

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 3, 2020 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

Meeting ID: 672 423 1883

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

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### INVOCATION

#### 1) MINUTES:

- a) Minutes for Regular Meeting held on October 6, 2020
- b) Minutes for Regular Meeting held on October 20, 2020

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

- 1. Request of Lucia J. Cantu, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand. (Snow Cone Stand) at Lot 1, Lopez Wheels Subdivision, Hidalgo County, Texas; 801 North 23rd Street. **(CUP2020-0110)**
- 2. Request of Karla G. Villareal Chapa, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2216 & 2218. **(CUP2020-0111)**
- 3. Request of Hugo A. Cuevas, for a Conditional Use Permit, for life of the use, for a Parking Facility at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2020-0109)**
- 4. Request of Claudia V. Reyna, for a Conditional Use Permit, for one year, for a Home Occupation (Daycare), at Lot 13, Brookwood Subdivision Unit 1, Hidalgo County, Texas; 3909 Xanthisma Avenue. **(CUP2020-0108)**
- 5. Request of David Gosalvez III, for a Conditional Use Permit, for life of the use, for a portable building greater than 10'x12', at Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 604 North McColl Road. **(CUP2020-0107)**

##### b) REZONING:

1. Rezone from C-4 (commercial-industrial) District to C-3 (general business) District: 1.083 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID). **(REZ2020-0033) (Tabled 10/20/20)**
2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 2.221 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(REAR). **(REZ2020-0035) (Tabled 10/20/20)**
3. Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartment) District: 7.116 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID REAR). **(REZ2020-0036)(Tabled 10/20/20)**
4. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2020-0026) (Tabled 09/16/20) (Remained Tabled 10/06/20) (Remained Tabled 10/20/20)**
5. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2020-0027) (Tabled 09/16/20) (Remained Tabled 10/06/20) (Remained Tabled 10/20/20)**
6. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: the East 1/3 of Lots 11 and 12, Block 40, North McAllen Addition, Hidalgo County, Texas; 1712 Cedar Avenue. **(REZ2020-0037)**
7. Rezone from C-1 (office building) District to R-1 (single-family residential) District: Lots 11 and 12, Block 1, Renken's Addition, Hidalgo County, Texas; 619 North 9th Street. **(REZ2020-0038)**
8. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the East 6 ft. of Lot 4, and all of Lot 5, Block 7, Larkspur Subdivision Unit No. 1 & Larkspur Subdivision Unit No. 2, Hidalgo County, Texas; 1607 Nolana Avenue. **(REZ2020-0039)**

**c) SUBDIVISION:**

1. A Resubdivision of the West 1/2 of Lot 22, Block 25, Balboa Acres Subdivision, Hidalgo County, Texas; 3408 Covina Avenue **(SUB2020-0052)**
2. A Resubdivision of the East 1/2 of Lot 22, Block 25, Balboa Acres Subdivision, Hidalgo County, Texas; 3410 Covina Avenue **(SUB2020-0053)**

**3) SITE PLAN:**



- a) Revised Site Plan Approval for Lot 4B, North McAllen Shopping Center Lots 4A & 4B Subdivision; 7301 North 7th Street. **(SPR2020-0005)**

**4) CONSENT:**

- a) Dale' Shine At Business 83 Subdivision; 2301 Highway 83- The Fritts LP and Spurgeon W. Brown and Brownie's Oil Co. (Final) **(SUB2020-0081)** M&H

**5) SUBDIVISIONS:**

- a) The Medici Subdivision; 5801 North Bentsen Road- Sharyland ISD (Preliminary) **(SUB2020-0075)** M&H
- b) Iglesias Subdivision; 4400 Pecan Boulevard- Alvaro Iglesias (Preliminary) **(SUB2020-0072)** MAS
- c) Frontera Peak Subdivision; 1701 Frontera Road- Xavier E. Morales and Karli Marie Maldonado (Preliminary) **(SUB2020-0071)** G&M
- d) 2nd and Dove Subdivision; 201 Dove Avenue- Alonzo Cantu (Preliminary) **(SUB2020-0076)** CLH
- e) Verdin Heights Subdivision; 7401 North Bentsen Road- Sergio Guzman (Revised Preliminary) **(SUB2020-0057)** SEC
- f) Taylor View Subdivision; 1600 North Taylor Road- DG & GG Investments (Revised Preliminary) **(SUB2018-0019)** SEC

**6) DISCUSSION:**

- a) Consideration and possible action on ordinance amending front-yard parking regulations

**7) INFORMATION ONLY:**

- a) City Commission Actions: October 26, 2020

**ADJOURNMENT:**

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

# Planning Department

## Memo

**TO:** Planning and Zoning Commission

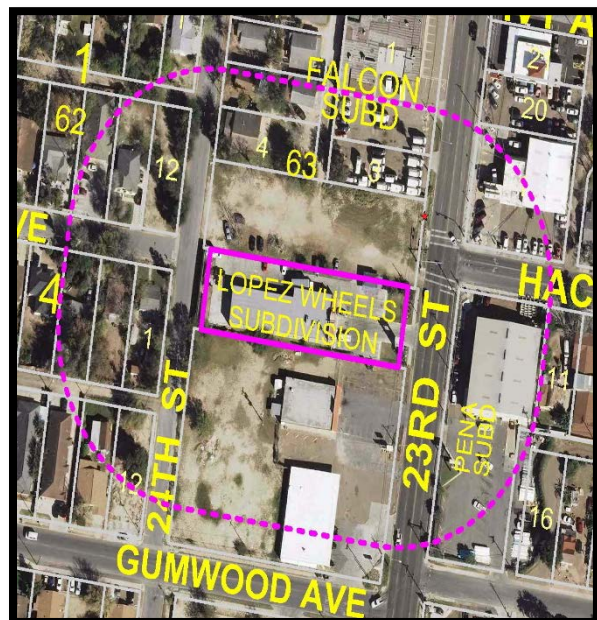
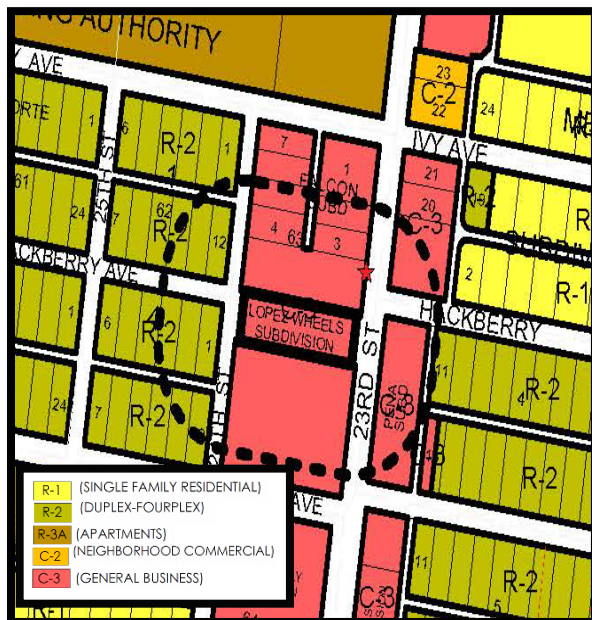
**FROM:** Planning Staff

**DATE:** October 26, 2020

**SUBJECT: REQUEST OF LUCIA J. CANTU, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (SNOW CONE STAND) AT LOT 1, LOPEZ WHEELS SUBDIVISION, HIDALGO COUNTY TEXAS; 801 NORTH 23<sup>RD</sup> STREET. (CUP2020-0110)**

### BRIEF DESCRIPTION:

The property is located on the west side of North 23<sup>rd</sup> Street at the intersection of Hackberry Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, south and east, R-2 (duplex- fourplex) District to the west. Surrounding land uses include single-family residences, triplex, duplex, retail stores, restaurants, car lots and vacant land. A portable food concession stand is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:**

A Conditional Use Permit was approved for one year for an Automotive Service and Repair by the Planning and Zoning Commission on 2004 and was renewed the following year; however, construction was never finalized until 2007 when a CUP was requested for life of the use for an Automotive Service and Repair. In 2007, the initial CUP for a portable food concession stand was approved and was renewed by the same applicant until 2009. In 2011 the current applicant applied for the first time and has been renewed until 2018, the permit was not renewed in 2019, therefore, it has to come before the Planning and Zoning Commission.

**ANALYSIS:**

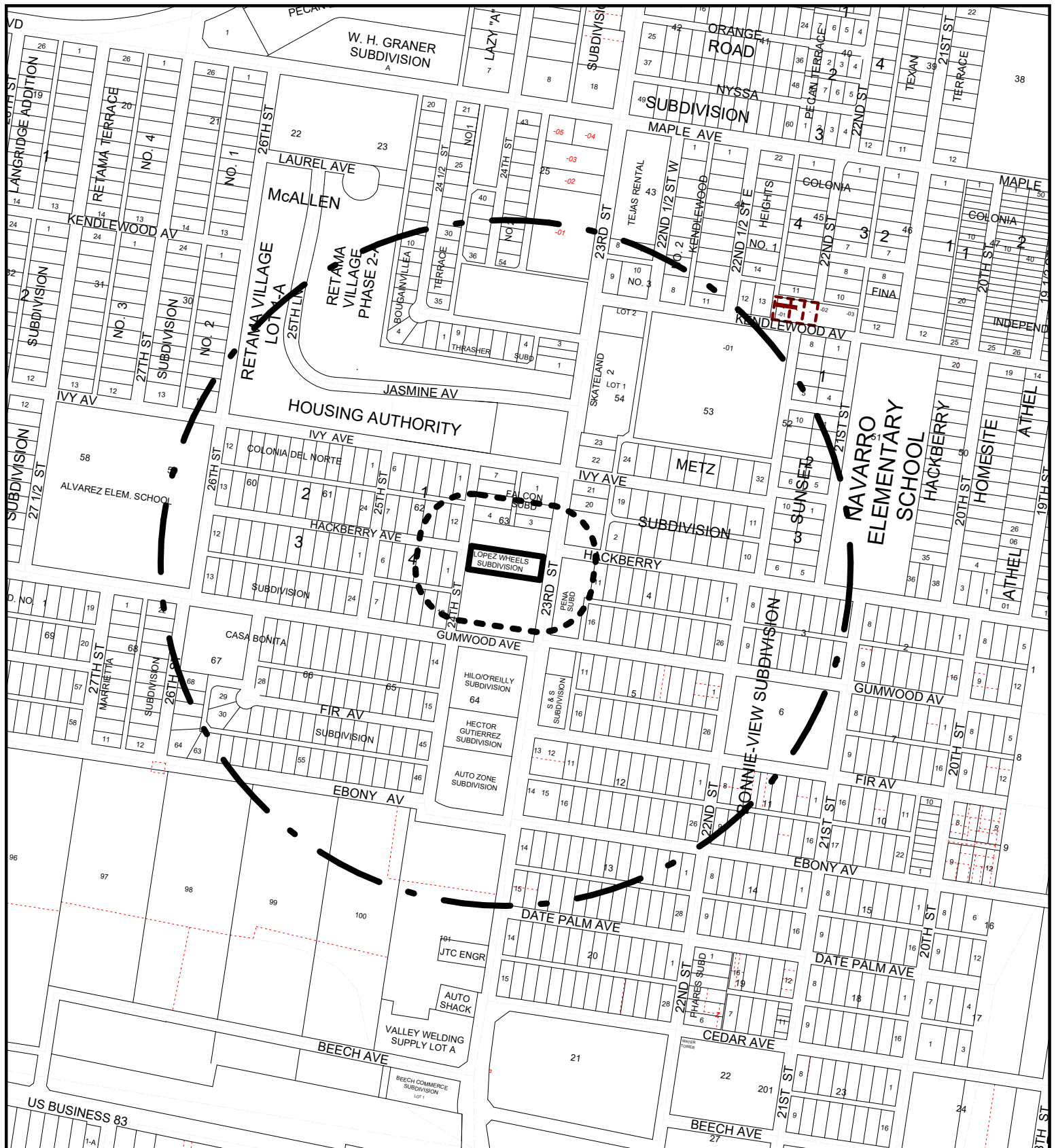
The applicant is proposing to use the existing 10 ft. by 13 ft. Portable food concession stand that is already in place and will be maintaining its current footprint, with the proposed hours of operation, Monday through Sunday from 2:00 pm through 9:00 pm. Portable food concession stand requires 4 parking spaces, 23 parking spaces are provided. Lopez Tires & Wheels requires 19 parking spaces based on square footage. Based on parking requirements both businesses can operate at the same time.

The Fire and Health Department have completed their inspections and found the establishment to be in compliance. As per Section 138-400 of the Zoning Ordinance, Parking lot must be properly striped and free of potholes. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

- 1) The proposed use shall not be located in a residentially zoned area. Lopez Wheels subdivision is zoned C-3
- 2) Stand must be inspected by building inspection department and meet applicable building codes.
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; four parking spaces are required
- 4) Portable building must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to compliance with requirements from Section 138-118(9) & Section 138-400 of the Zoning Ordinance, Building Permit, Health and Fire Department requirements.



# CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND  
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

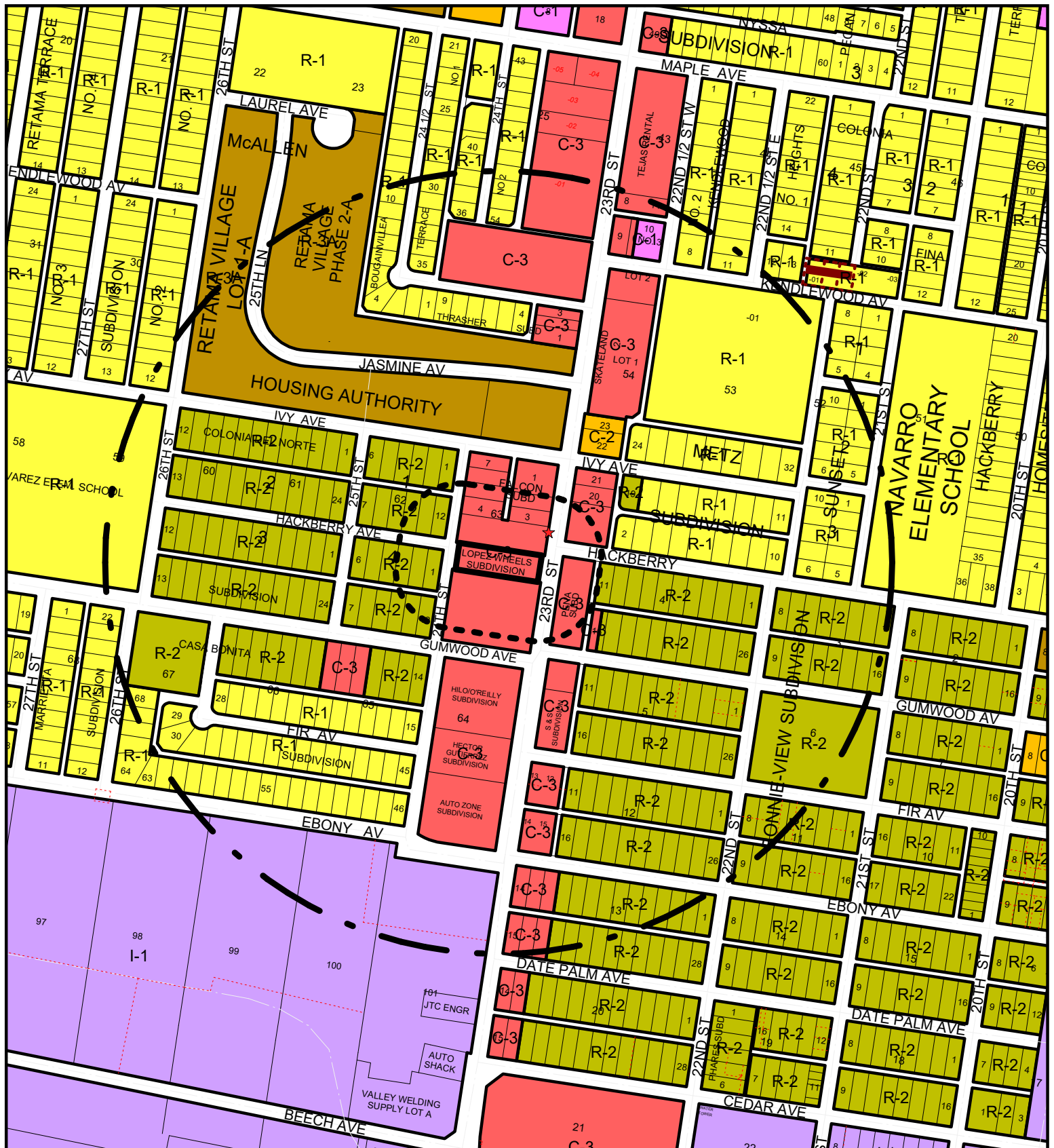
1/4 MILE RADIUS

## ZONING LEGEND

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

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





# **CITY OF McALLEN** PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

**SUBJECT PROPERTY**

**200 FT. NOTIFICATION BOUNDARY**

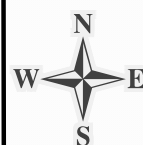
**1/4 MILE RADIUS**

## **ZONING LEGEND**

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

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**AREA MAP**







**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**

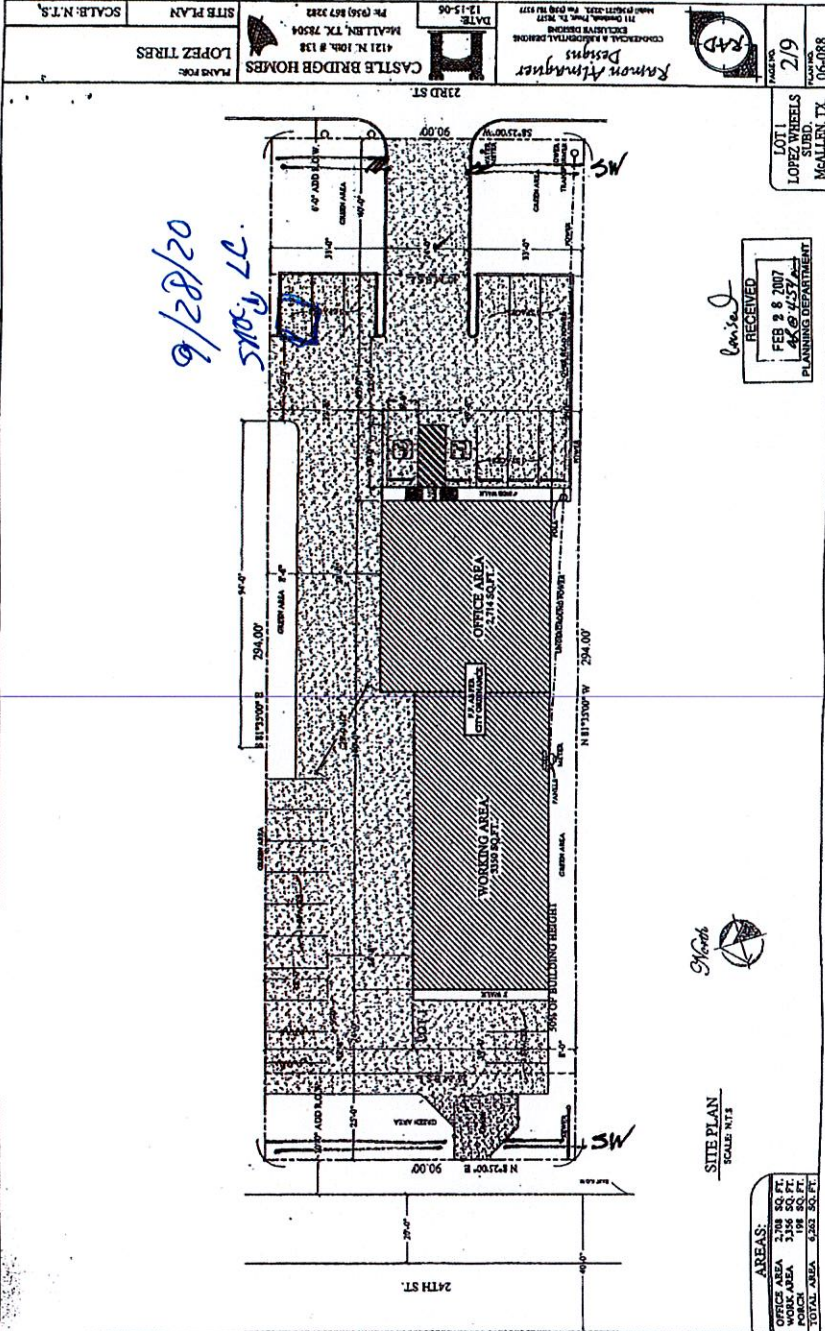


**200' NOTIFICATION BOUNDARY**

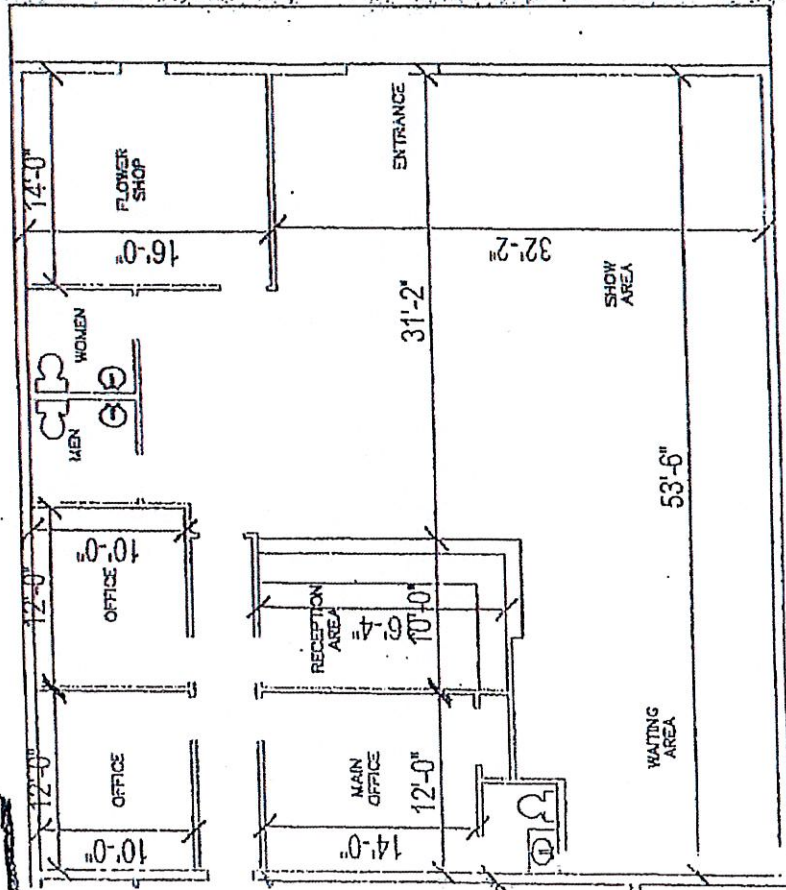


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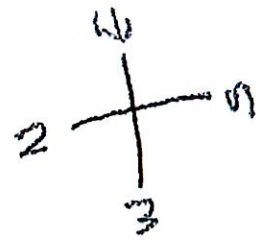


14 Parking Spaces  
on  
W. side of Bldg.



R.C.  
9/28/20

RECEIVED  
SEP 25 2020  
BY: [Signature]

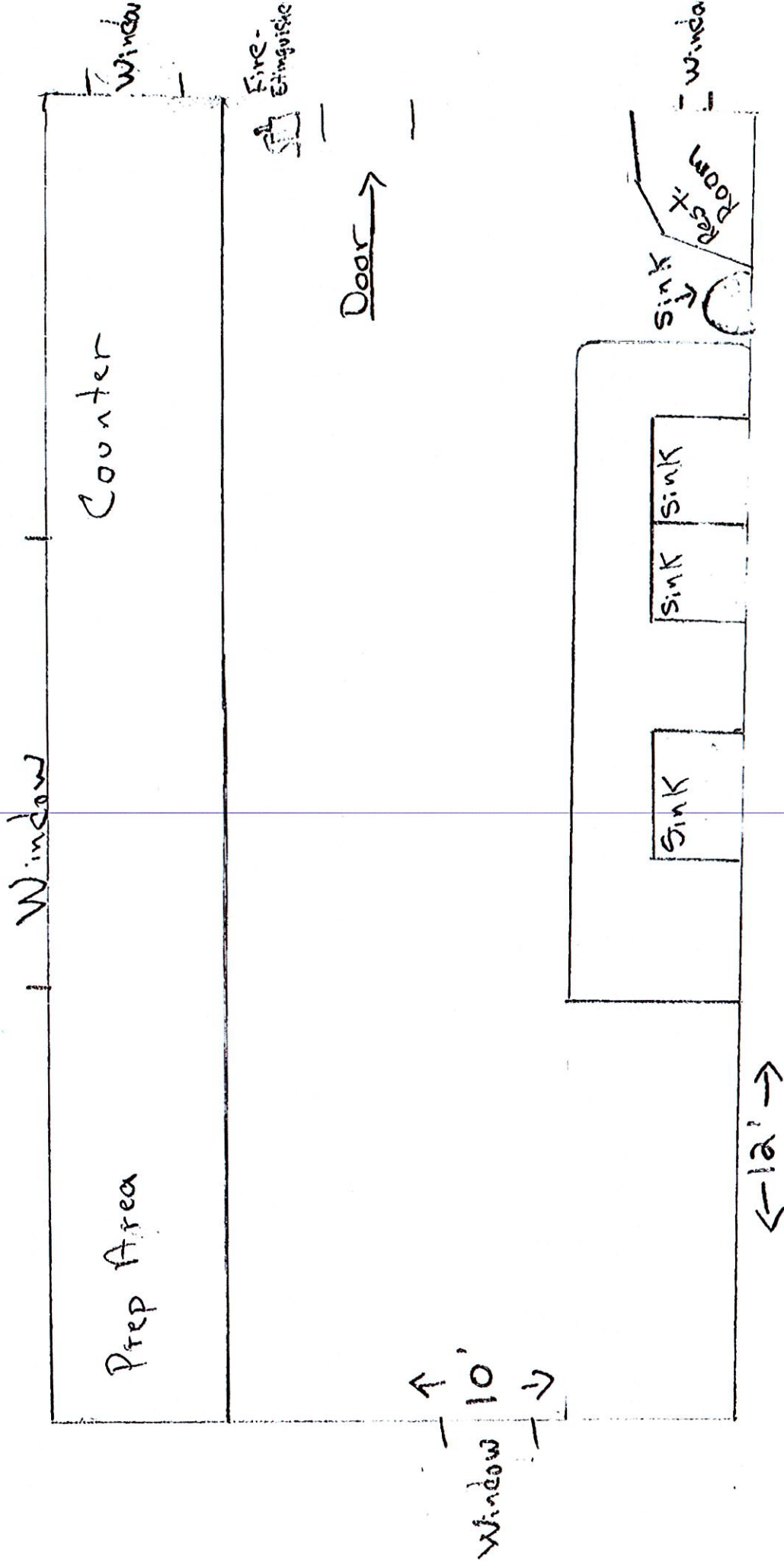


Entrance

14 Parking Spaces  
Front of Bldg.

23rd St





P.C.  
9/28/20

Floor Plan  
of  
Portable Building

RF  
SEP 25 2020  
BY: *aw*





<b>NACHOS</b> PREPARADO	<b>Smoothies</b> FRUIT COCKTAIL	<b>Corn Nuts</b> MANGOSTA COO CHAMOY
<b>DELIGHT</b> FRESAS CON CREMA	<b>PICADILLY</b> STRAWBERRY/MANGO	<b>RASPAS NATURALES</b> NATURAL

**RASPAS**

**CLOSED**

**OPEN**  
MON-SAT 10:00AM-8:00PM  
SUN 2:15-7:00PM

<b>DULCES</b> CANDY	<b>WATER</b> SWEET DRINKS
<b>FRITO PIE</b> Fritos	<b>GUMMIES</b> PROPANOLAS
<b>CHIPS WITH CHEESE</b> PAPITAS CON QUESO	<b>BANANA SPLIT</b> BANANA SPLIT









801

RESERVED PARKING

GET UP TO \$3000  
NO CREDIT NEEDED

NO CREDIT NEEDED

NOTICE  
PORTABLE  
BUILDING  
FOR  
THIS PROPERTY  
CUP2020-0110

CITY OF MCKINNEY, TEXAS  
PLANNING DEPARTMENT  
900 W. 11TH ST., 2ND FLOOR  
MCKINNEY, TX 75069



## Memo

**TO:** Planning and Zoning Commission

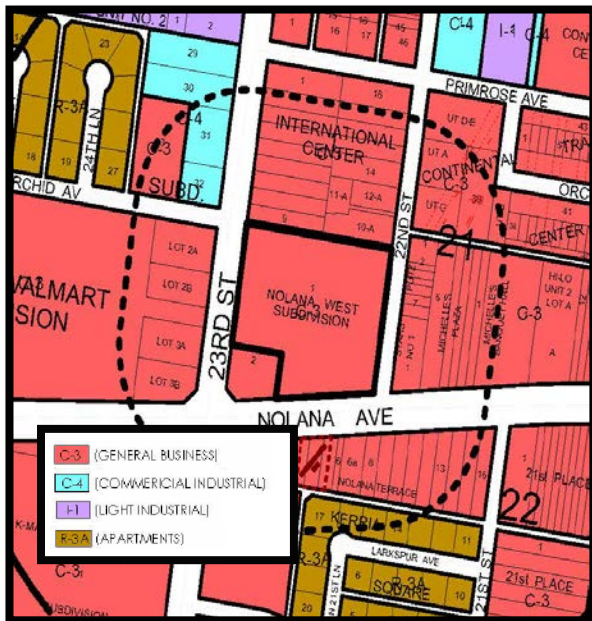
**FROM:** Planning Staff

**DATE:** October 27, 2020

**SUBJECT: REQUEST OF KARLA G. VILLAREAL CHAPA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 1, NOLANA WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 NOLANA AVENUE, SUITES 2216 AND 2218. (CUP2020-0111)**

### DESCRIPTION:

The property is located on the northeast corner of North 23<sup>rd</sup> Street and Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, R-3A (multifamily apartments) District to the south and C-4 (commercial industrial) District to the north. Surrounding land uses include commercial businesses, offices, restaurant, New Life Family Church and McAllen's Public Library. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



### HISTORY:

The initial Conditional Use Permit for this property was approved for a bar on 2015 with a variance to the distance requirement. The last Conditional Use Permit for this location was approved on December 9, 2019 with a variance to the distance requirement by City Commission.

**ANALYSIS:**

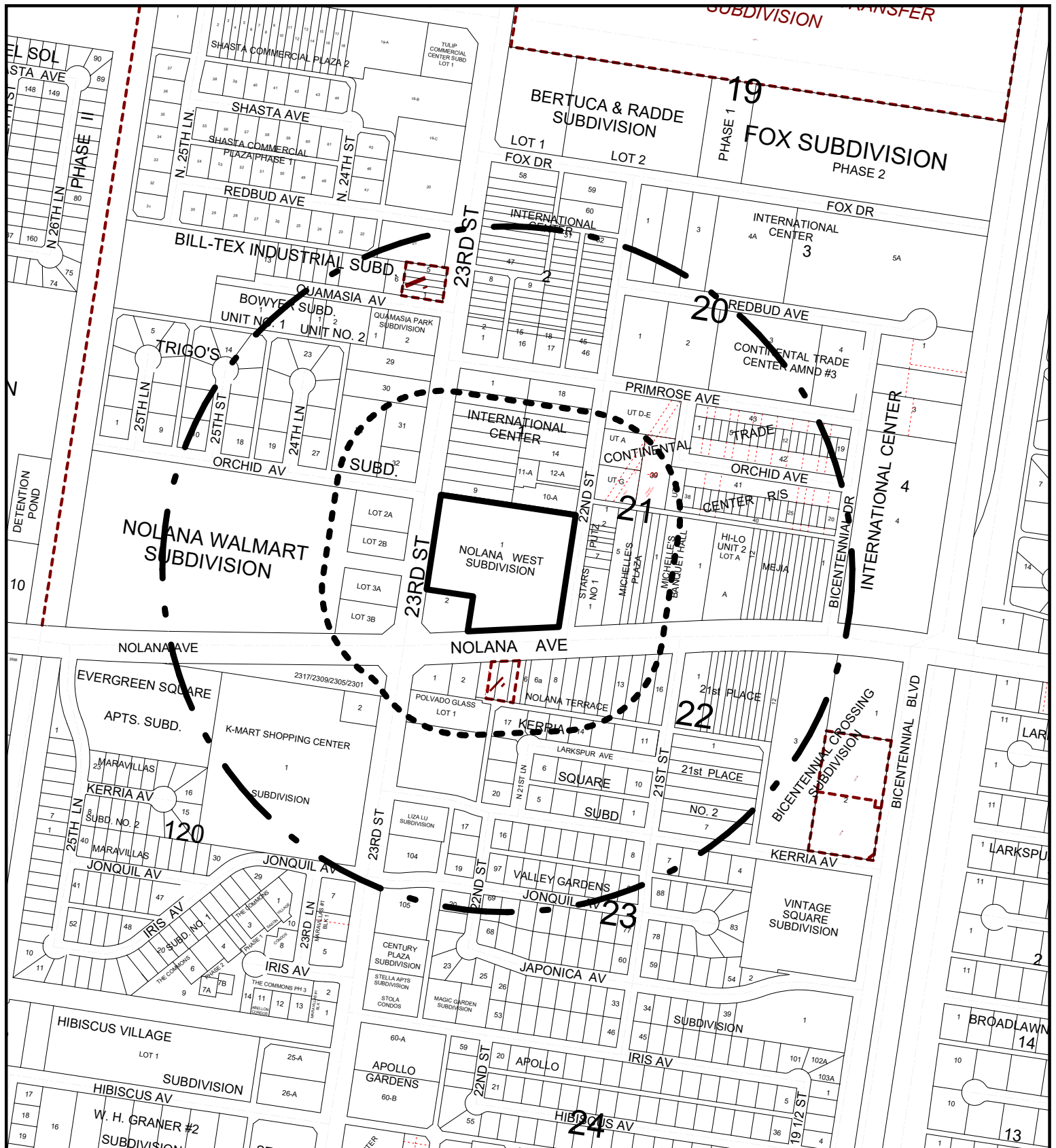
The applicant is proposing to continue operating a bar (Club Retro) from the combined suites (2216 & 2218) with an area of approximately 2,600 sq. ft. The hours of operation would continue to be from 7:00 p.m. to 2:00 a.m. Thursday through Sunday.

The Fire and Health Department has inspected the bar and the property is in compliance. The police activity report for service calls from October 2019 to present is attached. The Planning Department has received no complaints regarding this use. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from residential zones/uses, New Life Family Church and McAllen's Public Library;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on two major arterials, Nolana Avenue and North 23<sup>rd</sup> Street, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 2,600 sq. ft. bar would require 26 parking spaces. For every business to run simultaneously in the commercial plaza, 289 parking spaces would be required; there are 291 parking spaces provided on site;
- 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. Occupancy load is 160 people.

**RECOMMENDATION:**

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



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AREA MAP**



**LEGEND**  
SCALE: N.T.S.

**SUBJECT PROPERTY**

**400 FT. NOTIFICATION BOUNDARY**

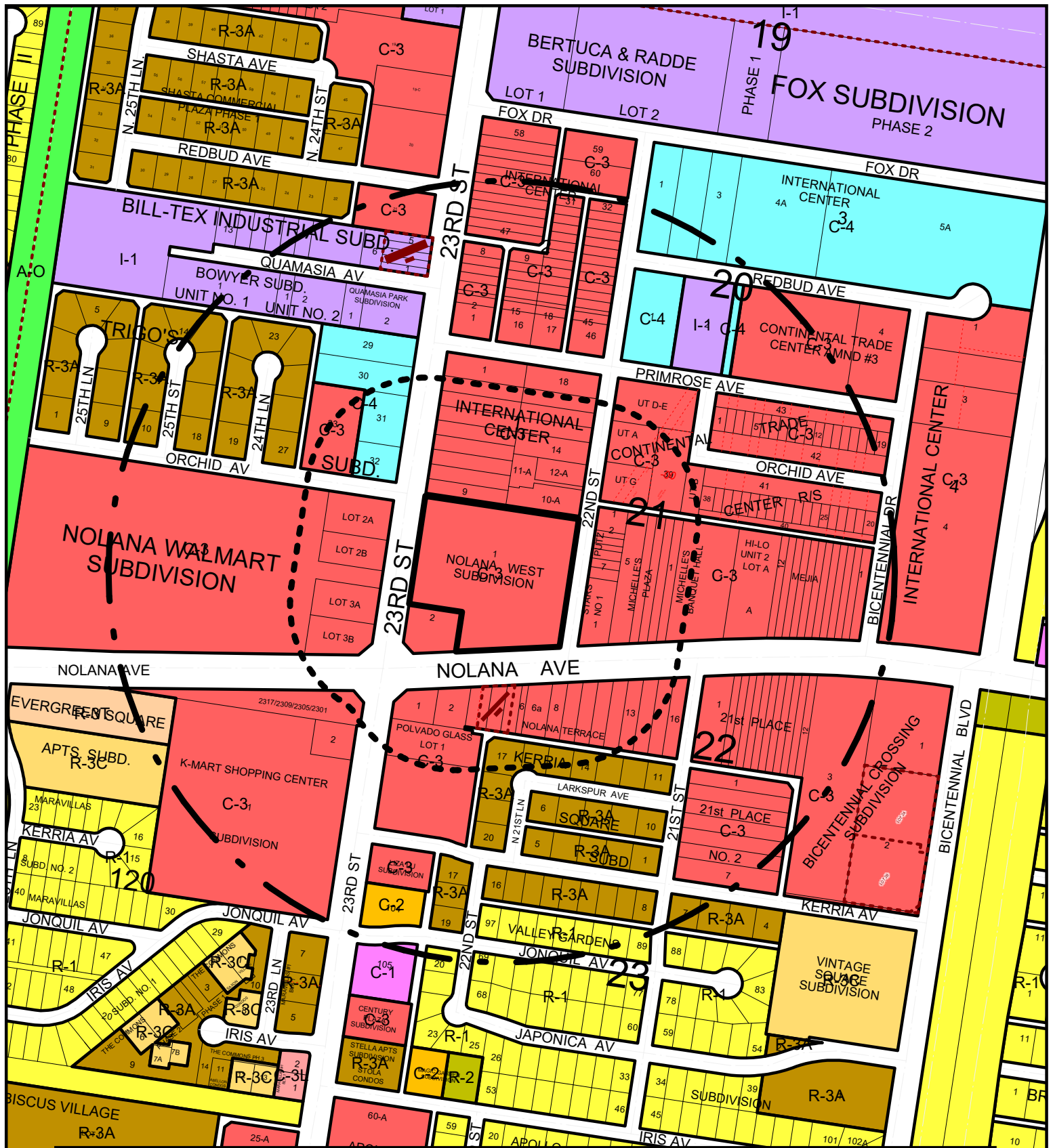
**1/4 MILE RADIUS**

**ZONING LEGEND**

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

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# **CITY OF McALLEN** PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

**SUBJECT PROPERTY**

**400 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** (CONDOMINIUMS)  
**R-3T** (TOWNHOUSES)

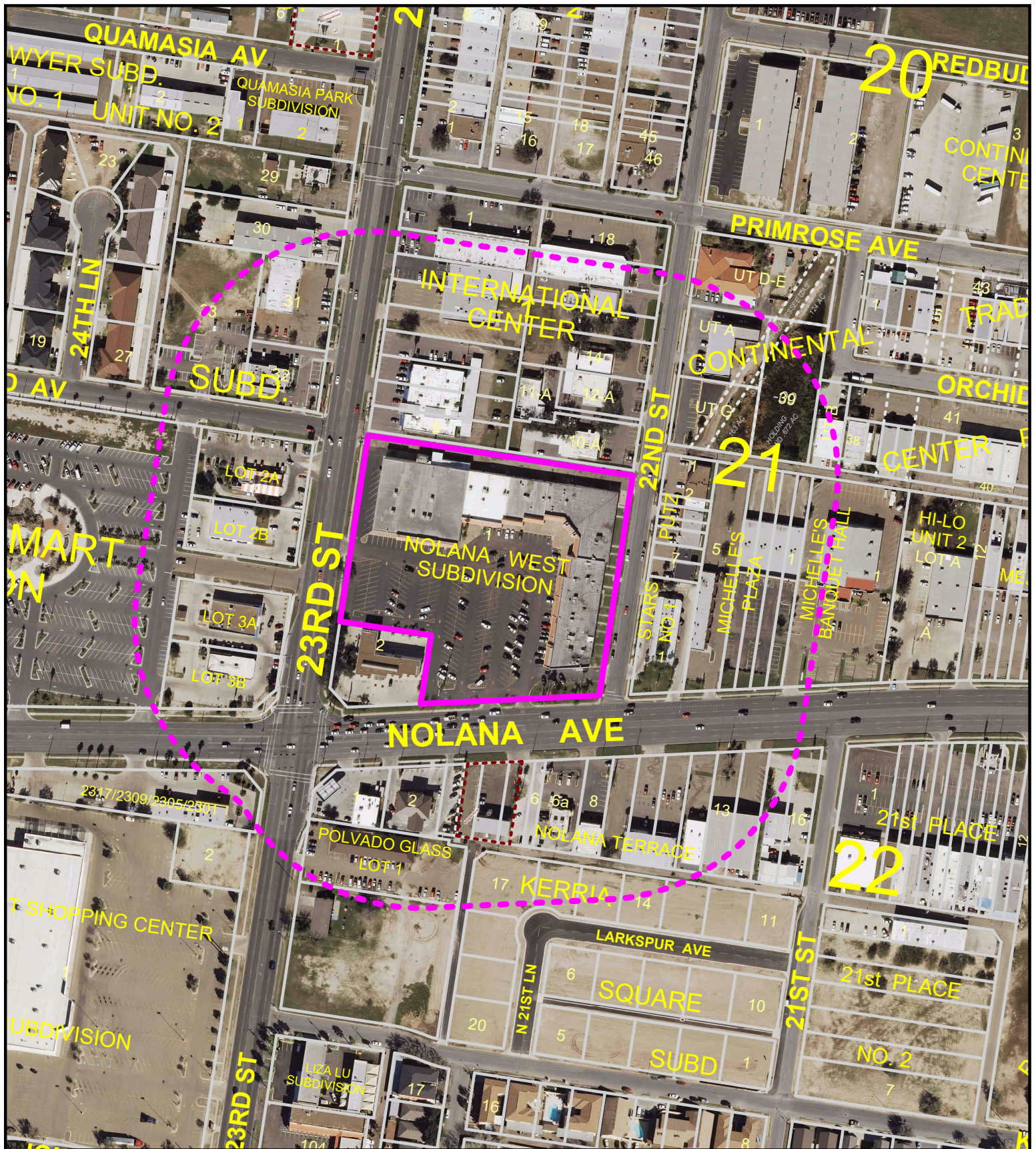
**R-4** (MOBILE HOMES)  
**C-1** (OFFICE BUILDING)  
**C-2** (NEIGHBORHOOD COMMERCIAL)

**C-3** (GENERAL BUSINESS)  
**C-3L** (LIGHT COMMERCIAL)  
**C-4** (COMMERCIAL INDUSTRIAL)

**I-1** (LIGHT INDUSTRIAL)  
**I-2** (HEAVY INDUSTRIAL)  
**S** (SPECIAL DISTRICT)

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



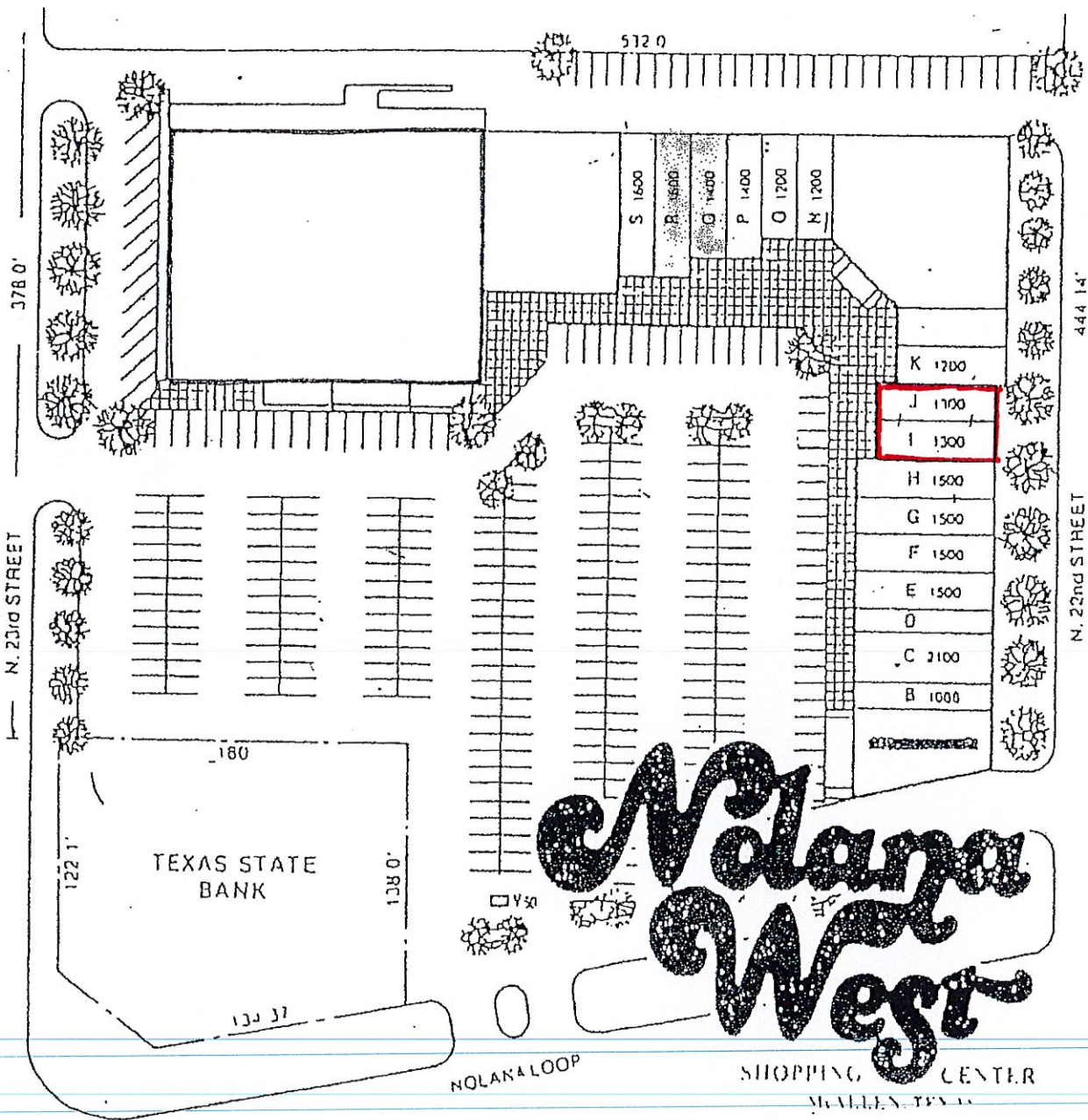
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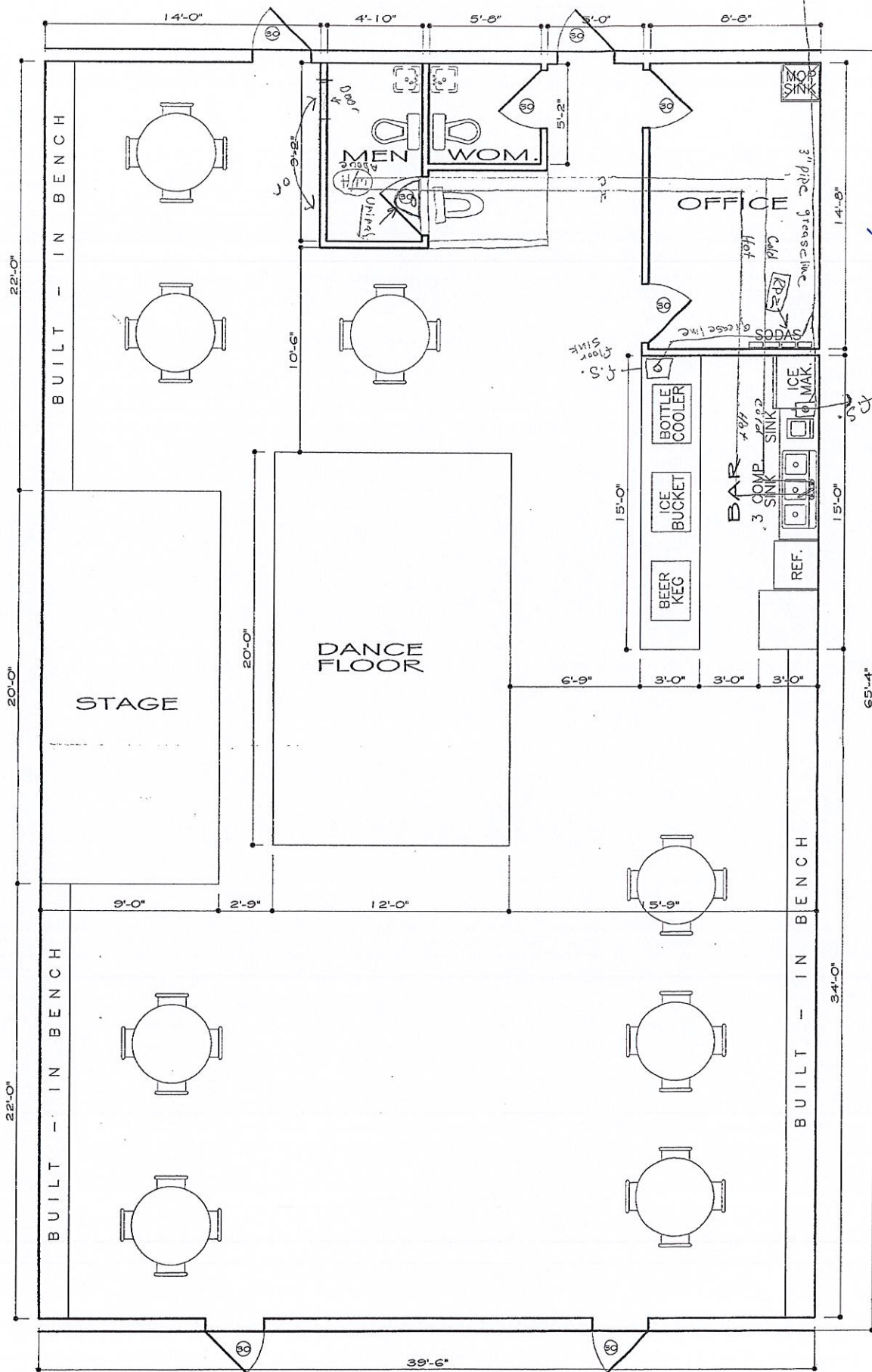


23 SC



NOLANA LOOP

177 PARKING LOT



AREAS	
TOTAL	2581

PROPOSED FLOOR PLAN  
CLUB RETRO

change 3-comp sink  
for larger size

*[Signature]*  
9.29.20



**CLUB  
RETRO**

70'S, 80'S, 90'S

22118

22116

BEER


FOOD

Cigar Bar

SMOKE ALLOWED



NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2020-0111

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1232  
WWW.MCALLENNET

SA  
SA

NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2020-0111



## Memo

**TO:** Planning and Zoning Commission

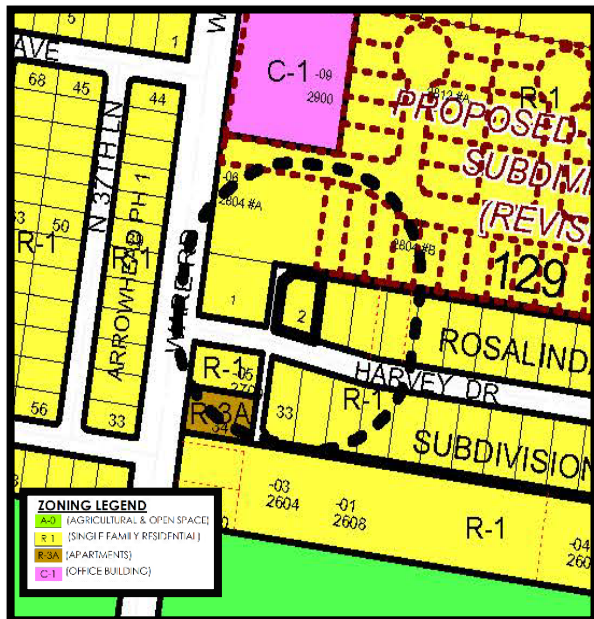
**FROM:** Planning Staff

**DATE:** October 29, 2020

**SUBJECT: REQUEST OF HUGO A. CUEVAS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PARKING FACILITY AT LOT 2, ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (CUP2020-0109)**

### DESCRIPTION:

The property is located on the north side of Harvey Drive, approximately 160 ft. east of North Ware road, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions and R-3A (multifamily apartments) District to the south. Surrounding land uses include single-family residences, apartments complexes, The Light of the World Church and vacant land. A parking facility is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.



### HISTORY:

The property is currently vacant. A Rezoning case was submitted for the property to change from R-1 zone to R-2, in 2016. The application got withdrawn. In the same meeting, there was opposition of the request. The conditional use permit was submitted on September 25, 2020. No Building permit is on record. No ROW permit has been submitted. The Alley to the north of the subject property recently got abandoned (Ordinance No.2020-28) giving the 10 ft. dedication to property owners to the south of the alley.

**ANALYSIS:**

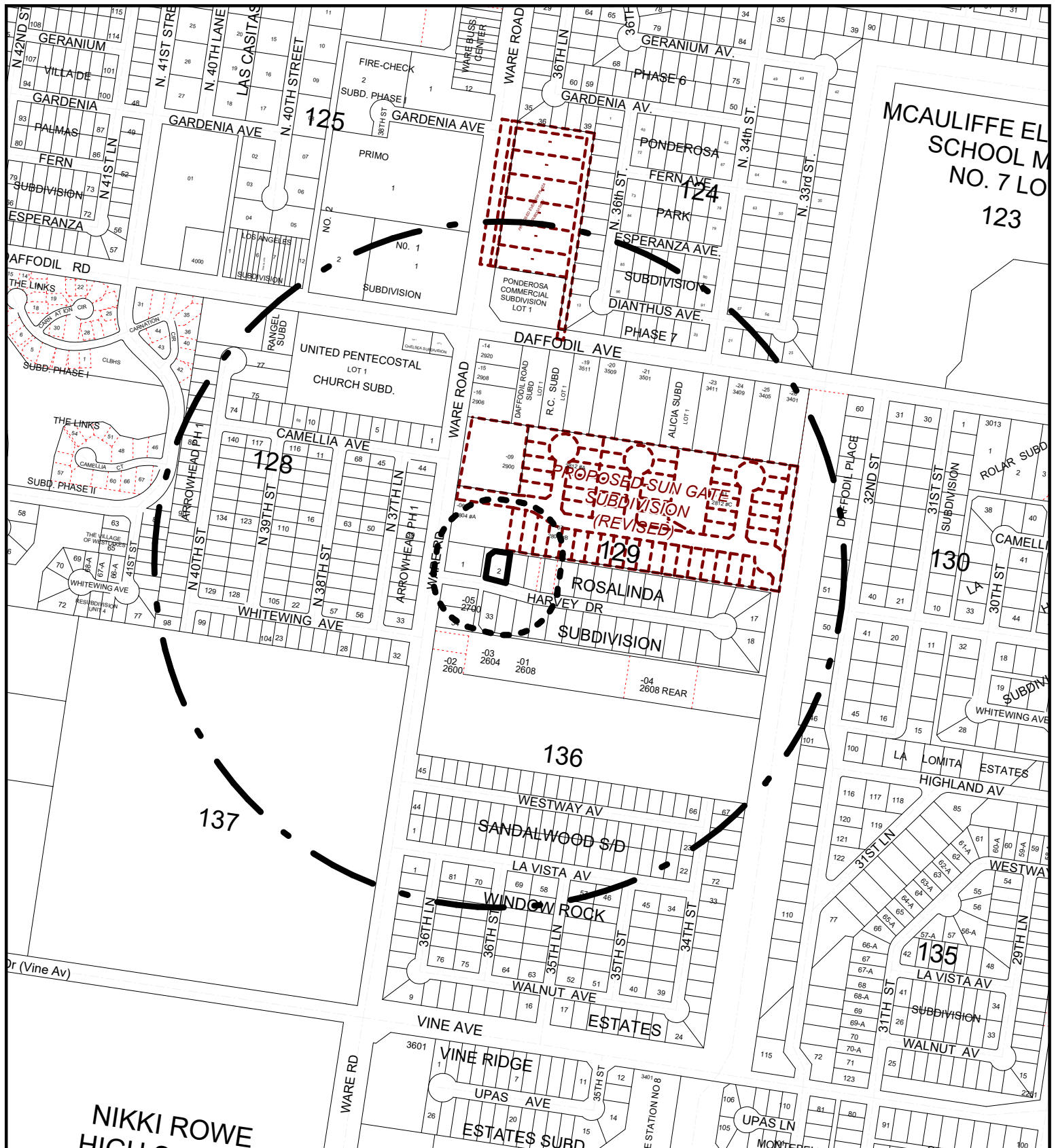
The applicant is proposing to construct a parking lot for an existing apartment complex located west of the subject property. The applicant owns both of the lots, however the parking lot will cover only a portion of the subject property. A 22 ft. wide by 100 ft. long parking with 10 stalls is being proposed. No curbs cut are being proposed, the entrance and exit will be from an existing alley.

Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The parking facility must comply with landscaping, buffer and right of way requirements. The proposed must also meet the requirements set forth in Section 138-118(6) of the Zoning Ordinance and specific requirements as follows:

- 1) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence is required on the north and east side of the property
- 2) The paved area is landscaped in compliance with the off-street parking and loading ordinance and landscape ordinance. The required landscaping for the parking lot is 874 sq. ft. with trees required as follows: 2 – 2 1/2" caliper, or 1 – 4" caliper, 1 – 6" caliper or 4 palm trees (palm trees cannot exceed 80% of total tree requirement). Each parking space must also be within 50 ft. of a landscape area with a tree;
- 3) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- 4) Parking should not encroach into side yard setbacks when residential uses are adjacent;
- 5) The parking area shall be adjacent to the primary use. The parking area is adjacent to the primary use;
- 6) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 7) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 8) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

**RECOMMENDATION:**

Staff recommended approval of the request, life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Building Departments, Engineering Department ROW requirements and Landscape requirements.



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AREA MAP**




**LEGEND**  
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

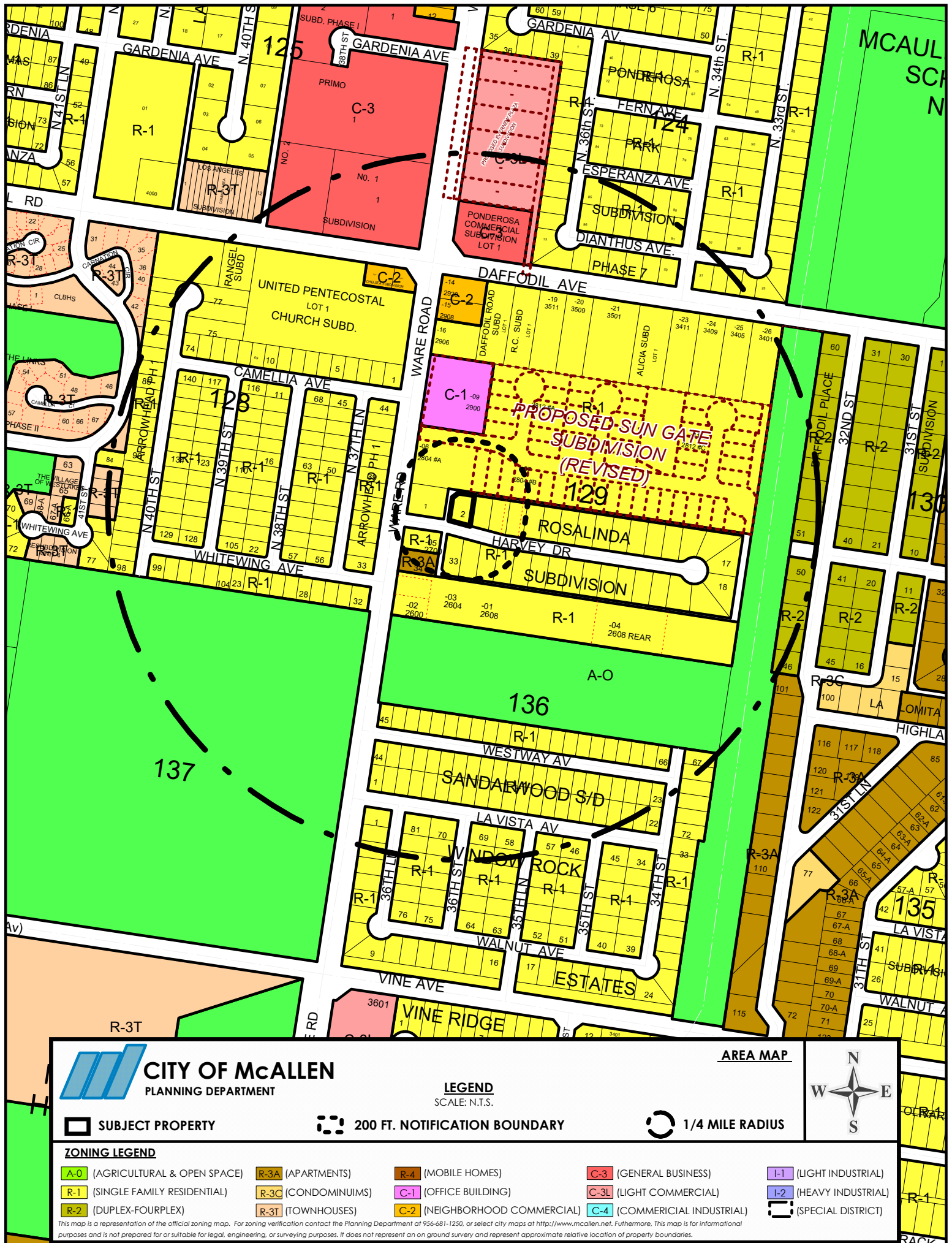
 **1/4 MILE RADIUS**

**ZONING LEGEND**

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

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# CITY OF McALLEN

PLANNING DEPARTMENT

## AREA MAP


















 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

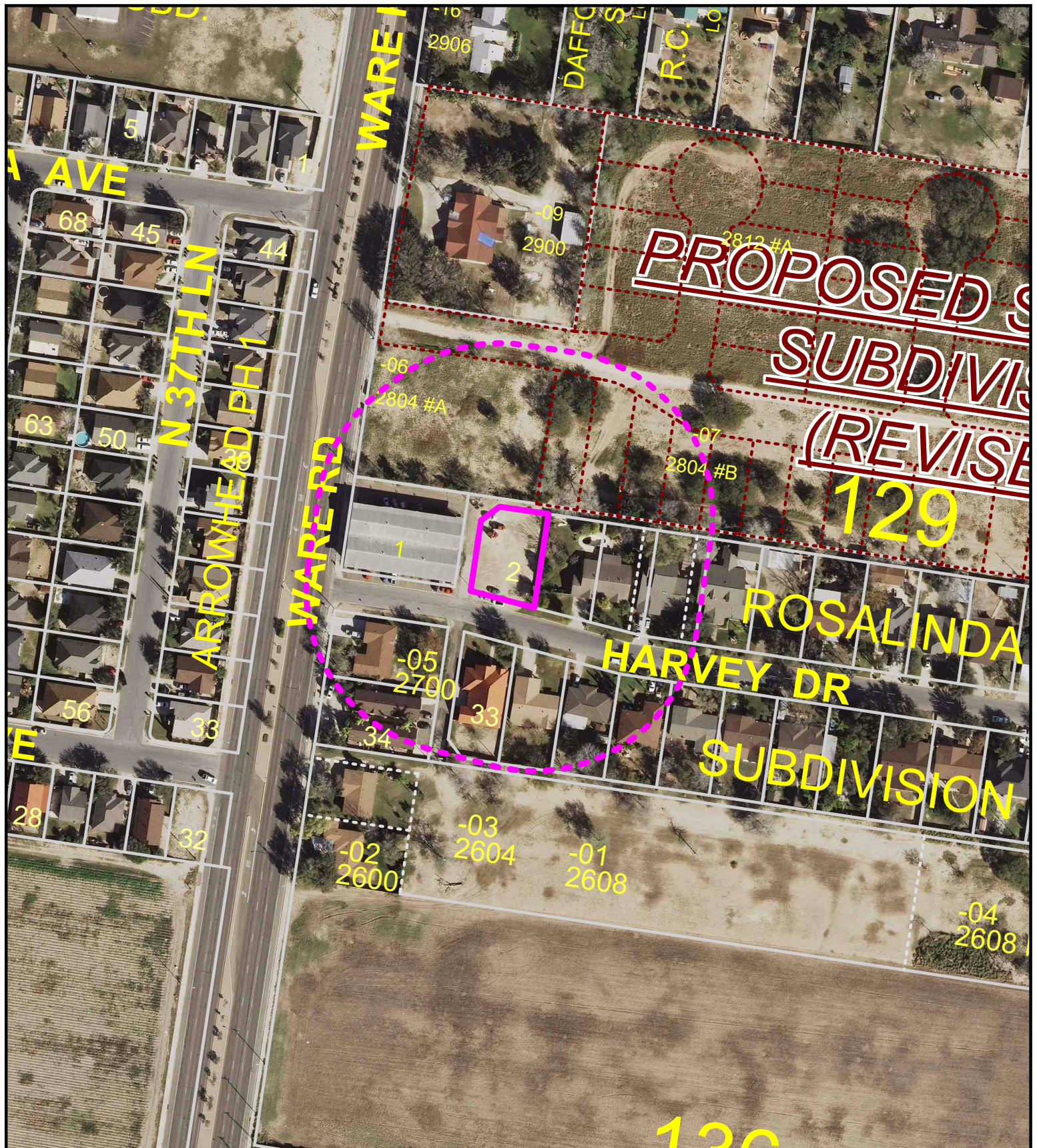
 1/4 MILE RADIUS

### ZONING LEGEND

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

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**200' NOTIFICATION BOUNDARY**



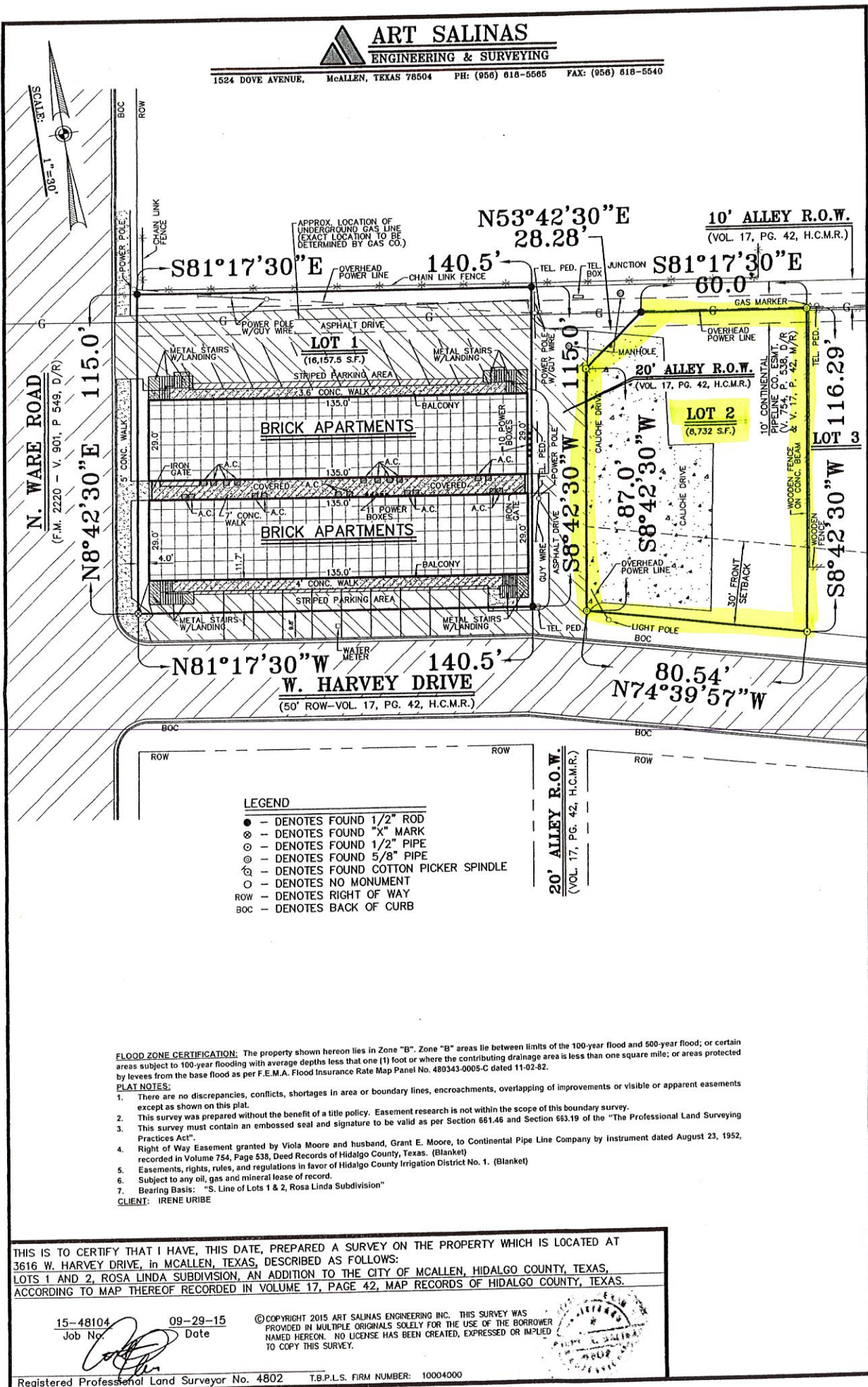
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**ART SALINAS**  
**ENGINEERING & SURVEYING**

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



North

East

(6ft Opaque fence)

Lot #2

(6ft Opaque Fence)

Grass

100ft

Tree #2

Tree #1

(10 feet of Grass)

10ft

Harvey Drive  
South

22ft

18ft

9ft

(Parking for 10)

(Cement)

10ft

20ft

20ft

Ally West

1

2

3

4

5

6

7

8

9

10





\*VG-120-2020-3137524\*

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, Texas 78540

Document No: 3137524

Billable Pages: 3

Recorded On: August 10, 2020 11:56 AM

Number of Pages: 4

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 44.00

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3137524  
Receipt No: 20200810000127  
Recorded On: August 10, 2020 11:56 AM  
Deputy Clerk: Elisa Castillo  
Station: CH-1-CC-K32

**Record and Return To:**

City of McAllen, Attn: Sylvia Hernandez  
PO Box 220  
  
MCALLEN TX 78505-0220



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

## ORDINANCE NO. 2020-28

AN ORDINANCE ABANDONING A 10 FOOT BY 1320.0 FOOT TRACT OF LAND BEING ALL OF THE 10 FOOT ALLEY LYING NORTH OF LOT 1 THROUGH LOT 16 OF ROSA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 17, PAGE 42 INSTRUMENT NUMBER 15605, OF THE MAP RECORDS OF SAID COUNTY; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

**SECTION I:** That 10 foot by 1320.0 foot tract of land being all of the 10 foot alley lying north of Lot 1 through Lot 16, Rosa Linda Subdivision, an addition to the City of McAllen, Hidalgo County, Texas, according to plat recorded in instrument number 15605 of the Map Records of said County and is hereby declared to be abandoned by the City of McAllen as being of no use to the public; more particularly described on EXHIBIT "A" attached hereto and incorporated herein. **Subject to 10' utility easement being retained by the City of McAllen being all of the 10 foot alley lying north of Lot 1 through Lot 16.**

**SECTION II:** That the above described tract of land is no longer used by or useful to the public and the vacating of such tract of land will relieve the City from maintenance and expenses relating thereto.

**SECTION III:** Upon the effective date, the City Manager is hereby authorized to record this ordinance in the Official Records of Hidalgo County, Texas. This action shall be to the benefit of the adjoining property owner(s) of said tract of land as their interests are reflected according to law.

**SECTION IV:** The abandonment of the City of McAllen's and the public's interest in the property described herein has been accomplished in accordance with Chapter 272 of the Local Government Code and all other laws, statutes, ordinances or constitutional provisions applicable to such abandonments.

**SECTION V:** If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

**SECTION VI:** This ordinance shall not be published in the Code of Ordinances of the City of McAllen, Texas, as it is not amendatory thereof.

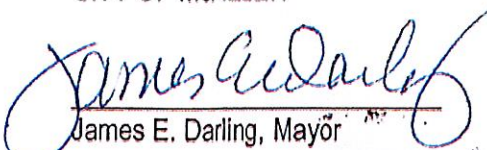


**SECTION VII:** This ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners and execution by the City.

**CONSIDERED, PASSED and APPROVED** this 22<sup>nd</sup> day of June 2020, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code and Chapter 102 of the Texas Local Government Code.

SIGNED this 24<sup>th</sup> day of June, 2020.

CITY OF McALLEN

  
James E. Darling, Mayor

ATTEST:

  
Perla Lara, TRMC/CMC, CPM  
City Secretary



CORPORATE ACKNOWLEDGMENT


STATE OF TEXAS     §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James E. Darling, Mayor of the City of McAllen, Texas, a municipal corporation of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as an act of said corporation for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my official seal this 24<sup>th</sup> day of June, 2020.

  
Notary Public - State of Texas

Approved as to form:

  
Mark Swaim  
Assistant City Attorney

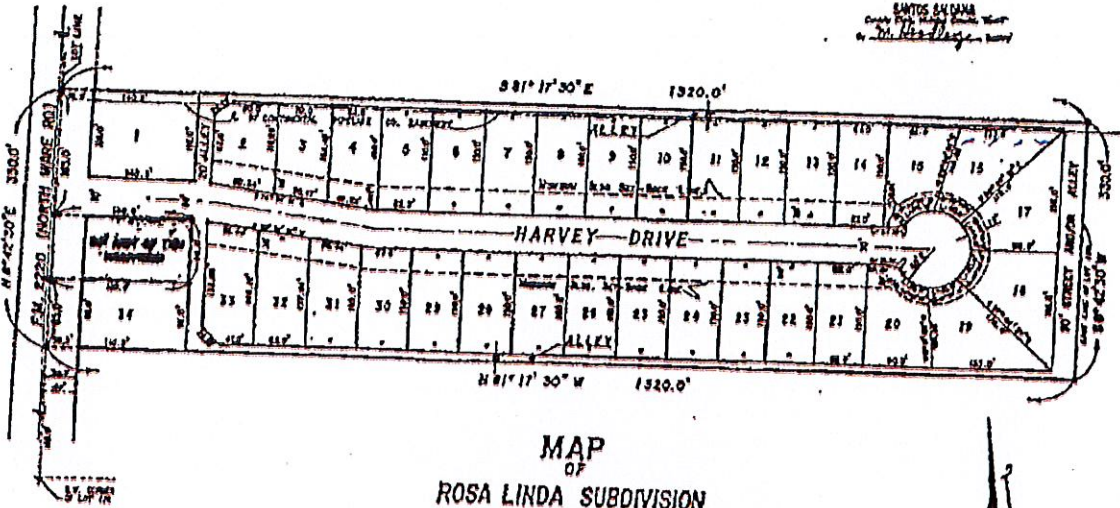


15605

FILED FOR RECORD THIS DATE  
At 9:28 a'clock A.M.

SEP 8 1971

SANTOS SANCHEZ  
County Clerk, Hidalgo County, Texas  
By *[Signature]*



MAP  
OF  
ROSA LINDA SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 40.0 ACRES OF THE SOUTH 40.0 ACRES,  
OF LOT 189, LA LOMITA IRRIGATION & CONSTRUCTION CO.'S SUBDIVISION OF  
PORTCHES 41.22, 42, 43, HIDALGO COUNTY, TEXAS, (LESS AND EXCEPT THE  
NORTH 40.0 FEET OF THE SOUTH (40.0 FEET OF THE WEST 180.0 FEET THEREOF)

SCALE: 1" = 100'

DATE: 8-1-71

APPROVED FOR RECORDING

BY

COMMISSIONER'S COURT

Was held on 11 Sept. 1971

GUAYMAS SANCHEZ, County Clerk

Hidalgo County, Texas

*[Signature]* Deputy

APPROVED  
FOR RECORDING  
Hidalgo County, Texas  
By *[Signature]*  
Sep 8 1971

I, C.L. FARLAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY  
ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF "ROSA LINDA SUBDIVISION"  
AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREIN SHOWN.

*[Signature]*  
ROBERTO RODRIGUEZ

*[Signature]*  
JOVITA V. RODRIGUEZ

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF August, A.D. 1971.



*[Signature]*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE SULLIVAN ZONING AND PLANNING BOARD ON THIS 10th DAY OF July, A.D. 1971

*[Signature]*  
BY: BOB PRITCHETT

THE PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF WYALLEX, TEXAS ON THIS 22nd DAY OF August, A.D. 1971

*[Signature]*  
CITY CLERK

THE PLAT APPROVED BY THE HIDALGO COUNTY WATER MOVEMENT DISTRICT NO. ONE ON THIS 22nd DAY OF September, A.D. 1971

*[Signature]*  
SECRETARY

*[Signature]*  
Approved  
9-7-71

*[Signature]*  
PERMITTEE





NOTICE  
PARKING  
FACILITY  
FOR  
THIS PROPERTY  
CUP2020-0109

## Memo

**TO:** Planning and Zoning Commission

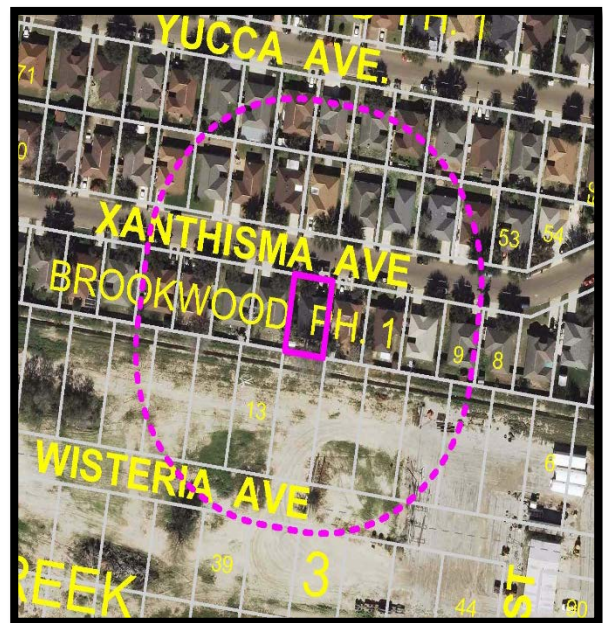
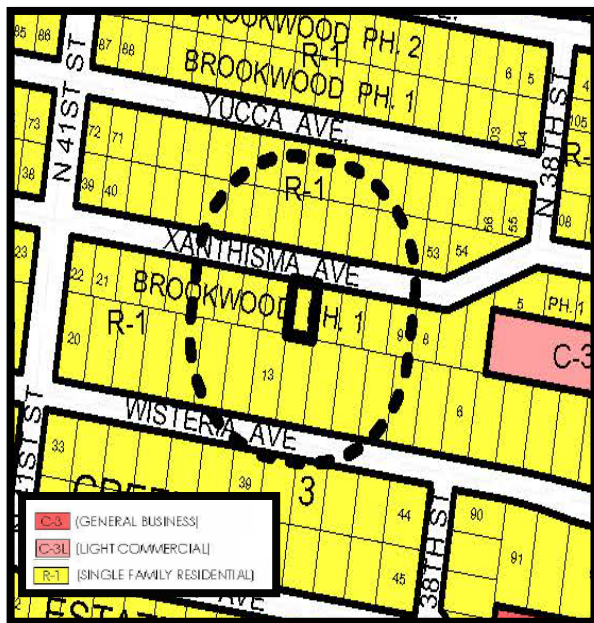
**FROM:** Planning Staff

**DATE:** October 26, 2020

**SUBJECT: REQUEST OF CLAUDIA V. REYNA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE FACILITY), AT LOT 13, BROOKWOOD SUBDIVISION UNIT 1, HIDALGO COUNTY, TEXAS; 3909 XANTHISMA AVENUE. (CUP2020-0108)**

### DESCRIPTION:

The property is located on the south side of Xanthisma Avenue, approximately 460 ft. east of North 41<sup>st</sup> Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single-family residences. A day care is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.



### HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on April of 2002 and has been renewed annually until 2018. The last permit was issued on October 24, 2018. Applicant fail to renew on 2019, the permit expired on October 15 of 2019, hence the submittal of a new application.

**ANALYSIS:**

The applicant is proposing to operate a home day care from the existing 1,200 sq. ft. residence. The hours of operation would be from 6:00 a.m. to 7:00 p.m. Monday through Friday. The applicant is proposing one additional employee on site for the care of 12 children.

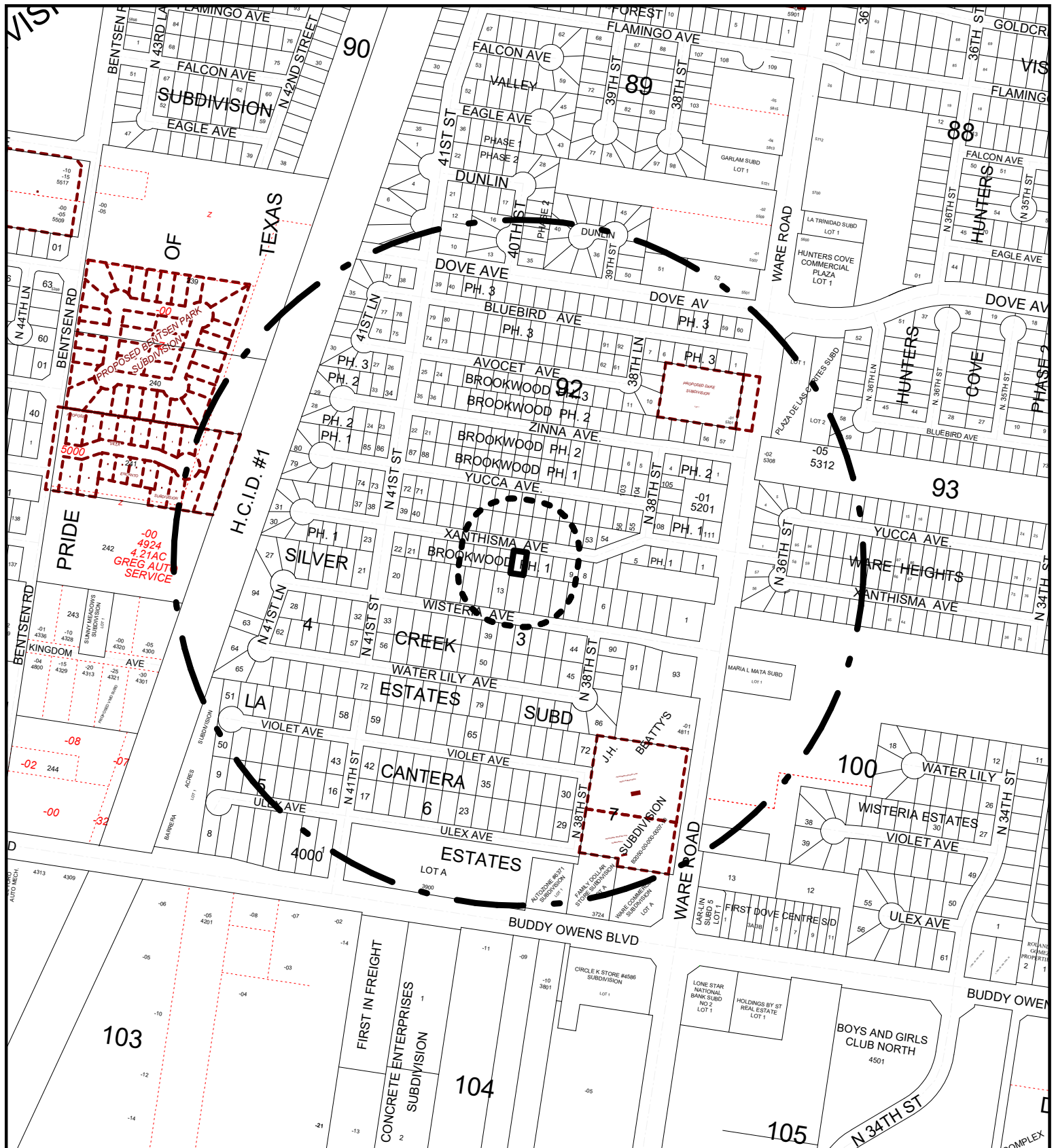
The Fire and Health Department has inspected the property and found the establishment to be in compliance. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed must also meet the requirements set forth in Section 138-118(1) of the Zoning Ordinance and specific requirements as follows:

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

**RECOMMENDATION:**

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





**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

**AREA MAP**




 **SUBJECT PROPERTY**

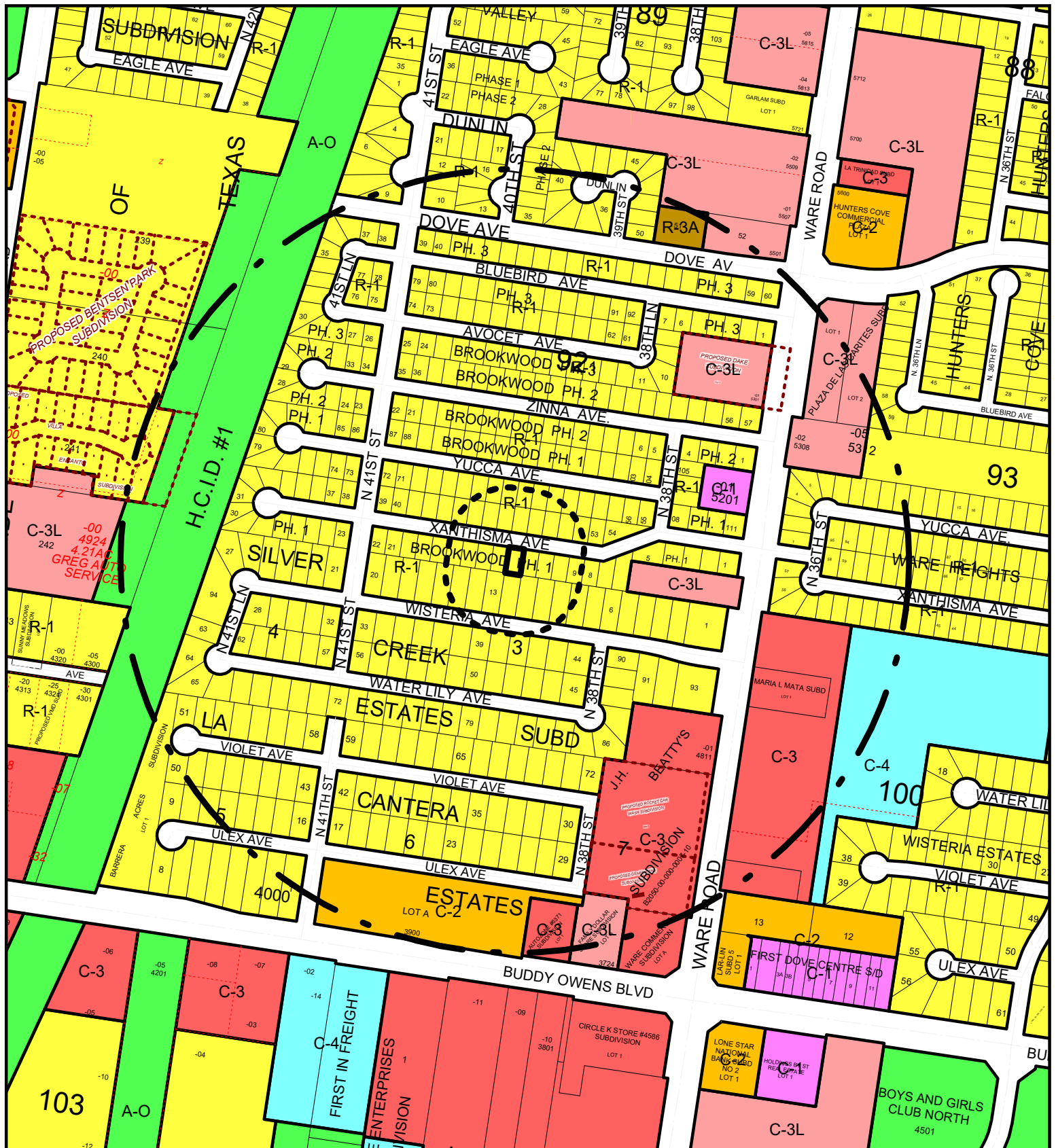
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

**ZONING LEGEND**

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

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# CITY OF McALLEN

PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

**AREA MAP**



**SUBJECT PROPERTY**

**200 FT. NOTIFICATION BOUNDARY**

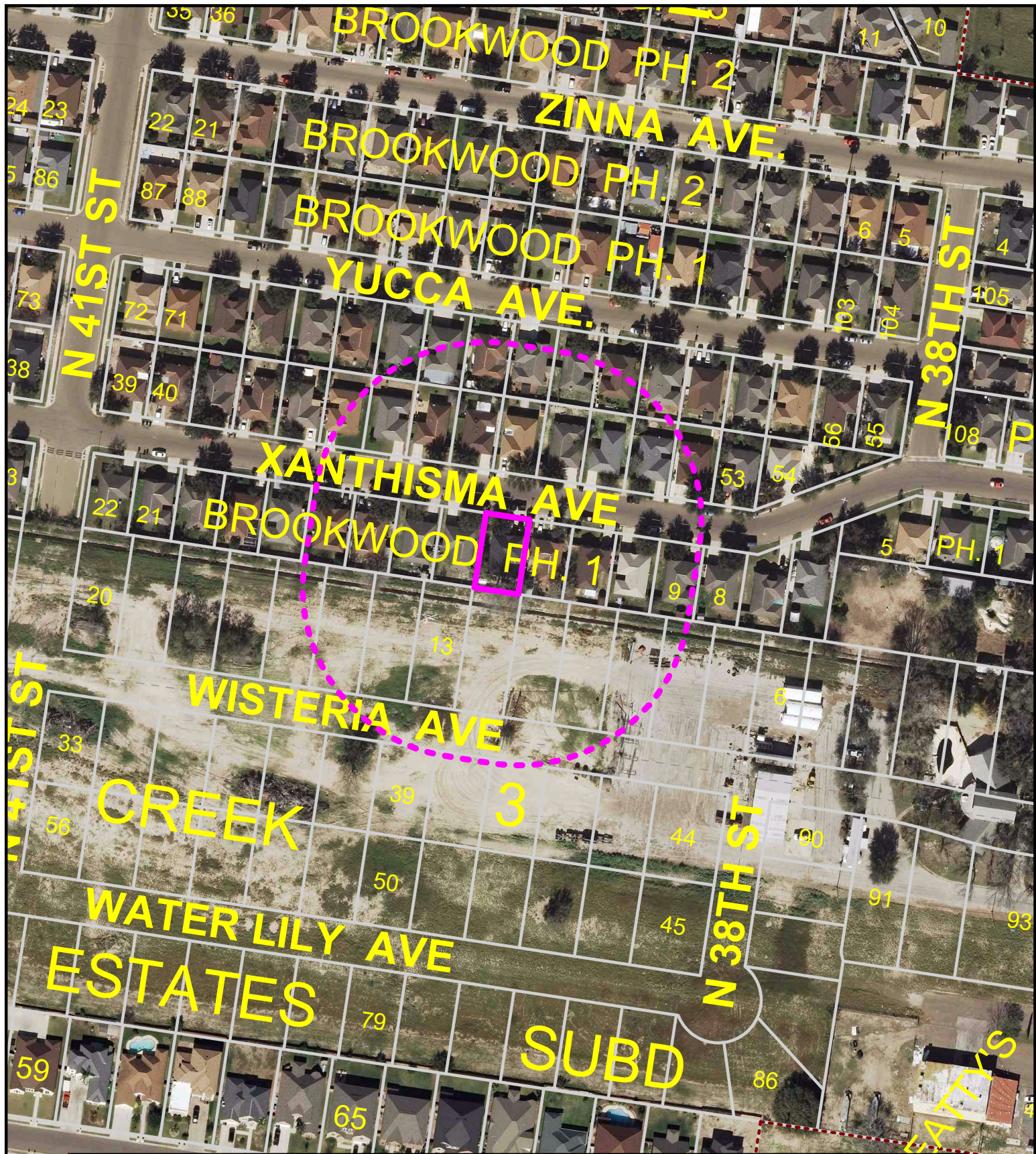
**1/4 MILE RADIUS**

**ZONING LEGEND**

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

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**200' NOTIFICATION BOUNDARY**

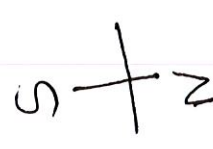
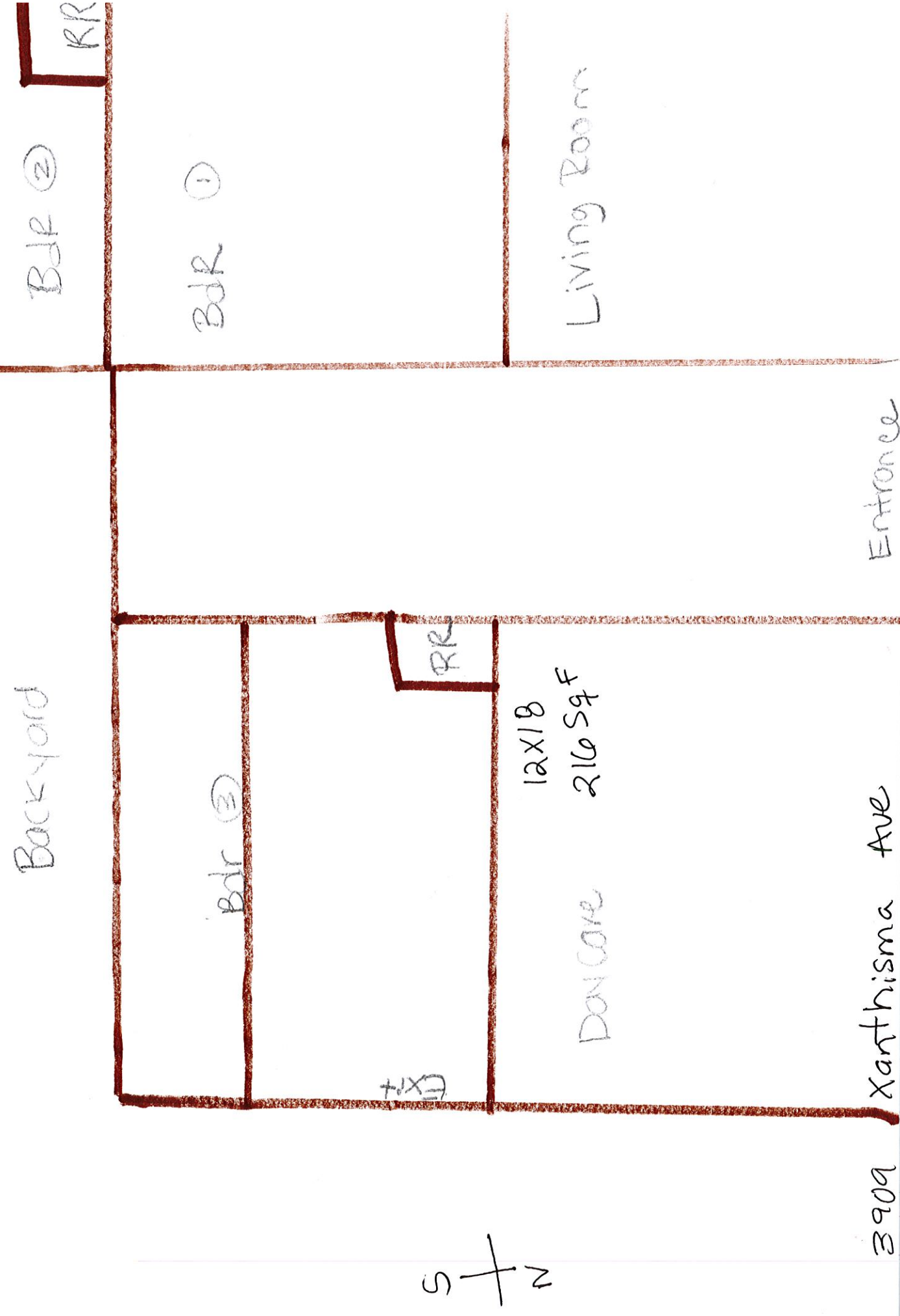


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**CAR ON**



1200 sq ft  
size of home



3909 Xanthisma Ave





BOO

NOTICE  
DAY CARE  
FOR  
THIS PROPERTY  
CUP2020-0108



3909



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

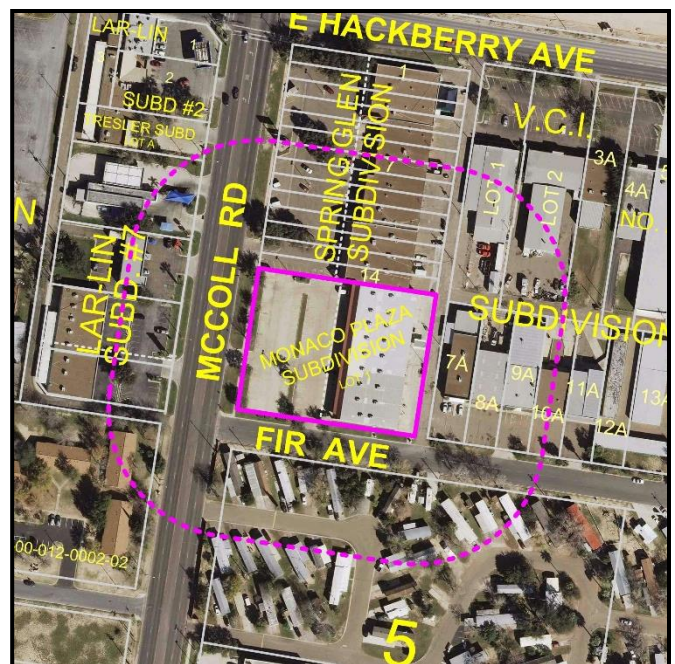
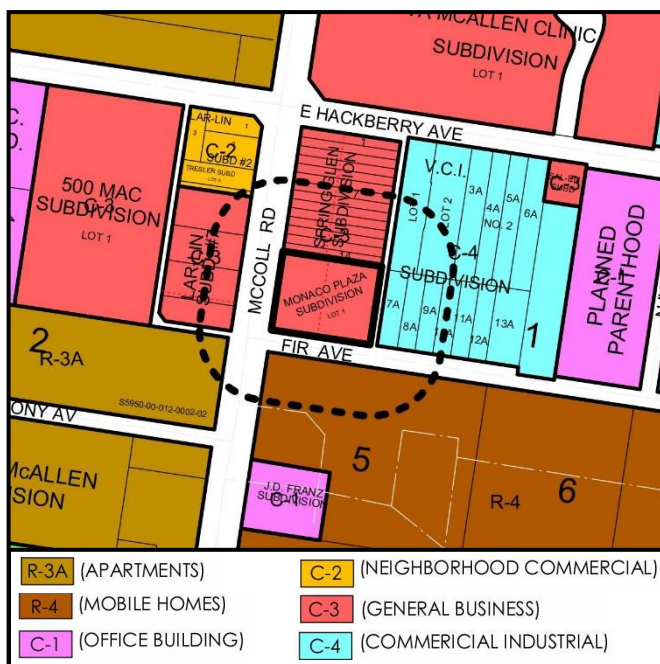
**DATE:** October 30, 2020

**SUBJECT:** REQUEST OF DAVID GOSALVEZ III, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PORTABLE BUILDING GREATER THAN 10'X12', AT LOT 1, MONACO PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 604 NORTH McCOLL ROAD. (CUP2020-0107)

#### BRIEF DESCRIPTION:

The subject property is located on the north side of Fir Avenue, 130 ft. west of North McColl Road. It has 149 ft. of frontage and a depth of 222 ft. for a lot size of 33,152 sq. ft. Monaco Plaza Subdivision was recorded on April 23, 1991, and the plaza building was built in 1991 according to the Appraisal District records.

The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 (general business) District to the north, east, and west and R-4 (mobile home and modular home) District to the south. Surrounding land uses include offices, retail stores, mobile homes, and apartments. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements





**REQUEST/ANALYSIS:**

The applicant is proposing to utilize a portable building, measuring approximately 8.5 ft. x 48 ft., as an MRI facility in the parking lot on the east side of the property to use as a supporting facility for his chiropractic office, known as Chiro Sync. The Fire Department has conducted their inspection, and found the establishment to be in compliance. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a medical office only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property has access to Fir Avenue and North McColl Road;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, five additional parking spaces are required for the proposed portable building. The plaza has 97 parking spaces currently. The submitted site plan depicts that the portable building might displace 6 parking spaces. The site plan checklist for Monaco Plaza shows that the required number of parking spaces was 50 in 1991;
- 4) Must provide garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 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:**

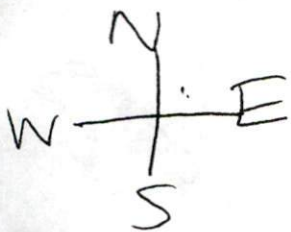
Staff recommends approval of the request, for one year, subject to Section 138-118(3) of the Zoning Ordinance and Fire Department requirements.











McColl RD

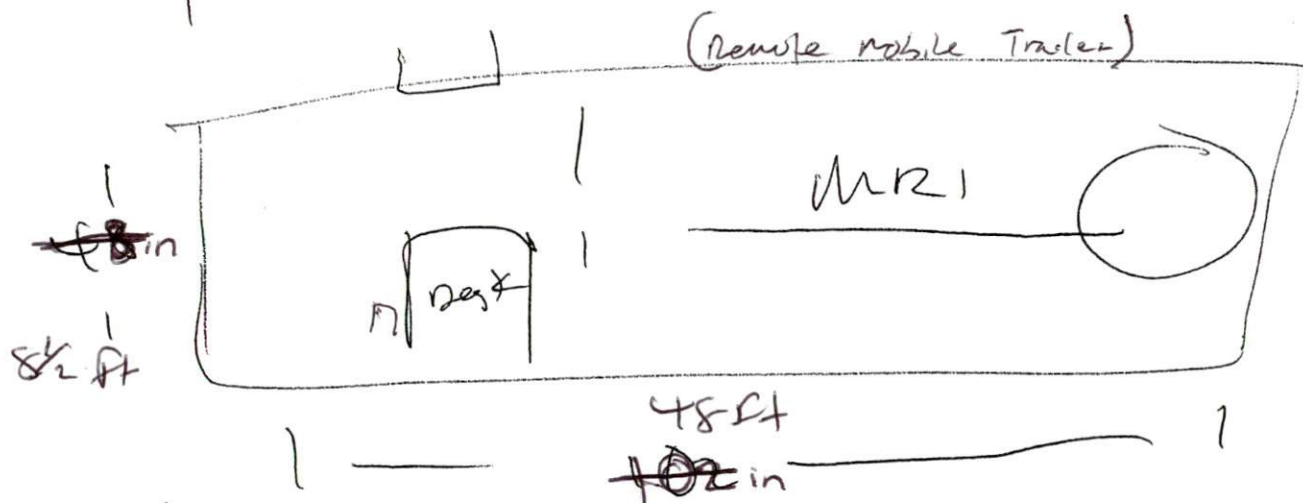
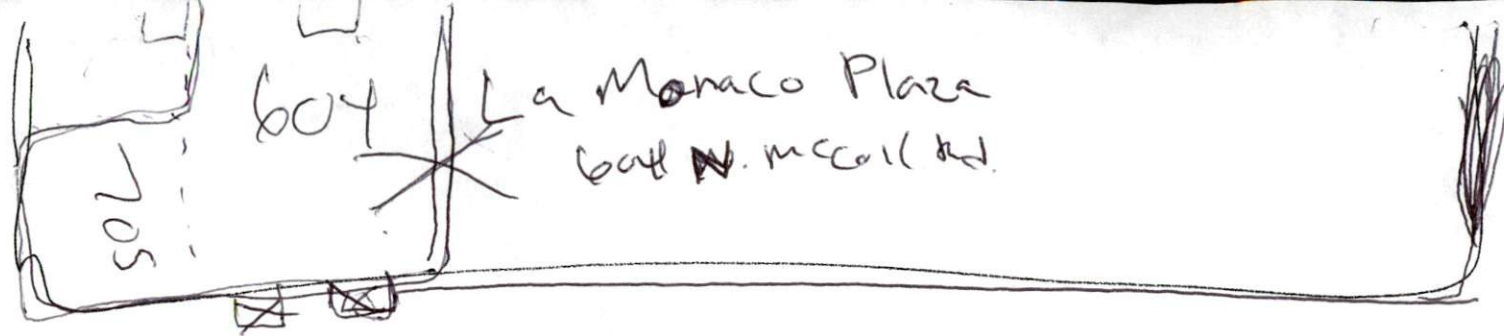


FIR ST.





F  
i  
n  
A  
V  
E



18 ft  
property  
line

25

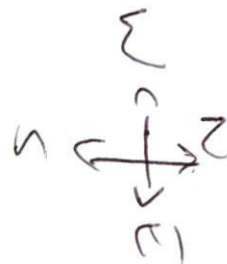


EXHIBIT 1  
 LOT 1 - 1.425 ACRES  
 ALL OF LOT 1 MONACO PLAZA SUBDIVISION, AN  
 ADDITION TO THE CITY OF McALLEN, HIDALGO  
 COUNTY, TEXAS, VOLUME 27, PAGE 22B IN THE MAP  
 RECORDS OF HIDALGO COUNTY, TEXAS

SPRING GLEN SUBDIVISION  
 VOL. 23, PG. 19, M.R.H.C.

VCI SUBDIVISION  
 VOL. 27, PG. 83A, M.R.H.C.

VCI SUBDIVISION No.2  
 VOL. 27, PG. 109B, M.R.H.C.

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	IRON ROD FOUND
●	5/8" HIGH IRON ROD FOUND
○	1 INCH PIPE FOUND
○	BEARING BASIS
○	TX STATE PLANE
○	COORDINATES NAD 83
○	TEXAS SOUTH ZONE (4205)
○	WESTERN DATA
○	SYSTEMS NETWORK
○	"X" MARK ON CONCRETE SET
○	COTTON PICKER SPINDLE SET
○	CALCULATED POINT
○	PLAT CALL (VOL. 27, PG. 22B M.R.H.C.)
○	MEASURED
○	EXISTING FENCE

SCALE: 1" = 40'  
 BEARING BASIS  
 TX STATE PLANE  
 COORDINATES NAD 83  
 TEXAS SOUTH ZONE (4205)  
 WESTERN DATA  
 SYSTEMS NETWORK

SURVEYOR'S NOTES:

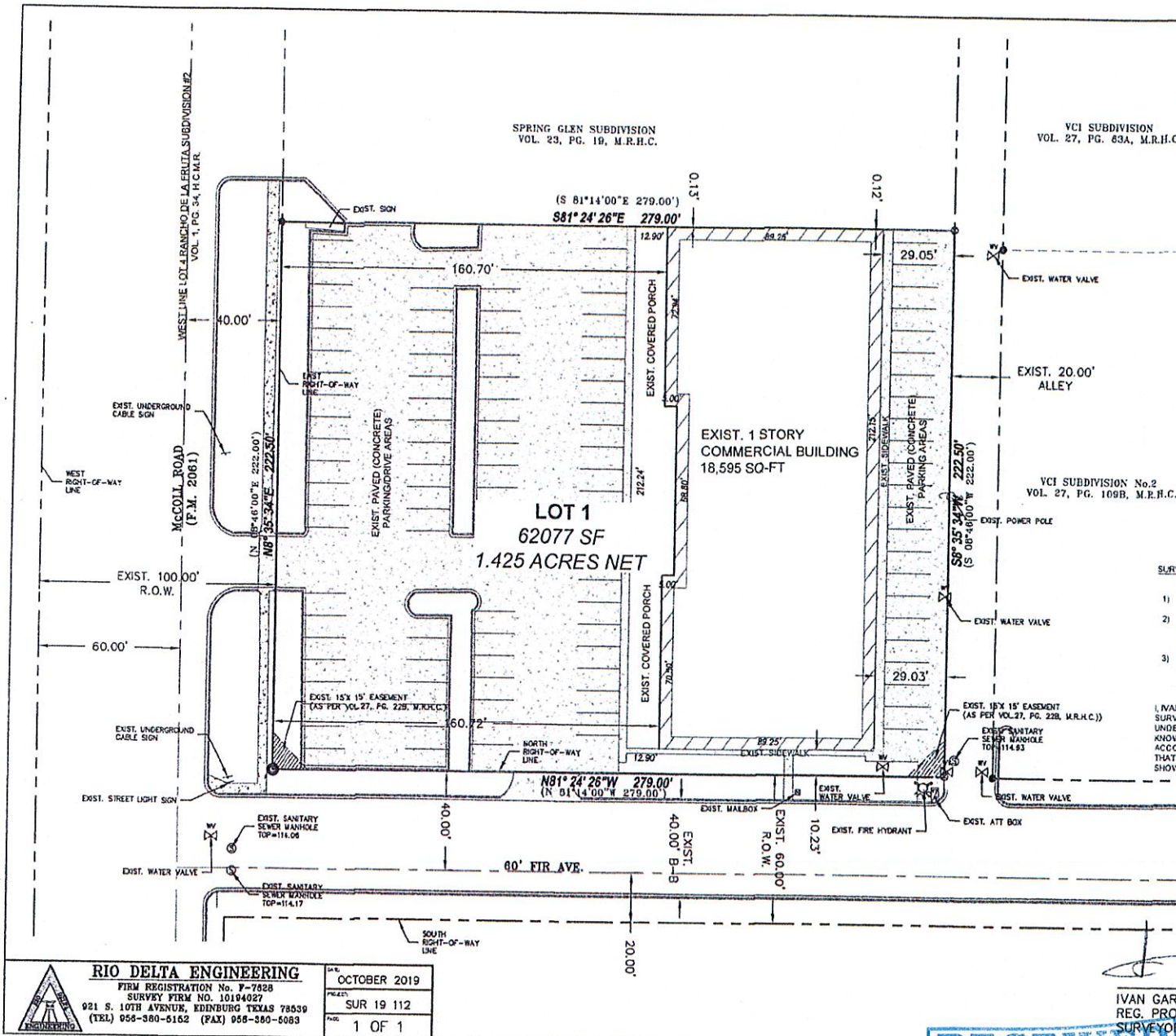
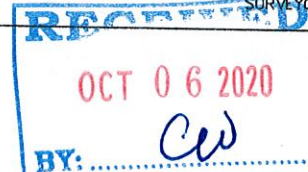
- 1) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT
- 3) THE PROPERTY SHOWN IS IN ZONE B, INSURANCE RATE MAP COMMUNITY PANEL NO. 4603430005 C, REVISED DATE NOVEMBER 02, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING OCTOBER 2019, UNDER MY DIRECTION AND SUPERVISION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS", THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN



IVAN GARCIA  
 REG. PROFESSIONAL LAND  
 SURVEYOR NO. 6496

10/2/19  
 DATE



**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7828  
 SURVEY FIRM NO. 10194027  
 921 S. 10TH AVENUE, DUNNBOURG TEXAS 78539  
 (TEL) 956-380-6162 (FAX) 956-380-6083

DATE: OCTOBER 2019  
 PROJECT: SUR 19 112  
 PAGE: 1 OF 1





D.M. Express

D.M. Express

Chick-fil-A

HI COUNTRY

HI COUNTRY

NOTICE  
PORTABLE  
BUILDING  
FOR  
THIS PROPERTY  
CUP2020-0107

NO  
THRU  
TRAFFIC















## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

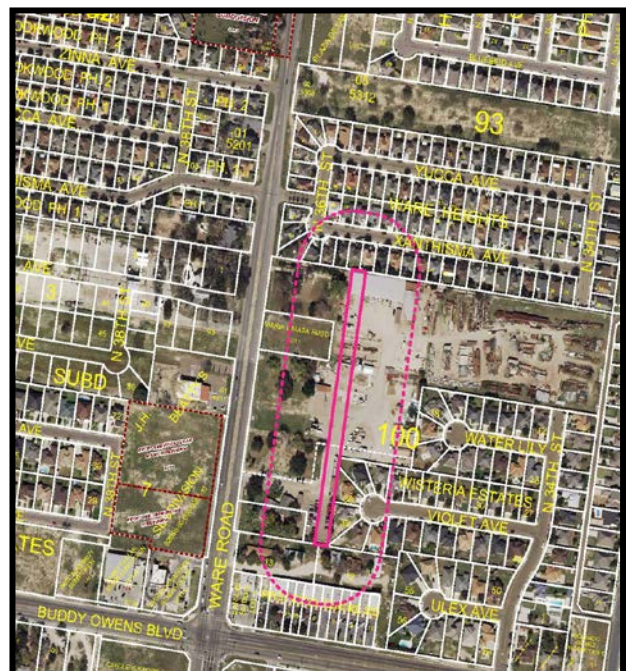
**DATE:** October 29, 2020

**SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 1.083 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4920 NORTH WARE ROAD (MID). (REZ2020-0033)**

**LOCATION:** The property is an interior tract that is located along North Ware Road, approximately 320 ft. north of Buddy Owens Boulevard.

**PROPOSAL:** The applicant is requesting to rezone the property to C-3 (general business) District, and it will be part of a larger tract for development of commercial use.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the north and east, C-3 (general business) District to the west, C-4 (commercial industrial) District to the east, and C-2 (neighborhood commercial) District to the south.





LAND USE: The property is currently a paving company by the name of Foremost Paving, Inc. Surrounding land uses are single-family residences, Zarah's Meat Market, Valero, a commercial plaza with office buildings including Villanueva Construction, J.R. Constriction, Erickson Construction, and Rubio and Associates, PLLC.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-3 District.

DEVELOPMENT TRENDS: The development trend for the area along North Ware Road is commercial use.

HISTORY: The property was zoned A-O (agriculture and open space) District during comprehensive zoning in May 1979. The subject property and adjacent commercial properties were rezoned from A-O District to C-4 District in 1999. The adjacent tracts to the west were rezoned to C-3 District in 1999. The requested rezoning is enlarging the existing C-3 District area by 1.083 acres.

ANALYSIS: The requested zoning conforms to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development and rezoning trends for this area.

A recorded subdivision plat and approved site plan are required prior to building permit issuance.

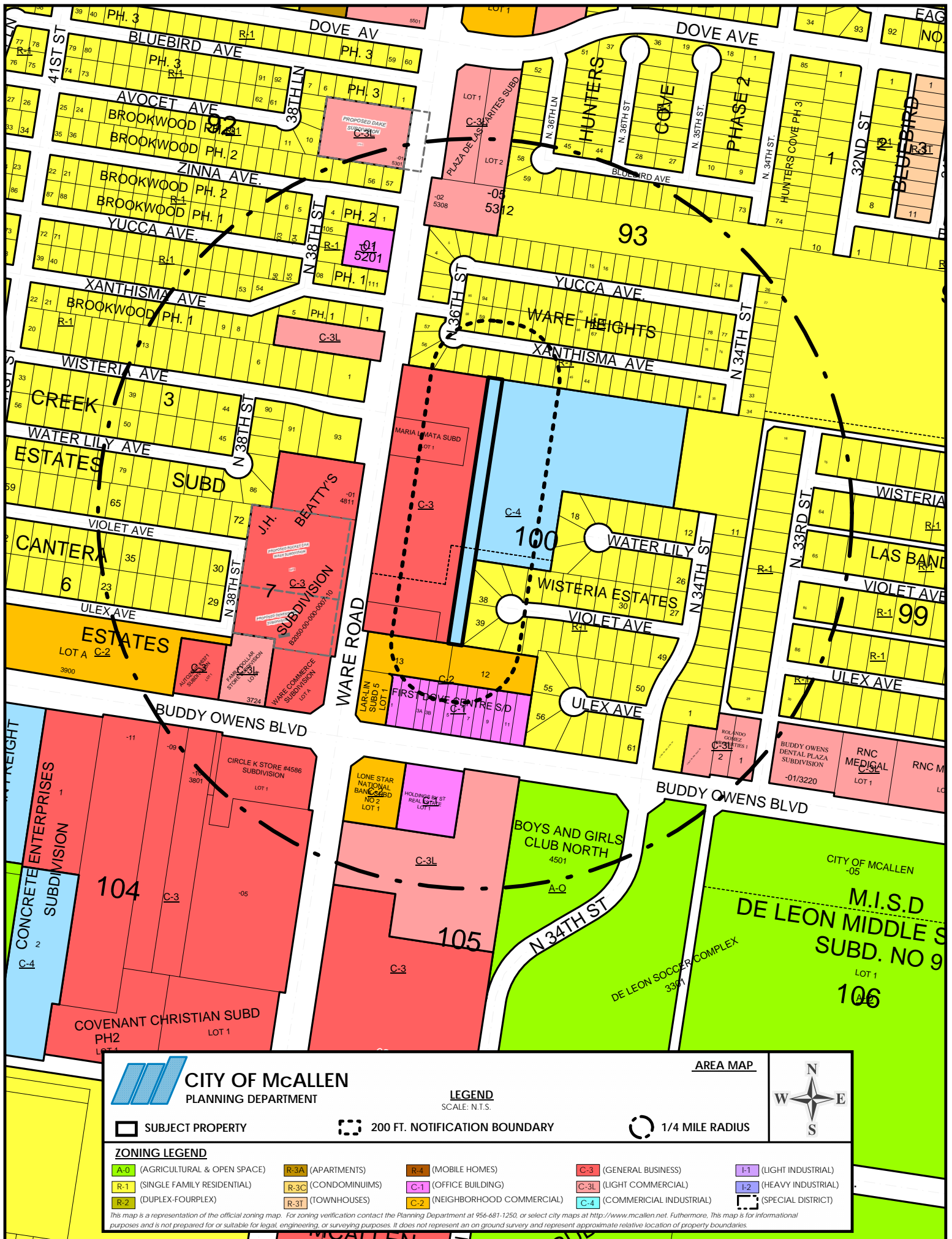
There has been one call received in opposition to the request.

**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 20, 2020:**

At the Planning and Zoning Commission meeting of October 20, 2020, the applicant was not present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request. There were four members present and voting.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District.

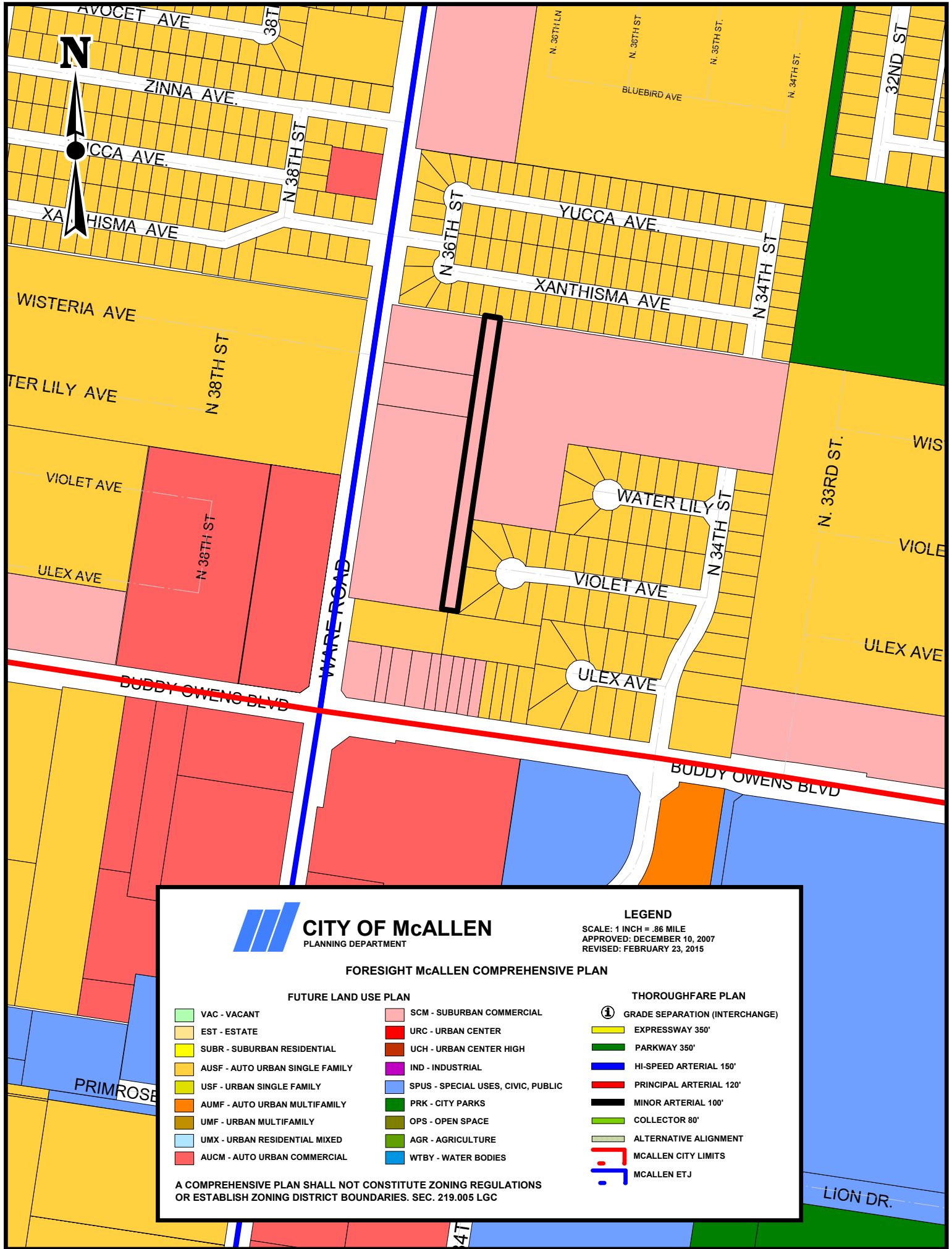














# EXHIBIT "A"

September 10, 2020

## METES AND BOUNDS DESCRIPTION 1.083 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, VOLUME 24, PAGE 67, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A tract of land containing 1.083 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, said 1.083 acres being a part or portion out of a certain tract conveyed to Pebco Management Trust, by virtue of a General Warranty Deed recorded under Document Number 1190263, and Document Number 1190264, Hidalgo County Official Records, and by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 1190265, Hidalgo County Official Records, said 1.083 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 100;

THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 340.97 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 50.00 feet to the Northeast corner of this tract;
2. THENCE, S 08° 38' 10" W a distance of 943.80 feet to the Southeast corner of this tract;
3. THENCE, N 81° 24' 02" W along a North line of First Dove Centre Subdivision, according to the plat thereof recorded in Volume 31, Page 153a, Hidalgo County Map Records, a distance of 50.00 feet to the Southwest corner of this tract;
4. THENCE, N 08° 38' 10" E a distance of 943.80 feet to the POINT OF BEGINNING and containing 1.083 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN IN-OFFICE SURVEY MADE UNDER MY DIRECTION AND SUPERVISION.

  
FRED L. KURTH, R.P.L.S. #4750

9-14-20  
DATE:







LOT 55 LOT 54 LOT 53  
S 81° 24' 02" E 340.97'

**P.O.B.**

**EXHIBIT "B"**

**NOTES:**

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

## LEGEND

H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
N.W. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
G.W.D. - GENERAL WARRANTY DEED  
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN  
↙ - SAME OWNER

Line Table		
Line #	Direction	Length
"L1"	S 81° 24' 02" E	50.00'
"L2"	N 81° 24' 02" W	50.00'

**PLAT SHOWING  
1.083 ACRES OUT OF LOT 100,  
LA LOMITA & IRRIGATION  
CONSTRUCTION COMPANY  
SUBDIVISION,  
VOLUME 24, PAGE 67, H.C.D.R.  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS**



I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN IN OFFICE SURVEY MADE UNDER MY DIRECTION AND SUPERVISION.

FRED L. KURTH, RPLS No. 4750      DATE:

PEBCO MANAGEMENT TRUST  
W.D.W.V.L. DOCUMENT No.  
1190265, H.C.O.R.

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 1190263, H.C.O.R.

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 1190264, H.C.O.R.

LOT 37

LOT 38

10

LOT 40

LOT 13

“L2” LOT 12

FIRST DOVE CENTRE SUBDIVISION  
VOLUME 31, PAGE 153A, H.C.M.R.



TBPLS No. 10096900

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

RECEIVED

SEP 15 2020

BY: CW 115 W. McINTYRE

PAGE 2 OF 2  
DATE: 09/04/2020  
JOB No. 20177  
FILE NAME: 20177 TRACT III  
DRAWN BY: J.G.

EDINBURG, TX 78541  
PH: (956) 381-0981  
FAX: (956) 381-1839  
ESTABLISHED 1947  
[www.meldenandhunt.com](http://www.meldenandhunt.com)

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## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

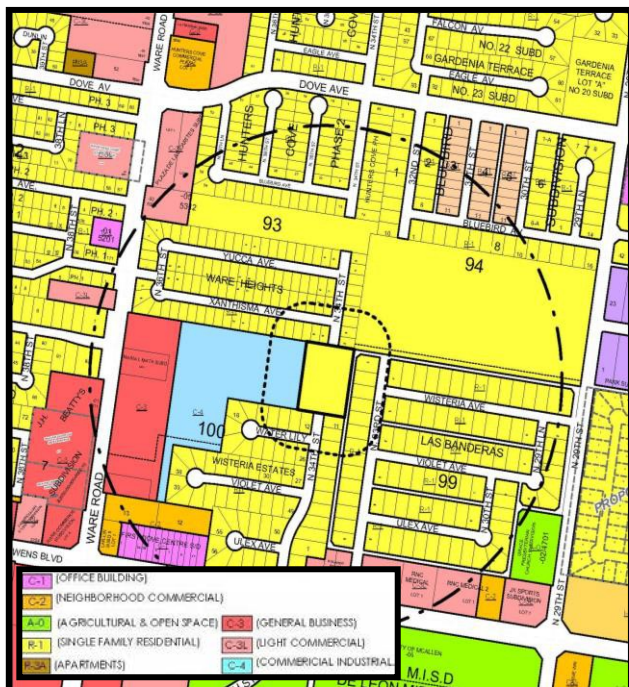
**DATE:** October 29, 2020

**SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 2.221 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4920 NORTH WARE ROAD (REAR). (REZ2020-0035)**

**LOCATION:** The tract is located along North 34th Street approximately 120 feet north of Water Lily Avenue.

**PROPOSAL:** The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District, and it will be part of a larger tract for development of residential apartment use. A feasibility plan has not been submitted.

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





LAND USE: The property is currently a paving company by the name of Foremost Paving, Inc. Surrounding land uses are single-family residences, and Zinnia Park.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-3 District.

DEVELOPMENT TRENDS: The development trend for the area along North 34<sup>th</sup> Street is residential use.

HISTORY: The property was zoned A-O (agriculture and open space) District during comprehensive zoning in May 1979. The subject property was rezoned from A-O District to R-1 District in 2015. There have been no other rezoning requests for the subject property since that time. The adjacent property to the west was rezoned to C-4 (commercial industrial) District in 1999 for a paving company. The adjacent single family residential subdivisions were rezoned to R-1 (single family residential) District between 1996 and 2001. The requested rezoning is enlarging a proposed rezoning to R-3A District area by 2.221 acres.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the proposed zoning is to be part of a larger proposed apartment development use.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Connections and the access to the streets will be discussed during the subdivision review process.

Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

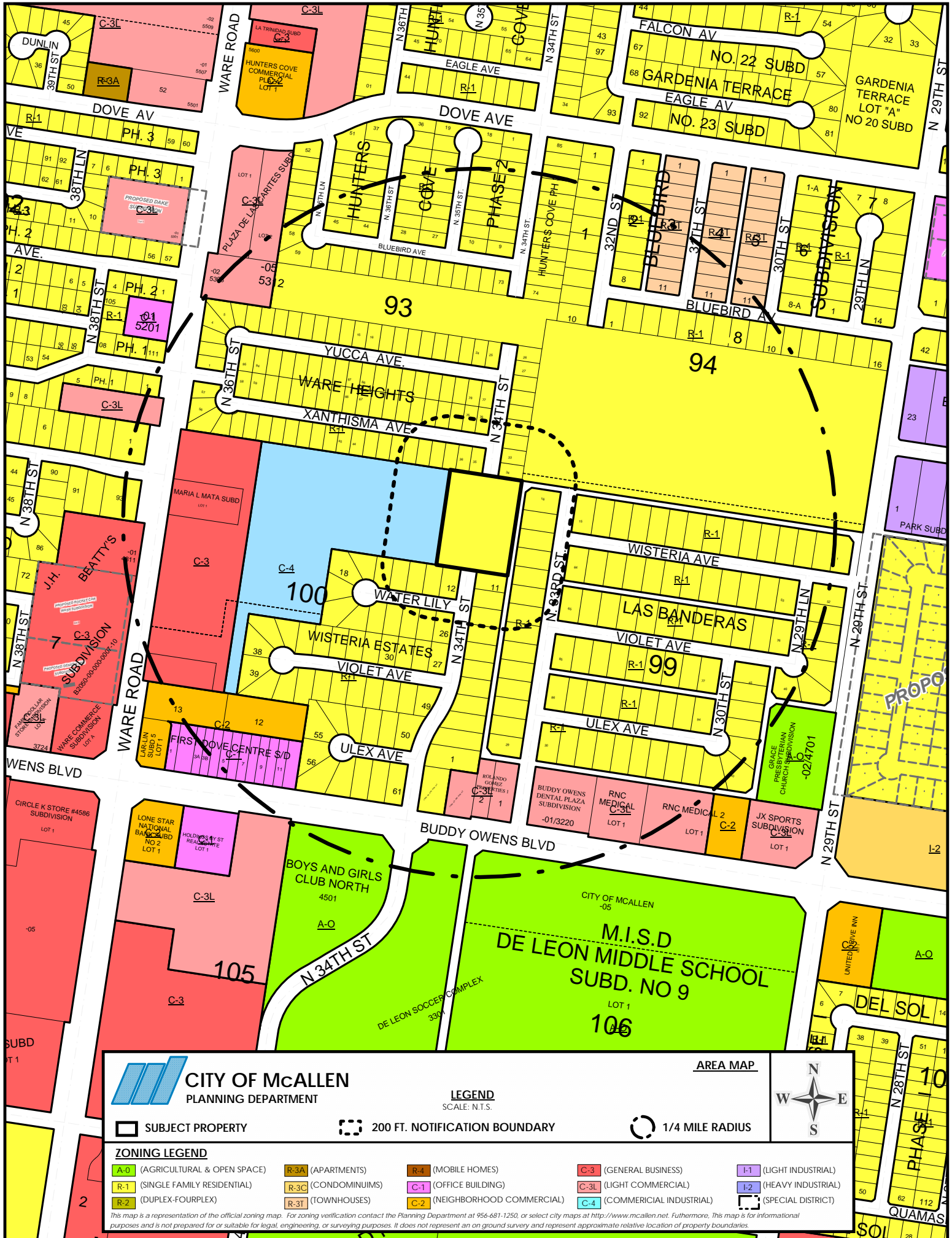
There has been one call received in opposition to the request.

**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 20, 2020:**

At the Planning and Zoning Commission meeting of October 20, 2020, the applicant was not present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request. There were four members present and voting.

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





**CITY OF McALLEN**  
PLANNING DEPARTMENT

LEGEND  
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

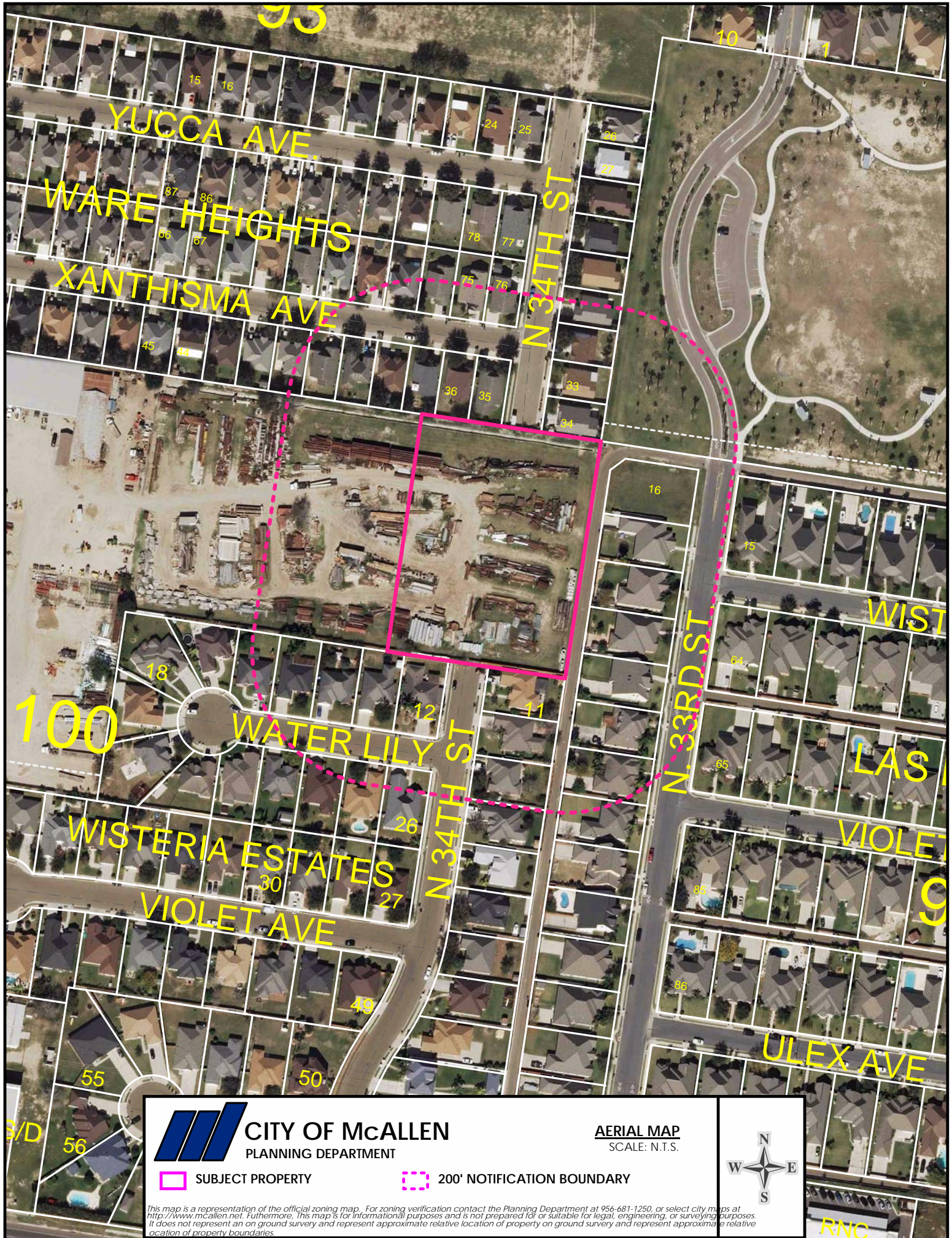
1/4 MILE RADIUS

**ZONING LEGEND**

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

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





**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**200' NOTIFICATION BOUNDARY**



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

**RNC**



# EXHIBIT "A"

September 10, 2020

## METES AND BOUNDS DESCRIPTION 2.221 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, VOLUME 24, PAGE 67, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A tract of land containing 2.221 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, said 2.221 acres being a part or portion out of a certain tract conveyed to Pebco Management Trust, by virtue of a General Warranty Deed recorded under Document Number 1190263, Hidalgo County Official Records, and by virtue of a General Warranty Deed recorded under Document Number 3142781, Hidalgo County Official Records, said 2.221 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 100;

THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 1,048.00 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 272.18 feet to the Northeast corner of this tract;
2. THENCE, S 08° 38' 10" W a distance of 355.64 feet to the Southeast corner of this tract;
3. THENCE, N 81° 24' 02" W along a North line of Wisteria Estates, according to the plat thereof recorded in Volume 34, Page 151, Hidalgo County Map Records, a distance of 271.95 feet to the Southwest corner of this tract;
4. THENCE, N 08° 35' 58" E a distance of 355.64 feet to the POINT OF BEGINNING and containing 2.221 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN IN-OFFICE SURVEY MADE UNDER MY DIRECTION AND SUPERVISION.

  
FRED L. KURTH, R.P.L.S. #4750

9-14-20  
DATE:



SEP 15 2020

BY: \_\_\_\_\_



P.O.C.  
N.W. COR.  
LOT 100

WARE HEIGHTS SUBDIVISION,  
VOLUME 34, PAGE 18, H.C.M.R.

LOT 37

LOT 36

LOT 35

N. 34TH  
STREET  
60.0' R.O.W.

LOT 34

EXHIBIT "B"

### LEGEND

R.O.W. - RIGHT OF WAY  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
N.W. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
W.D. - WARRANTY DEED  
G.W.D. - GENERAL WARRANTY DEED  
C.W.D. - CASH WARRANTY DEED

BEARING BASIS AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=60'

## PLAT SHOWING 2.221 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, VOLUME 24, PAGE 67, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS



I, FRED L. KURTH, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING  
PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN  
IN OFFICE SURVEY MADE UNDER MY DIRECTION AND  
SUPERVISION.

FRED L. KURTH, RPLS No. 4750 DATE: 9-14-20



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

PAGE 2 OF 2  
DATE: 09/04/2020  
JOB No. 20177  
FILE NAME: 20177 TRACT II  
DRAWN BY: J.G.

SEP 15 2020

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ESTABLISHED 1947  
www.meldenandhunt.com

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#### NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

P.O.B.

37.5' EASEMENT  
DOCUMENT No. 774569, H.C.O.R.

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 1190263, H.C.O.R.

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 3142781, H.C.O.R.

LOT 100

LOT 100

N 81° 24' 02" W

271.95'

LOT 13

LOT 12

NORTH 34TH  
STREET  
60.0' R.O.W.

LOT 11

WISTERIA ESTATES,  
VOLUME 34, PAGE 151, H.C.M.R.

20.0' ALLEY  
LAS BANDERAS SUBDIVISION  
VOLUME 41, PAGE 25, H.C.M.R.

S 08° 38' 10" W

355.64'

N 08° 35' 58" E

355.64'

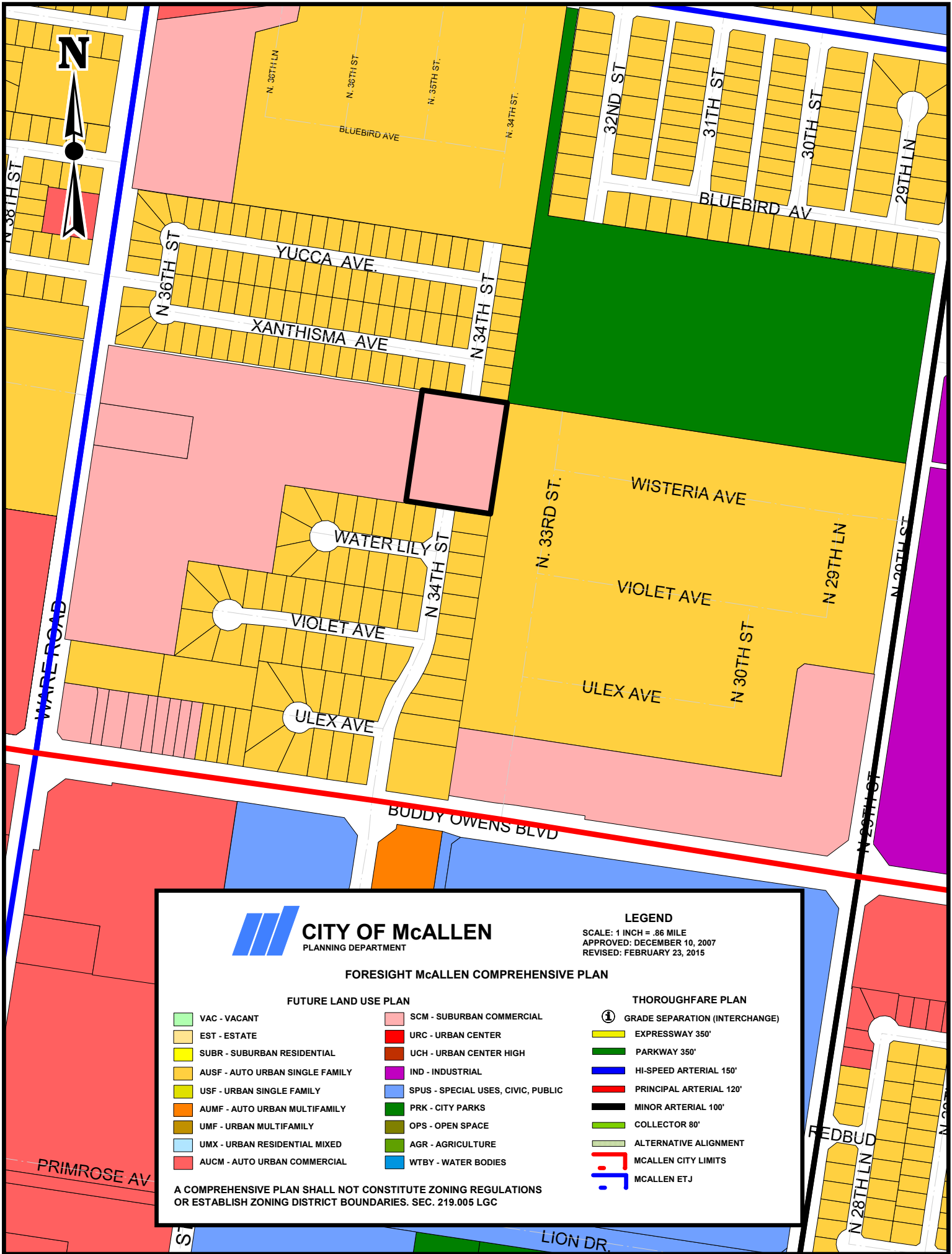
S 81° 24' 02" E

272.18'

S 81° 24' 02" E

1048.00'







# Planning Department

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

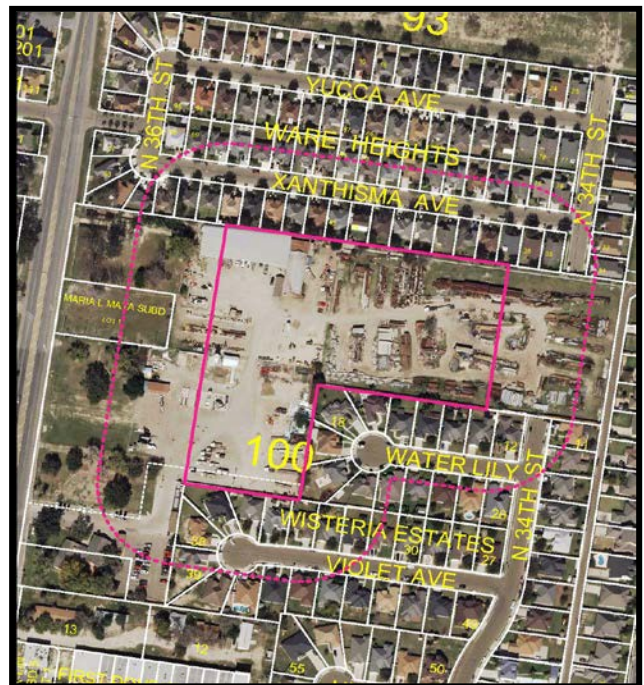
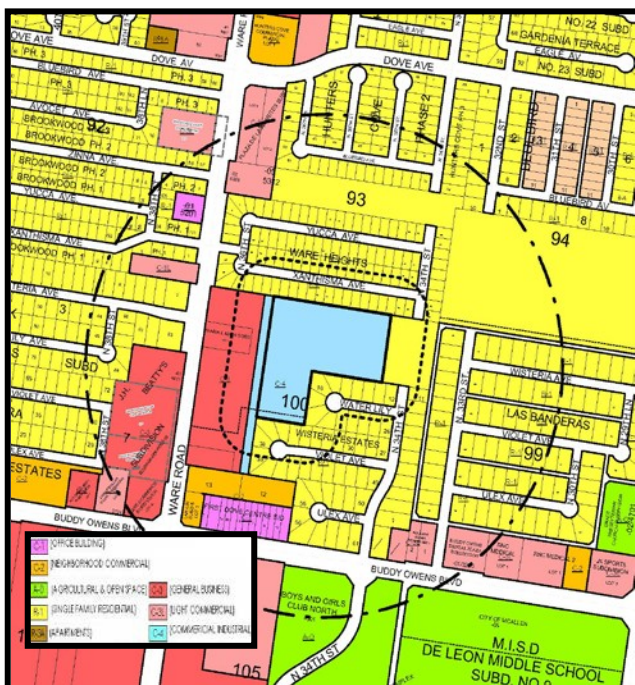
**DATE:** October 29, 2020

**SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 7.116 ACRES OUT OF LOT 100, LA LOMITA & IRRIGATION CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4920 NORTH WARE ROAD (MID REAR). (REZ2020-0036)**

**LOCATION:** The property is an interior tract that is located along North Ware Road, approximately 320 ft. north of Buddy Owens Boulevard.

**PROPOSAL:** The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District, and it will be part of a larger tract for development of residential apartment use. A feasibility plan has not been submitted.

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





LAND USE: The property is currently a paving company by the name of Foremost Paving, Inc. Surrounding land uses are single-family residences, and Zinnia Park, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-3 District.

DEVELOPMENT TRENDS: The development trend for the area along North Ware Road is commercial use.

HISTORY: The property was zoned A-O (agriculture and open space) District during comprehensive zoning in May 1979. The subject property and adjacent commercial properties were rezoned from A-O District to C-4 District in 1999. The requested rezoning is enlarging a proposed rezoning to R-3A District area by 7.116 acres.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the proposed zoning is to be part of a larger proposed apartment development use.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Connections and the access to the streets will be discussed during the subdivision review process.

Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

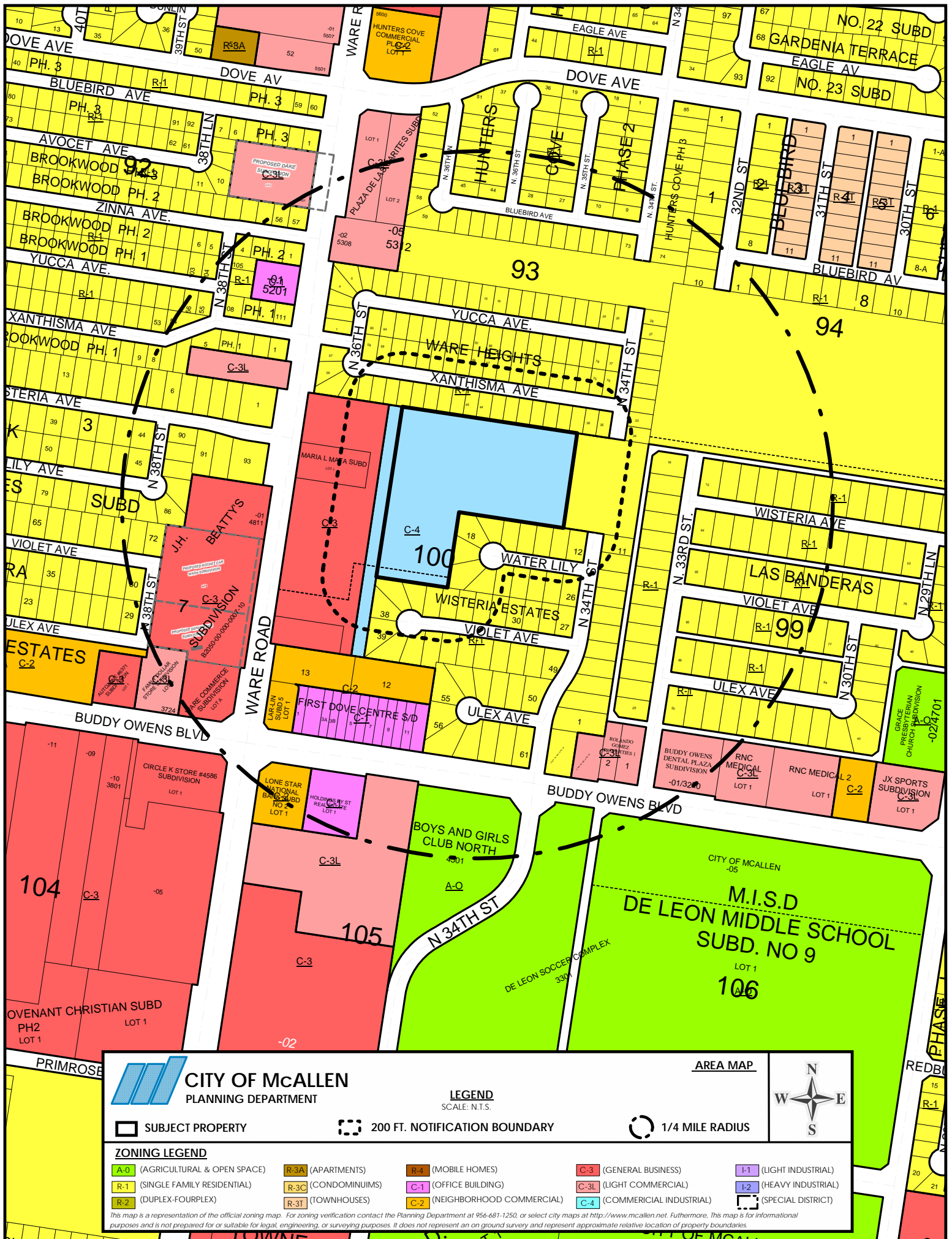
There has been one call received in opposition to the request.

**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 20, 2020:**

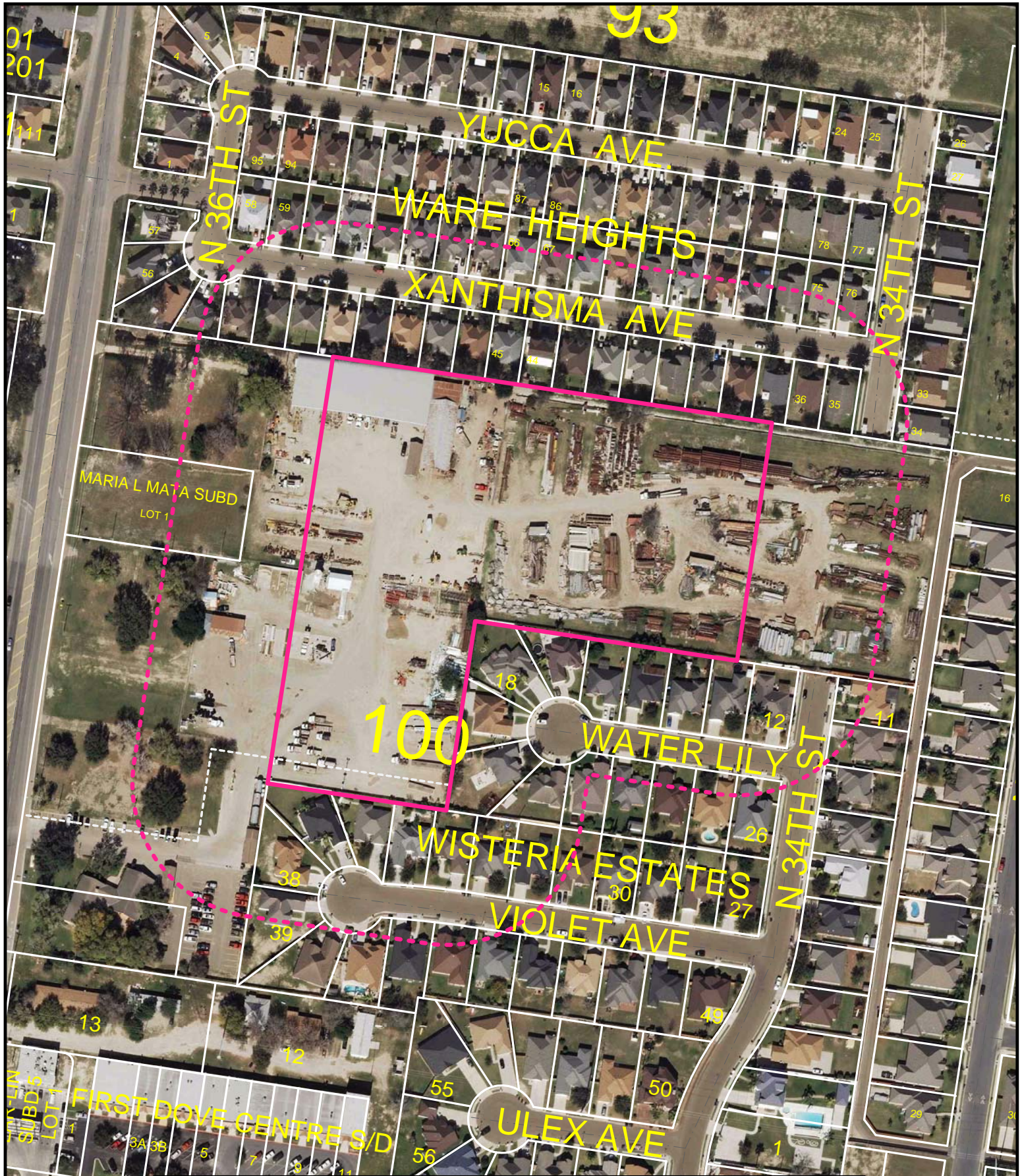
At the Planning and Zoning Commission meeting of October 20, 2020, the applicant was not present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request. There were four members present and voting.

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









**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**200' NOTIFICATION BOUNDARY**



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



**EXHIBIT "A"**

September 10, 2020

**METES AND BOUNDS DESCRIPTION  
7.116 ACRES OUT OF LOT 100,  
LA LOMITA & IRRIGATION  
CONSTRUCTION COMPANY SUBDIVISION,  
VOLUME 24, PAGE 67, H.C.D.R.  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS**

A tract of land containing 7.116 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records, said 7.116 acres being a part or portion out of a certain tract conveyed to Pebco Management Trust, by virtue of a General Warranty Deed recorded under Document Number 1190263, and Document Number 1190264, and by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 1190265, Hidalgo County Official Records, said 7.116 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 100;

THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 390.97 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 24' 02" E along the North line of said Lot 100, a distance of 657.03 feet to the Northeast corner of this tract;
2. THENCE, S 08° 35' 58" W a distance of 355.64 feet to the Northernmost Southeast corner of this tract;
3. THENCE, N 81° 24' 02" W along a North line of Wisteria Estates, according to the plat thereof recorded in Volume 34, Page 151, Hidalgo County Map Records, a distance of 389.44 feet to an inside corner of this tract;
4. THENCE, S 08° 35' 58" W along a West line of Wisteria Estates, a distance of 284.72 feet to the Southernmost Southeast corner of this tract;
5. THENCE, N 81° 24' 02" W along a North line of Wisteria Estates, a distance of 268.00 feet to the Southwest corner of this tract;
6. THENCE, N 08° 38' 10" E a distance of 640.36 feet to the POINT OF BEGINNING and containing 7.116 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN IN-OFFICE SURVEY MADE UNDER MY DIRECTION AND SUPERVISION.

  
FRED L. KURTH, R.P.L.S. #4750

9-14-20  
DATE:





**P.O.C.**  
N.W. COR.  
LOT 100

WARE HEIGHTS SUBDIVISION,  
VOLUME 34, PAGE 18, H.C.M.R.

**EXHIBIT "B"**

BEARING BASIS AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE: 1"=100'

**LEGEND**

- R.O.W. - RIGHT OF WAY  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
N.W. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
G.W.D. - GENERAL WARRANTY DEED  
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN  
Σ - SAME OWNER

**PLAT SHOWING  
7.116 ACRES OUT OF LOT 100,  
LA LOMITA & IRRIGATION  
CONSTRUCTION COMPANY  
SUBDIVISION,  
VOLUME 24, PAGE 67, H.C.D.R.  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS**

I, FRED L. KURTH, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING  
PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN  
IN OFFICE SURVEY MADE UNDER MY DIRECTION AND  
SUPERVISION.

FRED L. KURTH, RPLS No. 4750 DATE: 9-14-20

**M** **MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
TBPLS No. 10096900 SEP 15 2020

PAGE 2 OF 2  
DATE: 09/04/2020  
JOB No. 20177  
FILE NAME: 20177 TRACT I  
DRAWN BY: J.G.

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

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LOT 51 LOT 50 LOT 49 LOT 48 LOT 47 LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37

S 81° 24' 02" E

390.97'

S 81° 24' 02" E 657.03'

**P.O.B.**

37.5' EASEMENT  
DOCUMENT No. 774569, H.C.O.R.

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 1190263, H.C.O.R.

N 08° 38' 10" E 640.36'

PEBCO MANAGEMENT TRUST  
G.W.D. DOCUMENT No. 1190264, H.C.O.R.

N 81° 24' 02" W 389.44'

LOT 17

LOT 16 LOT 15 LOT 14  
WISTERIA ESTATES,  
VOLUME 34, PAGE 151, H.C.M.R.

LOT 13

LOT 18

LOT 19

WATERLILY AVENUE  
50.0' R.O.W.

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

PEBCO MANAGEMENT TRUST  
W.D.W.V.L. DOCUMENT No.  
1190265, H.C.O.R.

N 81° 24' 02" W 268.00'

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

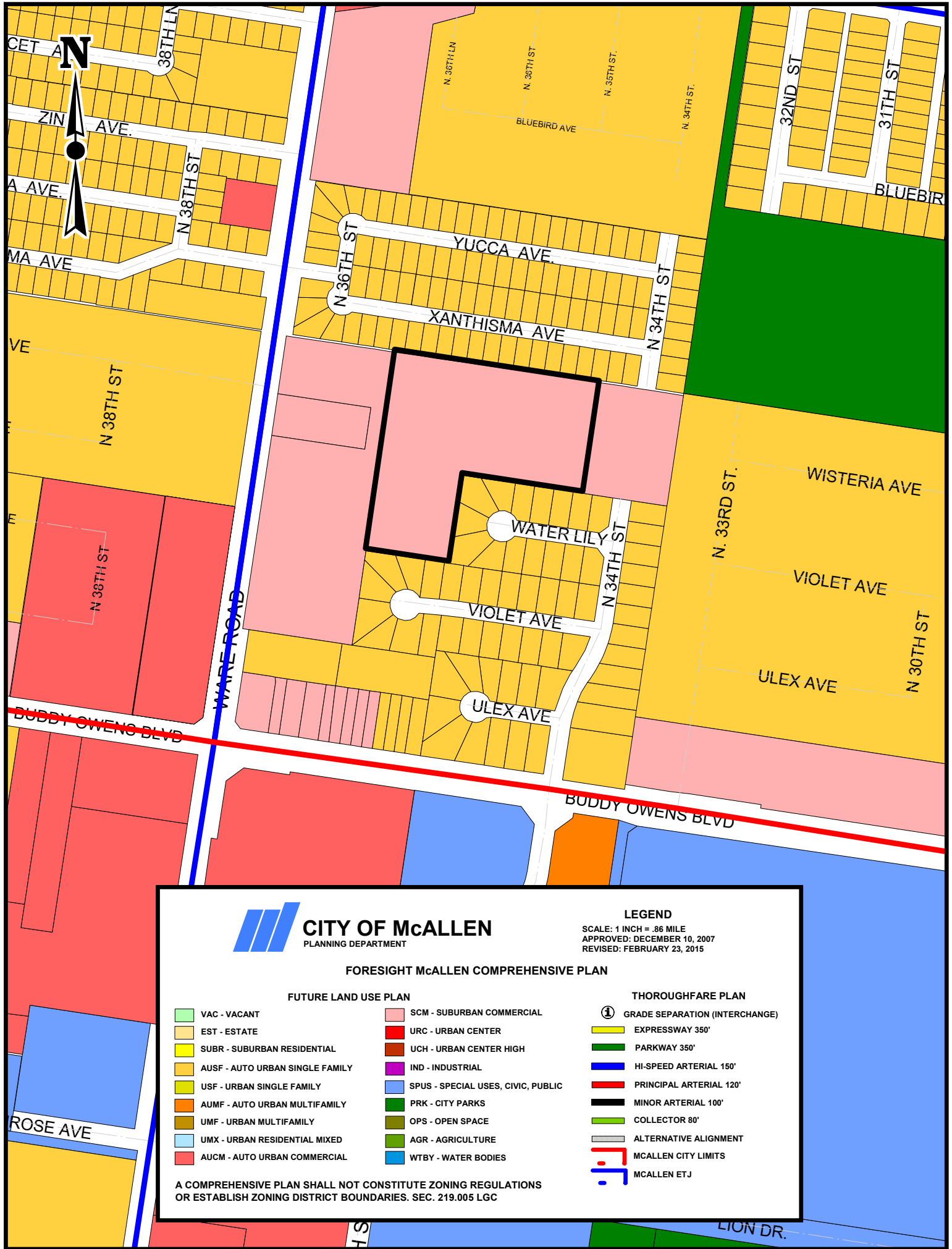
LOT 31

LOT 30

LOT 29

LOT 28







# Planning Department

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

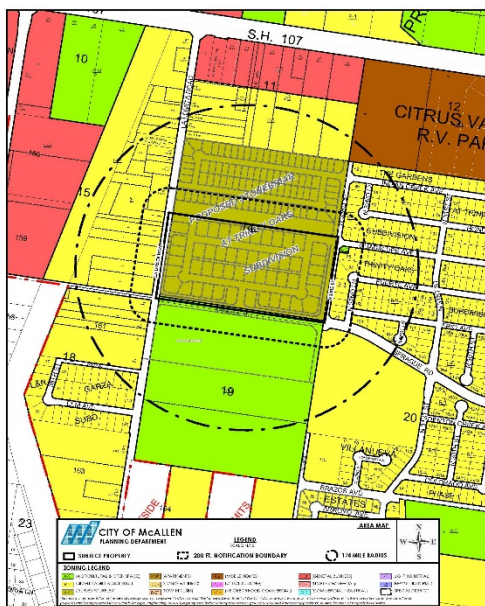
**DATE:** October 14, 2020

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 21.18 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11200 NORTH LA LOMITA ROAD. (REZ2020-0026)**

**LOCATION:** The subject property consists of 21.18 acres with a frontage of 699 ft. along La Lomita Road.

**PROPOSAL:** The applicant is requesting to rezone the property to R-3A (single-family residential) District. An application for a subdivision for the subject property under the name of Stonebriar at Trinity Oaks Subdivision in order to establish unattached duplex units has been submitted and received approval in preliminary form on June 2, 2020 by the Planning and Zoning Commission.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the north, east, and west, R-4 (mobile homes) District to the northeast, R-2 (duplex-fourplex residential) District to the south, and A-O (agriculture and open space) District to the east.





LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, and vacant lots.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for the area along La Lomita Road is single family residential

HISTORY: The property was zoned A-O District during comprehensive zoning in May 1979.

On January 23, 2006, The City Commission Board approved a rezoning request from to A-O District to R-2 District.

ANALYSIS: The requested zoning does not conform to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is not consistent with the development and rezoning trends for this area.

A recorded subdivision plat and approved site plan are required prior to building permit issuance.

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

**PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:**

At the Planning and Zoning Commission meeting of September 16, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were six members present and voting.

**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:**

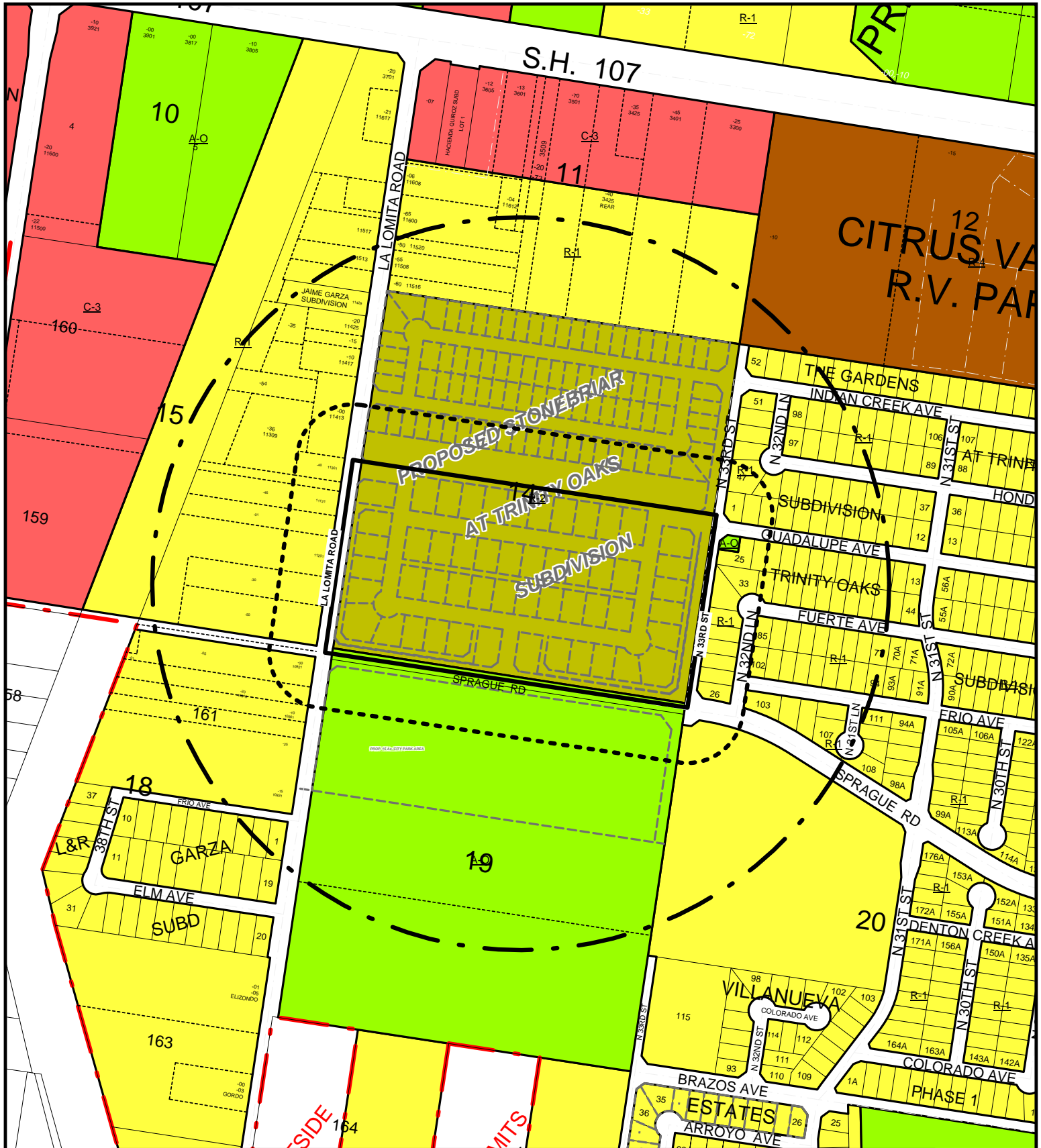
At the Planning and Zoning Commission meeting of October 06, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were four members present and voting.


**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 20, 2020:**

At the Planning and Zoning Commission meeting of October 20, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were four members present and voting.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartments) District










**CITY OF McALLEN**  
PLANNING DEPARTMENT


**LEGEND**  
SCALE: N.T.S.

 **SUBJECT PROPERTY**

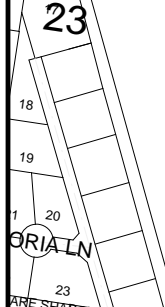
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

**ZONING LEGEND**

<b>A-0</b> (AGRICULTURAL & OPEN SPACE)	<b>R-3A</b> (APARTMENTS)	<b>R-4</b> (MOBILE HOMES)	<b>C-3</b> (GENERAL BUSINESS)	<b>I-1</b> (LIGHT INDUSTRIAL)
<b>R-1</b> (SINGLE FAMILY RESIDENTIAL)	<b>R-3C</b> (CONDOMINIUMS)	<b>C-1</b> (OFFICE BUILDING)	<b>C-3L</b> (LIGHT COMMERCIAL)	<b>I-2</b> (HEAVY INDUSTRIAL)
<b>R-2</b> (DUPLEX-FOURPLEX)	<b>R-31</b> (TOWNHOUSES)	<b>C-2</b> (NEIGHBORHOOD COMMERCIAL)	<b>C-4</b> (COMMERCIAL INDUSTRIAL)	 (SPECIAL DISTRICT)

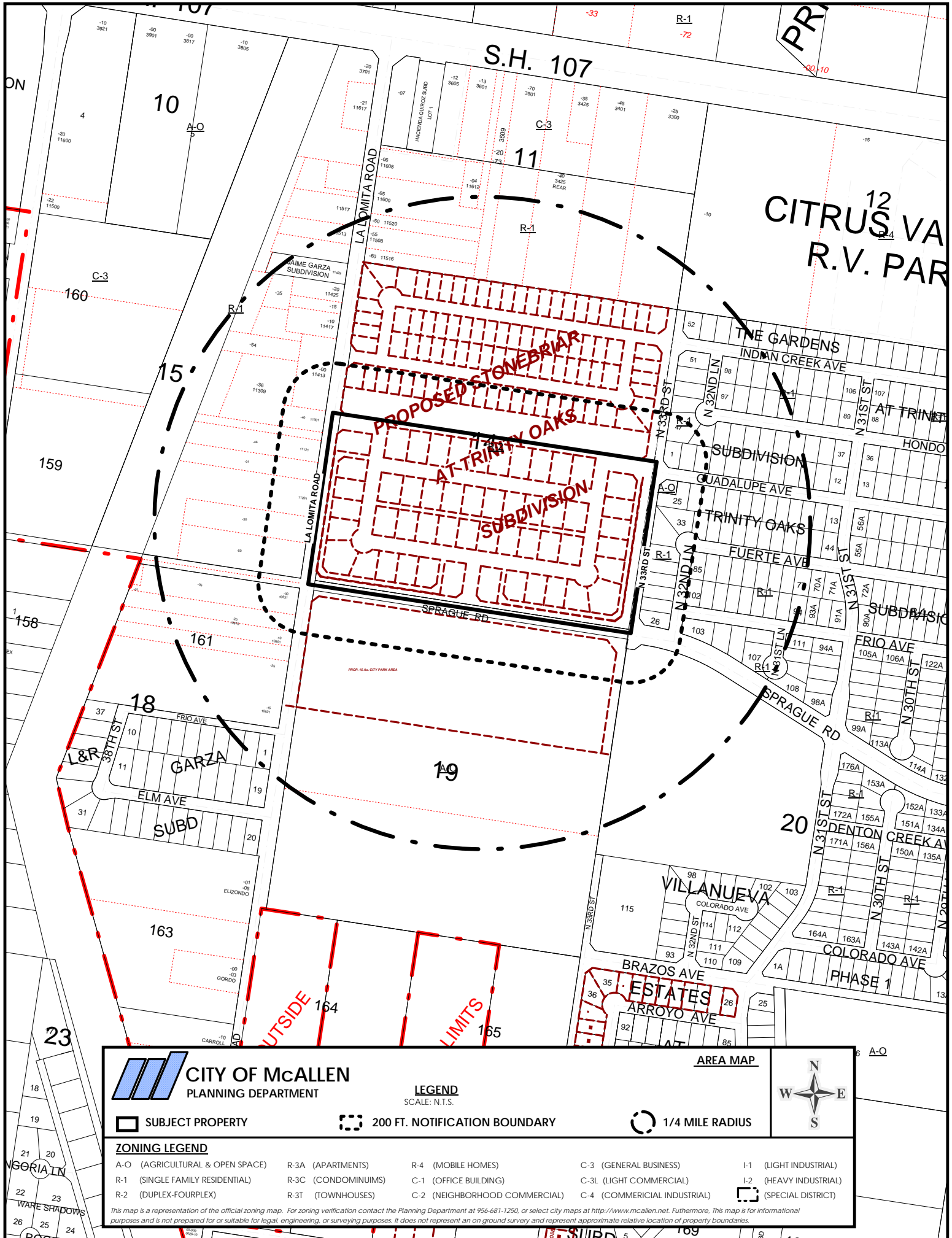
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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

**ZONING LEGEND**

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

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





ROBLES &  
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 21.18 ACRES OF LAND OUT OF LOT 14,  
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION,  
HIDALGO COUNTY, TEXAS

Being 21.18 acres of land situated in Hidalgo County, Texas and being out of Lot 14, La Lomita Irrigation and Construction Company Subdivision as per map recorded in Volume 24, Page 68 of the Hidalgo County Deed Records, and said 21.18 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the southwest corner of said Lot 14 and for the southwest corner of said tract herein described;

THENCE, NORTH 8°35'58" EAST, 699.00 feet with the centerline of North La Lomita Road, the east line of Lot 15 and the west line of said Lot 14 to a point for the northwest corner of said tract herein described;

THENCE, SOUTH 81°24'02" EAST, with a line parallel to the south line of said Lot 14, passing at a distance of 20.00 feet the east right-of-way line of North La Lomita Road, and continuing for a total distance of 1,320.00 feet to a point on the east line of said Lot 14 for the northeast corner of said tract herein described;

THENCE, SOUTH 8°35'58" WEST, 699.00 feet with the west line of 33<sup>rd</sup> Street (35.0 feet wide) and the east line of said Lot 14 to a point on the centerline of Sprague Road (Mile 7 North Road) for the southeast corner of said Lot 14 and the southeast corner of said tract herein described from which a found nail bears SOUTH 8°35'58" WEST 0.6 feet and SOUTH 81°24'02" EAST 0.8 feet;

THENCE, NORTH 81°24'02" WEST, 1,320.00 feet with the south line of said Lot 14 and the centerline of said Sprague Road to the POINT OF BEGINNING and containing 21.18 acres of land more or less.

Surveyed: July 19, 2019

Basis of bearings: Texas State Plane Coordinate System South Zone;

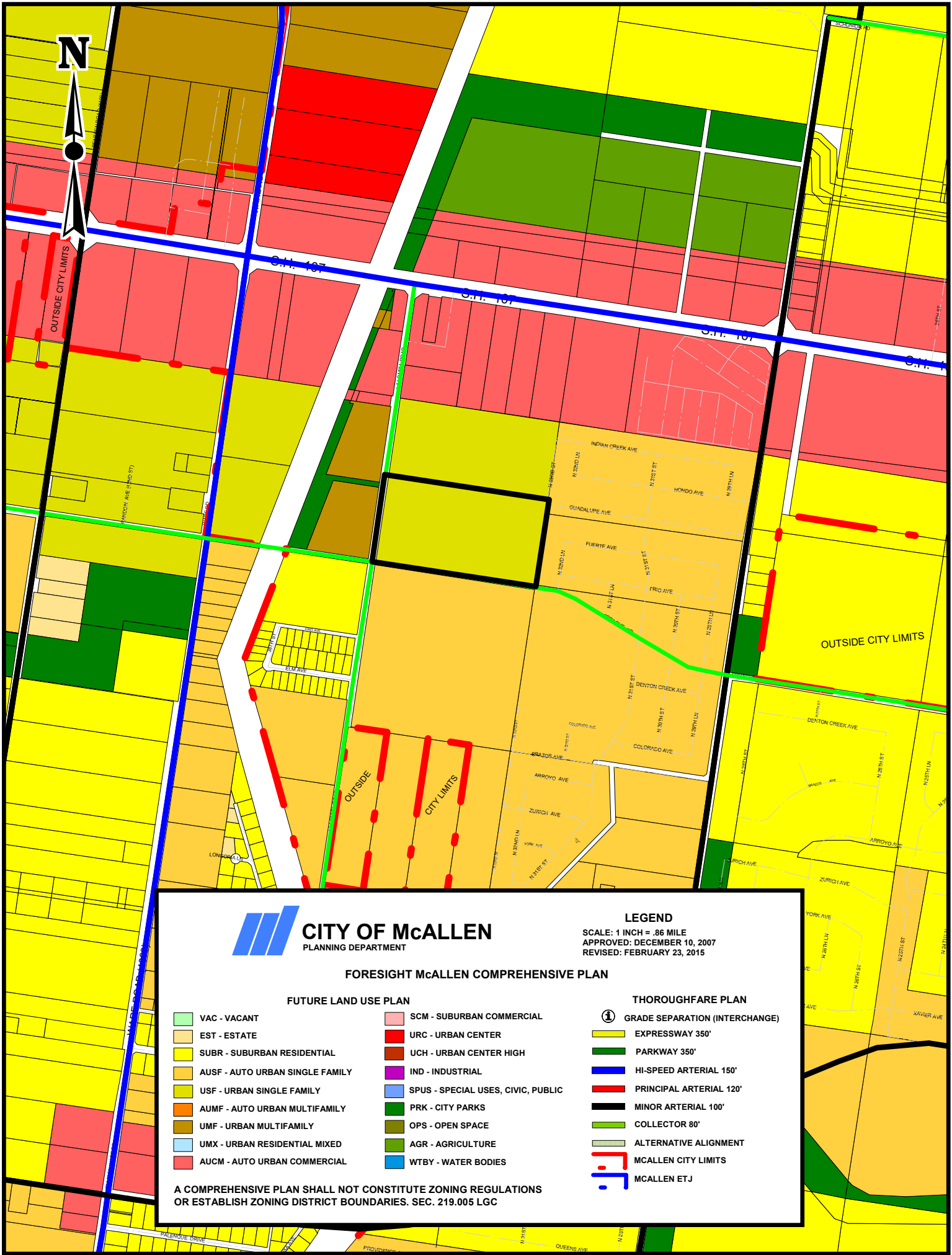
20212-2

8-14-20

Reynaldo Robles, R.P.L.S. #4032









# Planning Department

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

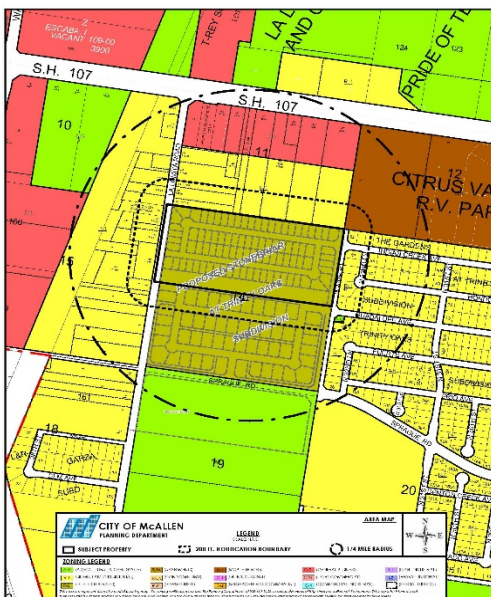
**DATE:** October 29, 2020

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 18.82 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11300 NORTH LA LOMITA ROAD. (REZ2020-0027)**

**LOCATION:** The property is a tract that fronts La Lomita Road and has a frontage of 621 ft. along La Lomita Road.

**PROPOSAL:** The applicant is requesting to rezone the property to R-1 (single-family residential) District. An application for a subdivision for the subject property under the name of Stonebriar at Trinity Oaks Subdivision for single-family residences has been submitted and received approval in preliminary form on June 2, 2020 by the Planning and Zoning Commission.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the east, and west, R-2 (duplex-fourplex residential) District to the north, and A-O (agriculture and open space) District to the south and east.





LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, and vacant lots.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for the area along La Lomita Road is single family residential

HISTORY: The property was zoned A-O District during comprehensive zoning in May 1979.

On January 23, 2006, The City Commission Board approved a rezoning request from to A-O District to R-2 District.

ANALYSIS: The requested zoning conforms to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development and rezoning trends for this area.

A recorded subdivision plat and approved site plan are required prior to building permit issuance.

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

**PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:**

At the Planning and Zoning Commission meeting of September 16, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were six members present and voting.

**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:**

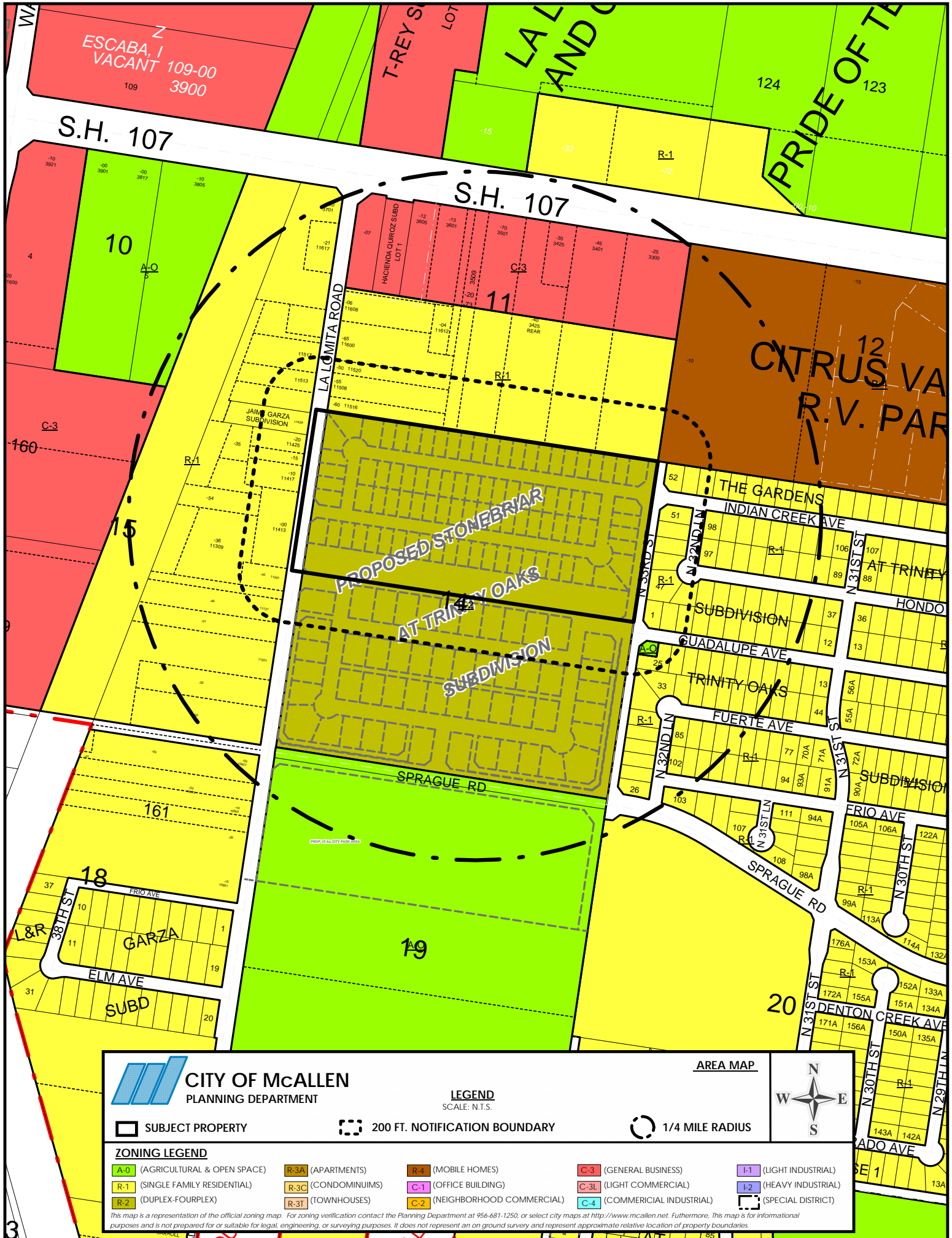
At the Planning and Zoning Commission meeting of October 06, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were four members present and voting.


**PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 20, 2020:**

At the Planning and Zoning Commission meeting of October 20, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There were four members present and voting.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 (single family residential) District










**CITY OF McALLEN**  
PLANNING DEPARTMENT
















**LEGEND**  
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

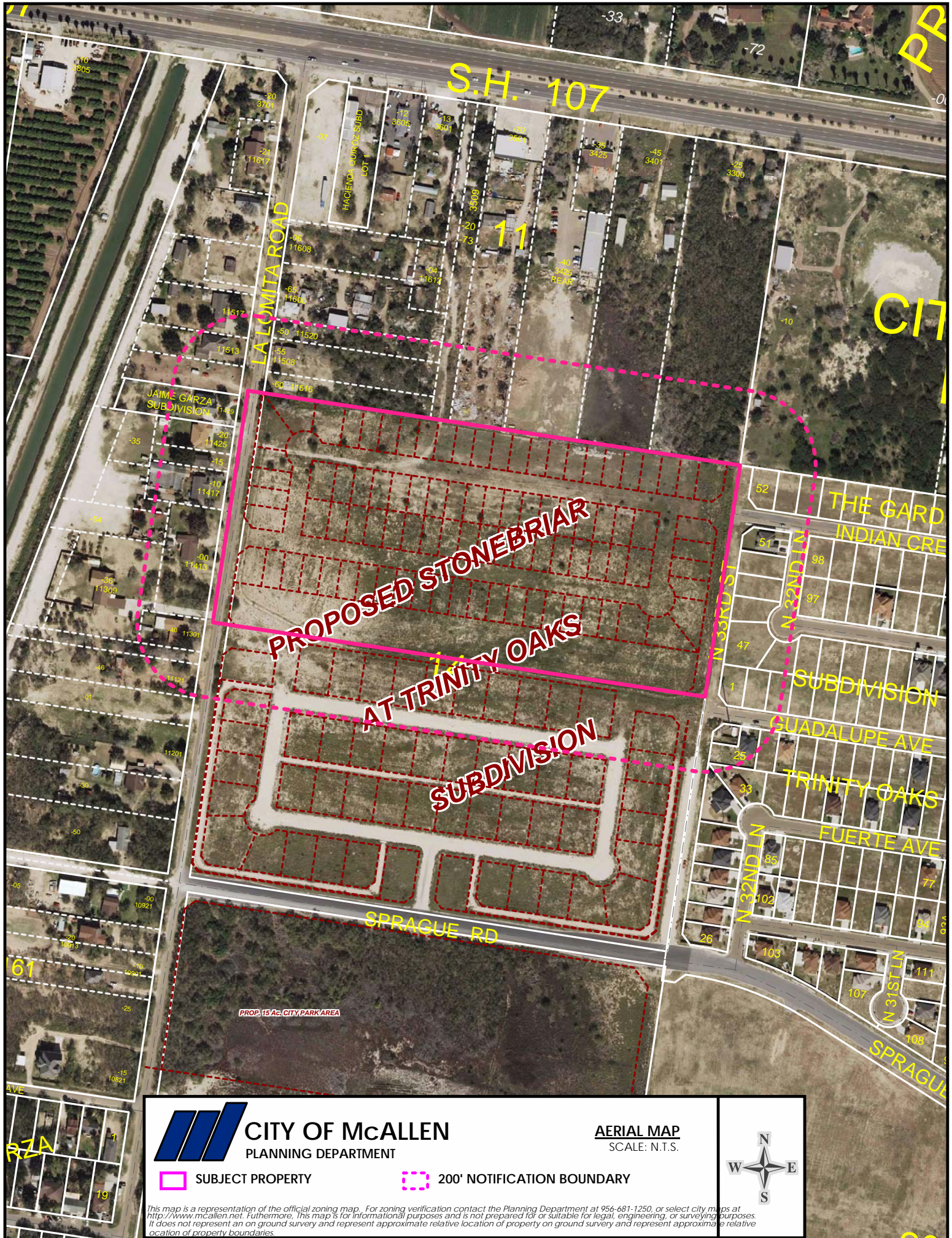
 **1/4 MILE RADIUS**

**ZONING LEGEND**

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

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

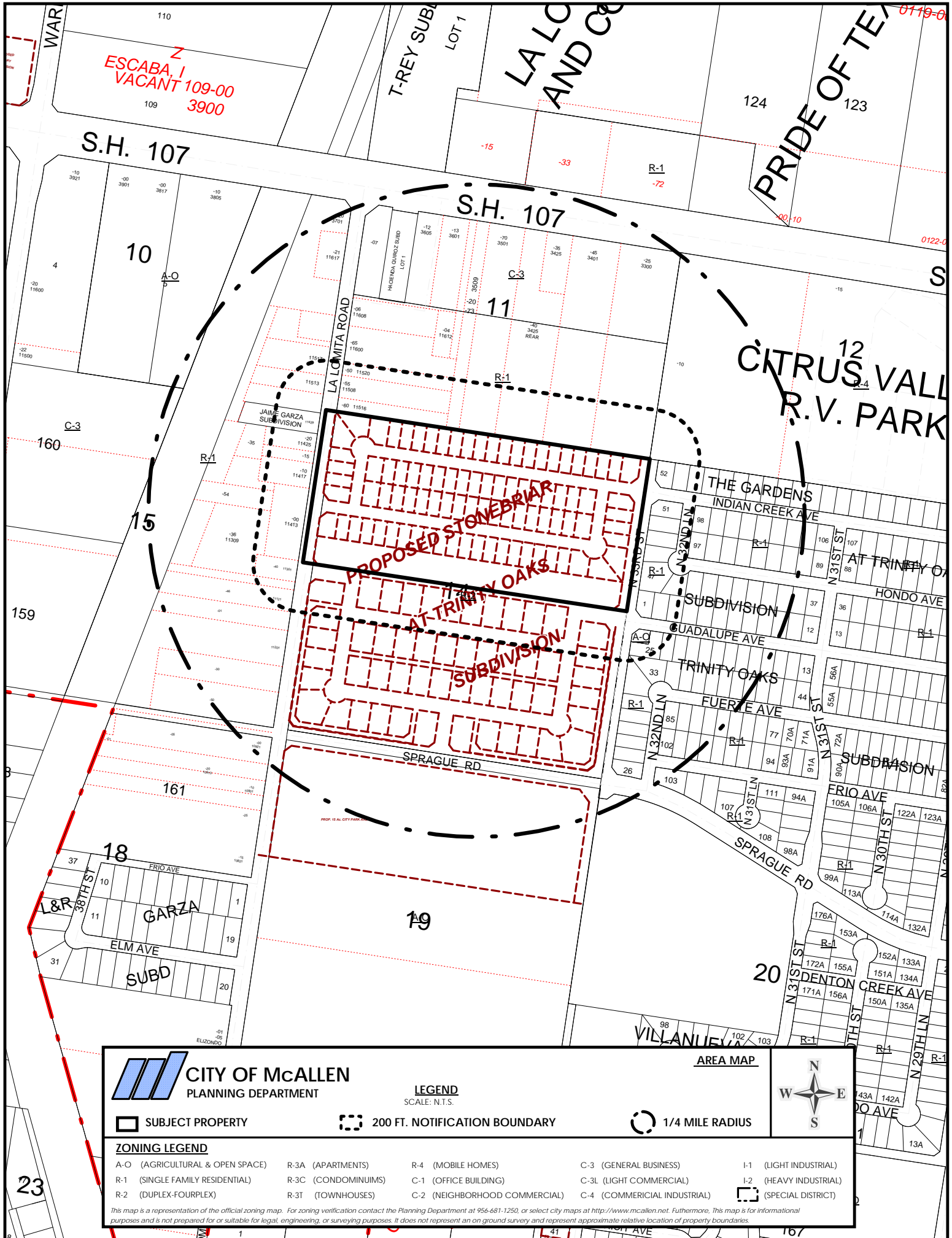
 **SUBJECT PROPERTY**


 **200' NOTIFICATION BOUNDARY**



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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

**ZONING LEGEND**

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

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ROBLES &  
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 18.82 ACRES OF LAND OUT OF LOT 14,  
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION,  
HIDALGO COUNTY, TEXAS

Being 18.82 acres of land situated in Hidalgo County, Texas and being out of Lot 14, La Lomita Irrigation and Construction Company Subdivision as per map recorded in Volume 24, Page 68 of the Hidalgo County Deed Records, and said 18.82 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said Lot 14 and the northeast corner of said tract herein described;

THENCE, SOUTH 8°35'58" WEST, 621.00 feet with the west line of 33<sup>rd</sup> Street (35.0 feet wide) and the east line of said Lot 14 to a point for the southeast corner of said tract herein described;

THENCE, NORTH 81°24'02" WEST, with a line parallel to the north line of said Lot 14, passing at a distance of 1300.00 feet the east right-of-way line of North La Lomita Road, and continuing for a total distance of 1320.00 feet to a point on the west line of said Lot 14 and the centerline of said North La Lomita Road for the southwest corner of said tract herein described;

THENCE, NORTH 8°35'58" EAST, 621.00 feet with the centerline of said North La Lomita Road, the east line of Lot 15 and the west line of said Lot 14 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said Lot 15, the northwest corner of said Lot 14 and the northwest corner of said tract herein described;

THENCE, SOUTH 81°24'02" EAST, with the north line of said Lot 14 and the south line of Lot 11, passing at a distance of 20.00 feet the east right-of-way line of said North La Lomita Road, and continuing for a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 18.82 acres of land more or less.

Surveyed: July 19, 2019

Basis of bearings: Texas State Plane Coordinate System South Zone;

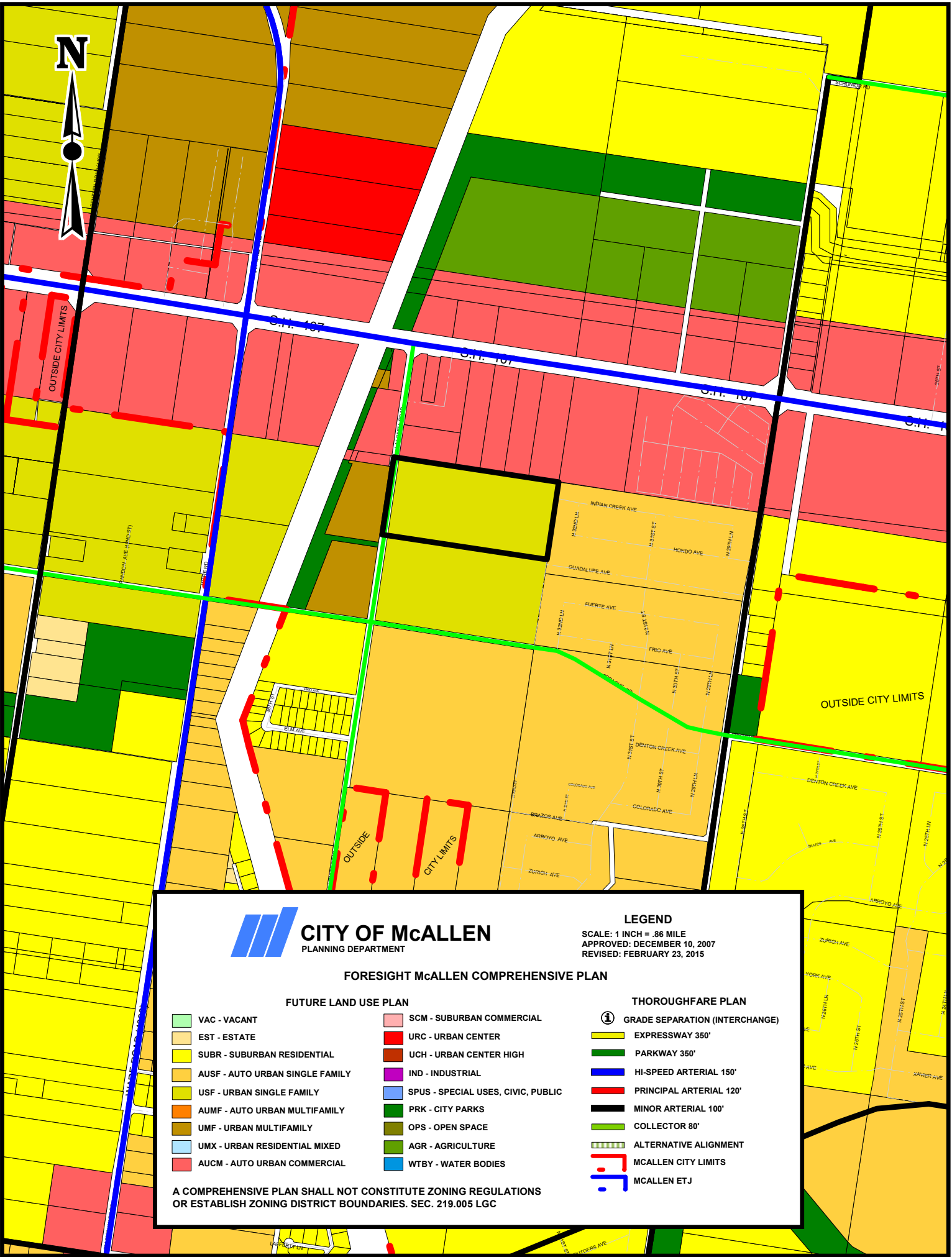
20212-1

8-14-20

Reynaldo Robles, R.P.L.S. #4032







**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1 INCH = .86 MILE  
APPROVED: DECEMBER 10, 2007  
REVISED: FEBRUARY 23, 2015

**FORESIGHT McALLEN COMPREHENSIVE PLAN**

**FUTURE LAND USE PLAN**

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

**THOROUGHFARE PLAN**

GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS  
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

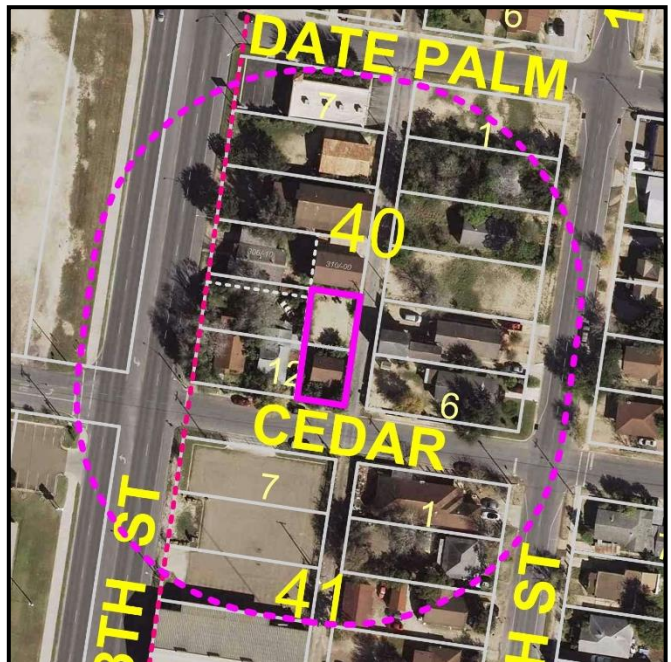
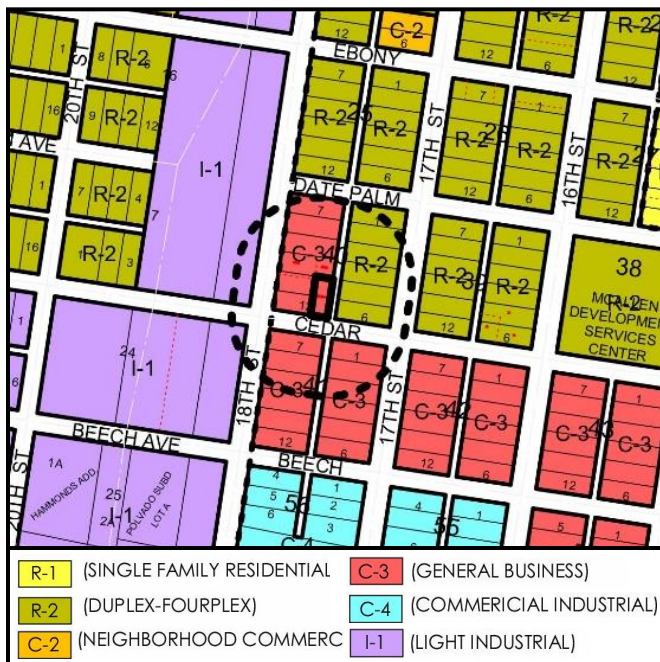
**DATE:** October 30, 2020

**SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: THE EAST 1/3 OF LOTS 11 AND 12, BLOCK 40, NORTH MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 1712 CEDAR AVENUE. (REZ2020-0037)**

**LOCATION:** The property is located on the north side of Cedar Avenue, approximately 93 ft. east of the intersection of North Bicentennial Boulevard and Cedar Avenue. The tract has 46.67 ft. of frontage along Cedar Avenue with a depth of 100.00 ft. for a tract size of 4,667 sq. ft.

**PROPOSAL:** The applicant is requesting to rezone the subject property to R-3T (multifamily residential townhouse) District to build a townhome. A subdivision plat for the subject property under the name of 1712 Cedar Subdivision to create one lot was approved in preliminary form on October 20, 2020, by the Planning and Zoning Commission.

**ADJACENT ZONING:** The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and C-3 (general business) District to the north, west, and south.





LAND USE: The subject property is currently vacant. Surrounding land uses are single-family and duplex-fourplex residences, JJ's Party House, a warehouse, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential Mixed which is comparable to R-2 (duplex-fourplex residential) and R-3T (multifamily residential townhouse) Districts.

DEVELOPMENT TRENDS: The development trend for this area along Cedar Avenue is residential and commercial. The subject property was zoned C-3 (general business) District during comprehensive zoning in 1979. There have been no other rezoning requests since then.

ANALYSIS: The requested zoning conforms to the Urban Residential Mixed land use designation as indicated on the Foresight McAllen Comprehensive Plan. The rezoning request will also provide opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 2 townhouses.

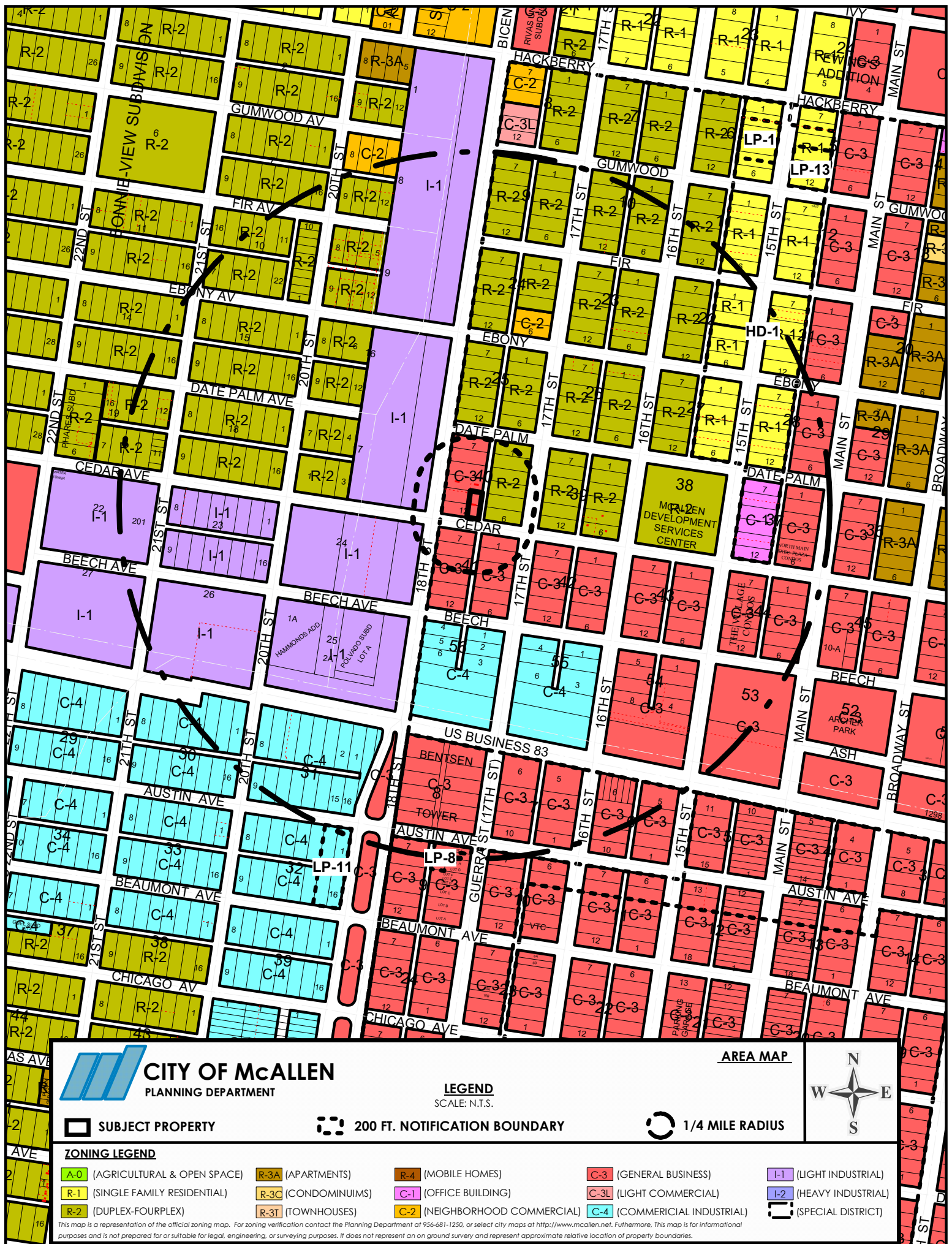
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial, or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks.

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

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

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





# CITY OF McALLEN

PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



## ZONING LEGEND

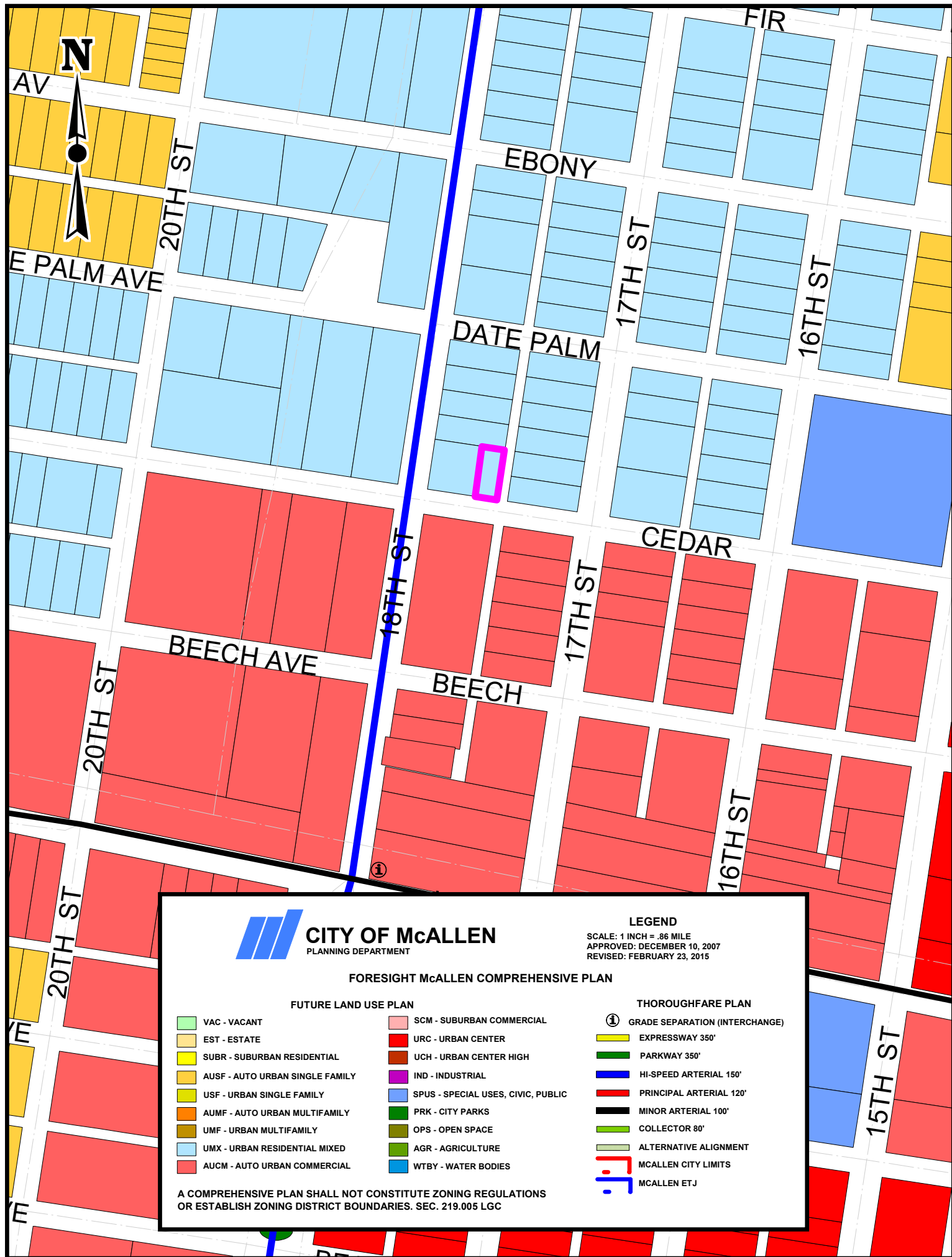
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)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

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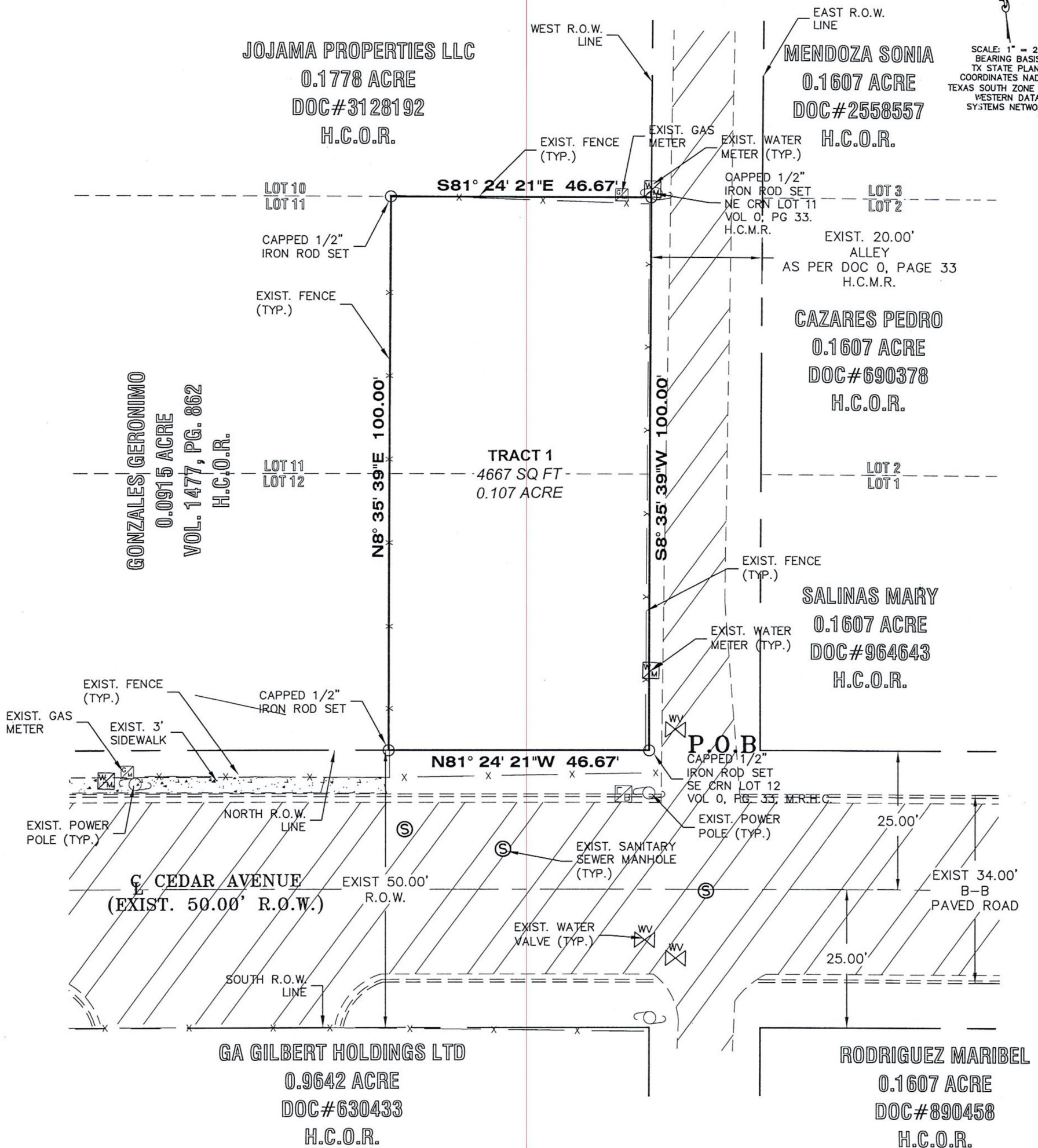
## EXHIBIT B

TRACT 1 - 0.107 ACRES

THE EAST ONE-THIRD (E. 1/3) OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK FORTY (40),  
TOWN OF NORTH MCALLEN, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS,  
VOLUME 0, PAGE 33,  
MAP RECORDS OF HIDALGO COUNTY, TEXAS  
TO ACCOMPANY FIELD NOTES

LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	FENCE CORNER
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
XXXX	MEASURED
(XXXX)	RECORD CALL VOL.0, PG.33 M.R.H.C.

SCALE: 1" = 20'  
BEARING BASIS  
TX STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA  
SYSTEMS NETWORK



## SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD IN THE CITY OF MCALLEN, HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480343 0005 C, DATED NOVEMBER 2, 1982.
- 3) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING SEPTEMBER 2020, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS"; THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

## RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE, EDINBURG TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

DATE: SEPTEMBER 2020  
PROJECT: SUB 20 029  
PAGE: 1 OF 1

IVAN GARCIA  
REG. PROFESSIONAL LAND  
SURVEYOR NO. 6496

DATE







NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2020-0637



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 30, 2020

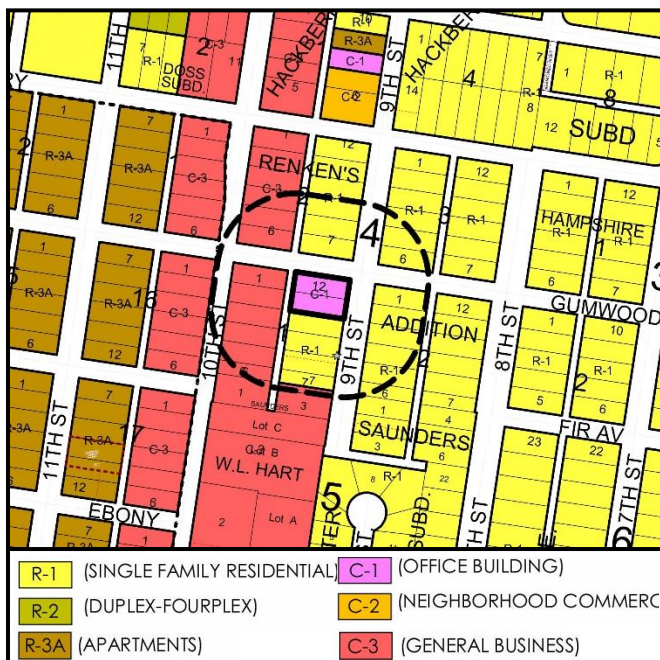
**SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: LOTS 11 AND 12, BLOCK 1, RENKEN'S ADDITION, HIDALGO COUNTY, TEXAS; 619 NORTH 9TH STREET. (REZ2020-0038)**

**LOCATION:** The property is located at the southwest corner of Gumwood Avenue and North 9<sup>th</sup> Street. The tract consists of two lots and has 100 ft. of frontage along North 9<sup>th</sup> Street with a depth of 140 ft. for a tract size of 14,000 sq. ft.

**PROPOSAL:** The applicant is requesting to rezone the subject property to R-1 (single-family residential) District in order to build a single-family residence. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The 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 subject property is currently vacant. Surrounding land uses include single-family residences, Subway restaurant, retail stores, offices, Pro Auto Credit Cars, and vacant land.





COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-3 (general business) District.

DEVELOPMENT TRENDS: The development trend for this area along North 9<sup>th</sup> Street is residential. The subject property was zoned R-1 (single-family residential) District during comprehensive zoning in 1979. A rezoning request to C-1 (office building) District for the subject property was approved by the City Commission on September 9, 1996.

ANALYSIS: The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the request constitutes a downzoning that is consistent with the surrounding single-family residential zoning and land use.

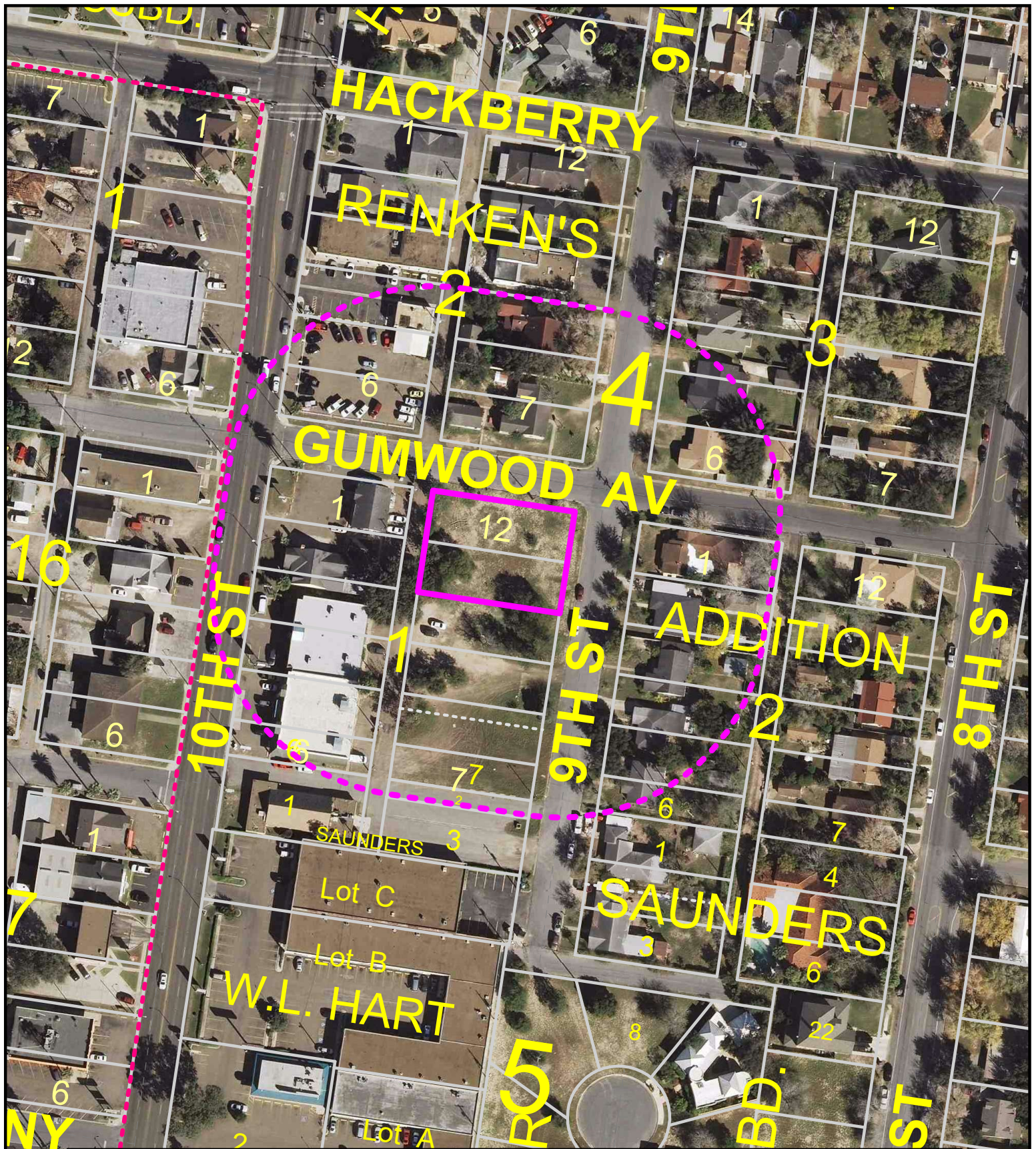
Staff has not received any calls or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (single-family residential) District.









**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**

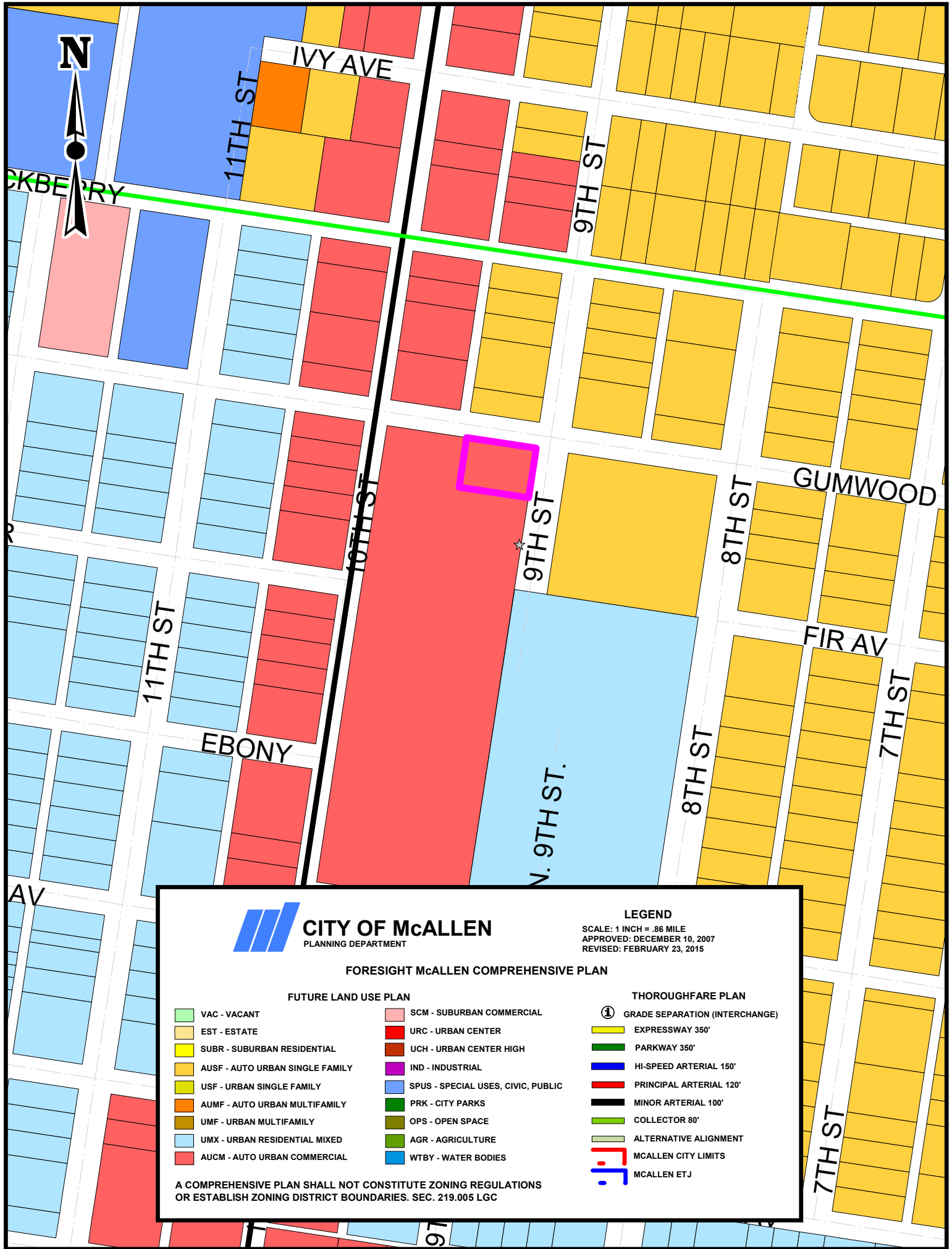


**200' NOTIFICATION BOUNDARY**



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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**FORESIGHT McALLEN COMPREHENSIVE PLAN**

**FUTURE LAND USE PLAN**

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

**LEGEND**

SCALE: 1 INCH = .86 MILE  
APPROVED: DECEMBER 10, 2007  
REVISED: FEBRUARY 23, 2015

**THOROUGHFARE PLAN**

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS  
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC



NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2020-0038





## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

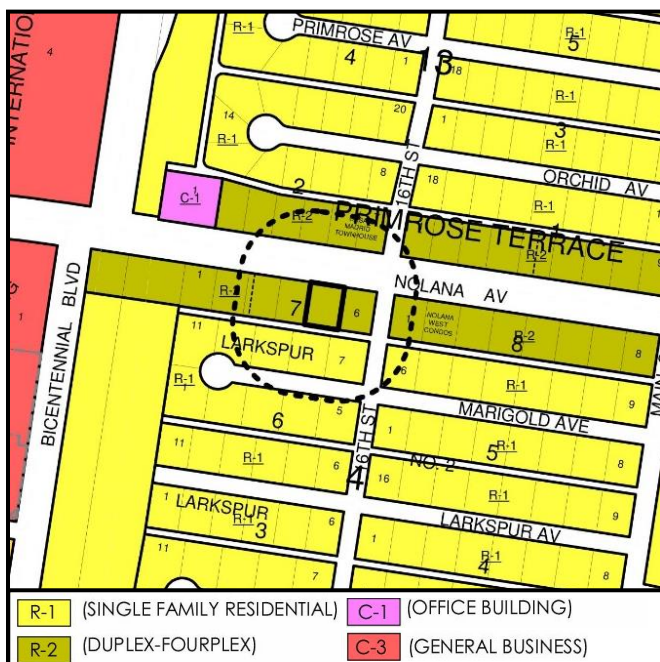
**DATE:** October 30, 2020

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: THE EAST 6 FT. OF LOT 4, AND ALL OF LOT 5, BLOCK 7, LARKSPUR SUBDIVISION UNIT NO. 1 & LARKSPUR SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS; 1607 NOLANA AVENUE. (REZ2020-0039)**

**LOCATION:** The property is located on the south side of Nolana Avenue, 91.41 ft. west of the intersection of North 16<sup>th</sup> Street and Nolana Avenue. The tract has 96 ft. of frontage along Nolana Avenue and a depth of 120 ft. for a tract size of 11,520 sq. ft.

**PROPOSAL:** The applicant is requesting to rezone the subject property to R-3A (multifamily residential apartment) District to build a duplex residence proposed to be detached from an existing duplex on the subject property. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the south and R-2 (duplex-fourplex residential) District to the north, east, and west.





LAND USE: The current land use of the subject property is a duplex residence. Surrounding land uses include single and multifamily residences, International museum of Art and Science (IMAS), and Frost Bank.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for the subject property as Urban Multifamily which is comparable to R-2 (duplex-fourplex residential) and R-3 (multifamily residential) Districts.

DEVELOPMENT TRENDS: The development trend for this area along Nolana Avenue is duplex-fourplex residences. The subject property was zoned R-2 (duplex-fourplex residential) District during the comprehensive zoning in 1979. There have been no other rezoning requests since then.

ANALYSIS: The applicant had originally applied for a variance request to build a separate residential structure on the subject property on July 28, 2020. Section 138-356 (7) of the Zoning Ordinance states that only one primary residential structure may be erected on an R-1, R-2, or R-3T zoning district lot. At the Zoning Board of Adjustment and Appeals meeting of September 17, 2020, following the Assistant City Attorney's advice, the Board unanimously voted to table the variance request in order to allow clarification by the staff to whether rezoning may be the appropriate approach for this request. The City Attorney's office later clarified that in order to build multiple residential structures on a lot, the applicant needs to request a rezoning to R-3A (multifamily residential apartment) District and a variance would not be sufficient. Therefore, the applicant withdrew the variance request and submitted the current rezoning application on October 6, 2020.

The requested zoning conforms to the Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request is not consistent with the single-family and duplex-fourplex character of the neighborhood. If the request is approved, it may encourage other property owners to apply for a rezoning to R-3A (multifamily residential apartment) District as well, which will increase the density and traffic in the area along Nolana Avenue.

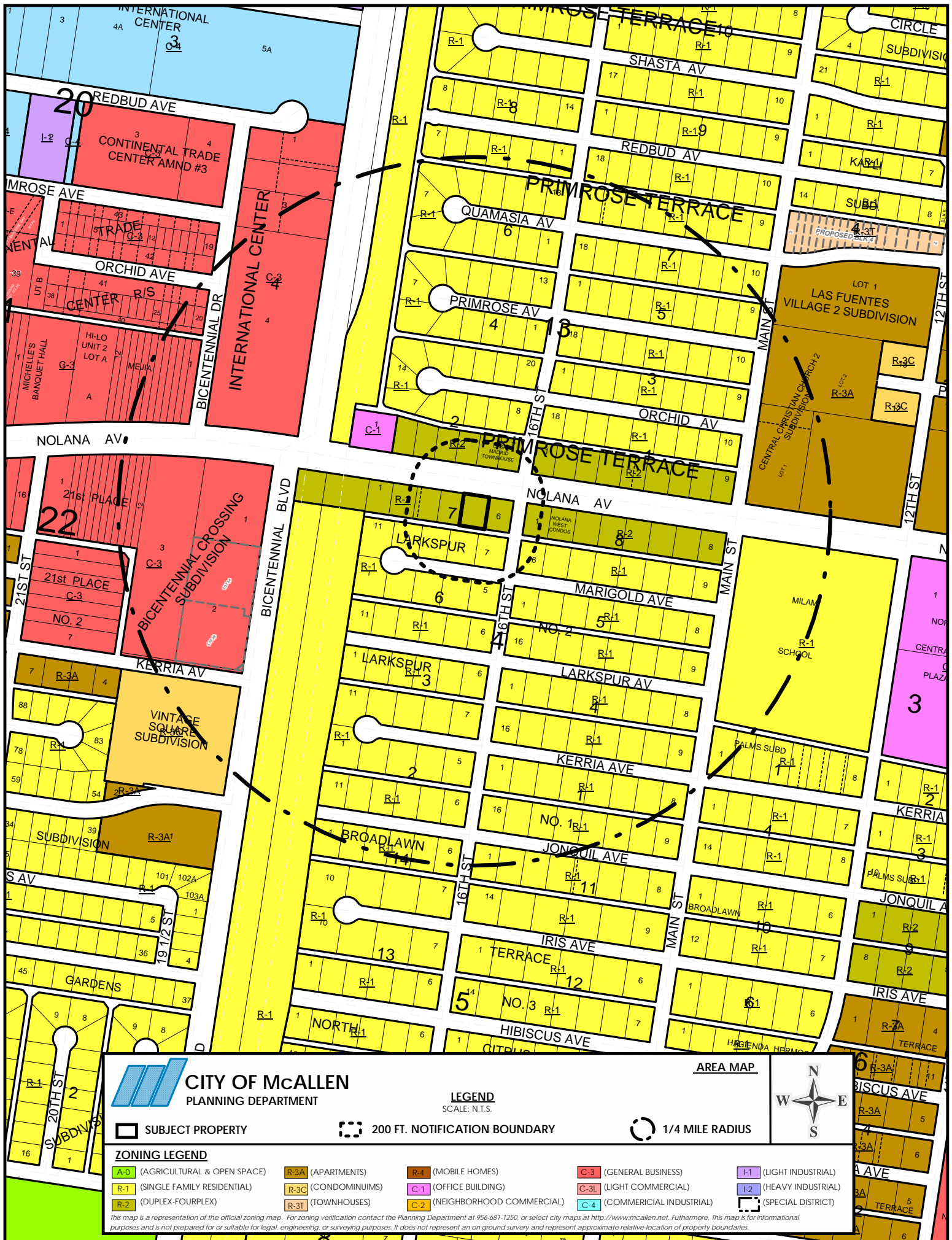
The maximum density in R-3A (multifamily residential apartment) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 54 studio apartment units (800 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 7 three-bedroom units to 13 studio units, including the two existing residences on the subject property if the property owner maintains them.

An approved site plan is required prior to building permit issuance.

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartment) District.





**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.

**SUBJECT PROPERTY**

**200 FT. NOTIFICATION BOUNDARY**

**1/4 MILE RADIUS**



**ZONING LEGEND**

<b>A-0</b> (AGRICULTURAL & OPEN SPACE)	<b>R-3A</b> (APARTMENTS)	<b>R-4</b> (MOBILE HOMES)	<b>C-3</b> (GENERAL BUSINESS)	<b>I-1</b> (LIGHT INDUSTRIAL)
<b>R-1</b> (SINGLE FAMILY RESIDENTIAL)	<b>R-3C</b> (CONDOMINIUMS)	<b>C-1</b> (OFFICE BUILDING)	<b>C-3L</b> (LIGHT COMMERCIAL)	<b>I-2</b> (HEAVY INDUSTRIAL)
<b>R-2</b> (DUPLEX-FOURPLEX)	<b>R-31</b> (TOWNHOUSES)	<b>C-2</b> (NEIGHBORHOOD COMMERCIAL)	<b>C-4</b> (COMMERCIAL INDUSTRIAL)	<b>S</b> (SPECIAL DISTRICT)

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY



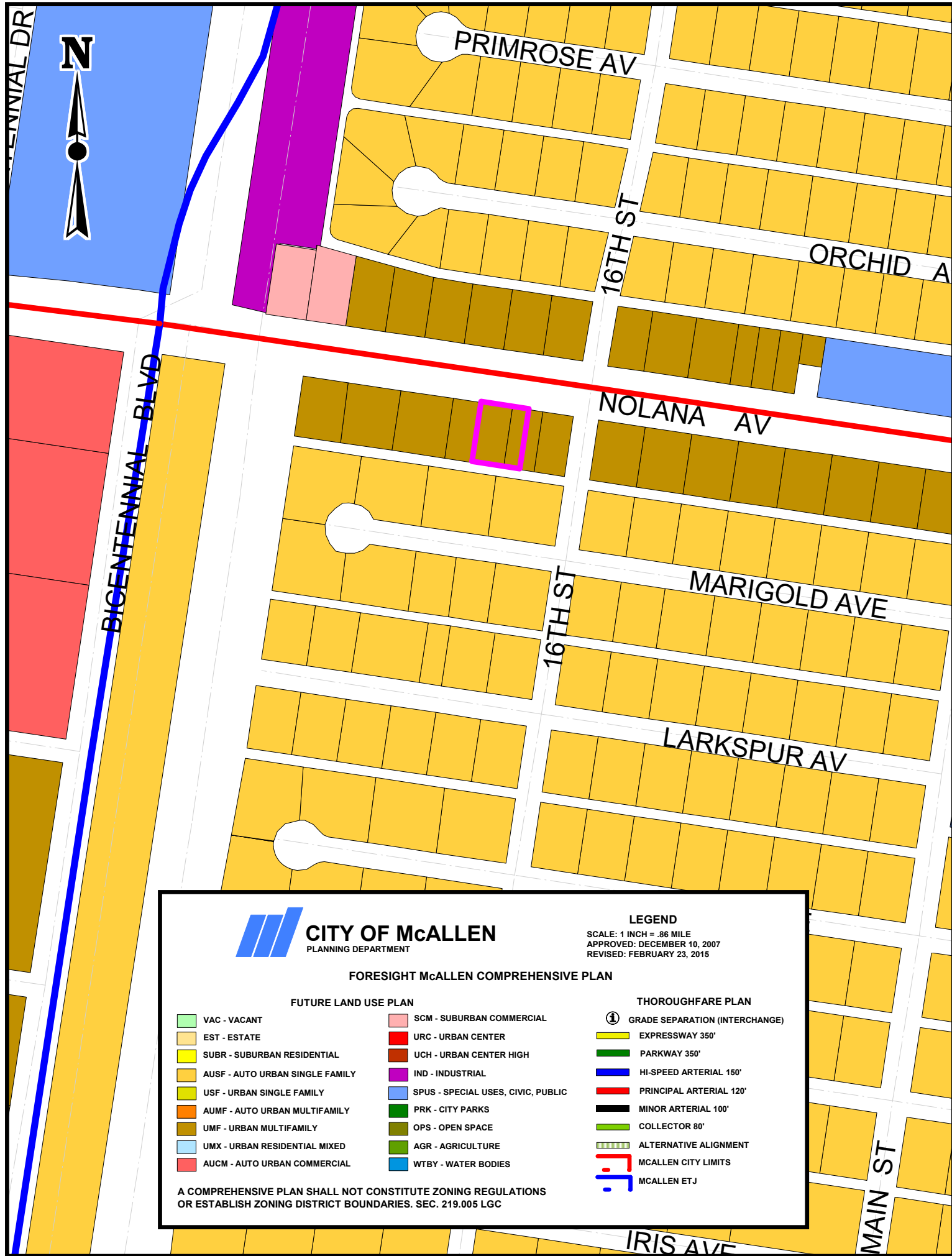
200' NOTIFICATION BOUNDARY



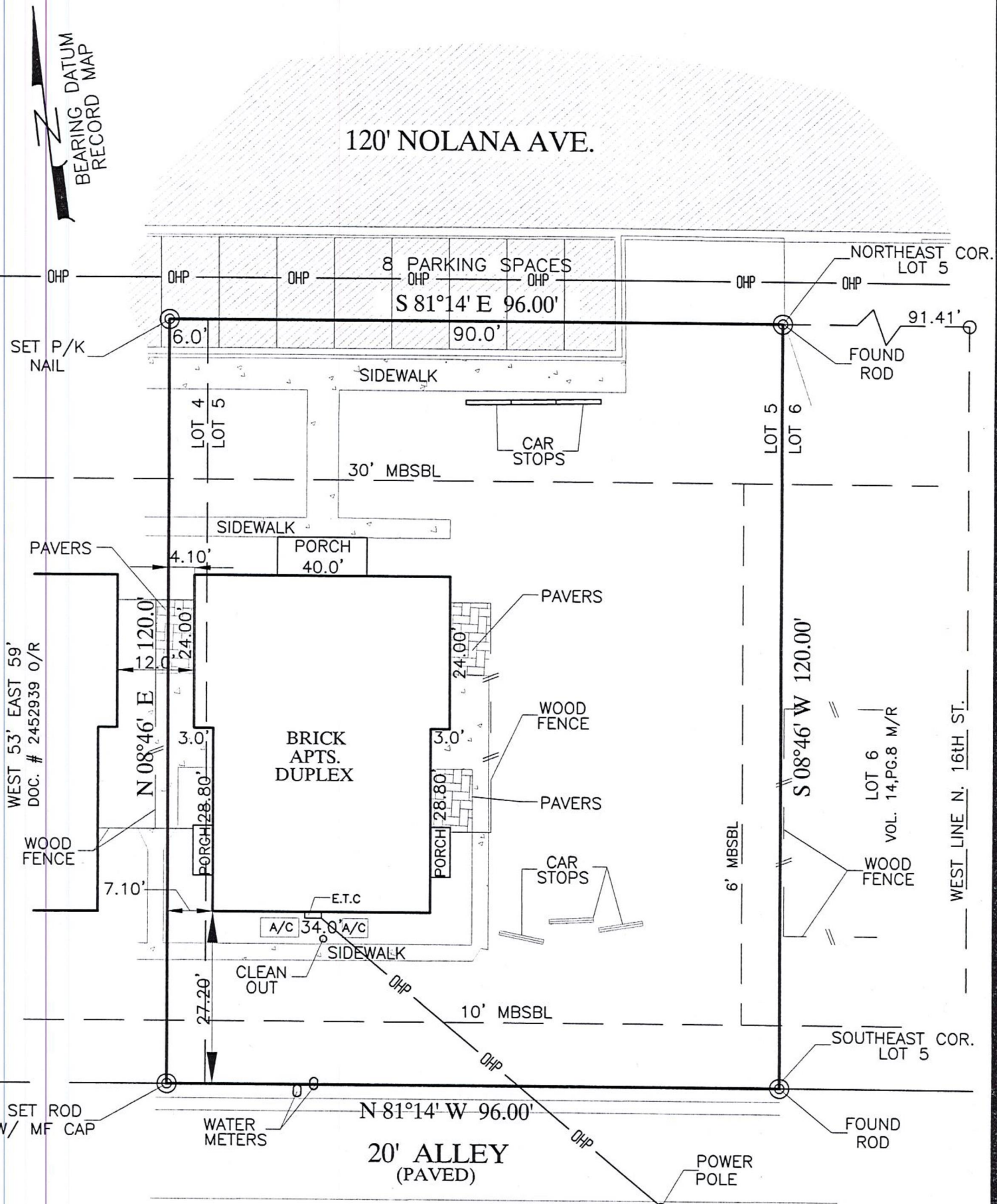
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**NO.**









**MAP**  
OF  
**THE EAST 6.0' OF LOT 4,  
AND ALL OF LOT 5, BLOCK 7**  
**COMPOSITE MAP**  
OF  
**LARKSPUR SUBDIVISION**  
**UNIT 1 & UNIT 2**  
HIDALGO COUNTY, TEXAS  
RECORDED IN VOL. 14 , PG. 8 M/R

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAPS.

*Michael Fabian*  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
McALLEN, TEXAS.  
# 4893

STATE OF TEXAS  
REGISTERED  
MICHAEL FABIAN  
**RECEIVED**  
**OCT 29 2020**  
REVISED:  
10/29/2020 CHANGED BEARINGS

PREPARED BY  
MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
(956) 630-1432 MCALLEN, TEXAS 78501 (956) 687-4660 FAX  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
W.O.# 03785 CRD : SAME PRINT SIZE: 8.5 X 14  
SCALE: 1"= 20' DATE: 09/28/2020  
EMAIL ADDRESS: SURVEY @ MFABIANSURVEYING.COM  
FIRM # 10193965

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NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2020-0039



SUB2020-0053



City of McAllen  
Planning Department  
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Balboa Acres  
Location W 1/2 Lot 22 (50.0')  
City Address or Block Number Block 25  
Number of lots 1 Gross acres 0.126 Net acres 0.126  
Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☐ No Date NA  
Existing Land Use Res. Proposed Land Use Res Irrigation District # 3  
Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐  
Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due \_\_\_\_\_  
Legal Description W. 1/2 Lot 22, Block 25,  
Balboa Acres

Owner

Name Irma Perez Lopez Phone 956 638-8995  
Address \_\_\_\_\_  
City McAllen State TX. Zip 78503  
E-mail \_\_\_\_\_

Developer

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
E-mail \_\_\_\_\_

Engineer

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
E-mail \_\_\_\_\_



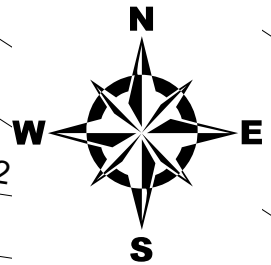
Surveyor

Name Michael Fabian Su Phone 956)630-1438  
Address 1203 East Hackberry Ave  
City McAllen State TX Zip 78501

No Payment (East side only)



# LOCATION



AGUSTA AVE

23

12

7-A

7-B

3-A

4-B

13

1

2

22

3

BALBOA AVE

26

4

25

13-A

13-B

33RD ST

1

26

10

COVINA AVE

4-A

4-B

5-A

5-B

BALBOA

26

ACRES

13

26

1

14

DAYTONA AV

1

14

27

8-A

8-B

13

ELMIRA AVE

26-A

26-B

28

20-A

20-B

21-A

21-B

22-A

22-B

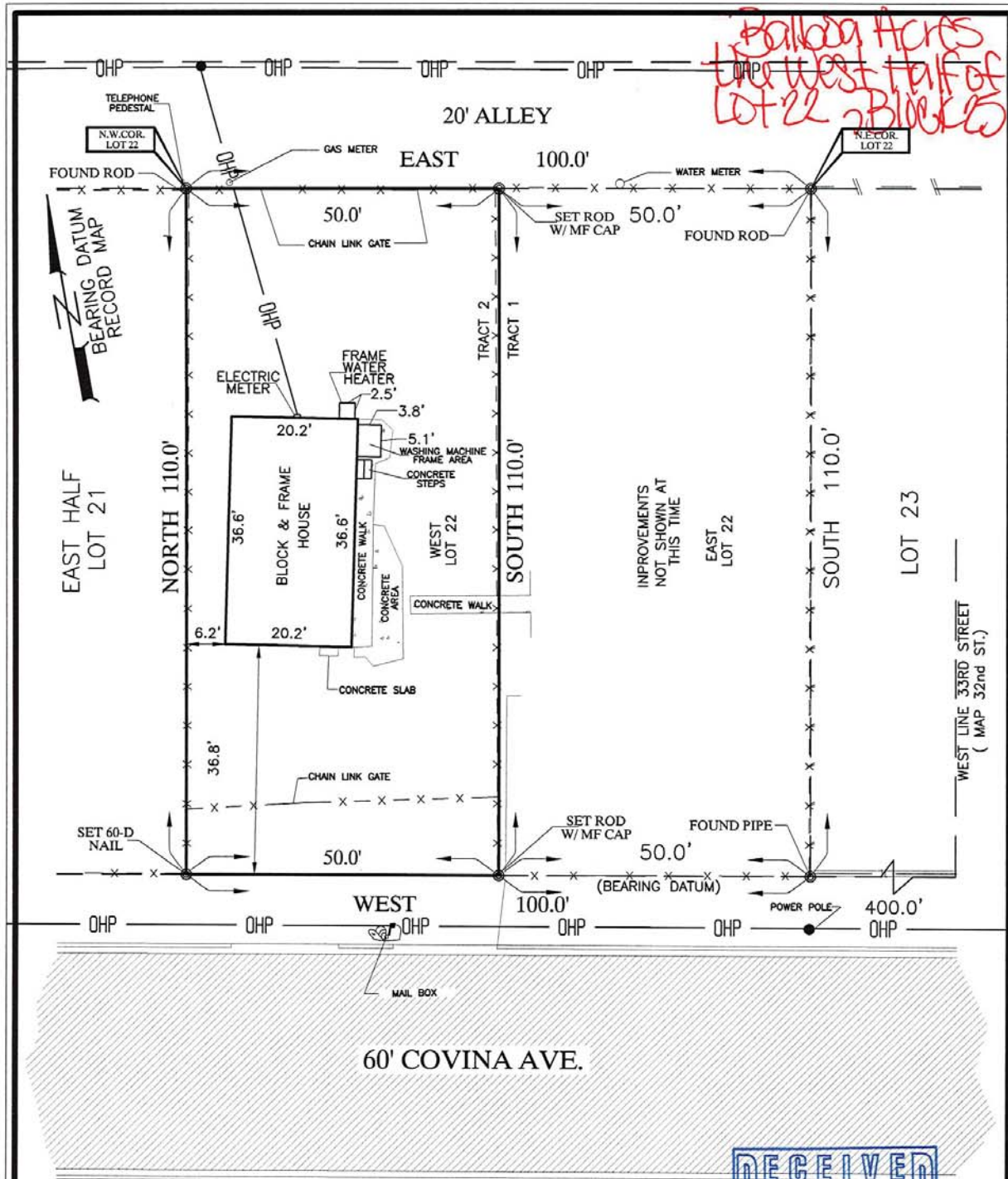
13

1

2

A AVE





SURVEY DONE WITHOUT BENEFIT OF  
TITLE REPORT OR TITLE COMMITMENT

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THAT THE  
FOREGOING MAP IS A REPRESENTATION OF SURVEY  
MADE ON THE GROUND UNDER MY SUPERVISION  
AND THAT THERE ARE NO VISIBLE AND APPARENT  
EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES  
IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS  
OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN  
ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "AH" OF THE  
FLOOD INSURANCE RATE MAPS.

*Michael Fabian*  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCALLEN, TEXAS.  
# 4893

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EXPRESSED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY  
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID PER SECTION 661.46  
AND 663.19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER  
ARTICLE 5202 C, VERNON'S TEXAS CIVIL STATUTES.



**MAP**  
SHOWING  
**THE WEST 1/2 (50 FEET) OF**  
**LOT 22, BLOCK 25,**  
**BALBOA ACRES**  
**SUBDIVISION**  
HIDALGO COUNTY, TEXAS  
RECORDED IN VOL. 14, PG. 31 M/R

PREPARED BY  
MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
(956) 650-1432 MCALLEN, TEXAS 78501 (956) 687-4660 FAX

MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

W.O.# 3710 CRD : 3710 PRINT SIZE: 8.5 X 14  
SCALE: 1"= 20' DATE: 06/18/2020

EMAIL ADDRESS: SURVEY @ MFABIAN SURVEYING.COM  
FIRM # 10193965





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/27/2020

<b>SUBDIVISION NAME: BALBOA ACRES, THE WEST HALF OF LOT 22, BLOCK 25</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Covina Avenue: 60 ft. ROW Paving: Approx. 38 ft. existing Curb & gutter: both sides	Applied
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: existing conditions remain *Alley/service drive easement required for commercial properties	Applied
<b>SETBACKS</b>	
* Front: 25 ft.	Applied
* Rear: In accordance with the Zoning Ordinance or grater for easements.	Applied
* Sides: In accordance with the Zoning Ordinance or grater for easements.	Applied
* Corner	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, Private Streets, alleys, must be maintained by the lot owners and not the City of McAllen	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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.	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Applied
* Minimum lot width and lot area: Survey for the west half of Lot 22, Block 25 shows 50 ft. width.	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Per Traffic Department Trip Generation is waived. No TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: Existing plat notes remain the same **Public hearing required for the re-subdivision of the lot ***Must comply with other department requirements prior to recording as may be applicable	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE RESUBDIVISION IN FINAL FORM.	Applied



# LOCATION

AGUSTA AVE

BALBOA AVE

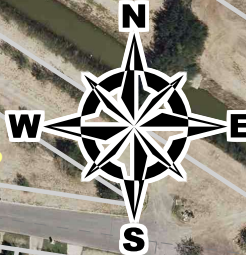
COVINA AVE

BALBOA ACRES

ELMIRA AVE

33RD ST

DAYTONA AV





SUB2020-0052



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

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

Project Description	Subdivision Name <u>Balboa Acres</u> Location <u>E 1/2 Lot 22 (50.0')</u> City Address or Block Number <u>Block 25</u> Number of lots <u>1</u> Gross acres <u>0.126</u> Net acres <u>0.126</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date <u>NA</u> Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>3</u> <b>Residential</b> Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <b>Commercial</b> Replat Yes <input type="checkbox"/> No <input type="checkbox"/> <b>ETJ</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>E 1/2 Lot 22, Block 25,</u> <u>Balboa Acres</u>
Owner	Name <u>Rodolfo Perez</u> Phone <u>(956) 734-6916</u> Address <u>3408 Covina Ave.</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u> E-mail _____
Developer	Name _____ Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name _____ Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Surveyor	Name <u>Michael Fabian</u> Phone <u>956-830-1432</u> Address <u>1203 E Hackberry Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>



Ret # 730440 pd \$3000



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature Rodolfo Perez Date 8/17/20

Print Name Rodolfo Perez

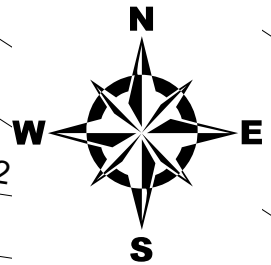
Owner ☐

Authorized Agent ☐

09/15



# LOCATION



AGUSTA AVE

BALBOA AVE

COVINA AVE

BALBOA ACRES

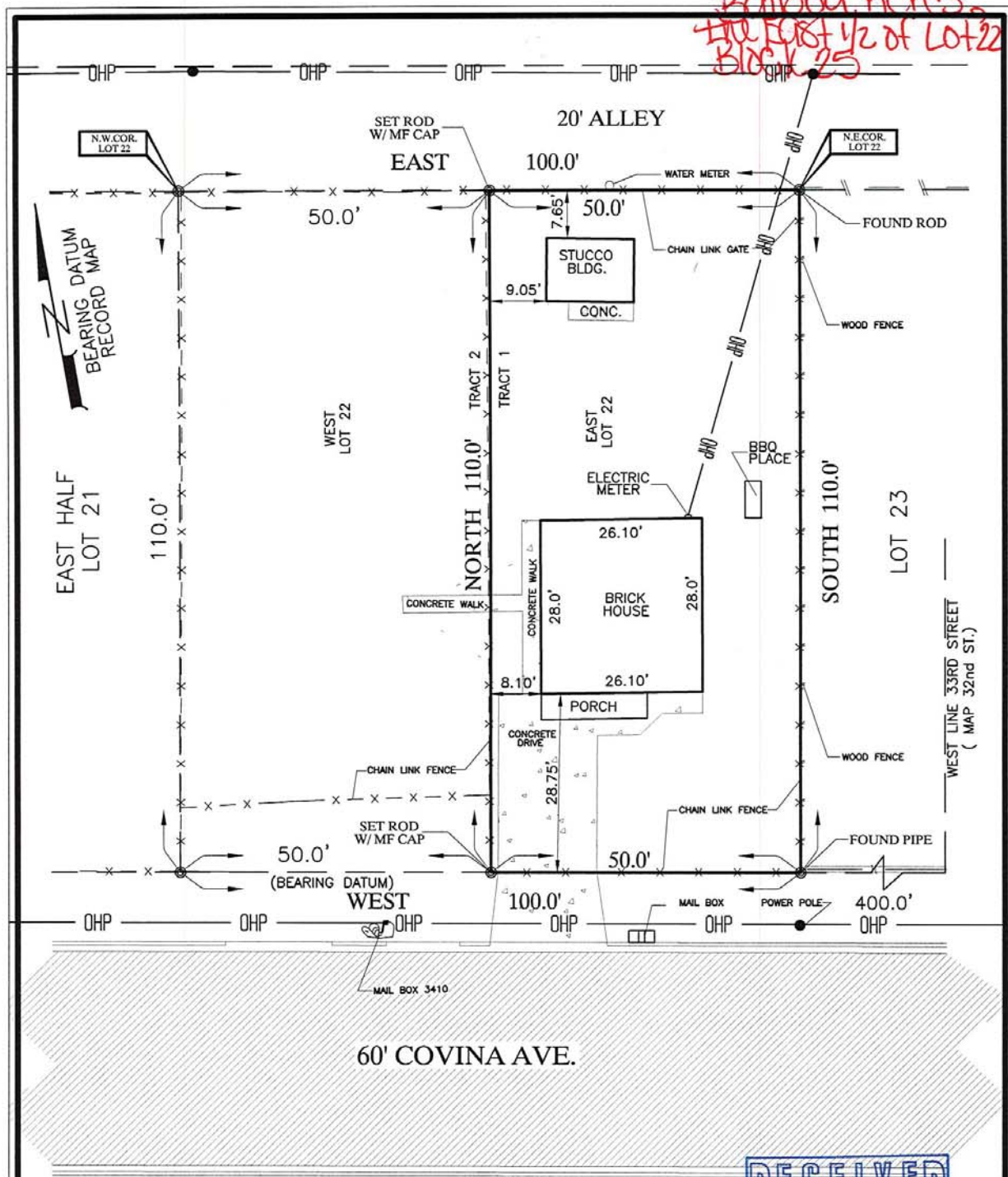
ELMIRA AVE

33RD ST

DAYTONA AV

A AVE





SURVEY DONE WITHOUT BENEFIT OF  
TITLE REPORT OR TITLE COMMITMENT

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP IS A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE AND APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS PROPERTY FALLS IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAPS.

*Michael Fabian*  
MICHAEL FABIAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MCALLEN, TEXAS.  
# 4893

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**MAP**  
SHOWING  
**THE EAST 1/2 (50 FEET) OF**  
**LOT 22, BLOCK 25,**  
**BALBOA ACRES**  
**SUBDIVISION**  
HIDALGO COUNTY, TEXAS  
RECORDED IN VOL. 14, PG. 31 M/R

PREPARED BY  
MICHAEL FABIAN SURVEYING, INC.  
1203 E. HACKBERRY AVE.  
(956) 630-1432 MCALLEN, TEXAS 78501 FAX: (956) 687-4660

MICHAEL FABIAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

W.O.# 03733 CRD : SAME PRINT SIZE: 8.5 X 14  
SCALE: 1"= 20' DATE: 05/04/2020

EMAIL ADDRESS: SURVEY @ MFABIAN SURVEYING.COM  
FIRM # 10193965





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/27/2020

<b>SUBDIVISION NAME: BALBOA ACRES, THE EAST HALF OF LOT 22, BLOCK 25</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Covina Avenue: 60 ft. ROW	Applied
Paving: 38 ft. existing Curb & gutter: Both sides	
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: existing conditions remain	Applied
*Alley/service drive easement required for commercial properties	
<b>SETBACKS</b>	
* Front: 25 ft.	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements.	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements.	Applied
* Corner	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, Private Streets, must be maintained by the lot owners and not the City of McAllen	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Applied
* Minimum lot width and lot area: Survey for the east half of Lot 22, Block 25 shows a 50 ft. width.	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Per Traffic Department Trip Generation is waived. No TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: Existing plat notes remain the same **Public hearing required for the subdivision of the lot ***Must comply with other department requirements prior to recording as may be applicable	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied







## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 28, 2020

**SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 4B, NORTH MCALLEN SHOPPING CENTER LOTS 4A & 4B SUBDIVISION; 7301 NORTH 7<sup>TH</sup> STREET. (SPR2020-0020)**

**LOCATION:** The property is located on the west side of North 7<sup>th</sup> Street, approximately 238 ft. north of Trenton Road. The property is vacant and is zoned C-3 (general business) District. Surrounding zoning is C-3 to the north, south and west, and A-O (agricultural and open space) to the east.

**HISTORY:** The applicant originally proposed to construct a 5,450 sq. ft. building for a restaurant and drive thru located on the north side of the property. The site plan was approved by Planning and Zoning Commission on April 7, 2020.

**PROPOSAL:** The applicant is now proposing to construct a 4,656 sq. ft. building with 45 outdoor dining seats for a restaurant and drive thru use located at the south side of the property. The plat states that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance.



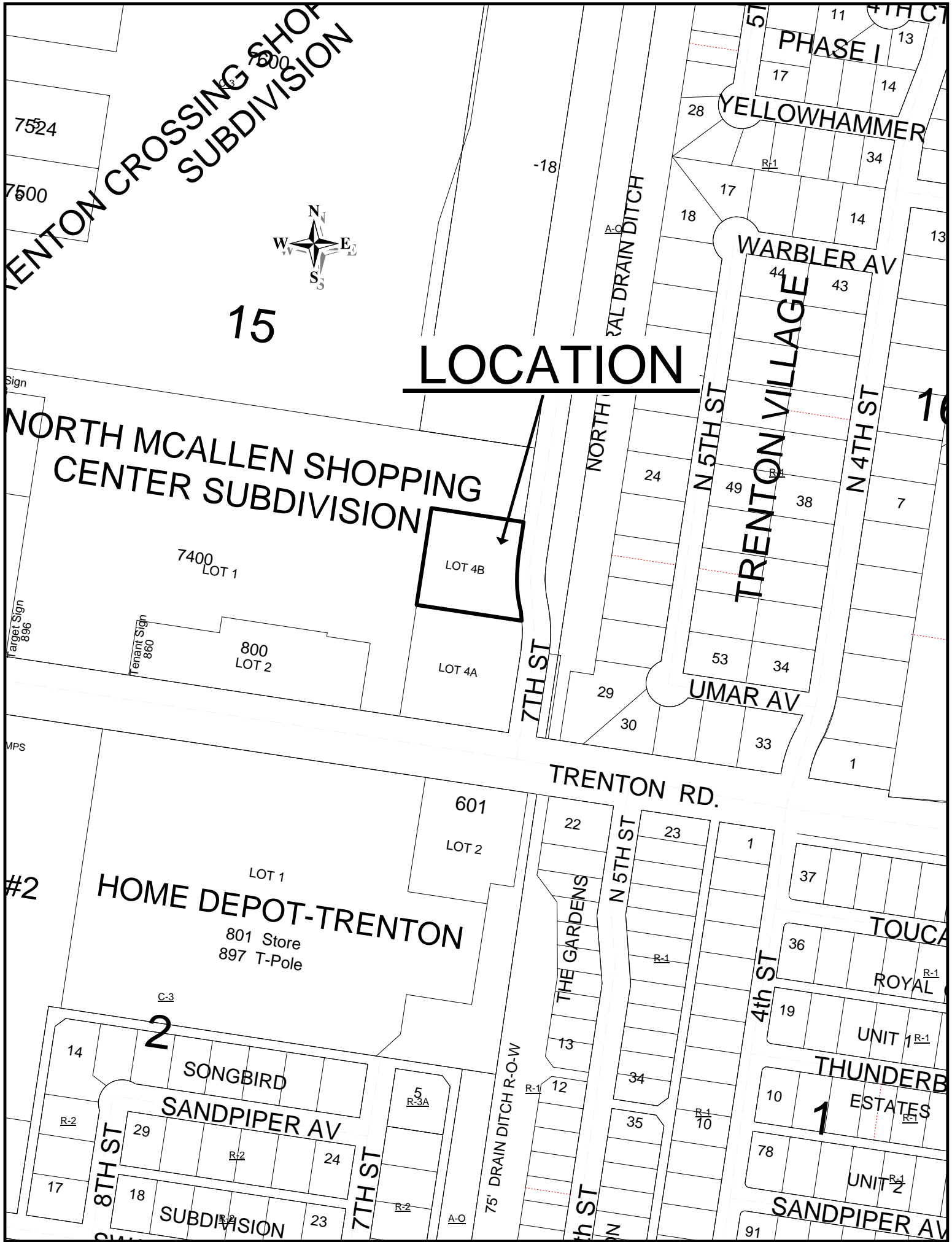


**ANALYSIS:** The proposed restaurant will be 4,656 square feet with 45 outdoor dining seats, which requires 56 parking spaces. Three of the provided parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Based on the restaurant area (4,656 sq. ft.) and patio dining seating (45 seats), 56 parking spaces are required; 56 parking spaces are being proposed. Three access points to the site are being proposed; one of which is a 24 ft. wide curb cut and two of which are 26 ft. wide curb cuts along N. 7<sup>th</sup> Street. Traffic Department has indicated that stacking for eleven vehicles is required for the drive-thru area. Based on an updated emailed (10/28/20) site plan that is now showing a proposed Fire Department Connection (FDC), fire department approves the site plan with the condition that at this time the requirement of fire protection systems must be installed to include but not limit to an automatic fire sprinkler system. Required landscaping is 4,265 sq. ft. with trees required as follows: 15 -2 ½" caliper trees, or 8- 4" caliper trees, or 4- 6" caliper trees, or 30 palm trees. A minimum 10 ft. wide landscape strip is required inside the property line along N. 7<sup>th</sup> Street. 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 6 ft. buffer is required around the dumpster if visible from the street. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

**RECOMMENDATION:**

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





TRENTON CROSSING SHOP  
SUBDIVISION



15

LOCATION

NORTH MCALLEN SHOPPING  
CENTER SUBDIVISION

LOT 4B

7400 LOT 1  
800 LOT 2  
Tenant Sign 860  
Target Sign 896

#2  
LOT 1  
HOME DEPOT-TRENTON  
801 Store  
897 T-Pole  
C-3

2  
SONGBIRD  
SANDPIPER AV  
SUBDIVISION

TRENTON RD.

THE GARDENS

TRENTON VILLAGE

YELLOWHAMMER

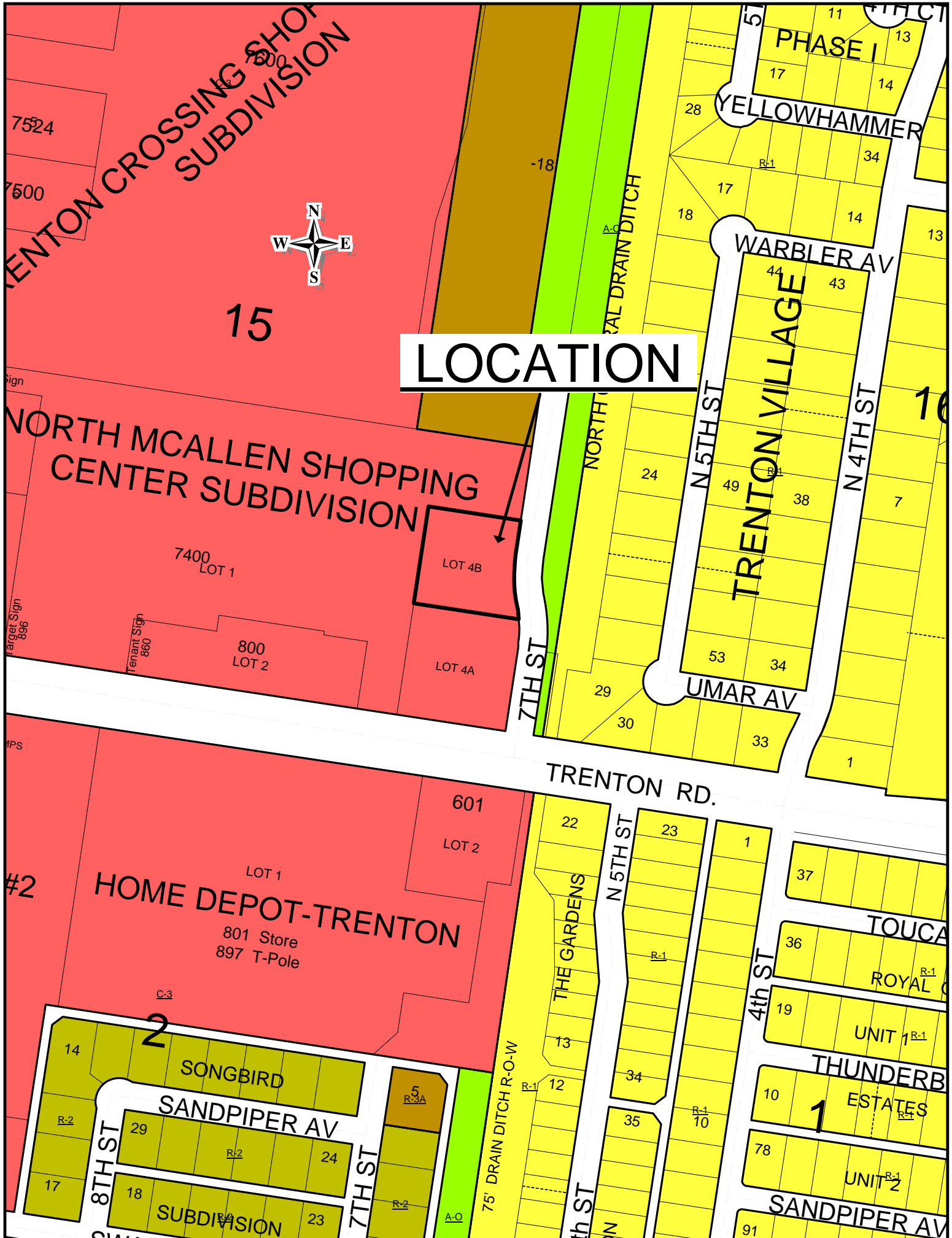
PHASE I

TOUCA  
ROYAL  
UNIT 1

THUNDERB  
ESTATES  
1

SANDPIPER AV  
UNIT 2





LOCATION

TRENTON CROSSING SHOPPING  
SUBDIVISION

NORTH MCALLEN SHOPPING  
CENTER SUBDIVISION

PHASE I  
YELLOWHAMMER

WARBLER AV

TRENTON VILLAGE

UMAR AV

TRENTON RD.

HOME DEPOT-TRENTON

SANDPIPER AV

SUBDIVISION

TOUCA

ROYAL

THUNDERBOLT  
ESTATES

SANDPIPER AV





# LOCATION

TRENTON CROSSING SUBDIVISION

NORTH MCALLEN SHOPPING CENTER SUBDIVISION

PHASE I YELLOWHAMMER

WARBLER AV

TRENTON VILLAGE

UMAR AV

TRENTON RD.

HOME DEPOT-TRENTON  
801 Store  
897 T-Pole

SONGBIRD SANDPIPER AV

THUNDERB ESTATES

SANDPIPER AV



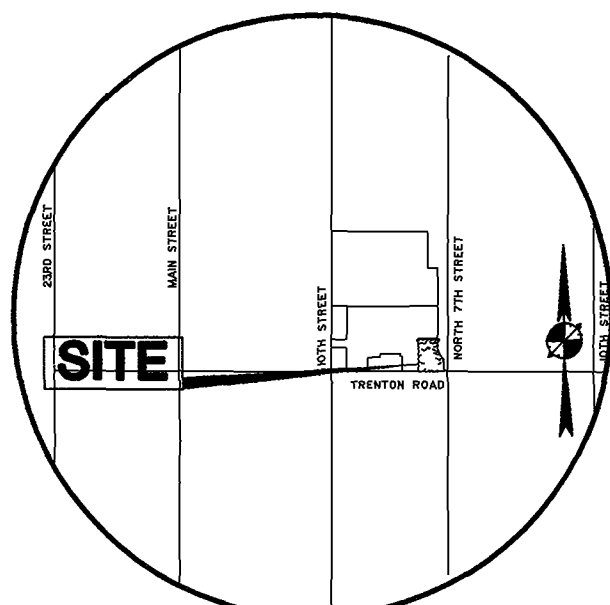
LOT 4B

LOT 4A

LOT 2

SUBDIVISION





LOCATION MAP  
MCALLEN, TEXAS  
NOT TO SCALE

#### LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- - - PROPOSED CONTOUR
- - - EXISTING CONTOUR
- - - R.P.R. REAL PROPERTY RECORDS
- - - D.P.R. DEED & PLAT RECORDS
- - - P.O.C. POINT OF COMMENCEMENT
- - - P.O.B. POINT OF BEGINNING

#### AREA BEING REPLATED

A 2.25 ACRE TRACT OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 4, NORTH MCALLEN SHOPPING CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 39, PAGE 92 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

#### BASIS OF BEARINGS:

ALL BEARINGS BEING REFERENCED TO THE SOUTHERLY LINE OF SAID NORTH MCALLEN SHOPPING CENTER SUBDIVISION, N 81° 14' 33" W

#### BENCHMARK:

TBM "1A" CUT "SQUARE" SET ON THE TOP OF AN INLET LOCATED IN THE NORTHERLY RIGHT OF WAY OF TRENTON ROAD, ±202' WEST OF NORTH 7TH STREET. ELEV=107.62'

TBM "2A" EAST BOLT OF A FIRE HYDRANT LOCATED IN THE WESTERLY RIGHT OF WAY OF NORTH 7TH STREET, ±601' NORTH OF TRENTON ROAD. ELEV=108.86'

#### METES AND BOUNDS DESCRIPTION

**FIELD NOTE DESCRIPTION**—FOR A 2.250 ACRE TRACT OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 4, NORTH MCALLEN SHOPPING CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 39, PAGE 92 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE SOUTHERLY LINE OF SAID NORTH MCALLEN SHOPPING CENTER SUBDIVISION, N 81° 14' 33" W:

**BEGINNING**, AT A FOUND 1/2-INCH IRON ROD AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 7TH STREET (60' R.O.W.) AND THE NORTHERLY RIGHT-OF-WAY LINE OF TRENTON ROAD (110' R.O.W.), BEING THE SOUTHEASTERLY CORNER OF SAID LOT 4 AND HEREOF;

**THENCE**, N 81° 14' 33" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TRENTON ROAD, BEING THE SOUTHERLY LINE OF SAID LOT 4 AND HEREOF, A DISTANCE OF 233.05 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 4, BEING THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID NORTH MCALLEN SHOPPING CENTER SUBDIVISION;

**THENCE**, N 08° 45' 27" E, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF TRENTON ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1 AND SAID LOT 4, A DISTANCE OF 446.38 FEET TO A FOUND 1/2-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, S 81° 14' 25" E, ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 4, A DISTANCE OF 198.20 FEET TO A FOUND CUT X, LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 7TH STREET, BEING THE NORTHEAST CORNER OF SAID LOT 4;

**THENCE**, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 7TH STREET, AND THE EAST LINE OF SAID LOT 4 AS FOLLOWS:

S 08° 45' 27" W, 73.62 FEET, TO A FOUND 1/2-INCH IRON ROD AT A POINT OF CURVATURE;

ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF S 01° 32' 48" E", 110.90 FEET, A RADIUS OF 310.00 FEET AND A CENTRAL ANGLE OF 20° 36' 31", A DISTANCE OF 110.50 FEET, TO A FOUND 1/2-INCH IRON ROD AT A POINT OF REVERSE CURVATURE;

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CHORD OF S 08° 37' 48" E, 26.97 FEET, A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 06° 26' 33", A DISTANCE OF 26.99 FEET TO A FOUND 1/2-INCH IRON ROD ON SAID CURVE;

CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD OF S 01° 43' 50" W, 59.65 FEET, A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 14° 16' 42", A DISTANCE OF 59.81 FEET, TO A FOUND 1/2-INCH IRON ROD AT A POINT OF TANGENCY FOR CORNER;

S 08° 52' 11" W, A DISTANCE OF 178.69 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.250 ACRES (98,007 SQUARE FEET) OF LAND, MORE OR LESS.

#### GENERAL NOTES

1. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
2. THE SUBDIVISION IS IN ZONE B (BETWEEN LIMITS OF 100YR. FLOOD AND 500YR. FLOOD) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005 C, REVISED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK LINES SHALL BE
  - 60' SETBACK ALONG TRENTON ROAD OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
  - 30' SETBACK ALONG NORTH 7TH STREET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
  - OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
4. UTILITY PROVIDERS:
  - WATER: CITY OF MCALLEN
  - POWER: MAGIC VALLEY ELECTRIC COOPERATION
  - GAS: SOUTHERN UNION
  - SANITARY SEWER: CITY OF MCALLEN
5. NO STRUCTURES ARE TO BE BUILT ON TOP OF ANY EASEMENTS.
6. DRAINAGE STATEMENT: THE STORM RUNOFF FOR THIS SUBDIVISION CONSISTS OF: LOTS DRAINING INTO STORM GRATES AND CURB INLETS; THEN VIA UNDERGROUND DRAINAGE PIPE TO AN EXISTING SHARED DETENTION POND, AND OUT FALLING INTO EXISTING N. CENTRAL DRAINAGE DITCH.
7. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ASPHALT/LANDSCAPING INCIDENTAL TO THE UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.
8. STORM WATER DETENTION OF 3.9 AC.-FT WAS REQUIRED FOR ORIGINAL PLAT.
9. AN ENGINEERED GRADING PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	111.50'	310.00'	20°36'31"	110.90	S01° 32' 48.38"E
C2	86.79'	240.00'	20°43'14"	86.32	S01° 29' 26.63"E
C3	26.99'	240.00'	6°26'32"	26.97	S08° 37' 47.57"E
C4	59.81'	240.00'	14°16'42"	59.65	S01° 43' 49.57"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N81°14'33"W	20.05'
L2	S8°45'27"W	83.23'
L3	N81°14'33"W	208.05'
L4	N8°45'27"E	10.00'
L5	S81°14'33"E	185.55'
L6	N8°45'27"E	16.83'
L7	S81°14'33"E	10.50'
L8	N8°45'27"E	56.40'
L9	S81°14'33"E	10.00'
L10	S8°45'27"W	73.23'
L11	N8°45'27"E	154.67'
L12	N8°45'27"E	208.49'

LOT 1  
NORTH MCALLEN SHOPPING  
CENTER SUBDIVISION  
VOL. 39, PG. 92

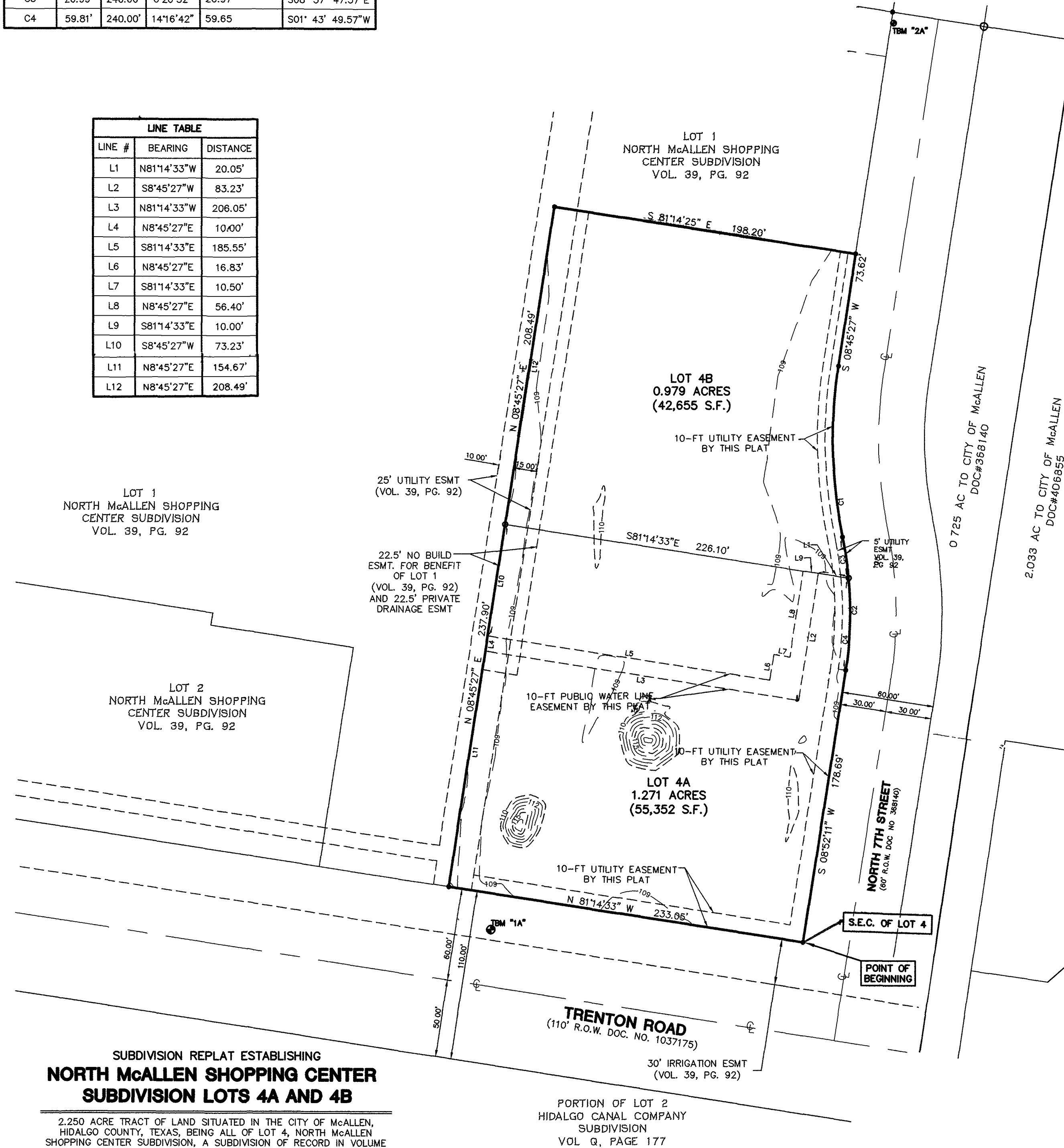
LOT 2  
NORTH MCALLEN SHOPPING  
CENTER SUBDIVISION  
VOL. 39, PG. 92

#### SUBDIVISION REPLAT ESTABLISHING NORTH MCALLEN SHOPPING CENTER SUBDIVISION LOTS 4A AND 4B

2.250 ACRE TRACT OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 4, NORTH MCALLEN SHOPPING CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 39, PAGE 92 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

#### GENERAL NOTES (CONT.)

10. SITE PLAN APPROVAL BY PLANNING AND ZONING COMMISSION IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. MINIMUM 4.0' SIDEWALK REQUIRED ALONG TRENTON ROAD AND BOTH SIDES OF N. 7TH STREET
12. 6-FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
13. 8-FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
14. THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITH LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING AND LANDSCAPING; PROVIDED, HOWEVER, SUCH OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.
15. DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM.
16. THE NUMBER OF CURB CUTS AND LOCATION OF CURB CUTS WILL BE REVIEWED AT TIME OF SITE PLAN APPROVAL FOR THIS LOT.
17. CITY OF MCALLEN BENCHMARK SYSTEM ASSOCIATED WITH THIS PLAT IS LISTED IN THE METES AND BOUNDS DESCRIPTION.
18. EACH STREET INTERSECTION REQUIRES A 25'x25' SITE OBSTRUCTION EASEMENT.
19. BASED ON THE MASTER DRAINAGE PLAN SUBMITTED AND APPROVED FOR MCALLEN SHOPPING CENTER SUBDIVISION THE PRORATED DRAINAGE DETENTION REQUIRED FOR THIS SUBDIVISION IS 0.51 AC-FT (0.27 AC-FT FOR LOT 4A AND 0.24 AC-FT FOR LOT 4B).
20. STORMWATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE (DETENTION AREAS) AND RELEASED INTO AN APPROVED STORM SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT. THE EXISTING DETENTION POND FOR THE NORTH MCALLEN SHOPPING CENTER IS LOCATED ON LOT 1 NORTH OF LOT 4B.
21. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
22. ALL EXISTING SIDEWALKS MUST MEET CURRENT ADA STANDARDS.
23. THE 22.5 FEET NO-BUILD EASEMENT ON LOT 4 IS FOR THE BENEFIT OF LOT 1 AND MAY NOT BE AMENDED OR TERMINATED WITH OUT THE WRITTEN CONSENT OF THE OWNERS THERE OF



#### STATE OF CALIFORNIA COUNTY OF MARIN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NORTH MCALLEN SHOPPING CENTER LOTS 4A AND 4B 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 WILL CAUSE TO BE INSTALLED THERON, 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.

BW TRENTON, LLC, A TEXAS LIMITED LIABILITY COMPANY

361 3RD STREET, SUITE A

SAN RAFAEL, CA 94901

(877) 503-0005

BY: *Edward Owens*

NAME: EDWARD OWENS

#### STATE OF CALIFORNIA COUNTY OF MARIN

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF July, 2013.

NOTARY PUBLIC  
IN AND FOR THE STATE OF CALIFORNIA  
MY COMMISSION EXPIRES April 14, 2017

#### STATE OF TEXAS COUNTY OF BEAR

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

HAL B. LANE, III, R.P.L.S., L.S.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4690

#### STATE OF TEXAS COUNTY OF BEAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF DRAINAGE, LOTS, STREETS, AND UTILITIES.

AARON K. PARENICA, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 99323

#### CERTIFICATION OF THE MAYOR OF THE 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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

JAMES E. DORLING  
MAYOR, CITY OF MCALLEN

#### STATE OF TEXAS COUNTY OF HIDALGO:

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

CHAIRMAN-PLANNING COMMISSION

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

GADGETY GARCIA JR.  
DISTRICT MANAGER

DATE

#### FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

ON 9-17-13 AT 2:55 AM

INSTRUMENT NUMBER 2448828

RECORDED IN VOLUME PAGE

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DEPUTY



LOT 2  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

LOT 1  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

CONTRACTOR TO PAY CITY  
METER FEE AND  
ARRANGE FOR  
CITY TO SET  
METERS

PROP. 1" TAP  
AND 1" METER  
FOR DOMESTIC  
PROP. 3/4" TAP  
AND 3/4" METER  
FOR LANDSCAPE

PROP. DIP POLE  
(BY MVEC)

EXIST.  
12" W/ATER  
LINE

EXIST.  
FIRE  
HYDRANT

EXIST.  
WATER  
METER

EXIST.  
FDC

EXIST.  
WATER  
METERS

EXIST. INLET  
TOP: 10.00  
FL: 10.25

PROP. TRANSFORMER  
PAD (TRANSFORMER  
BY MVEC)

PROP. 4" CONDUIT  
W/ PULL CORD -  
SEE MEP

PRETREATMENT  
SYSTEM - SEE  
PLUMBING  
PLANS

CLEANOUT

EXIST.  
CLEANOUT

CONNECT TO  
EXIST. 6" SEWER SERVICE

LOT 4A

LOT 1  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

PROP. STREET  
LIGHT

EXIST. INLET  
TOP: 10.00  
FL: 10.25

PROP. GAS  
METER - BY  
ONE GAS

2" G

REMOVE CAP ON EXIST.  
8" WATER, 8"x6" TEE,  
6" VALVE, FIRE  
HYDRANT, & 8" CAP

N. 7th Street  
STREET LIGHT SPACING: 209 FT.

PROP. GAS  
LINE - BY  
ONE GAS

PROP. STREET  
LIGHT

PROP. GAS  
LINE - BY  
ONE GAS

10-28-20  
Rev. 10-28-20  
Add FDC location



Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F-6003  
202 South 4th Street McAllen, Texas 78501  
SEC@spooreng.com (956) 683 1000

DATE:  
3/13/20

Lot 4B  
North McAllen Shopping  
Center Subdivision  
Lots 4A and 4B  
McAllen  
Texas

**SITE UTILITY PLAN**  
7401 N. 7th St.

DATE:  
Feb. 03, 2020

SCALE:  
1" = 20'

SHEET:  
**C-4**



LOT 2  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

LOT 1  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

LOT 1  
North McAllen Shopping Center Subdivision  
Vol. 39, Pg. 92, M/R

LOT 4A

N. 7th Street

Lot Area: 42,304 S.F.  
Landscape Required: 4,230 S.F.  
Landscape Provided: 7,399 S.F.  
Tree Credits Required: 17  
Tree Credits Provided: 18 (9 - 4 Inch)

LANDSCAPE AREA BREAKDOWN

- 1 4,993 S.F.
- 2 1,066 S.F.
- 3 133 S.F.
- 5 642 S.F.
- 6 125 S.F.
- 7 496 S.F.

TOTAL: 7,455 S.F.

NOTE: ALL LANDSCAPE AREAS TO HAVE  
IRRIGATION - ALL LANDSCAPE AREAS IN N. 7TH  
ST. ROW TO BE DRIP IRRIGATION



**RECEIVED**  
By Nikki Marie Cavazos at 1:25 pm, Aug 27, 2020

RECEIVED VIA EMAIL 08/25/2020 AT 3:56 PM

DATE:  
Feb. 03. 2020



SCALE:  
1" = 20'

SHEET:

**G-5**

LANDSCAPE PLAN

Lot 4B  
North McAllen Shopping  
Center Subdivision  
Lots 4A and 4B

McAllen

Texas

Prepared by:

**Spoor Engineering Consultants, Inc.**

Consulting Engineers - Civil Land Planning  
PRM # F-6033

202 South 4th, Street McAllen, TEXAS 78501  
SECO@spooreng.com

(956) 683.1000

REV.	DATE
1	3/13/20





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

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

Project Description	Subdivision Name <u>DALE' SHINE AT BUSINESS 83 SUBDIVISION</u> Location <u>SOUTHWEST CORNER 23RD ST. &amp; U.S. BUSINESS HIGHWAY 83</u> City Address or Block Number <u>2301 U.S. BUSINESS HIGHWAY 83</u> Number of lots <u>1</u> Gross acres <u>0.963</u> Net acres <u>0.963</u> Existing Zoning <u>L1</u> Proposed <u>L1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use _____ Proposed Land Use <u>CARWASH</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due \$ <u>0</u> Parcel No. <u>331744/331745</u> Tax Dept. Review _____ Legal Description _____ APPROX. 0.963 AC BEING ALL OF LOTS 1 THRU 6 BLK 1 JOHN J. YOUNG SUBDIVISION ("W/592-594 H.C.M.R.")
Owner	Name <u>1.) THE FRITTS LP &amp; SPURGEON W. BROWN</u> <u>2.) BROWNIE'S OIL CO.</u> Phone <u>C/O (956) 381-0981</u> Address <u>1.) 315 VICTORIA - 2.) 208 E. KIWI</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>C/O MARIO@MELDENANDHUNT.COM</u>
Developer	Name <u>7B BUILDING &amp; DEVELOPMENT, LLC</u> Phone <u>C/O (956) 381-0981</u> Address <u>13105 DOVER AVENUE</u> City <u>LUBBOCK</u> State <u>TX</u> Zip <u>79424</u> Contact Person <u>MARIO A. REYNA, P.E.</u> E-mail <u>MARIO@MELDENANDHUNT.COM</u>
Engineer	Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>956-381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>MARIO A. REYNA, P.E.</u> E-mail <u>MARIO@MELDENANDHUNT.COM</u>
Surveyor	Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>956-381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>

1.) owners of ALL OF LOTS 1, 2, 3 & 4 BLK 1

PCT# 712550 2.) owners of " " " 5 & 6, BLK 1

RECEIVED

APR 17 2020

BY: AC/cw 3:00 pm



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

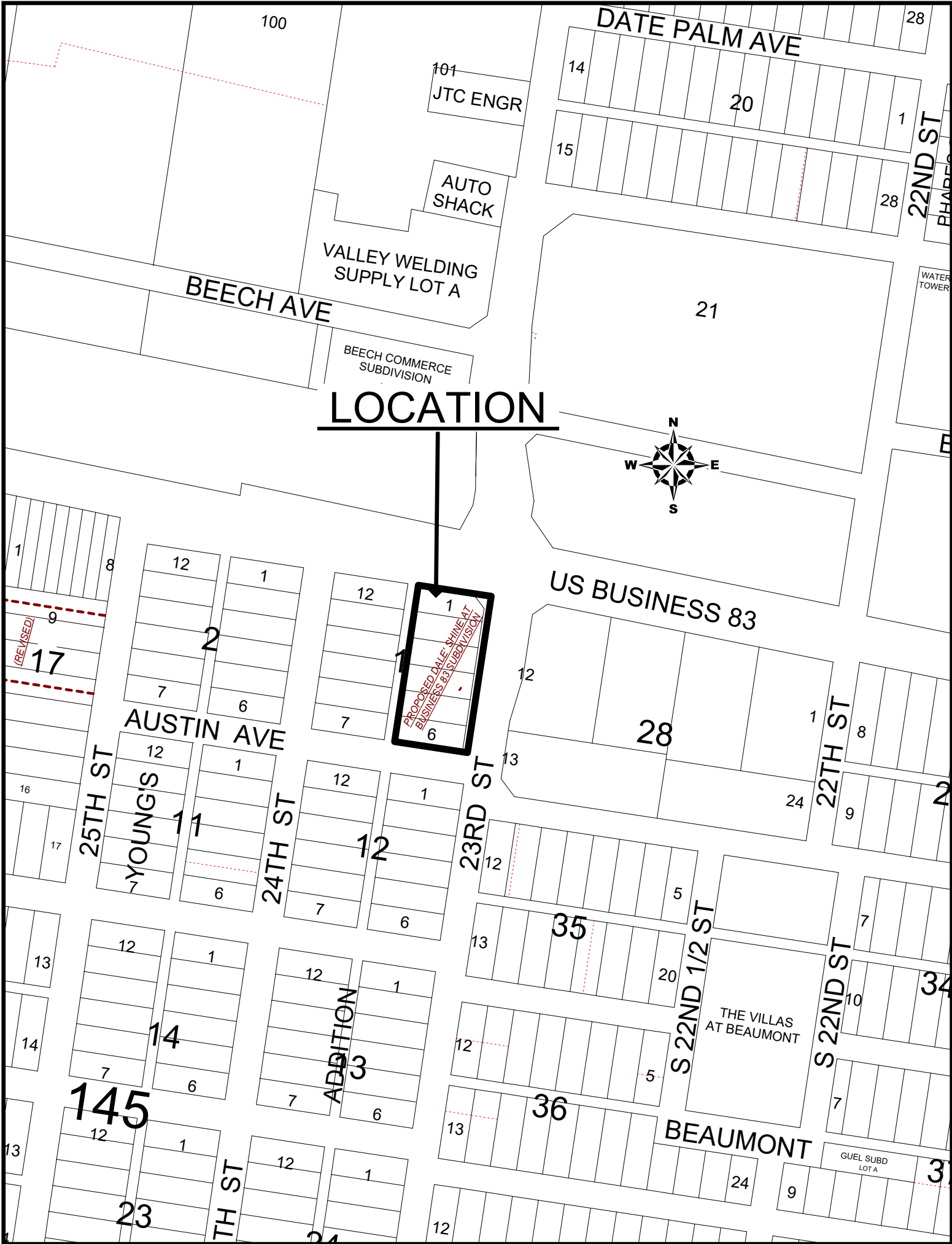
Signature  Date 4-16-20

Print Name MARIO A. REYNA, P.E.

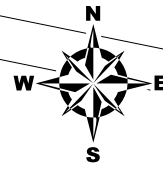
Owner ☐

Authorized Agent ☒





LOCATION



PROPOSED DALE SHINE AT  
BUSINESS 83 SUBDIVISION

(REVISED)

ADDITION

145

35

36

3



Y:\Land Development\Commercial\McAllen\20049 - Dale Shine (2301 US Bus 83)\Autocad files\20049.00.dwg, 10/28/2020 11:15:06 AM, DWG To PDF.pc3





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2020

<b>SUBDIVISION NAME: DALE' SHINE AT BUSINESS 83 SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
W. Business Highway 83: 50 ft. ROW from centerline required for 100 ROW Paving: By the state Curb & gutter: By the state	Applied
S. 23rd Street: Approximately 16.2 ft. ROW dedication required for 50 ft. ROW from centerline for 100 ft. ROW Paving: By the state Curb & gutter: By the state	Applied
Austin Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
<b>ALLEYS</b>	
ROW: Existing 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing 20 ft. alley; must be paved	Applied
<b>SETBACKS</b>	
* Front: W. Business Highway 83: 50 ft. or greater for easements or site plan  S. 23rd Street: 50 ft. or greater for easements or approved site plan; proposing 40 ft. or greater for easements  Austin Avenue: 30 ft. or greater for easements or approved site plan	Applied
* Rear: In accordance with the zoning ordinance, or greater for easements or site plan	Applied
* Sides: In accordance with the zoning ordinance, or greater for easements or site plan	Applied
* Corner: See setbacks for W. Business Highway 83 and S. 23rd Street	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN **SETBACKS FOR EXISTING STRUCTURE(S) REMAIN; HOWEVER, ANY NEW ADDITIONS AND/OR NEW CONSTRUCTION SHALL COMPLY WITH SETBACKS AS NOTED	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on S. 23rd Street, W. Business Highway 83 and 4 ft. sidewalk required along Austin Avenue.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied



*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
<b>ZONING/CUP</b>	
* Existing: I-1 Proposed: I-1	Applied
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy **Site plan required by Traffic Department, Fire Department and Public Works to see access location and street light layout, dumpster location, and fire hydrant layout ****Include abandonment doc # for 17 ft. railroad easement vol. 609 page 115 H.C.D.R. shown on the plat, prior to final *****Plat submitted August 28, 2020 is still missing the railroad easement abandonment document information which is required prior to final approval. *****Engineer submitted a revised survey which no longer shows the railroad easement; therefore no need for abandonment process	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied





LOCATION



SUB2020-0075



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

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

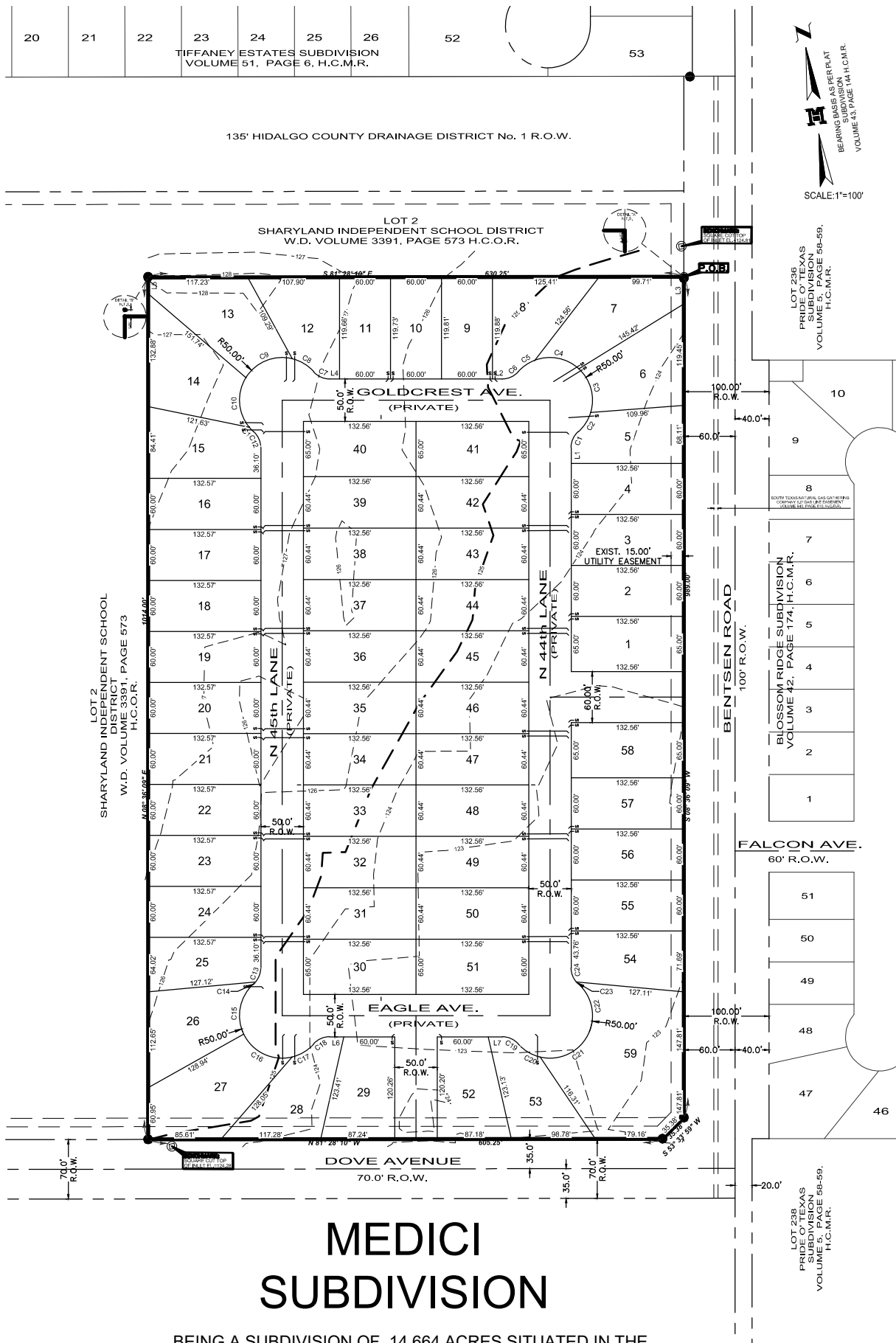
Project Description	<p>Subdivision Name <u>THE MEDICI SUBDIVISION</u></p> <p>Location <u>NORTHWEST CORNER OF DOVE AVENUE &amp; N. BENTSEN ROAD</u></p> <p>City Address or Block Number <u>4500 DOVE AVENUE</u></p> <p>Number of lots <u>58</u> Gross acres <u>14.664</u> Net acres <u>14.664</u></p> <p>Existing Zoning <u>A-O</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>U.I.D</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>701541</u> Tax Dept. Review <u>guerra</u></p> <p>Legal Description <u>APPROXIMATELY 14.664 ACRES OUT OF LOT 2,</u> <u>SHARYLAND ISD JR. HIGH SCHOOL, VOL. 48, PGS. 122-123 HCMR</u></p>
Owner	<p>Name <u>SHARYLAND ISD</u> Phone <u>C/O (956) 381-0981</u></p> <p>Address <u>1106 N. SHARY ROAD</u></p> <p>City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u></p> <p>E-mail <u>C/O MARIO@MELDENANDHUNT.COM</u></p>
Developer	<p>Name <u>AVIG CONSTRUCTION</u> Phone <u>956.252.0610</u></p> <p>Address <u>1819 W. VENTURA DR.</u></p> <p>City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u></p> <p>Contact Person <u>ENRIQUE CASTELLANOS</u></p> <p>E-mail <u>AVIGROUP@GMAIL.COM</u></p>
Engineer	<p>Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>MARIO A. REYNA, P.E.</u></p> <p>E-mail <u>MARIO@MELDENANDHUN.COM</u></p>
Surveyor	<p>Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p>











BEING A SUBDIVISION OF 14.664 ACRES SITUATED IN THE  
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT  
OF LOT 2, SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBD.,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48,  
PAGES 122 AND 123, HIDALGO COUNTY MAP RECORDS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/27/2020

### SUBDIVISION NAME: THE MEDICI SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Dove Avenue: Dedication for 75 ft. from centerline required for 150 total ROW

Paving: min. 65 ft. Curb & gutter: both sides

\*\*Revise plat to show legal description for the property on the south side of Dove Avenue.

\*\*\*Show centerline and existing ROW on both sides

\*\*\*\*Show ROW dedication by prior plat and also existing ROW on both sides to determine if dedication is required.

Bentsen Road: 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Show ROW dedication for Bentsen Road from Sharyland I.S.D. Junior High School Subdivision

\*\*\*Also show centerline and ROW on both sides, etc.

Goldcrest Avenue (private), Eagle Avenue (private), N. 44th Lane (private), N. 45th Lane (private): 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

N. 45th Street & Flamingo Avenue: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

\*\*Revise plat accordingly. If subdivision is private, provide gate detail to finalize ROW dedication, requirements, etc.

\*\*\*Revise plat to reflect correct street names instead of now blank.

\*\*\*\*What is the offset between Falcon Avenue and existing street between Lots 1 & 58? centerline to centerline.

\*\*\*\*20 ft. pavement face to face on both sides of island required for private subdivisions.

\* 800 ft. Block Length

\*\*N. 45th Lane exceeds the 800 ft. block length without a stub-out street, revise plat accordingly or provide variance letter as needed.

\* 600 ft. Maximum Cul-de-Sac

\*\*Plat needs to be revised accordingly since it exceeds the 600 ft. without a cul-de-sac or provide variance letter prior to final

Non-compliance

Non-compliance

Non-compliance

Non-compliance

Applied

##### 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: 10 ft. or greater for easements, except 25 ft. for double fronting lots.

Applied

\* Sides: 6 ft. or greater for easements.

\*\*Proposing 5 ft. or greater for easements.

\*\*\*Plat needs to be revised accordingly to reflect 6 ft. or provide variance letter for P&Z board review.

Non-compliance

\* Side Corner: 10 ft. or greater for easements.

Applied

\* Garage: 18 ft. except where greater setback is required, greater setback applies.

Applied

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied



<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. Bentsen Road, Dove Avenue, and both sides of all interior streets. **Revise plat as noted above	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bentsen Rd. and Dove Ave. **Plat needs to be revised as it references N. 33rd St. and Ware Rd.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along N. Bentsen Road and Dove Avenue. **Revise plat to reflect N. Bentsen Rd.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, private services drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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. **Section 110-72 applies for public subdivisions.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
<b>ZONING/CUP</b>	
* Existing: A-O Proposed: R-1	Applied
* Rezoning Needed Before Final Approval **Current zoning is A-O. Rezoning application to R-1 not in file yet.	Non-compliance
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 x dwelling unit/lot x 58 units proposed = \$40,600 to be paid prior to recording. If number of lots changes, fees will be revised accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Per Traffic Department, need to submit a Trip Generation to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied



COMMENTS	
<p>Comments:</p> <p>**Must comply with City's Access Management Policy</p> <p>***Need to clarify if subdivision is private or public. If private, need to show on plat "A private subdivision..." reference.</p> <p>****Also if subdivision is public, reference Section 110-72 for maintenance of common areas. If subdivision is private, Section 134-168 applies as part of the required HOA note.</p> <p>*****Gate details required for review if this subdivision is private</p> <p>*****Revise plat to show street names for (two entrance streets)</p> <p>*****Need to submit HOA to verify maintenance prior to recording.</p> <p>*****What's the width of the property retained by Sharyland I.S.D. between this plat and District ROW to the north?</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied









City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

SUB2020-0072  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Iglesias Subdivision</u>
	Location <u>Northwest corner of Pecan Blvd. and Benton Road</u>
City Address or Block Number _____	Number of lots <u>1</u> Gross acres <u>1.0</u> Net acres _____
	Existing Zoning <u>C-1</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # _____	Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____
Legal Description <u>A 1.079 Ac out of lot 248 John H. Shary</u>	
	<u>Subdivision, Vol. 1, Page 17</u>
Owner	Name <u>Alvaro Iglesias</u> Phone <u>956-313-8813</u>
	Address <u>3589 W Turtle Dr</u>
City <u>Rio Grande</u> State <u>TX</u> Zip <u>78582</u>	E-mail <u>Alvaro.Iglesias911@gmail.com</u>
Developer	Name <u>Same as Owner</u> Phone _____
	Address _____
City _____ State _____ Zip _____	Contact Person _____
	E-mail _____
Engineer	Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u>
	Address <u>3911 N. 10th Street</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	Contact Person <u>Mario A. Salinas</u>
	E-mail _____
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>
	Address <u>2221 Dattoil</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	E-mail <u>dsalinas@salinasengineering.com</u>

RECEIVED  
OCT 12 2020  
By Am



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 10-8-20

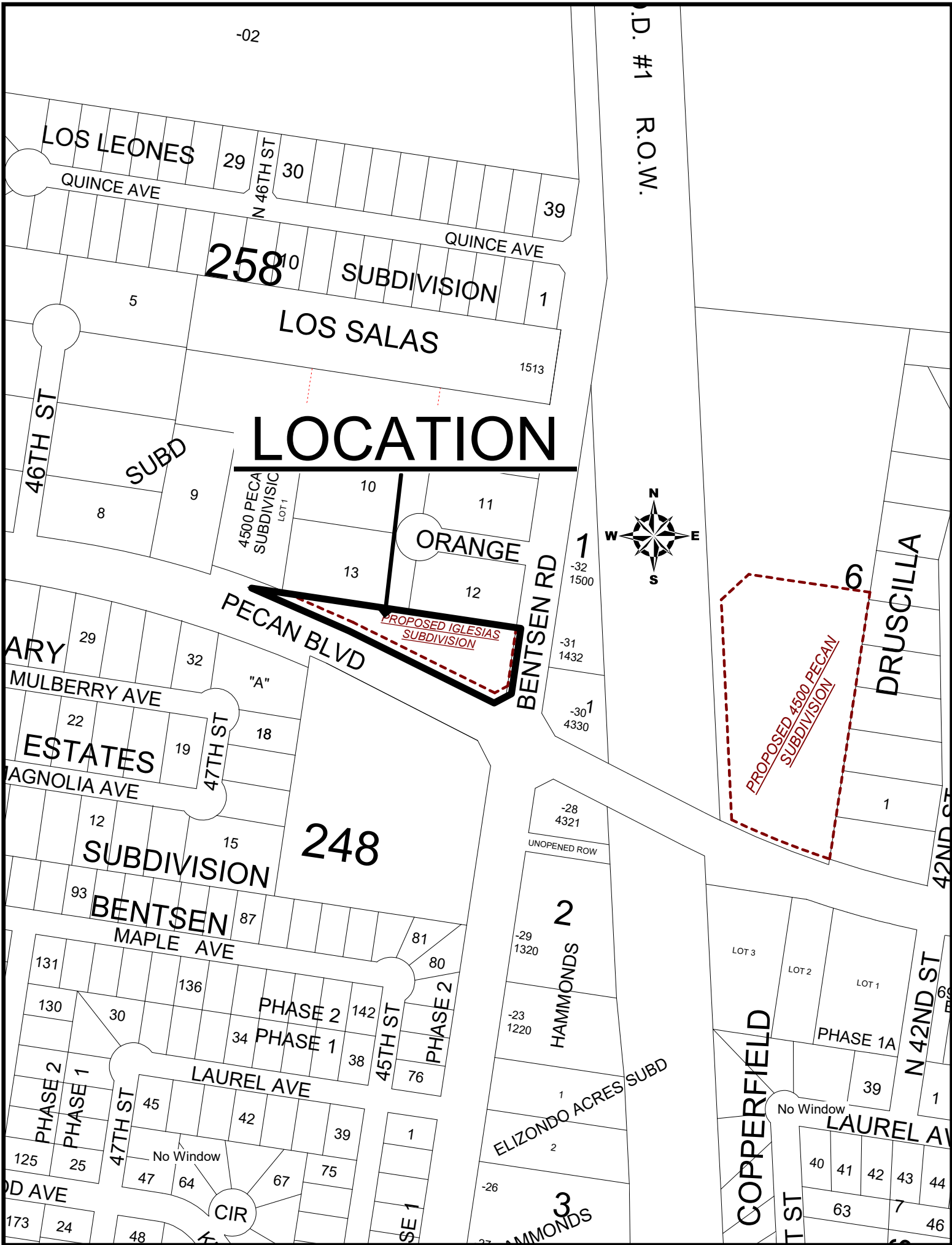
Print Name Alvaro Iglesias

Owner ☐

Authorized Agent ☐

Rev 03/11





-02

D. #1 R.O.W.

LOS LEONES

QUINCE AVE

258

SUBDIVISION

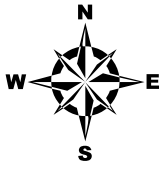
LOS SALAS

LOCATION

ORANGE

PECAN BLVD

PROPOSED IGLESIAS  
SUBDIVISION



PROPOSED 4500 PECAN  
SUBDIVISION

DRUSCILLA

MULBERRY AVE  
ESTATES

SUBDIVISION

248

BENTSEN

MAPLE AVE

PHASE 2

PHASE 1

LAUREL AVE

No Window

CIR

2

HAMMONDS

ELIZONDO ACRES SUBD

3

HAMMONDS

COPPERFIELD

PHASE 1A

LAUREL AVE

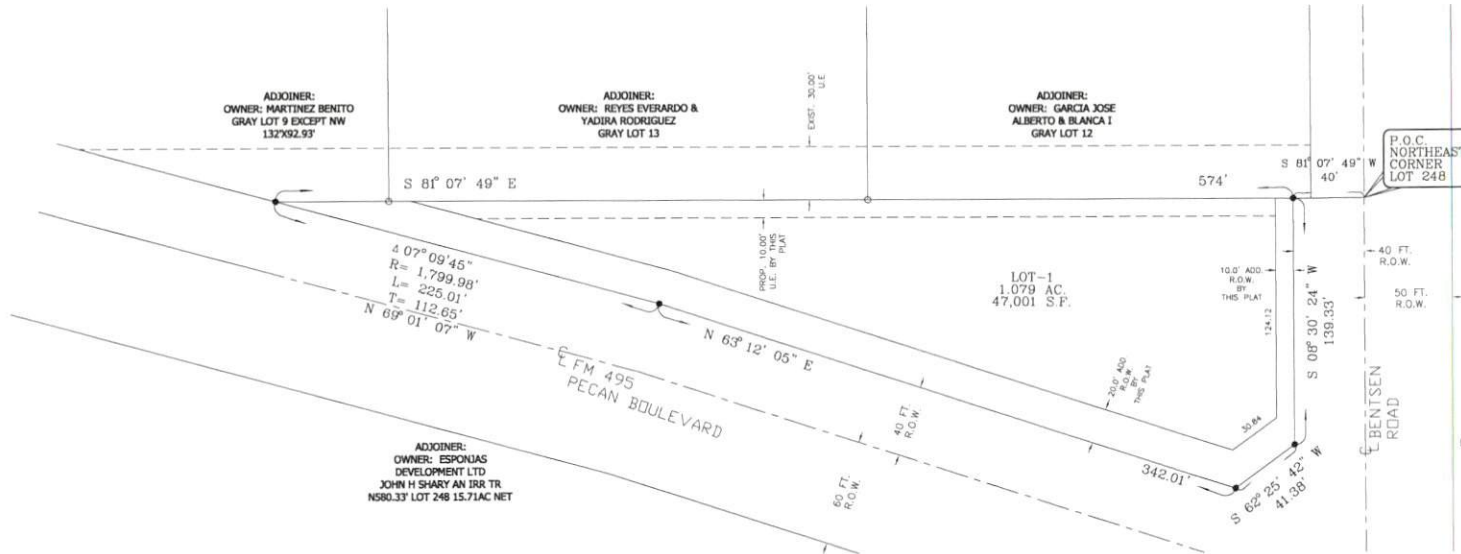
N 42ND ST



# MAP OF IGLESIAS SUBDIVISION

## McALLEN, TEXAS

BEING A 1.079 ACRE TRACT OF LAND, OUT OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



### VICINITY MAP



DATE OF PREPARATION: OCTOBER 9, 2020

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

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

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





Reviewed On: 10/23/2020

**SUBDIVISION NAME: IGLESIAS SUBDIVISION****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Pecan Boulevard (FM 495): 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW  
 Paving: By the state Curb & gutter: By the state  
 \*\*\*Please show total ROW on both sides of centerline and total ROW after accounting for any ROW dedication prior to final.

Applied

North Bentsen Road: 10 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW  
 Paving: 65 ft. Curb & gutter: Both sides  
 \*\*Monies must be escrowed if improvements are not built prior to recording.  
 \*\*\*Please show total ROW on both sides of centerline and total ROW after accounting for any ROW dedication prior to final.

Applied

Paving \_\_\_\_\_ Curb &amp; gutter \_\_\_\_\_

Applied

Paving \_\_\_\_\_ Curb &amp; gutter \_\_\_\_\_

Applied

Paving \_\_\_\_\_ Curb &amp; gutter \_\_\_\_\_

Applied

\* 800 ft. Block Length.

NA

\* 600 ft. Maximum Cul-de-Sac.

NA

**ALLEYS**

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial properties

Non-compliance

**SETBACKS**

\* Front:  
 \*\*Pecan Boulevard: 60 ft. or greater for easements or approved site plan.  
 \*\*\*North Bentsen Road: 50 ft. or greater for easements or approved site plan.  
 \*\*\*\*Please revise plat note as shown above.

Non-compliance

\* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.  
 \*\*\*Please revise plat note as shown above.

Non-compliance

\* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.  
 \*\*\*Please revise plat note as shown above.

Non-compliance

\* Corner: See setbacks above.  
 \*\*\*Please revise plat note as shown above.

Applied

\* Garage:

NA

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied



SIDEWALKS	
* 4 ft. wide minimum sidewalk required along west side of North Bentsen Road. ** 5 ft. wide minimum sidewalk required along north side of Pecan Boulevard (FM 495) as per Engineering Department ***Please revise plat note as shown above prior to final.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line where abutting to residential zone/use. **Please revise plat note as shown above prior to final.	Non-compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Pecan Boulevard (FM 495)	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
ZONING/CUP	
* Existing: C-1 Proposed: C-1 **Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final.	Applied
* Rezoning Needed Before Final Approval **Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final.	TBD
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Applied
* Lots fronting public streets.	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA



<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: Must comply with City's Access Management Policy. **As per Utilities and Public Works Department, please submit site plan for review prior to final. ***Engineer must clarify use prior to final.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVAL.	Applied





# LOCATION



ORANGE

PECAN BLVD

BENTSEN RD

DRUSCILLA

PROPOSED 4500 PECAN SUBDIVISION

PROPOSED IGLESIAS SUBDIVISION

LOS LEONES

LOS SALAS

258

SUBDIVISION

SUBD

4500 PECAN SUBDIVISION

ARY

MULBERRY AVE

ESTATES

MAGNOLIA AVE

SUBDIVISION

BENTSEN

MAPLE AVE

PHASE 2  
PHASE 1

LAUREL AVE

HAMMONDS

ELIZONDO ACRES SUBD

HAMMONDS

COPPERFIELD

LAUREL A

N 42ND ST

ST ST

CIR

DD AVE

173 24

48 63

63

66

4

27 118

26

39

40 41 42 43 44

63 7 46

12

42ND ST

6

1

30 1500

31 1432

30 1

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SUB2020-0071



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

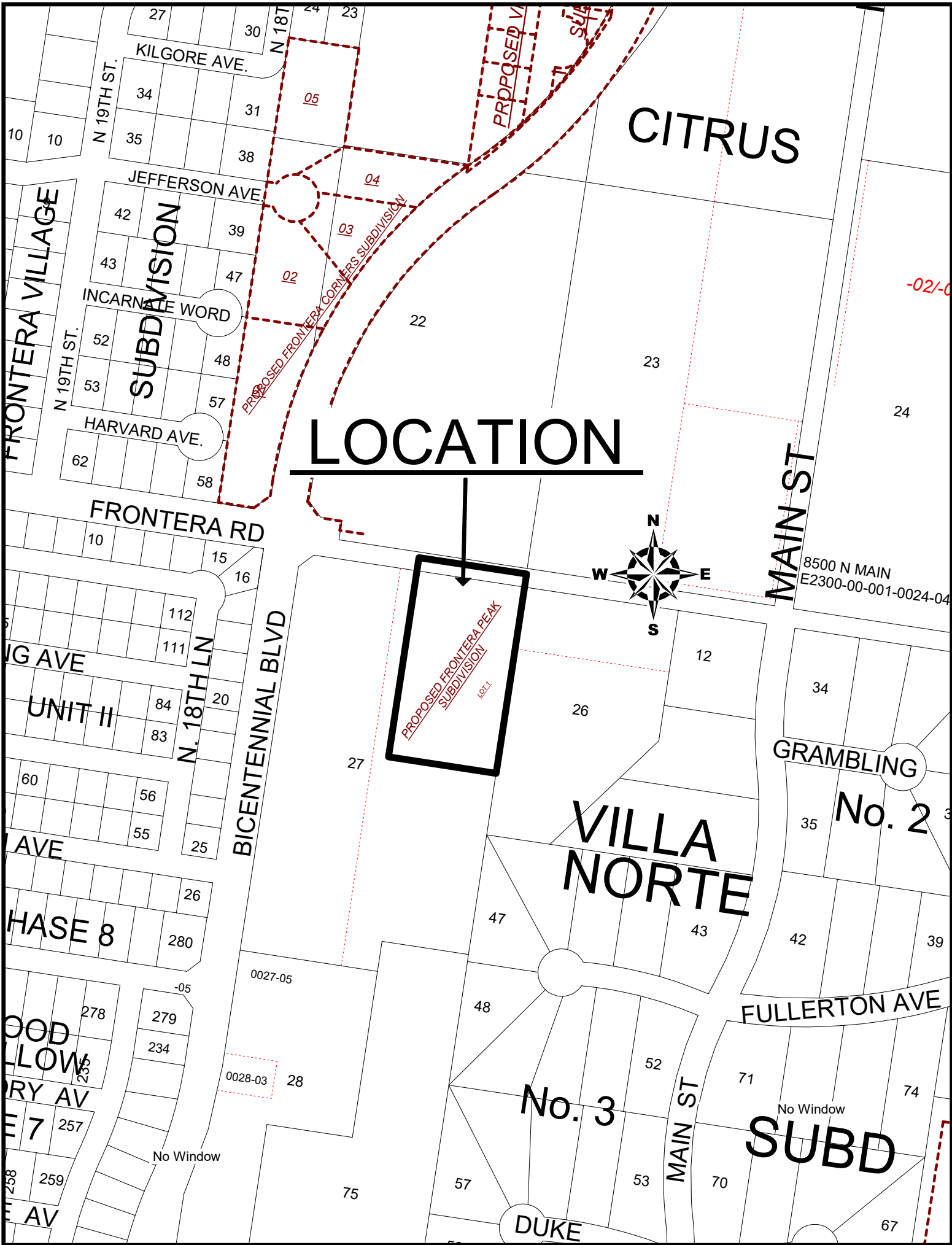
311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Frontera Peak Subdivision</u></p> <p>Location <u>Frontera Ave. between Bicentennial &amp; North Main</u></p> <p>City Address or Block Number <u>1600 Block Frontera Ave.</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.24</u> Net acres <u>2.03</u></p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. <u>PID:162814</u> Tax Dept. Review _____</p> <p>Legal Description <u>EBONY HEIGHTS CITRUS GROVES UT NO. 1 E229.22' -</u> <u>N424.70' LOT 27 2.23AC</u></p>
Owner	<p>Name <u>Xavier E. Morales &amp; Karli Marie Maldonado</u> Phone <u>(956) 867-2424</u></p> <p>Address <u>5520 N 10th Street</u></p> <p>City <u>McAllen</u> State <u>TX.</u> Zip <u>78504</u></p> <p>E-mail <u>xemorales@gmail.com</u></p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Guzman &amp; Munoz Engineering &amp; Surveying, Inc</u> Phone <u>(956) 565-4637</u></p> <p>Address <u>2020 East Expressway 83</u></p> <p>City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u></p> <p>Contact Person <u>Jose L. Munoz, P.E.</u></p> <p>E-mail <u>jmunoz@gmes.biz</u></p>
Surveyor	<p>Name <u>Carlos C. Aguilar</u> Phone <u>(956) 565-4637</u></p> <p>Address <u>2020 East Expressway 83</u></p> <p>City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u></p>

**RECEIVED**  
OCT 09 2020

BY: \_\_\_\_\_





**LOCATION**

**CITRUS**

**FRONTIER VILLAGE  
SUBDIVISION**

**PROPOSED FRONTERA CORNERS  
SUBDIVISION**

**PROPOSED FRONTERA PEAK  
SUBDIVISION**

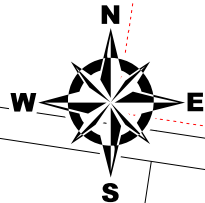
**VILLA  
NORTE**

**SUBD**

**GRAMBLING  
No. 2**

**No. 3**

**DUKE**



**MAIN ST**

**FULLERTON AVE**

**BICENTENNIAL BLVD**

**FRONTERA RD**

**JEFFERSON AVE**

**KILGORE AVE.**

**INCARNATE WORD**

**HARVARD AVE.**

**N 19TH ST.**

**N 18TH ST.**

**N. 18TH LN**

**MAIN ST**

8500 N MAIN  
E2300-00-001-0024-04

No Window

No Window

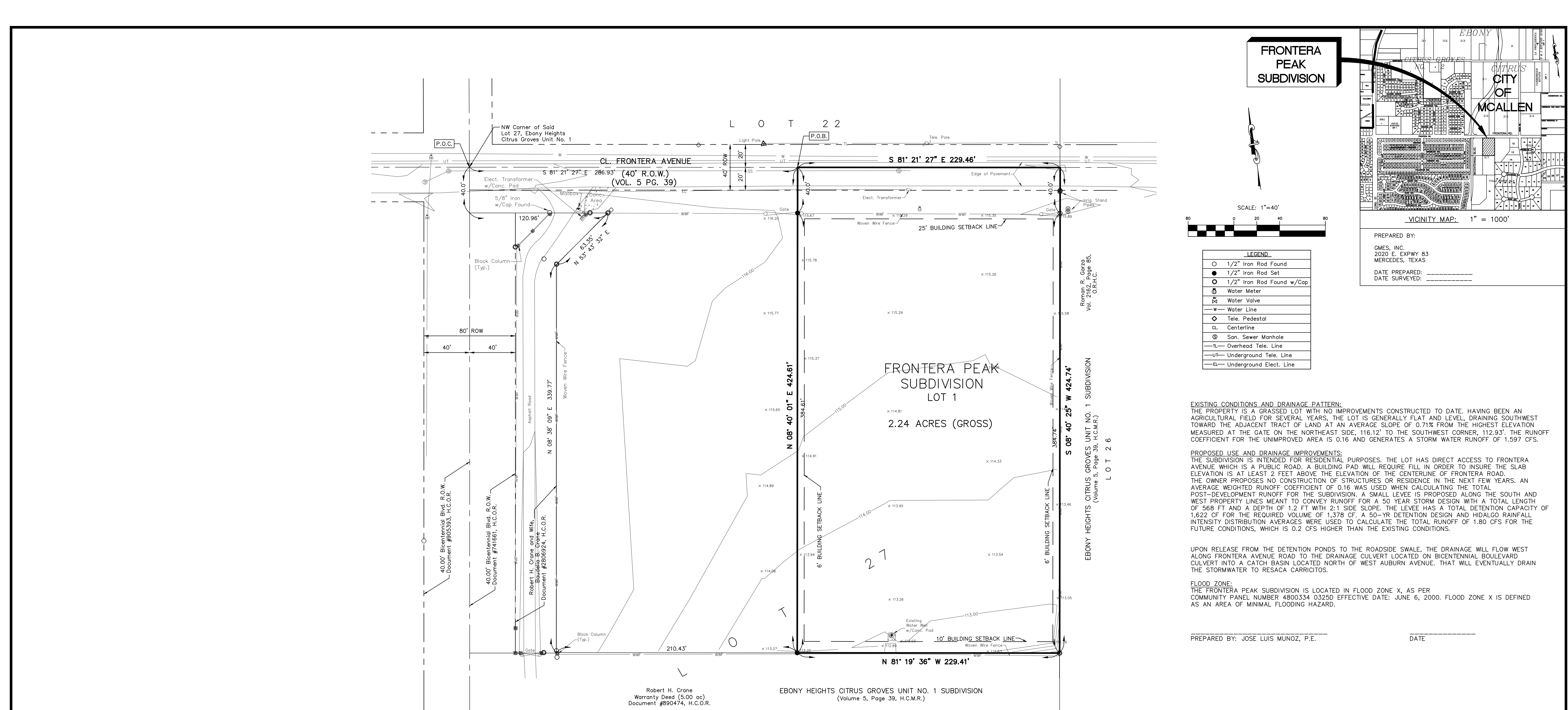
0028-03

0027-05

-02/-0



FILE NAME: C:\JAMES-2020\1916 FRONTERA PEAK SUBDIVISION PRELIM.DWG PLOT DATE: October 6, 2020



WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY TIMEFRAME:  
FRONTERA PEAK IS A 2.24 ACRE SUBDIVISION THAT WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF MCALLEN AND WILL ENTER INTO A CONTRACTOR TO PROVIDE SUFFICIENT WATER TO THE PROPOSED SUBDIVISION TO MEET THEIR NEEDS FOR A PERIOD OF AT LEAST 30 YEARS AND WILL PROVIDE DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUALITY AND QUALITY OF AVAILABLE WATER SUPPLY TO SERVE THE FRONTERA PEAK SUBDIVISION.

THE CITY OF MCALLEN HAS AN EXISTING 8-INCH WATER SUPPLY LINE LOCATED ON THE NORTH SIDE OF FRONTERA AVENUE THAT IS CAPABLE OF PROVIDING WATER TO THE PROPOSED FRONTERA PEAK SUBDIVISION. THE WATER SUPPLY SYSTEM WILL INCLUDE THE PURCHASE OF THE WATER METER OFR THE PROPOSED SUBDIVISION AND THE CONNECTIONS REQUIRED AT AN ESTIMATED COST OF \$1200. THE OWNER WILL CONTRACT FOR PROVISION OF WATER AND INSTALLATION OF THE WATER SUPPLY INFRASTRUCTURE AFTER THE SUBDIVISION PLAT IS FILED.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY TIMEFRAME:  
THE OWNER PROPOSES TO SUBSCRIBE TO THE CITY OF MCALLEN WASTEWATER TREATMENT SYSTEM BY CONNECTING TO THE EXISTING SANITARY SEWER LINE LOCATED IN THE FRONTERA AVENUE ROW. THE CITY OF MCALLEN WASTEWATER WILL BE AVAILABLE UPON CONSTRUCTION OF THE CONNECTION LINE ESTIMATED TO COST \$1200.

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 OF THE WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER SUPPLY AND WASTEWATER SYSTEMS ARE NOTED ABOVE.

PREPARED BY: JOSE LUIS MUNOZ, P.E.

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
OWNERS: XAVIER MORALES	5520 N. 10TH ST.	MCALLEN, TEXAS 78504	(956) 869-2424	(N/A)
ENGINEER: JOSE LUIS MUÑOZ, P.E.	2020 E. EXPRESSWAY 83	MERCEDES, TEXAS 78570	(956) 565-4637	(956) 565-4636
SURVEYOR: CARLOS AGUILAR, R.P.L.S.	2020 E. EXPRESSWAY 83	MERCEDES, TEXAS 78570	(956) 565-4637	(956) 565-4636

DESCRIPCION DEL SUMINISTRO DE AGUA, COSTO Y PLAZO DE OPERABILIDAD  
FRONTERA PEAK ES UNA 2.24 ACRE SUBDIVISION DE 2.24 ACRES QUE SERA PROPORCIONADA CON AGUA POTABLE POR LA CIUDAD DE MCALLEN Y ENTRARA EN UN CONTRATO PARA PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION PROPUESTA PARA SATISFACER SUS NECESIDADES POR UN PERIODO DE AL MENOS 30 ANOS Y PROPORCIONARA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD A LARGO PLAZO Y LA CALIDAD DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR A LA SUBDIVISION DE PICO DE FRONTERA.

LA CIUDAD DE MCALLEN TIENE UNA LINEA DE SUMINISTRO DE AGUA DE 8 PULGADAS UBICADA EN EL LADO NORTE DE LA AVENIDA FRONTERA QUE ES CAPAZ DE SUMINISTRAR AGUA A LA SUBDIVISION DE PICOS DE MONTERA PROPUESTA. EL SISTEMA DE SUMINISTRO DE AGUA INCLUIRA LA COMPRA DEL MEDIDOR DE AGUA PARA LA SUBDIVISION PROPUESTA Y LAS CONEXIONES REQUERIDAS A UN COSTO ESTIMADO DE \$1200. EL PROPIETARIO CONTRATARA PARA EL SUMINISTRO DE AGUA Y LA INSTALACION DE LA INFRAESTRUCTURA DE SUMINISTRO DE AGUA DESPUES DE QUE SE PRESENTE EL SUBDIVISION PLAT.

DESCRIPCION DE LAS INSTALACIONES DE AGUAS RESIDUALES, COSTO Y PLAZO DE OPERABILIDAD:  
EL PROPIETARIO PROPONE SUSCRIBIRSE AL SISTEMA DE TRATAMIENTO DE AGUAS RESIDUALES DE LA CIUDAD DE MCALLEN CONECTANDO CON LA LINEA DE ALCANTARILLADO SANITARIO EXISTENTE UBICADA EN LA FILA DE LA AVENIDA FRONTERA. LA CIUDAD DE MCALLEN WASTEWATER ESTARA DISPONIBLE EN LA CONSTRUCCION DE LA LINEA DE CONEXION SE ESTIMA EN 1200 DOLARES.

CERTIFICACION DE INGENIERO:  
POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS DE INSTALACION DE LOS SISTEMAS DE SUMINISTRO DE AGUA Y AGUAS RESIDUALES SON COMO SE SENALO ANTERIORMENTE.

PREPARED BY: JOSE LUIS MUNOZ, P.E.

DATE

SHEET  
2 OF 2

## PRELIMINARY PLAT OF FRONTERA PEAK SUBDIVISION

BEING 2.24 ACRE TRACT OF LAND OUT OF A 4.44 ACRE TRACT PER DEEDS RECORDED AS DOCUMENT NO. 2674296, AND DOCUMENT NO. 2806924, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, OUT OF LOT 27, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**GM** **GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.  
MERCEDES, TEXAS

2020 E. Expressway 83  
Mercedes, Texas 78570

Phone: (956) 565-4637  
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017

TBPLS FIRM REGISTRATION NO. 10087700

JOB NO. P-916





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/23/2020

<b>SUBDIVISION NAME: FRONTERA PEAK SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Frontera Road: 20 ft. dedication required for 40 ft. from centerline for 80 ft. total ROW.  Paving: min. 52 ft. Curb &amp; gutter: Both sides  **Revise plat accordingly to show required dedication, show also ROW from centerline to new property line after accounting for dedication. ***Ownership map needed to assure no landlocked property exists or need for additional streets, prior to final.</p> <p>Paving _____ Curb &amp; gutter _____</p> <p>* 800 ft. Block Length</p> <p>* 600 ft. Maximum Cul-de-Sac</p>	<p>Non-compliance</p> <p>Applied</p> <p>Compliance</p> <p>Compliance</p>
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties</p>	NA
<b>SETBACKS</b>	
<p>* Front: 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater.  **Revise plat as noted above.  ***Remove reference to setback line from plat</p> <p>* Rear: 10 ft. or greater for easements.  **Revise plat as noted above.  ***Remove setback line reference from plat</p> <p>* Sides: Proposing 6 ft. or greater for easements  **Revise plat as noted above</p> <p>* Corner</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.  **Revise plat as noted above.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN  **Other setbacks as applicable prior to final if additional streets are required.</p>	<p>Non-compliance</p> <p>Non-compliance</p> <p>Non-compliance</p> <p>NA</p> <p>Non-compliance</p> <p>Applied</p>
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Frontera Road.  **Revise plat as noted above.  **Other streets as applicable, prior to final.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Need note on plat as noted above.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Note required on plat as noted above, revise accordingly.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Non-compliance</p> <p>Required</p>



NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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
**Section 110-72 applies for public subdivisions	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been waived for one single residential home.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: **Must comply with City's Access Management Policy ***Revise plat to show dedication for 40 ft. from centerline, show also new property line from centerline after accounting for required dedication. ****Revise plat to include setbacks Note. *****Revise plat to include 8 ft. masonry wall and 6 ft. opaque buffer notes on plat. *****Need ownership map to assure no landlocked properties exist prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied







SUB2020-0074



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>2nd &amp; Dove subdivision</u> Location <u>2nd St. &amp; Dove Ave</u> City Address or Block Number <u>201 Dove</u> Number of lots <u>21</u> Gross acres <u>1.231</u> Net acres _____ Existing Zoning <u>T3</u> Proposed <u>T3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>Townhouse</u> Irrigation District # _____ Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <u>1.231 Acres of Lot 1 Sec. 11, Hidalgo Canal Company</u> <u>Subdivision, Hidalgo County</u>
Owner	Name <u>Alonzo Cantu</u> Phone <u>956-631-1273</u> Address <u>5221 N. McAllen</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u> E-mail <u>Alonzocantuconstruction.com</u>
Developer	Name <u>Alonzo Cantu</u> Phone <u>956-631-1273</u> Address <u>5221 N. McAllen</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u> Contact Person <u>Oscar Falcon</u> E-mail <u>Oscar@cantuconstruction.com</u>
Engineer	Name <u>Clow Hinojosa</u> Phone <u>956-222-5423</u> Address <u>701 S. 15<sup>th</sup></u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Clow Hinojosa</u> E-mail <u>Chengineeringola@yahoo.com</u>
Surveyor	Name <u>Ivan Gencialillo Dela</u> Phone <u>956-380-5152</u> Address <u><del>24593 FM 99</del> 921 S. 10<sup>th</sup> Ave.</u> City <u><del>Edinburg</del></u> State <u>TX</u> Zip _____ <u>Edinburg</u>

RECEIVED  
OCT 15 2020

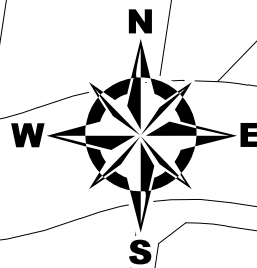
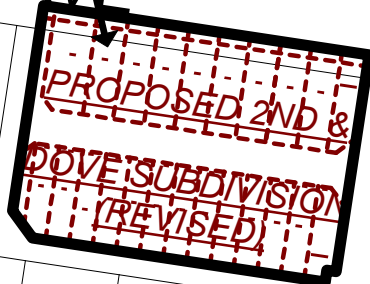
BY: \_\_\_\_\_



NEREA

LOCATION

DOVE AVE



(COL ROWE BLVD)

FALCON AVE

1ST LN

EAGLE

SUBD

SUBD

BLK 11

CONDOR

HERITAGE

CARDINAL

2ND ST

1ST LN

CARDINAL

CONDOR

CARDINAL









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2020

### SUBDIVISION NAME: 2ND & DOVE SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Interior E/W Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

\*\*Variance letter received proposing a street with 30 ft. ROW and 30 ft. pavement back to back.

Non-compliance

Dove Avenue: Dedication required for 75 ft. from centerline for total 150 ft. ROW.

Paving: min. 65 ft. Curb & gutter: both sides

\*\*Variance letter received asking to not provide additional ROW dedication. Plat submitted shows 100 ft. existing ROW, and 46 ft. ROW from centerline; it appears approximately 29 ft. are required.

Non-compliance

\*\*\*Plat shows 20 ft. dedication, why do lot lines continue into 20 ft. ROW?

\*\*\*\*Clarify how are the 20 ft. shown in plat dedicated, show document number information.

North Col. Rowe Boulevard (N. 2nd Street): Dedication for 60 ft. from centerline required for total of 120 ft. ROW

Paving : min. 65 ft. Curb & gutter: both sides

\*\*Dove Avenue: Dedication required for 75 ft. from centerline for total 150 ft. ROW.

Paving: min. 65 ft. Curb & gutter: both sides

\*\*Variance letter received asking to not provide additional ROW dedication. Plat submitted shows 80 ft. existing ROW, and 40 ft. ROW from centerline; 20 ft. of additional ROW dedication are required.

Non-compliance

\* 800 ft. Block Length

\* 600 ft. Maximum Cul-de-Sac

Compliance

Compliance

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Existing 20 ft. alley ROW along the south and west of property dedicated by subdivision to the south.

\*\*\*Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW.

TBD

##### SETBACKS

\* Front: Proposed 18 ft. at front entry garage.

\* Rear: 10 ft. in accordance with the zoning ordinance, or greater for approved site plan or easements.

\* Interior Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements.

\* Corner: 10 ft. or greater for easements

\*\*If detention areas become lots, it will also apply to these lots.

\* Garage: 18 ft. except where greater setback is required, greater setback applies.

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

TBD

Applied

Applied

##### SIDEWALKS

\* 4 ft. wide minimum sidewalk required on Dove Avenue, North Col. Rowe Blvd. (N. 2nd Street), and both sides of all interior streets, and entrance street from Dove Avenue.

\*\*Revise plat as noted above prior to final

Non-compliance



* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dove Avenue and N. Col Rowe (N. 2nd Street). **Revise plat as noted above	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along North Col. Rowe Boulevard (N. 2nd Street) and Dove Avenue. **Per Traffic Department, no connection to N. Col. Rowe Boulevard (N. 2nd Street) allowed due to spacing requirements of a principal arterial of 360 ft. not being met.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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. **Section 110-72 applies for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Applied
* Minimum lot width and lot area **Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout shows Lots 2-12 have 1,580 sq. ft., Lot 13 has an area of 1,863 sq. ft. and Lots 16-21 1,705 sq. ft. to be presented to Zoning Board of Adjustments.	Non-compliance
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-3T **Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting.	Completed
* Rezoning Needed Before Final Approval **Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting.	Completed
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. 21 lots are proposed x \$700 = \$14,700 due prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Need to submit 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	
<p>Comments:</p> <p>**Must comply with City's Access Management Policy.</p> <p>***Revise plat to eliminate lot line extending into area being dedicated for Dove Avenue ROW.</p> <p>****Lot line should not be shown as bold as subdivision boundaries.</p> <p>*****Note required on plat for minimum 25x25 sight obstruction easement at all street intersections.</p> <p>*****Engineer presented variances to not dedicate additional ROW on Dove Avenue, N. 2nd St. (Col. Rowe Blvd.) and to convert the existing 20 ft. alley into a 30 ft. interior street.</p> <p>*****Engineer also submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout shows Lots 2-12 have 1,580 sq. ft., Lot 13 has an area of 1,863 sq. ft. and Lots 16-21 1,705 sq. ft. to be presented to Zoning Board of Adjustments.</p> <p>*****If a gate is proposed in an interior public street, a license agreement may apply</p> <p>*****Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW to be finalized prior to final approval.</p> <p>*****Gated exit to 2nd Street (N. Col. Rowe) is proposed to be used as an emergency exit only, and for City's Public Works Department.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS AND CLAIRFICATION ON THE REQUESTED VARIANCES.</p>	Applied





3RD LN

NE

EAGLE AVE

LOCATION

DOVE AVE

PROPOSED 2ND &  
DOVE SUBDIVISION

2ND ST



FALCON AVE

1ST LN

SU

CONDOR

RD ST

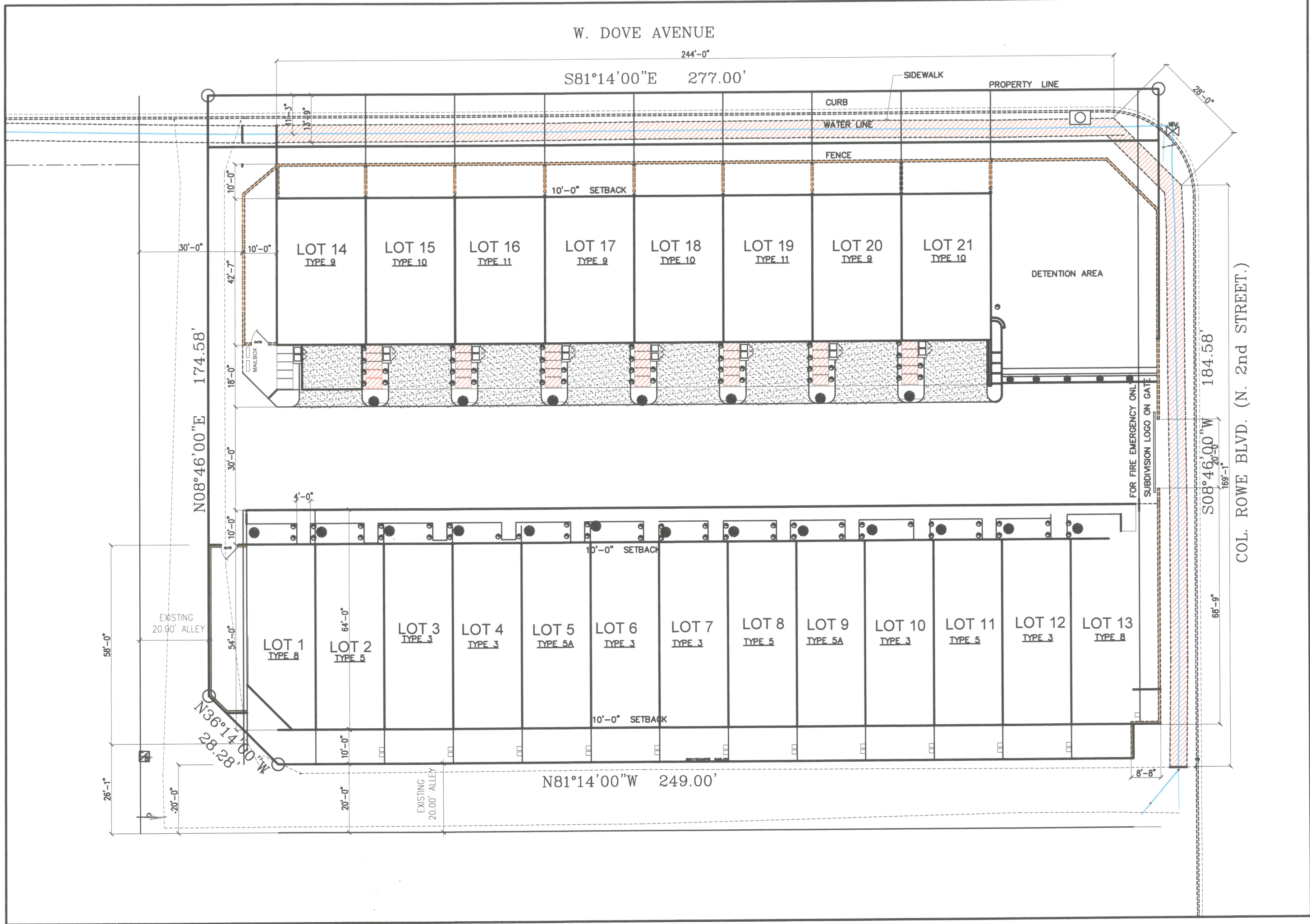
RD ST

1ST LN

CO

CAP























SUB2020-0057

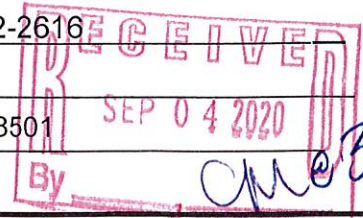


City of McAllen  
Planning Department  
**APPLICATION FOR**

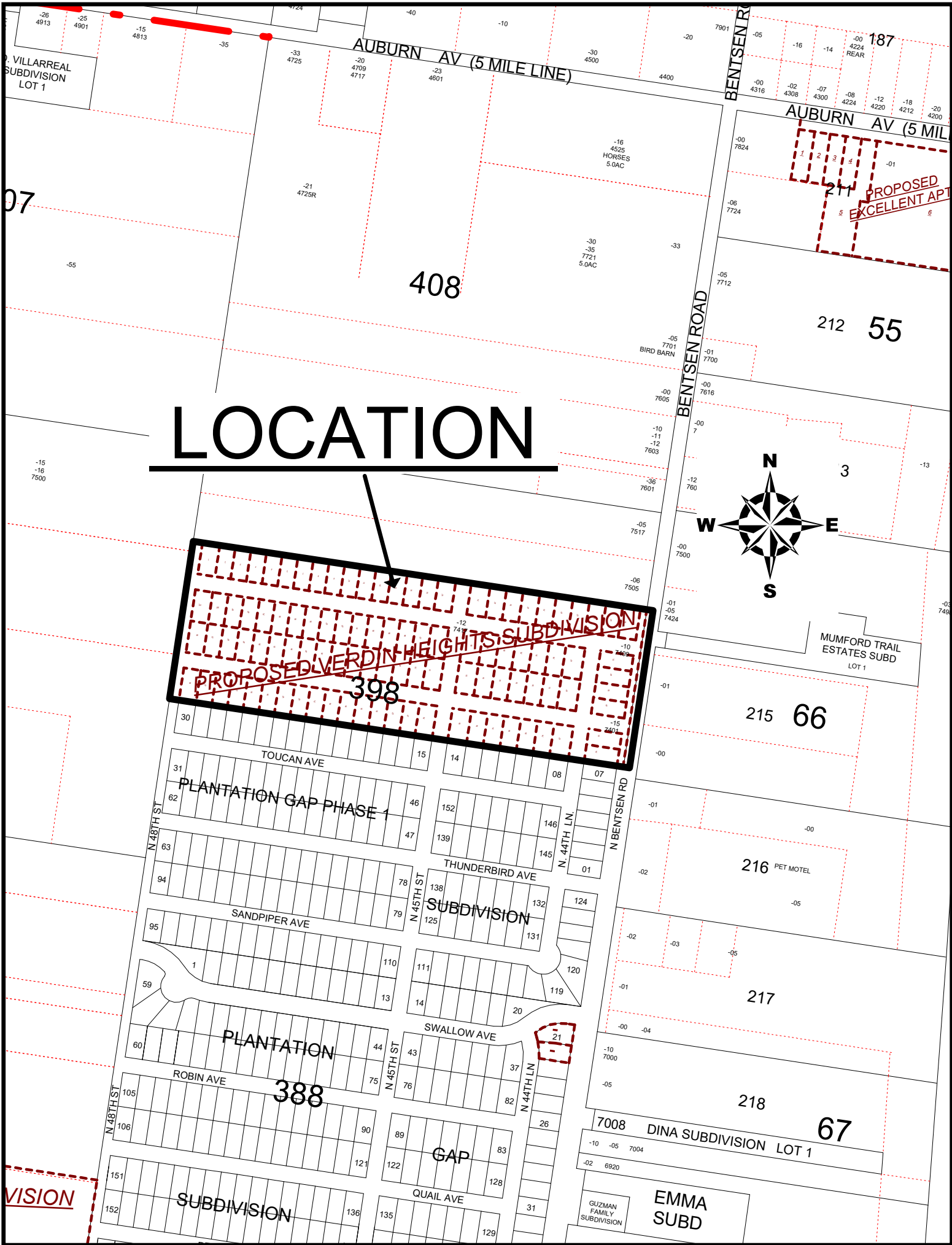
**SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Verdin Heights</u></p> <p>Location <u>1 3/4 Mile N. Bentsen Road</u></p> <p>City Address or Block Number <u>7409 N. Bentsen Road</u></p> <p>Number of lots <u>101</u> Gross acres <u>17</u> Net acres <u>17</u></p> <p>Existing Zoning <u>AO</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>Aug. 2020</u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>United</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u></p> <p>Parcel No. <u>282196</u> Tax Dept. Review _____</p> <p>Legal Description <u>17.0 acres out of Lot 398, J.H. Shary Subdivision</u></p>
Owner	<p>Name <u>Sergio Guzman</u> Phone <u>956-683-1000</u></p> <p>Address <u>4602 N. Stewart Road</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>guzmans098@yahoo.com</u></p>
Developer	<p>Name <u>Guzman Construction</u> Phone <u>956-625-9095</u></p> <p>Address <u>4229 W. Expressway 83</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>Contact Person <u>Sergio Guzman</u></p> <p>E-mail <u>guzmans098@yahoo.com</u></p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
Surveyor	<p>Name <u>Plinio C. Medina</u> Phone <u>956-682-2616</u></p> <p>Address <u>2912 N. 6th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>



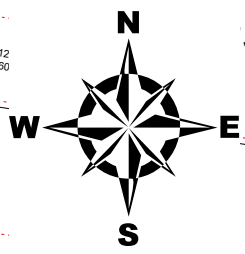




# LOCATION



**PROPOSED VERDIN HEIGHTS SUBDIVISION**  
398



VISION



13.) THE 12.54' x 147.10' TRACT SOUTH OF AND ADJACENT TO THIS 17.0 ACRE TRACT IS DESCRIBED BY THE APPRAISAL DISTRICT AS THE NORTH 12.54 FT. OF THE SOUTH 520.29 FT. OF LOT 398, JOHN H. SHARY SUBDIVISION- PROPERTY ID # 282193.





Reviewed On: 10/30/2020

**SUBDIVISION NAME: VERDIN HEIGHTS****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

North Bentsen Road: 30 ft. of dedication required for for 50 ft. from centerline for 100 ft. ROW  
Paving 65 ft. Curb & gutter: Both Sides

\*\*Monies must be escrowed if improvements are not built prior to recording.

\*\*\*Must label centerline to verify if any ROW dedication is required prior to final.

\*\*\*\*Engineer submitted a letter requesting a variance on September 25, 2020 to dedicate only 20 ft. instead of the required 30 ft.

North 48th Street: 30 ft. dedication for 30 from centerline for 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

\*\*Monies must be escrowed if improvements are not built prior to recording.

\*\*\*Must label centerline to verify if any additional ROW dedication is required prior to final.

Interior streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both Sides

\*\*\*Streets names are subject to change prior to final.

\*\*\*\*\*Provide temporary turn around and/or barricade on the west end of proposed Umar Avenue and Verdin Avenue as may be applicable.

\*\*\*\*\*Provide temporary turn around and/or barricade on the north end of proposed North 45th Street as may be applicable.

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\* 810 block length is being proposed by the Engineer; maximum block length allowed is 800 ft.  
\*\*\*\*\*Engineer submitted a letter requesting a variance on September 25, 2020 to allow a 810 ft. instead of the maximum allowed 800 ft.

\* 600 ft. Maximum Cul-de-Sac

Non-compliance

Required

Required

Applied

Non-compliance

NA

**ALLEYS**

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

Applied

**SETBACKS**

\* Front: 25 ft. or greater for easements.

\* Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots.

\*\*\*\*\*Engineer submitted a letter requesting a variance on September 25, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements.

\* Interior Sides: 6 ft. or greater for easements.

\* Corner: 10 ft. or greater for easements.

\* Garage: 18 ft. except where greater setback is required, greater setback applies.

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Non-compliance

Applied

Applied

Applied

Applied

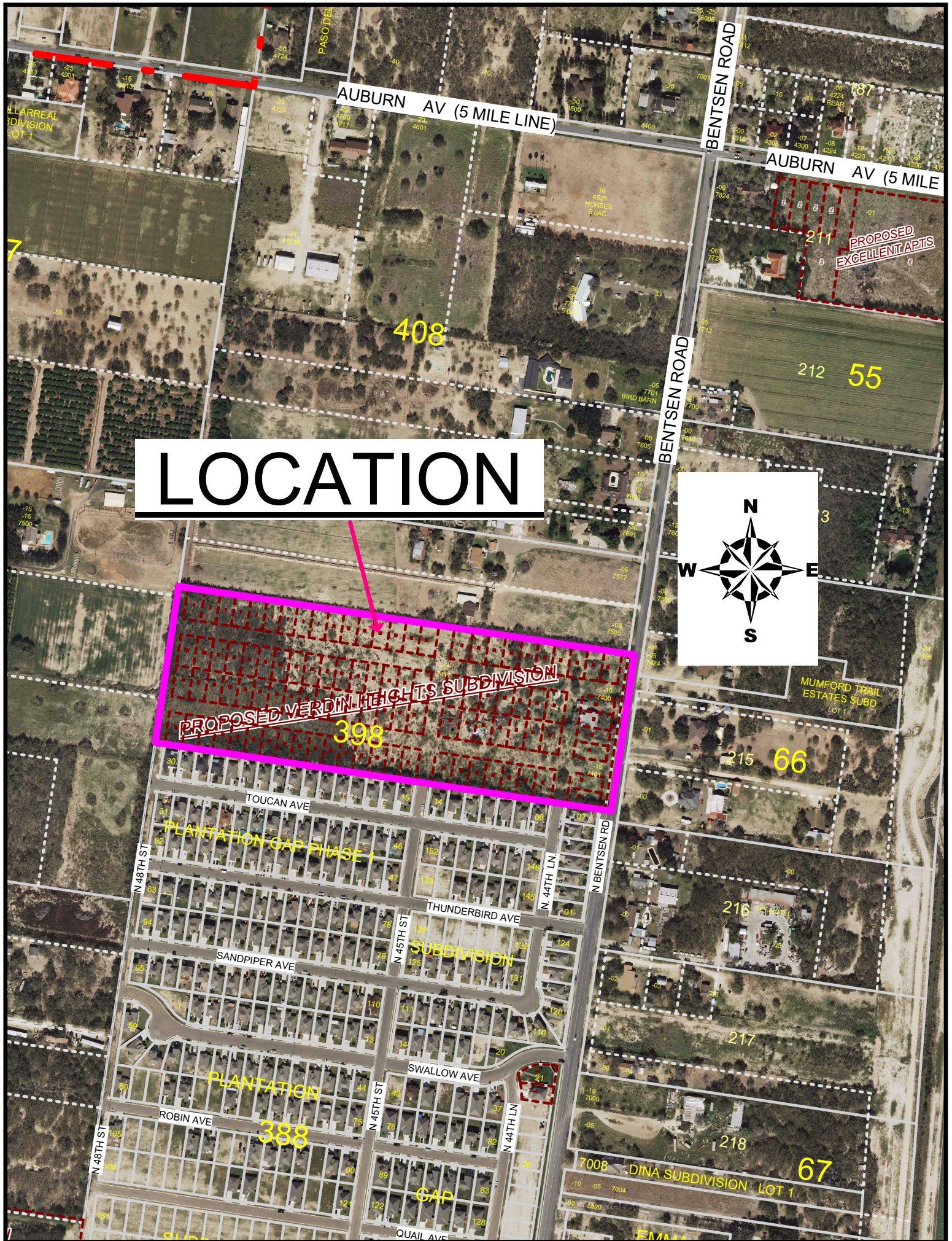


<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on North Bentsen Road, North 48th Street, and both sides of all interior streets.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bentsen Road and North 48th Street. **Please add plat note as shown above prior to final.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along North Bentsen Road and North 48th Street.	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Required
**Section 110-72 applies for public subdivisions.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
**HOA Document is required to be recorded simultaneously with subdivision plat.	
<b>LOT REQUIREMENTS</b>	
* Minimum lot width and lot area.	Applied
* Lots fronting public streets.	Applied
<b>ZONING/CUP</b>	
* Existing: A-O Proposed: R-1 **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed
* Rezoning Needed Before Final Approval **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board	TBD

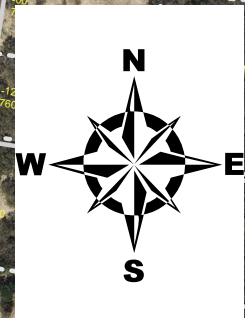


* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board	Non-compliance
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: Must comply with City's Access Management Policy. **Please add North 48th Street, and reference North" on Bentsen Road. Also, please add scale for location map prior to final. **Please verify with Traffic Department if a Master Plan is required prior to final. ***Pavement improvements for North 48th Street might be required to be built prior to recording as per Traffic and Public Works Department.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS AND CLARIFICATION ON VARIANCES REQUESTED.	Applied





# LOCATION







City of McAllen  
Planning Department  
**APPLICATION FOR**

**SUBDIVISION PLAT REVIEW**

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

Sub 2018-0019

Project Description

Subdivision Name Taylor View  
Location East side of Taylor Rd., 330' north of FM 495  
City Address or Block Number 1600 N. Taylor Road 1600 N. Taylor Road  
Number of lots 1-22 & 10-19-20 Gross acres 5 Net acres 4.77  
Existing Zoning R3T Proposed R3T Rezoning Applied For ☐ Yes ☒ No Date n/a  
Existing Land Use vacant Proposed Land Use townhouses Irrigation District # UID  
**Residential** Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☐ No ☒  
Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due n/a  
Legal Description 5.0 acres out of Lot 257, J.H. Shary Subdivision

Owner

Name DG & GG Investments Phone (956)867-8363  
Address P.O. Box 1928  
City Mission State Texas Zip 78573  
E-mail \_\_\_\_\_

Developer

Name same as Owner Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person Delfino Gaona, President  
E-mail \_\_\_\_\_

Engineer

Name Spoor Engineering Consultants, Inc. Phone (956)683-1000  
Address 202 So. 4th Street  
City McAllen State Texas Zip 78501  
Contact Person Steve Spoor, P.E.  
E-mail SEC@SpoorEng.com

Surveyor

Name CVQ Land Surveyors Phone (956)618-1551  
Address 517 Beaumont Ave.  
City McAllen State TX Zip 78501

RECEIVED

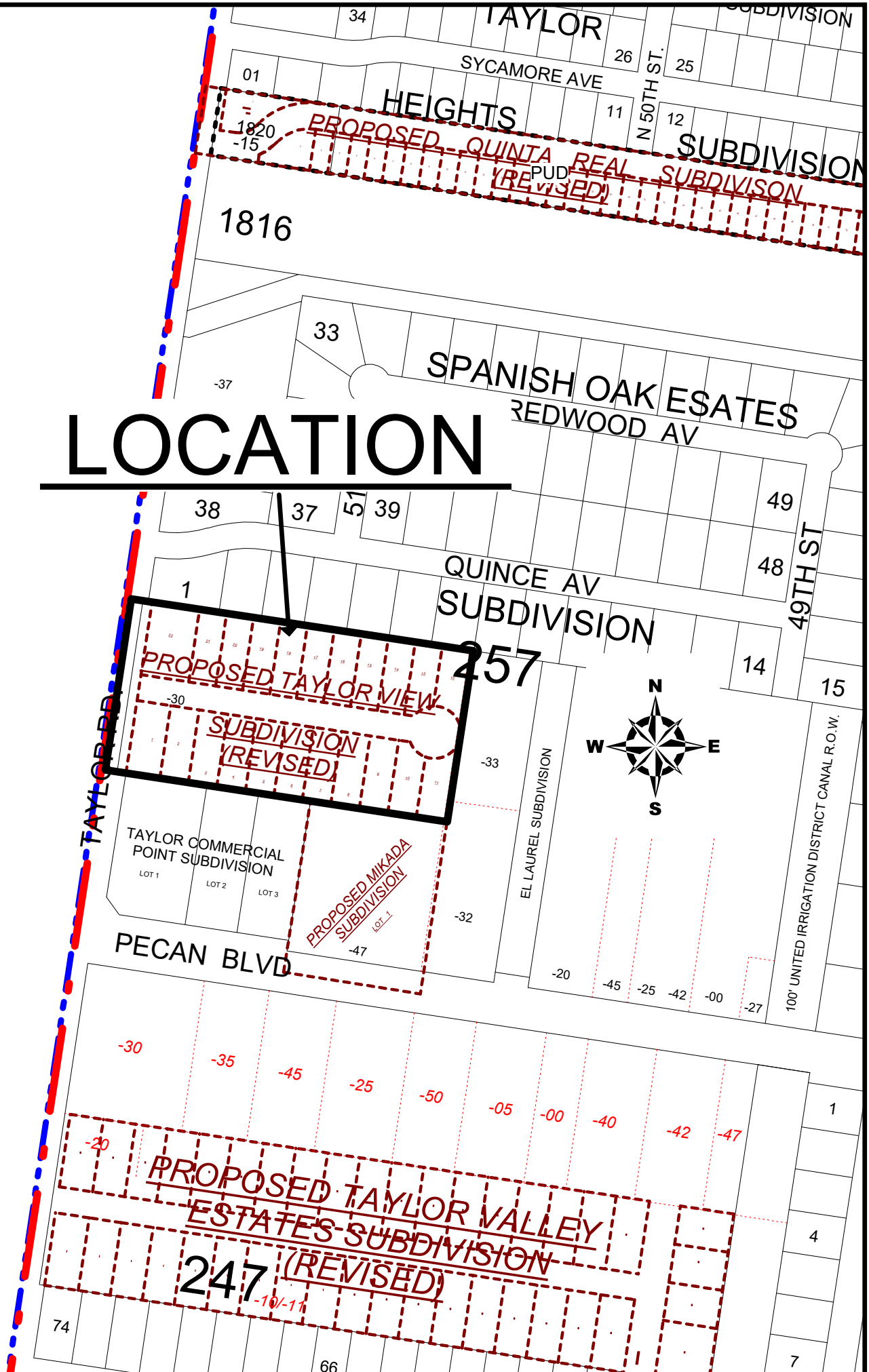
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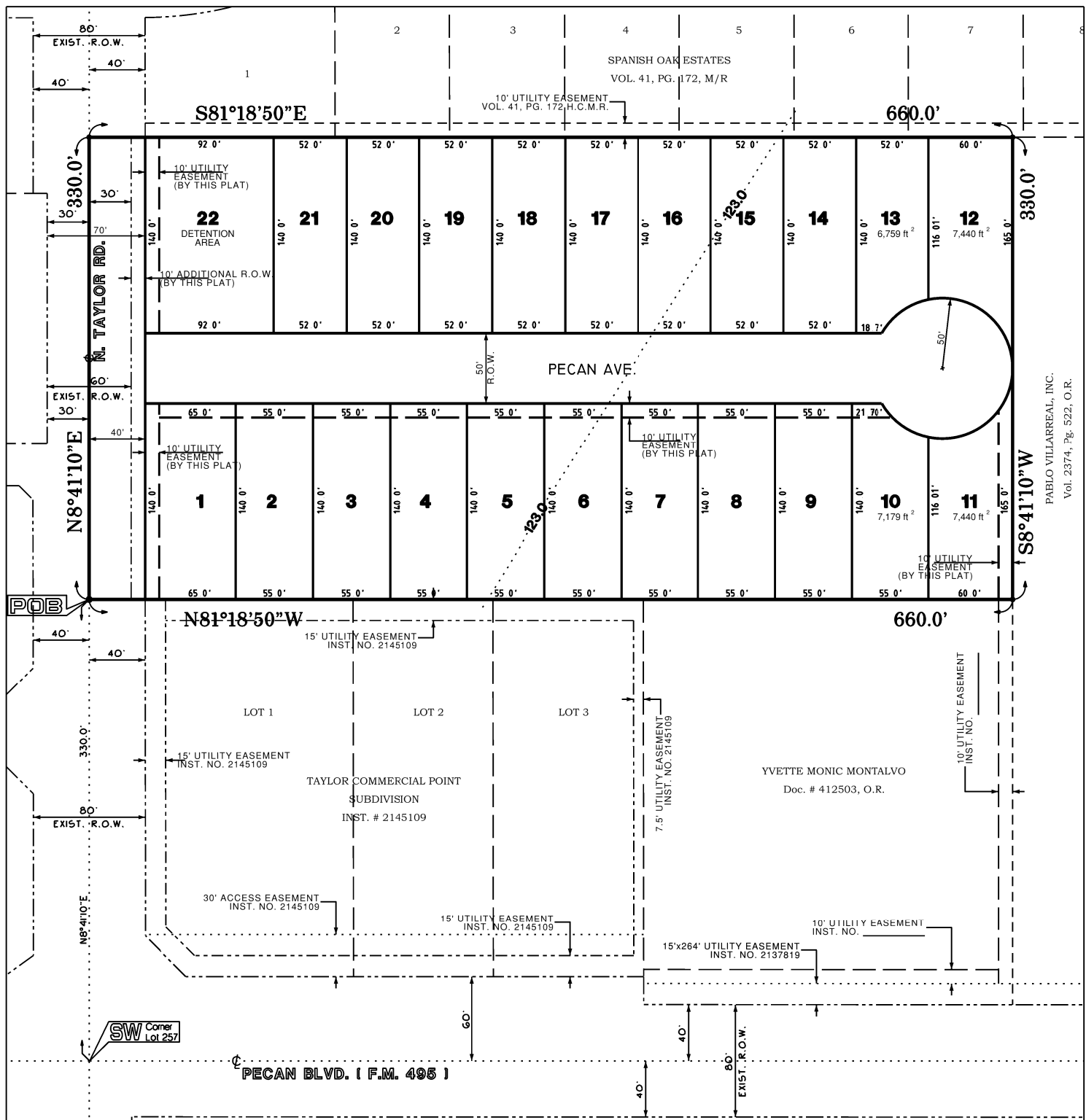
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# LOCATION



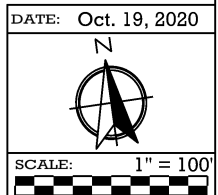




# MAP OF TAYLOR VIEW

*McAllen, Texas*

BEING A SUBDIVISION OF THE NORTH 5.0 AC.  
OF THE WEST 10 AC. OF THE SOUTH 20 AC.  
OF LOT 257, J. H. SHARY SUBDIVISION,  
Hidalgo County, Texas;  
according to plat recorded in  
vol. 1, page 17, Map Records  
Hidalgo County, Texas



Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F-6003  
202 South 4th. Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000

**SEC INC**





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2020

**SUBDIVISION NAME: TAYLOR VIEW****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

N. Taylor Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW  
 Paving: 52 ft. - 65 ft. Curb & gutter: both sides  
 \*Must escrow monies for improvements if not built prior to recording

Applied

Pecan Ave.: 60 ft. ROW  
 Paving: 40 ft. Curb & gutter: both sides

Applied

\* 800 ft. Block Length:

Compliance

\* 600 ft. Maximum Cul-de-Sac

\*\*Engineer has submitted a revised plat which exceeds the 600 ft. in length, variance letter required and/or revise plat accordingly.

Non-compliance

**ALLEYS**

ROW: 30 ft. Paving: 28 ft.

\*\*Engineer submitted a variance request to not require a 100 ft. diameter at the east end of Pecan Ave.

NA

**SETBACKS**

\* Front: Proposed 25 ft.

\*\*Required front setback for R-3T is 10 ft..

Non-compliance

\* Rear: 10 ft. or greater for easements.

Applied

\* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements.

Compliance

\* Corner side: 10 ft.

Applied

\* Garage: 18 ft. except where greater setback is required, greater setback applies.

Compliance

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

**SIDEWALKS**

\* 4 ft. wide minimum sidewalk required on N. Taylor Road, and both sides of Pecan Ave.

Compliance

\* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

**BUFFERS**

\* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses

Applied

\* 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. Taylor Road.

\*\*Revise Note #11 - misspelling of Taylor Rd.

Applied

\* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

NA

\* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen

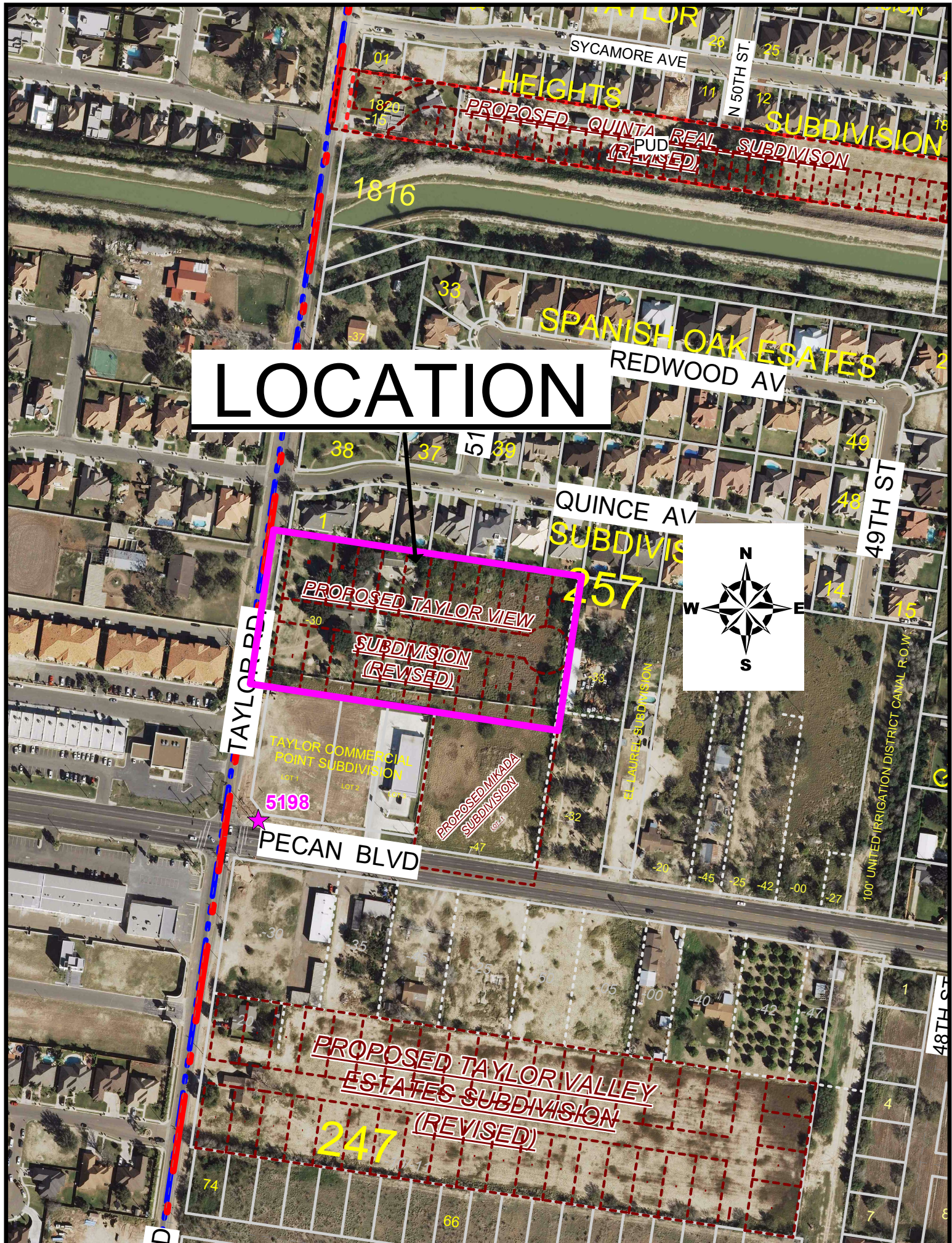
Applied



* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* 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.	Applied
**Section 110-72 applies for public subdivisions	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets: Pecan Ave. is proposed to be private.	Compliance
* Minimum lot width and lot area:	Compliance
<b>ZONING/CUP</b>	
* Existing: R3-T Proposed: R-1	Non-compliance
* Rezoning Needed Before Final Approval: Engineer revised application the proposed use for this subdivision to R-1 on October 19, 2020.	Required
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on 21 lots, a park fee of \$14,700 (\$700 x 21) must be paid prior to plat being recorded.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip generation is waived.	Complete
* Per Traffic Department, Trip Generation waived no TIA needed. Per Traffic Department, Trip generation is waived	NA
<b>COMMENTS</b>	
Comments: **Clarify if subdivision will be public or private ***Gate Details must be received to assure compliance with City requirements, prior to final. ****On Note #11 Taylor Rd. is misspelled. *****Must comply with City's Access Management Policy, including spacing requirements along N. Taylor Road. *****Subdivision will have to go before P&Z Board for review in revised preliminary form to present new layout which currently exceeds 600 ft. in length, variance letter will be required and/or plat will have to be revised prior to final *****Need variance letter for Pecan Avenue as it exceeds 600 ft. in length *****Cul-de-sac needs to be min. 96 ft. in diameter per Fire Department requirements, revise plat accordingly.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL ODF THE SUBDIVISION IN REVISED PRELIMINARY FORM.	Applied



# LOCATION







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CITY OF MCALLEN  
City Attorney's Office  
**MEMORANDUM**

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To: Planning and Zoning Commission

From: Austin W. Stevenson, Assistant City Attorney

Date: October 20, 2020

Subject: Front-Yard Parking

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**Background:** The McAllen Code of Ordinances prohibits parking in front yards. However, there has been uncertainty as to the scope of the prohibition.

**Proposed Ordinance:** The proposed ordinance still prohibits front-yard parking, but provides more detail to understand what parking is allowed and what parking is prohibited. It specifically allows for permeable pavers and Hollywood driveways (two strips of pavement for tires).

**Recommendation:** The Ordinance Review Committee and staff recommend approval of the ordinance.



**ORDINANCE NO. 2020- \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), Article VII ("OFF-STREET PARKING AND LOADING") TO ESTABLISH CLEAR CRITERIA FOR WHAT CONSTITUTES FRONT YARD PARKING; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.**

**WHEREAS**, the City of McAllen desires to ensure safe, harmonious neighborhoods to maintain property values,

**WHEREAS**, the City of McAllen finds that parking vehicles in the front yards of residences diminishes property values,

**WHEREAS**, the City Commission finds that it is in the public interest to amend the McAllen Code of Ordinances to clearly establish what activities constitute front yard parking,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:**

**SECTION I:** The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article VII ("Off-Street Parking and Loading") is hereby amended to read as follows:

Sec. 138-394. - Minimum requirements—No maneuvering space.

Minimum requirements for off-street parking and loading spaces when no maneuvering space is required are as follows:

- (1) Single-family, mobile/modular home, townhouse and duplex: Two parking spaces per dwelling unit. One off-street parking for single-family uses shall be located beyond the front yard setback. Parking on landscape development areas required by section 110-48 is prohibited.



(2) Recreational vehicle space: One parking space per approved recreational vehicle unit space or lot.

(3) It shall be unlawful for any owner or occupant of a single-family residence to park or allow a third party:

a) To park a vehicle on any unpaved area in the front yard or sidewalk of such single-family residence;

b) To park a vehicle on the side yard of an interior lot; or

c) To park a vehicle in the side or rear yard of a corner lot; except on a parking space constructed or installed in accordance with city standards and specifications as promulgated by the planning director and city engineer jointly.

⇒ (4) For purposes of subsection (3)(a) above, continuous strips of pavement for the tires of a vehicle, otherwise known as Hollywood strips, are permissible. Further, nothing in this subsection shall be interpreted to prohibit the use of permeable pavers.

This prohibition is applicable to any new or existing single-family residence notwithstanding subsection 138-86(1) regarding the date of the subdivision in which the residence is located, the date of annexation of the property on which the residence is located, or the fact that it was not unlawful to park or allow a vehicle to be parked in the front yard prior to the date this prohibition was adopted by the city commission. In the prosecution of any violation of this subsection there shall be a rebuttable presumption that the owner and/or occupant of the single-family residence either parked the vehicle or allowed the vehicle to be parked in the front yard.

**SECTION II:** The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

**SECTION III:** The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 138, Section 138-394 of the McAllen Code of



Ordinances, as amended by Section I, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

**SECTION IV:** This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

**SECTION V:** If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

**CONSIDERED, PASSED** and **APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**SIGNED** this \_\_\_\_ day \_\_\_\_\_, 2020.

**CITY OF McALLEN**

By: \_\_\_\_\_

James E. Darling, Mayor

Attest:

\_\_\_\_\_  
Perla Lara, TRMC, City Secretary

Approved as to form:

\_\_\_\_\_  
Austin W. Stevenson, Assistant City Attorney



**Memo**

**TO:** Planning & Zoning Commission  
**FROM:** Edgar I. Garcia, AICP, CNU-A  
**DATE:** October 30, 2020  
**SUBJECT:** City Commission Actions on October 26, 2020

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**REZONINGS:**

1. Rezone from C-3L to C-3 District: .54 acres out of Lots 1 and 2, Golden Acres Retirement Subdivision; 301 N Ware Road
  - Planning and Zoning Commission recommended approval
  - City Commission disapproved
2. Rezone from A-O to R-3A District: 26.107 acres out of Section 231, Texas-Mexican Railway Company Survey; 3901 Monte Cristo Road
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
3. Rezone from A-O to C-4 District: 24.934 acres out of Section 231, Texas-Mexican Railway Company Survey; 4101 Monte Cristo Road
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
4. Rezone from C-3 to R-3A District: 1.54-acre tract of land being 0.78 acres out of Lot 1, M&T Plaza Subdivision and 0.76 acres out of Lot 96, La Lomita Irrigation and Construction Company's Subdivision; 5113 and 5101 N 23<sup>rd</sup> Street
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
5. Rezone from R-3A to R-1 District, 58.722 acres out of Section 227, Texas-Mexican Railway Company Survey; 6400 Tres Lagos Boulevard
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended



6. Rezone from A-O to R-1 District, 17 acres out of Lot 398, John H. Shary Subdivision; 7401 N Bentsen Road
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
7. Rezone from R-1 to R-3A District, 50.305 acres out of Section 230, Texas-Mexican Railway Company Survey; 13201 N Shary Road
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
8. Rezone from R-1 to C-3 District, 4.44 acres out of Lot 156, La Lomita Irrigation and Construction Subdivision; 520 S 23<sup>rd</sup> Street
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended

#### **CONDITIONAL USE PERMITS:**

1. Request of Kien Quoc Tran, for a Conditional Use Permit, for one year, for a social club: Lot 1, Ginther Estates Subdivision, 5025 W Expressway 83, Suite 100
  - Planning and Zoning Commission recommended disapproval with a favorable recommendation
  - City Commission approved as recommended
2. Request of Vincent G. Huebinger, on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, for a personal wireless service facility: south 163.2 ft. of Lots 8 and 9, Block 5, Palm Heights Addition Subdivision; 665 Beech Avenue
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
3. Request of Sharon B. Flores, on behalf of St. John's Episcopal Church & School, for a Conditional Use Permit, for life of the use, for an institutional use (school): 3.12-acre tract of Land out of Lot 29, Block 10, Hidalgo Canal Company's Subdivision; 2410 N 10<sup>th</sup> Street
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended



## 2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]





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[illegible]



## 2020 CALENDAR

### Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council
- CENSUS

### Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

\* **Holiday** - Office is closed

### JULY 2020

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

### AUGUST 2020

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

### SEPTEMBER 2020

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

### OCTOBER 2020

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

### NOVEMBER 2020

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

### DECEMBER 2020

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