

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 18, 2016 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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 -PEPE CABEZA DE VACA – CHAIRPERSON PLEDGE OF ALLEGIANCE INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on October 4, 2016

2) SITE PLAN:

- a) Lot 2, South Texas Buick GMC Subdivision; 4100 Expressway 83 (SPR2016-0028) HEI

3) SUBDIVISIONS:

- a) Las Cañadas, Lots 29A & 29B Subdivision; 3013 South "L" Street-Araceli N. Duhart
(Preliminary)(SUB2016-0072) PE
- b) Vendome Subdivision; 3500 El Pacifico Avenue- Kenneth Johnson (Final)(SUB2016-0077) IEG
- c) La Herencia Estates Subdivision; 9412 SH 107 - Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela
(Revised Preliminary)(SUB2016-0036)(TABLED:08/02/2016)(REMAINED
TABLED:08/16/2016, 09/14/2016, 09/20/2016, 10/04/2016) M & H
- d) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank (Revised
Preliminary)(SUB2016-0053)(TABLED:09/14/2016)(REMAINED TABLED:09/20/2016,
10/04/2016) NAIN

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

a) SUBDIVISION:

1. Renaissance Center, Lots 10A - 15A Subdivision; 1300 East Dove Avenue- City of McAllen **(Preliminary/Final)(SUB2016-0074)** JHE
2. The Centre Subdivision; 500 North Cynthia Street- Aaron Garza and James Anthony Reyna **(Final)(SUB2016-0076)** AGES

b) CONDITIONAL USE PERMITS:

1. Request of Norma Melhart, for a Conditional Use Permit, for life of the use, for a guest house at Lot 21, Arthur Terrace Subdivision, Hidalgo County, Texas; 3601 Hawk Court. **(CUP2016-0143)**
2. Request of Ruben Ruiz Jr., for a Conditional Use Permit, for life of the use, for a guest house at Lot 20, Spanish Oaks Estates Subdivision, Hidalgo County, Texas; 1712 North 49th Street. **(CUP2016-0144)**
3. Request of Mario Chicas, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 2, Redbud Unit No. 2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2016-0142)**
4. Request of Jose Martinez, for a Conditional Use Permit, for one year, for an institutional use (church), west 3.61 acres out of Lots 7, 8 and 9 , Espensen Industrial Park Unit No. 2 Subdivision, Hidalgo County, Texas; 2601 Zinnia Avenue. **(CUP2016-0147)**
5. Request of David C. Shutter, for a Conditional Use Permit, for one year, for an portable building greater than 10'x12' at Lots 17 and 18, Northeast Industrial Subdivision, Hidalgo County, Texas; 1309 East Upas Avenue. **(CUP2016-0146)**
6. Request of Jose A. Navarrete on behalf of Stripes #9641, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2016-0129)(TABLED: 10/04/2016)**
7. Request of Cesar Quintanilla on behalf of Stripes #7304, for a Conditional Use Permit, for one year, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision; Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2016-0130)(TABLED:10/04/2016)**

8. Request of Cesar Quintanilla on behalf of Stripes # 9632, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the East 200 feet of Lots 1 & 2, and the East 200 feet of the North 12 feet of Lot 3, Block 2, T.H.E. ENTERPRISE Subdivision, Hidalgo County, Texas; 4839 North 10th Street. **(CUP2016-0131)(TABLED: 10/04/2016)**
9. Request of Victor Barrera, for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Michelle's Banquet Hall Subdivision, Hidalgo County, Texas; 2100 Nolana Avenue. **(CUP2016-0145)**
10. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(CUP2016-0133)(TABLED:10/04/2016)**

c) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 10, Block 45, Hammond's Addition, Hidalgo County, Texas; 2237 Chicago Avenue. **(REZ2016-0036)**
2. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: Lot 19, Block 3, Metz Subdivision No.'s 1, 2, and 3, Hidalgo County, Texas; 2233 Ivy Avenue. **(REZ2016-0038)**

5) DISCUSSION:

6) INFORMATION ONLY:

- a) City Commission Actions of October 10, 2016.

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

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 04, 2016, at 3:33 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	Pepe Cabeza de Vaca John Millin Mark Wright Daniel Santos Brenton M. Baldree	Chairperson Vice-Chairperson Member Member Member
Absent:	Michael D. Hovar Robert Luciano	Member Member
Staff Present:	Luis Mora Kimberly Guajardo Miguel Martinez Rodrigo Sanchez Cristina Garcia Patrizia Longoria Edgar Gonzalez Gardenia Perez Nikki Cavazos	Senior Planner Planner III Planner II Planner II Planner I Deputy Director of Traffic Traffic Operations Designer Administrative Supervisor Secretary

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

PLEDGE OF ALLEGIANCE

INVOCATION **Member – Mr. Mark Wright**

1. MINUTES:

- a) Minutes for Regular Meeting held on September 20, 2016

The minutes for the regular meeting held on September 20, 2016 were approved as submitted. The motion to approve was made by Mr. John Millin. Mr. Daniel Santos seconded the motion, which carried unanimously with five members present and voting.

2. SITE PLAN:

- a) STC West 20 Acre Subdivision; 3401 Pecan Boulevard (**SPR2016-0026**) PCE

The property was located on the south side of Pecan Boulevard approximately 630 ft. east of N. Ware Rd, and was zoned R-4 (mobile home and modular home) District. The adjacent zoning to the north and east was A-O (agricultural open space) R-1 (single-family residential) and west and C-3 (general commercial) District to the northwest.

The property was part of STC West 20 Acre Subdivision which was recorded on August 2010. A note on the plat states that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct two academic buildings for institutional use on the property. The buildings combined would have 26 classrooms and 54 offices. Five parking spaces were required per classroom and 1.5 parking spaces for each administrative office. Based on the number of classrooms and offices, 212 parking spaces were required and 297 parking spaces would be built on the same lot. Access would be from existing drives that lead to Pecan Blvd and N. 29th Street. Required landscaping for the area of development was 48,469 sq. ft. and 108,662 sq. ft. would be provided with trees required as follows: 75 – 2 ½” caliper trees, or 38 – 4” caliper trees, or 19– 6” caliper trees, or 150 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along Pecan Boulevard. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree. A minimum 4 ft. wide sidewalk was required within the street right of way along Pecan Boulevard. A 6 ft. opaque buffer was required between multi-family residential, commercial, or industrial zones/uses, and around dumpsters if visible from the street. No structures were permitted over easements. All building setbacks would be in compliance with the zoning ordinance and subdivision requirements.

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

Being no discussion of the item, Mr. John Millin moved to approve the site plan subject to the conditions noted, the Subdivision and Zoning Ordinances, and paving and building permit requirements. Mr. Brent Baldree seconded the motion, which was approved unanimously with five members present and voting.

3. CONSENT:

- a) Villas Bensten Lake Subdivision; 1940 South Bentsen Road- Francisco De La Fuente (Final)(SUB2016-0073) NAIN

The property was a one-lot subdivision located on the west side of S. Bentsen Road and south of Colbath Road. The property was zoned R-3A (multi-family residential apartments). S. Bentsen Road had 20 ft. of ROW dedication required for 40 ft. from centerline for 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Front setbacks on S. Bentsen Road were 40 ft. setback required if buildings faced S. Bentsen Road. 20 ft. except 10 ft. for the south approximate 115 ft. if the buildings backed up to S. Bentsen Road and faced the interior common parking area (as approved by P&Z on June 7, 2016). Rear and Side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on S. Bentsen Road. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Park Fee of \$19,600 based on 28 dwelling units at \$700 each was required to be paid prior to recording. A Trip Generation was needed to determine if TIA was required, prior to final plat. Preliminary plat was approved by the Planning and Zoning Commission at their meeting of May 17, 2016. Revised Preliminary plat (with request to reduce front yard setback) was approved by the Planning and Zoning Commission at their meeting of June 7, 2016.

Staff recommended approval of the subdivision in final form.

As part of the consent agenda, Mr. John Millin **moved** to approve the subdivision in final form. Mr. Mark Wright seconded the motion which was approved unanimously with five members present and voting.

4. SUBDIVISIONS:

- a) LYM Subdivision; 6700 North Bentsen Road- Erica Guerra **(Preliminary)**
(SUB2016-0068) MASE

Ms. Guajardo stated the property was a one-lot subdivision located on the east side of North Bentsen Road and north of 4 Mile Road. The property was proposed and zoned R-1(single-family residential). N. Bentsen Road had 30 ft. of ROW dedication required for 50 ft. from centerline for 100 ft. ROW with 65 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Front setbacks were 45 ft. or in line with existing structures, whichever was greater. Rear and side setbacks were 10 ft. for the easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on N. Bentsen Road. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Park Fee of \$700 based on one single family residence was required to be paid prior to recording. A Trip Generation was needed to determine if TIA was required, prior to final plat. Project engineer was to submit an ownership map of the surrounding area to ensure that there were no landlocked properties and to determine if additional streets would be required. Project engineer was to submit document for 30 ft. save and except as shown on the plat.

Staff recommended approval of the subdivision in preliminary form subject to clarifying the developer / owner information on this new application and the legal right to develop the property, and utility & drainage approvals.

The board inquired about the ownership status of the subdivision and whether it had been previously recorded.

Ms. Guajardo stated the property had history and a portion of it was incorporated as Nirvana Subdivision, which was submitted in 2011 and approved in final form in 2012 under a different owner and engineer. The new owner had submitted a new application with letter stating she had owned this property as of 2013. The reason Nirvana Subdivision was never recorded due to issues with utility lines and reimbursement fees for Bentsen Road.

Following a brief discussion of the item, Mr. John Millin **moved** to recommend approval of the subdivision in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. Mark Wright seconded the motion which carried unanimously with five members present and voting.

**b) Auburn Assisted Living Subdivision; 8100 North 23rd Street- Fred G. Karle
(Preliminary)(SUB2016-0071) SAMES**

Ms. Guajardo stated the property was a three-lot subdivision located on the east side of North 23rd Street and north of Auburn Avenue. The property was zoned C-3L (light- commercial) and R-1(single- family residential). An assisted living facility was proposed and a Conditional Use Permit for Planned Unit Development had been applied for. N. 23rd Street had 20 ft. of ROW dedication required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. Alley required 20 ft. of ROW and 16 ft. of paving. Alley/service drive easement was required for commercial properties. Front setbacks on N. 23rd Street - 60 ft. or greater for approved site plan or easements. Rear and side setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements or approved site plan and were subject to change based on any revisions to the layout and use of the property. A 4 ft. wide minimum sidewalk was required on N. 23rd Street. Project engineer to verify sidewalk width with the City Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. A site plan was to be determined prior to building permit issuance. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Project engineer was to provide dimensions for all the lots to verify compliance with the lot frontage and lot area requirements. Rezoning was to be determined before Final Approval. Per Parks Department, clarification was needed on the use of the property since the property was zoned R-1 to determine if park fees applied. A Trip Generation was needed to determine if TIA was required, prior to final plat. Per Traffic, the plat must comply with the City's Access Management Policy. PUD for Assisted Living Facility was needed prior to final. Setbacks and other plat note requirements were subject to change based on zoning and use of the property.

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

The board inquired about the Planned Unit Development and history of the property being before the board previously.

Ms. Guajardo stated the property was disapproved for rezoning and was given directive to apply for a Conditional Use Permit. The developer had submitted a Planned Unit Development application but had yet to resubmit the site plan with additional information. The Conditional Use Permit would need to be approved prior to final approval of the subdivision.

Following a brief discussion of the item, Mr. Mark Wright **moved** to recommend approval of the subdivision in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. Brent Baldree seconded the motion which carried unanimously with five members present and voting.

**c) Bil Tex Industrial, Lot 1A Subdivision; 4301 North 23rd Street- Enrike Kalifa
(Preliminary)(SUB2016-0067) NAIN**

Ms. Guajardo stated the property was a one-lot resubdivision located at the north west corner of 23rd Street and Quamasia Avenue. The property was proposed and zoned as I-1 (light-industrial). There was an existing retail store that sold paint and the owner was proposing to add to the existing building and building over lot lines. N. 23rd Street had 10 ft. of ROW dedication required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. Quamasia Avenue had 30 ft. from centerline for 60 ft. ROW existing with 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for widening if not built prior to plat recording; must coordinate with City Engineering Department. Alley/service drive easement was required for commercial properties. Front setback on N. 23rd Street were 60 ft. or greater for approved site plan or easements. Rear and Interior setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Corner setbacks on Quamasia Avenue were 30 ft. or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. Setbacks for existing structure(s) were to remain; however, any new additions and/or new construction shall comply with setbacks as noted. A 4 ft. wide minimum sidewalk was required on N. 23rd Street and Quamasia Avenue. Project engineer was to verify sidewalk width along N. 23rd Street with the City's Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat would state that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. A Trip Generation was needed to determine if TIA was required, prior to final plat. As per Traffic, the site did not comply with the access management policy. Both driveways close to the intersection of N. 23rd Street and Quamasia Avenue would need to be closed. Project engineer was to coordinate with the Traffic Operations Department. Public hearing without legal notices was required at time of final for the resubdivision. ROW clip as may be required at the street intersection. License agreement as may be required for portion of parking improvements within TxDOT ROW after 10 ft. ROW dedication. Project engineer was to revise the subdivision name to Bil-Tex Industrial, Lot 1A Subdivision. Project engineer was to meet with staff to discuss project and site improvements.

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

Mr. Wright inquired about sidewalks being needed.

Ms. Guajardo stated a sidewalk would be required on both streets.

Following a brief discussion of the item, Mr. Daniel Santos **moved** to recommend approval of the subdivision in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. John Millin seconded the motion which carried unanimously with five members present and voting.

- d) Gaeli Subdivision; 1813 North Jackson Road - Lone Star National Bank
**(Revised Preliminary)(SUB2016-0053)(TABLED:09/14/2016) (REMAINED
TABLED 09/20/2016) NAIN**

Item remained tabled.

The property was a 28-lot subdivision proposed for multifamily development located on the west side of North Jackson Road and north of Pecan Boulevard (FM 495). The property was currently zoned C-3 (general commercial) District. N. Jackson Road had 10 ft. of ROW dedication proposed for 60 ft. from centerline and future total of 120 ft. of ROW with paving and curb & gutter to be done by the state. N. "K" Center Street had 60 ft. of ROW with 86.56 ft. shown on the preliminary plat with 40 ft. of paving and curb & gutter on both sides. However, the plat had since been revised without N. "K" Center Street. The project engineer, on behalf of the developer was requesting a variance to not require N. "K" Center. E. Sycamore Ave (E/W interior street) had 60 ft. of ROW with 40 ft. paving and curb & gutter on both sides. As proposed, E. Sycamore Avenue exceeds the 600 ft. maximum street length allowed for a cul-de-sac street. The block shown for Sycamore Ave. exceeded the 800 ft. block length allowed without a "stub out" street. Alley had 20 ft. of ROW with 16 ft. of paving. Alley/service drive was required for this multi-family residential development. ROW and paving width may increase for parking areas. Front setbacks had a 30 ft. setback or greater for approved site plan or easements. Property was currently zoned C-3 (general commercial) District. If it was rezoned, front setbacks may be revised prior to final. Rear and Interior setbacks were as per Zoning Ordinance or greater for approved site plan or easements. Corner setbacks on N. Jackson Road had 60 ft. or greater for approved site plan or easements. N. "K" Center Street had 30 ft. or greater for approved site plan or easements. The property was currently zoned C-3 (general commercial) District. If the property was rezoned, setbacks may be revised. Garage setbacks were 18 ft. except where greater setback was required, greater setback applied. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on N. Jackson Road, and both sides of N. "K" Center Street and E. Sycamore Ave. Engineer was to verify 5 ft. sidewalk requirement on N. Jackson Road with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. If the property was rezoned, additional buffers may be required prior to final. A note on the plat would state that no curb cut, access, or lot frontage permitted along N. Jackson Road and N. "K" Center Street. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. If the property was rezoned prior to final, this note may not be applicable. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Detention area shown on the plat should be labeled as a Common Area with a lot number prior to final. 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. The section referenced in the plat note may be revised to reflect Section 110-72 of the Vegetation Ordinance prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Land dedication in lieu of fee: Based on number of units proposed, Parkland

Dedication Advisory Board and City Commission was required. Park Fee of \$700 was to be paid prior to recording. If the fee was applied, it will be based on \$700 per dwelling unit, and must be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and City Commission prior to final. A Trip Generation was needed to determine if TIA is required, prior to final plat. Comply with Fire Department requirements regarding two separate access roads for the development. Alley requirements for access to parking, city services (including dumpster locations), site improvements, etc. were required for this multi-family development. 20 ft. by 20 ft. ROW clips was required at all alley/alley intersections. Must escrow monies for improvements not constructed prior to recording.

Staff recommended approval of the subdivision plat in revised preliminary form subject to conditions noted, clarification/recommendation on the requested variances, and drainage & utility approvals.

- e) La Herencia Subdivision; 9412 SH 107 - Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Revised Preliminary)(SUB2016-0036) (TABLED:08/02/2016) (REMAINED TABLED:08/16/2016, 09/14/2016, 09/20/2016) M & H**

Item remained tabled.

The property was a 10 lot subdivision located on the north side of S.H. 107. S. H. 107 which had 172 ft. of ROW existing. S. H. 107 had 172 ft. ROW existing. Project Engineer was to show centerline to determine additional ROW as needed. N/S Interior Street had 50 ft. ROW with 32 ft. of proposed paving and curb & gutter on both sides. Interior cul-de-sac shown was approximately 775 ft. in length, exceeded the maximum 600 ft. allowed. Subject to 40 ft. pavement width if cul-de-sac variance was granted. Proposed 775 ft. length shown exceeds maximum 600 ft. allowed. Project Engineer had submitted a variance request to allow the interior N/S street to have a length of approximately 775 ft. instead of the maximum of 600 ft. allowed in Section 134-105 of the Subdivision Ordinance. If the variance was granted, it would be subject to 40 ft. of paving with curb & gutter on both sides. An alley/service drive easement was required for commercial properties. Initial plat submittal shows Lot 10 proposed for commercial use, which would require an alley was to be determined. Front setbacks along S. H. 107 were 75 ft. or greater for approved site plan. N/S Interior Street setbacks were 25 ft. for Lots 3 thru 9. Rear setbacks were 15 ft. or greater for approved site plan or easements. Sides setbacks being proposed were 6 ft. or greater for easements were to be determined. Corner setbacks were 10 ft. or greater for easements for Lots 2 & 10 were 25 ft. if use was commercial. Garage setbacks were 18 ft. except where greater setback was required, the greater setback applied. All setbacks were subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk was required on S. H. 107 and both sides of the N/S interior street. A 5 ft. wide sidewalk on S. H. 107; was to be verified with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Notes on the plats were to be determined. As proposed, not all lots have the minimum 100 ft. frontage and 1-acre size for septic tank lots. MPU approved variance allowing lots with less than 100 ft. of frontage and 1 acre in size on June 28, 2016. If the property was annexed, initial zoning of the property would be needed prior to final

consideration. If the property was annexed a rezoning and park fee would be required prior to recording. A Trip Generation to determine if TIA was required, prior to final plat. Engineer to clarify if the subdivision was proposed as public or private. Street name to comply with city requirements. Public Utility to address lot size and width for use of septic tank - prior to final plat consideration. Must escrow monies for improvements if not constructed prior to plat recording.

Staff recommended approval of the subdivision plat in revised preliminary form subject to conditions noted, utility & drainage approvals, and a recommendation to the city commission regarding the proposed cul-de-sac length.

Recess at 3:47 pm

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

a) SUBDIVISION:

1. Believe Subdivision; 2213 U. S. Expressway 83- Believe Investments, LLC. **(Final)(SUB2016-0069)** AGES

Ms. Guajardo stated the property was a one-lot commercial resubdivision located on the south side of Expressway 83 and east of South 23rd Street. U.S. Expressway 83 had 180 ft. from centerline for 330 ft. ROW; ROW varied with paving and curb & gutter to be done by the state. Portland Avenue and S. 22nd Street showed that the 50 ft. of ROW was previously abandoned by Ordinance #1967-16. Private Service drive was to be reviewed as part of the site plan. Front setback on U.S. Expressway 83 - 75 ft. or greater for approved site plan or easements. Side and rear setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on U.S. Expressway 83; verify sidewalk width with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat would state that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. A Trip Generation was reviewed and approved by the Traffic Operations Department and a Traffic Impact Analysis was not required. Preliminary plat was approved by the Planning and Zoning Commission on July 7, 2015. Abandonment of S. 22nd Street and Portland Avenue ROWs were done by separate instrument; Ordinance #1967-16. Existing plat notes remained the same for that portion of the resubdivision.

Staff recommended approval of the resubdivision in final form

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

Being no discussion, Mr. John Millin **moved** to recommend approval of the resubdivision in final form subject to conditions noted. Mr. Daniel Santos seconded the motion which carried

unanimously with five members present and voting.

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road. **(REZ2016-0032)(TABLED: 08/02/2016)(REMAINED TABLED: 08/16/2016, 09/20/2016)**

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

Mr. Sanchez stated the property was located along the east side of South Taylor Road approximately 830 feet south of Highway 83. The tract had 73.6 feet of frontage along South Taylor Road and a depth of 535 feet for a tract size of .90 acres. The applicant was requesting R-3A (multifamily residential apartment) District in order to construct apartments. A feasibility plan had been submitted to the Planning Department showing 14 apartments. Adjacent zoning was R-1 (single family residential) District to the south, R-4 (modular home and mobile home) District to the north and east and the City of Mission to the west. The tract comprises one lot that contains a single family residence. Surrounding land uses were single family residential and mobile homes.

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

The development trend in the area was single family and mobile homes. The property was zoned A-O (agriculture-open space) District upon annexation in 1999 and subsequently rezoned to R-1 District in 2015 as part of the City of McAllen A-O District rezoning project. There have been no rezoning requests on the property since that time. A property to the south was rezoned for R-1 (single family residential) District in 2006 for Cortez Subdivision. Two tracts located to the south were rezoned to R-3A District in 2012 and 2015 and were currently vacant land.

The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The property was rezoned to R-1 District in 2015 to support existing single family uses. The existing residence had a septic system. A single family residence was constructed in Cortez Subdivision located to the south in 2006 with a septic system and escrow payment for future sewer improvements. McAllen Public Utilities grants a variance for septic systems for a single family residence but not for apartment uses. The feasibility plan shows 14 apartment units. The number of vehicle trips generated by low-rise apartments was 6.59 vehicle trips per day or 92 trips per day. Taylor Road was designated as a major collector with 80 feet of right-of-way and constructed as a 2 lane rural roadway with no shoulders, no curb and gutter, no street lights, and a posted speed limit of 45 miles per hour. A masonry screen with a height of 8 feet was required along lot lines in common with a single family use or zone. A park fee of \$700 per unit was required prior to recording of the plat. A recorded subdivision plat and approved site plan was required prior to issuance of any building permit.

At the Planning and Zoning Commission meeting of August 2, 2016 no one appeared in opposition of the rezoning request. The applicant requested that the rezoning request be tabled in order to allow time to determine feasibility of extending sewer service to the proposed development tract.

The Board voted to table the rezoning request with four members present and voting. The applicant had contacted the adjacent property owner and McAllen Public Utilities regarding connection to existing sewer lines.

Staff recommended approval of the rezoning request.

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

Being no discussion of the item, Mr. John Millin **moved** to recommend approval of the rezoning request. Mr. Brent Baldree seconded the motion. The Board voted to recommend approval of the rezoning request with five members present and voting.

2. Rezone from R-1 (single family residential) District to A-O (agricultural-open space) District: 35.59 acres out of Lot 347, John H. Shary Subdivision, Hidalgo County, Texas; 5200 North Taylor Road. **(REZ2016-0037)**

The tract was located at the southeast corner of North Taylor Road and Dove Avenue. The tract had 1,180 feet of frontage along North Taylor Road and a depth of 1,280 feet for a tract size of 35.59 acres. The tract also had 1,030 feet of frontage along North 48th Street. The applicant was requesting A-O (agricultural-open space) District for growing trees in a natural habitat and timber production. Adjacent zoning was R-1 (single family residential) District to the east and south, and A-O (agricultural-open space) District to the north. The tract consists of one parcel containing brush and pasture. Surrounding land uses were single family residences, Sharyland North Junior High, orchards, and vacant land.

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

The development trend for this area was single family residential. The subject property was rezoned to R-1 (single family residential) District as part of the city initiated A-O rezoning project in 2015. There have been no rezoning requests on the property since that time. Several city initiated rezoning requests for R-1 (single family residential) District on adjacent tracts to the south were approved in 2015.

The requested zoning does not conform to the Suburban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The current R-1 (single family residential) District allows growing trees in a natural habitat for timber production. The R-1 District does not impact the agricultural use exemption. The purpose of the R-1 District rezoning was to establish the future land use development for the property and adjacent property owners. The A-O District does not exclude enforcement of environmental health issues such as weedy lots, accumulation of brush and debris that may breed mosquitoes and other pests. Taylor Road was designated as a major collector with 80 feet of right-of-way and currently had 50 feet of right-of-way and was constructed as a rural collector with two travel lanes and no shoulders.

Staff recommended approval.

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

Mr. John Millin inquired about the property being part of the city initiated A-O project.

Mr. Sanchez stated the property was part of the A-O project and had gone through the related meetings and required legal notices. Staff had not received any concerns in opposition at that time.

Phil Dyer, brother of the applicant/property owner spoke on behalf of the applicant. He stated that the property owner was allowing the trees on the property to grow. He stated that they were not ready to subdivide the property. He stated that they have a long term vision for what they want their property to be. Mr. Dyer also mentioned that they had not been notified when the City undertook a city initiated rezoning in 2015 and the property was rezoned from A-O (Agricultural-Open Space) District to R-1 (single family residential) District.

Following discussion of the item, Mr. John Millin **moved** to recommend approval of the rezoning request. Mr. Mark Wright seconded the motion. The Board voted to recommend approval of the rezoning request with five members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Javier Quintanilla for a Conditional Use Permit, for life of the use, for a planned unit development, at the north 3.956 acres out of the south 10 acres of Lot 267, John H. Shary Subdivision, Hidalgo County, Texas; 1820 North Taylor Road. **(CUP2016-0133)**

The property was located on the east side of North Taylor Road, approximately 960 ft. south of Vine Avenue and was zoned R-1 (single family residential) District. The adjacent zoning was A-O (agriculture & open space) District to the south and R-1 District to the north and east. The area to the west was outside city limits. Surrounding land uses include, single family residences, vacant land and commercial businesses along Pecan Boulevard. A Planned Unit Development was permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

Currently, the property was vacant. The property was part of Quinta Real Subdivision, which consist of thirty-five (35) lots and received preliminary approval by the Planning and Zoning Commission on June 21, 2016. A note in the plat states that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to develop a Planned Unit Development, which will include only townhouses. Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. **CONCEPTUAL SITE PLAN:** Development and use of the property must comply with the conditional use permit conceptual site plan.

2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential.
3. OFF-STREET PARKING AND LOADING: two spaces per unit.
4. LANDSCAPING: 10% landscape in R-1 District. 50% of front yard landscape. Dumpsters screened. Site plan must indicated landscape areas provided, trees, etc.
5. STREETS AND SETBACKS: Quinta Real Subdivision was in process. Street alignment and pattern was being received as part of the plat and would need to be resolved to determine final details for the PUD. Also, the site plan must identify setbacks and building envelope on each lot. Dimension of pavement and front and rear setbacks must be shown in site plan. As well as sidewalks along within the development and entrance and exists.
6. DRAINAGE: During the Quinta Real Subdivision process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. ADDITIONAL PROVISIONS: CUP site plan controls if there was conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.
9. A recorded subdivision plat and Planned Unit Development site plan was required prior to issuance of building permits. During the final stages of Quinta Real Subdivision process must be completed.

Staff recommended to table the item to allow the applicant time to submit the necessary information and submittals to verify compliance but advised the board there were neighbors present in opposition.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the conditional use permit request and there were surrounding neighbors present to speak in opposition. The applicant was not present.

Mr. Louis Lee & Mr. Robert Awna, surrounding neighbors in opposition, stated their concerns in regards to issues in the proximities of location of the canal, high traffic, the access and safety. Mr. Lee stated he had a signed petition in opposition.

Mr. Mark Wright, board member, inquired if staff had verified the petition.

Mr. Louis Lee stated he had not submitted the signed petition to the city; he hand delivered the petition to Ms. Garcia so that it may be verified.

After discussion of the item, Mr. Mark Wright moved to table the item. Mr. Daniel Santos seconded the motion with five members present and voting.

2. Request of Jose Ricardo Sobrevilla for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 4, 5 and 6, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1311 North 24th Street. **(CUP2016-0136)**

The property was located on the west side of North 24th Street, approximately 260 ft. north of Maple Avenue. The property was zoned C-3 (general business) District. The adjacent zoning was C-3 and R-3A (apartments) to the west, C-1 (office building) District to the north, C-2 (neighborhood commercial) District to the south, and R-1 (single family residential) District and R-2 (duplex-fourplex) District to the east. Surrounding land uses include single family residences, multi-family residences, commercial businesses and Lincoln Jr. High School. An institutional use was permitted in a C-3 zone with a conditional use permit and in compliance with requirements.

There was currently a vacant residence on the property. The applicant was proposing to remodel the interior of the residence to accommodate a nursing school. The nursing school would consist of two classrooms, one lab, two offices, a storage, and breakroom. The maximum number of students would be approximately 30 students.

The applicant stated that there may be future plans to expand the building within the lot boundaries of Lot 5 and future parking to accommodate the expansion on Lot 6.

The Fire Department has inspected the building; however, a final inspection was pending once the remodeling was finalized. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 24th Street, and was approximately 360 ft. south of Pecan Boulevard.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the number of classrooms and offices, 20 parking spaces were required for the use; 24 parking spaces were being provided on site. If additional spaces were required to meet the school needs the applicant would need to provide additional parking spaces and prevent parking on the street or surrounding areas. The parking must meet city standards;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;

- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

Mr. Mark Wright, board member, mentioned the property was too weedy.

Mr, Jose Ricardo Sobrevilla , the applicant, stated the property was vacant but was maintained periodically.

After a brief discussion of the item, Mr. John Millin **moved** to recommend approval of the request, for the life of the use, subject to the Zoning Ordinance, Fire Department and building permit requirements. Mr. Daniel Santos seconded the motion with five members present and voting.

3. Request of Jose A. Navarrete on behalf of Stripes #9641, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2016-0129)**

The property was located at the northeast corner of North Ware Road and Pecan Boulevard. The property was zoned C-3 (general business) District. The adjacent zoning was C-3 to the south, east and west, and A-O (agricultural & open space) District to the north. Surrounding land uses include commercial businesses, restaurants, and South Texas College. A portable building was allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Currently, there was a commercial building on the property. The initial conditional use permit was approved for one year, instead of the life of the use requested, by the Planning and Zoning Commission on March 5, 2013. No renewal followed after that. There was a new representative for Stripes and due to the expired time frame, it had to come before the Planning and Zoning Commission for consideration and approval.

The new representative was proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160

sq. ft. portable building was located at the front of the building, which eliminates one parking space. Based on the retail store business, 11 parking spaces were required; 17 parking spaces were provided. The portable building must comply with all required setbacks, including a 60 ft. front building setback.

The Fire Department had inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building was being used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North Ware Road.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 11 parking spaces were required; 17 parking spaces were provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster was already provided on site.
- 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.

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

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

Mr. Mark Wright, board member, inquired about a previous portable building application made by Krispy Kreme that was. He stated he went to the property and noticed that the portable building was visual from the street and had no buffer.

Ms. Garcia stated the Krispy Kreme case was because it did not meet the setback and eliminated the required parking. The proposed permit met the side and front setback and it met the required parking.

After discussion of the item, Mr. Mark Wright made a motion to disapprove the conditional use permit request; however, motion died due to no second. Mr. John Millin **moved** to table the

item to allow the applicant time to attend the next meeting. Mr. Brent Baldree seconded the motion with five members present and voting.

4. Request of Cesar Quintanilla on behalf of Stripes #7304, for a Conditional Use Permit, for one year, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision; Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2016-0130)**

The property was located at the southwest corner of North 23rd Street and Maple Avenue. The property was zoned C-3 (general business) District. The adjacent zoning was C-3 District in all directions and C-1 (office) District to the northwest. Surrounding land uses include commercial businesses, single family residences and offices. A portable building was allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Currently, there was a commercial building on the property. The initial conditional use permit was approved for one year, instead of the life of the use requested, by the Planning and Zoning Commission on March 5, 2013 with the conditions to comply with the minimum setbacks and placing the portable building in a concrete pad or paved area. No renewal followed after that. There was a new representative for Stripes and due to the expired time frame, it had to come before the Planning and Zoning Commission for consideration and approval.

The new representative was proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160 sq. ft. portable building was located north of the building along Maple Avenue. During inspection staff observed that the portable was sitting in an unimproved area. In order for the portable building to be in compliance it must sit in a concrete pad or a paved area, this area would need to be paved to city standards and meet landscaping requirements.

Based on the retail store business, 6 parking spaces were required; 10 parking spaces were provided. The portable building must comply with all required setbacks, including a 10 ft. corner setback.

The Fire Department had inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building would be used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North 23rd Street.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 6 parking spaces were required; 10 parking spaces were provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster was already provided on site.

- 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.

Staff recommended approval of the request for one year, subject to Section 138-118(3) of the Zoning Ordinance, comply with minimum setbacks, Fire Department requirements, and placing the portable building in a concrete pad or paved area.

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

Due to the previous discussion and similar case of the item, Mr. Mark Wright **moved** to table the item to allow the applicant time to attend the next meeting. Mr. John Millin seconded the motion with five members present and voting.

5. Request of Cesar Quintanilla on behalf of Stripes # 9632, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12' (storage) at the East 200 feet of Lots 1 & 2, and the East 200 feet of the North 12 feet of Lot 3, Block 2, T.H.E. ENTERPRISE Subdivision, Hidalgo County, Texas; 4839 North 10th Street. **(CUP2016-0131)**

The property was located at the southwest corner of North 10th Street and Wisteria Avenue. The property was zoned C-3 (commercial business) District. The adjacent zoning was C-3 District to the north, southeast, south and west, and R-3A (apartments) District to the east. Surrounding land uses include commercial businesses and multi-family residences. A portable building was allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Currently, there was a commercial building on the property. The initial conditional use permit was approved by the Planning and Zoning Commission for one year, instead of the life of the use requested, on February 5, 2013. No renewal followed after that. There was a new representative for Stripes and due to the timeframe, it had to come before the Planning and Zoning Commission for consideration and approval.

The new representative was proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160 sq. ft. portable building was located by the building along Wisteria Avenue, was placed within the 10 ft. corner setback requirements and was approximately 2 ft. in the right-of-way of Wisteria Avenue. Based on the retail store business, 6 parking spaces were required; 6 parking spaces were provided. The portable building would be required to comply with all required setbacks, including a 10 ft. corner setback.

The Fire Department had inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building would be used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North 10th Street.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 6 parking spaces were required; 6 parking spaces were provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster was already provided on site.
- 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.

Staff recommended approval of the request, for one year, subject to Section 138-118(3) of the Zoning Ordinance, comply with the minimum setbacks and fire department requirements.

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

Due to the previous discussion and similar case of the item, Mr. Mark Wright **moved** to table the item to allow the applicant time to attend the next meeting. Mr. John Millin seconded the motion with five members present and voting.

6. Request of Stephan E. Manwell, for a Conditional Use Permit, for one year, for a home occupation (office/ online sporting good sales) at Lot 2, Block 1, The Village North Subdivision Unit 1, Hidalgo County, Texas; 5004 North 4th Street. **(CUP2016-0132)**

The property was located on the south side of North 4th Street, approximately 95 feet northeast of Xanthisma Avenue, and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District in all directions. Surrounding land uses include single family residences. A home occupation was permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate an office for a sporting goods sales order business from the existing residence. The proposed days of operation would be Monday through Friday by appointment only. This business consists of customers placing orders online to purchase a particular firearm or by contacting the applicant requesting a particular firearm. The firearm that was either ordered online or bought by the applicant, would be delivered to the applicant's residence. The applicant charges a broker fee for the background check and the transfer of firearms. He stated that he would deliver the firearms to the customers. However, ATF regulations indicate that customers need to do all transactions at the residence, including all paperwork that needs to be filled out, and the actual transaction must take place at the address corresponding to the license. The applicant had had an approved license to sale firearms at a commercial location; however, he wishes to transfer the license to his residence, which requires approval by the ATF.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The Fire Department had inspected the residence and meets all the minimum standards and applicable ordinances. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant does live at the residence;
- 2) No signs were permitted. No signs were proposed at the residence;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. None were proposed;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. No additional employees were proposed;
- 5) There shall be no outside storage of materials or products. No outside storage was proposed;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. Customers may visit the residence by appointment only;
- 7) No retail sales (items can be delivered). Retail sales were proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location for which the permit was issued.

Staff recommended disapproval of the request based on requirement #7 (retail sales) of Section 138-1+18(1) of the Zoning Ordinance.

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

Mr. John Millin, board member, inquired about similar requests and the reason staff's recommendation. He asked if the disapproval was because of retail sales and ATF regulations to complete the sale at the residence

Ms. Garcia stated that was correct; due to retail sales it did not meet requirements and the previous case had the option to appeal but did not do so.

Mr. Stephen E. Manwell, the applicant, stated the shipping and receiving of the items would be located at a main warehouse. The items could be stored at a different location. He stated there would not be any retail sales, only processing of paperwork.

Mr. Austin Stevenson, City Assistant Attorney, stated the retail sale would have already taken place and he could charge a broker fee; therefore complying with requirement #7. As recommendation to the board's decision if the request would be approved it would be subject to compliance to ATF regulations.

Following a brief discussion of the item, Mr. John Millin **moved** to recommend approval of the conditional use permit for one year subject to Section 138-118(1) of the Zoning Ordinance, Fire Department requirements and compliance with ATF Regulations. Mr. Brent Baldree seconded the motion which carried unanimously with five members present and voting.

7. Request of Graciela Luna, for a Conditional Use Permit, for one year, for a home occupation (daycare) at Lot 38, Buena Vista Unit 1, Hidalgo County, Texas; 3016 Nyssa Avenue. **(CUP2016-0134)**

The property was located on the north side of Nyssa Avenue, approximately 60.5 ft. east of N. 31st Street and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 in all directions and A-O (agricultural & open space) District also to the west. The surrounding land uses include single family residences, South Texas College, apartments, and Lincoln Jr. High School. A day care was allowed in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for this property was approved by the Planning and Zoning Commission on November 1, 2005. The last administrative renewal was approved on February 3, 2009. No renewal followed after that, until May 2011 and August 2012. No renewal of the permit was submitted and processed for 2014 and 2015. Due to the time frame of no renewal, the request had to come back to the Planning and Zoning Commission meeting for approval.

The applicant was proposing to continue to operate a day care facility from the existing residence. The proposed hours of operation were from 7:00 a.m. to 6:00 p.m. Monday thru Friday. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The occupation may

not be operational until issuance of the certificate.

The Health and Fire Departments have inspected and cleared the residence and compliance with health and safety codes and regulations. The business must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other 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 was provided;
- 3) Provide paved area adjacent to street for pickup and delivery of children. The site plan shows a two-car paved driveway and a two-car enclosed garage;
- 4) Area used for the day care facility should be clearly secondary to the use of the structure; The applicant proposes to use the family room for the day care area as per the attached floor plan;
- 5) Person who applies for permit must reside at location for which the permit was granted. The applicant lives in the residence;
- 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 was 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; Nyssa Avenue was not a dead-end street or cul-de-sac;
- 8) Day care facilities shall not be located on a half street or a street that was accessed by a half street; Nyssa Avenue was 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 was proposing to care for up to 12 children;
- 10) No signs were permitted; no signs were proposed;
- 11) No more than one additional employee that does not reside on the premises was permitted. The applicant was not proposing an additional employee; and
- 12) The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner. The applicant was the owner.

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

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

Being no discussion of the item, Mr. John Millin **moved** to recommend approval of the conditional use permit for one year subject to Section 138-118(8) of the Zoning Ordinance, and Health and Fire Department requirements. Mr. Mark Wright seconded the motion which carried unanimously with five members present and voting.

8. Request of Ernestina Garza, for a Conditional Use Permit, for one year, for an event center at Lot 7, Las Cañadas Subdivision, Hidalgo County, Texas; 2914 South Jackson Road. **(CUP2016-0138)**

The property was located on the west side of South Jackson Road, approximately 1,140 ft. north of El Rancho Road and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north and south, R-2 (duplex-fourplex) District to the west and the area to the east was outside city limits. Surrounding land uses include commercial businesses, fourplex units, single family residential, and vacant land. An event center was allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

Currently, there was a multi-tenant commercial building on the property. The initial conditional use permit was approved for this establishment by the City Commission with a variance to the distance requirement on March 11, 2013. There was no renewal in 2014. Code Enforcement issued a citation for an expired conditional use permit and an expired Health permit. The permit was renewed and approved by City Commission on appeal on May 28, 2016. There was a new applicant; therefore, a new permit was required.

The new applicant was proposing to continue to operate an event center from one of the suites within the multi-tenant commercial building that's located on the property. The suite consist of 2,950 sq. ft. and would be used for birthday parties, quinceñeras, and weddings. The hours of operation were from 10:00 a.m. 1:00 a.m. Monday thru Sunday.

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

- 1) The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. of residentially zoned properties;
- 2) The property must be as close as possible to a major arterial and shall no generate traffic onto residential sized streets. The establishment had direct access to South Jackson Road;
- 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 multi-tenant commercial building consists of two restaurants, retail businesses, and offices. Based on these uses and square footages, 135 parking

spaces were required. An additional 30 parking spaces were required for the 2,950 sq. ft. event center, which brings the total required parking spaces for the development to 165; 175 parking spaces were provided on the common parking area;

- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum number of persons was set at 126 for the event center.

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

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

Being no discussion of the item, Mr. John Millin moved to disapprove based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance, but with a favorable recommendation to grant the variance to the distance requirement. Mr. Daniel Santos seconded the motion with five members present and voting.

9. Request of Cisco and Damanda, LLC., for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Mejia #1 Subdivision, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2016-0139)**

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

The initial conditional use permit was approved by the City Commission on September 29, 2009 with a variance to the 600 ft. distance requirement. The permit since then had been renewed annually by different tenants with variances to the distance requirement by the City Commission. The last approval was on June 13, 2016 for one year, by the City Commission with a variance to the 600 ft. distance requirement, and with the condition for nightly trash pickup and extra security. There was now a new applicant; therefore it had to come before the Planning and Zoning Commission for consideration.

The new applicant was proposing to continue to operate a bar with an outdoor patio area. The proposed hours of operation were Thursday thru Sunday from 9:00 p.m. to 2:00 a.m. Attached was the police report indicating service calls from May 2016 to present for the establishment. The Health and Fire Departments have inspected and cleared the establishment. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. of residentially zones & uses and the International Museum of Arts & Science (IMAS);
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment had access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there was a multi-tenant commercial plaza on the property. The plaza was a mixture of retail, fast food restaurants, and bars. At this time, there were two fast food restaurants (Dominos & Billy's BBQ), commercial uses (such as a laundry matt, beauty salon, etc.), a bar (Rehab) and a vacant lease space that had previously been used as a bar. Based on the current uses (except Rehab), 34 parking spaces were required. The existing bar (Rehab) requires 46 parking spaces. The proposed bar would require an additional 73 parking spaces bringing the total parking required for all the uses to 153 spaces; 125 spaces were provided on site.; leaving a deficiency of 28 parking spaces. The previous applicant submitted a parking agreement in 2014 for a 5 year term, for 28 additional parking spaces in order to comply with parking. An updated parking agreement would need to be submitted. If the vacant space was again occupied for a bar, it would require 46 additional parking spaces and parking would need to be provided;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment would be set at time of building permit.

Should the conditional use permit be approved, conditions as previously noted on the previous approval such as nightly trash pickup and providing extra security would be applied to this request. As well as an updated parking agreement to comply with the parking requirements.

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

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

Chairperson, Pepe Cabeza de Vaca, inquired about the parking agreement.

Mr. Austin Stevenson, City Assistant Attorney, stated a new parking agreement would need to be provided showing the applicant's name because it would be considered a new entity.

After a brief discussion of the item, Mr. John Millin moved to disapprove based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance, but with a favorable recommendation to grant the variance to the distance requirements with added conditions for an updated parking agreement, extra security, nightly trash collection after hours, and additional lighting.. Mr. Brent Baldree seconded the motion which carried with four members voting aye and one abstention. Mr. Mark Wright abstained.

10. Request of Daniel R. Duran, for a Conditional Use Permit, for one year, for a bar at Lot all of Block 4, North Center Subdivision, Hidalgo County, Texas; 1700 North 10th Street, Suite K. **(CUP2016-0140)**

The property was located on the southeast corner of North 10th Street and Redwood Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north, east, west, and south and R-2 (duplex-fourplex) District also to the north. Surrounding land uses include commercial businesses and multi-family residential. A bar was allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

There was currently a multi-tenant commercial plaza on the property. The uses in the plaza was a mixture of retail and a restaurant. The initial conditional use permit was approved by the Planning and Zoning Commission on July 20, 1999. The bar permit was renewed by different applicants up until January 2004. In April 22, 2013 City Commission approved a kid's party event center at this location; however, it never operated.

There was a new applicant who was proposing to operate a 4,950 sq. ft. bar from the vacant suite. The hours of operation were from 6:00 p.m. to 2:00 a.m. Monday thru Sunday. Based on the current uses, approximately 99 parking spaces were required; 138 spaces were provided on site as part of the common parking area. The proposed 4,950 sq. ft. bar requires 66 parking spaces for a total of 165 spaces for the plaza, having a deficiency of 27 parking spaces.

Staff did receive a call from a surrounding neighbor with concerns with the noise.

The Health and Fire Departments have inspected and cleared the establishment which was in compliance with health and safety codes and regulations. A police report was not requested

since the establishment had not been in operation. The establishment must also comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 600 ft. of residentially zoned properties;
2. The property must be as close as possible to a major arterial and shall no generate traffic onto residential sized streets. The establishment had direct access to North 10th Street and Quince Avenue;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there was a multi-tenant commercial plaza on the property. The plaza was a mixture of retail and a restaurant. Based on the current uses, approximately 99 parking spaces were required; 138 spaces were provided on site as part of the common parking area. The proposed 4,950 sq. ft. bar requires 66 parking spaces for a total of 165 spaces for the plaza, having a deficiency of 27 parking spaces;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment would be determined at time of building permit.

Staff recommended disapproval of the request based on non-compliance with requirement #1 (distance) and #3 (parking) of Section 138-118 (4) of the Zoning Ordinance.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the conditional use permit request and there were surrounding neighbors present to speak in opposition. The applicant was present.

Ms. Garcia stated she had received two emails and one phone call in opposition to the request.

Mrs. Aide Cazares Martinez, Mary Martinez, Jose Escamilla, and David Cazares spoke in opposition of the request their concerns were traffic, noise, previous history, minors being in the area.

Ms. Amira Kalifa, spoke in favor of the conditional use, permit stating to give the leaseholders a chance before denying the request because the property had been vacant for three years. She stated that they were relocating from another location and had no complaints or issues.

After a lengthy discussion of the item, Mr. Mark Wright **moved** to disapprove the conditional use permit based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(4) of the Zoning Ordinance. Mr. Daniel Santos seconded the motion which carried with four members voting aye and one abstention. Mr. John Millin abstained.

6. DISCUSSION:

7. INFORMATION ONLY:

- a) **City Commission Action of September 26, 2016**
- b) **Proclamation: Community Planning Month – October 2016**
Where: City Commission Chambers
When: October 10, 2016
Time: 5:00pm

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. John Millin adjourned the meeting at 5:27 p.m., Mr. Brent Baldree seconded the motion which carried unanimously with five members present and voting.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Susana De La Cerda, Secretary

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REVISED SITE PLAN APPROVAL FOR PROPOSED LOT 2, SOUTH TEXAS BUICK GMC SUBDIVISION; 4100 EXPWY 83

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the north side of U.S. Expressway 83, approximately 510 ft. east of S. Bentsen Rd., and is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions.

The property is part of Proposed South Texas Buick GMC Subdivision, which received final plat approval by the Planning & Zoning at their meeting on January 5, 2016. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

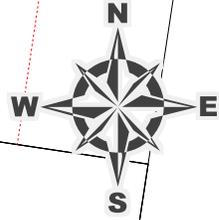
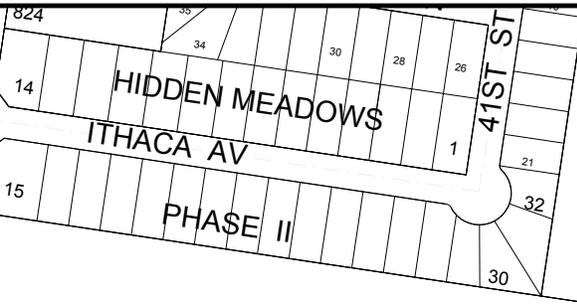
The applicant is proposing to construct a 5,700 sq. ft. building for a used car lot sales office area. Based on the square footage, 32 spaces are required; 32 parking spaces are provided. Two of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is proposed to be from new internal common drives. Required landscaping for the lot is 10,520 sq. ft. with trees required as follows: 27 – 2 ½” caliper trees, or 14 – 4” caliper trees, or 7 – 6” caliper trees, or 54 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along the Frontage Rd. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk is required along U.S. Expwy 83. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

RECOMMENDATION:

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

PROPOSED 812
GARCIA-GUTIERREZ
LOT 1
-25

BENTSE



LOCATION

162

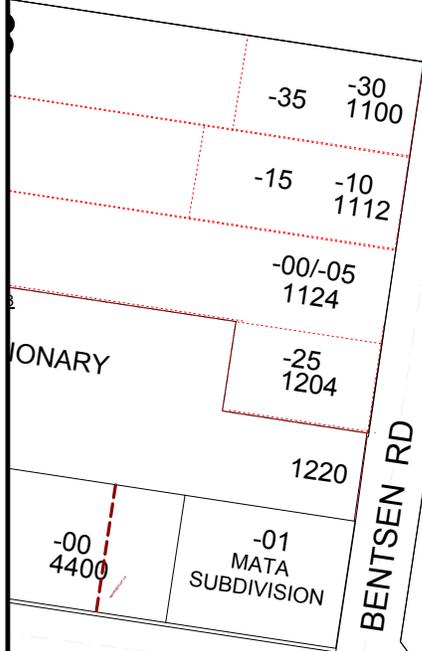
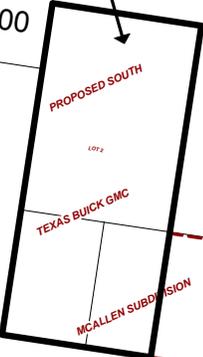
LA VILLA REAL

1201

L20850000000100

KENT BIEL
4220

71



BENTSEN RD

C-3

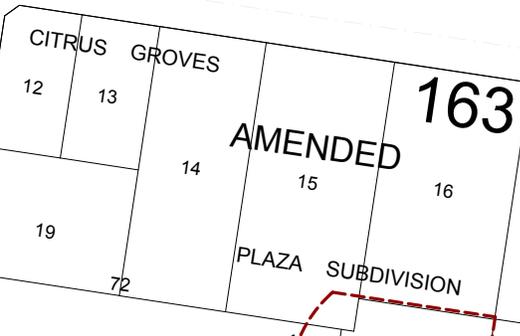
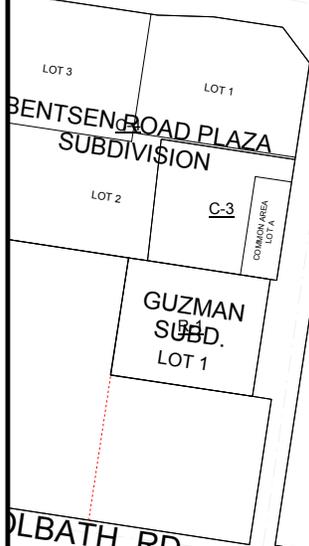
KEN

WESTWAY

WESTWAY

EXPRESSWAY

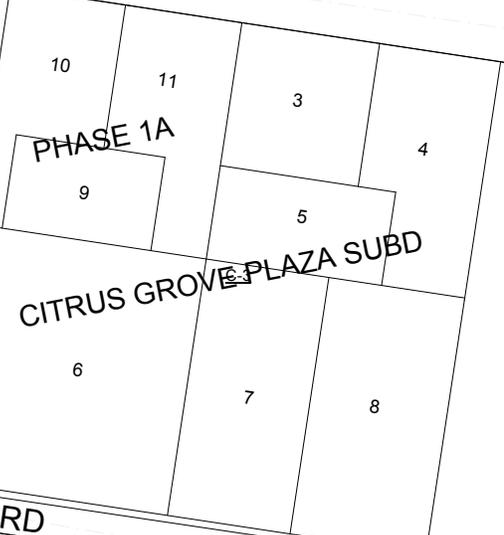
U.S. 83 EXPRESSWAY



163

AMENDED

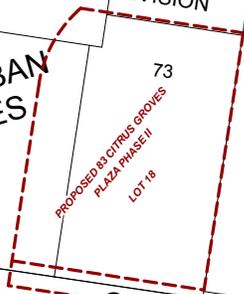
PLAZA SUBDIVISION



PHASE 1A

CITRUS GROVE PLAZA SUBD

McALLEN SUBURBAN
CITRUS GROVES



COLBATH RD

16

LOT 1

STON
PHA

SOUTH TEXAS BUICK GMC
MCALEN FACILITY EXPANSION
4220 W. EXPRESSWAY 83, MCALEN, TEXAS 78501

SCALE:

HINOJOSA
ENGINEERING, INC.
CIVIL, STRUCTURAL, ENGINEERING AND SURVEYING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HINOJOSA@HINOJOSA.COM
REGISTRATION NUMBER: EXPIRATION DATE



ENGINEER: W.R. HINOJOSA
DESIGNER: R.R.
SURVEYOR:
DRAWN BY: RR
JOB NO.: 15-166
BOOK NO.:

SITE LAYOUT

WARNING
CONTRACTOR TO FIELD
VERIFY DEPTH & LOCATION
OF EXIST. UTILITIES PRIOR
TO CONSTRUCTION

LEGEND

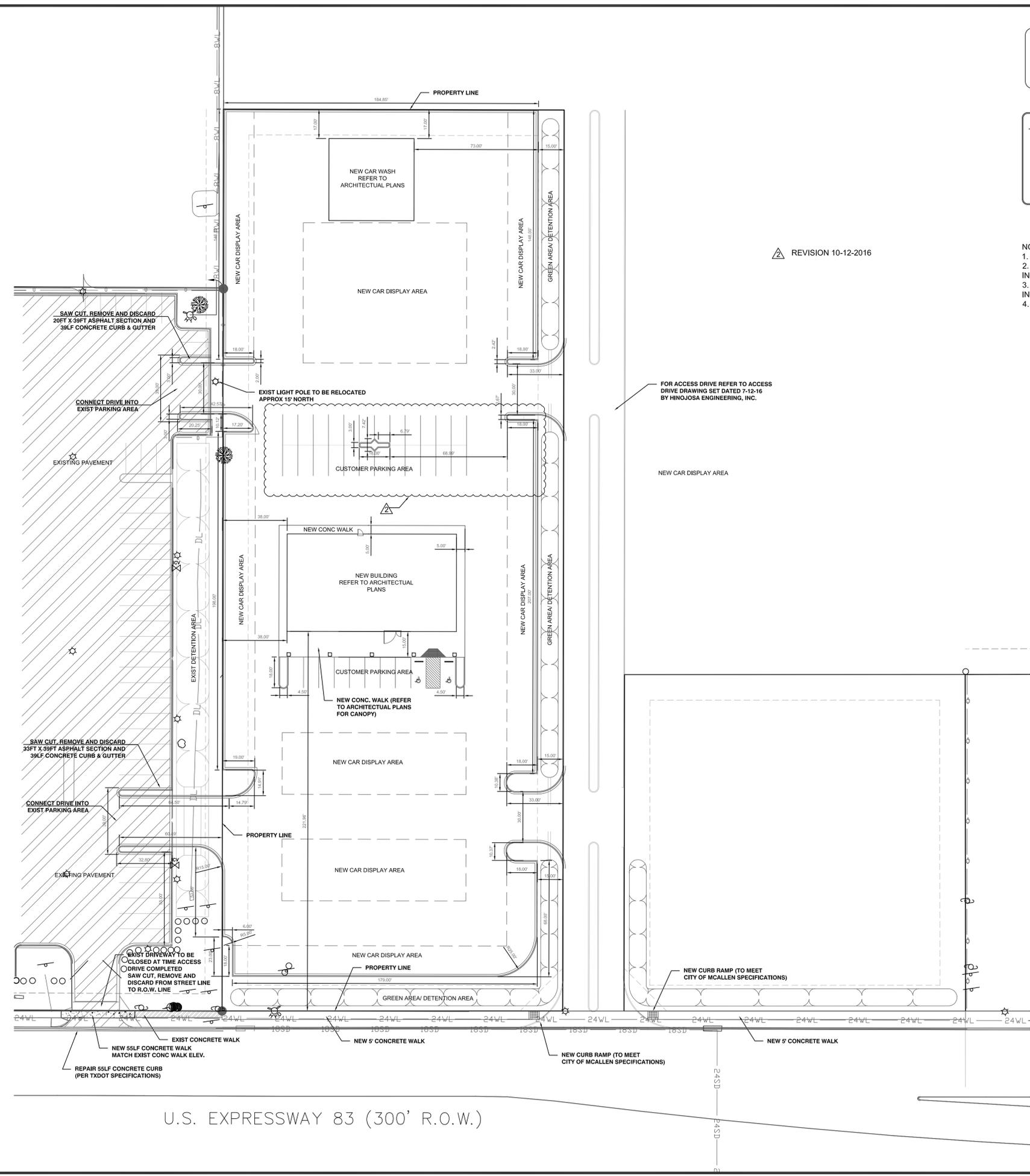
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW ASPHALT DRIVE
- NEW CURB AND GUTTER LINE

SCALE : 1"=30'

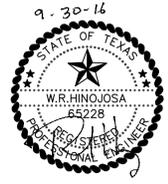
NOTES:

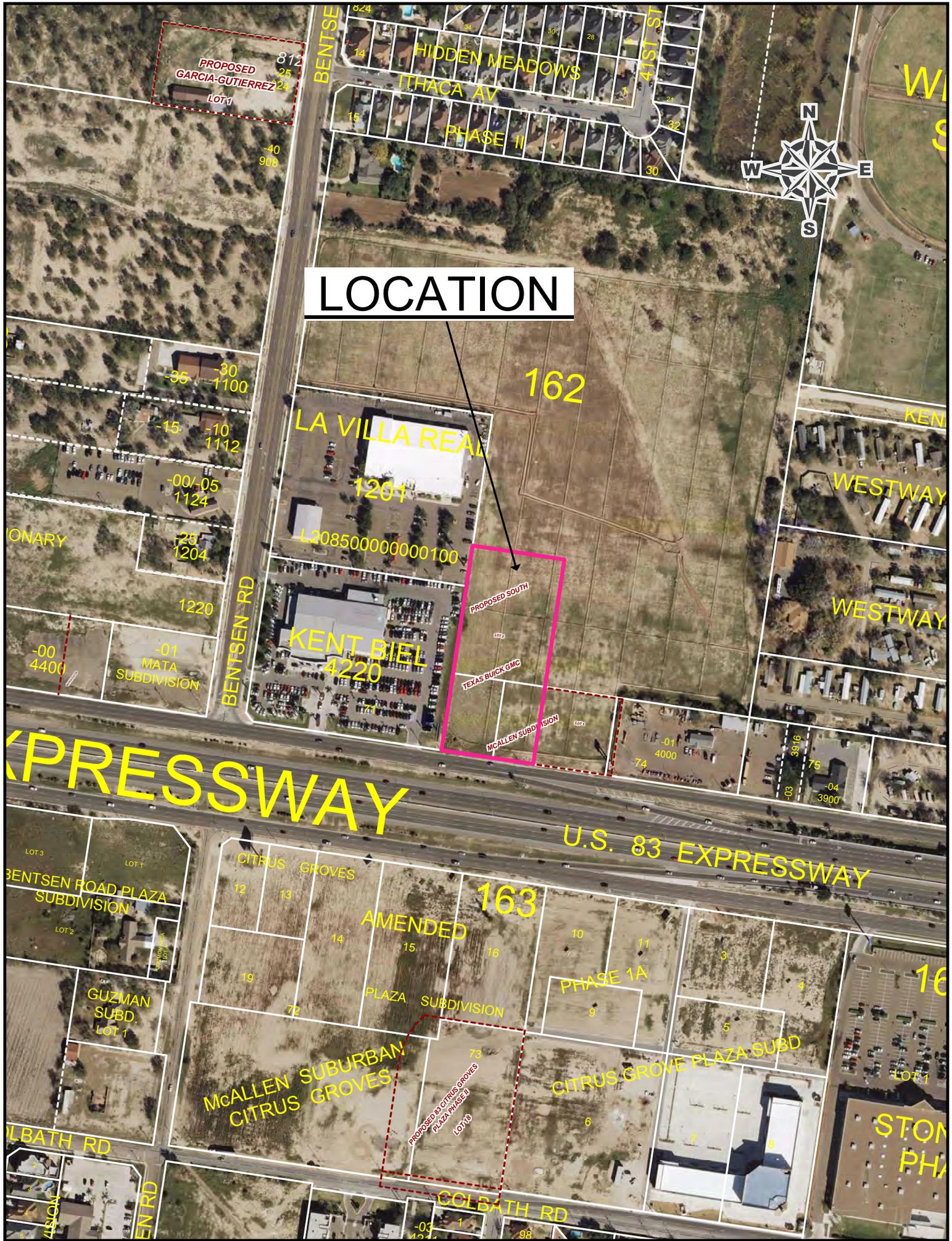
1. PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING AND CANOPY DIMENSIONS AND INFORMATION.
3. REFER TO ARCHITECTURAL DRAWINGS FOR CAR WASH DIMENSIONS AND INFORMATION.
4. REFER TO EXISTING CONDITION PLAN FOR PROPERTY LIMITS.

REVISION 10-12-2016



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA PE 65228. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.





LOCATION

PROPOSED SOUTH
TEXAS BUICK GMC
MCALEN SUBDIVISION

EXPRESSWAY

U.S. 83 EXPRESSWAY

LA VILLA REAL

KENT BIEL

HIDDEN MEADOWS ITHACA AV PHASE II

BENTSEN ROAD PLAZA SUBDIVISION

MCALEN SUBURBAN CITRUS GROVES

AMENDED PLAZA SUBDIVISION

PHASE 1A

CITRUS GROVE PLAZA SUBD

COLBATH RD



SUB2016-0072



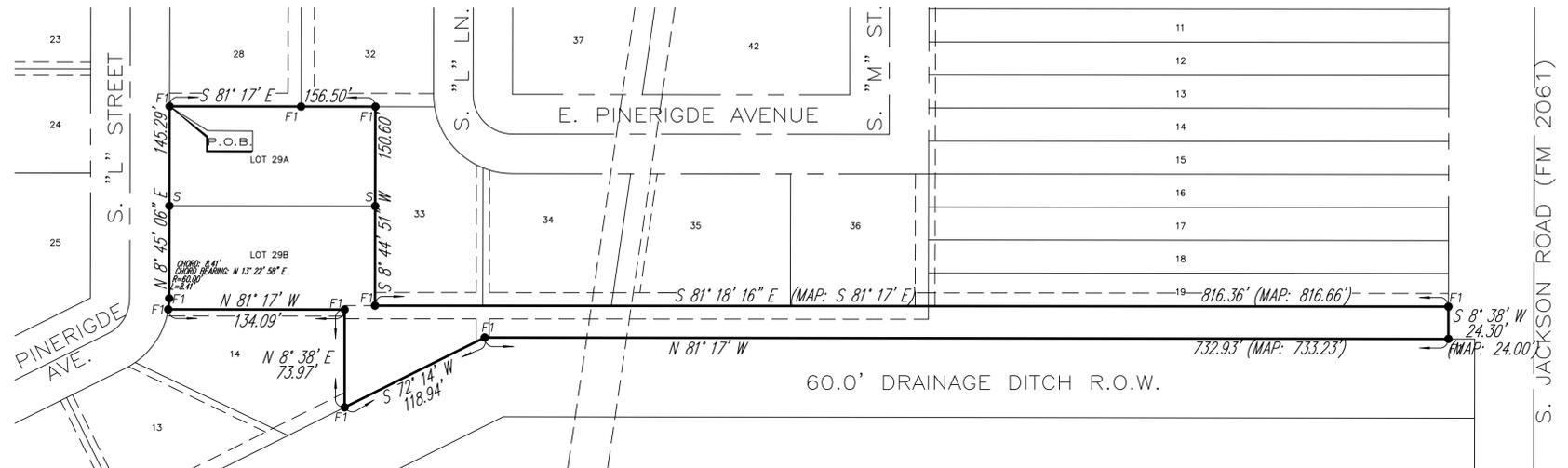
City of McAllen Planning Department

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

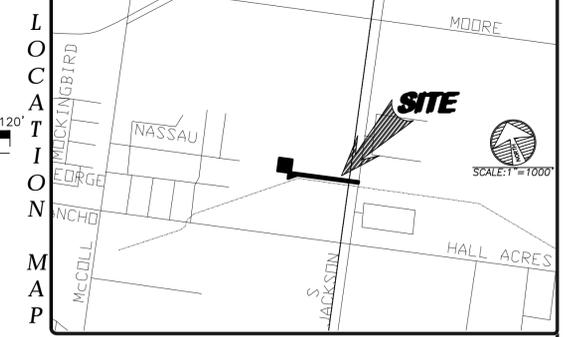
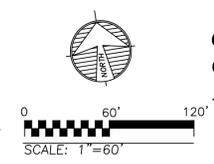
APPLICATION FOR SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>LOT 29A, 29B, & 29C, LAS CANADAS SUBDIVISION</u> Location <u>NORTHEAST CORNER OF S. PINERIDGE AVENUE AND SOUTH "L" STREET</u> City Address or Block Number <u>SOUTH "L" STREET (LOT 29, BLOCK 2)</u> Number of lots <u>3</u> Gross acres <u>1.08 AC.</u> Net acres <u>1.08 AC.</u> Existing Zoning <u>R2/C3L</u> Proposed <u>R2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>VACANT</u> Proposed Land Use <u>FOUR-PLEX</u> Irrigation District # <u>2</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>ALL OF LOT 29, BLOCK 2, LAS CANADAS SUBDIVISION</u>
Owner	Name <u>ARACELI N. DUHART</u> Phone <u>956-802-7378</u> Address <u>400 E. WARBLER AVENUE</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>ages-pllc@rgv.rr.com</u>
Developer	Name <u>ARACELI N. DUHART</u> Phone <u>956-802-7378</u> Address <u>400 E. WARBLER AVENUE</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>ARTURO GARCIA, JR.</u> 956-624-1606 E-mail <u>ages-pllc@rgv.rr.com</u>
Engineer	Name <u>PENA ENGINEERING, LLC</u> Phone <u>956-682-8812</u> Address <u>1001 W. WHITEWING AVENUE</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>PABLO PENA, III</u> E-mail <u>PAUL@PENAENG.COM</u>
Surveyor	Name <u>PENA ENGINEERING, LLC</u> Phone <u>956-682-8812</u> Address <u>1001 W. WHITEWING AVENUE</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>PAUL@PENAENG.COM</u>

RECEIVED
SEP 21 2016
BY: [Signature] PM



LEGEND
 SET 1/2" DIAMETER IRON ROD WITH PLASTIC CAP STAMPED: "PENA 5242"
 FOUND 1/2" DIAMETER IRON ROD
 RIGHT OF WAY
 DEED RECORDS
 MAP RECORDS
 POWER POLE LINE
 4.0' HOG WIRE FENCE
 SOUTHEAST CORNER
 POINT OF BEGINNING
 BASIS OF BEARING IS THE WEST LINE OF LOT 3, RESUBDIVISION LOTS 164 AND 171, PRIDE O' TEXAS VOL. 7, P. 48, M.R. HIDALGO COUNTY.



STATE OF TEXAS
 COUNTY OF HIDALGO

I / WE, THE UNDERSIGNED, OWNER(S), OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LRE-PLAT OF LOT 29A AND 29B, LAS CANADAS SUBDIVISION, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME(S) IS (ARE) HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN DESCRIBED.

ARACELI DURHART
 400 E. WARBLER AVENUE
 McALLEN, TEXAS 78504

DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED ARACELI DUHART KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS THE _____ DAY OF _____, 2016 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS
 COUNTY OF HIDALGO

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

Arturo Garcia Jr.

ARTURO GARCIA, JR., P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. 69356
 TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950
 DATE:
 PENA ENGINEERING, LLC
 1001 W. WHITEWING AVENUE
 McALLEN, TEXAS 78501
 PHONE (956)682-8812



FOR REVIEW ONLY
 JULY 14, 2016

STATE OF TEXAS
 COUNTY OF HIDALGO

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PABLO PENA, III, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242
 DATE:
 PENA ENGINEERING, LLC
 1001 W. WHITEWING AVENUE
 McALLEN, TEXAS 78501
 PHONE (956) 682-8812

STATE OF TEXAS
 COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS LOMA PRIETA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2016 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" - AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0015 E MAP REVISED: LOMR MAY 14, 2001.
- MINIMUM FINISH FLOOR ELEVATION: 18-INCHES ABOVE THE TOP OF CURB AT CENTER OF LOT.
- LEGEND - DENOTES 1/2-INCH IRON ROD FOUND, UNLESS NOTED OTHERWISE.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
 FRONT - 25.0 FEET OR GREATER FOR EASEMENTS
 SIDES - 6.0 FEET OR GREATER FOR EASEMENTS
 SIDES ABUTTING STREET - 10.0 FEET OR GREATER FOR EASEMENTS
 REAR - 20% OF LOT DEPTH NOT TO EXCEED 40.0 FEET OR GREATER FOR EASEMENTS
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- DRAINAGE DETENTION PER LOT IS 1,136.57 CUBIC FEET.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION DISTRICT EASEMENTS.
- BENCH MARK - 99.14 FEET, SQUARE CUT ON SOUTHWEST CONCRETE SLAB 192.0 FEET SOUTH FROM SOUTHEAST CORNER OF THIS SUBDIVISION ON TOP OF DITCH. NAVD 88 DATUM.
- A 5.0-FOOT SIDEWALK WILL BE CONSTRUCTED ALONG MILE 6 1/2 NORTH ROAD DURING BUILDING PERMIT ISSUANCE.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) ON THIS _____ DAY OF _____, 2016.

HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THE SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND / OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) RIGHTS-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1).

PRESIDENT

SECRETARY

HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

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



ON: _____ AT _____ AM / PM

DOCUMENT NUMBER: _____ OF DEED RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PENA ENGINEERING
 1001 W. WHITEWING P.O. BOX 4320
 McALLEN, TEXAS 78501
 TEL: 956-682-8812
 FAX: 956-631-7362

TBPE: F-4950
 TBPS: F-I0087200

RE-PLAT
 OF
LOTS 29A, 29B, & 29C
LAS CANADAS SUBDIVISION
 McALLEN, TEXAS

ALL OF LOT 29, BLOCK 2, LAS CANADAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 7, PAGE 48, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

RECEIVED
 By GABRIELA CANTU at 3:43 pm, Sep 21, 2016

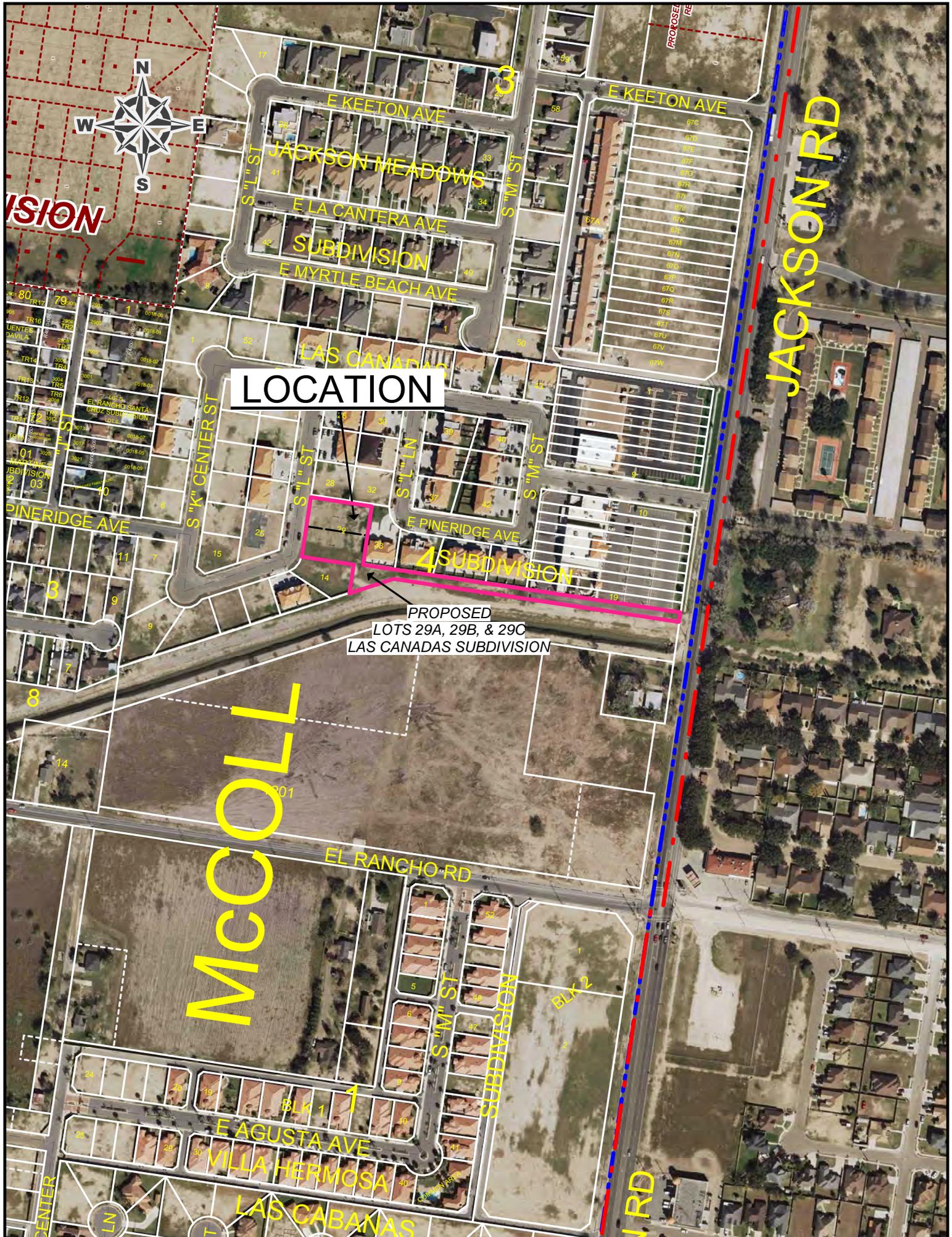


Reviewed On: 10/11/2016

SUBDIVISION NAME: LAS CANADAS, LOTS 29A & 29B	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Jackson Road: Project engineer to label centerline and show existing ROW on both sides to determine dedication requirements for 120 ft. ROW Paving: by the state Curb & gutter: by the state	Non-compliance
S. "L" Street: Project engineer to label existing ROW Paving: 40 ft. Curb & gutter: both sides	Non-compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Per Public Works a service drive may be required for city services; need to provide site plan showing dumpster location(s) and enclosure.	TBD
SETBACKS	
* Front: S. "L" Street - 20 ft.	Non-compliance
* Rear: Lot 29A - in accordance with the Zoning Ordinance, or greater for easements **Setback for Lot 29B along S. Jackson Road is TBD based on easement information to be provided by the project engineer.	TBD
* Sides: in accordance with the Zoning Ordinance, or greater for easements	Non-compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. "L" Street * 5 ft. wide sidewalk required on S. Jackson Road; verify sidewalk width with City Engineering Department	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA

NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas, 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
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-2/C-3 Proposed: four-plex	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording.	TBD
**Parks Department is reviewing park fees paid as part of original plat; will determine prior to final.	
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Public Hearing without legal notices is required at time of final for the resubdivision. **Plat must comply with the City's Access Management Policy. ***Project engineer to label ROWs for S. Jackson Road and S. "L" Street to determine if additional requirements apply prior to final. ****Project engineer to revise the name of the replat since only two lots are being replatted (Las Canadas, Lots 29A & 29B Subdivision). *****Project engineer to show existing easements on the plat including driveway, utility and fire lane easement (part of Lot 29) as indicated on the recorded plat.	Applied

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



VISION



LOCATION

PROPOSED
LOTS 29A, 29B, & 29C
LAS CANADAS SUBDIVISION

MCCOLL

JACKSON RD

80 TR17
79 TR16
TR15
TR14
TR13
TR12
TR11
TR10
TR9
TR8
TR7
TR6
TR5
TR4
TR3
TR2
TR1
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80

JACKSON MEADOWS
SUBDIVISION

LAS CANADAS
SUBDIVISION

VILLA HERMOSA
SUBDIVISION

EL RANCHO RD
SUBDIVISION

E KEETON AVE
E LA CANTERA AVE
E MYRTLE BEACH AVE
E PINERIDGE AVE

S K CENTER ST
S L ST
S M ST

BLK 1
BLK 2

JACKSON RD

Sub 016-0037



City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Vendome Subdivision 7-6-16 b.m.
~~El Pacifico Phase III~~

Location Ware Rd ≈ Mile 9 @ East Side

City Address or Block Number 3500 El Pacifico Ave

Number of lots 59 Gross acres 10.387 Net acres _____

Existing Zoning R1 Proposed R1 Rezoning Applied For Yes No Date _____

Existing Land Use Vacant Proposed Land Use Single family Irrigation District # 1

Residential Replat Yes No Commercial Replat Yes No ETJ Yes No

Agricultural Tax Exemption Yes No Estimated Rollback tax due \$ 4,712.53

Legal Description See plat.

Owner

Name Kenneth Johnson Phone (956) 279-6657

Address 10602 N. 10th St.

City McAllen State TX Zip 78504

E-mail kj@jbctexas.com

Developer

Name Kenneth Johnson Phone (956) 279-6657

Address 10602 N. 10th St Mc

City McAllen State TX Zip 78504

Contact Person Kenneth

E-mail kj@jbctexas.com

Engineer

Name Gilberto A. Gracia Phone (956) 240-3246

Address 7413 N. La Homa Rd.

City Mission State TX Zip 78574

Contact Person Diana Izaguirre / Gilberto Gracia

E-mail izaguirre_engineering@yahoo.com

Surveyor

Name Honero L. Gutierrez Phone (956) 369-0988

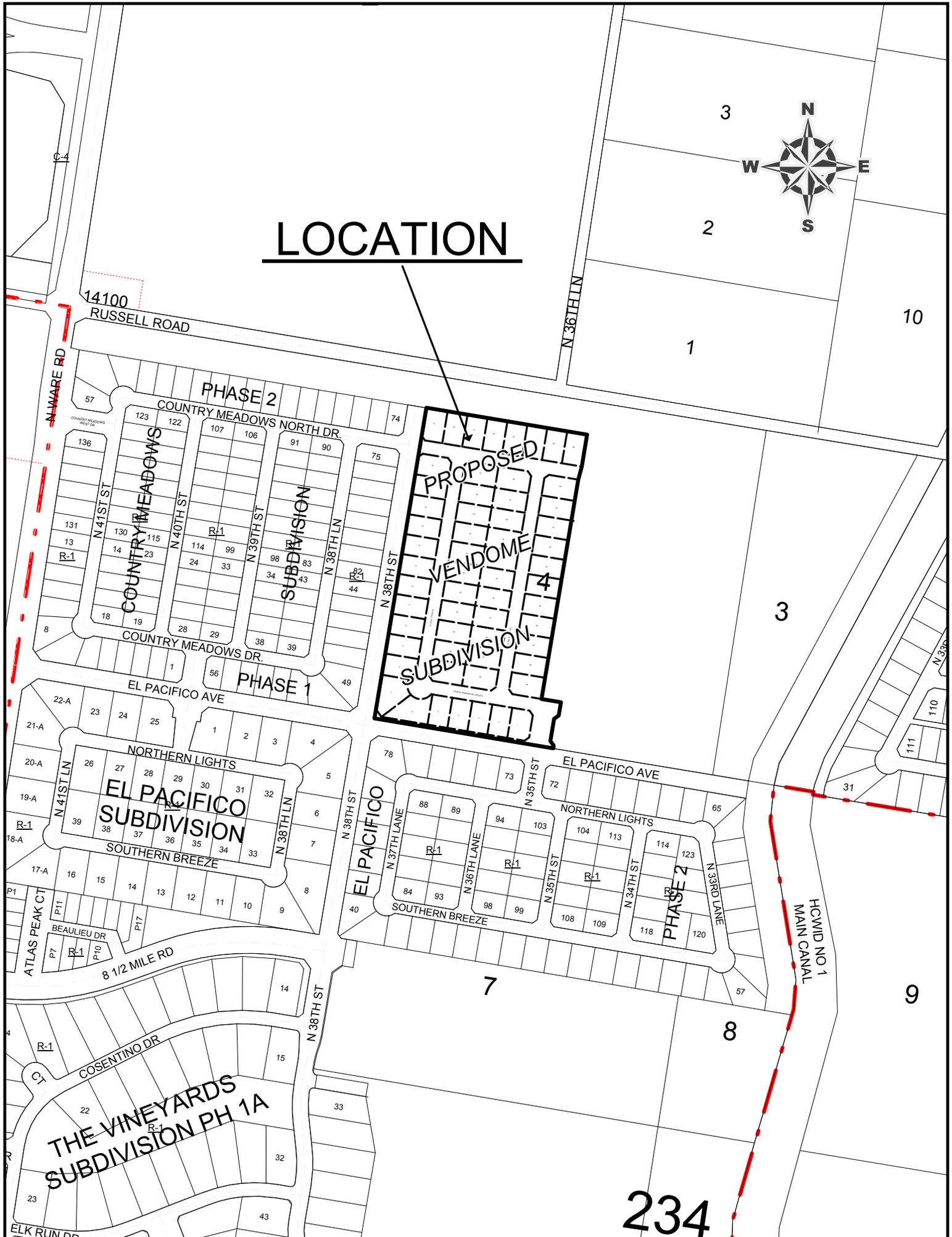
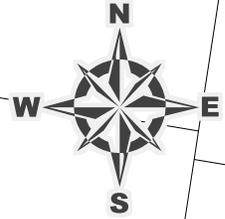
Address 2600 San Diego

City Mission State TX Zip 785

RECEIVED
JUN 06 2016

BY AWL/38PM

LOCATION



234

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, KENNETH JOHNSON, MANAGING MEMBER OF WARE ROAD 94, LLC, OWNER OF THE 16.387 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VENDOME SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

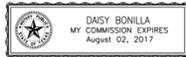
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KENNETH JOHNSON proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2016.



NOTARY PUBLIC - STATE OF TEXAS

NOTE:
SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS WATER INFRASTRUCTURE FOR THE EDUARDO'S SUBDIVISION No. 14 LOCATED AT MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE PORTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

SUBDIVISION PLAT OF VENDOME SUBDIVISION

AN 16.387 ACRE TRACT OF LAND OUT OF LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS:

A 16.387 TRACT OF LAND OUT OF LOT 4, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED WITHIN THE RIGHT OF WAY INTERSECTION OF N. 38TH STREET AND EL PACIFICO AVENUE, SAID POINT BEING THE COMMON SOUTH CORNER OF LOTS 4 AND 5 OF SAID SECTION 234;

THENCE, ALONG THE SOUTH LINE OF LOT 4, SOUTH 80°20'00" EAST, 46.84 FEET TO A POINT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE, IN A NORTHERLY DIRECTION, NORTH 9°40'00" EAST, 1169.85 FEET TO A POINT, FOR THE NORTHWEST CORNER HEREOF;

THENCE, PARALLEL 150.00 FEET SOUTH OF THE NORTH LINE OF LOT 4, SOUTH 80°20'00" EAST, 603.00 FEET TO A POINT, FOR THE NORTHEAST CORNER HEREOF;

THENCE, SOUTH 9°40'00" WEST, 120.40 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 15°22'38" WEST, 50.25 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 9°40'00" WEST, 826.00 FEET TO A POINT, FOR AN INTERIOR CORNER IN THE EAST LINE HEREOF;

THENCE, WITHIN THE SOUTH LINE OF LOT 4, SOUTH 80°20'00" EAST, 73.00 FEET TO A POINT, FOR AN EXTERIOR CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 9°40'00" WEST, 50.00 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 54°40'00" WEST, 21.21 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 9°40'00" WEST, 83.45 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 35°20'00" EAST, 21.21 FEET TO A POINT, FOR A CORNER IN THE EAST LINE HEREOF;

THENCE, SOUTH 9°40'00" WEST, 10.00 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 4, FOR THE SOUTHEAST HEREOF;

THENCE WITH THE SOUTH LINE OF LOT 4, NORTH 80°20'00" WEST, 673.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.387 ACRES OF LAND MORE OR LESS.

VENDOME PHASE II		
LOT No.	AREA (S.F.)	(AC)
60	9887.50	0.227
61-69	9250.00	0.212
70	9887.50	0.227
71-77	9030.00	0.207
78	9887.50	0.227
79-87	9250.00	0.212
88	9887.50	0.227
89	8851.00	0.203
90-94	8168.40	0.187
95	9887.50	0.227
96-104	9250.00	0.212
105	9887.50	0.227



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VENDOME SUBDIVISION IS LOCATED IN NORTH HIDALGO COUNTY, APPROXIMATELY 1340.0 FEET EAST OF WARE RD AND RUSSELL RD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 136,639). VENDOME SUBDIVISION LIES INSIDE THE CITY LIMITS AND IT IS WITHIN THE CITY OF McALLEN'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 4

CITY OF McALLEN
CERTIFICATE OF APPROVAL

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS PLAT OF VENDOME SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN
STATE OF TEXAS
COUNTY OF HIDALGO

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



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC
7413 N. LA HOMA
MISSION, TEXAS 78574



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
K:\PROJECTS\SUBDIVISIONS\VENDOME SUBDIVISION\PLAT	JUN 14, 2016	G.G.		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	OCT 17, 2016			

NO.	SHEET	REVISION	DATE	APPROVED

WARE ROAD 94, LLC
MANAGING MEMBER
KENNETH JOHNSON
10602 N 10TH STREET
McALLEN, TEXAS 78504

NE COR LOT 5
NW COR LOT 4
50' DRAINAGE EASEMENT
CITY OF McALLEN
DOCUMENT No. 1667608

N80°20'00"E
3314.20'

SANITARY SEWER EASEMENT
CITY OF McALLEN
DOCUMENT No. 1414674

N80°20'00"E
3221.10'

S 80°20' E
605.00'

S 09°40' W
120.40'

S 15°22'38" W
50.25'

S 09°40' W
826.00'

S 80°20' E
73.00'

S 09°40' W
50.00'

S 09°40' W
21.21'

S 09°40' W
83.45'

S 35°20' E
21.21'

S 09°40' W
80.06'

S 80°20' W
673.00'

N 38th STREET

N 37th ST. (PRIVATE)

N 36th ST. (PRIVATE)

N 35th ST. (PRIVATE)

N 34th ST. (PRIVATE)

N 33th ST. (PRIVATE)

N 32th ST. (PRIVATE)

N 31th ST. (PRIVATE)

N 30th ST. (PRIVATE)

N 29th ST. (PRIVATE)

N 28th ST. (PRIVATE)

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

150' RIGHT-OF-WAY DEDICATION
HIDALGO COUNTY DRAINAGE DISTRICT No.1
H.C.D.R. DOC# 2014-2484071

605.00'

S 09°40' W
120.40'

S 15°22'38" W
50.25'

S 09°40' W
826.00'

S 80°20' E
73.00'

S 09°40' W
50.00'

S 09°40' W
21.21'

S 09°40' W
83.45'

S 35°20' E
21.21'

S 09°40' W
80.06'

S 80°20' W
673.00'

N 38th ST. (PRIVATE)

N 37th ST. (PRIVATE)

N 36th ST. (PRIVATE)

N 35th ST. (PRIVATE)

N 34th ST. (PRIVATE)

N 33th ST. (PRIVATE)

N 32th ST. (PRIVATE)

N 31th ST. (PRIVATE)

N 30th ST. (PRIVATE)

N 29th ST. (PRIVATE)

N 28th ST. (PRIVATE)

N 27th ST. (PRIVATE)

N 26th ST. (PRIVATE)

NE COR LOT 4
NW COR LOT 3

S 28°57'00" W
105.95'

S 28°57'00" W
52.97'

S 09°40' W
120.40'

S 15°22'38" W
50.25'

S 09°40' W
826.00'

S 80°20' E
73.00'

S 09°40' W
50.00'

S 09°40' W
21.21'

S 09°40' W
83.45'

S 35°20' E
21.21'

S 09°40' W
80.06'

S 80°20' W
673.00'

N 38th STREET

N 37th ST. (PRIVATE)

N 36th ST. (PRIVATE)

N 35th ST. (PRIVATE)

N 34th ST. (PRIVATE)

N 33th ST. (PRIVATE)

N 32th ST. (PRIVATE)

N 31th ST. (PRIVATE)

N 30th ST. (PRIVATE)

N 29th ST. (PRIVATE)

N 28th ST. (PRIVATE)

N 27th ST. (PRIVATE)

N 26th ST. (PRIVATE)

VENDOME PHASE III		
LOT No.	AREA (S.F.)	(AC)
106	9887.50	0.227
107-114	9250.00	0.212
115	8510.00	0.195
116	8909.25	0.204
117	8168.40	0.187
118	8279.80	0.190
119	9324.07	0.214
120	11057.85	0.254
121-131	9250.00	0.212
132	8697.18	0.200
133	13250.78	0.304
134	12019.24	0.276
135	9107.89	0.209
136-140	9030.00	0.207
141	9887.50	0.227
142-147	9250.00	0.212
148	9200.91	0.211
149	9532.87	0.219
150	10497.44	0.241
151	13797.74	0.317
152	9630.33	0.221
153	11155.65	0.256

VENDOME SUBDIVISION		
LOT No.	AREA (S.F.)	(AC)
1	8851.00	0.203
2-5	8508.75	0.195
6	13434.18	0.308
7	11349.31	0.260
8	9618.40	0.221
9-17	9375.00	0.215
18	9775.00	0.224
19	9519.50	0.218
20-26	9030.00	0.207
27	9887.50	0.227
28-36	9250.00	0.212
37-38	9887.50	0.227
39-47	9250.00	0.212
48-49	9887.50	0.227
50-58	9250.00	0.212
59	9887.50	0.227

ATTEST: _____ PRESIDENT

SECRETARY



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VENDOME SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ date

ATTEST: Hidalgo County Clerk _____ date

PRINCIPAL CONTACTS:
Name: Kenneth Johnson
Address: 10602 N 10TH STREET
City & Zip: McALLEN, TEXAS 78504
Phone: (956)584-0554
Fax: (956)584-0190
Owner: Gilberto A. Gracia
Address: 7413 N. LA HOMA
City & Zip: MISSION, TEXAS 78574
Phone: (956)584-0554
Fax: (956)584-0190
Engineer: Alfonso Quintanilla
Address: 124 E. STUBBS
City & Zip: EDINBURG, TEXAS 78539
Phone: (956)381-6480
Fax: (956)381-0527

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 584-0554
FAX. (956) 584-0554

RECEIVED
By GABRIELA CANTU at 3:36 pm, Oct 10, 2016



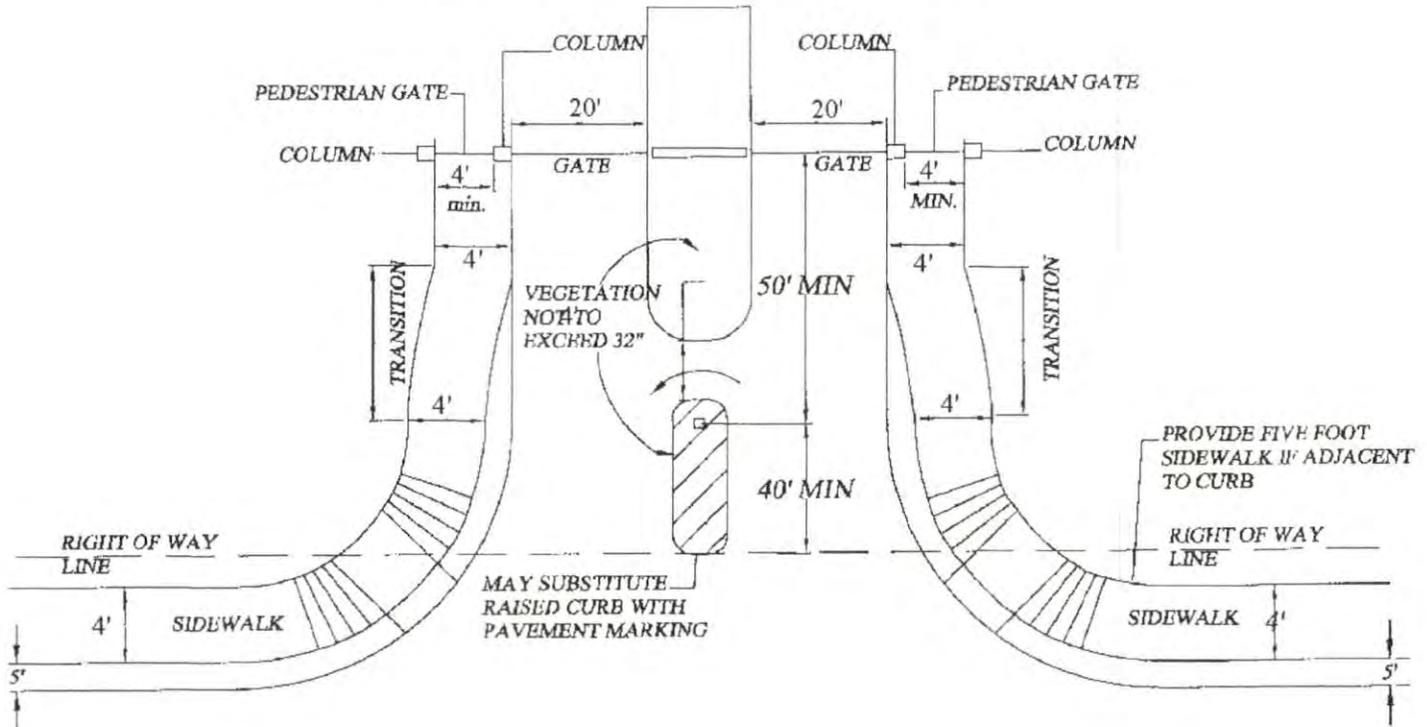
Reviewed On: 10/13/2016

SUBDIVISION NAME: VENDOME	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
El Pacifico Ave.: 10 ft. dedication for 35 ft. from centerline - 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides	Applied
N. 38th Street: dedication as needed for 35 ft. from centerline - 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides	Applied
N. 35th Street (entry street): 80 ft. ROW (private) Paving: approximately 54 ft. Curb & gutter: both sides *Private streets to comply with and built according to city standards.	Compliance
Interior Streets: 50 ft. ROW (private) Paving: 32 ft. Curb & gutter: both sides *Private streets to comply with and built according to city standards.	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft.	Compliance
* Rear: 10 ft. except 25 ft. for double fronting lots (Lots 1 thru 18), or greater for easements.	Applied
* Sides: 6 ft. or greater for easements.	Applied
* Corner: 10 ft. or greater for easements.	Applied
* Garage: 18 ft. except where greater setback is required, the greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on El Pacifico Ave., N. 38th Street, and both sides of all interior streets.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along El Pacifico Ave. and N. 38th Street.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along El Pacifico Ave. and N. 38th Street. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Compliance
	NA
	Applied
	NA
	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets: Interior streets proposed as private and shall be built according to city standards. * Minimum lot width and lot area: All lots shall comply with minimum 50 ft. of frontage with corner lots being 4 ft. wider. 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning Needed Before Final Approval 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee - Must comply with all conditions of Parkland Dedication as approved by the City Commission in 2005. *Must comply with all conditions of Parkland Dedication as approved by the City Commission in 2005. * Pending review by the Parkland Dedication Advisory Board and CC. **Must comply with all conditions of Parkland Dedication as approved by the City Commission in 2005. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Engineer to submit TG Worksheet for review prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Compliance
	NA
COMMENTS	
<p>Comments: *Preliminary plat approved with conditions by the Planning and Zoning Commission on June 21, 2016 under El Pacifico Phase III. **Revised Preliminary plat with the name change approved with conditions by P&Z on September 6, 2016. ***Gate detail along El Pacifico Avenue approved by the Traffic Operations Department and gate for secondary access at N. 38th Street and northernmost E/W Street to comply with Fire Department requirements. ****Monies must be escrowed for improvements not constructed prior to plat recording. *****Homeowner's Association notes on the plat and documentation must be submitted for review/approval prior to plat recording.</p>	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO DRAINAGE APPROVAL AND COMPLIANCE WITH CITY COMMISSION ACTION ON PARKLAND DEDICATION AS APPROVED IN 2005.	Applied

VENDOME SUBDIVISION ENTRY GATE DETAIL

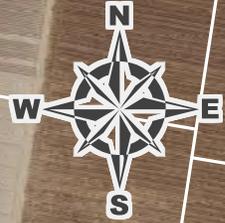


GENERAL NOTES:

1. THE MINIMUM GATE WIDTH SHALL BE 20' FEET (6096MM) FOR NEW SUBDIVISIONS. FOR EXISTING SUBDIVISIONS, PROPOSED WIDTH MUST BE APPROVED BY FIRE DEPARTMENT.
2. GATES SHALL BE OF THE SWINGING TYPE.
3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
4. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
5. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE CODE OFFICIAL.
6. MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK UNLESS THEY ARE CAPABLE OF BEING OPENED BY MEANS OF FORCIBLE ENTRY TOOLS MENU.
7. LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE CODE OFFICIAL.
8. SIREN-ACTIVATED GATE OPENING MECHANISM IS REQUIRED.

RECEIVED
OCT 06 2016
BY: [Signature] 9.43
Fax 956.584.0554

LOCATION





City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>LA HERENCIA ESTATES</u></p> <p>Location <u>North side of S.H. 107 and approximately 450 feet west of Mayberry Road</u></p> <p>City Address or Block Number <u>N/A</u></p> <p>Number of lots <u>10</u> Gross acres <u>8.919</u> Net acres <u>8.919</u></p> <p>Existing Zoning <u>N/A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>N/A</u> Proposed Land Use _____ Irrigation District # <u>UID</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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>-0-</u></p> <p>Legal Description _____</p> <p><u>Being a resubdivision of 8.919 acres o/o Lot 49-8, West Addition to Sharyland Subdivision</u></p>
Owner	<p>Name <u>See attached Owner's Authorizations</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>E-mail _____</p>
Developer	<p>Name <u>See attached Owner's authorizations</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>956-381-0981</u></p> <p>Address <u>115 W. McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>KelleyHeller-Vela</u></p> <p>E-mail <u>kelley@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Same as Engineer</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

SUBMIT-036

RECEIVED

JUN 06 2016

BY: [Signature] 09:58am

Ref # 381919, Pd # 300

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ~~1000~~ \$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

Original Needed

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

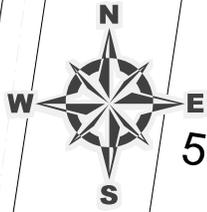
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Kelley Heller-Vela Date 6/3/2016

Print Name KELLEY HELLER-VELA, P.E.

Owner

Authorized Agent



50-7

50-8

ESCOBEDO LOT 1

50-9

LOCATION

10,000

DEVAN DR

DEVAN ESTATES

DURKEE SUBD.

7 MILE LINE (11000)

WARSCHAK LOT 1



CIELO LINDO

49-9

48-7

48-8

-43 9021

48-9

MAYBERRY ROAD (9200)

47-7

EL F. VILLARREAL SUB'D.

ZURICH AVE

47-8

47-9

ST



Reviewed On: 7/26/2016

SUBDIVISION NAME: LA HERENCIA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. H. 107: 172 ft. ROW existing; Engineer to show centerline to determine additional ROW as needed.</p> <p>N/S Interior Street: 50 ft. ROW Paving: 32 ft. proposed Curb & gutter: both sides *interior cul-de-sac shown is approximately 775 ft. in length; exceeds the maximum 600 ft. allowed. **Subject to 40 ft. pavement width if cul-de-sac variance is granted. * 800 ft. Block Length _____</p> <p>* 600 ft. Maximum Cul-de-Sac: Proposed 775 ft. length shown exceeds maximum 600 ft. allowed. **Project Engineer has submitted a variance request to allow the interior N/S street to have a length of approximately 775 ft. instead of the maximum of 600 ft. allowed in Section 134-105 of the Subdivision Ordinance. ***If the variance is granted, it would be subject to 40 ft. of paving with curb & gutter on both sides.</p>	TBD
	Non-compliance
	NA
	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Initial plat submittal shows Lot 10 proposed for commercial use, which would require an alley.</p>	TBD
SETBACKS	
<p>* Front: S. H. 107 - 75 ft. or greater for approved site plan N/S Interior Street - 25 ft. for Lots 3 thru 9</p> <p>* Rear: 15 ft. or greater for approved site plan or easements.</p> <p>* Sides: Proposing 6 ft. or greater for easements.</p> <p>* Corner : 10 ft. or greater for easements. Lots 2 & 10 - 25 ft. if use is commercial.</p> <p>* Garage: 18 ft. except where greater setback is required, the greater setback applies.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	TBD
	TBD
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. H. 107 and both sides of the N/S interior street. **5 ft. wide sidewalk on S. H. 107; verify with Engineering Department.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p>	Non-compliance

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	<p>Non-compliance</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along _____</p>	<p>TBD</p>
<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p>	<p>TBD</p>
<p>** If commercial use is proposed, site plan approval may be required.</p>	
<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</p>	<p>TBD</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>TBD</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>TBD</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>TBD</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area: As proposed, not all lots have the minimum 100 ft. frontage and 1 acre size for septic tank lots.</p>	<p>Complete</p>
<p>**MPU approved variance allowing lots with less that 100 ft. of frontage and 1 acre in size on June 28, 2016.</p>	
<p>ZONING/CUP</p>	
<p>* Existing: ETJ Proposed: ETJ **If the property is annexed, initial zoning of the property will be needed prior to final consideration..</p>	<p>TBD</p>
<p>* Rezoning Needed Before Final Approval: If property is annexed, initial zoning will be required prior to final consideration.</p>	<p>TBD</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee _____</p>	<p>NA</p>
<p>* Park Fee: If the property is annexed, park fee will be required prior to recording.</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>

COMMENTS	
Comments: *Engineer to clarify if the subdivision is proposed as public or private. **Street name to comply with city requirements. ***Public Utility to address lot size and width for use of septic tank - prior to final plat consideration. ****Annexation/Initial zoning request needed prior to final plat consideration. *****Must escrow monies for improvements if not constructed prior to plat recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PLAT IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS.	Applied



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

July 6, 2016

Mr. Luis Mora, Senior Planner
CITY OF MCALLEN PLANNING DEPT.
311 N. 15th St.
McAllen, TX 78501

Re: La Herencia Estates – Variance Request to Section 134-105 Street Requirements of the Subdivision Ordinance/Cul-de Sac length

Dear Mr. Mora:

On behalf of the owners, Vela Development, LLC, Eliza Vela & Sylvia Vela and Maria Marcelina Vela & Ramona Vela and in reference to La Herencia Estates, we respectfully request a variance for the following item:

1. Maximum Cul-de-Sac length in subdivisions shall not exceed 600 ft. – Section 134-105 of the Subdivision Ordinance. We ask that the length be allowed as shown, currently 775 ft.

Your consideration on this matter is greatly appreciated at your next Planning & Zoning Meeting. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Kelley Heller-Vela, P.E.
Vice-President

cc: Vela Development, LLC, Eliza Vela & Sylvia Vela and Maria Marcelina Vela & Ramona Vela, Owners

RECEIVED
JUN 1-9 2016
BY: BC 3:41pm



LOCATION

50-7

50-8

50-9

49-7

49-9

49-8

LA HERENCIA

ESTATES

SUBDIVISION

7 MILE LINE (11000)

48-7

48-8

48-9

47-7

47-8

47-9

ABE SUB'D

DEVAN DR

49 ELM ESTATES

DEVAN DR

DURKEE SUBD.

MAYBERRY

ESCOBEDO

WARSHAK

43
9021

EL F. VILLARREAL SUBD

ZURICH AVE

MAYBERRY ROAD (9200)



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

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

Project Description	Subdivision Name <u>Gaeli SubDivision</u> Location <u>West Side Jackson Rd 679 Feet North of 495</u> City Address or Block Number _____ Number of lots <u>29</u> Gross acres <u>9.45</u> Net acres <u>9.45</u> Existing Zoning <u>R3</u> Proposed <u>R3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vac</u> Proposed Land Use <u>Duplex</u> Irrigation District # <u>2</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>A 9.45 ACRE Tract Land out of Lot 4 Block 5</u> <u>A.J. McColl SubDivision, Hidalgo County Texas</u>
Owner	Name <u>Lone Star National Bank</u> Phone _____ Address <u>P.O BOX 1127</u> City <u>Pharr</u> State <u>Tx</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>JUAN Muniz</u> Phone <u>491-9837</u> Address <u>5219 N McColl</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u> Contact Person <u>JUAN MUNIZ</u> E-mail <u>jmuniz33@yahoo.com</u>
Engineer	Name <u>Guillermo Arratia</u> Phone <u>956 784-0218</u> Address <u>526 N. 5th st</u> City <u>Donna</u> State <u>Tx</u> Zip <u>78537</u> Contact Person <u>Willie</u> E-mail <u>naingineering@yahoo.com</u>
Surveyor	Name <u>Reynaldo Robles</u> Phone <u>956 968 4222</u> Address <u>107 W. Huisache St</u> City <u>Westlaco</u> State <u>Tx</u> Zip <u>78594</u>

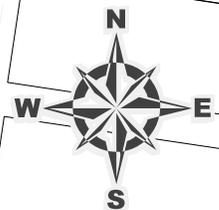
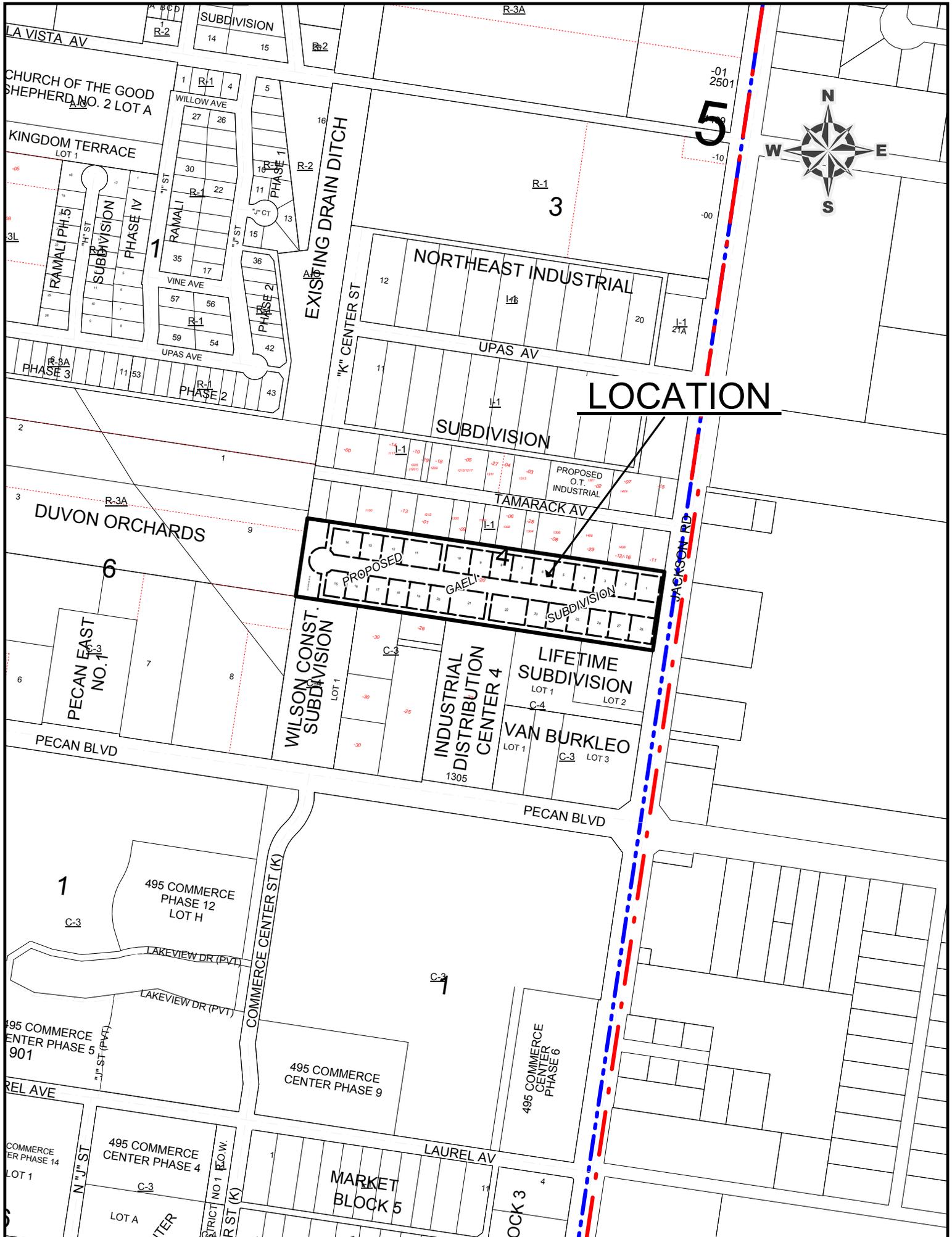
SUB 2016-0053

RECEIVED

AUG 01 2016

Pd \$300 - RC # 395243

BY: [Signature] 3:30pm



LOCATION

5

EXISTING DRAIN DITCH

LA VISTA AV
CHURCH OF THE GOOD SHEPHERD NO. 2 LOT A
KINGDOM TERRACE LOT 1
RAMALI PHASE 1
RAMALI PHASE 2
RAMALI PHASE 3
RAMALI PHASE 4
WILLOW AVE
VINE AVE
UPAS AVE
TAMARACK AV
PECAN BLVD

WILSON CONST. SUBDIVISION

PROPOSED
GAELE SUBDIVISION

INDUSTRIAL DISTRIBUTION CENTER 4
1305

LIFETIME SUBDIVISION
LOT 1
LOT 2
VAN BURKLEO
LOT 1
LOT 3

DUVON ORCHARDS

PECAN EAST NO. 1

495 COMMERCE CENTER PHASE 12 LOT H

495 COMMERCE CENTER PHASE 9

495 COMMERCE CENTER PHASE 6

495 COMMERCE CENTER PHASE 4

MARKET BLOCK 5

BLOCK 3

495 COMMERCE CENTER PHASE 5 901

REL AVE

LAUREL AV

COMMERCE CENTER PHASE 14 LOT 1

LOT A

TRICT NO 1 E.O.W.
R ST (K)

JACKSON RD

PECAN BLVD

UPAS AV

SUBDIVISION

NORTHEAST INDUSTRIAL

"K" CENTER ST

SUBDIVISION

14 15

R-1

R-2

R-1

R-1

R-3A

R-3A

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-3

R-3A

R-1

L-1

L-1

L-1

L-1

C-4

C-4

C-3

C-3

C-3

C-3

-01
2501

-10

-00

L-1
2TA

L-1

L-1

L-1

C-3



Reviewed On: 9/2/2016

SUBDIVISION NAME: GAELI	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Jackson Road: 10 ft. ROW dedication proposed for 60 ft. from centerline and future total 120 ft. ROW Paving: by the state Curb & gutter: by the state	Applied
N. "K" Center Street: 60 ft. ROW - 86.56 ft. shown on the preliminary plat. However, the plat has since been revised without N. "K" Center Street. The project engineer, on behalf of the developer is requesting a variance to not require N. "K" Center Street. Paving: 40 ft. Curb & gutter: both sides	Non-compliance
E. Sycamore Ave - (E/W interior street): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *As proposed, E. Sycamore Avenue exceeds the 600 ft. maximum street length allowed for a cul-de-sac street.	Non-compliance
* 800 ft. Block Length: The block shown for Sycamore Ave. exceeds the 800 ft. block length allowed without a "stub out" street.	Non-compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive required for this multi-family residential development. **ROW and paving width may increase for parking areas.	Applied
SETBACKS	
* Front: 30 ft. setback or greater for approved site plan or easements. **Property currently zoned C-3 (general commercial) District. If it is rezoned, front setbacks may be revised prior to final.	TBD
* Rear: As per Zoning Ordinance or greater for approved site plan or easements.	Compliance
* Interior sides: As per Zoning Ordinance or greater for approved site plan or easements.	Compliance
* Corner: N. Jackson Road - 60 ft. or greater for approved site plan or easements. N. "K" Center Street: 30 ft. or greater for approved site plan or easements. **The property is currently zoned C-3 (general commercial) District. If the property is rezoned, setbacks may be revised.	TBD
* 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
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Jackson Road, and both sides of N. "K" Center Street and E. Sycamore Ave. **Engineer to verify 5 ft. sidewalk requirement on N. Jackson Road with Engineering Department.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **If the property is rezoned, additional buffers may be required prior to final. 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **If the property is rezoned, additional buffers may be required prior to final. 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Jackson Road and N. "K" Center Street. 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **If the property is rezoned prior to final, this note may not be applicable. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen **Detention area shown on the plat should be labeled as a Common Area with a lot number prior to final. 	Non-compliance
<ul style="list-style-type: none"> * 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. **The section referenced in the plat note may be revised to reflect Section 110-72 of the Vegetation Ordinance prior to final. 	Applied
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets: E. Sycamore Ave. 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: R-3A 	Incomplete
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee: Based on number of units proposed, Parkland Dedication Advisory Board and City Commission required. 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 to be paid prior to recording. If the fee is applied, it will be based on \$700 per dwelling unit, and must be paid prior to recording. 	Applied
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and City Commission prior to final. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD

COMMENTS	
Comments: *Comply with Fire Department requirements regarding two separate access roads for the development. **Alley requirements for access to parking, city services (including dumpster locations), site improvements, etc. required for this multi-family development. ***20 ft. by 20 ft. ROW clips required at all alley/alley intersections. ***Must escrow monies for improvements not constructed prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PLAT IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, CLARIFICATION/RECOMMENDATION ON THE REQUESTED VARIANCES, AND DRAINAGE & UTILITY APPROVALS.	Applied

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

September 02, 2016

To: Kim Guajardo
City of McAllen

Re: **Gaeli Subdivision**

Kim,
We want to request a Variance as follows;

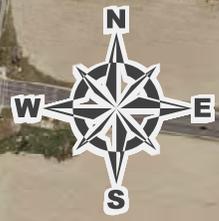
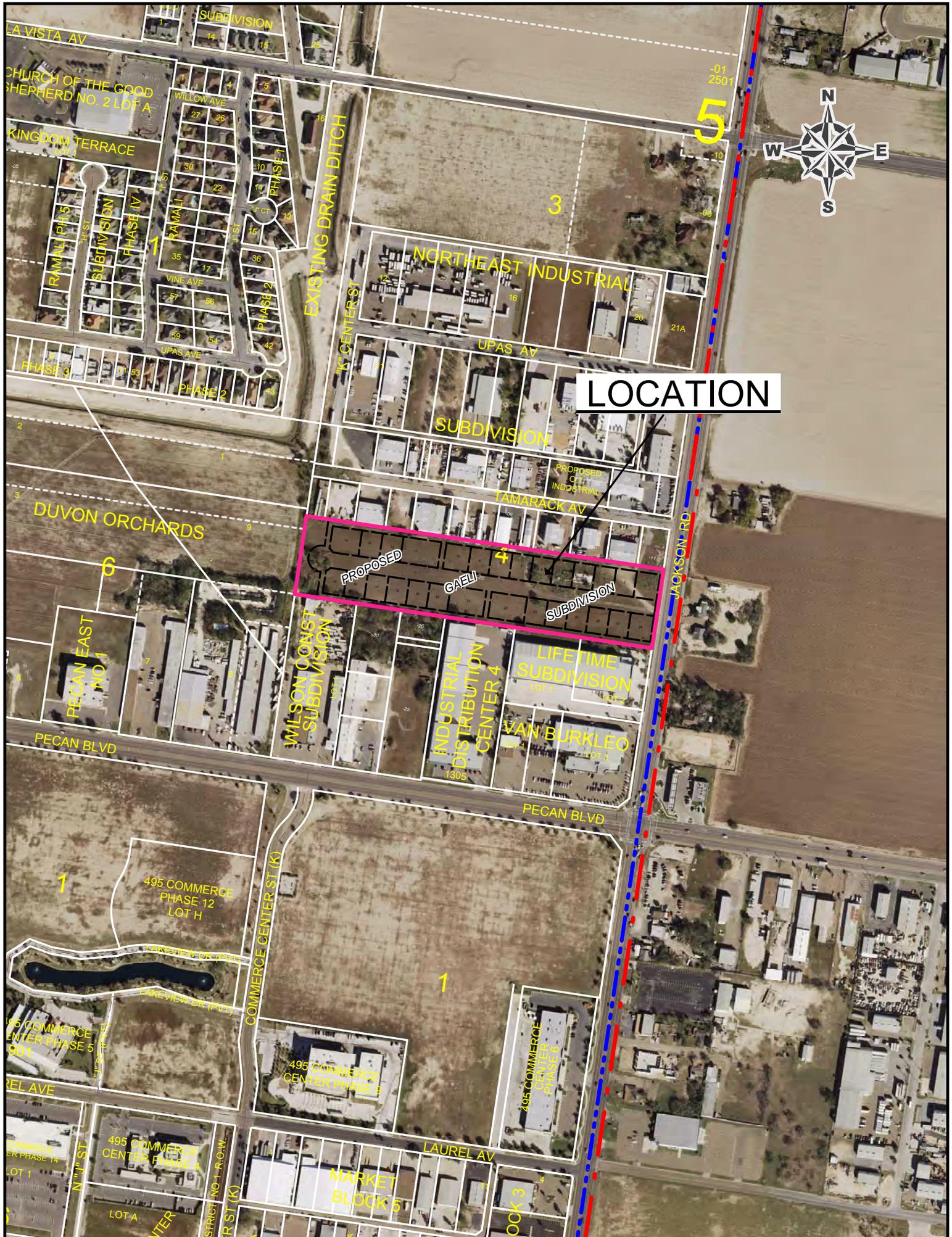
1. VARIANCE FOR BLOCK LENGTHS NOT TO EXCEED 800 FEET
2. VARIANCE TO ALLOW CUL-DE-SAC MORE THAN 600 FEET
3. VARIANCE FOR NOT TO CONNECT TO .N. "K" STREET


Guillermo A. Arratia, P.E.

RECEIVED VIA EMAIL 09/02/2016 AT 4:43 PM

RECEIVED

By Nikki Marie Cavazos at 11:39 am, Sep 06, 2016



LOCATION

EXISTING DRAIN DITCH

PROPOSED

CAELI

SUBDIVISION

NORTHEAST INDUSTRIAL

SUBDIVISION

WILSON COAST SUBDIVISION

INDUSTRIAL DISTRIBUTION CENTER 4

LIFETIME SUBDIVISION

VAN BURKLEO

495 COMMERCE CENTER PHASE 12 LOT H

495 COMMERCE CENTER PHASE 9

495 COMMERCE CENTER PHASE 8

495 COMMERCE CENTER PHASE 4

MARKET BLOCK 5

LA VISTA AV
CHURCH OF THE GOOD SHEPHERD NO. 2 LOT A
KINGDOM TERRACE
RAMALI SUBDIVISION PHASE IV
RAMALI PHASE I
WILLOW AVE
VINE AVE
UPAS AVE
PHASE 3
PHASE 2
PHASE 1
PHASE 2
PHASE 2

DUVON ORCHARDS

PECAN EAST NO. 1

PECAN BLVD

LAKEVIEW DR (P&T)

LAKEVIEW DR (P&T)

495 COMMERCE CENTER PHASE 5 LOT 1

REL AVE

COMMERCE CENTER PHASE 14 LOT 1

LOT A

STREET NO. 1 R.O.W.
R ST (K)

LAUREL AV

OCK 3

5
-01 2501

3

6

1

1

1

SUB2016-0074



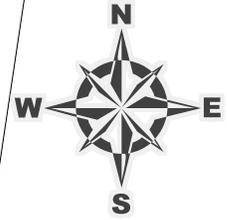
City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Lots 10A - 15A Renaissance Center Subdivision</u> Location <u>Southeast corner of E. Dove Avenue and N. "L" Street</u> City Address or Block Number _____ Number of lots <u>6</u> Gross acres <u>10.01</u> Net acres <u>10.01</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>Medical Offices</u> Irrigation District # <u>2</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 Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>All of Lots 10 and 11 Renaissance Center Subdivision as recorded in Instrument No. 2562532 of the Map Records of Hidalgo County, Texas.</u>
Owner	Name <u>City of McAllen</u> Phone <u>956-681-1001</u> Address <u>1300 Houston Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> E-mail <u>roel_rodriguez@mcallen.net</u>
Developer	Name <u>City of McAllen</u> Phone <u>956-681-1001</u> Address <u>1300 Houston Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> Contact Person <u>Mr. Roel "Roy" Rodriguez, P.E., City Manager</u> E-mail <u>roel_rodriguez@mcallen.net</u>
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>956-668-1588</u> Address <u>416 E. Dove Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Javier Hinojosa, P.E.</u> E-mail <u>javhin@rgv.rr.com</u>
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>956-618-1588</u> Address <u>517 Beaumont Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>

RECEIVED
SEP 29 2016
BY: Stella Jam



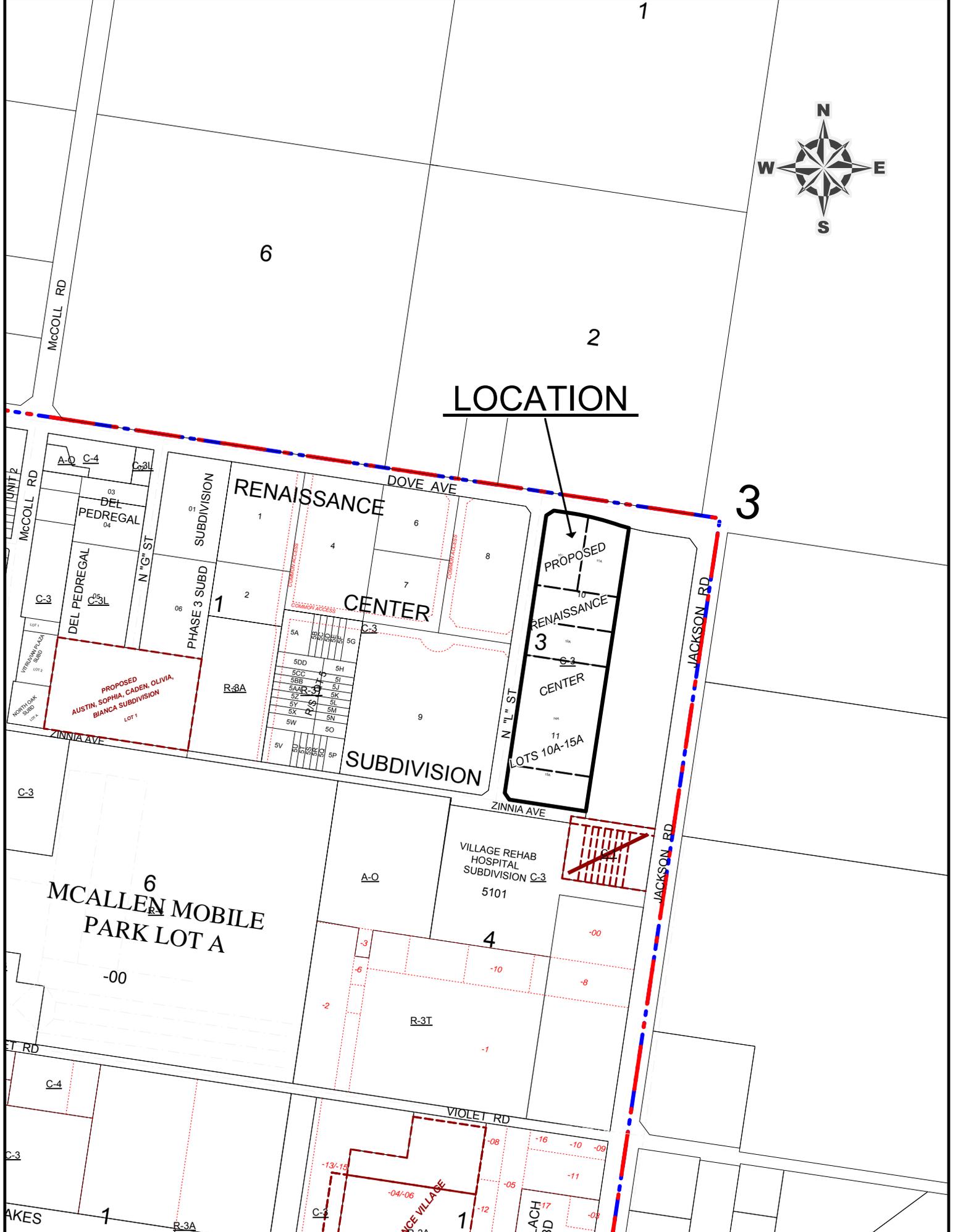
6

1

2

LOCATION

3



PROPOSED
AUSTIN, SOPHIA, CADEN, OLIVIA,
BIANCA SUBDIVISION
LOT 1

PROPOSED
RENAISSANCE
CENTER
LOTS 10A-15A

RENAISSANCE
CENTER
SUBDIVISION

VILLAGE REHAB
HOSPITAL
SUBDIVISION C-3
5101

6
MCALLEN MOBILE
PARK LOT A

-00

R-3T

VIOLET RD

VILLAGE

LACH
RD

AKES

RENAISSANCE CENTER, LOTS 10A - 15A SUBDIVISION

A TRACT OF LAND CONTAINING 10.01 ACRES OF LAND, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF LOTS 10 AND 11, RENAISSANCE CENTER SUBDIVISION, MAP REFERENCE: DOCUMENT NO. 2562532, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RENAISSANCE CENTER, LOTS 10A - 15A SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED 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 THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

CITY OF MCALLEN
1300 HOUSTON AVENUE
MCALLEN, TX 78501
BY: ROEL "ROY" RODRIGUEZ, P.E., CITY MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED, ROEL "ROY" RODRIGUEZ, P.E. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2016 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808 DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
CVQ LAND SURVEYORS, LLC
517 BEAUMONT AVENUE
MCALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 09-26-16
TBPLS FIRM NO. 10119600

GENERAL NOTES

- THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD". AS PER F.E.M.A.S FLOOD INSURANCE RATE MAP PANEL NO.: 480343 0425 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
E. DOVE AVENUE: 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
E. ZINNIA AVENUE: 30 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
N. "L" STREET: 35 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
OTHERS: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A TOTAL OF 1.48 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- NEAREST CITY OF MCALLEN BENCHMARK: (MC-62) IS A 30" ALUMINUM PIPE WITH A 3-3/4" BRASS MONUMENT CAP, SAID BENCHMARK IS LOCATED ON THE SOUTHWEST OF MINNESOTA ROAD AND JACKSON ROAD. THE MONUMENT IS LOCATED 121 FEET SOUTH FROM THE CENTERLINE OF MINNESOTA ROAD AND 16 FEET WEST FROM THE BACK OF CURB OF JACKSON ROAD ON THE NORTHEAST CORNER OF THIS INTERSECTION THERE IS A CHURCH BENCH MARK ELEVATION = 109.16.
- A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON E. DOVE AVENUE, E. ZINNIA AVENUE AND THE EAST SIDE OF N. "L" STREET.
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- A 6 FOOT OPAQUE BUFFER IS REQUIRED FROM/ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE FOR COMMERCIAL LOTS.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

SCALE: 1" = 100'
BASIS OF BEARING AS PER
STATE PLANE COORDINATE SYSTEM
NAD 83, SOUTH ZONE

LOT #	SQ. FT.	ACRES
10A	56,681	1.30
11A	54,783	1.26
15A	51,726	1.19

BOUNDARY CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"C1"	09°44'51"	989.00'	84.33'	168.25'	168.05'
"C2"	04°02'39"	1089.00'	38.45'	76.87'	76.85'

LEGEND
○ FND. IRON ROD
● SET 1/2" IRON ROD

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

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE _____ DAY OF _____, 2016 A.D. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

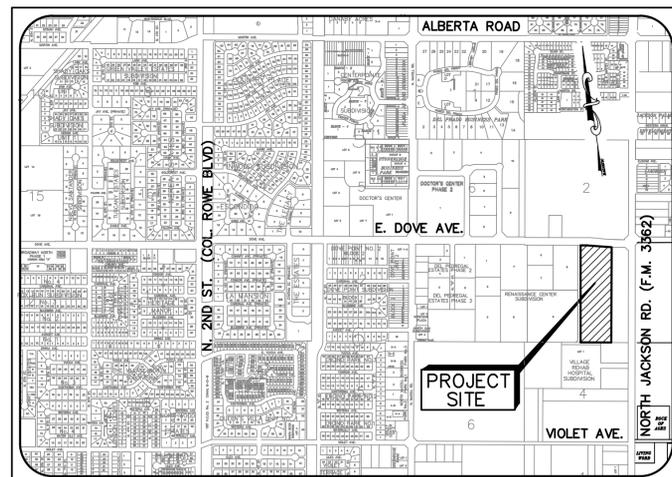
ATTEST: _____
PRESIDENT SECRETARY



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

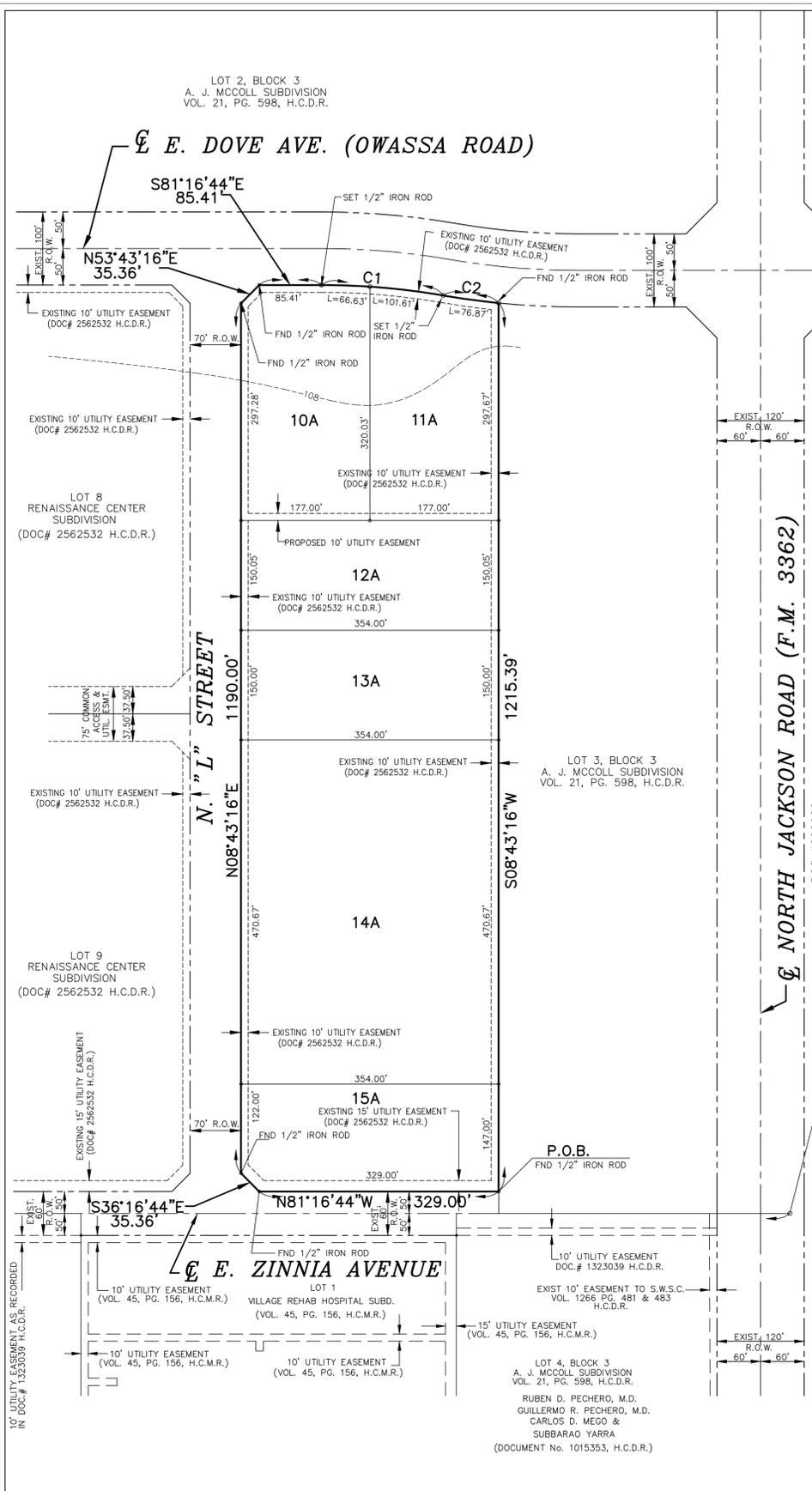
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

P.O.C.
SOUTHEAST CORNER
LOT 3, BLOCK 3
A. J. MCCOLL SUBDIVISION
VOL. 21, PG. 598 H.C.D.R.



LOCATION MAP
N.T.S.

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE # / FAX#	
OWNER:	CITY OF MCALLEN	1300 HOUSTON AVENUE MCALLEN, TX 78501	681-1001	
ENGINEER:	JAVIER HINOJOSA, P.E.	416 E. DOVE AVENUE MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR:	CARLOS VASQUEZ, R.P.L.S.	517 BEAUMONT AVE. MCALLEN, TX 78501	618-1551/618-1547	



DATE OF PREPARATION: SEPTEMBER, 2016 DRAWN BY: P.G. & A.G.
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com
TBPE FIRM No. F-1295



Reviewed On: 10/14/2016

SUBDIVISION NAME: RENAISSANCE CENTER, LOTS 10A-15A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Dove Avenue: 50 ft. from centerline for 100 ft. ROW existing Paving: 65 ft. Curb & gutter: both sides *Variance for no additional ROW was approved by the City Commission on August 11, 2014 .	Compliance
E. Zinnia Avenue: 60 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides	Compliance
N. "L" Street: 70 ft. ROW existing Paving: 44 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
*Private service drive easement to be reviewed as part of the site plan.	Applied
SETBACKS	
* Minimum Building Setbacks are as follows: E Dove Avenue - 50 ft. or greater for approved site plan or easements N. "L" Street - 35 ft. or greater for approved site plan or easements E. Zinnia Avenue - 30 ft. or greater for approved site plan or easements Others - in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Dove Avenue, E. Zinnia Avenue, and N. "L" Street.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance

<p>* Common Areas must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	NA
	NA
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets:</p>	Compliance
<p>* Minimum lot width and lot area:</p>	Compliance
ZONING/CUP	
<p>* Existing: C-3 Proposed: medical offices</p>	Compliance
<p>* Rezoning Needed Before Final Approval</p>	NA
PARKS	
<p>* Land dedication in lieu of fee:</p>	NA
<p>* Park Fee of \$700 per dwelling unit is required to be paid prior to recording.</p>	NA
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
TRAFFIC	
<p>* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic, the previous Traffic Impact Analysis will be honored on the condition that the proposed drive ways, the land usage, and gross square footage remain the same as in the projected TIA.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **Per Traffic, the previous Traffic Impact Analysis will be honored on the condition that the proposed drive ways, the land usage, and gross square footage remain the same as in the projected TIA.</p>	Applied
COMMENTS	
<p>Comments: *Existing plat notes remain the same for the resubdivision.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE RESUBDIVISION IN PRELIMINARY/FINAL FORM.</p>	Applied



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

Sun 2016-0021

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>The Centre Subdivision</u> Location <u>Northeast corner of Cynthia Street and Ebony Avenue.</u> City Address or Block Number <u>500 N. Cynthia</u> Number of lots <u>4</u> Gross acres <u>0.75</u> Net acres <u>0.746</u> Existing Zoning <u>R3A</u> Proposed <u>R3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>4-Plex</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>- 0 -</u> Legal Description <u>All of Lot 1, Ebony Corner Subdivision and the adjacent 50.0 feet, out of Lot 2, Block 12, Steele & Pershing Subdivision</u>
Owner	Name <u>Aaron Garza and James Anthony Reyna</u> Phone <u>956-867-5323</u> Address <u>1801 S. Erica</u> City <u>Pharr</u> State <u>Texas</u> Zip <u>78577</u> E-mail <u>AARONGARZA29@AOL.COM</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Arturo Garcia Engineering Services</u> Phone <u>956-630-3340</u> Address <u>P.O. Box 4526</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78502</u> Contact Person <u>Arturo Garcia, Jr., P.E.</u> E-mail <u>AGES-PLLC@RGV.RR.COM</u>
Surveyor	Name <u>Pablo Soto, Jr.</u> Phone <u>956-782-8277</u> Address <u>1208 S. Ironwood</u> City <u>Pharr</u> State <u>Texas</u> Zip <u>78577</u> E-mail <u>PABLOSOTOJR54@YAHOO.COM</u>

RECEIVED
 APR 15 2016
 BY: *[Signature]* 3:43 PM

CYNTHIA ST

HACKBERRY AVE

T.E.C. SURD
LOCATION

1-012-0002-05

PROPOSED 500 MAC
SUBDIVISION

LAR-LIN 1
3 2
SUBD #2
TRESLER SUBD
LOTA

LAR-LIN
SUBD. #7

MCCOLL RD

HIDALGO COUNTY
W.I.C. SUBDIVISION
LOT 1
LOT 2

PENDERGRAS
SUBDIVISION
LOT 1

MCALLEN
ATHLETIC
MALL
SUBDIVISION
1

MUJERES UNIDAS
SUBDIVISION
LOT 1
LOT 2

PROPOSED
EBONY CORNER
SUBDIVISION

EBONY AV

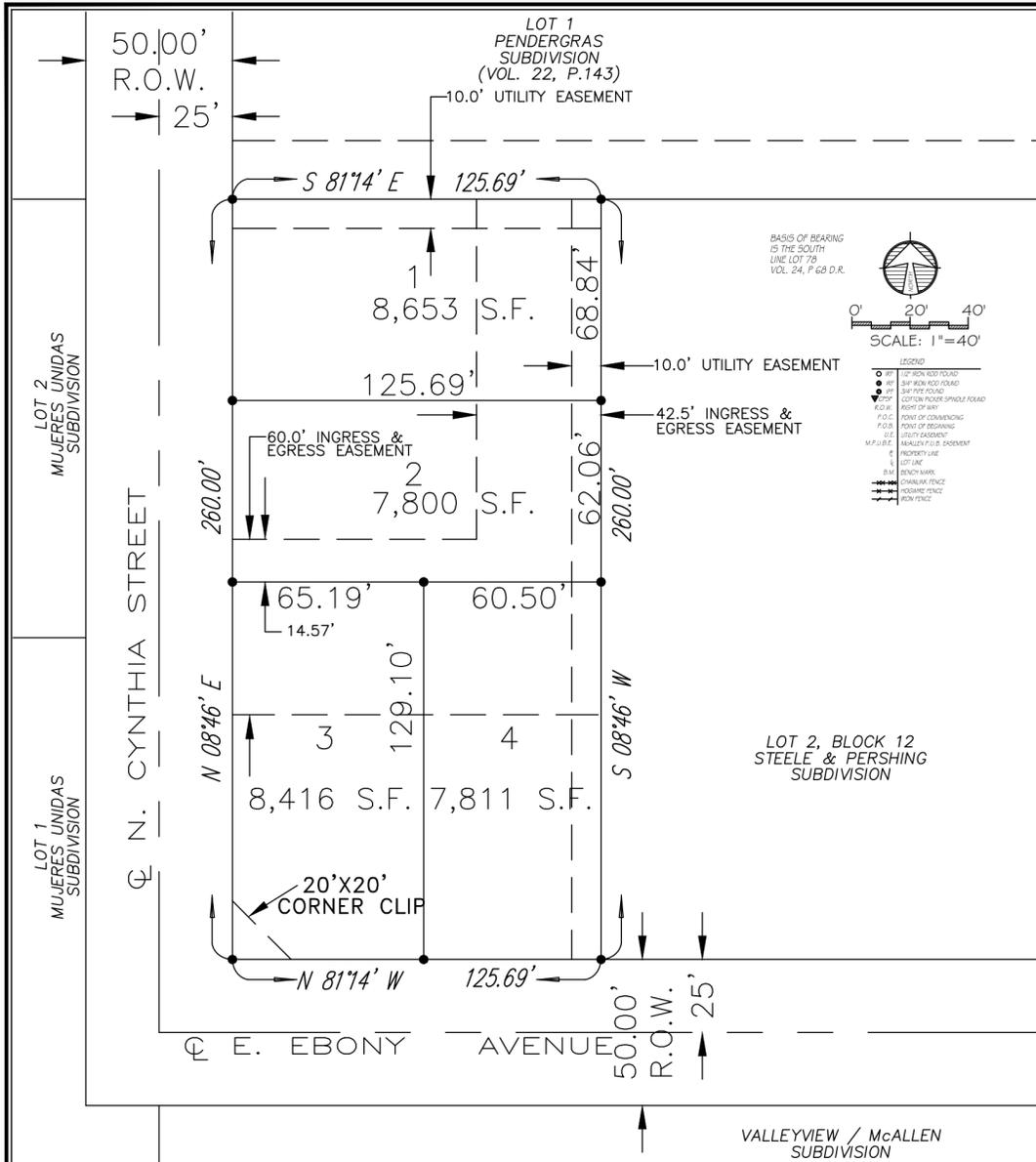
VALLEY / MCALLEN
SUBDIVISION
12

J.D. FRA
SUBDIVIS

INDUSTRIAL
DISTRIBUTION CENTER #5
8 7 6 5

INDUSTRIAL DISTRIBUTION
CENTER
4 3 2 1

4



METES AND BOUNDS

A 0.75 OF AN ACRE BEING ALL OF LOT 1, EBONY CORNER SUBDIVISION AND THE ADJACENT 50-FOOT EAST OF SAID LOT 1, BEING OUT OF LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME, PAGE OF HIDALGO COUNTY MAP RECORDS SAID 0.75-ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, EBONY CORNER SUBDIVISION, THENCE, WITH AND ALONG THE WEST LINE OF SAID LOT 1, NORTH 08° 46' EAST 260.00 FEET TO A HALF-INCH (1/2") DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF LOT 1, PENDERGRAS SUBDIVISION, SOUTH 81° 14' EAST 125.69 FEET TO A FOUND HALF-INCH (1/2") DIAMETER IRON ROD FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 08° 45' WEST, 260.00 FEET TO A FOUND HALF-INCH (1/2") DIAMETER IRON ROD FOR THE SOUTHWEST CORNER HEREOF AND ALSO, BEING ON THE NORTH RIGHT-OF-WAY OF EBONY AVENUE;

THENCE NORTH 81° 14' WEST, ALONG AND WITH THE NORTH RIGHT-OF-WAY OF SAID EBONY AVENUE 125.69 FEET TO THE POINT OF BEGINNING CONTAINING 0.75 OF AN ACRE, MORE OR LESS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CENTRE SUBDIVISION, AN ADDITION TO THE **CITY OF McALLEN, TEXAS**, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF McALLEN**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF McALLEN**.

AARON GARZA
1801 S. ERICA
PHARR, TEXAS 78577

JAMES ANTHONY REYNA
1801 S. ERICA
PHARR, TEXAS 78577

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **AARON GARZA AND JAMES ANTHONY REYNA** PROVED TO ME THROUGH HIS OR HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS THE ___ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

THIS PLAT IS HEREBY APPROVED BY THE **HIDALGO COUNTY IRRIGATION DISTRICT #2**, ON THIS ___ DAY OF _____, 2016.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON **HIDALGO COUNTY IRRIGATION DISTRICT #2** RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT H.C.I.D. #2 SECRETARY

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

RAUL E. SESIN, P.E., CFM, GENERAL MANAAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE: _____

HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

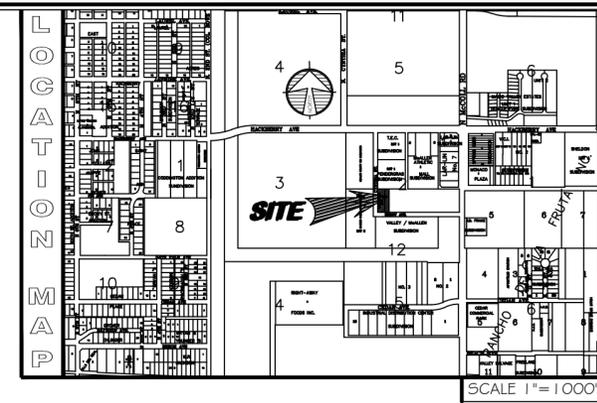
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER: _____

OF DEED RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **ARTURO GARCIA JR.**, A REGISTERED PROFESSIONAL ENGINEER IN THE **STATE OF TEXAS**, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

ISSUED FOR REVIEW ONLY - 10/10/2016
ARTURO GARCIA, JR., PE # 69356
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4526
McALLEN, TEXAS 78502-4526
PHONE (956) 630-3340

Arturo Garcia



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **PABLO SOTO, JR.**, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE **STATE OF TEXAS**, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

PABLO SOTO, JR. RPLS #4541
REGISTERED PROFESSIONAL LAND SURVEYORS
DATE SURVEYED:
1208 S. IRONWOOD
PHARR, TEXAS 78577
(956)782-8277

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

CHAIRMAN PLANNING COMMISSION DATE

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

MAYOR, CITY OF McALLEN DATE: _____
ATTEST: _____ CITY CLERK DATE: _____

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: ZONE "B"**
DEFINED AS AREAS BETWEEN LIMITS OF 100-YEAR FLOOD ZONE AND 500-YEAR FLOOD ZONE; OR CERTAIN AREAS SUBJECT FOR 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE-SQUARE MILE; OR AREAS PROTECT BY LEVEE BASED ON COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982 FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR INCORPORATED AREAS OF HIDALGO COUNTY, TEXAS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:**
FRONT: N. CYNTHIA STREET - 20.0 FEET OR GREATER FOR EASEMENTS FOR LOTS 1 & 2
E. EBONY AVENUE - 20.0 FEET OR GREATER FOR EASEMENTS FOR LOTS 3 & 4
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER: 10.0 FEET OR GREATER FOR EASEMENTS ON THE WEST OF LOT 3 ALONG N. CYNTHIA STREET
GARAGE: 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.**
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DRAINAGE DETENTION REQUIRED OF 0.21 1.3 ACRE-FEET AND OR 9,204 CUBIC-FEET, FOR SUBDIVISION.
- BENCH MARK:** 3 1/4" BRASS MONUMENT LOCATED AT THE SOUTHWEST CORNER OF FM 495 AND FM 206 I, ELEV.: **115.87'** (N.A.V.D. 88) MC-73.
- A 4' WIDE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF EBONY AVENUE AND EAST SIDE OF CYNTHIA STREET. PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT TIME OF SUBDIVISION.
- A 6.0' OPAQUE BUFFER IS REQUIRED BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE / USES.
- A 8.0' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY ZONES / USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER(S):	AARON GARZA	1801 S. ERICA	PHARR, TEXAS 78577	(956) 664-0569	
	JAMES ANTHONY REYNA	1801 S. ERICA	PHARR, TEXAS 78577	(956) 664-0569	
ENGINEER:	ARTURO GARCIA, JR.	P.O. BOX 4526	McALLEN, TEXAS 78502	(956) 630-3340	
SURVEYOR:	PABLO SOTO, JR.	1208 S. IRONWOOD	PHARR, TEXAS 78577	(956) 782-8277	

THE CENTRE SUBDIVISION
McALLEN, TEXAS

A 0.75-ACRE TRACT BEING ALL OF LOT 1, EBONY CORNER SUBDIVISION AND THE ADJACENT 50.0-FOOT EAST OF LOT 2, BLOCK 12, STEELE & PERSHING SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS.

ARTURO GARCIA ENGINEERING SERVICES, PLLC CIVIL ENGINEERING CONSULTANT		PROJECT NAME: CENTRE SUBDIVISION
LOCATION: McALLEN, TEXAS		PLANS FOR: FINAL PLAT
REVISIONS		
DRAWN BY: A.G.	CHECKED BY: A.G.	SHEET: 1 OF 1
APPROVED BY: A.G.	PROJECT NO: GARZA	
DATE: APRIL 11, 2016		

TYPE FIRM: F-5914
P.O. BOX 4526 AGES-PLC@RGV.RR.COM
McALLEN, TEXAS 78502 956-630-3340



Reviewed On: 10/13/2016

SUBDIVISION NAME: THE CENTRE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Cynthia Street: 25 ft. from centerline for 50 ft. ROW existing Paving: approx. 35 ft. existing Curb & gutter: both sides *Variance to not dedicate an additional 5 ft. ROW for 30 ft. from centerline for 60 ft. ROW and 40 ft. of pavement was granted by the City Commission at their meeting of July 11, 2016.	Complete
E. Ebony Avenue: 25 ft. from centerline for 50 ft. ROW existing Paving: approx. 28 ft. existing Curb & gutter: both sides *Variance to not dedicate an additional 5 ft. ROW for 30 ft. from centerline for 60 ft. ROW and 40 ft. of pavement was granted by the City Commission at their meeting of July 11, 2016.	Complete
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
*Ingress/Egress easements provided between the lots in compliance with parking and access with proper turnaround as may be required by Public Works Department.	Applied
SETBACKS	
* Front: N. Cynthia Street - 20 ft. or greater for easements for Lots 1 & 2 E. Ebony Avenue - 20 ft. or greater for easements for Lots 3 & 4	Compliance
* Rear: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Corner: 10 ft. or greater for easements on the west of Lot 3 along N. Cynthia Street	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies.	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Cynthia Street and E. Ebony Avenue.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets:</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area:</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3A Proposed: four-plex</p>	<p>Compliance</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee:</p>	<p>NA</p>
<p>* Park Fee of \$11,200 based on 16 dwelling units at \$700 each is required to be paid prior to recording.</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Complete</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: *Existing plat notes remain the same for that portion of the resubdivision. **Per Traffic, the plat must comply with the City's Access Management Policy. ***Ingress/Egress easement provided with turnaround as may be required by Public Works with dumpster locations finalized at time of building permit/site plan review.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE RESUBDIVISION IN FINAL FORM.</p>	<p>Applied</p>



CYNTHIA S

HACKBERRY AVE

HIDALGO COUNTY
W.I.C. SUBDIVISION

LOCATION

PENDERGRAS
SUBDIVISION

PROPOSED 500 MAC
SUBDIVISION

T.E.C.
SUBD

LAR-LIN
SUBD #2
TRESLER SUBD
LATA

LAR-LIN
SUBD #1

MUJERES UNIDAS
SUBDIVISION

EBONY AV

VALLEY / MCALLEN
SUBDIVISION

12

INDUSTRIAL
DISTRIBUTION CENTER #5

INDUSTRIAL DISTRIBUTION
CENTER

NO. 3
5

NO. 2

ANCHO

ST

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REQUEST OF NORMA MELHART FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT LOT 21, ARTHUR TERRACE SUBDIVISION; 3601 HAWK COURT.

GOAL:

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

DESCRIPTION:

The property is located at the southwest corner of Hawk Court and North 36th Lane, 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 and agricultural & open space.

REQUEST/ANALYSIS:

Currently, there is an existing one story brick residence on the property. The applicant is proposing to construct a 400 sq. ft. guest house on the property. The guest house will serve as an accessory use to the existing main house, and will share the existing driveway and utilities with the main residence. The required setbacks are 10 ft. rear, 6 ft. on the west side, 10 ft. on the east side and 20 ft. on the front. The site plan submitted shows a rear setback of 10 ft. from the property line and 10 ft. on the east side with a 12 ft. building separation.

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

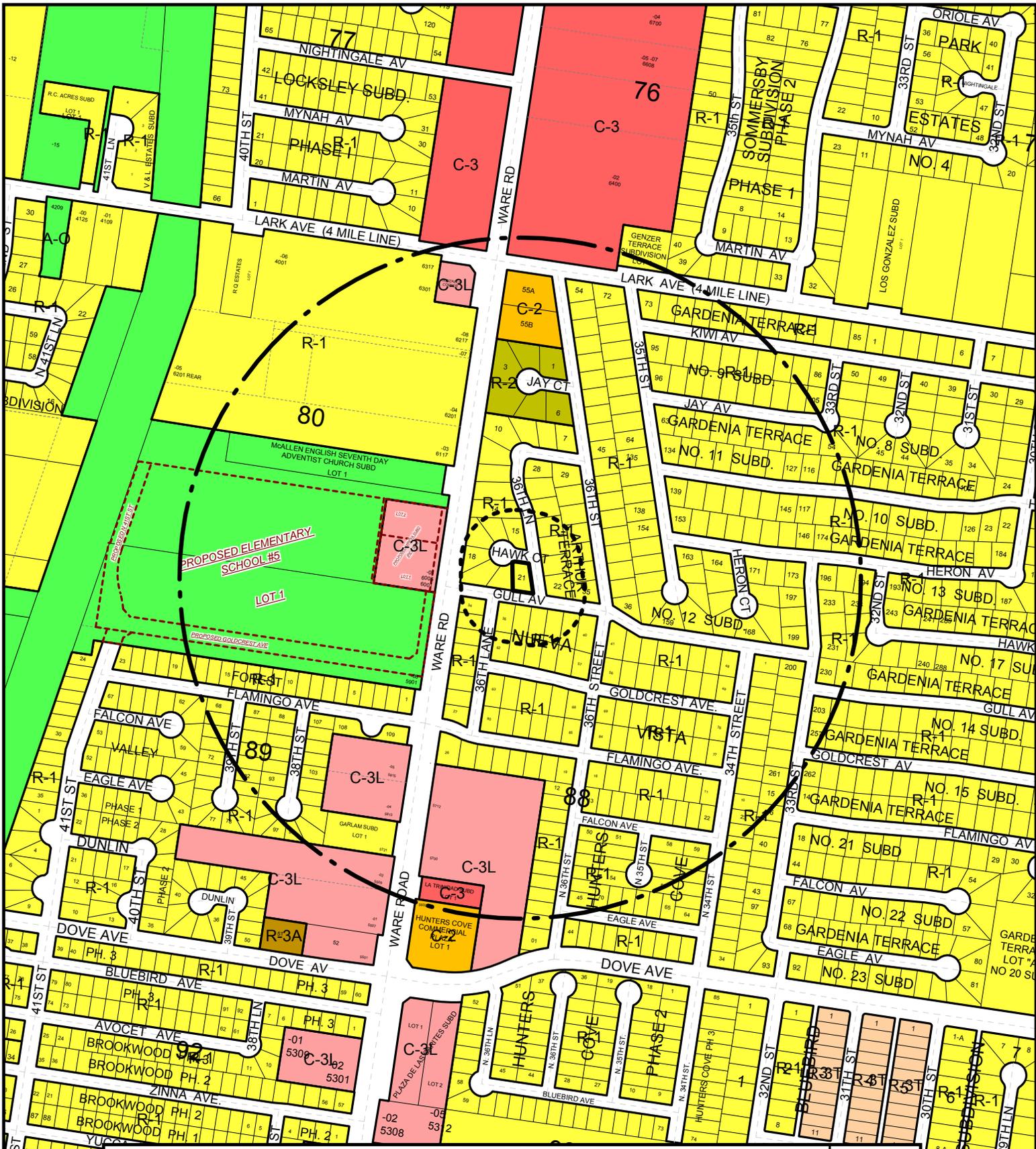
- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. Required setbacks

and building separation are being met;

- 3) The proposed use shall be connected to the same utilities as the primary residence. The guest house will share the utilities with the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is approximately 9,400 sq. ft.;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The guest house will be utilizing the existing driveway;
- 6) The proposed use shall not be rented; and
- 7) The permit shall be revoked if rent is paid or utility expenses are shared with the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to Section 138-118(5) of the Zoning Ordinance, building permit and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY (indicated by a black outline)

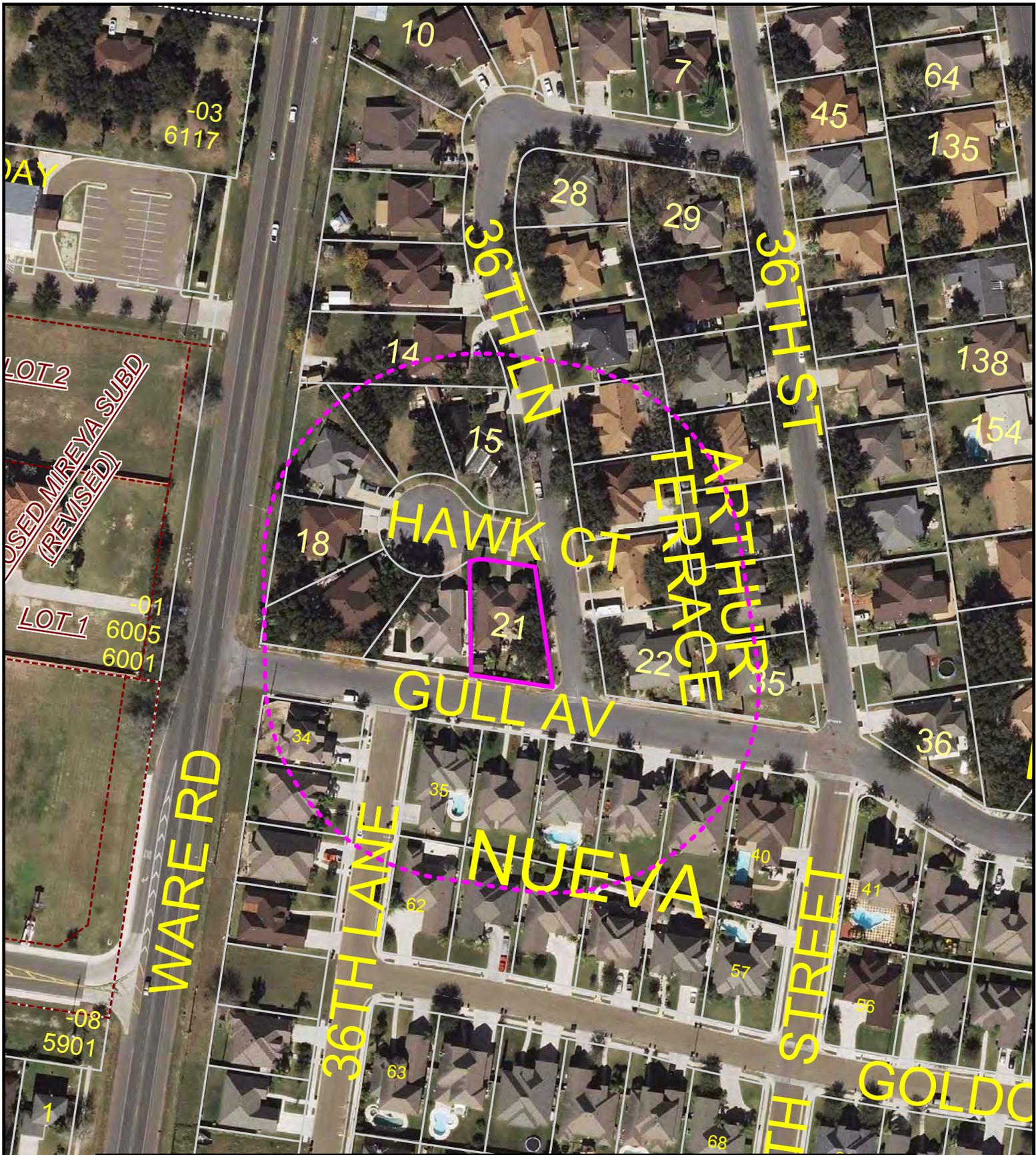
200 FT. NOTIFICATION BOUNDARY (indicated by a dashed line)

1/4 MILE RADIUS (indicated by a dashed circle)

ZONING LEGEND

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

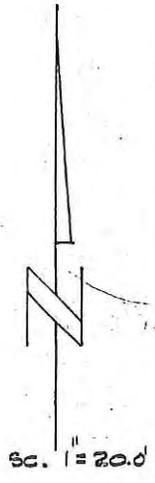
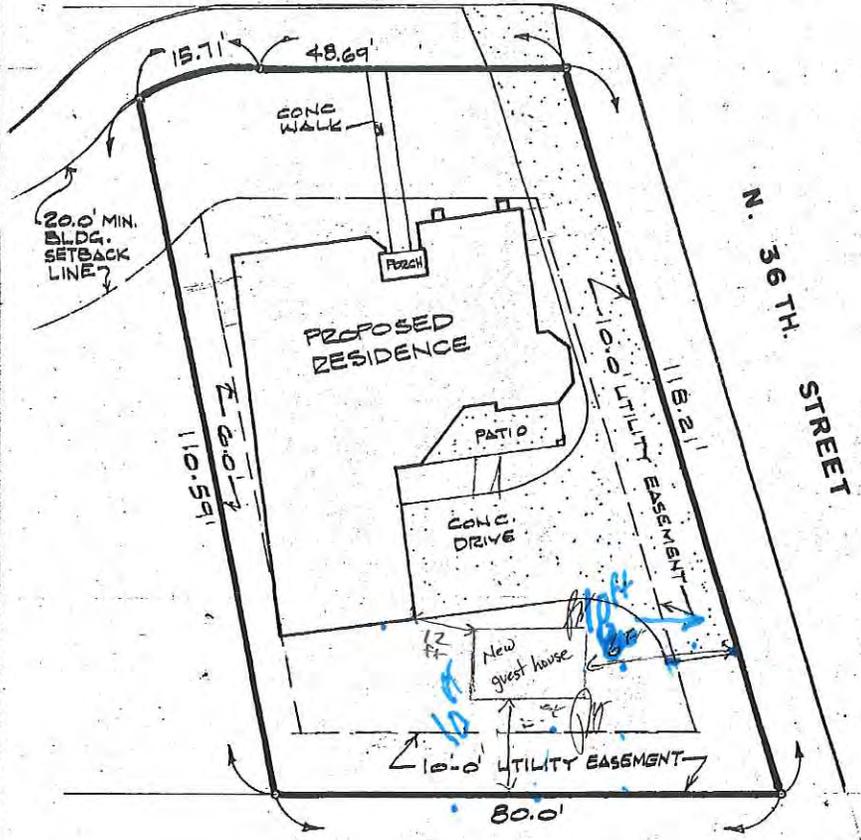
 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

HAWK CT.



N. 36TH STREET

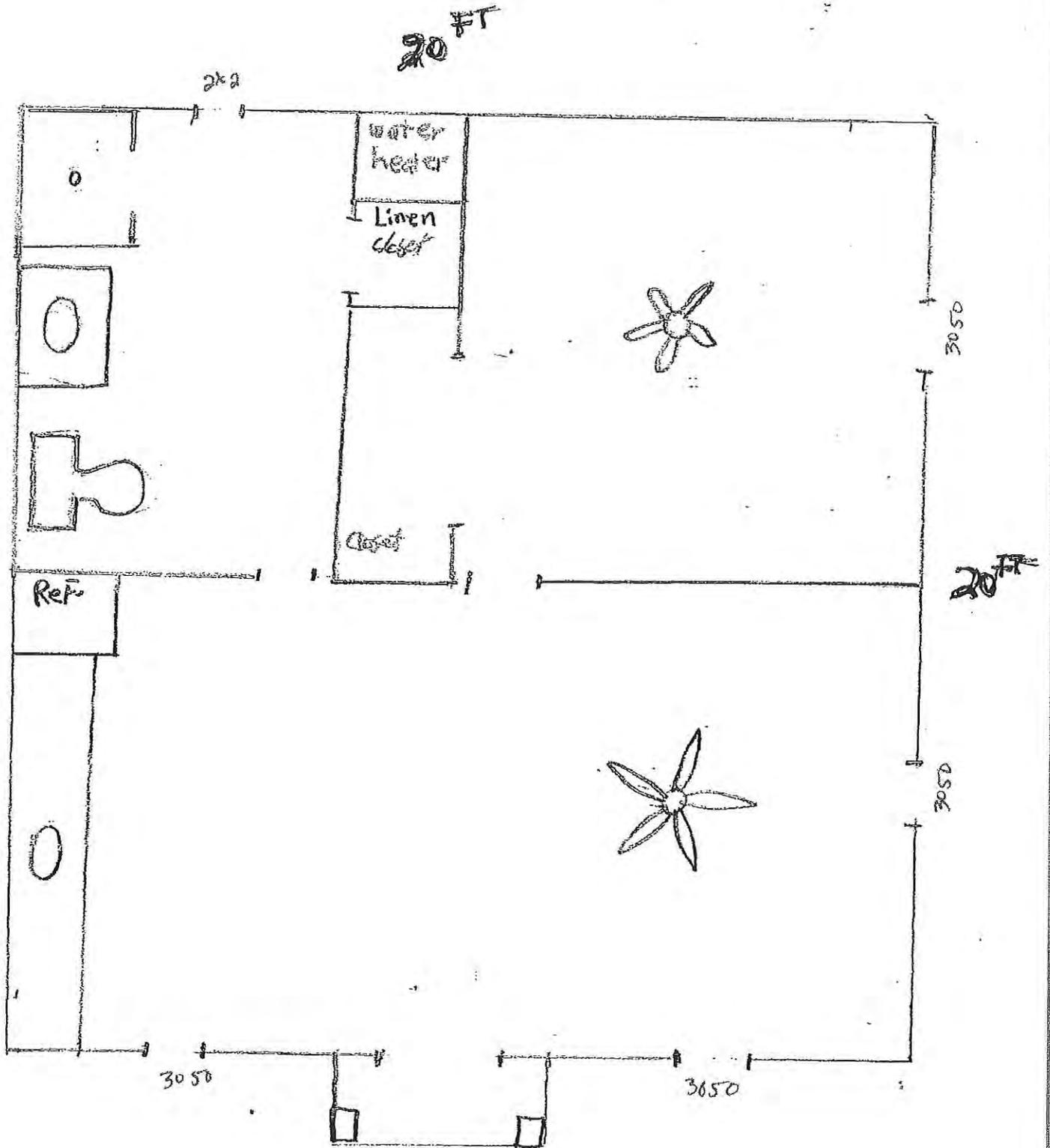
GULL AVE.

PLOT PLAN

LEGAL: LOT 21 ARTHUR TERRACE SUBDIVISION
MCALLEN, TEXAS.

RECEIVED
SEP 15 2016

BY: *GCW:20*
am



RECEIVED
 SEP 15 2016
 BY: *GLAD:20*





3601

3601

NOTICE
GUEST HOUSE
For
This Property
CUP2016-0143
City of McAllen Planning Dept 681-1250
www.mcallen.net

3601

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REQUEST OF RUBEN RUIZ JR., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT LOT 20, SPANISH OAKS ESTATES SUBDIVISION; 1712 NORTH 49TH STREET.

GOAL:

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

DESCRIPTION:

The property is located on the east side of the “knuckle” where North 49th Street and Redwood Avenue intersect, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District to the south, west, and north and A-O (agricultural & open space) District to the east. Surrounding land uses include single family residences, vacant land, and a drainage canal.

REQUEST/ANALYSIS:

Currently, there is a 2,778 sq. ft. residence and a 539 sq. ft. cabana is being constructed on the property. If the conditional use permit is approved, the cabana will be used as a guest house. The guest house will consist of a bedroom, one bath and a living area with a kitchen. The guest house will serve as an accessory use to the existing main house, and will share the existing driveway and utilities with the main residence.

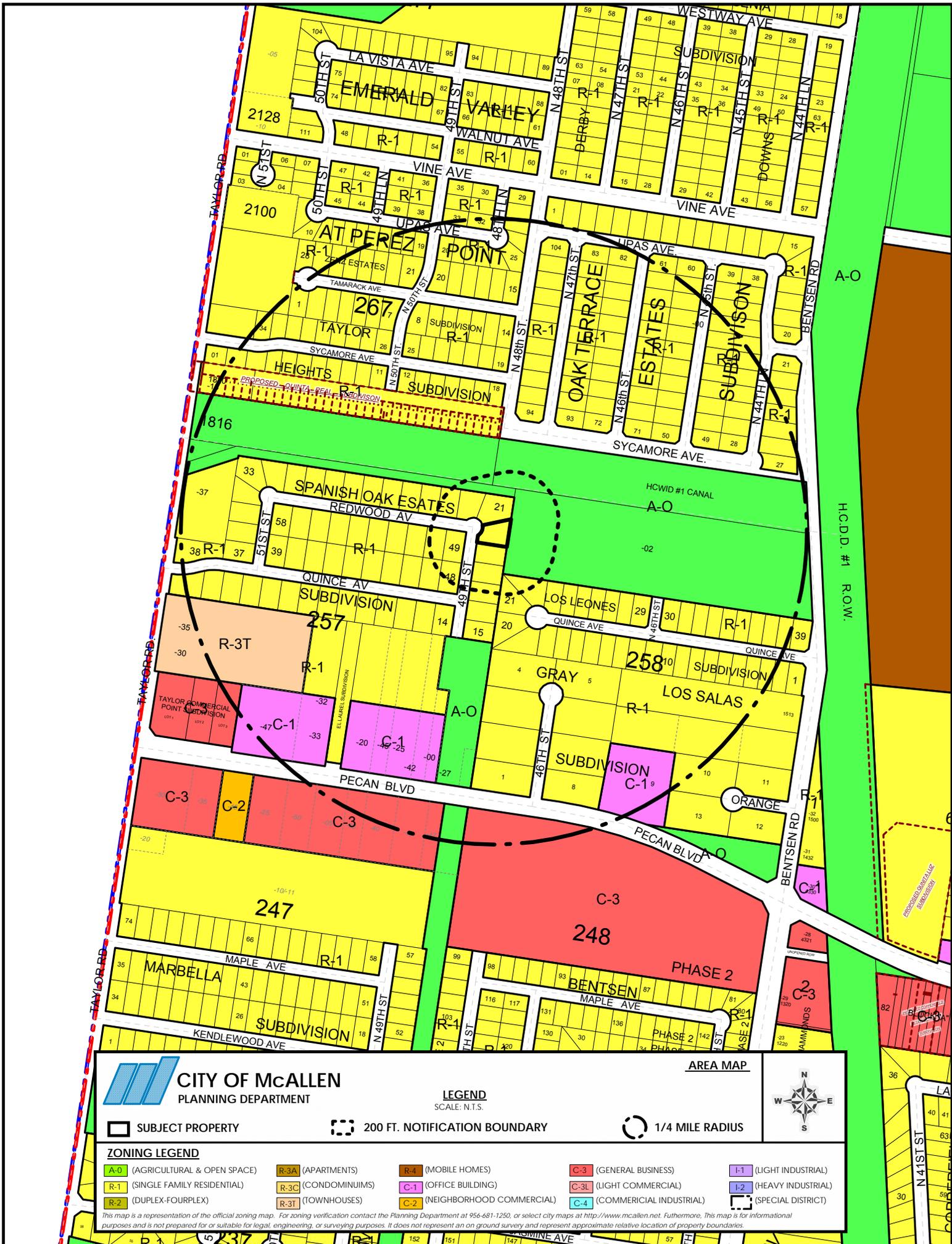
A guest house is permitted in an R-1 zone with a conditional use permit. A guest house is an accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration. The guest house must meet the requirements set forth in Section 138-118(5) of the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

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. Required setbacks and building separation are being met;

- 3) The proposed use shall be connected to the same utilities as the primary residence. The guest house will share the utilities with the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is approximately 11,604 sq. ft.;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The guest house will be utilizing the existing driveway;
- 6) The proposed use shall not be rented; and
- 7) The permit shall be revoked if rent is paid or utility expenses are shared with the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to Section 138-118(5) of the Zoning Ordinance, building permit and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

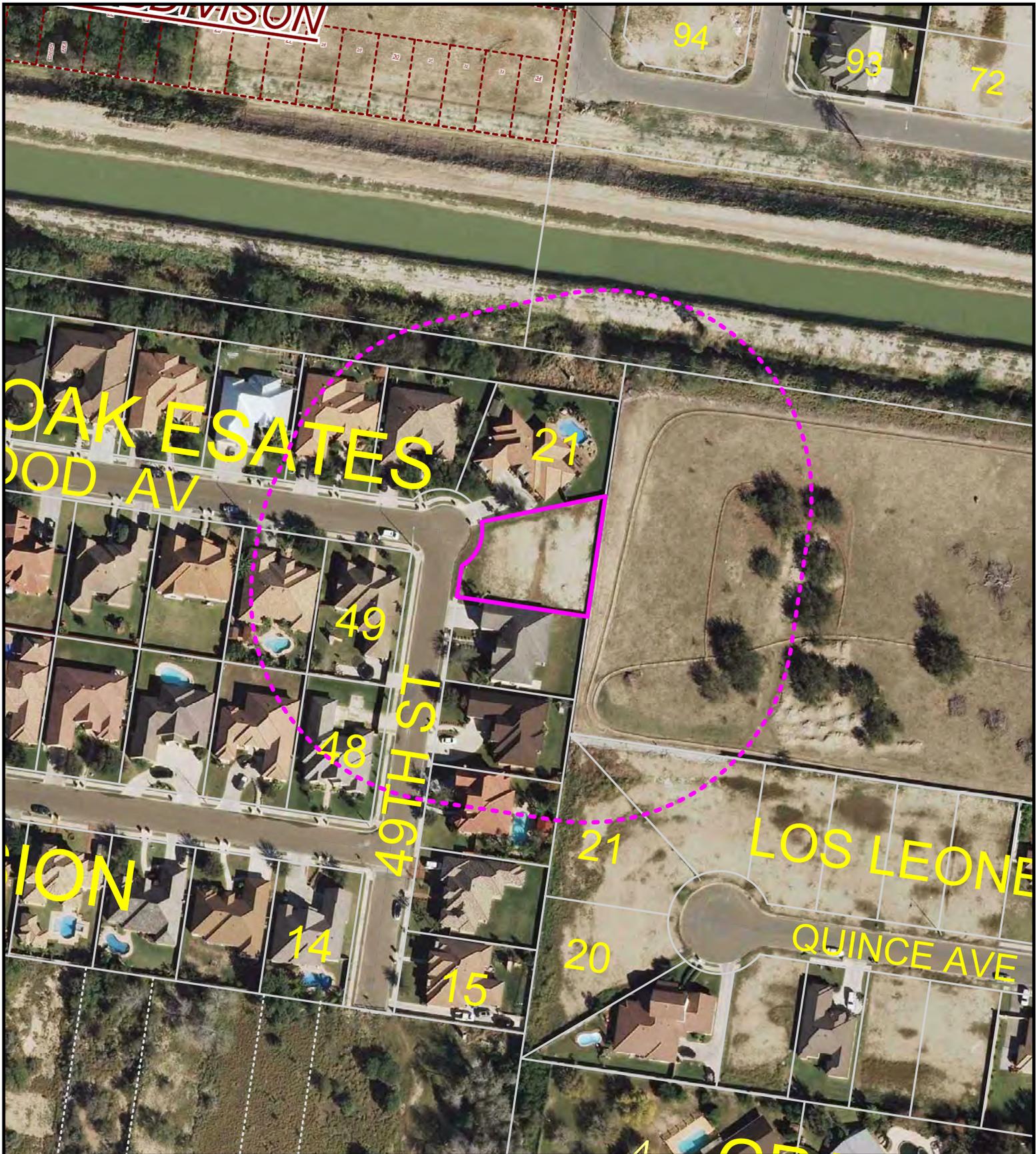
AREA MAP



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

ZONING LEGEND				
A-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)

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 FT. NOTIFICATION BOUNDARY



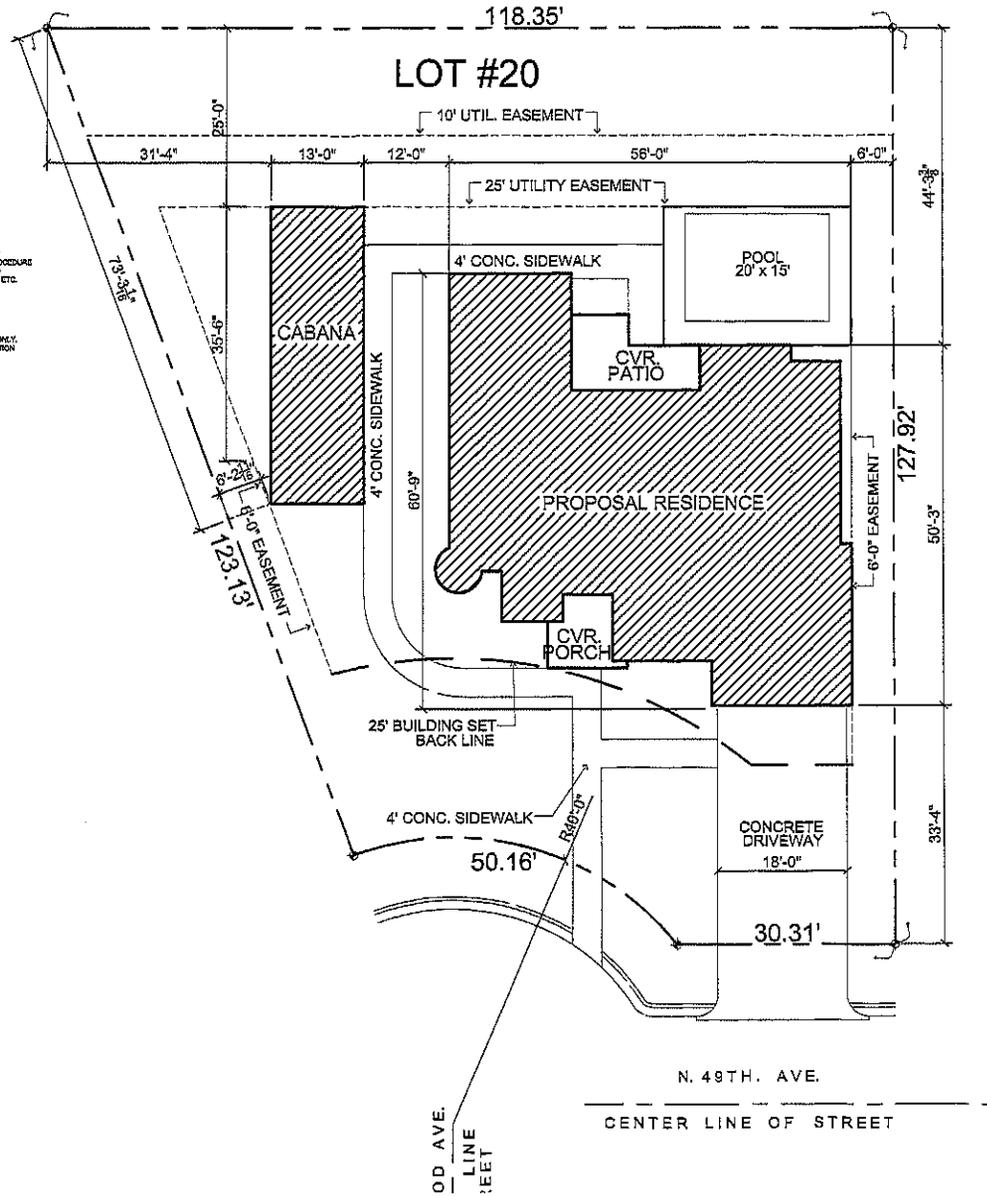
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcalen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying 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.

1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH CHUTE/REAR, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADES/STORAGE, CONSTRUCTION TRAILER, CLEARING PROCEDURES, GRADING AND DRAINAGE, COMPLIANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOO, AND FORMATION OPTICAL.

1 SITE PLAN
SCALE: 1/16"=1'-0"

LEGAL DESCRIPTION	
LOT	20
SUBDIVISION	SPANISH OAKS ESTATES
CITY	MCKALEN, TEXAS
LOT SQFT.	11684.0'

NORTH ARROW



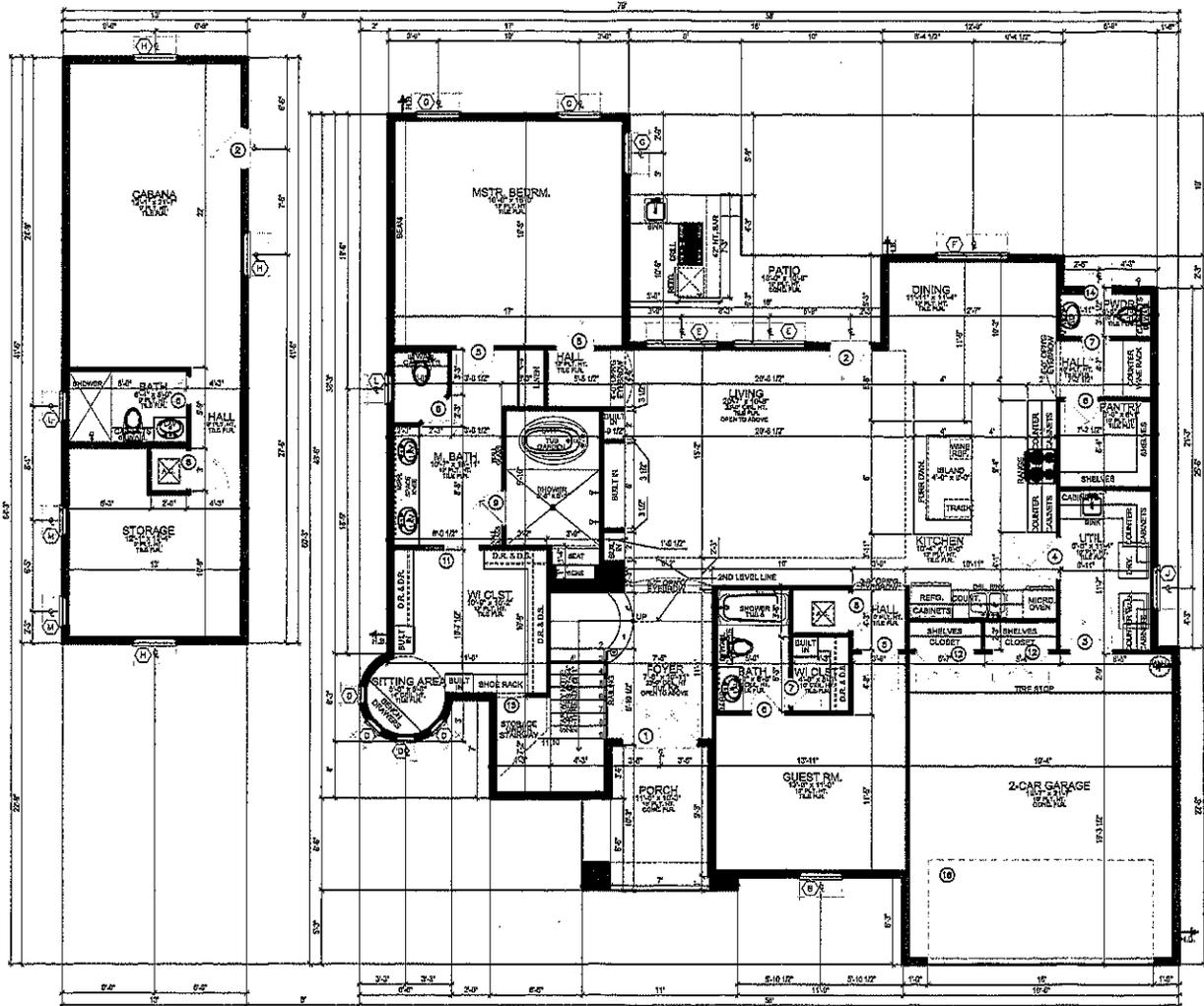
Ruben Ruiz
CONTRACTOR
(956) 821-8902
rubenruiz11@yahoo.com

LOT #20
SPANISH OAKS ESTATES
MISSION, TEXAS.

NOTES:

DATE: 07-23-16
PLAN #0010-16

SHEET
C-1



DOOR SCHEDULE				
SYL.	W	H	M.F.D.	NOTES
(1)	3'-0"	8'-0"	1-3/4"	ALL EXTERIOR PATIO DOOR
(2)	3'-0"	8'-0"	1-3/4"	GLASS LULL DOOR
(3)	3'-0"	8'-0"	1-3/4"	WOOD INTERIOR DOOR
(4)	3'-0"	8'-0"	1-3/4"	WOOD WIDENOR DOOR
(5)	2'-6"	8'-0"	1-3/4"	WOOD INTERIOR DOOR
(6)	2'-6"	8'-0"	1-3/4"	WOOD INTERIOR DOOR
(7)	2'-6"	8'-0"	1-3/4"	WOOD INTERIOR DOOR
(8)	2'-6"	8'-0"	1-3/4"	WOOD A.C. DOOR
(9)	2'-6"	8'-0"	1-3/4"	GLASS SHOWER DOOR
(10)	3'-0"	8'-0"	1-3/4"	WOOD POCKET DOOR
(11)	2'-6"	8'-0"	1-3/4"	WOOD SUBCLOSET DOOR
(12)	2'-6"	8'-0"	1-3/4"	WOOD BLD. HOLDING DOOR
(13)	2'-0"	8'-0"	1-3/4"	GLASS EXTERIOR DOOR
(14)	2'-0"	8'-0"	1-3/4"	WOOD STAMP INTERIOR DOOR
(15)	18'-0"	8'-0"	0"	WOOD GARAGE DOOR

WINDOW SCHEDULE				
SYL.	W	H	TYPE	NOTES
(A)	3'-0"	7'-0"	CIRCULAR FIXED FRAME	
(B)	3'-0"	7'-0"	EXTERIOR SINGLE HUNG	
(C)	3'-0"	7'-0"	CIRCULAR SINGLE HUNG	
(D)	1'-3"	1'-3"	CIRCULAR FIXED FRAME	
(E)	8'-0"	7'-0"	FIXED FRAME	
(F)	3'-0"	7'-0"	SINGLE HUNG	
(G)	3'-0"	7'-0"	SINGLE HUNG	
(H)	3'-0"	7'-0"	SINGLE HUNG	
(I)	4'-0"	2'-0"	FIXED FRAME	
(J)	3'-0"	2'-0"	SINGLE HUNG	
(K)	3'-0"	2'-0"	FIXED FRAME	
(L)	3'-0"	2'-0"	FIXED FRAME	
(M)	3'-0"	2'-0"	FIXED FRAME	
(N)	3'-0"	2'-0"	FIXED FRAME	
(O)	3'-0"	2'-0"	FIXED FRAME	
(P)	3'-0"	2'-0"	FIXED FRAME	
(Q)	3'-0"	2'-0"	FIXED FRAME	
(R)	3'-0"	2'-0"	FIXED FRAME	
(S)	3'-0"	2'-0"	FIXED FRAME	
(T)	3'-0"	2'-0"	FIXED FRAME	
(U)	3'-0"	2'-0"	FIXED FRAME	
(V)	3'-0"	2'-0"	FIXED FRAME	
(W)	3'-0"	2'-0"	FIXED FRAME	
(X)	3'-0"	2'-0"	FIXED FRAME	
(Y)	3'-0"	2'-0"	FIXED FRAME	
(Z)	3'-0"	2'-0"	FIXED FRAME	

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

NOTES: (UNLESS NOTED OTHERWISE (SCALE))
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISH FLOOR IS 3/4" THICK CONCRETE ON 4" THICK GRAVEL.
 3. SEE NOTES ON OTHER SHEETS FOR FINISHES.



Ruben Ruiz
CONTRACTOR
(956) 821-8902
rubenruiz11@yahoo.com

LOT #20
SPANISH OAKS ESTATES
MISSION, TEXAS.

NOTES:

DATE: 07-23-16
PLAN #0010-16

SHEET
A-1



NOTICE
GUEST HOUSE
For
This Property
CUP2016-0144
City of Midland Planning Dept 681-1258
www.midland.net

DANGER
CONSTRUCTION AREA
KEEP OUT

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 12, 2016

SUBJECT: REQUEST OF MARIO CHICAS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT LOT 2, REDBUD #2 SUBDIVISION; 6700 NORTH 23RD STREET, SUITE E.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the northeast corner of Oriole Avenue and N. 23rd Street. The property dimensions are 137 ft. by 270 ft. and it is zoned C-3 (general business) District. The adjacent zoning is R-3C (condominiums) District to the north, R-1 (single family residential) District to the east and west, and C-1 (office building) District to the south. A portable food concession stand is permitted in a C-3 zone with a conditional use permit and in compliance with requirements.

HISTORY:

The initial conditional use permit was approved for this location by the Planning and Zoning Commission on April 5, 2011 and has been renewed annually by different tenants. The last permit was approved for one year on May 20, 2014. No renewal followed for 2015; therefore, the applicant has to go before the Planning and Zoning Commission as a new request. There is currently a commercial strip center on the property with restaurant uses and retail.

REQUEST/ANALYSIS:

The applicant is proposing to continue operating a business from the existing 172 sq. ft. portable food concession stand with a 38 sq. ft. outdoor deck area. The proposed hours of operation are from 11 a.m. to 9 p.m. Monday –Sunday. It will be strictly take out with no seating being proposed in the deck area. If in the future seating is proposed, additional parking would need to be provided. The applicant is proposing to utilize the existing parking lot to meet the required parking. Based on the total area of the 210 sq.

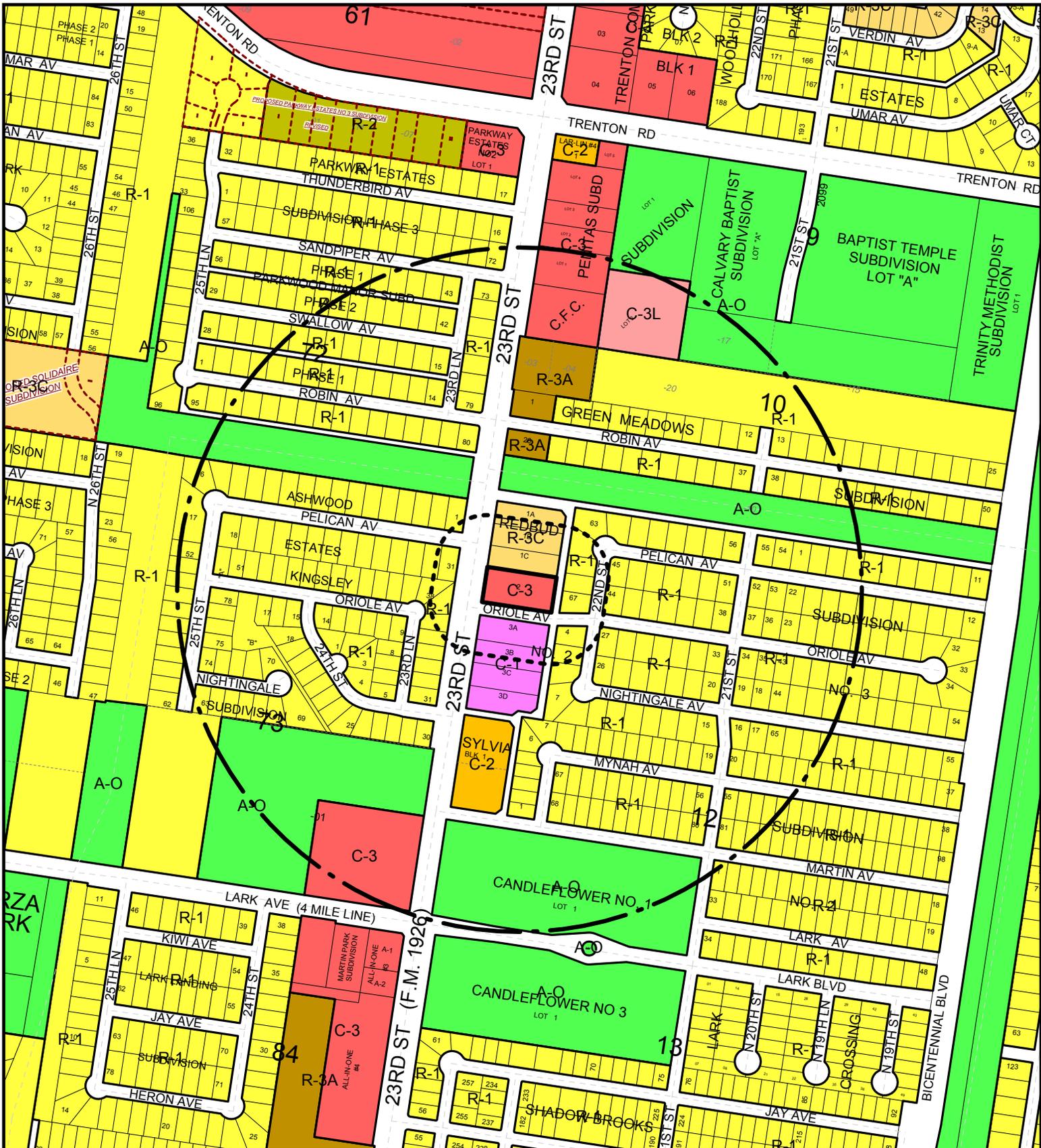
ft. portable food concession stand/deck area, 4 parking spaces are required; 56 parking spaces provided on site. Of the 56 parking spaces, 47 parking spaces are required for the restaurants and 5 parking spaces are required for the retail, for a total of 52 spaces required.

The Health and Fire Departments have inspected the stand and is in compliance with their requirements. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not be located in a residentially zoned area. The portable food concession stand is located in a C-3 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The applicant is proposing to utilize the existing parking lot. Based on the total area of then 210 sq. ft. portable food concession stand/deck area, 4 parking spaces are required; 56 parking spaces provided on site. Of the 56 parking spaces, 47 parking spaces are required for the restaurants and 5 parking spaces are required for the retail, for a total of 52 spaces required. Should seating be provided in the future, additional parking would need to be provided;
- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements; and
- 6) Water and sewage disposal facilities must be available and may be required to the proposed use. Bathroom facilities will be provided on site from the existing portable food concession stand.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to the conditions noted on Section 138-118(9) 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-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLIX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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.mcalen.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 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

23 NORTH TO EDINBURG →

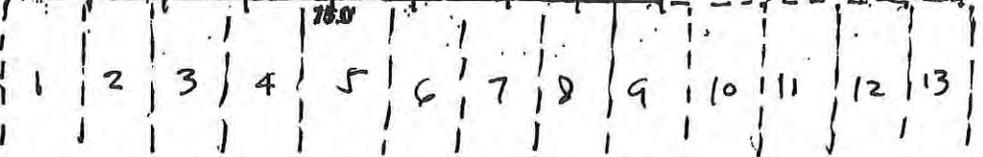
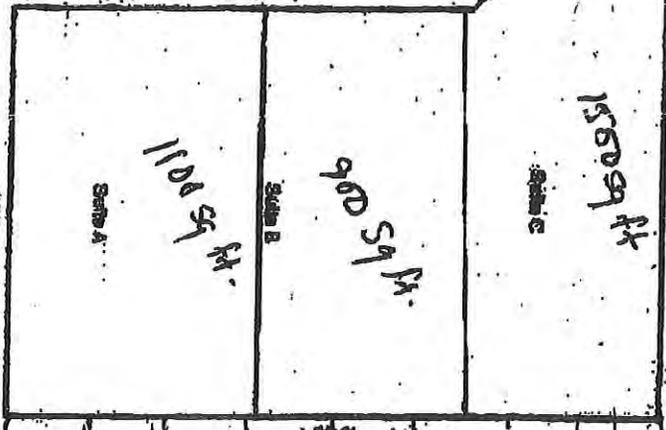
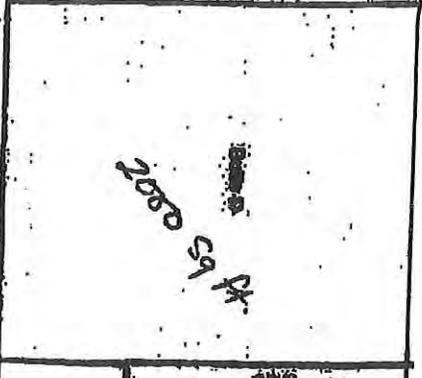
BUILDING SKETCH

ORIOLE AVE.

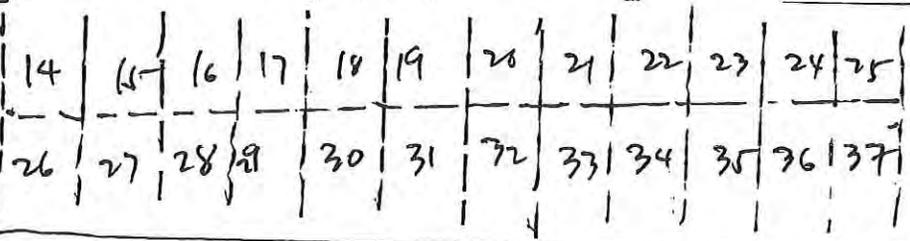
ENTRANCE FROM N 23 STREET.

FRONT HAVE 17 PARKING

ENTRANCE



ENTRANCE TO PARKING FR ORIOLE AVE (BACK OF BUILDING)



37 PARKING AT THE BACK.

DRIVE WAY FROM ORIOLE AVE

34

RECEIVED
OCT 30 2009
DO 10:39
PLANNING DEPARTMENT



RAMOS BBQ

Kusina

PUPUSAS TO GO!
LLENAS DE SABOR

PUPUSAS TO GO!
LLENAS DE SABOR

D
6013

NOTICE
PORTABLE FOOD
For
This Property
CUP2016-0142

SPEED LIMIT
30

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REQUEST OF JOSE MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT THE WEST 3.61 ACRES OUT OF LOTS 7, 8, AND 9, ESPENSEN INDUSTRIAL PARK UNIT NO. 2 SUBDIVISION; 2601 ZINNIA AVENUE.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the south side of Zinnia Avenue, approximately 730 ft. east of North 29th Street. It is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District to the north, west, and east, and I-2 (heavy industrial) District to the south. Surrounding land uses include industrial businesses, a church, and single family residences. An institutional use is permitted in an I-1 zone with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

Currently, there is an existing 25,777 sq. ft. building on the property that was the Food Bank of the RGV. The applicant is proposing to purchase the building for a church. The proposed church will have a fellowship hall, lobby, two storage area, classrooms, and the main sanctuary. The maximum seating capacity will be 240 seats based on the 60 parking spaces provided; however, during inspection, staff observed that the parking to the west needs striping. Striping will need to be done in order to determine the final maximum seating capacity in the main sanctuary.

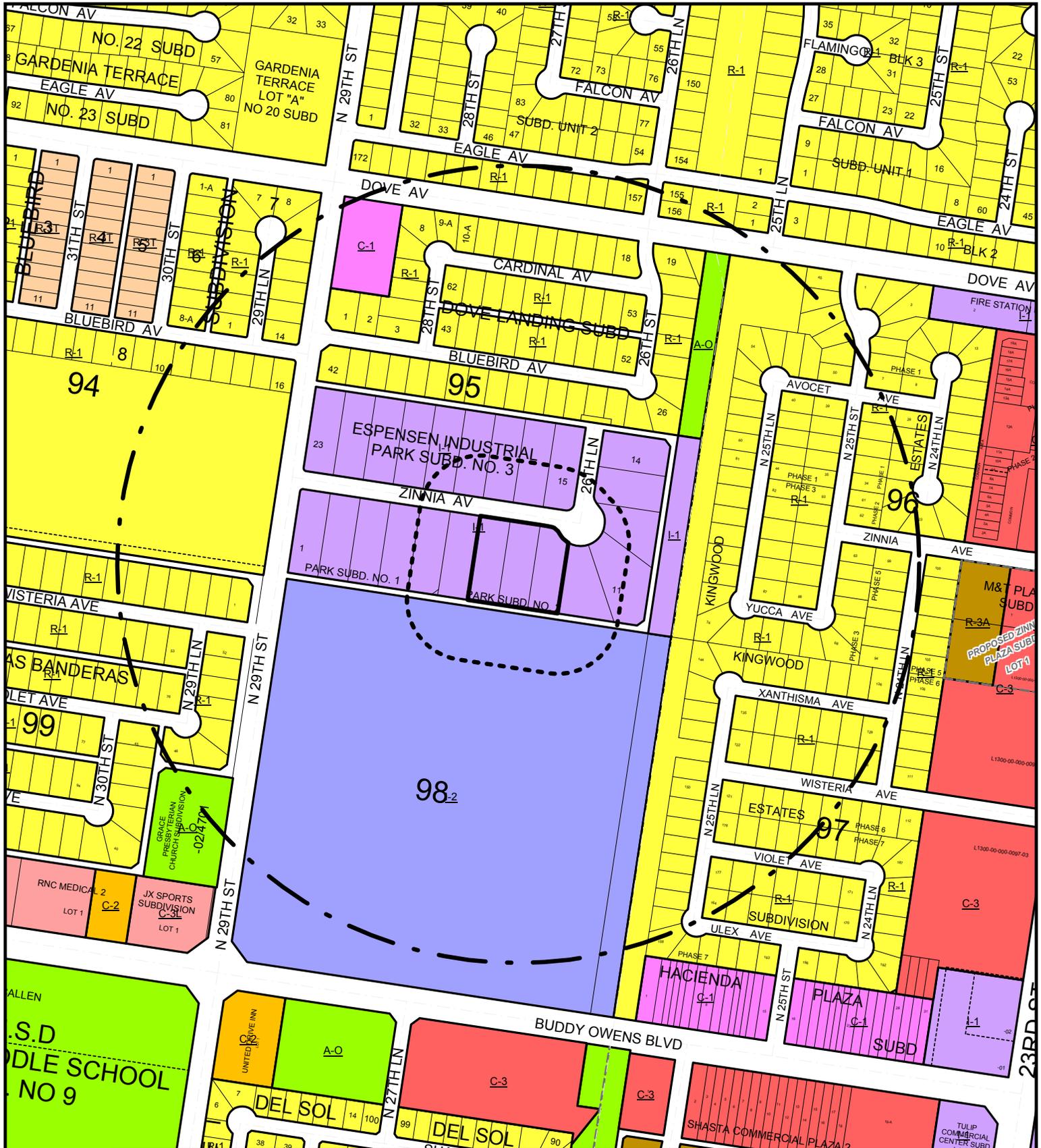
A building permit application will need to be submitted and reviewed by the City departments. All requirements of the building permit must be met, including setbacks, landscaping, parking, etc.

The Fire Department has inspected the site; however, a final inspection is pending once the building permit is finalized. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Zinnia Avenue and has access to North 29th Street as well.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. The maximum seating capacity will be 240 seats based on the 60 parking spaces provided; however, during inspection, staff observed that the parking to the west needs striping. Striping will need to be done in order to determine the final maximum seating capacity in the main sanctuary;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to conditions noted, striping the parking spaces on the west side, the Zoning Ordinance, Fire Department requirements and building permit requirements.





CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'



 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

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

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.



PENSEN INDUSTRIAL
PARK SUBD. NO. 3

26TH LN

ZINNIA AV

NO. 1

PARK SUBD. NO. 2

14

15

11



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

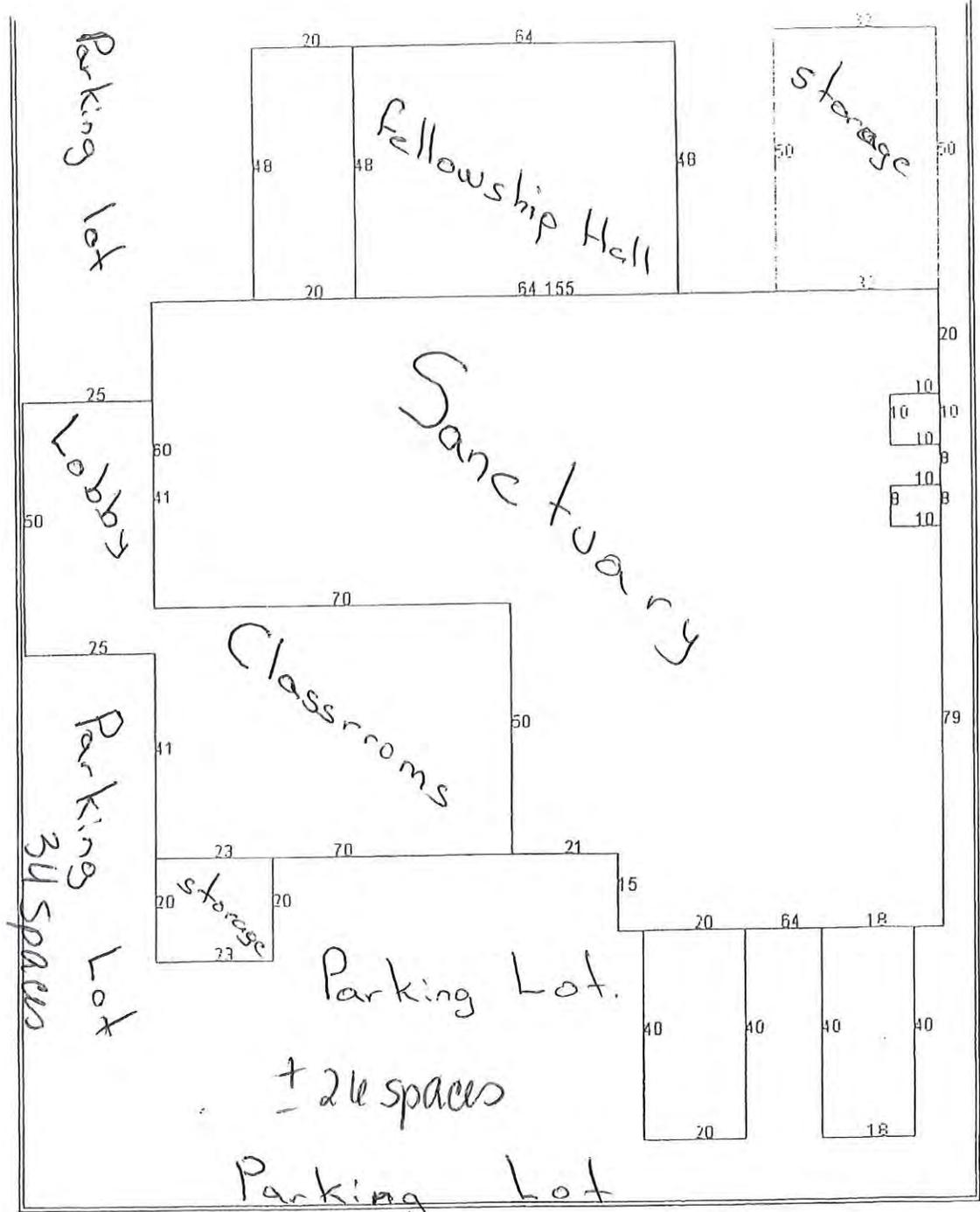


200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

Zinnia Ave.



Click Here for printable version.

Seg No	Type	Class	Unit Price	Area	Const	FNDN	Ext Wall	Int Finish	Roof	Floor	HT/AC	Bath	Year Built
1	WAREHOUSE			14330	COM	SLB	PFM	UNF	GAB,MTL	CON +		5	1980

Total: 60 Spaces

RECEIVED
 SEP 21 2016
 BY: [Signature] im



**NOTICE
INSTITUTIONAL
For
This Property
CUP2016-0147**

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



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REQUEST OF DAVID C. SHUTTER FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' X 12' AT LOTS 17 AND 18, NORTHEAST INDUSTRIAL SUBDIVISION, HIDALGO COUNTY, TEXAS; 1309 EAST UPAS AVENUE.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the north side of East Upas Avenue, approximately 610 ft. west of North Jackson Road. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 to the east, south, and west and R-1 (single family residential) District to the north. Surrounding land uses include commercial businesses, industrial businesses and vacant land. A portable building is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

Currently, the property is vacant. The applicant is proposing to place eighteen (18) - 8 ft. by 40 ft. (320 sq. ft.) portable buildings on the property for seasonal packages for the high rush for the months of November and December. The applicant stated that after December the portable buildings will be removed. Access is proposed from the UPS site, a 16 ft. access gravel drive located on the southeast corner of the UPS property, as per site plan.

The applicant has submitted a letter requesting an exception to the paving requirements and be allowed to place gravel instead.

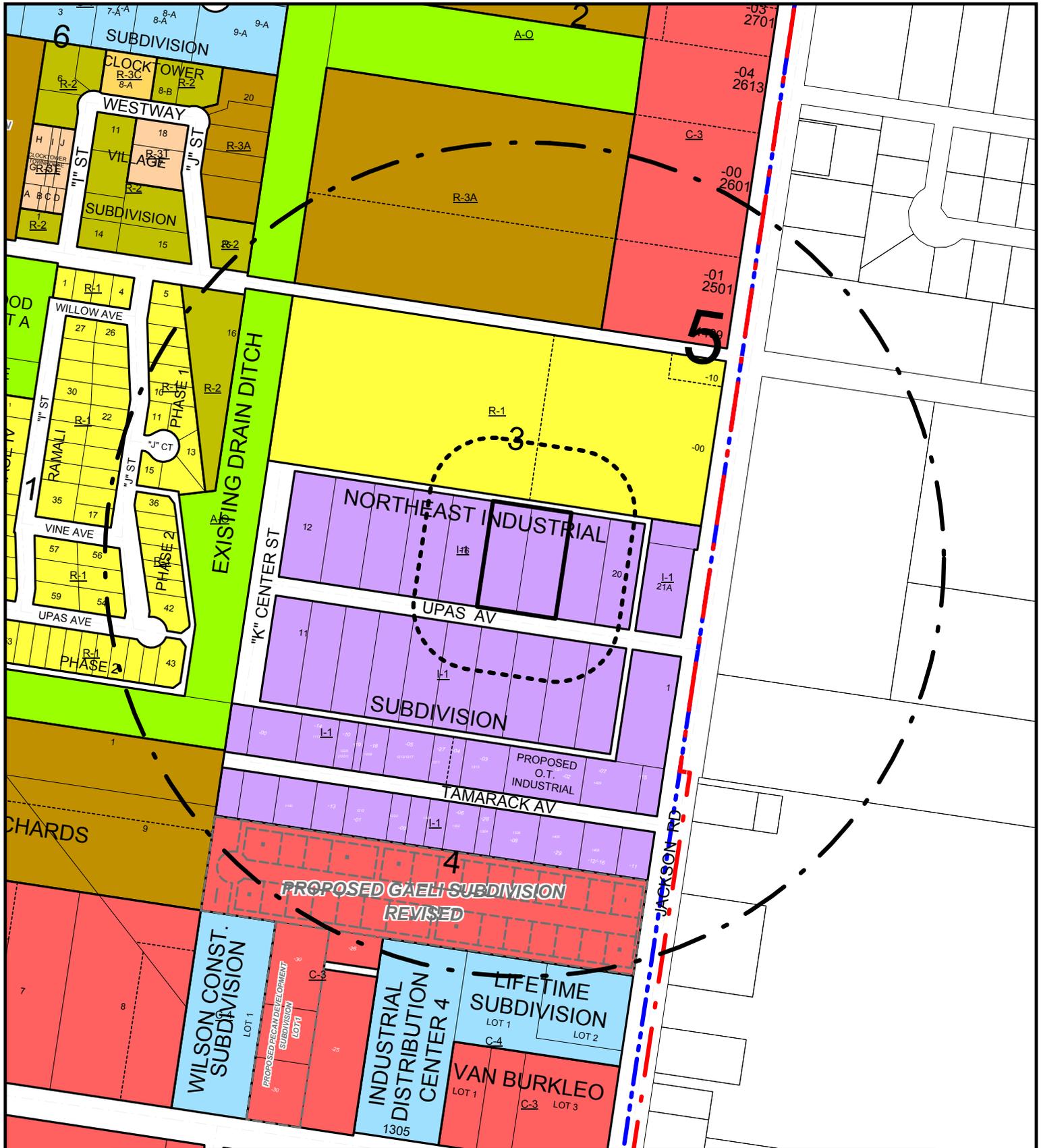
A building permit will be necessary to place the portable buildings at the location.

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

- 1) Portable buildings must not be used for living quarters. The building will be used for mail packages only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts East Upas Avenue;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The applicant has submitted a letter requesting an exception to the paving requirements and be allowed to place gravel instead;
- 4) Must provide for garbage and trash collection and disposal. A dumpster will be required as part of the building permit;
- 5) Must be connected to an approved water distribution and sewage disposal system. Will not require utility connections for its not an office use;
- 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 6 months only, subject to the any variance approvals, Section 138-118(3) of the Zoning Ordinance, building permit and fire department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

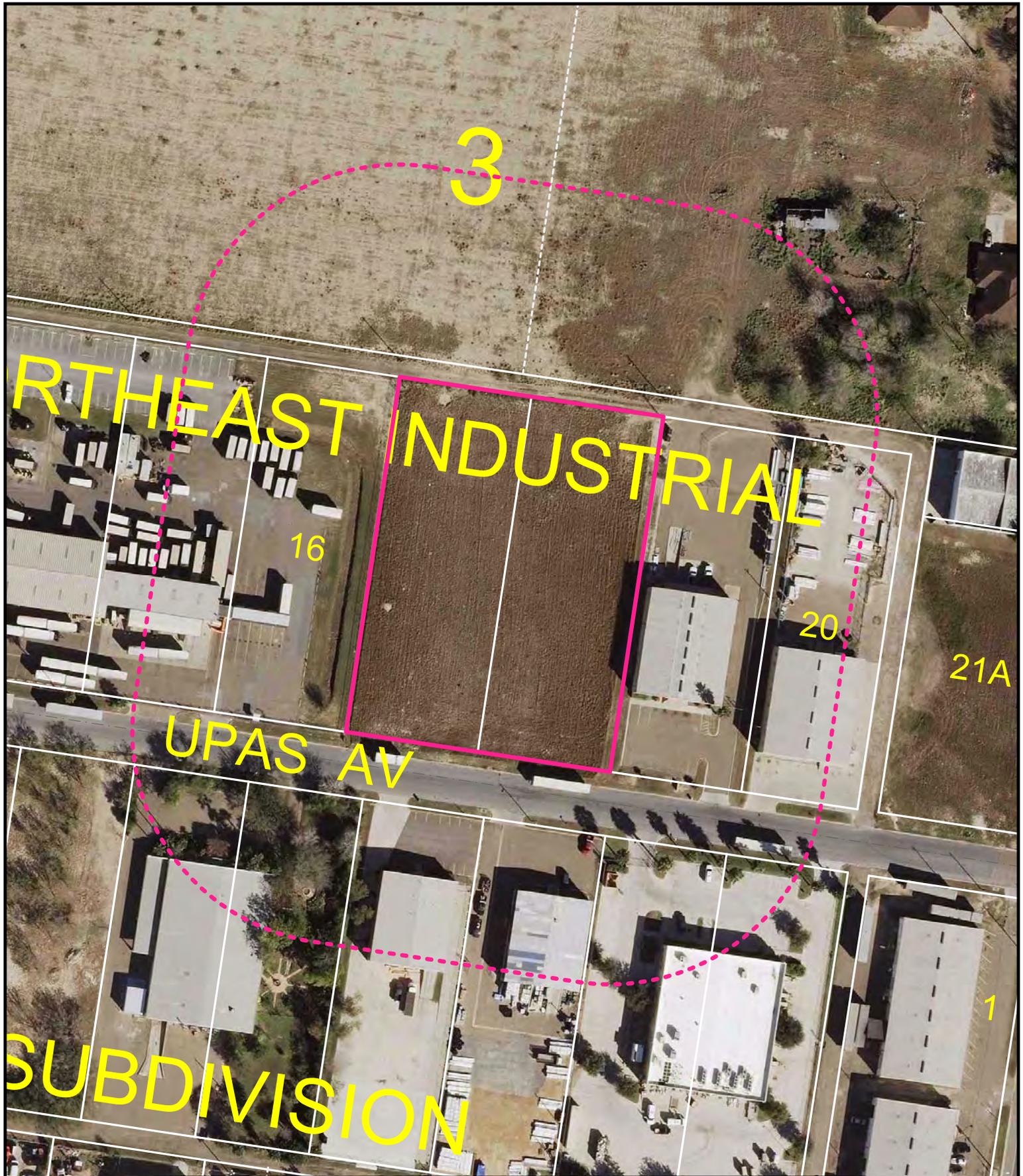
ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPEX-FOURPLEX)	R-31 (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.

495 COMMER
PHASE 12
LOT H

LAKEVIEW DR



SOUTHEAST INDUSTRIAL

UPAS AV

SUBDIVISION



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

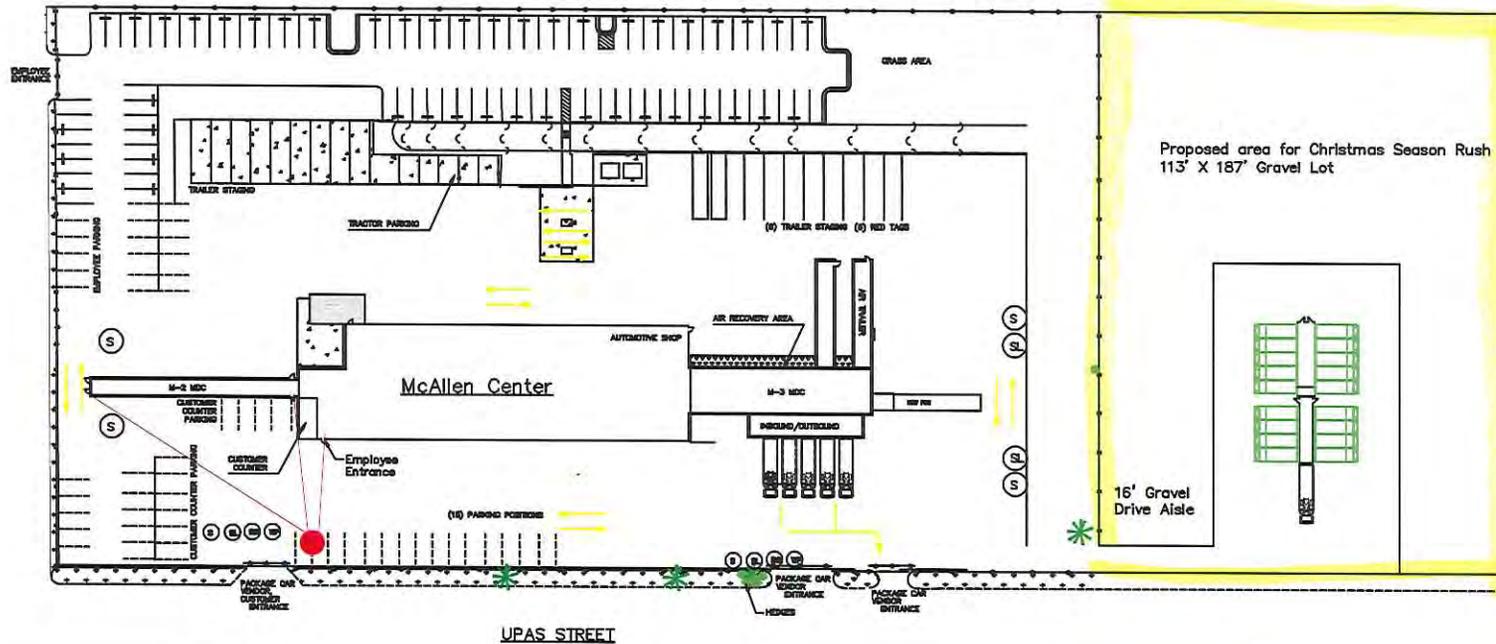
 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

DEAD END



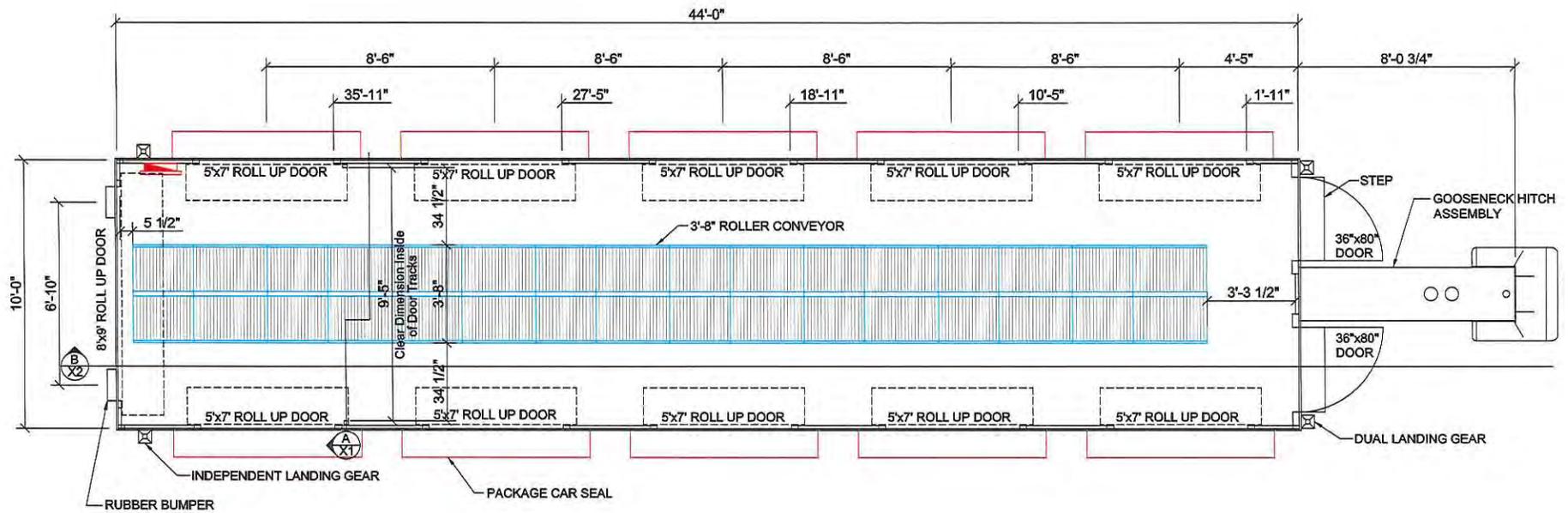
DEAD END

NO.	DATE	REVISION	BY	DATE
McALLEN CENTER <i>2016 Christmas Season</i> McALLEN, TEXAS				
UNITED PARCEL SERVICE 8400 REVEN ROUTE - SAN ANTONIO, TEXAS 78241				
Drawn by	D. VILLABANA	Project	TRUCK CONTROL MAP	Project Engineer
Date	02/26/2011	Scale	NOT TO SCALE	D. VILLABANA
				Drawing No.

RECEIVED

SEP 21 2016

BY: cew



GENERAL NOTES:

- APPROXIMATE TOWING WEIGHT: 23,000 LBS. (VERIFY)
- APPROXIMATE WEIGHT AT OVER-THE-ROAD DOLLY: 18,400 LBS. (VERIFY)
- APPROXIMATE WEIGHT AT HITCH: 4,600 LBS. (VERIFY)

CUSTOMER APPROVAL	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	APPROVED EXCEPT AS NOTED
<input type="checkbox"/>	REVISE AS NOTED AND RESUBMIT
APPROVAL BY: _____	DATE: _____
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO YOUR SALES REP. AT USA MODULAR	
NOTE: ALL PAGES MUST BE SIGNED	

James D. Burgess
V.P. of Sales/Engineering
10601 County Road 10
Middlebury, IN 46540
Phone: (574) 825-0484
Fax: (574) 825-3945
e-mail: jburgess11@men.com

This drawing and the information contained herein are confidential and the property of USA Modular. No use of, or disclosure of this drawing or the information contained herein shall be made without the specific prior written consent of USA Modular, and this drawing shall be returned thereto upon request. Acceptance of possession of this drawing shall constitute your agreement to the foregoing terms and conditions.

Rev	Description	By	Date



USA Modular
Engineering and Consulting

UPS, FRP PDC UNIT

Project Name: **FRP PDC**

Description: **10'-0"x44'-0" TRAILER**

Location: **ANYWHERE, USA.**

OVERALL PLAN

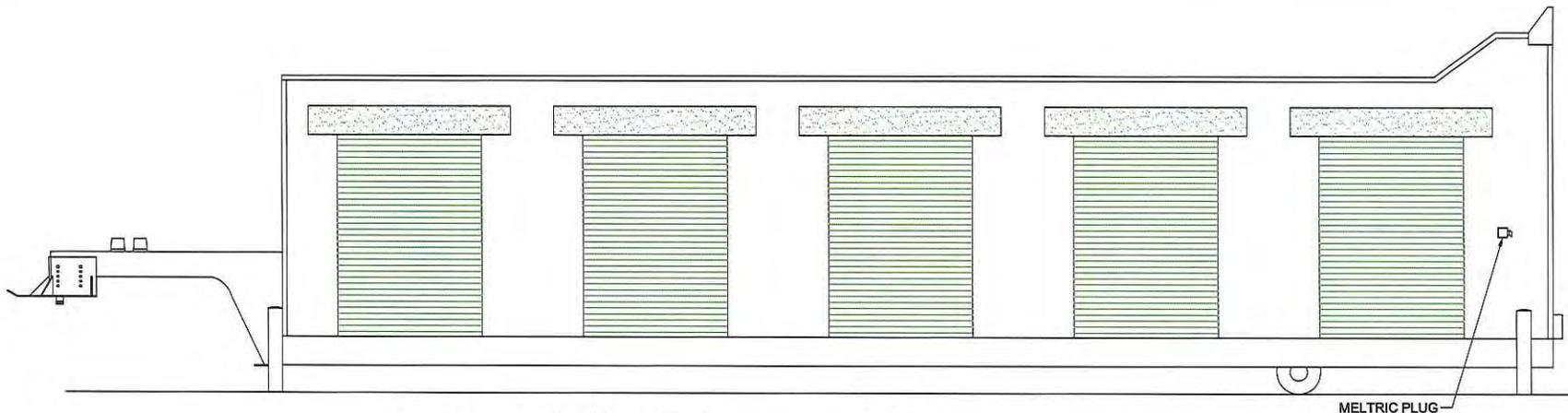
Drawn By: MATT MEADOWS Date: 1-1-16 Scale: 1/4"=1'-0" File Name: UPSLOCATION 10M ON MASTER PDC2016.DWG

Job Number:
PDC2016

Sheet

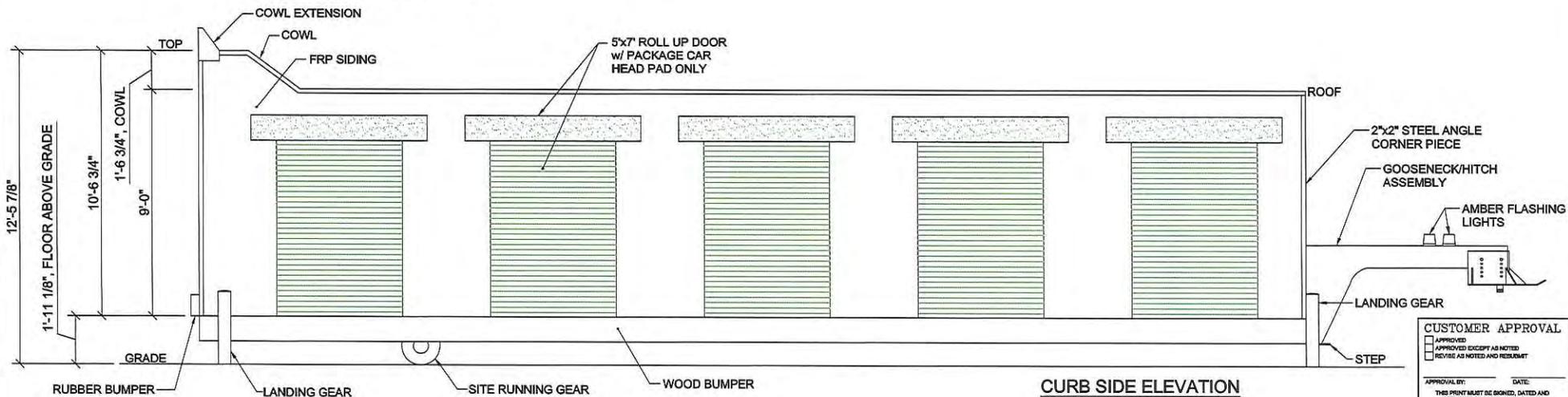
A1

RECEIVED
SEP 21 2016
BY: *CW*



ROAD SIDE ELEVATION FRAMING
SCALE: 1/4"=1'-0"

NOTE:
HEAD PADS ONLY



CURB SIDE ELEVATION
SCALE: 1/4"=1'-0"

CUSTOMER APPROVAL
 APPROVED
 APPROVED EXCEPT AS NOTED
 REVISE AS NOTED AND RESUBMIT
 APPROVAL BY: _____ DATE: _____
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO YOUR SALES REP. AT USA MODULAR.
 NOTE: ALL PAGES MUST BE SIGNED

James D. Burgess
V.P. of Sales/Engineering
10801 County Road 10
Middlebury, IN 46540
Phone: (574) 825-0484
Fax: (574) 825-3946
e-mail: jburgess11@man.com

This drawing and the information contained herein are confidential and the property of USA Modular. No use, or disclosure of this drawing or the information contained herein shall be made without the specific prior written consent of USA Modular, and this drawing shall be returned thereto upon request. Acceptance of possession of this drawing shall constitute your agreement to the foregoing terms and conditions.

Rev	Description	By	Date



USA Modular
Engineering and Consulting

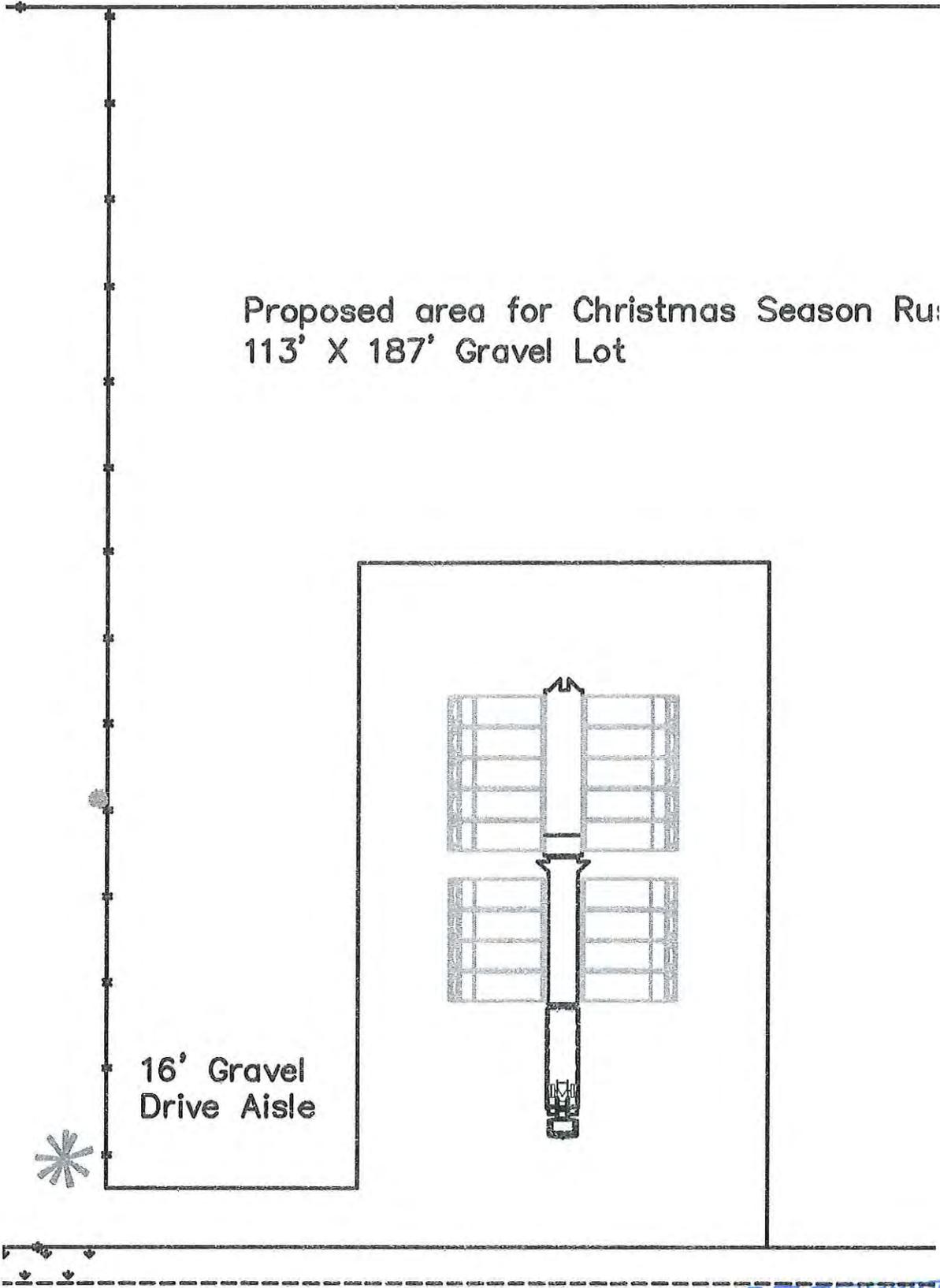
UPS, FRP PDC UNIT	Project Name: FRP PDC	Job Number: PDC2016
Description: 10'-0"x44'-0" TRAILER	Location: ANYWHERE, USA.	Sheet: V1
ELEVATIONS SIDE WALLS		
Drawn By: MATT MEADOWS	Date: 1-1-16	Scale: NOTED
File Name: UPSLOCATION 1644 GM MASTER PDC016.DWG		

RECEIVED

SEP 21 2016

BY: CW

Proposed area for Christmas Season Ru:
113' X 187' Gravel Lot



16' Gravel
Drive Aisle

RECEIVED
SEP 21 2016
BY: *cw*

To: City of McAllen

From: UPS

Subject: Request for site permit for temporary Christmas Season Car Positions

Our current facility at 1201 E Upas will experience a temporary need for additional package cars during the holiday season. UPS has leased the empty lot at 1309 E Upas. This lot share a property line with UPS. We are requesting that we be allowed to gravel approximately 22,000 square feet of this lot to place portable buildings. These building will be powered by a generator and will be utilized for November and December and then be removed. The additional package cars will enter and exit the leased lot from the existing UPS facility. Attached is a drawing of the proposed site plan and drawing of the portable buildings.

Thank you for your consideration,



David Schutter
UPS Plant Engineering Supervisor
6400 Seven States Blvd
San Antonio, TX 78244
san1dcs@ups.com
Cell 210-488-7126

RECEIVED
SEP 21 2016
BY: aw





NOTICE
PORTABLE BUILDING
For
This Property
CUP2016-0146
City of McAllen Planning Dept 981-1232
www.mcallen.com



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 28, 2016

SUBJECT: REQUEST OF JOSE A. NAVARRETE ON BEHALF OF STRIPES #9641 FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10'X12' (STORAGE) AT LOT 1, CASSANDRA SUBDIVISION; 3618 PECAN BOULEVARD.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the northeast corner of North Ware Road and Pecan Boulevard. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the south, east and west, and A-O (agricultural & open space) District to the north. Surrounding land uses include commercial businesses, restaurants, and South Texas College. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

HISTORY:

Currently, there is a commercial building on the property. The initial conditional use permit was approved for one year, instead of the life of the use requested, by the Planning and Zoning Commission on March 5, 2013. No renewal followed after that. There is a new representative for Stripes and due to the expired time frame, it has to come before the Planning and Zoning Commission for consideration and approval.

REQUEST/ANALYSIS:

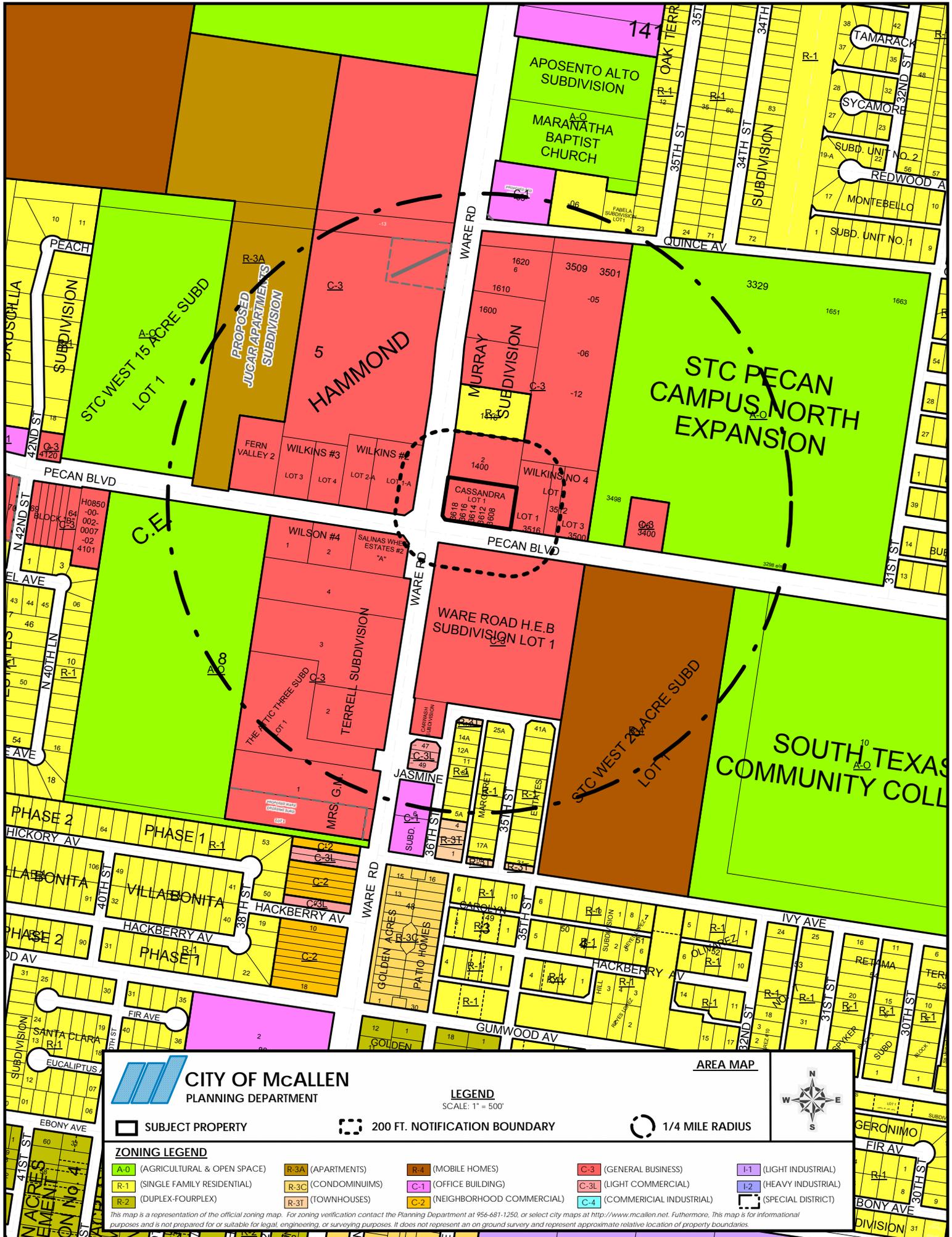
The new representative is proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160 sq. ft. portable building is located at the front of the building, which eliminates one parking space. Based on the retail store business, 11 parking spaces are required; 17 parking spaces are provided. The portable building must comply with all required setbacks, including a 60 ft. front building setback.

The Fire Department has inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building is being used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North Ware Road.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 11 parking spaces are required; 17 parking spaces are provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster is already provided on site.
- 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, comply with minimum setbacks, and Fire Department requirements.



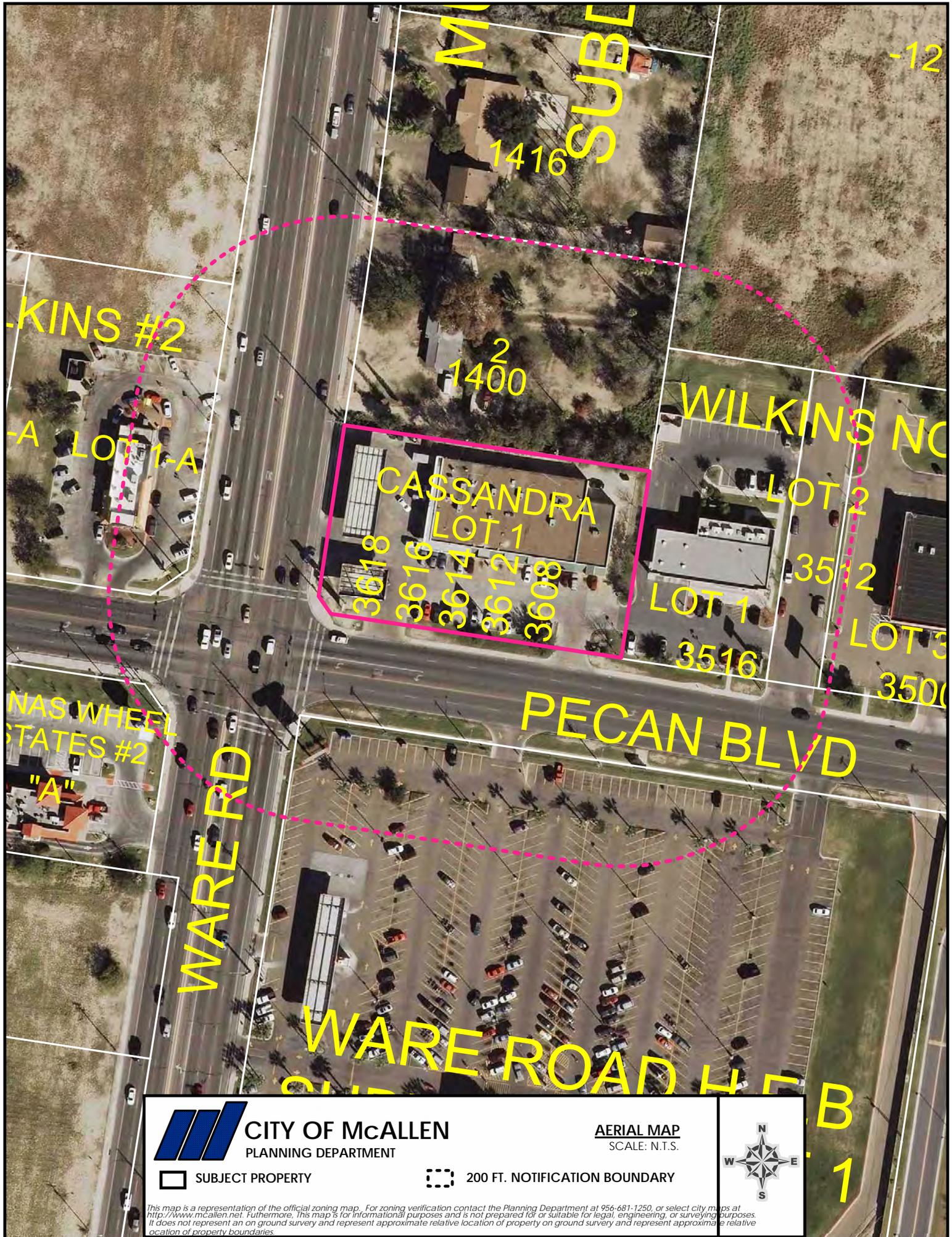
CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

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

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

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

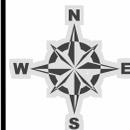
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

Storage

Pumps

Store

495

Pumps

10ft 6in
unit to store
15ft 2in
unit to Trash
36ft. 11in
To pumps
80ft 6in
to street
were 76.

RECEIVED
AUG 19 2016
BY: *BC*

Wase Rd.



NOTICE
PORTABLE BUILDING
For
This Property
CUP2016-0129

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



1-866-320-BEST (2378)
www.bestrestaurantssupply.com

TEXAS
DSP-9244



stripe

VALERO

8

7

10

9

VALERO

LAGO TR

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 28, 2016

SUBJECT: REQUEST OF CESAR QUINTANILLA ON BEHALF OF STRIPES #7304 FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING (STORAGE) AT THE NORTH 110.0 FEET OF THE EAST 150.0 FEET OF LOT 25, BLOCK 2, C. E. HAMMONDS SUBDIVISION; 1225 NORTH 23RD STREET.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the southwest corner of North 23rd Street and Maple Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and C-1 (office) District to the northwest. Surrounding land uses include commercial businesses, single family residences and offices. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

HISTORY:

Currently, there is a commercial building on the property. The initial conditional use permit was approved for one year, instead of the life of the use requested, by the Planning and Zoning Commission on March 5, 2013 with the conditions to comply with the minimum setbacks and placing the portable building in a concrete pad or paved area. No renewal followed after that. There is a new representative for Stripes and due to the expired time frame, it has to come before the Planning and Zoning Commission for consideration and approval.

REQUEST/ANALYSIS:

The new representative is proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160 sq. ft. portable building is located north of the building along Maple Avenue. During inspection staff observed that the portable is sitting in an unimproved area. In order for the portable building to be in compliance it must sit in a concrete pad or a paved area, this area would need to be paved to city standards and meet landscaping requirements.

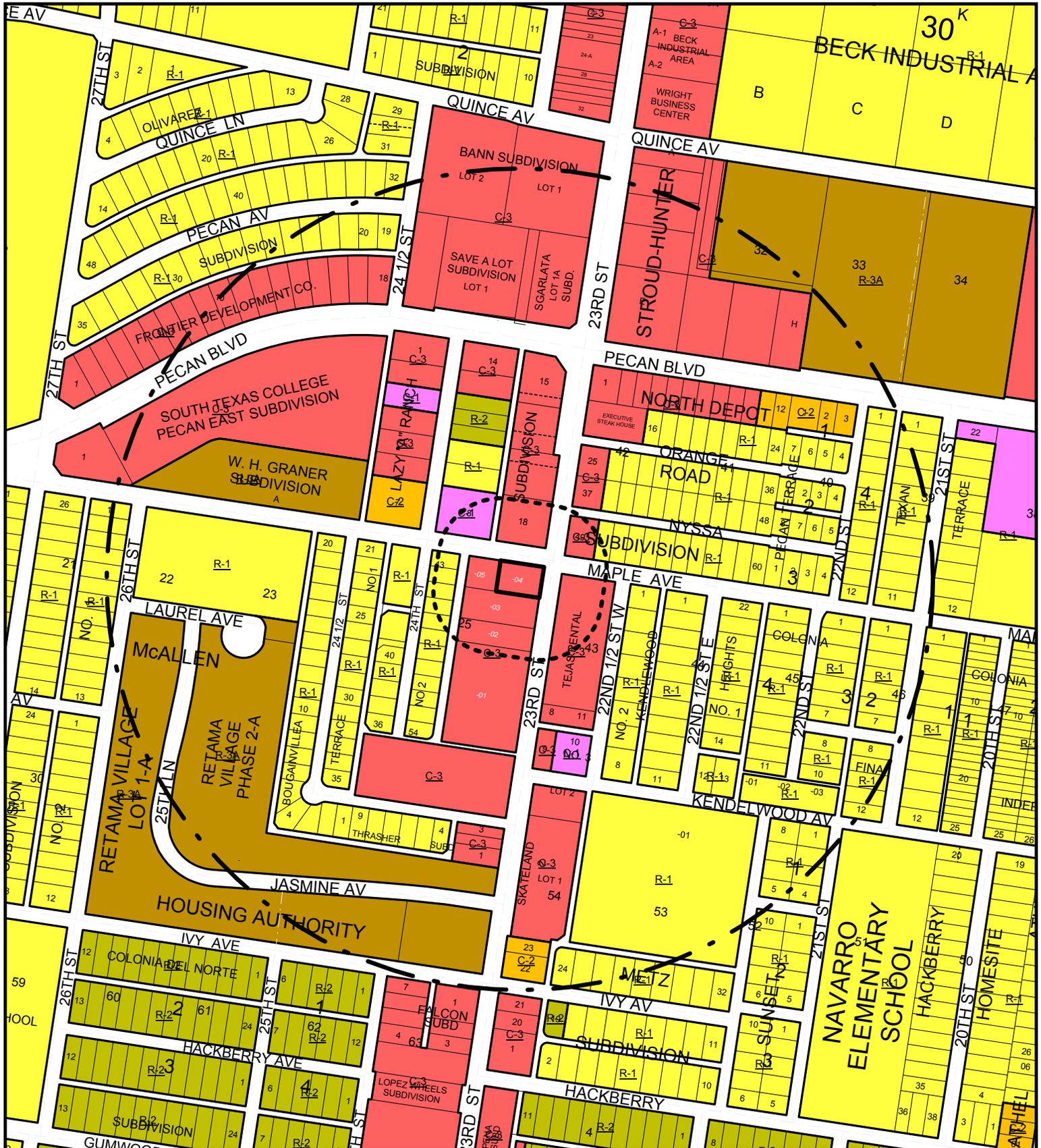
Based on the retail store business, 6 parking spaces are required; 10 parking spaces are provided. The portable building must comply with all required setbacks, including a 10 ft. corner setback.

The Fire Department has inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North 23rd Street.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 6 parking spaces are required; 10 parking spaces are provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster is already provided on site.
- 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, comply with minimum setbacks, Fire Department requirements, and placing the portable building in a concrete pad or paved area.



CITY OF McALLEN
PLANNING DEPARTMENT

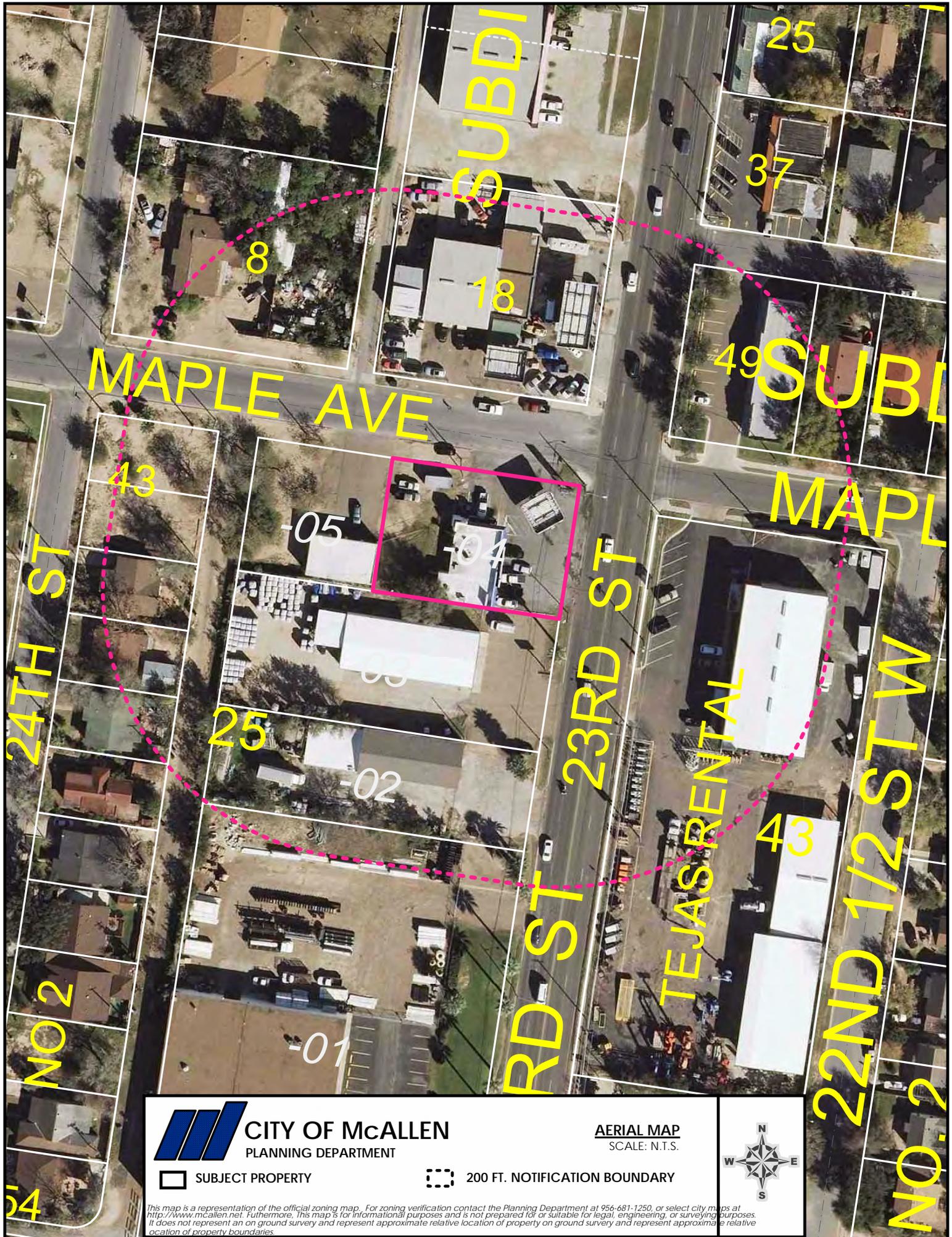
AREA MAP

LEGEND
SCALE: 1" = 500'

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

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

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

Container 19ft. 11 inches length

height 8ft. 3in

width 8ft

32ft 2in. from building

32ft 4in to trash can

13ft to street

64ft to pumps

23rd St.

Maple

Portable unit

Pumps

Parking

sidings

Store

23rd St.

RECEIVED
AUG 19 2016
BY: [Signature]





VALERO

FUEL DISCOUNT CARD PRICE
1.069
1.017

NOTICE
PORTABLE BUILDING
For
This Property
CUP2016-0130
City of McAllen Planning Dept 681-1250
www.mcallen.net

TRANS
CA 16

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 28, 2016

SUBJECT: REQUEST OF CESAR QUINTANILLA ON BEHALF OF STRIPES #9632 FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10'X12' (STORAGE) AT THE EAST 200 FEET OF LOTS 1 & 2, AND THE EAST 200 FEET OF THE NORTH 12 FEET OF LOT 3, BLOCK 2, T.H.E. ENTERPRISE SUBDIVISION; 4839 NORTH 10TH STREET.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the southwest corner of North 10th Street and Wisteria Avenue. The property is zoned C-3 (commercial business) District. The adjacent zoning is C-3 District to the north, southeast, south and west, and R-3A (apartments) District to the east. Surrounding land uses include commercial businesses and multi-family residences. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

HISTORY:

Currently, there is a commercial building on the property. The initial conditional use permit was approved by the Planning and Zoning Commission for one year, instead of the life of the use requested, on February 5, 2013. No renewal followed after that. There is a new representative for Stripes and due to the timeframe, it has to come before the Planning and Zoning Commission for consideration and approval.

REQUEST/ANALYSIS:

The new representative is proposing to continue to utilize an 8 ft. X 20 ft. portable building on the property for storage for the existing business (Stripes Convenience Store). The proposed 160 sq. ft. portable building is located by the building along Wisteria Avenue, is placed within the 10 ft. corner setback requirements and is approximately 2 ft. in the right-of-way of Wisteria Avenue. Based on the retail store business, 6 parking spaces are

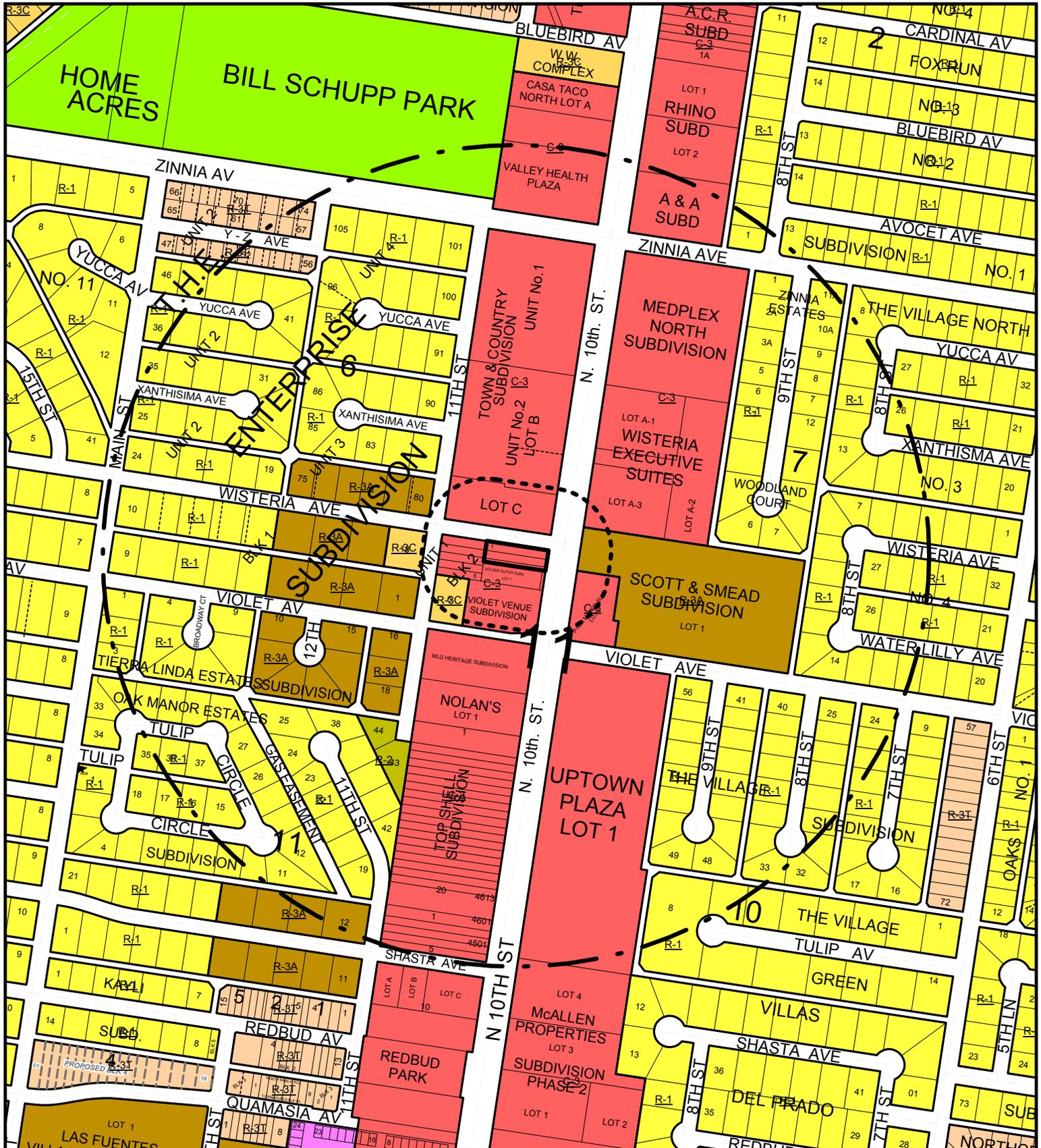
required; 6 parking spaces are provided. The portable building will be required to comply with all required setbacks, including a 10 ft. corner setback.

The Fire Department has inspected the property and meets all the minimum standards and applicable ordinances. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for storage purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North 10th Street.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the retail store business, 6 parking spaces are required; 6 parking spaces are provided;
- 4) Must provide for garbage and trash collection and disposal. A dumpster is already provided on site.
- 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, comply with the minimum setbacks and fire department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

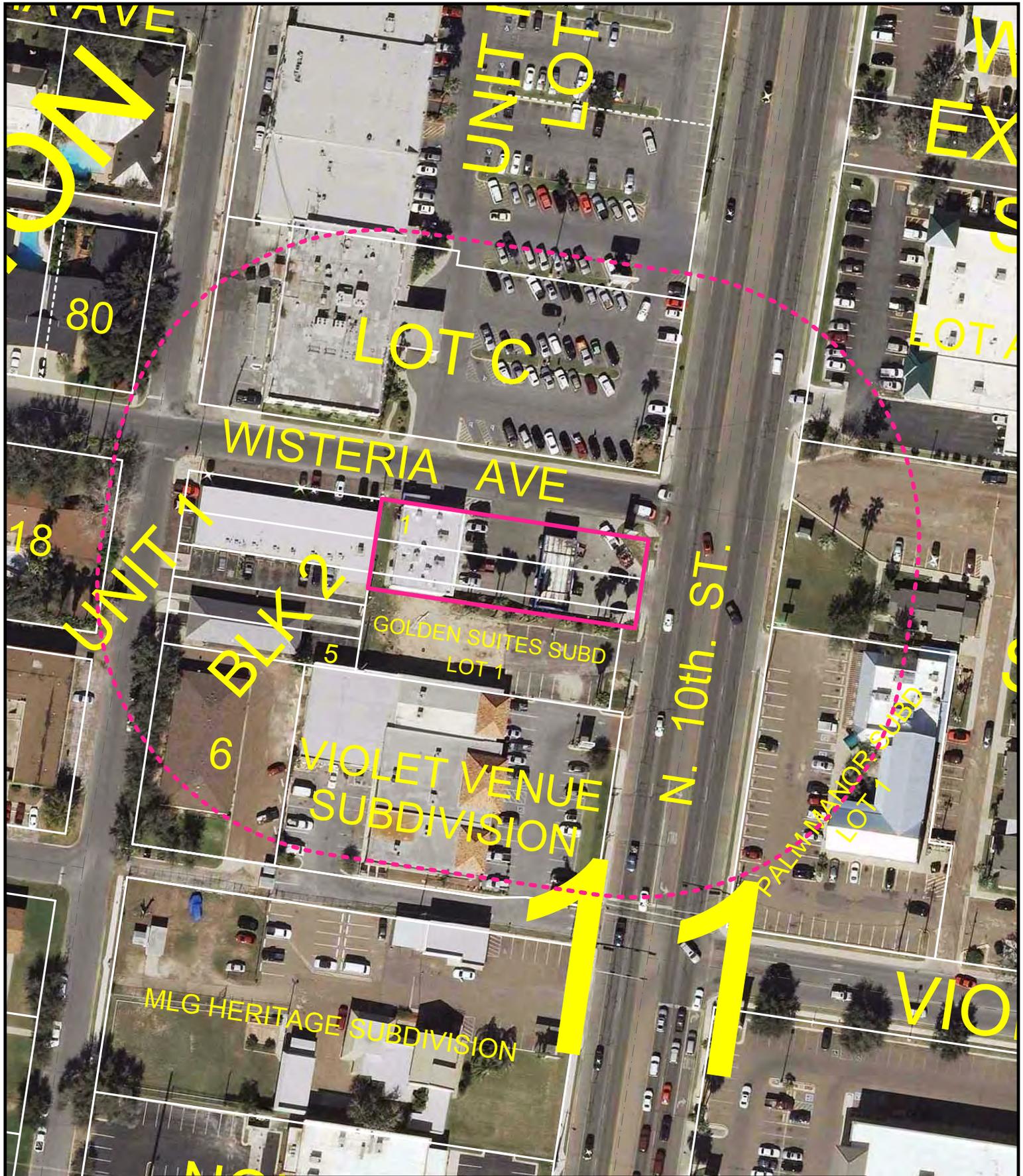
LEGEND
SCALE: 1" = 500'

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

ZONING LEGEND

- | | | | | |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-0 (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS) | R-4 (MOBILE HOMES) | C-3 (GENERAL BUSINESS) | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING) | C-3L (LIGHT COMMERCIAL) | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLIX-FOURPLEX) | R-31 (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.

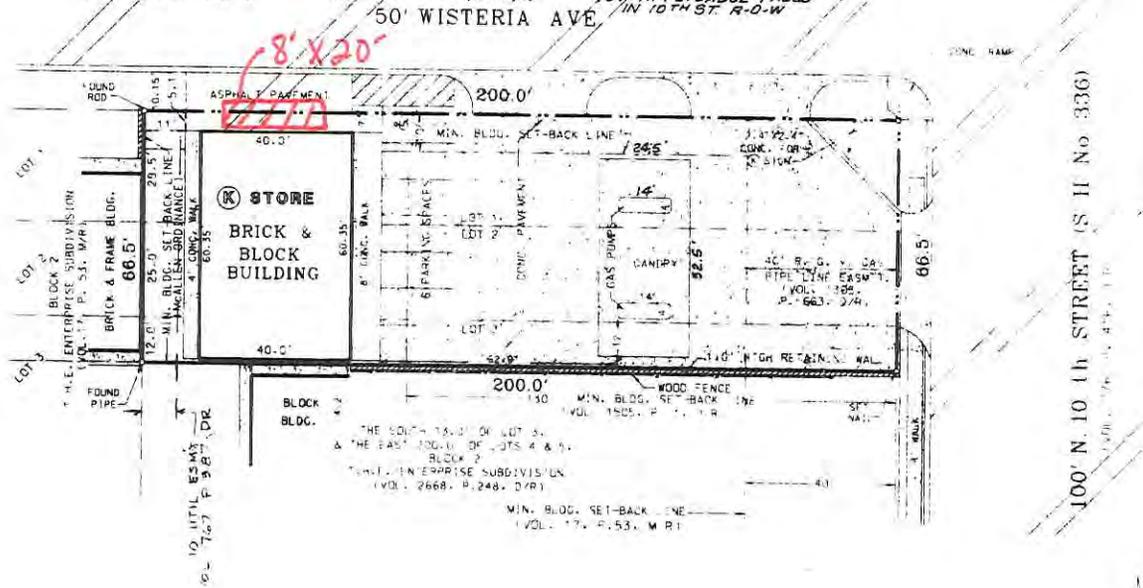


	<p>CITY OF McALLEN PLANNING DEPARTMENT</p>	<p>AERIAL MAP SCALE: N.T.S.</p>
<p> SUBJECT PROPERTY</p>	<p> 200 FT. NOTIFICATION BOUNDARY</p>	

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.

EASEMENT STATUS

GRANTEE	VOL.	PAGE	STATUS
RIO GRANDE VALLEY GAS	257	548 D/R	BLANKET
RIO GRANDE VALLEY GAS	1305	665 D/R	PLOTTED
U.P. & T. CO.	1308	434 D/R	BLANKET SERVICE LATERAL & ACCESS EASMT.
H. C. J. D. No. 3	"1"	386 D/R	NOT APPLICABLE
U.P. & T. Co.	17	53 N/R	BLANKET SERVICE LATERAL INGRESS EGRESS EASEMENT
PATRICK C. NOLAN STATE OF TEXAS	1757 776	387 D/R 416 D/R	NOT APPLICABLE FALLS IN 10TH ST R-O-W



THE UNDERSIGNED, MICHAEL FABIAN HEREBY CERTIFIES TO F.F.C.A. ACQUISITION CORP., A DELAWARE CORPORATION, S.S.P. PROPERTIES & L.L.C., S.S.P. PROPERTIES & L.L.C. AND FIRST AMERICAN TITLE INSURANCE CO. THAT THE SURVEY PLAT DATED 1-28-98 PREPARED BY THE UNDERSIGNED OF FABIAN, NELSON & MEDINA, INC. AND THE PROPERTY DESCRIPTION SET FORTH THEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PREMISES") SHOWN THEREON, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED OR UNDER HIS SUPERVISION, EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PREMISES AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE COMPLIANTS; SUCH SURVEY CONFORMS TO THE REQUIREMENTS OF A CATEGORY 1A, COMBINATION 2 SURVEY ACCORDING TO THE LATEST PROMULGATED STANDARDS OF THE TEXAS SURVEYORS' ASSOCIATION AND FURTHER SHOWS (I) THE LOCATION OF THE PERIMETER OF THE PREMISES BY COURSE AND DISTANCES AND EACH INDIVIDUAL PARCEL THEREOF AND THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL MONUMENTS, ALL OF WHICH ACTUALLY EXIST, (II) THE LOCATIONS AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PREMISES, (III) A CALCULATION OF THE ACREAGE OF THE PREMISES (IV) ANY ESTABLISHED BUILDING LINES OR RESTRICTIONS OF RECORD OR OTHER RESTRICTIONS THAT HAVE BEEN ESTABLISHED BY AN APPLICABLE ZONING ORDINANCE OR BUILDING CODE OR OTHERWISE BY THE LINES OF THE PUBLIC STREETS ADJUTING THE PREMISES AND WITHIN THEREOF, (V) ENCROACHMENTS AND THE EXTENT THEREOF IN FEET ONTO THE PREMISES AND ALL ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS, LOCATED ON THE PREMISES, ONTO ANY EASEMENTS AND ONTO PROPERTY ADJACENT TO THE PREMISES, (VI) THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, AND IMPROVEMENTS, WHETHER EXISTING OR TO THE EXTENT CONSTRUCTED, AND ANY OTHER PHYSICAL MATTERS ON THE GROUND AND THE RELATIONSHIP OF SUCH BUILDINGS, STRUCTURES, IMPROVEMENTS, AND OTHER PHYSICAL MATTER, BY DISTANCE, TO THE PERIMETER OF THE PREMISES, ESTABLISHED BUILDING, LINE, AND STREET LINES, (VII) THAT THERE EXIST, AND THE LOCATION THEREOF, PUBLIC DEDICATED MEANS OF INGRESS AND EGRESS TO AND FROM THE PREMISES AND THAT THE PREMISES DO NOT DERIVE ANY ADJOINING PROPERTY FOR INGRESS OR ANY OTHER PURPOSES, AND (8) EXCEPT AS SHOWN ON THE SURVEY PLAT, PREMISES FALL IN ZONE M-1.2 OF THE FLOOD HAZARD RATE MAP AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

EXECUTED THIS 14th DAY OF JANUARY 1998
 Michael Fabian
 MICHAEL FABIAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4893.

MAP OF THE EAST 200.0 FT OF LOTS 1 & 2, AND THE EAST 200.0 FT OF THE NORTH 12.0 FT OF LOT 3, BLOCK 2, THE ENTERPRISE SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS RECORDED IN VOL 17, P 53, M R.

PREPARED BY
FABIAN, NELSON & MEDINA, INC.
 320 N. 15th ST. McALLEN, TEXAS 78501 (210) 682-2416
 TEL: (210) 682-4434 FAX: (210) 682-2416

BLANKET SERVICE LATERAL & ACCESS EASMENT
 RECORDED PROFESSIONAL LAND SURVEYOR
 MICHAEL FABIAN

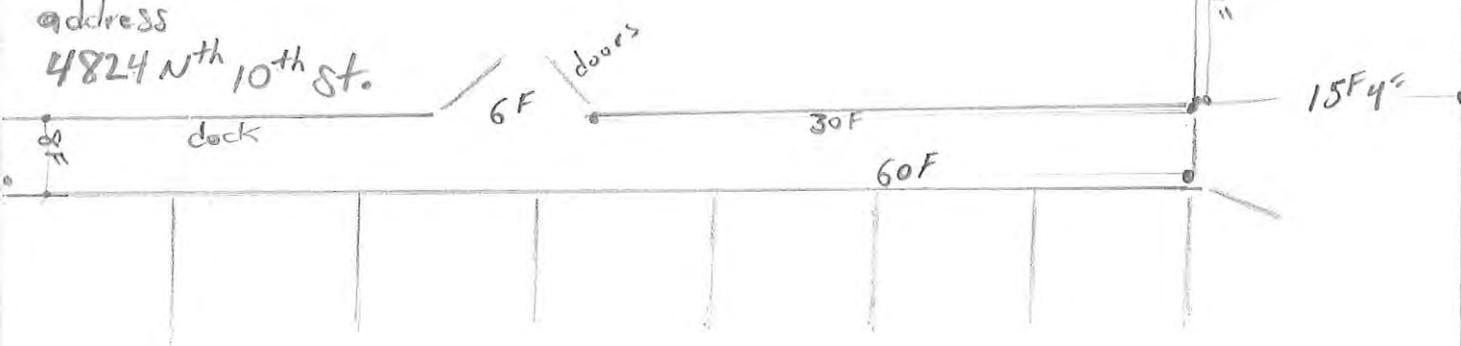
41504
 1-12-98

MINIMUM BUILDING SETBACK LINES SHOWN ARE AS SPECIFIED BY CITY ORDINANCE OR AS INDICATED ON THE RECORDED PLAT, HOWEVER, SITE PLAN APPROVAL MAY BE REQUIRED WHEN CONVENIENCE STORE GAS PUMPS ARE UTILIZED

COPIES OF STORE No. 3620
 FIRST AMERICAN TITLE INSURANCE CO. OF TEXAS
 79559-BV

9632

container
 8'W 20'FL 8'6"H
 building from Wisteria Ave
 15'4"
 container from st wisteria Ave
 5'4"
 container from dock
 21'1"
 container to front doors
 51'1"
 address
 4824 Nth 10th St.



gas island

Wisteria Ave W 1000

N 10th St 4900

RECEIVED
 AUG 19 2016
 BY: *[Signature]*





VALERO

DESIGNS
MATTRESSES

MATTRESSES
FURNITURE



atm

OS

TRY OUR NEW BARBACOA-TACOS

99¢

MAGNET!
Tacos!

- Barbacoa
- Beef Fajitas
- Chicken Fajitas
- Picadillo
- Carne Guisada
- Carnitas

2/\$4



NOTICE
PORTABLE BUILDING
For
This Property
CUP2016-0131

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



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 11, 2016

SUBJECT: REQUEST OF VICTOR BARRERA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BANQUET HALL AT LOT 1, MICHELLE'S BANQUET HALL SUBDIVISION; 2100 NOLANA AVENUE.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the north side of Nolana Avenue, approximately 280 ft. east of North 22nd Street. The property has 193 ft. of frontage along Nolana Avenue and a depth of 416 ft. at its deepest point. The property, as well as the surrounding area, is zoned C-3 (general business) District. Surrounding land uses include restaurants, commercial businesses, offices, bars, the International Museum of Arts & Science (IMAS) and McAllen's Library. A banquet hall is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

HISTORY:

The initial Conditional Use Permit was approved for a dancehall at this location on November 21, 2000 for one year by the Planning and Zoning Commission and had been renewed annually up until August 4, 2009. A renewal was not done for the year 2010 and 2011. Code Enforcement issued a notice of violation and the applicant submitted an application on November 21, 2011. The permit was approved January 23, 2012 by the City Commission with a variance to the distance requirement. The last permit was approved, for one year, for a banquet hall on November 9, 2015 by the City Commission with a variance to the distance requirement.

REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a banquet hall (D'Gala) from the existing 13,087 sq. ft. building. The hours of operation are from 9:00 a.m. to 2:00 a.m. Monday through Saturday. Based on the square footage 131 parking spaces are required; 131 spaces are provided on site.

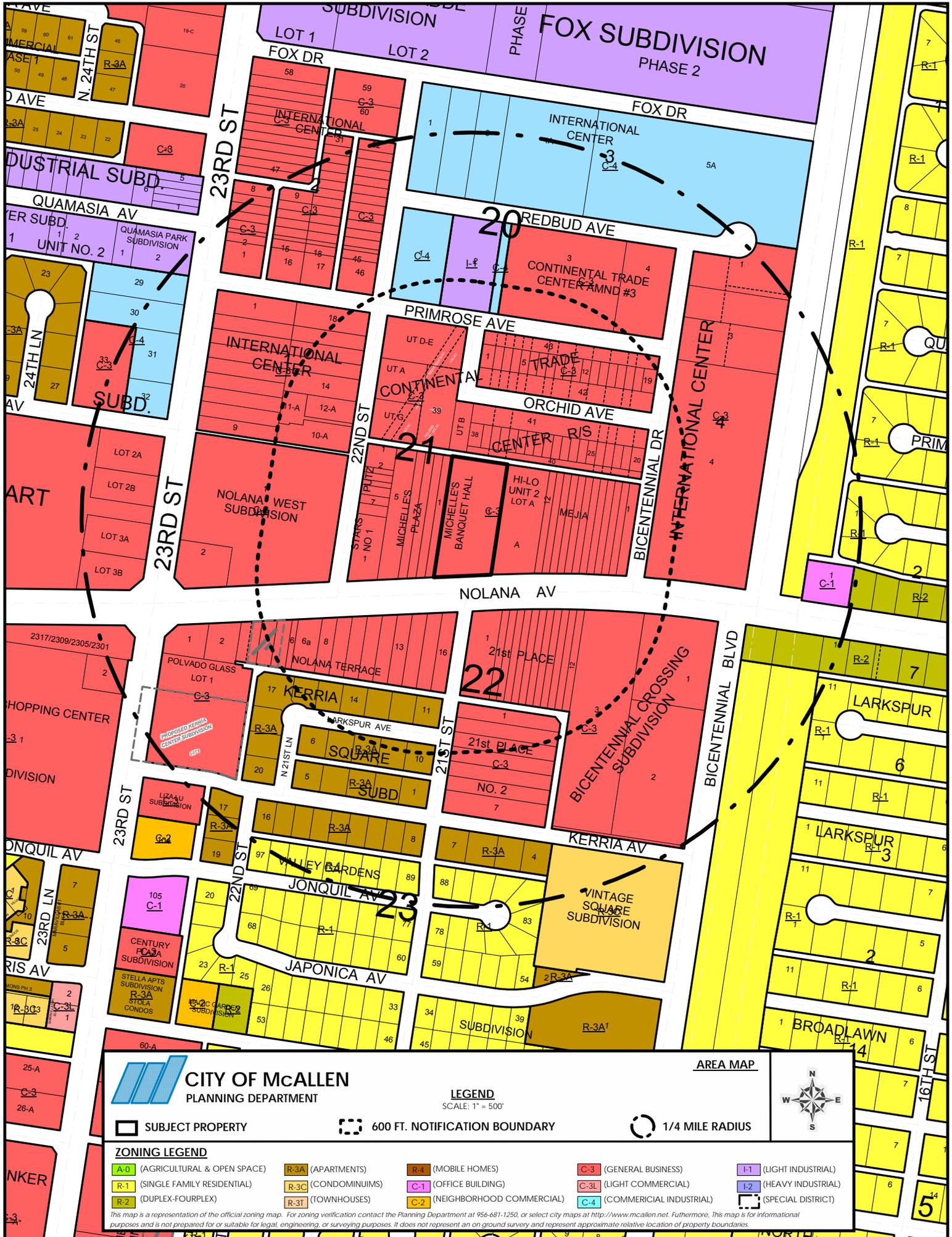
Staff has received a letter of opposition for the request with concerns with trash and graffiti. A police activity report is attached indicating service calls from October 2015 to present.

The Health and Fire Departments have inspected the establishment which is in compliance with health and safety codes and regulations. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 600 feet 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 property is within 600 ft. of residential zones and uses, the International Museum of Arts & Science, and McAllen's Library;
- 2) The property must be as close as possible to a major arterial and shall no generate traffic onto residential sized streets. The establishment has direct access to Nolana Avenue;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage 131 parking spaces are required; 131 spaces are 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. The maximum number of persons allowed is 600.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

600 FT. NOTIFICATION BOUNDARY

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 (DUPEX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

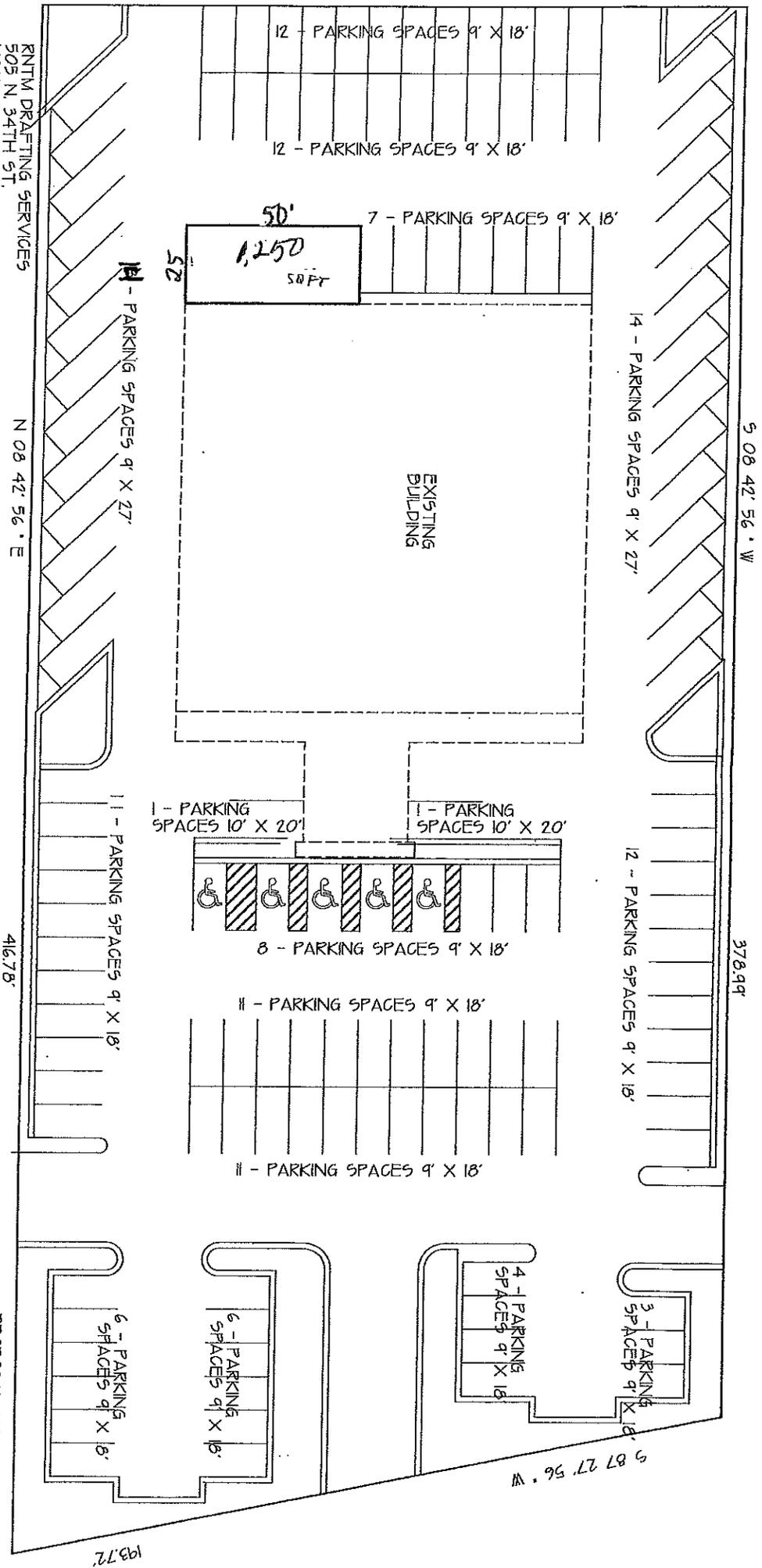
 SUBJECT PROPERTY

 600 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

RNTM DRAFTING SERVICES
505 N. 34TH ST.
MCALLEN TX
OFFICE 496-630-1047

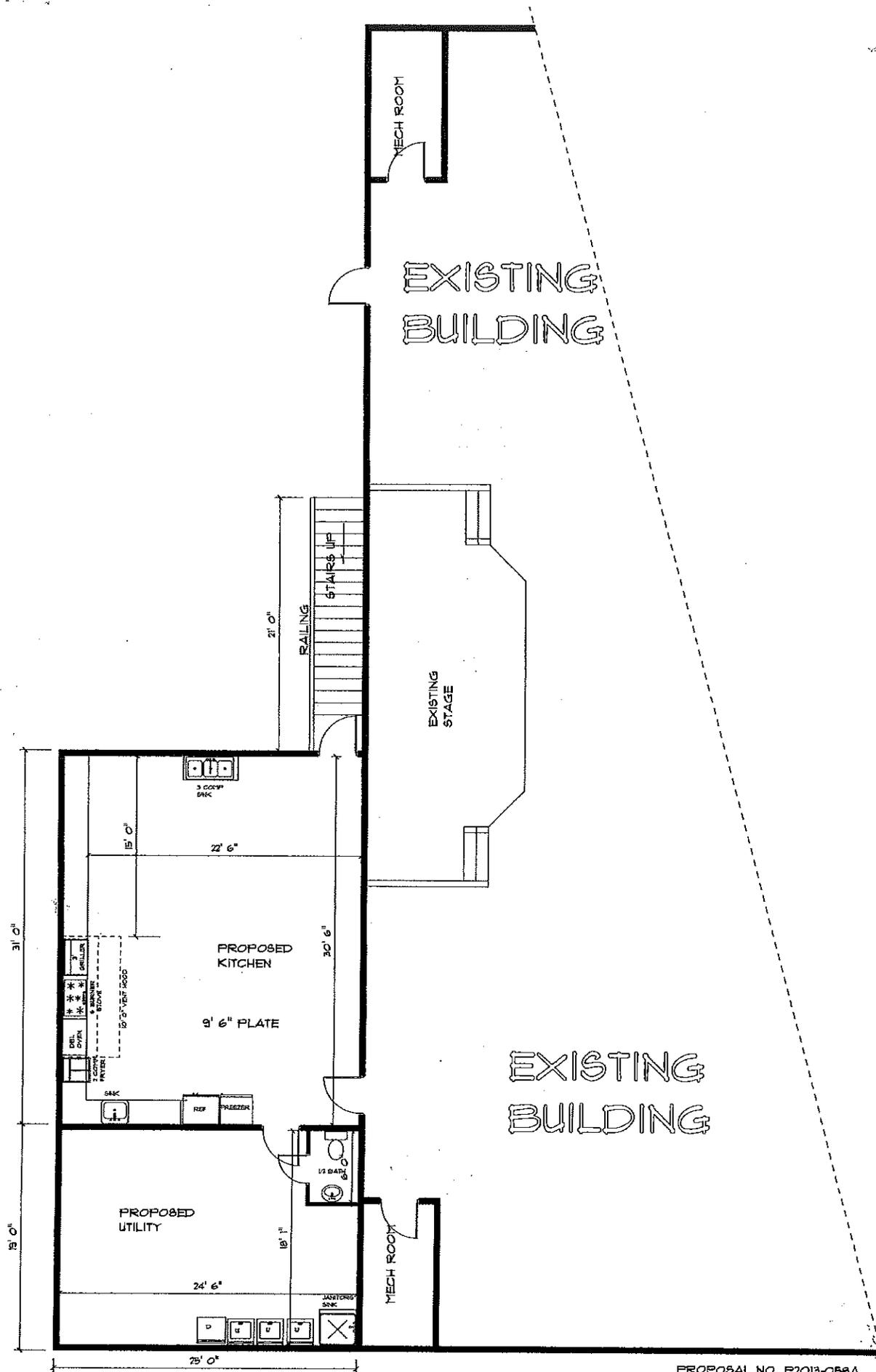


Site Plan

132 p.s.

RECEIVED
OCT 28 2013
Initial: _____

PROPOSAL NO. P203-058
OPTION A



EXISTING BUILDING

BOTTOM FLOOR PLAN



Incident Analysis Report

Summary

Print Date/Time: 10/13/2016 10:25
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 10/01/2015 00:01
To Date: 10/12/2016 23:59

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2100 NOLANA AVE, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
10/17/2015 00:24	2015-00077147	Police Services	2100 NOLANA AVE	VERONICA	Phone
11/12/2015 12:02	2015-00084214	MINOR ACC	2100 NOLANA AVE	DAISY	Phone
11/24/2015 17:48	2015-00087466	Lost/Found Property	2100 NOLANA AVE	CARLOS	Phone
11/30/2015 18:46	2015-00088996	Check on Welfare	2100 NOLANA AVE	FEMALE CALLER	Phone
12/02/2015 17:43	2015-00089479	MINOR ACC	2100 NOLANA AVE	ALMA DURAN	Phone
12/13/2015 09:54	2015-00092404	Alarm Burglary	2100 NOLANA AVE	CHRIS SUPERIOR	Phone
12/21/2015 19:29	2015-00094635	Domestic Disturbance	2100 NOLANA AVE	FEMALE	Phone
12/27/2015 00:27	2015-00096186	Police Services	2100 NOLANA AVE	angel lara	Phone
12/29/2015 02:27	2015-00096758	CIVIL MATTER	2100 NOLANA AVE	JUAN RODRIGUEZ	Phone
01/08/2016 01:40	2016-00001761	Domestic Disturbance	2100 NOLANA AVE	SEC/LUIS	Phone
01/16/2016 20:25	2016-00004007	Alarm Burglary	2100 NOLANA AVE	SUPERIOR	Phone
01/24/2016 01:48	2016-00005887	Auto Theft	2100 NOLANA AVE	DENYSSE	Phone
02/19/2016 23:26	2016-00012904	Domestic Disturbance	2100 NOLANA AVE	BRITTANY	911
04/10/2016 00:02	2016-00026241	MINOR ACC	2100 NOLANA AVE	FERNANDO	Phone
06/26/2016 01:04	2016-00047319	Police Services	2100 NOLANA AVE	HECTOR	Phone
09/26/2016 23:12	2016-00072284	Accident w/Injuries	2100 NOLANA AVE	3RD PARTY	911

Total Matches: 16



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

ROEL RODRIGUEZ, P.E., City Manager

LEGAL NOTICE

Notice is hereby given that Victor Barrera has filed with the Planning and Zoning Commission a request for a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Michelle's Banquet Hall Subdivision, Hidalgo County, Texas; 2100 Nolana Avenue. The permit, if granted, will be subject to certain conditions as determined by the Planning and Zoning Commission and may be revoked at any time for violation of those conditions. This permit would automatically expire on October 18, 2017 and may be renewed after reapplication and due notice. (CUP2016-0145)

Said petition and request is set for a hearing by the Planning and Zoning Commission at 4:00 p.m. on October 18, 2016 at City Hall in the Commission Room, 1300 Houston Avenue, McAllen, Texas.

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

WITNESS MY HAND this 28th day of September, 2016.

*MS. GARCIA,
 Please note that I am against the
 granting of this petition. We have
 problems with parking, trash & graffiti
 in our area already.
 Thanks,
 Tony Sanchez,
 4108 N. 22nd STREET*

PLANNING DEPARTMENT

Cristina Garcia
 Cristina Garcia
 Planner I

AVISO LEGAL

Por medio de este aviso se notifica al público que Victor Barrera ha hecho una petición a la mesa directiva de la Comisión de Planeación y Zonificación de McAllen para un Permiso de Uso Condicional, por un año, para un salón de banquetes, en el Lote 1, de la subdivisión "Michelle's Baquet Hall", Condado de Hidalgo Texas; 2100 Avenida Nolana. El permiso, si se concede, será sujeto a ciertas condiciones determinadas por la Comisión de Planeación y Zonificación y podrá ser anulada por violación a dichas condiciones. Este permiso se vencerá el 18 de octubre del 2017 y puede ser renovado después de reaplicación y con notificación propia. (CUP2016-0145)

Dicha petición y solicitud se presentarán en la audiencia de la Comisión de Planeación y Zonificación a las 4:00 p.m. el día 18 de octubre del 2016, en el Salón de Sesiones de la Comisión del Edificio Municipal, situado en el 1300 de la Avenida Houston, McAllen, Texas.

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

Doy fe firmado por mi puño y letra este 28 de Septiembre del 2016.

RECEIVED
 SEP 29 2016
 BY: *aw*



The Oaks
BANQUET HALL

NOTICE
BANQUET HALL
For
This Property
CUP2016-0145

D
660

Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 10, BLOCK 45, HAMMOND'S ADDITION, HIDALGO COUNTY, TEXAS; 2237 CHICAGO AVENUE. (REZ2016-0036)

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

LOCATION: The property is located along the south side of Chicago Avenue approximately 100 feet east of South 23rd Street. The tract has 50 feet of frontage along Chicago Avenue and a depth of 140 feet for a tract size of 7,000 square feet.

PROPOSAL: The applicant is requesting C-3 (general business) District in order to expand an existing auto parts store by the name of Frontera Collision Auto Parts located on Lots 11 and 12. The applicant plans to expand the existing building into Lot 10 as shown in the feasibility plan.

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

LAND USE: The tract contains a single family residence that is to be demolished for commercial use. Surrounding land uses are single family residences, McAllen Groceries, Asap Printing Solutions, and Luxor Beauty Salon.

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

DEVELOPMENT TRENDS: The development trend for this area Chicago Avenue is single family residential use. This tract was rezoned R-2 (duplex-fourplex residential) District upon comprehensive zoning in 1997. There have been no other rezoning requests for the subject property since that time. Rezoning requests to C-3 District along the east side of 23rd Street into residential areas have been disapproved, 2 cases in 2013 and approved, 3 cases 1988 and 2013. The commercial corridor was expanded at Fresno Avenue and 23rd Street in 1995 for an

existing commercial building.

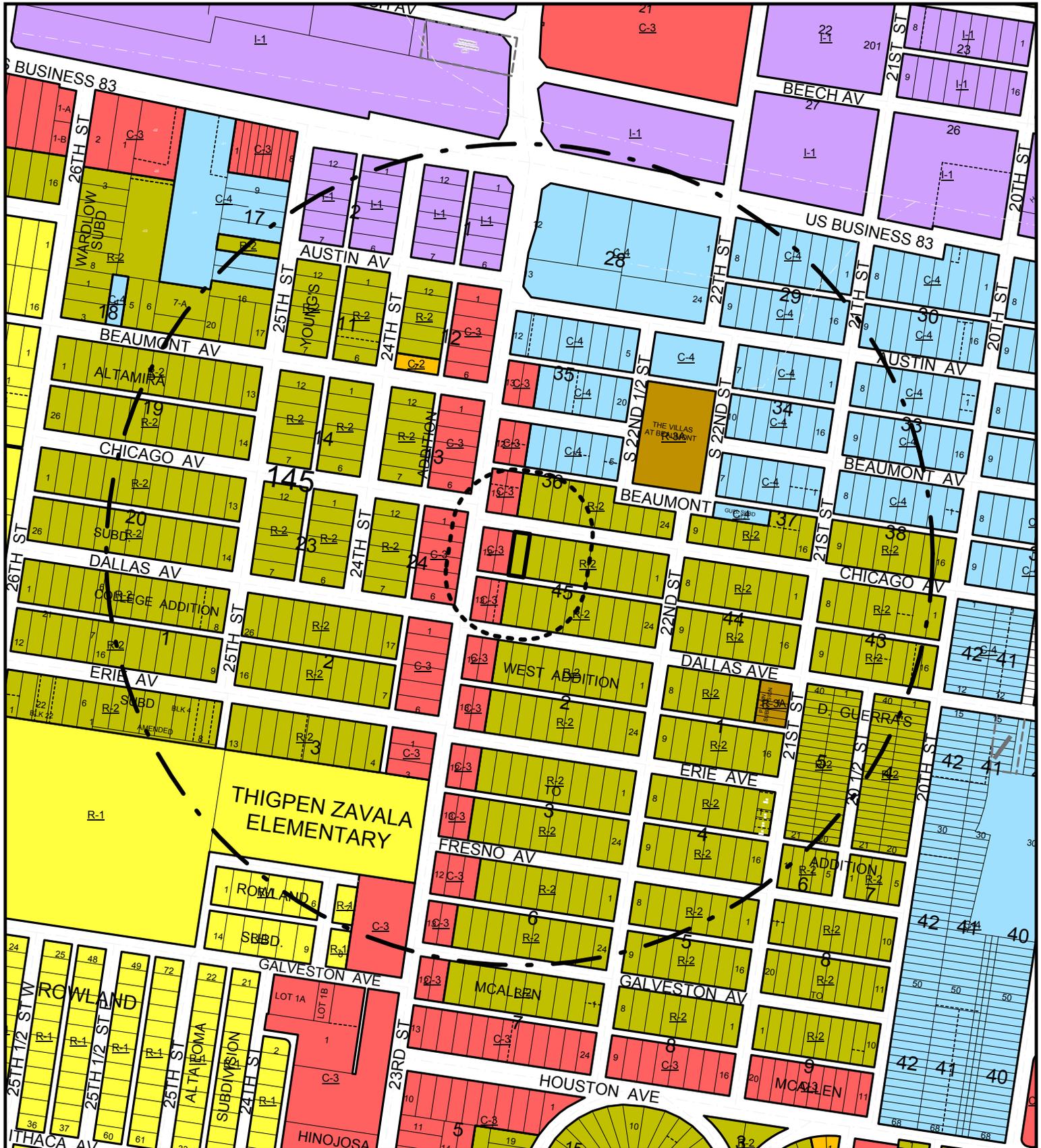
ANALYSIS: The requested zoning does not conform to the Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The rezoning expands the width of the commercial corridor from 2 lots to 3 lots. Single family residences are located along the north side of Chicago facing the commercial building. The subject property faces a single family residence constructed in 2003. The proposed building expansion is for inventory storage of the existing auto parts store. The proposed addition comprises 4,200 square feet that would require 14 parking spaces for general commercial. Additional parking and curb cut will generate more commercial traffic on to a residential street. Approval of the rezoning may encourage other rezoning requests to widen the commercial corridor into adjacent residential areas.

Chicago Avenue is designated as a local street with 50 feet of right-of-way, with 36 feet of pavement providing 2 travel lanes, a parking lane, curb and gutter, and a sidewalk.

An 8 foot masonry wall is required where a nonresidential use has a side property line in common with a single family residential use or zone. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process for commercial development.

Approval of the rezoning request allows for expansion of an existing business and strengthens the commercial corridor along 23rd Street.

RECOMMENDATION: Staff recommends disapproval of the rezoning request.

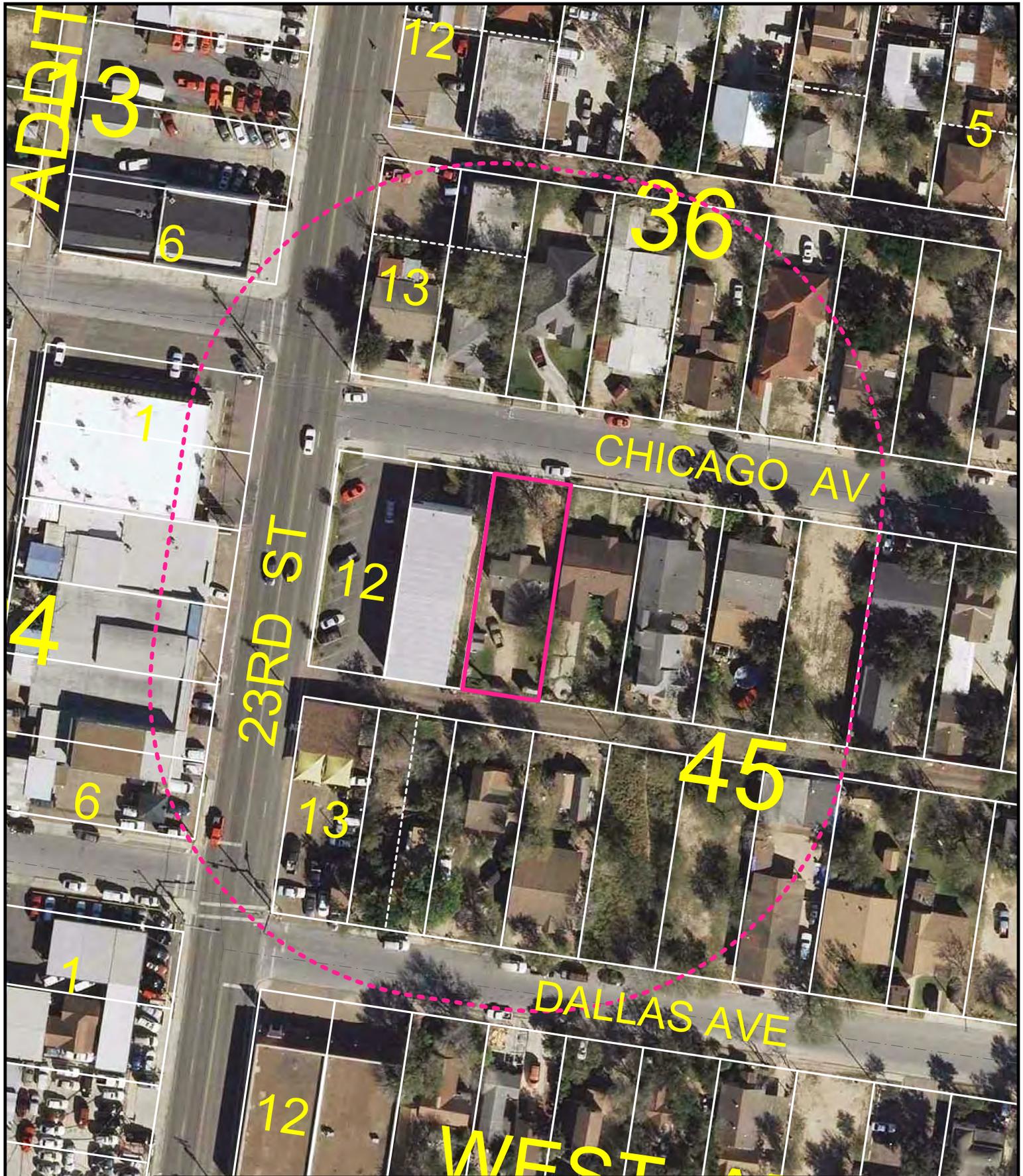


CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS	AREA MAP
ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPLIX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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

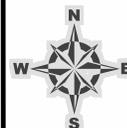
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

ITIO

Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: October 13, 2016

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: LOT 19, BLOCK 3, METZ SUBDIVISION NO.'S 1, 2, AND 3, HIDALGO COUNTY, TEXAS; 2233 IVY AVENUE. (REZ2016-0038)

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

LOCATION: The property is located on the south side of Ivy Avenue, 160 feet east of 23rd Street. The tract has 64.26 feet of frontage along Ivy Avenue and a depth of 115 feet at its deepest point feet for a tract size of 7,389 square feet.

PROPOSAL: The applicant is requesting C-1 (office building) District for a proposed day care center. A feasibility plan has been submitted to the Planning Department showing the first floor converted into a daycare while retaining the apartment on the second floor.

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

LAND USE: The tract comprises one lot containing a duplex. Surrounding land uses are Skateland Bingo, Starlite Burgers, Auto Credit Used Car Dealership, Lopez Ties & Wheels, Our Lady of Perpetual Help Church, and single family residences.

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

DEVELOPMENT TRENDS: The development trend along Ivy Avenue is single family residential. The property was rezoned to R-2 (duplex-fourplex residential) District in 1983 and was converted to a duplex. There have been no other rezoning requests along Ivy Avenue. A conditional use permit for a parking lot in an R-1 District was approved in 1998 for the property across the street. A conditional use permit for a bookkeeping service was approved for one year at 2224 Ivy Avenue in 1999.

ANALYSIS: The requested zoning does not conform to the Auto Urban Residential land use designation for the area as indicated on the Foresight McAllen Comprehensive Plan. The character of

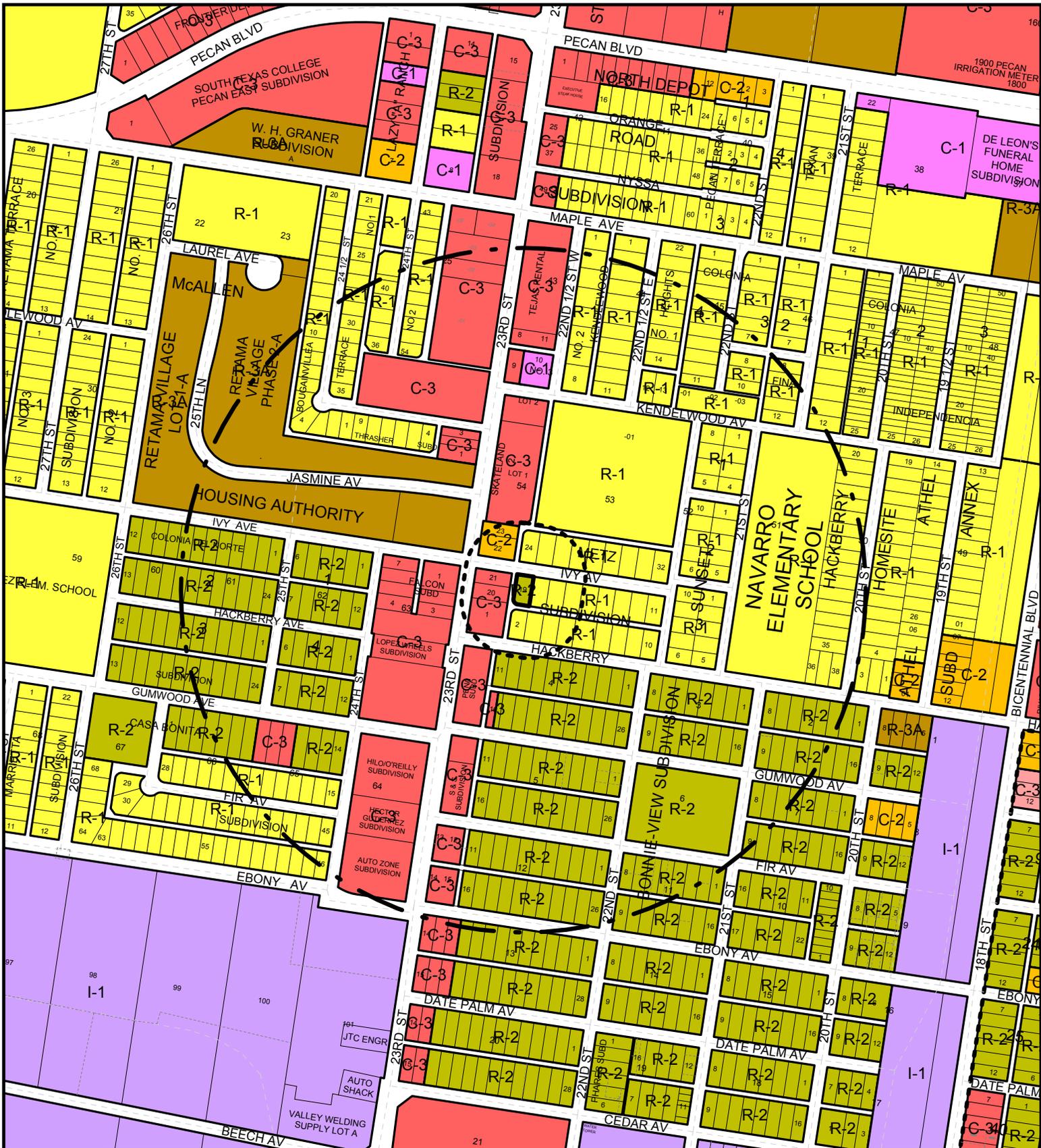
the area east of the alley is residential. The alley provides a separation between commercial and residential districts. The current zoning district for the subject property permits a home occupation day care with a conditional use permit. The applicant may apply for a conditional use permit for a day care with a variance to Section 138-118(8)(e) Person who applies for permit must reside at location for which permit is applied. A home occupation daycare is limited to 12 children.

Land uses permitted in a C-1 zone are: office building for professional services, medical services, financial services and personal services including beauty salons, day care centers and nursing homes. The applicant proposes to remodel the existing residence into a day care center with approximately 40 children. The maximum building height limit for C-1 District is 2 stories.

A masonry wall 8 feet in height is required along the property line contiguous to single family residences. The applicant is proposing 8 parking spaces as shown in the feasibility plan. Six (6) parking spaces are required for the daycare occupying 1,209 square feet on the first floor. The one bedroom apartment on the second floor requires 2 parking spaces. The minimum parking stall depth is 18 feet. The parking stalls shown in the feasibility plan as 1 through 5 have a depth of 18 feet to the alley. Section 138-399(a) states that maneuvering space for 90-degree angle parking space shall not be less than 24 feet. The adjacent alley to the west of the property is only 20 feet wide.

A Special Exception for parking stalls may be required or the applicant may meet the parking requirement by a parking lease agreement. Compliance with off-street parking, landscaping, buffers and various building and fire codes are required as part of the building permit process for commercial occupancy. Ivy Avenue is a local residential street with 50 feet of right-of-way providing 2 travel lanes and sidewalks.

RECOMMENDATION: Staff recommends disapproval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

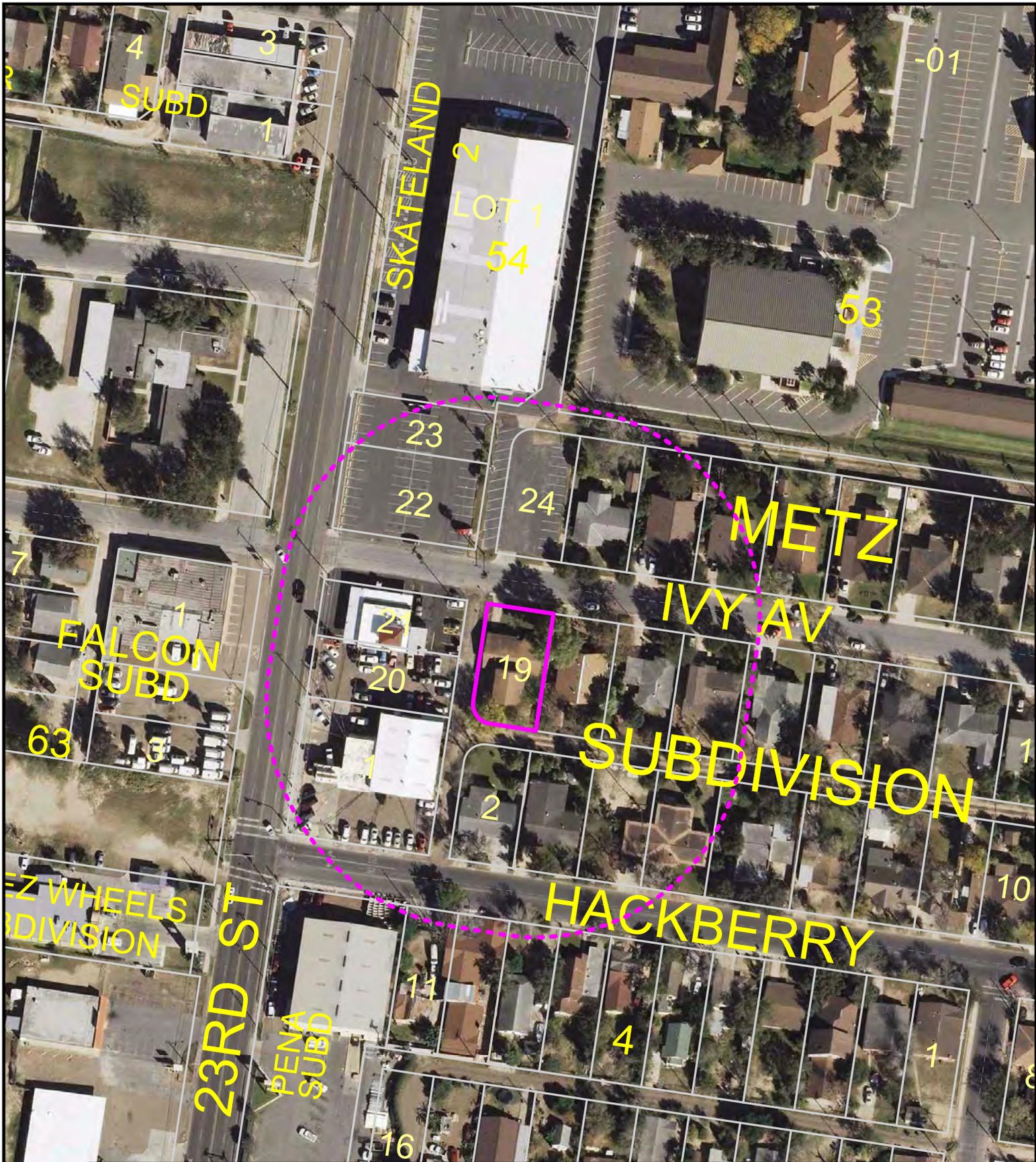
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. 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.

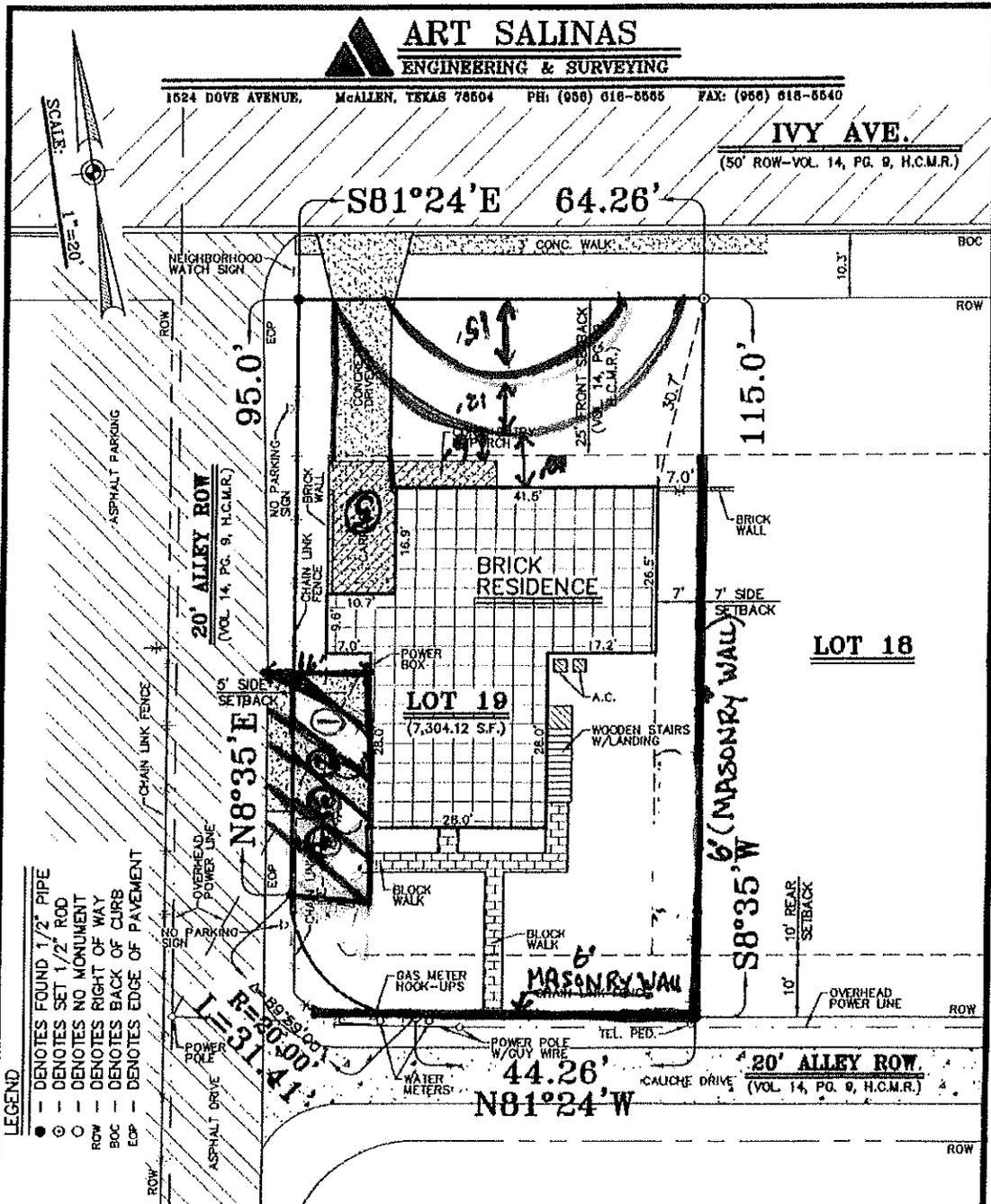
N

ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 616-5555 FAX: (956) 616-5540

IVY AVE.

(50' ROW-VOL. 14, PG. 9, H.C.M.R.)



- LEGEND**
- DENOTES FOUND 1/2" PIPE
 - DENOTES SET 1/2" ROD
 - DENOTES NO MONUMENT
 - DENOTES RIGHT OF WAY
 - DENOTES BACK OF CURB
 - DENOTES EDGE OF PAVEMENT
- ROW
BOC
EOP

FLOOD ZONE CERTIFICATION. The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-D dated 11-02-82.

- PLAT NOTES:**
1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
 2. This survey plat is prepared in connection with Title Policy O.F. # 0000200187, and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
 3. This survey must contain an original seal and signature to be valid as per Section 651.46 and Section 603.19 of the "The Professional Land Surveying Practices Act".
 4. This is a standard survey and does not include a subsurface utility or topographic investigation.
 5. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1. (Blanket)
 6. Building setback lines as per City Zoning Ordinance, unless otherwise noted.
 7. Subject to any oil, gas and mineral lease of record.
 8. Bearing Basis: "N. Line of Lot 19 of Metz Subdivision Unit 1, 2 & 3"
- BORROWER:** OLGA L. GARZA

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 2233 IVY AVE., In McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
 LOT 19, METZ SUBDIVISION UNITS 1, 2 AND 3, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 14, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

15-47469 Job No. 06-05-15 Date
 © COPYRIGHT 2015 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED BY MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

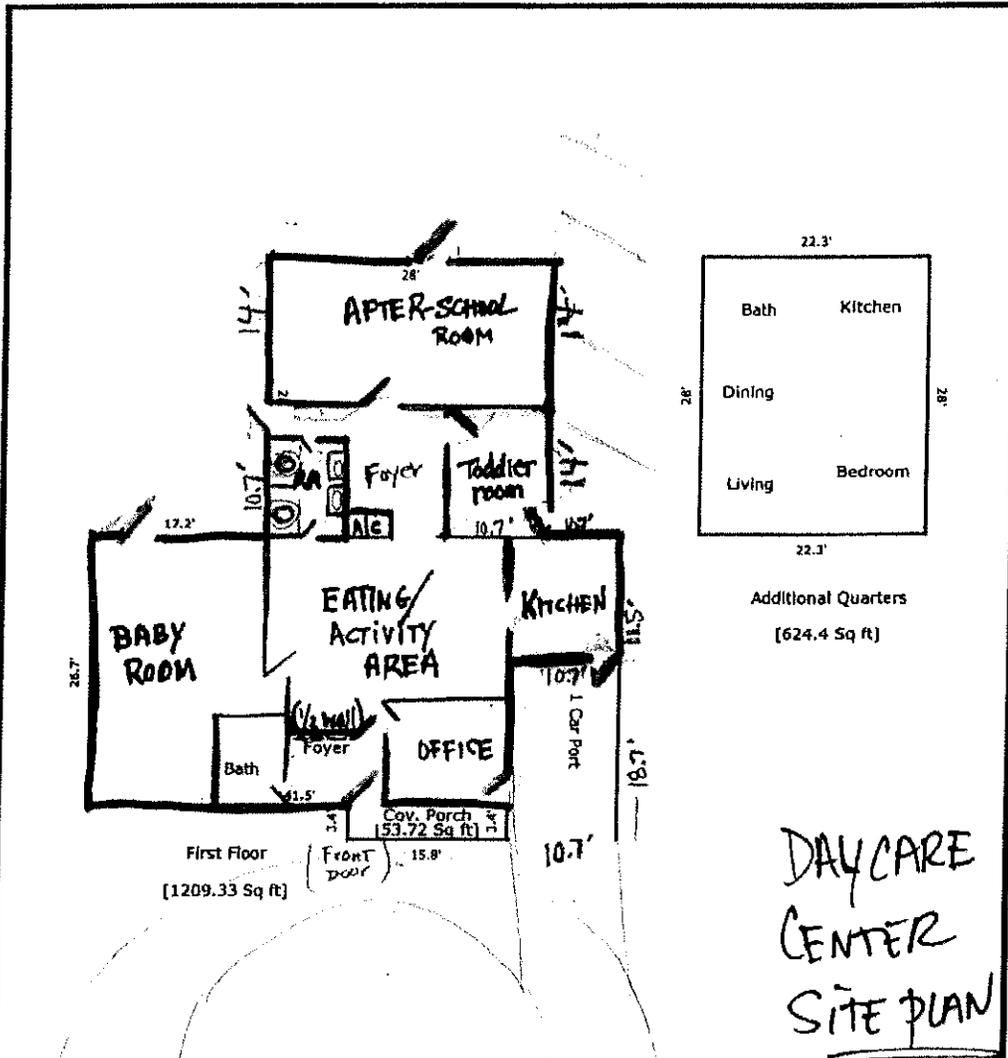


RECEIVED
 OCT 13 2016
 BY [Signature]

Building Sketch

Borrower/Client	Olga Garza		
Property Address	2233 Ivy Ave		
City	County	State	Zip Code
McAllen	Hidalgo	TX	78501

162



DAYCARE CENTER SITE PLAN

TOTAL Sketch by a la mode, inc. Area Calculations Summary

Element	Area (Sq ft)	Dimensions	Area (Sq ft)
First Floor	1209.33		
Total Living Area (Rounded):	1209		
Additional Quarters	624.4	22.3 x 28	624.4
1 Car Port	221.49	10.7 x 20.7	221.49
Cov. Porch	53.72	3.4 x 15.8	53.72
2 Car Attached	784	20 x 20	784

RECEIVED
OCT 13 2016
BY: [Signature]

Memo

TO: Planning & Zoning Commission
FROM: Julianne Rankin, Director of Planning
DATE: October 11, 2026
SUBJECT: City Commission Actions of October 10, 2016

REZONINGS:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: 0.90 acres out of Lot 207, John H. Shary Subdivision, Hidalgo County, Texas; 301 South Taylor Road.

- Planning & Zoning Commission recommended approval
- City Commission approved

2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 10 acres out of Lot 4, Block 5, A.J. McColl Subdivision, Hidalgo County, Texas; 1813 North Jackson Road.

- Planning & Zoning Commission recommended disapproval
- City Commission disapproved

3. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road.

- Planning & Zoning Commission recommended disapproval
- City Commission remanded to Planning & Zoning Commission at the request of the applicant

4. Rezone from R-1 (single family residential) District to C-2 (neighborhood commercial) District: 2.34 acres out of Lot 59, La Lomita (Hoit) Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue.

- Planning & Zoning Commission recommended approval
- City Commission tabled due to lack of full board

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

- Planning & Zoning Commission recommended disapproval
- City Commission tabled, item remained tabled due to lack of full board

6. Rezone from R-2 (duplex-fourplex residential) District to C-1 (office building) District: Lot 19, Block 3, Metz Subdivision No.'s 1, 2, and 3, Hidalgo County, Texas; 2233 Ivy Avenue.

- Planning & Zoning Commission, Withdrawn
- No action by City Commission, Withdrawn

CONDITIONAL USE PERMITS:

1. Request of Elida Moreno, appealing the decision of the Planning & Zoning Commission of the September 20, 2016 meeting, denying a Conditional Use Permit, for one year, for a banquet hall at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue.

- Planning & Zoning Commission disapproved and recommended variance to distance requirements
- City Commission approved variance and CUP

2. Request of Pastor Enrique Miranda on behalf of Iglesia Sinai Alianza, for a Conditional Use Permit, for life of the use, for an institutional use (church) at Lots 5 & 6, Block 1, Athel Subdivision and Lots 5, 6 and 7 Block 1, Hackberry Homesites Subdivision, Hidalgo County, Texas; 819 North 19th Street.

- Planning & Zoning Commission recommended approval
- City Commission approved

3. Request of Samuel Avila, appealing the decision of the Planning & Zoning Commission of the September 20, 2016 meeting, denying a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 and 2214.

- Planning & Zoning Commission disapproved and recommended variance to distance requirements
- City Commission approved variance and CUP

4. Request of Rhodes Enterprises, Inc., for a Conditional Use Permit, for life of the use, for an associated recreation at the 40.882 acres consisting of a 35.454 acres tract and a 5.428 acres tract out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 5100 Tres Lagos Boulevard.

- Planning & Zoning Commission recommended approval
- City Commission approved

5. Request of Griselda Castro appealing the decision of the Planning & Zoning Commission of the August 16, 2016 meeting, denying a Conditional Use Permit, for one year, for a home occupation (daycare) at the north 18 ft. of Lot 56 & the south 47 ft. of Lot 57, Block 2, Golden Acres Retirement #4 Subdivision, Hidalgo County, Texas; 400 North 41st Street.

- Planning & Zoning Commission disapproved
- City Commission remanded item to Planning & Zoning Commission for consideration of new information

6. Request of Miguel A. Gonzalez on behalf of MNC Entertainment, LLC, appealing the decision of the Planning & Zoning Commission of the September 20, 2016 meeting, denying a Conditional Use Permit, for one year, for a bar at the 1.24 acres out of Lot 2, Block 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5524 North 10th Street.

- Planning & Zoning Commission disapproved and recommended variance to distance requirements, subject to additional conditions including no outdoor seating and no outside music
- City Commission approved variance and CUP subject to conditions recommended by Planning & Zoning Commission

2016 CALENDAR

Meetings:

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

Deadlines:

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

JULY 2016

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

AUGUST 2016

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

SEPTEMBER 2016

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

OCTOBER 2016

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

NOVEMBER 2016

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

DECEMBER 2016

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