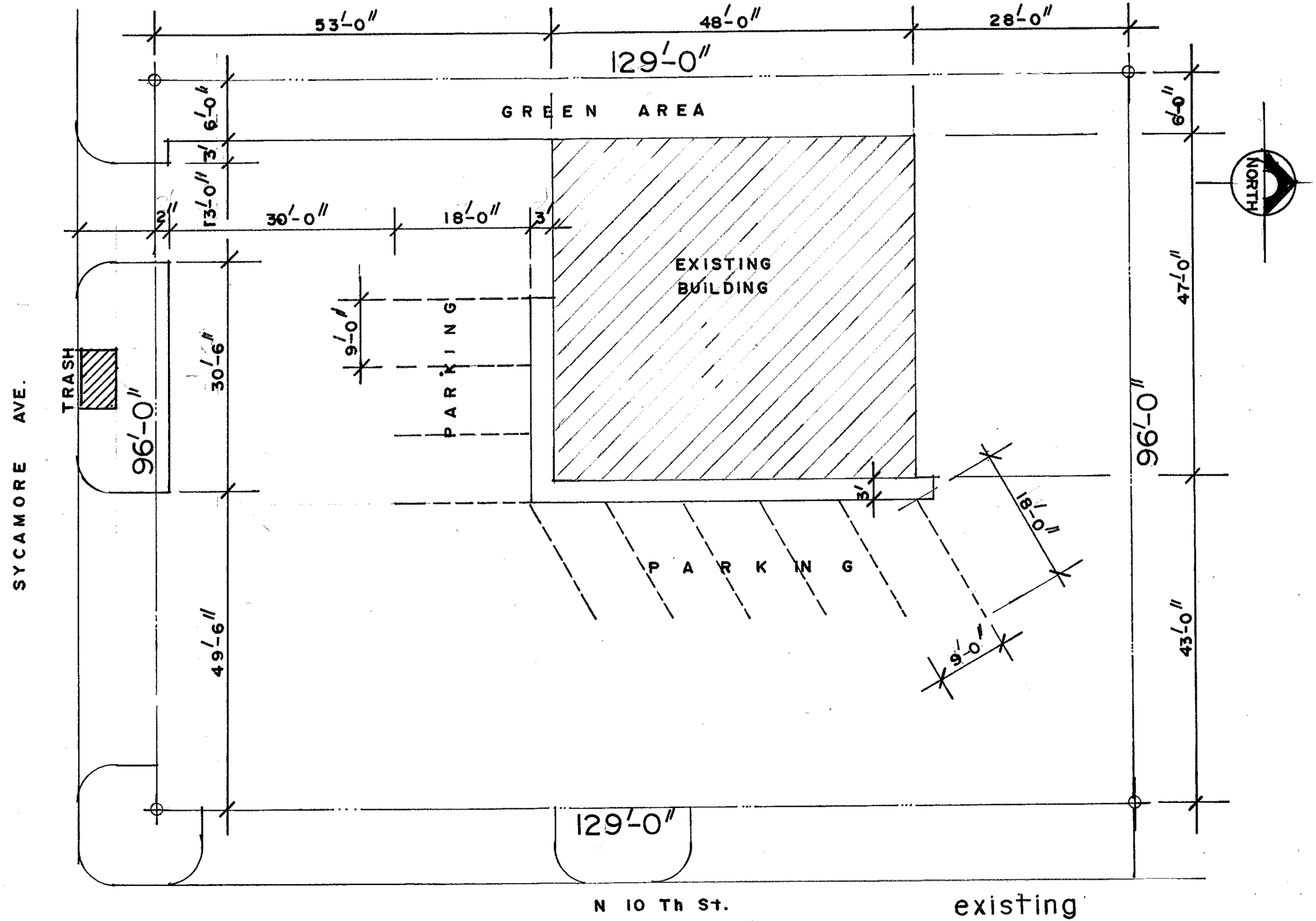
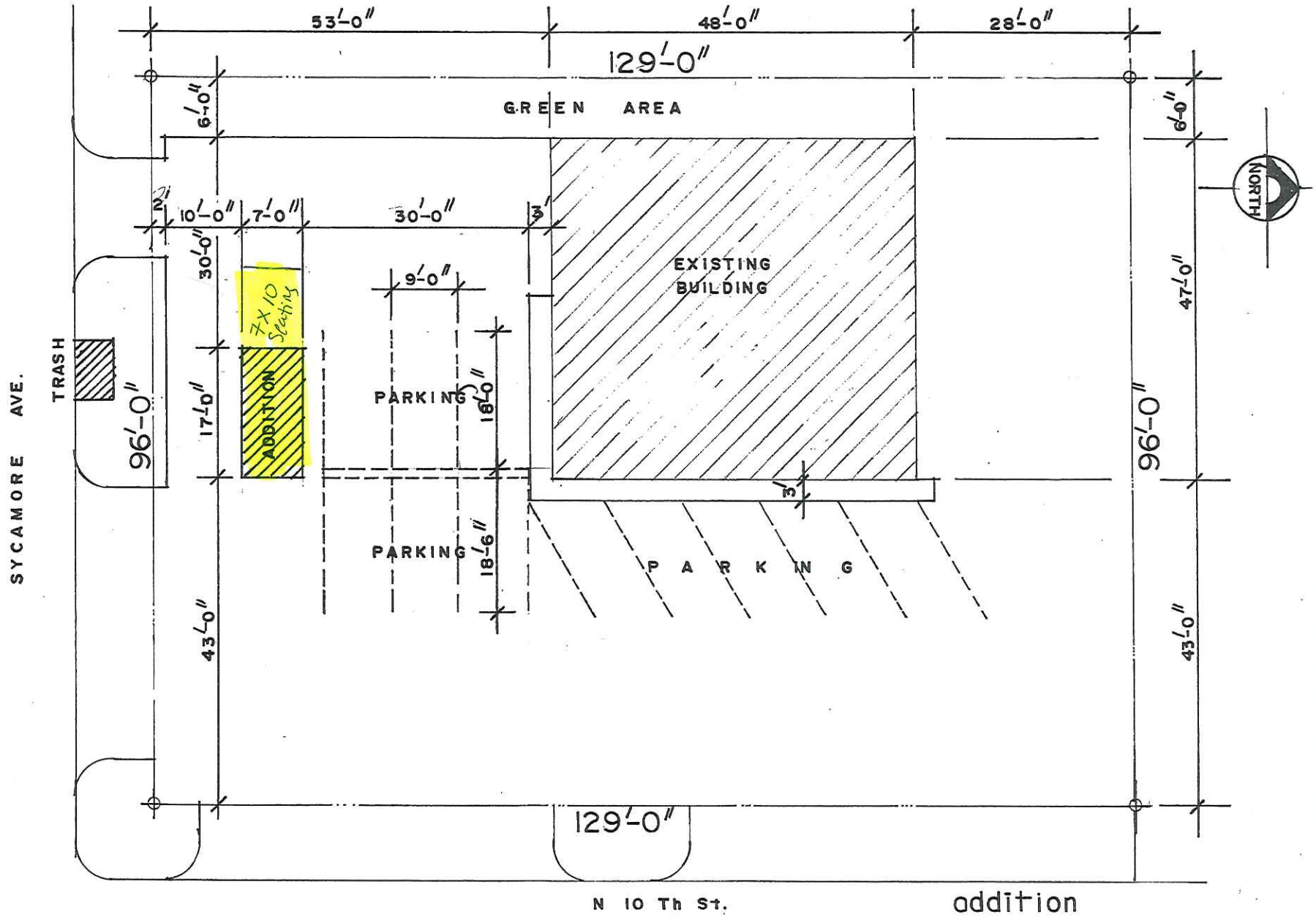
DAVID CROCKETT ELEMENTARY SCHOOL
WESTWAY AVE
LA VISTA AV
WALNUT AV
UPAS AV
TAMARACK AVE
REDWOOD AV
SYCAMORE AV
QUINCE
PECAN BLVD
ORANGE
NYSSA
MAPLE
MAIN ST
10TH ST
12TH ST
8TH ST
6TH ST
BROADWAY
HIGHLAND AV
SANTA ROSA
GARDEN VILLAS
LIONS PARK
MATHIS ADDITION
PECAN PARK
PECAN SQUARE AMENDED
PROPOSED PECAN PLAZA SUBD


29
30
1 JANICE
4
8
3
8
5
10TH ST
TAMA
HIGHLA
1
HOLIDAY WINE & LIQUOR
SYCAMORE AV
16
SYCA
HI-LO SUBD
LOT 1
5
ON NO.2
17
4
3
12
4
HIGHLA
1
1
20
REDWO
ELT
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
N
W
E
S
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
on ground survery and represent approximate relative location of property boundaries.



existing
SITE PLAN



addition
SITE PLAN

03/08/2016

To whom it may concern ,

I **Carmen Young,** _from RGV EMBROIDERY located at 1901 North 10th st Mcallen Texas , give authorization to Jose Jaramillo and the personal of Taqueria Los primos to use the Restroom on their working time. If you have any questiens please feel free to contact me at 956-648-4254, I will give Jose Jaramillo a Key to have access to the working area.

Carmen Young.

MAR 0 8 2016

BY: _____

NOTICE
PORTABLE FOOD
For
This Property
CUP2016-0028
City of McAllen Planning Dept 681-1250
www.mcallen.net
1901
MONOGRAMS
PERSONALIZED GIFTS
BAGS
TOWELS
TAMARACK CENTER
GOD BLESS AMERICA
WIGS
50%

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 9, 2016

SUBJECT: REQUEST OF SANDRA GOMEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A, J.G. ORTEGON SUBDIVISION; 6328 SOUTH 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.

DESCRIPTION:
The property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the north and south and A-O (agricultural and open space) District to the east and west. Surrounding land uses include a convenience store, car sales, the McAllen Produce Terminal Market and vacant land. A bar is allowed in a C-4 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:
The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in September of 1991 and has been renewed annually to different tenants. The last permit was approved for one year on April 1, 2014. There was no renewal for 2015.

REQUEST/ANALYSIS:
There is a new applicant proposing to operate a bar (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 p.m. to 2:00 a.m. Monday through Sunday.

A police activity report was requested for service calls from March of 2015 until present. The Health and Fire Departments have inspected and cleared the establishment. Should the Conditional Use Permit be approved, the applicant will 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 those businesses having late hours (after 10:00 p.m.) must be at least 600 feet 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. This establishment is not within 600 feet of the above mentioned zones or 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 direct access to South 23rd Street and Military Highway;

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 of the establishment, 29 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 72 parking spaces provided in the common parking area in the front and rear of the building

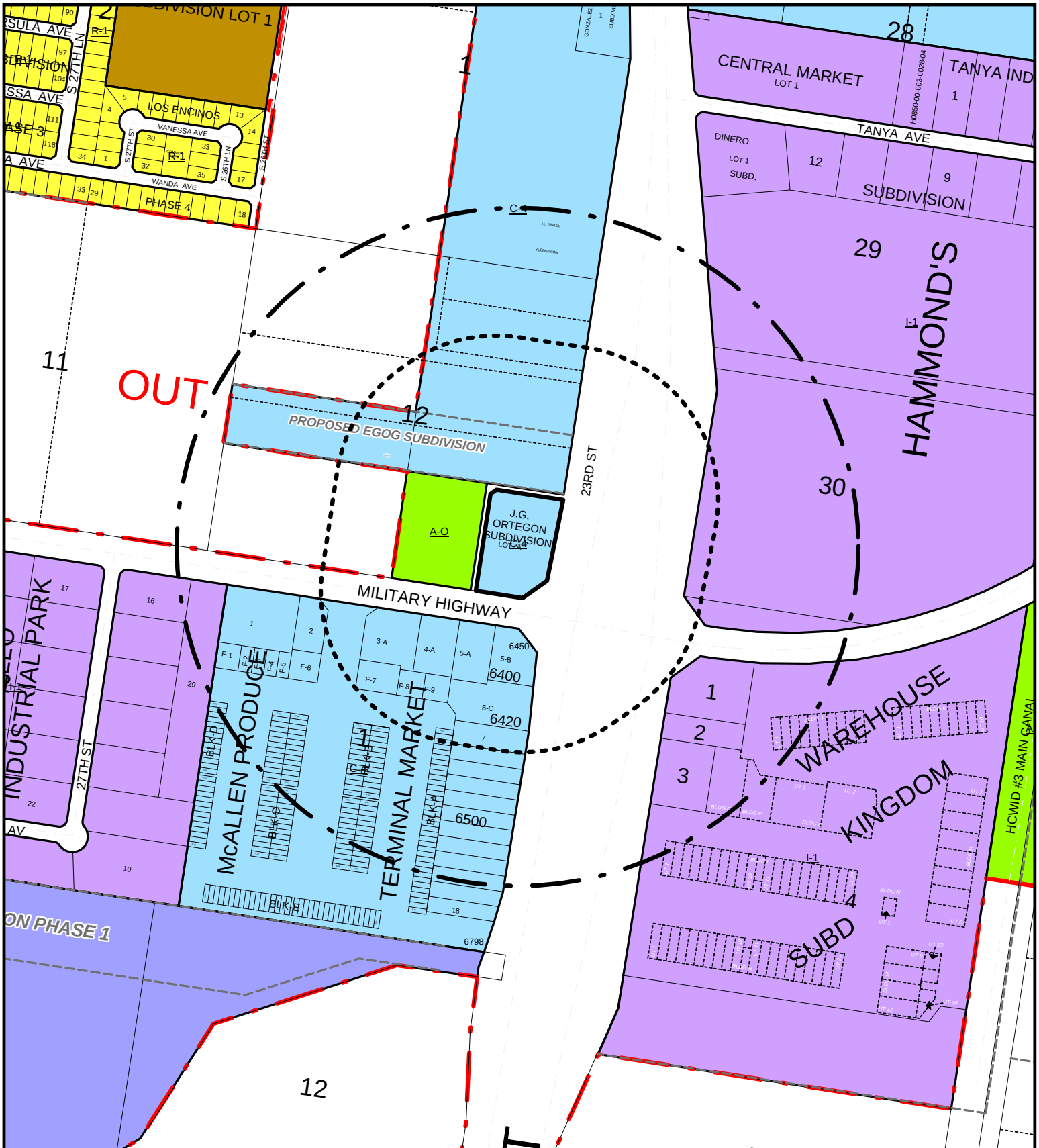
4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.

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 allowable number of persons within the building is 116 persons.

RECOMMENDATION:
Staff recommends 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.


CITY OF McALLEN
PLANNING DEPARTMENT
AREA MAP
LEGEND
SCALE: 1" = 500'
SUBJECT PROPERTY
600 FT. NOTIFICATION BOUNDARY
1/4 MILE RADIUS
N
S
E
W
ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
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OUT
PROPOSED EGOG SUBDIVISION
MILITARY HIGHWAY
23RD ST
27TH ST
TANYA AVE
VANESSA AVE
WANDA AVE
LOS ENCINOS
CENTRAL MARKET
LOT 1
TANYA IND
DINERO
LOT 1
SUBD.
SUBDIVISION
HAMMOND'S
I-1
J.G. ORTEGON SUBDIVISION
LOT 4
A-O
C-4
R-1
INDUSTRIAL PARK
McALLEN PRODUCE TERMINAL MARKET
BLK-A
BLK-B
BLK-C
BLK-D
BLK-E
WAREHOUSE
KINGDOM
SUBD
HCWID #3 MAIN CANAL
ON PHASE 1
PHASE 3
PHASE 4
6400
6420
6450
6500
6798

CITY OF McALLEN
PLANNING DEPARTMENT

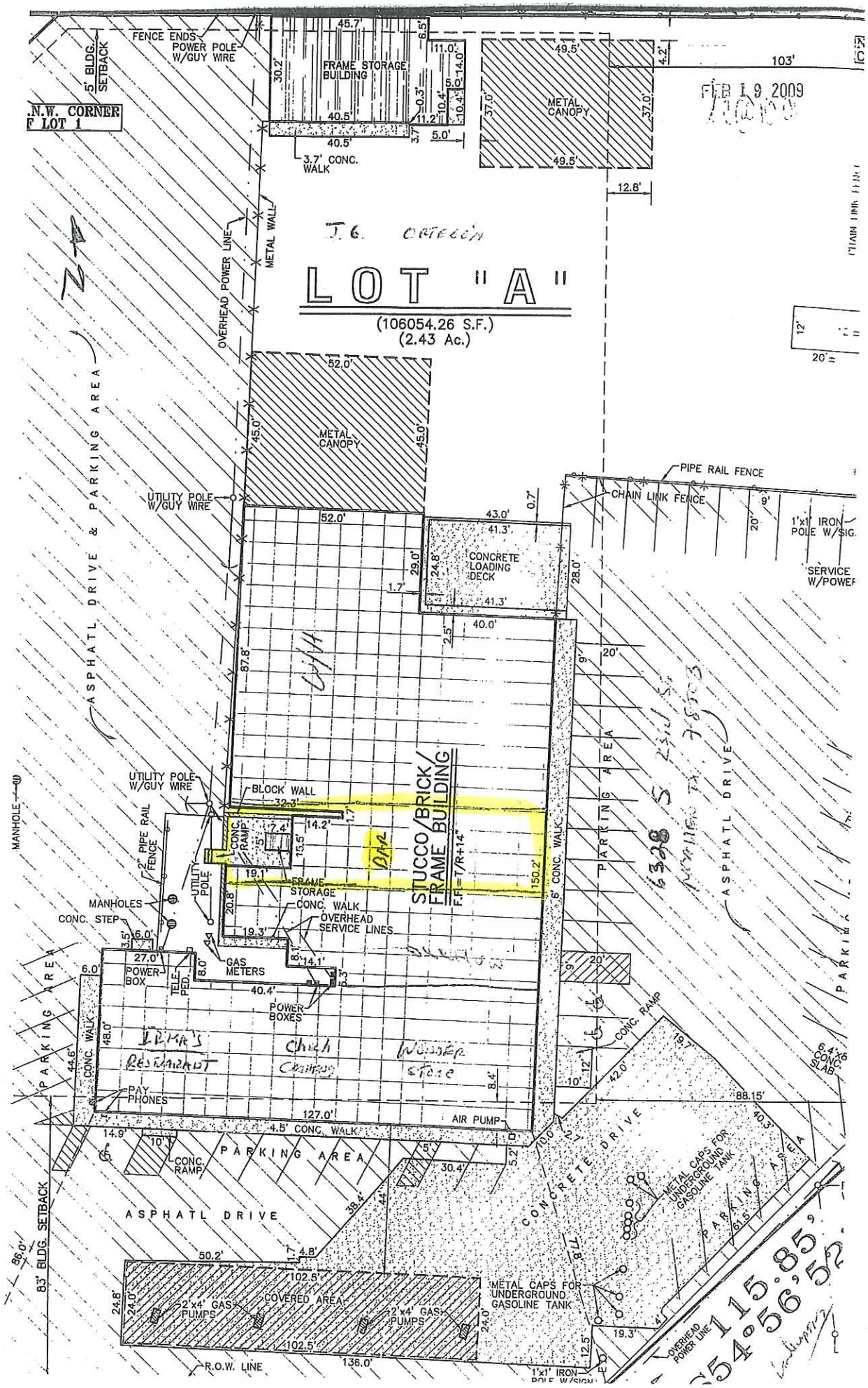
AERIAL MAP
SCALE: N.T.S.

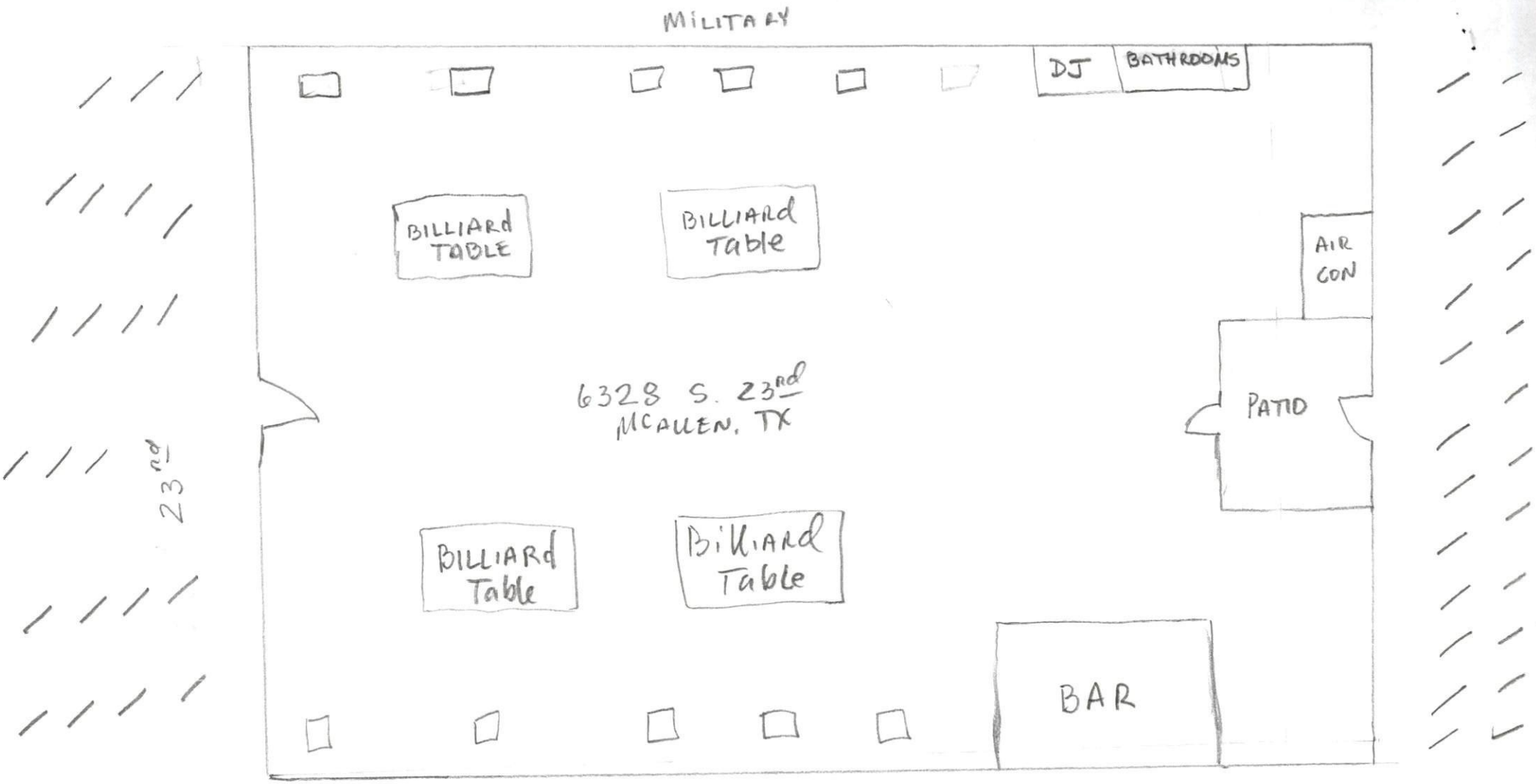
N W E S

SUBJECT PROPERTY

600 FT. NOTIFICATION BOUNDARY

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


FENCE ENDS
POWER POLE W/GUY WIRE
5' BLDG. SETBACK
N.W. CORNER OF LOT 1
FRAME STORAGE BUILDING
METAL CANOPY
3.7' CONC. WALK
METAL WALL
OVERHEAD POWER LINE
LOT "A"
(106054.26 S.F.)
(2.43 Ac.)
ASPHALT DRIVE & PARKING AREA
UTILITY POLE W/GUY WIRE
PIPE RAIL FENCE
CHAIN LINK FENCE
1'x1' IRON POLE W/SIG.
SERVICE W/POWER
CONCRETE LOADING DECK
STUCCO/BRICK/FRAME BUILDING
F.F.=T/R+14"
BLOCK WALL
CONC. RAMP
FRAME STORAGE
CONC. WALK
OVERHEAD SERVICE LINES
MANHOLES
CONC. STEP
POWER BOX
TELE. PED.
GAS METERS
POWER BOXES
PAY PHONES
AIR PUMP
PARKING AREA
ASPHALT DRIVE
CONCRETE DRIVE
METAL CAPS FOR UNDERGROUND GASOLINE TANK
COVERED AREA
2'x4' GAS PUMPS
R.O.W. LINE
83' BLDG. SETBACK
MANHOLE
1'x1' IRON POLE W/SIGN
OVERHEAD POWER LINE
FEB 19 2009


MILITARY
DJ
BATHROOMS
BILLIARD TABLE
BILLIARD Table
AIR CON
6328 S. 23rd
MCALLEN, TX
PATIO
23rd
BILLIARD Table
BILLIARD Table
BAR

Crime Records Office
COPY

Incident Analysis Report

Summary

Print Date/Time: 03/07/2016 16:49
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 03/01/2015 00:01
To Date: 03/07/2016 16:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 6328 S 23RD ST, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
06/20/2015 02:08	2015-00045440	PI	6328 S 23RD ST	JOSHUA	Phone
02/06/2016 01:09	2016-00009200	Disorderly Conduct	6328 S 23RD ST	jorge/borguard/cont	Phone

Total Matches: **2**

CHECK-CASHING
MI NUTRICION
DESPERADO SALOON
Rio Medical Equipment Services,LLC.
MEDICAL EXPORT SERVICES
6328
NOTICE
BAR
For
This Property
CUP2016-0026
City of McAllen Planning Dept 681-1250
www.mcallen.net

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 10, 2016

SUBJECT: **REQUEST OF JESUS HENRY SAENZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' X 12' (OFFICE) AT LOTS 2 AND 3, BLOCK 55, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 616 SOUTH 16TH 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, 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 use 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 side of South 16th Street, approximately 70 ft. north of Galveston Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the east, west, and south, and R-3A (apartments) District to the north. Surrounding land uses include commercial businesses, single and multi-family residences. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

HISTORY:
The initial conditional use permit for a portable building was approved for one year on November 18, 2014 by the Planning and Zoning Commission with the added conditions of no tow trucks to be parked overnight at the site and no storage of any junked or wrecked vehicles allowed. All maneuvering of the tow trucks must occur onsite without the need to maneuver on the streets, and a maximum timeframe of three months of vehicles stored on site. However, when the site improvements were done and the business started to operate, staff noticed that the portable office was being used as a tow truck business. There were junk and wrecked vehicles on site and a sign on the fence advertising the towing business. Staff also received complaints from neighbors and the Police Department for towing vehicles illegally. The applicant was sent a letter of notification to correct the violations. Staff spoke to the applicant and advised him of the conditions of the conditional use permit. The applicant was given 30 days to correct the violation. After the 30 days, Code Enforcement again went to the site and issued a citation to the individual operating the business.

The owner of the towing business Mr. Victor Barrera spoke with staff and he was advised that a new conditional use permit would be required since they were operating a towing business and not just a repo business as originally approved. However, no conditional use permit application was submitted. Since that time, the owner of the property, who was also the original applicant, submitted an application to renew the conditional use permit; however, due to the violations of the added conditions on the initial conditional use permit for the portable building and storage of junked/wrecked vehicles, it has to come before the Planning and Zoning Commission for review and approval. The request was tabled for several meetings to allow the applicant and the business owner to be present at the meeting; however, the applicant and business owner did not show up; therefore, the request was disapproved and no appeal followed. The applicant has re-submitted another request.

REQUEST/ANALYSIS:

Currently, the property has a portable building on site, which is used as an office for a towing business and is enclosed with a chain-link fence with slats and two gates. The applicant is proposing to continue to utilize the 24 ft. by 14 ft. portable building on the property as the office for the proposed repo business, which is advertised on the signs (see attached photos). The applicant had previously indicated that there would be a maximum of 5 cars stored at this location for a period of one to three months.

The 10 parking spaces were required as a condition of the initial conditional use permit. The parking requirement was based on five spaces for the portable office building square footage and an additional five spaces for the vehicles that would be left on site for storage. During inspection, staff observed 5 vehicles on site, two being wrecked vehicles. Access to the site is from South 16th Street and the paved alley at the rear of the lot.

The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

1) Portable buildings must not be used for living quarters. The building will be used for office purposes;

2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts South 16th Street;

3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking spaces were required as a condition of the initial conditional use permit. The 10 parking requirement was based on five spaces for the portable office building square footage, and an additional five spaces for the vehicles that would be left on site for storage. During inspection, staff observed 5 vehicles on site, two being wrecked vehicles. Access to the site is from South 16th Street and the paved alley at the rear of the lot;

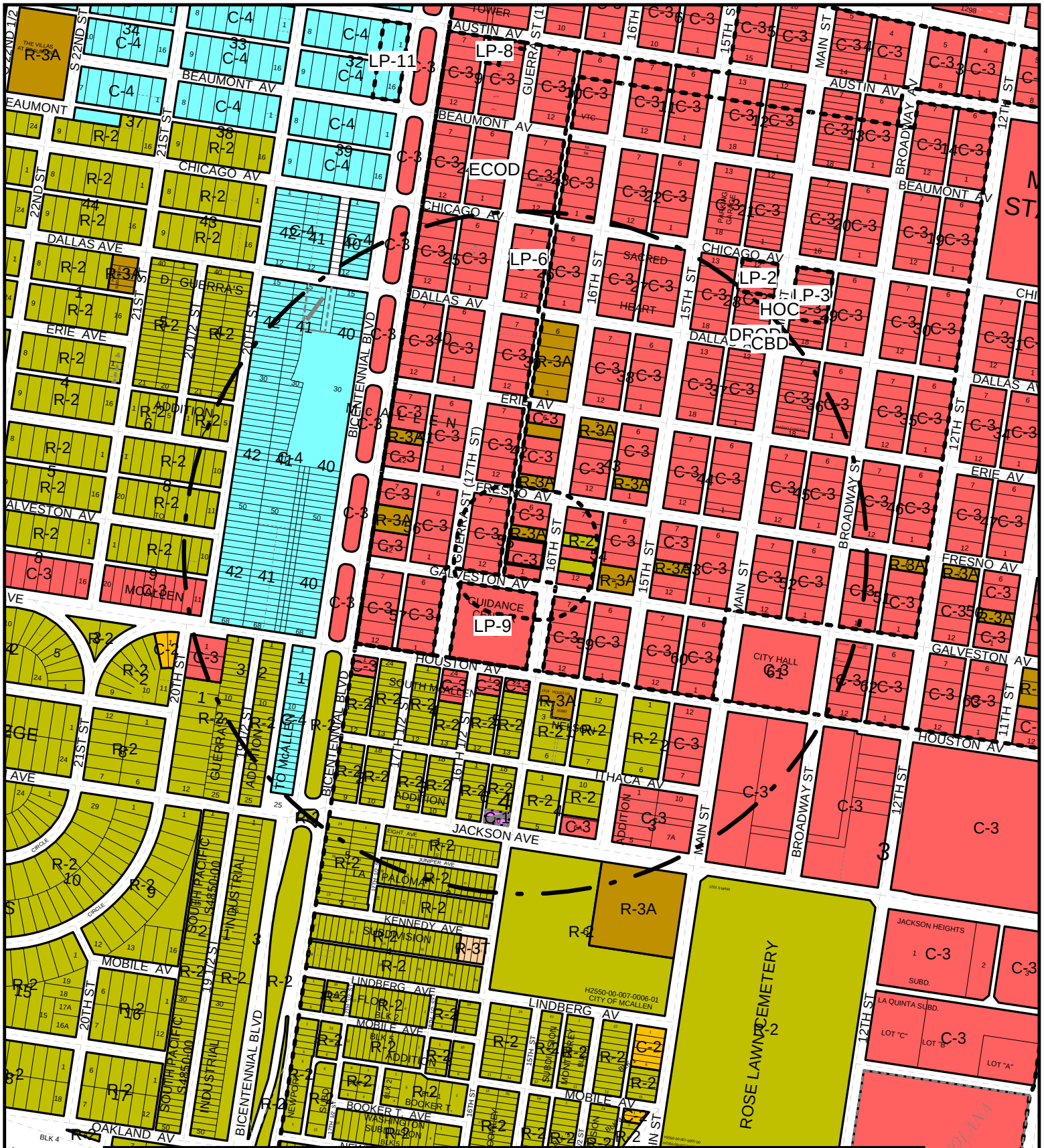
4) Must provide for garbage and trash collection and disposal;

5) Must be connected to an approved water distribution and sewage disposal system;

6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and

7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:
Staff recommends disapproval of the request based on the violations and non-compliance with the previous approved conditions.



CITY OF McALLEN

PLANNING DEPARTMENT

AREA MAP

LEGEND

SCALE: 1" = 500'

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

N W E S

ZONING LEGEND

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

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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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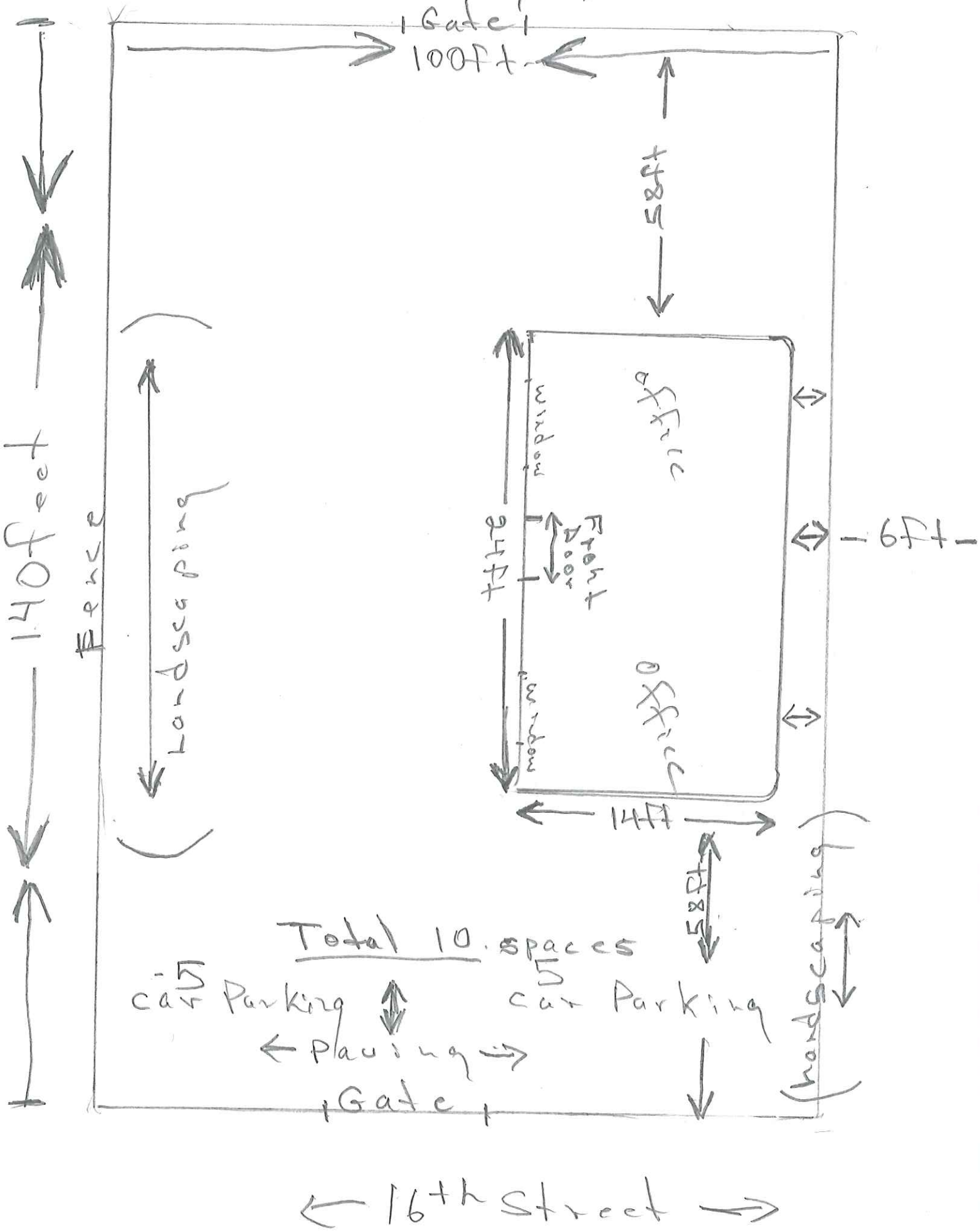
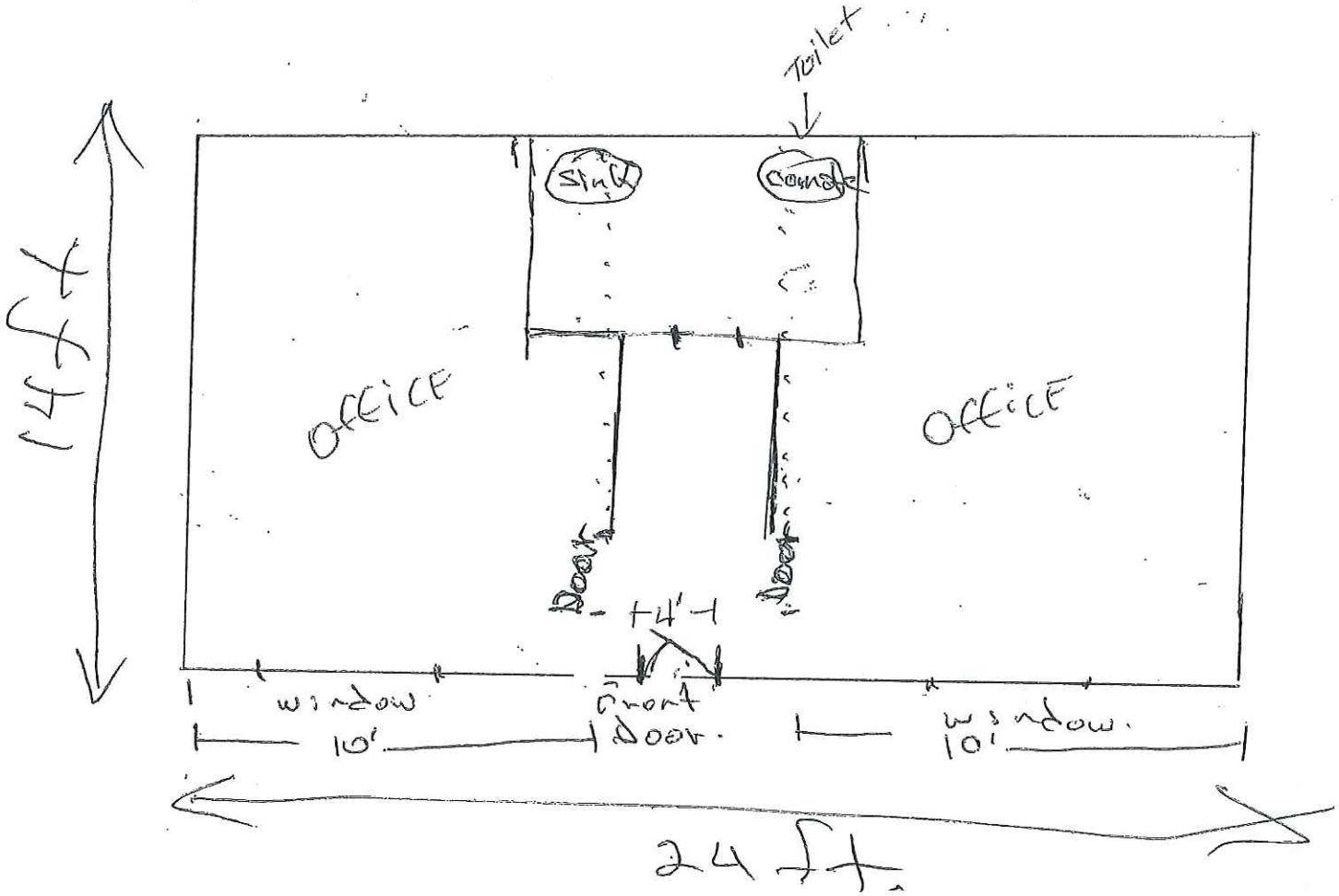
N W E S

Plot Plan
616 S. 16th St.





RECEIVED
OCT 2 2 2014
BY:

616 S. 16 TH ST.
NOTICE
PORTABLE BUILDING
For
This Property
CUP2016-0027

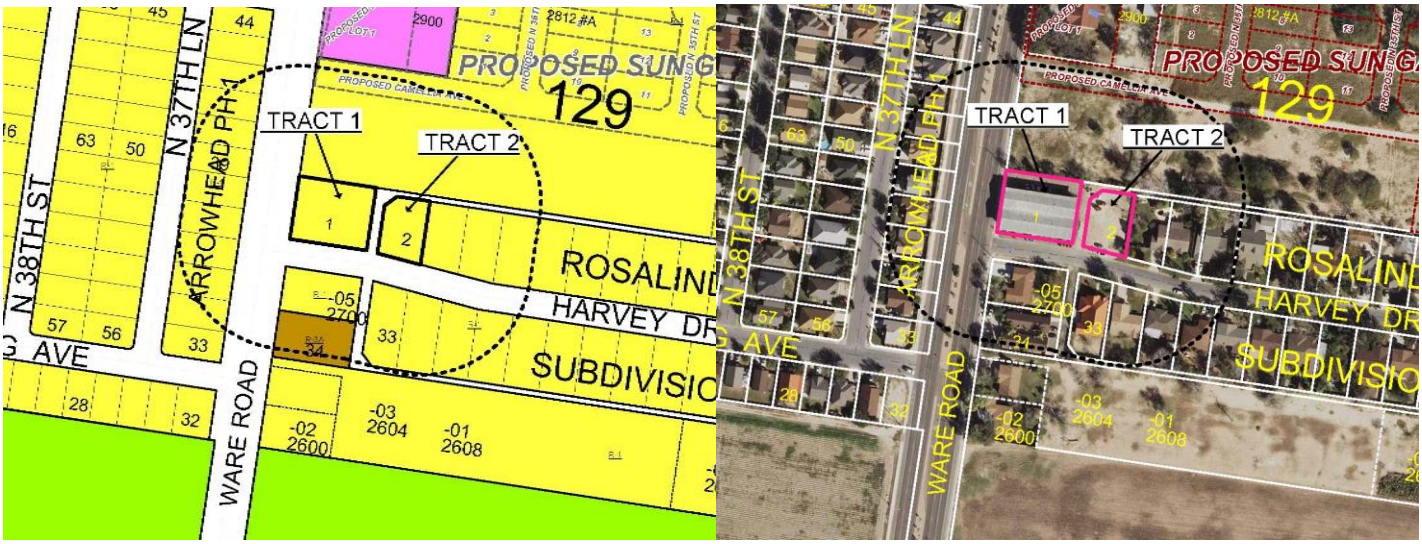
TRACT 1: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 1, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2800 NORTH WARE ROAD. (REZ2016-0002)

TRACT 2: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 2, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (REZ2016-0002)

LOCATION: The properties are located at the northeast corner of North Ware Road and Harvey Drive. Lot 1 has 115 feet of frontage along North Ware Road and a depth of 140.5 feet for a tract size of 16,157 square feet. Lot 2 has 80.54 feet of frontage along Harvey Drive and a depth of 116.29 feet at its deepest point for a tract size of approximately 9,313 square feet.

PROPOSAL: The applicant is requesting R-3A (multifamily residential apartments) District for Lot 1 to bring an existing apartment complex into conformance with the zoning ordinance and R-2 (duplex-fourplex residential) District in order to construct a duplex and parking lot. A feasibility plan has been submitted for a proposed duplex and parking lot.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District in all directions.



LAND USE: The tract comprises two lots. Lot 1 is the site for an apartment building containing 20-2 bedroom units and with 20 existing parking spaces. Lot 2 is a vacant lot. Surrounding land uses are single family residences, apartments, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Multifamily for Lot 1 and Auto Urban Residential for Lot 2.

DEVELOPMENT TRENDS: The development trend for properties in the area are single family residences. The proposed rezoning for Lot 1 is consistent with the existing apartments on Lot 1. The proposed rezoning for Lot 2 is not consistent with single family residential development trends along Harvey Drive. The property was zoned R-1 (single family residential) District during comprehensive zoning in 1979. There have been four rezoning requests in the area since that time. A rezoning request to R-3A (multifamily residential apartments) District, for Lot 34 of Rosa Linda Subdivision fronting along Ware Road was approved in 1996. A rezoning request to R-1 (single family residential) District for a property to the north was approved in 2005 and is currently vacant land. A rezoning request for the same property to the north for R-3C (multifamily residential condominium) District was disapproved in 2010. A rezoning request to R-3A (multifamily residential apartments) District for a property to the north was withdrawn in 2014.

ANALYSIS: The requested zoning for Lot 1 conforms to the Auto Urban Residential however Lot 2 does not conform to the Auto Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. Lot 1 exceeds the maximum number of apartments for the lot size. The maximum number of 2-bedroom apartments on a lot size of 16,157 square feet is 12 units. The existing apartment building exceeds the maximum number of apartments by 8 units. The number of parking spaces on Lot 1 does not comply with the required number of parking spaces. The required number of

parking spaces for 20-2 bedroom units is 40 parking spaces. The existing 20 parking spaces is 20 parking spaces less than the minimum required parking spaces. The feasibility plan shows parking spaces number 1 to 8 using the street for maneuvering space that is not permitted. The existing parking spaces on Lot 1 that use Harvey Drive for maneuvering space are allowed as a nonconforming use. The requested zoning for Lot 2 is not in character with the surrounding area as the adjacent uses are primarily single family residences. North Ware Road is designated as a principal arterial with 120 feet of right-of-way and is constructed with 6 travel lanes, a median, curb and gutter, and a posted speed limit of 50 miles per hour. Harvey Drive is a local residential street with a right-of-way of 50 feet and constructed with 30 feet of pavement providing 2 travel lanes. The minimum street right-of-way for multifamily developments is 60 feet of right-of-way with 42 feet of pavement. An approved site plan is required prior to issuance of any building permits. A buffer is required where a duplex is adjacent to single family residential.

RECOMMENDATION:

Staff recommends approval of R-3A (multifamily residential apartment) District for Lot 1 and disapproval of R-2 (duplex-fourplex residential) District for Lot 2, and alternatively to encourage applicant to submit a conditional use permit for a parking lot in an R-1 District on Lot 2.

TRACT 1
TRACT 2
WARE ROAD
CAMELLIA AVE
N 37TH LN
N 38TH ST
ARROWHEAD PH 1
PROPOSED CAMELLIA AVE
PROPOSED N 36TH ST
PROPOSED N 35TH ST
PROPOSED MAGDA SUBD
LOT 2
LOT 1
DAFFODIL ROAD SUBD
R.C. SUBD
CHURCH SUBD.
ROSALINDA
HARVEY DR
SUBDIVISION
129
136
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
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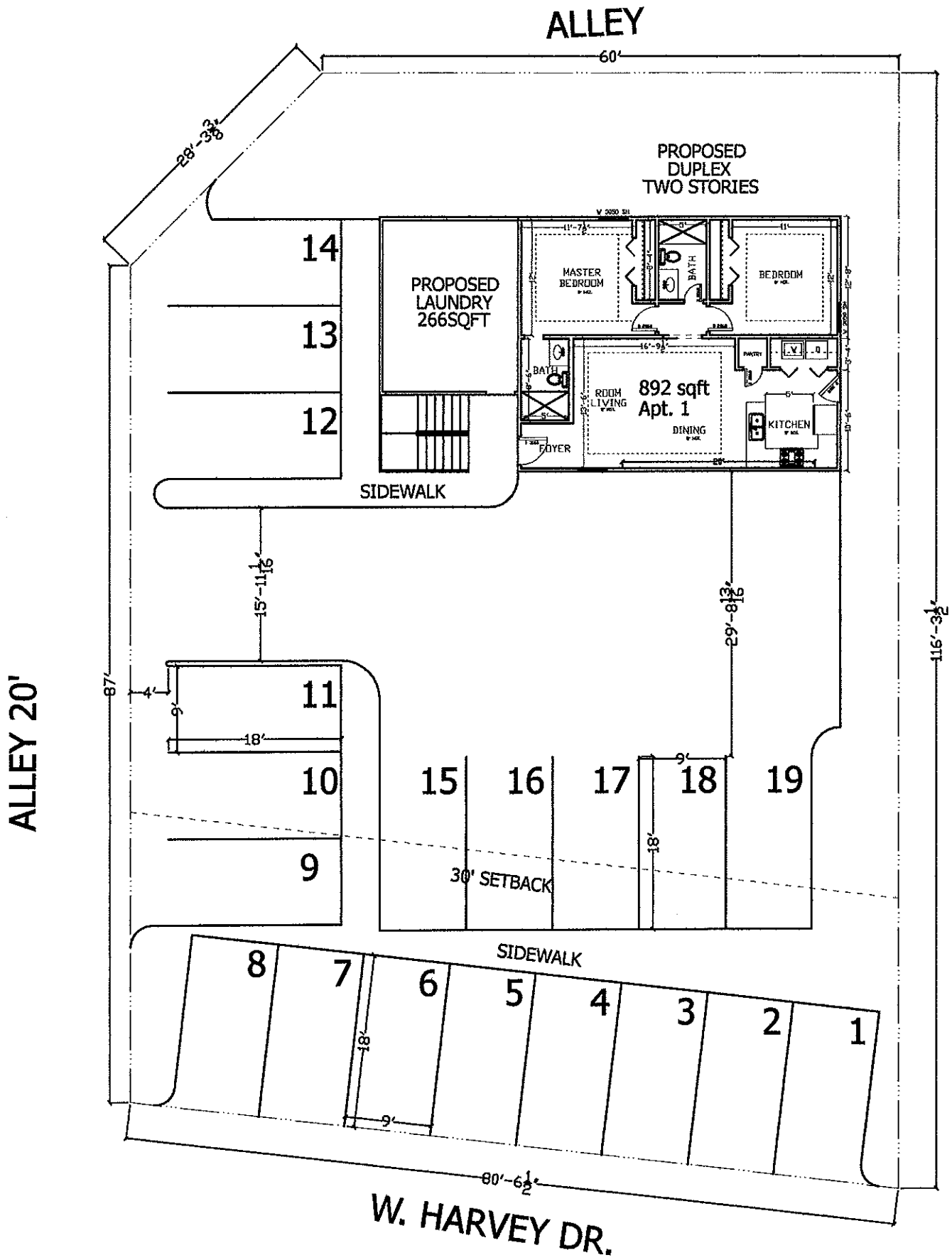

ALLEY
60'
28'-3 3/8"
PROPOSED
DUPLEX
TWO STORIES
PROPOSED
LAUNDRY
266SQFT
MASTER
BEDROOM
BATH
BEDROOM
BATH
ROOM
LIVING
892 sqft
Apt. 1
DINING
KITCHEN
PANTRY
FOYER
SIDEWALK
14
13
12
11
10
9
15
16
17
18
19
8
7
6
5
4
3
2
1
15'-11 1/16"
29'-8 13/16"
116'-3 1/2"
87'
4'
9'
18'
30' SETBACK
SIDEWALK
80'-6 1/2"
ALLEY 20'
W. HARVEY DR.

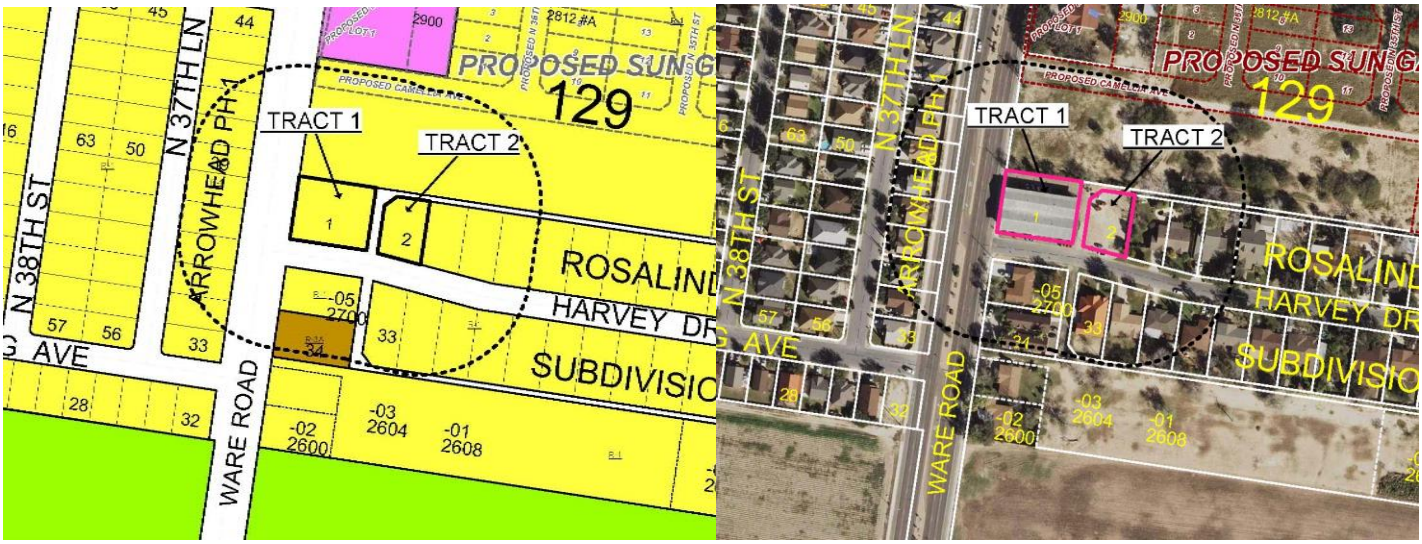
TRACT 1: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 1, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2800 NORTH WARE ROAD. (REZ2016-0002)

TRACT 2: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 2, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (REZ2016-0002)

LOCATION: The properties are located at the northeast corner of North Ware Road and Harvey Drive. Lot 1 has 115 feet of frontage along North Ware Road and a depth of 140.5 feet for a tract size of 16,157 square feet. Lot 2 has 80.54 feet of frontage along Harvey Drive and a depth of 116.29 feet at its deepest point for a tract size of approximately 9,313 square feet.

PROPOSAL: The applicant is requesting R-3A (multifamily residential apartments) District for Lot 1 to bring an existing apartment complex into conformance with the zoning ordinance and R-2 (duplex-fourplex residential) District in order to construct a duplex and parking lot. A feasibility plan has been submitted for a proposed duplex and parking lot.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District in all directions.



LAND USE: The tract comprises two lots. Lot 1 is the site for an apartment building containing 20-2 bedroom units and with 20 existing parking spaces. Lot 2 is a vacant lot. Surrounding land uses are single family residences, apartments, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Multifamily for Lot 1 and Auto Urban Residential for Lot 2.

DEVELOPMENT TRENDS: The development trend for properties in the area are single family residences. The proposed rezoning for Lot 1 is consistent with the existing apartments on Lot 1. The proposed rezoning for Lot 2 is not consistent with single family residential development trends along Harvey Drive. The property was zoned R-1 (single family residential) District during comprehensive zoning in 1979. There have been four rezoning requests in the area since that time. A rezoning request to R-3A (multifamily residential apartments) District, for Lot 34 of Rosa Linda Subdivision fronting along Ware Road was approved in 1996. A rezoning request to R-1 (single family residential) District for a property to the north was approved in 2005 and is currently vacant land. A rezoning request for the same property to the north for R-3C (multifamily residential condominium) District was disapproved in 2010. A rezoning request to R-3A (multifamily residential apartments) District for a property to the north was withdrawn in 2014.

ANALYSIS: The requested zoning for Lot 1 conforms to the Auto Urban Residential however Lot 2 does not conform to the Auto Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. Lot 1 exceeds the maximum number of apartments for the lot size. The maximum number of 2-bedroom apartments on a lot size of 16,157 square feet is 12 units. The existing apartment building exceeds the maximum number of apartments by 8 units. The number of parking spaces on Lot 1 does not comply with the required number of parking spaces. The required number of

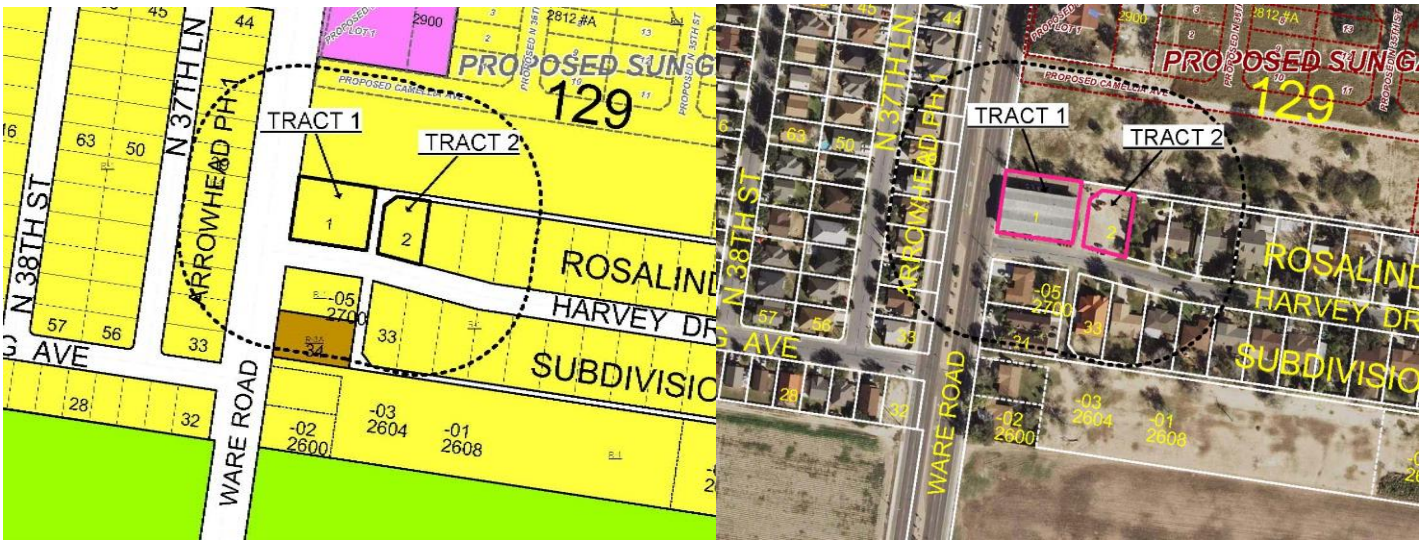
TRACT 1: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 1, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2800 NORTH WARE ROAD. (REZ2016-0002)

TRACT 2: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 2, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (REZ2016-0002)

LOCATION: The properties are located at the northeast corner of North Ware Road and Harvey Drive. Lot 1 has 115 feet of frontage along North Ware Road and a depth of 140.5 feet for a tract size of 16,157 square feet. Lot 2 has 80.54 feet of frontage along Harvey Drive and a depth of 116.29 feet at its deepest point for a tract size of approximately 9,313 square feet.

PROPOSAL: The applicant is requesting R-3A (multifamily residential apartments) District for Lot 1 to bring an existing apartment complex into conformance with the zoning ordinance and R-2 (duplex-fourplex residential) District in order to construct a duplex and parking lot. A feasibility plan has been submitted for a proposed duplex and parking lot.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District in all directions.



LAND USE: The tract comprises two lots. Lot 1 is the site for an apartment building containing 20-2 bedroom units and with 20 existing parking spaces. Lot 2 is a vacant lot. Surrounding land uses are single family residences, apartments, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Multifamily for Lot 1 and Auto Urban Residential for Lot 2.

DEVELOPMENT TRENDS: The development trend for properties in the area are single family residences. The proposed rezoning for Lot 1 is consistent with the existing apartments on Lot 1. The proposed rezoning for Lot 2 is not consistent with single family residential development trends along Harvey Drive. The property was zoned R-1 (single family residential) District during comprehensive zoning in 1979. There have been four rezoning requests in the area since that time. A rezoning request to R-3A (multifamily residential apartments) District, for Lot 34 of Rosa Linda Subdivision fronting along Ware Road was approved in 1996. A rezoning request to R-1 (single family residential) District for a property to the north was approved in 2005 and is currently vacant land. A rezoning request for the same property to the north for R-3C (multifamily residential condominium) District was disapproved in 2010. A rezoning request to R-3A (multifamily residential apartments) District for a property to the north was withdrawn in 2014.

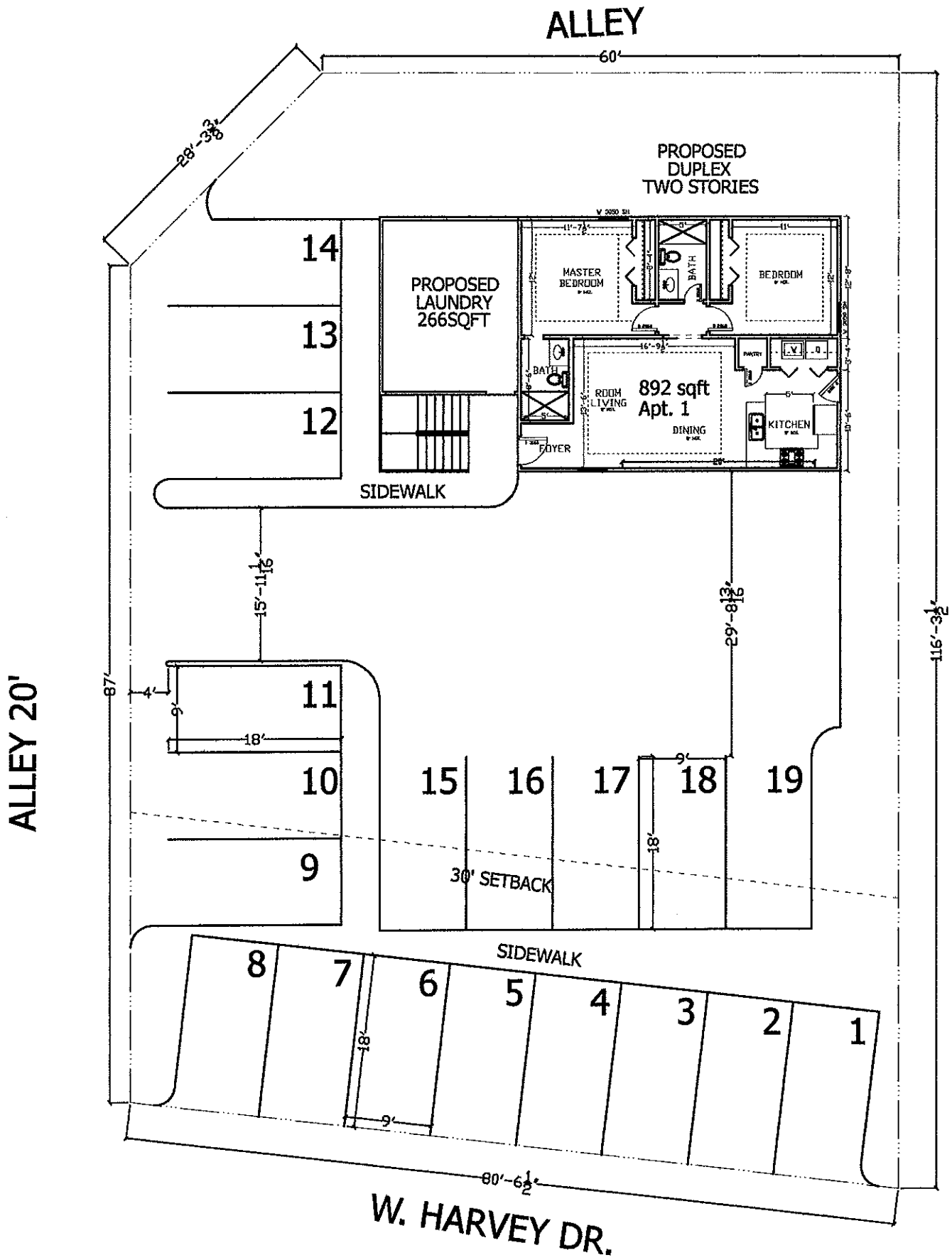
ANALYSIS: The requested zoning for Lot 1 conforms to the Auto Urban Residential however Lot 2 does not conform to the Auto Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. Lot 1 exceeds the maximum number of apartments for the lot size. The maximum number of 2-bedroom apartments on a lot size of 16,157 square feet is 12 units. The existing apartment building exceeds the maximum number of apartments by 8 units. The number of parking spaces on Lot 1 does not comply with the required number of parking spaces. The required number of

parking spaces for 20-2 bedroom units is 40 parking spaces. The existing 20 parking spaces is 20 parking spaces less than the minimum required parking spaces. The feasibility plan shows parking spaces number 1 to 8 using the street for maneuvering space that is not permitted. The existing parking spaces on Lot 1 that use Harvey Drive for maneuvering space are allowed as a nonconforming use. The requested zoning for Lot 2 is not in character with the surrounding area as the adjacent uses are primarily single family residences. North Ware Road is designated as a principal arterial with 120 feet of right-of-way and is constructed with 6 travel lanes, a median, curb and gutter, and a posted speed limit of 50 miles per hour. Harvey Drive is a local residential street with a right-of-way of 50 feet and constructed with 30 feet of pavement providing 2 travel lanes. The minimum street right-of-way for multifamily developments is 60 feet of right-of-way with 42 feet of pavement. An approved site plan is required prior to issuance of any building permits. A buffer is required where a duplex is adjacent to single family residential.

RECOMMENDATION:

Staff recommends approval of R-3A (multifamily residential apartment) District for Lot 1 and disapproval of R-2 (duplex-fourplex residential) District for Lot 2, and alternatively to encourage applicant to submit a conditional use permit for a parking lot in an R-1 District on Lot 2.

TRACT 1
TRACT 2
WARE ROAD
CAMELLIA AVE
N 37TH LN
N 38TH ST
ARROWHEAD PH 1
PROPOSED CAMELLIA AVE
PROPOSED N 36TH ST
PROPOSED N 35TH ST
PROPOSED MAGDA SUBD
LOT 2
LOT 1
DAFFODIL ROAD SUBD
R.C. SUBD
CHURCH SUBD.
ROSALINDA
HARVEY DR
SUBDIVISION
129
136
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Futhermore, This map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property on ground survey and represent approximate relative ocation of property boundaries.

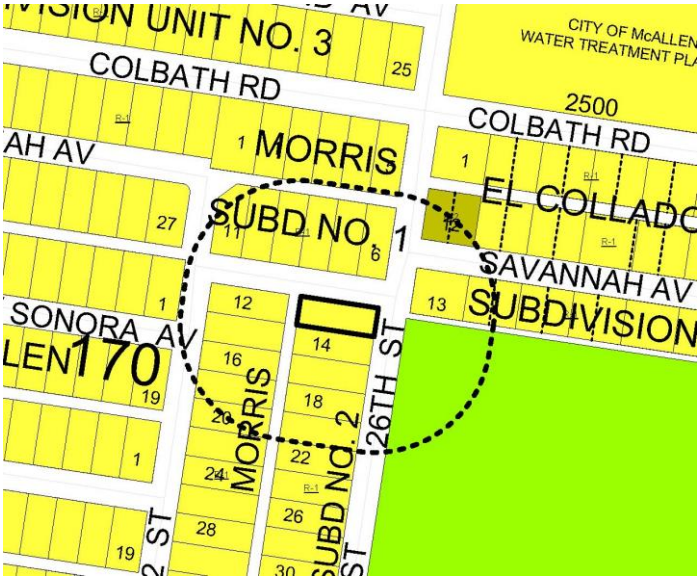

ALLEY
60'
28'-3 3/8"
PROPOSED
DUPLEX
TWO STORIES
PROPOSED
LAUNDRY
266SQFT
MASTER
BEDROOM
BATH
BEDROOM
BATH
ROOM
LIVING
892 sqft
Apt. 1
DINING
KITCHEN
PANTRY
FOYER
SIDEWALK
14
13
12
11
10
9
15
16
17
18
19
8
7
6
5
4
3
2
1
15'-11 1/16"
29'-8 13/16"
116'-3 1/2"
87'
4'
9'
18'
30' SETBACK
SIDEWALK
80'-6 1/2"
ALLEY 20'
W. HARVEY DR.

REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 13, MORRIS SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS; 1900 SOUTH 26TH STREET. (REZ2016-0003)

LOCATION: The property is located on the southwest corner of Savannah Avenue and South 26th Street. The lot has 50 feet of frontage along South 26th Street and a depth of 135 feet for a tract size of 6,765 square feet.

PROPOSAL: The applicant is requesting R-2 (duplex-fourplex residential) District in order to construct a duplex. A feasibility plan has not been submitted to the Planning Department for a duplex.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District in all directions and A-O (agriculture open space) District to the east.



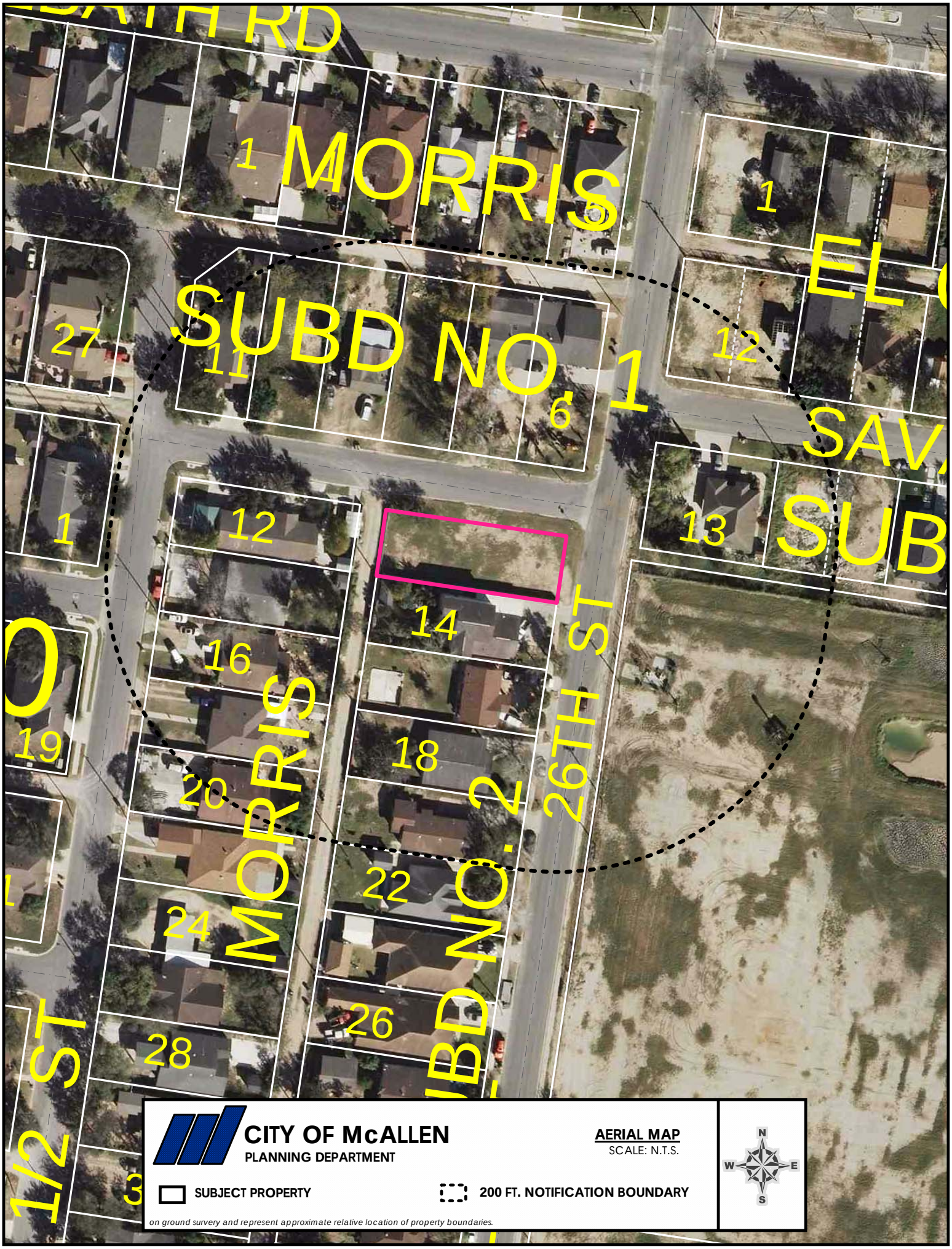
LAND USE: The tract comprises one lot that is currently vacant land. Surrounding land uses are single family residences, City of McAllen Airport property, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for properties in the area are single family residences. The proposed zoning is not consistent with single family residential development trends. The property was zoned R-1 (single family residential) District during comprehensive zoning in 1979. There have been three rezoning requests in the area since that time. A rezoning requests to R-2 (duplex-fourplex residential) District, at the northeast corner of Savannah Avenue and S. 26th Street, was approved 2001 but the property is currently vacant land. Rezoning requests to R-2 (duplex-fourplex residential) District, south of the subject property and to the northwest of the subject property, were disapproved in 2009 and 2011.

ANALYSIS: The requested zoning does not conform to the Auto Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The requested zoning is not in character with the surrounding area as the adjacent uses are primarily single family residences. South 26th Street is a collector street with 60 feet of right-of-way and is constructed with 2 travel lanes, and curb and gutter. Savannah Avenue is a local residential street with a right-of-way of 50 feet and constructed with 30 feet of pavement providing 2 travel lanes. An approved site plan is required prior to issuance of any building permits.

RECOMMENDATION:
Staff recommends disapproval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

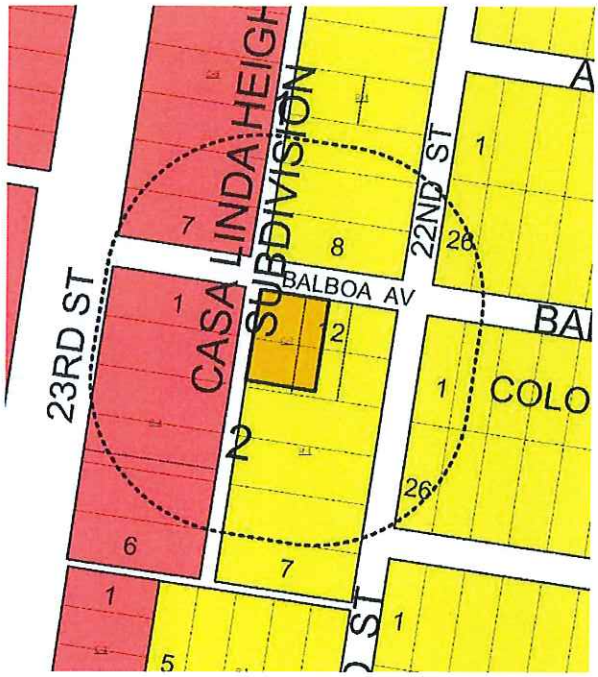
on ground survery and represent approximate relative location of property boundaries.

REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: WEST 90 FEET OF LOT 12 AND WEST 90 FEET OF THE NORTH 56.4 FEET OF LOT 11, BLOCK 2, CASA LINDA HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2205 BALBOA AVENUE. (REZ2016-0004)

LOCATION: The property is located on the south side of Balboa Avenue 203 feet east of South 23rd Street. The tract has 90 feet of frontage along Balboa Avenue and a depth of 120 feet for a total tract size of 10,800 square feet.

PROPOSAL: The applicant is requesting C-3 (general business) District in order to add oil change service to an existing carwash.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the north, east and south and C-3 (general business) District to the west.



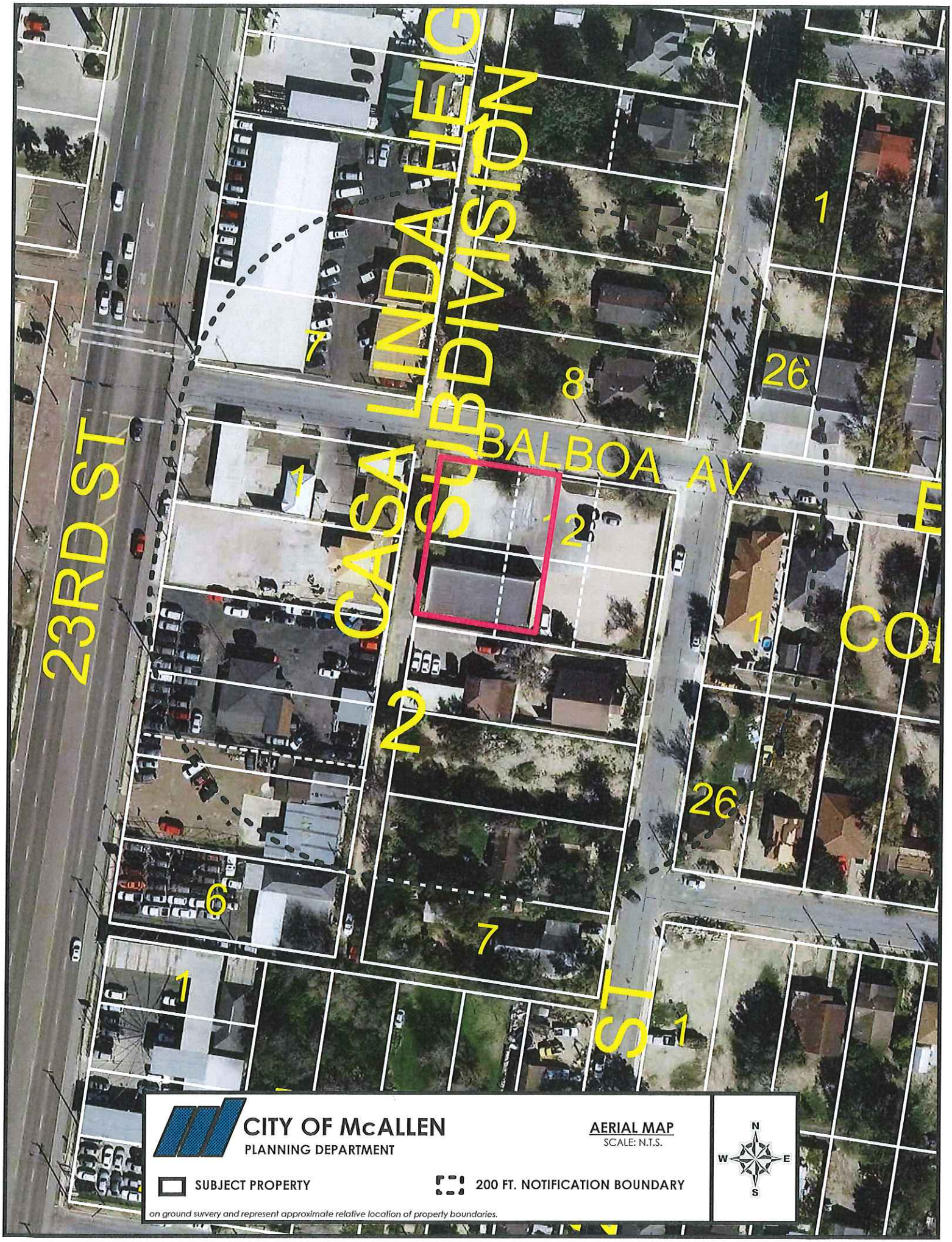
LAND USE: The tract has a carwash and parking area for a car rental business. Surrounding land uses are single family residences, Iglesia Bautista, and auto sales along 23rd Street.

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

DEVELOPMENT TRENDS: The development trend for the area is stable single family residential. The proposed zoning is not consistent with single family residential development trends toward the east of North 23rd Street. A rezoning request for the subject property for C-3 (general business) District was disapproved in 2003 and alternatively approved for C-2 (neighborhood commercial) District for the west half of the subject property and a conditional use permit (CUP) was approved for a parking lot on the east half of the property. Four rezoning requests for C-3 (general business) District located to the south were disapproved or withdrawn from 2000 to 2012 due to commercial encroachment into the neighborhood.

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 requested zoning will increase the intensity of the existing use on the subject property and is not in character with the surrounding residential area as the adjacent uses are primarily single family residences. The applicant owns the property on the west that could be used to provide auto repair service. Balboa Avenue is a local residential street with a right-of-way of 40 feet and constructed with 2 travel lanes. A conditional use permit is required for an auto repair business in the C-3 (general business) District.

RECOMMENDATION:
Staff recommends disapproval of the rezoning request.


23RD ST
CASA LINDA HEIG
SUBDIVISION
BALBOA AV
ST
7
8
26
1
2
6
CITY OF McALLEN
PLANNING DEPARTMENT
AERIAL MAP
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
on ground survery and represent approximate relative location of property boundaries.
N
W
E
S

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION

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

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

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING WORKSHOPS

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

PLANNING DEPARTMENT

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

2016 CALENDAR

Meetings:

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

Deadlines:

D- Zoning/CUP Application
N - Public Notification

* **Holiday** - Office is closed

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 HPC N - 2/16 &2/17	28	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	N - 6/21 - P&Z			

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.