

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 20, 2020 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3RD FLOOR

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

Meeting ID: 672 423 1883

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

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

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill, for a Conditional Use Permit, for one year, for a bar at Lot 1, Valerie Subdivision, Hidalgo County, Texas, 7001 North 10th Street. **(CUP2020-0106)**
2. Request of Nepthali Zozaya on behalf of Anchor Church., for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 3, Re-Subdivision of Lots 1, 2, 3, Williams Subdivision, Hidalgo County, Texas, 3008 North 23rd Street. **(CUP2020-0104)**
3. Request of Enrique Martinez Jr., for a Conditional Use Permit, for one year, for a nightclub at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2020-0101)**
4. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, life of the use, for a personal wireless service facility, at the South 163.2 ft. of Lots 8 and 9, Block 5, Palm Heights Addition Subdivision, Hidalgo County, Texas, 665 Beech Avenue. **(CUP2020-0091)**

b) REZONING:

1. Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartment) District: 44.996 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 13501 North Shary Road. **(REZ2019-0034)**

2. Rezone from R-1 (single-family residential) District to C-4 (commercial-industrial) District: 4.448 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 7001 Monte Cristo Road. **(REZ2019-0035)**
3. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 32.533 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6801 Tres Lagos Boulevard. **(REZ2019-0038)**
4. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 0.053 acres out of Section 230, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 13901 North Shary Road. **(REZ2020-0034)**
5. Rezone from C-4 (commercial-industrial) District to C-3 (general business) District: 1.083 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID). **(REZ2020-0033)**
6. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 2.221 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(REAR). **(REZ2020-0035)**
7. Rezone from C-4 (commercial industrial) District to R-3A (multifamily residential apartment) District: 7.116 acres out of Lot 100, La Lomita & Irrigation Construction Company Subdivision, Hidalgo County, Texas; 4920 North Ware Road(MID REAR). **(REZ2020-0036)**
8. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2020-0026) (Table 09/16/20) (Remained Tabled 10/06/20)**
9. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2020-0027) (Tabled 09/16/20) (Remained Tabled 10/06/20)**

3) SUBDIVISIONS:

- a) Avanti Legacy Valor Heights Subdivision; 220 South 1st Street- Frank A. Smith Sales, Inc. (Final) **(SUB2020-0074) CE**
- b) Renaissance Subdivision; 4901 North 23rd Street- Sonia Denise Ramirez (Final) **(SUB2020-0073) STIG**
- c) 1712 Cedar Subdivision; 1712 Cedar Avenue- Tomas Gutierrez (Preliminary) **(SUB2020-0065) RDE**

- d) Bella Vista Ranch Subdivision; 7017 North Taylor Road Rear- Jorge A. Bautista (Preliminary) **(SUB2020-0069)** SEA
- e) Nemont Estates Subdivision; 13800 North 29th Street- Nemont Estates, Limited Partnership (Preliminary) **(SUB2020-0064)** MAS
- f) Nolana Crossing, Lot 3A Subdivision; 3700 North 27th 1/2 street- Lashante Enterprises, Inc. (Preliminary) **(SUB2020-0067)** BIG
- g) De La Torre Subdivision; 612 North 8th Street- Rafael Idelfonso De La Torre (Preliminary) **(SUB2020-0066)** MAS
- h) Barcelona Subdivision; 1820 South Bentsen Road- New Millenium L. Investments, Inc. (Revised Preliminary) **(SUB2020-0034)** SE
- i) Bentsen Park Subdivision; 5200 North Bentsen Road- So TX Partners, LLC. (Revised Preliminary) **(SUB2020-0009)** SDI

4) INFORMATION ONLY:

- a) City Commission Actions: October 12, 2020

ADJOURNMENT:

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

MINUTES WILL BE UPLOADED MONDAY

Planning Department

Memo

TO: Planning and Zoning Commission

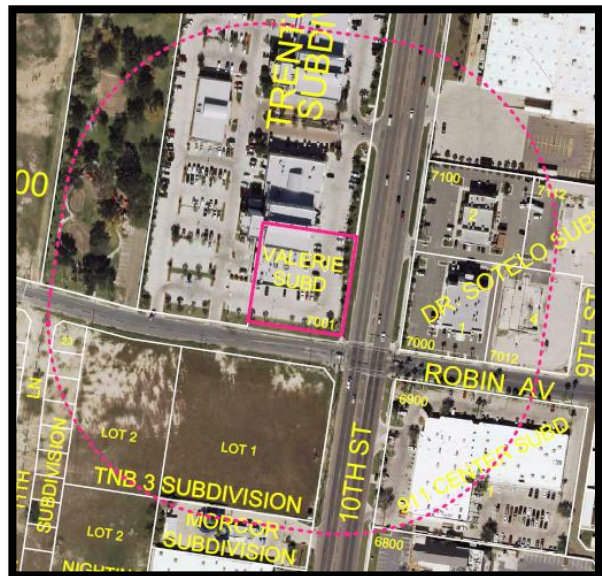
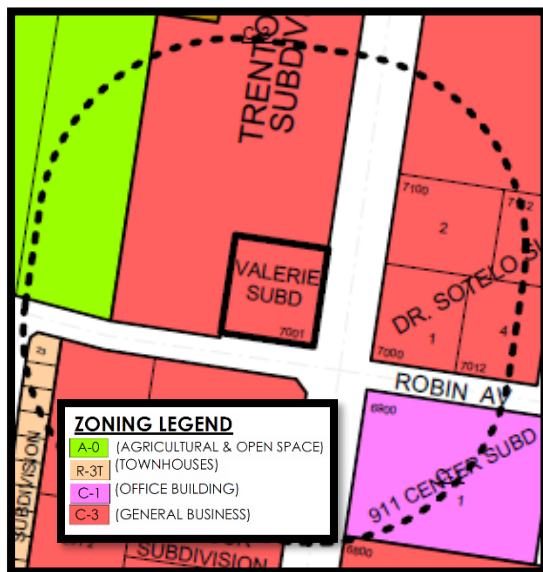
FROM: Planning Staff

DATE: October 16, 2020

SUBJECT: REQUEST OF JESUS F. DAVILA ON BEHALF OF OAK TEXAS BAR & GRILL, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 1, VALERIE SUBDIVISION, HIDALGO COUNTY, TEXAS, 7001 NORTH 10TH STREET. (CUP2020-0106)

DESCRIPTION:

The property is located on the north side of Robin Avenue, approximately 90 ft. west of 10th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include commercial businesses, restaurants, bars, residences. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.



HISTORY:

The tenant of this property, applied for a building permit on January 13, 2020 to operate a restaurant. The conditions state that if the use changes the applicant will be subject to a conditional Use permit if the use requires it. The Planning department requested an audit on July 29, 2020 after continuous calls to Code Enforcement and 311 concerning operations during COVID-19 restrictions. Staff received the audit on September 27, 2020 indicating the alcohol sales supersede food sales.

ANALYSIS:

The owner of building, is now applying for the Conditional Use Permit and is proposing to operate a bar & grill, from the approximately 2800 sq. ft. existing building. The proposed hours of operation are from 11:00 A.M. to 2:00 A.M. daily.

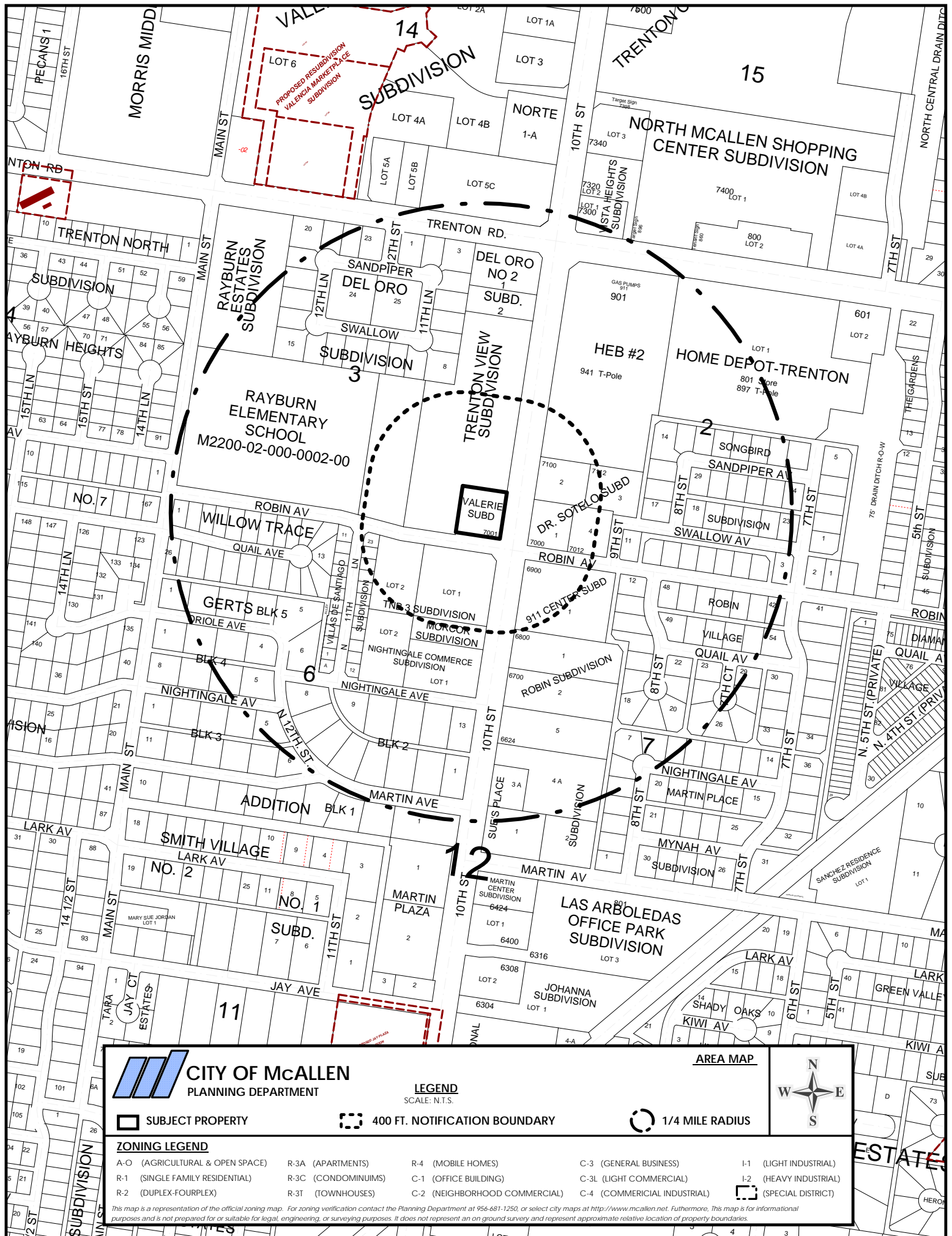
The Health Department inspected the establishment and found the place to be in compliance to continue the CUP process. Fire Department inspection for the proposed bar is pending. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

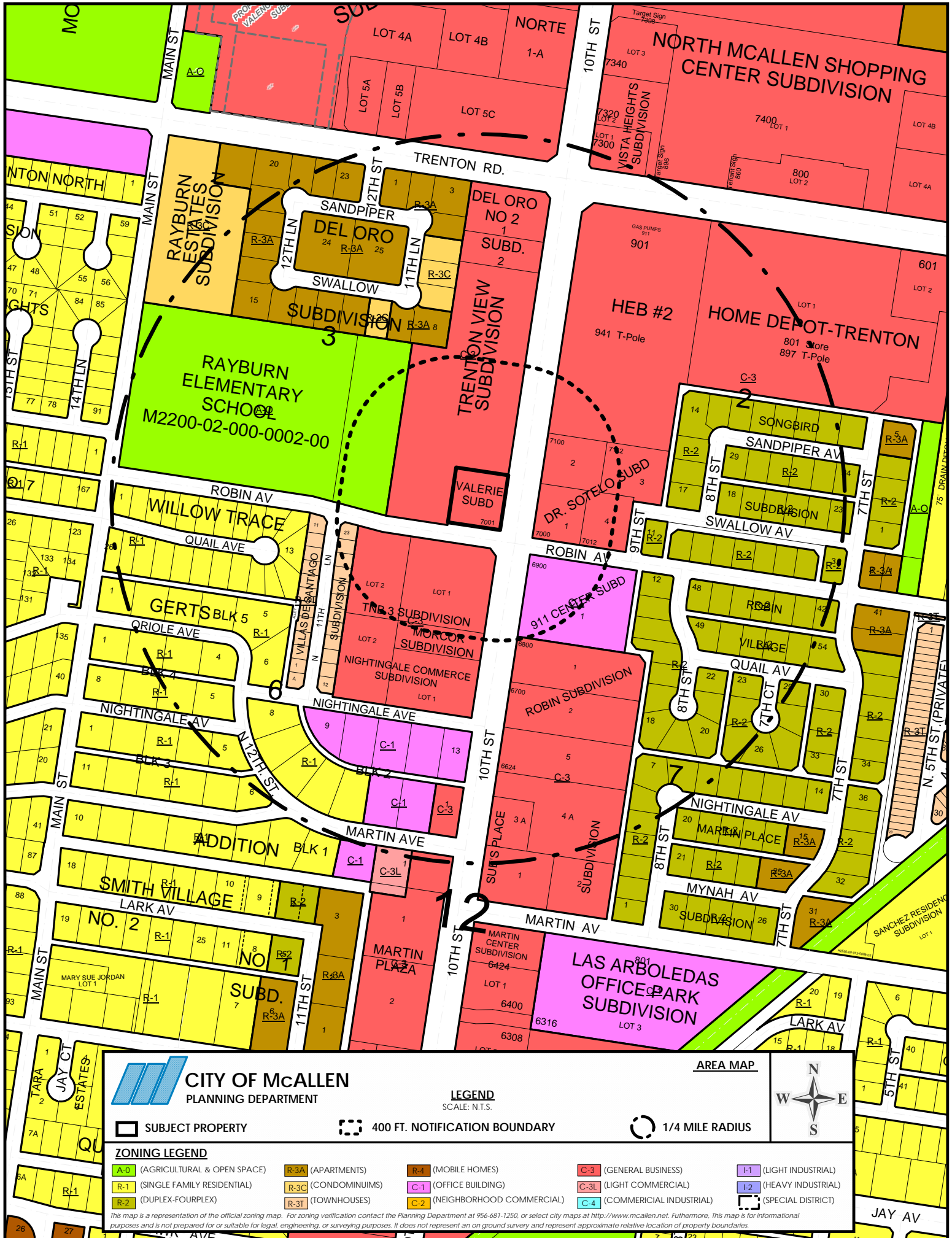
- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of R-3T District to the southwest of the property;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The location fronts 10th Street and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed bar requires 32 parking spaces, and 120 parking spaces for the adjacent businesses to operate collectively. There are currently 65 parking spaces available. The applicant will obtain a parking agreement from Trenton View. All parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes before final inspection of building permit.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses 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 director of planning. This number cannot exceed the number provided for in existing

city ordinances.

RECOMMENDATION:

Staff recommends approval of the request with the condition that the applicant obtains a parking agreement due to non-compliance with requirement #3 (parking) of Section 138-118(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.







CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



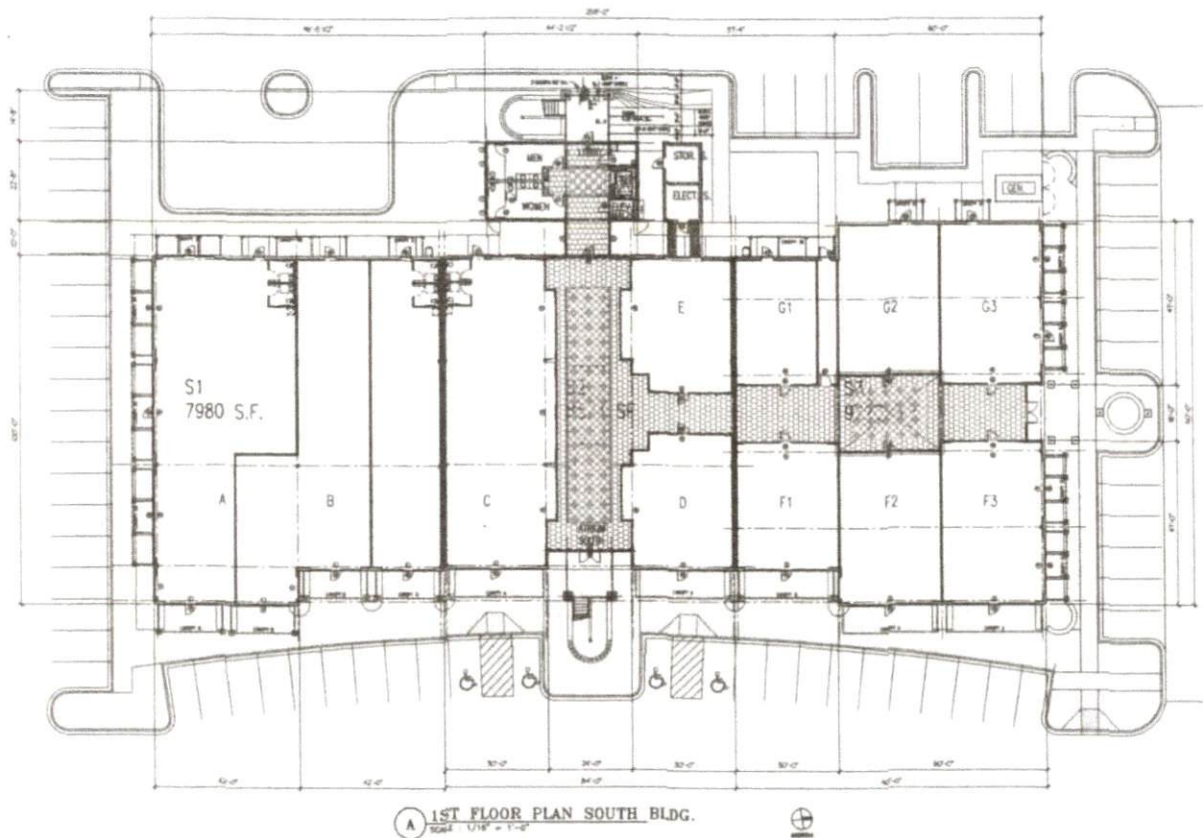
SUBJECT PROPERTY



400' NOTIFICATION BOUNDARY



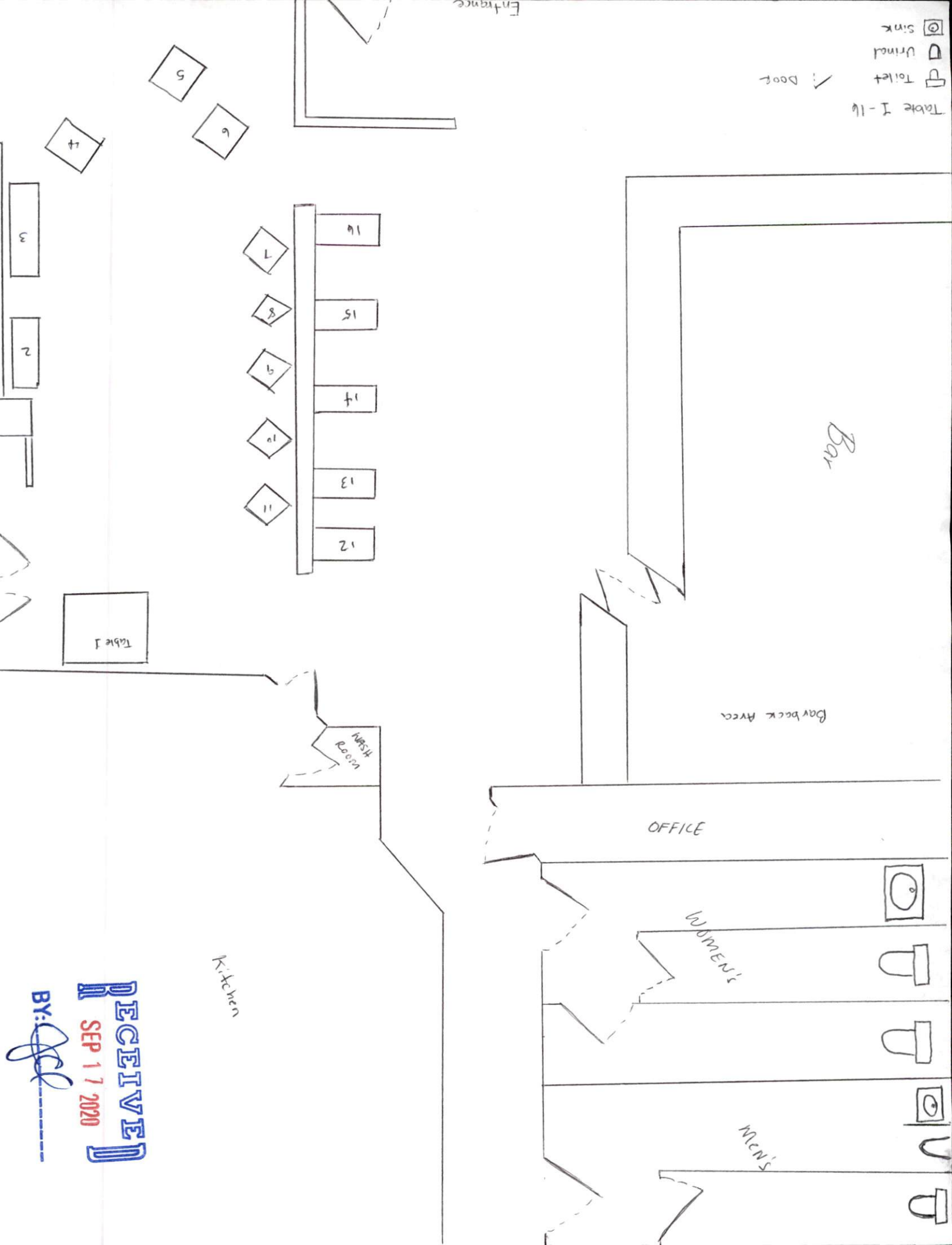
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying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



(A) 1ST FLOOR PLAN SOUTH BLDG.
SCALE: 1/16" = 1'-0"

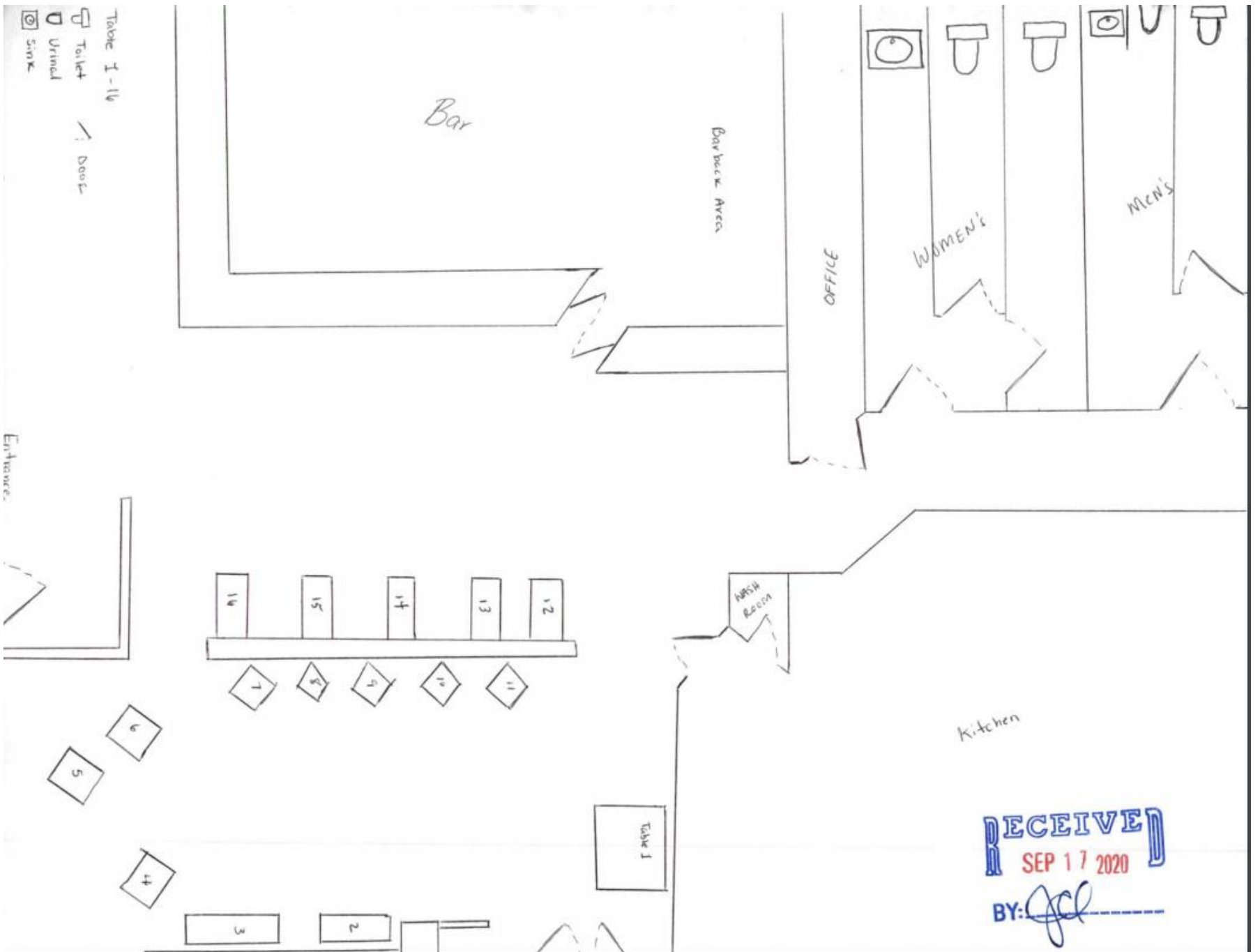
RECEIVED
SEP 17 2020
BY: *gel*

Table I-16
 Toilet
 Urinal
 Sink
 ✓ Door



RECEIVED
 SEP 17 2020

BY: *[Signature]*



RECEIVED
SEP 17 2020
BY: *[Signature]*







To whom it may Concern,

I am writing this letter to inform that Trenton View does allow OAK Texas Bar & Grill LLC. located at 7001 N. 10th Street Suite C McAllen, TX 78504 to use the parking lot for their customers. If you have any questions or concerns please contact me at 956-457-5671.

Best,

Trenton View LTD

Amira Kalifa

Memo

TO: Planning and Zoning Commission

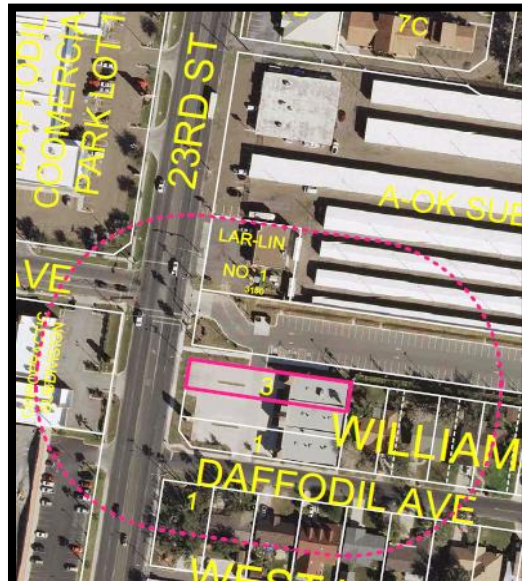
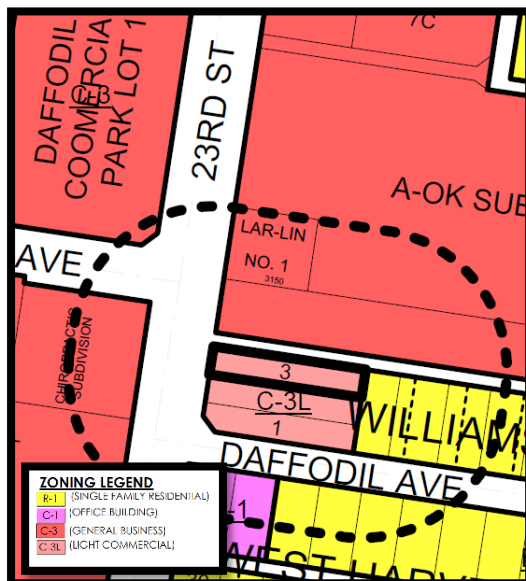
FROM: Planning Staff

DATE: October 14, 2020

SUBJECT: REQUEST OF NEPTHALI ZOZAYA ON BEHALF OF ANCHOR CHURCH., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 3, RE-SUBDIVISION OF LOTS 1, 2, 3, WILLIAMS SUBDIVISION, HIDALGO COUNTY, TEXAS, 3008 NORTH 23RD STREET. (CUP2020-0104)

BRIEF DESCRIPTION:

The property is located 90 ft. north of Daffodil Avenue and west of N. 23rd Street. It is zoned C3L (light commercial) District. The adjacent zoning is C-3 (general business) District to the north and west, R-1 (single family residential) District to the east, C1 (office building) District to the south. Surrounding land uses include single-family residences, business offices, and retail stores. An institutional use is permitted in an C3L District zone with a conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a church from existing building. The building is 2,650 sq. ft. the applicant proposes to use the building for church services. There will be a sanctuary with a stage and 8 rows with 70 seats total, a fellowship hall, two restrooms,

two rooms, and two offices. It is scheduled to operate on Wednesdays from 7:00 PM - 9:00 PM, Sundays all day.

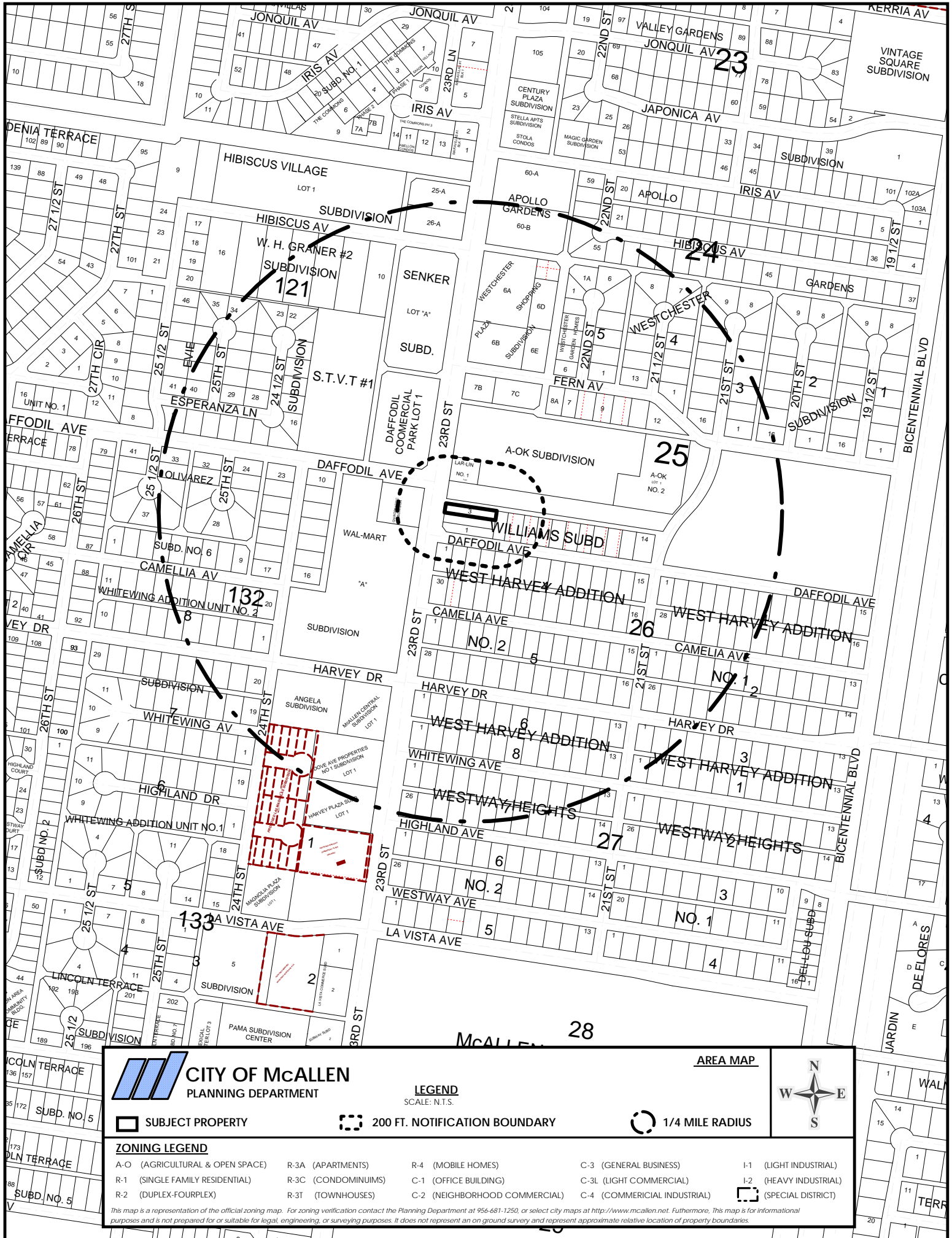
Based on the number of seats in the main sanctuary, number of offices, and rooms 31 parking spaces are required, of which 2 parking spaces must be accessible with one parking space having an 8 ft. aisle. The parking requirement set forth in section 138-395 of the zoning ordinance require 50 parking spots for the businesses to operate at the same time. There is an existing parking lot with 113 parking spaces.

The Fire Department is pending completion and the Health department found no violations. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 23rd Street;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the seating area of 70 seats in the main sanctuary, classrooms and offices 31 parking spaces are required; 113 parking spaces are provided. The parking must be clear of potholes and be properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A buffer is provided on the east the property.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)

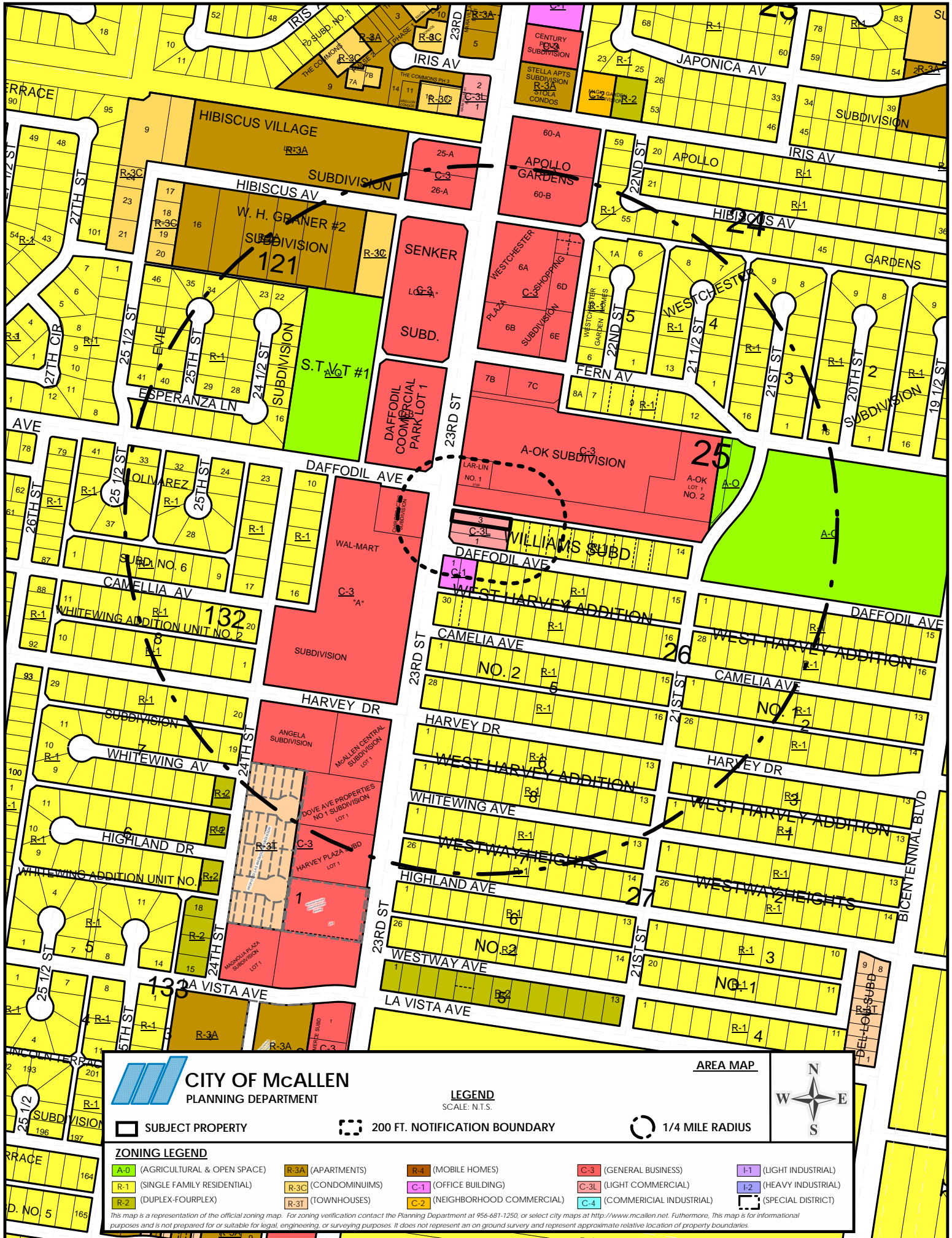
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-3T (TOWNHOUSES)

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

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

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

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CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

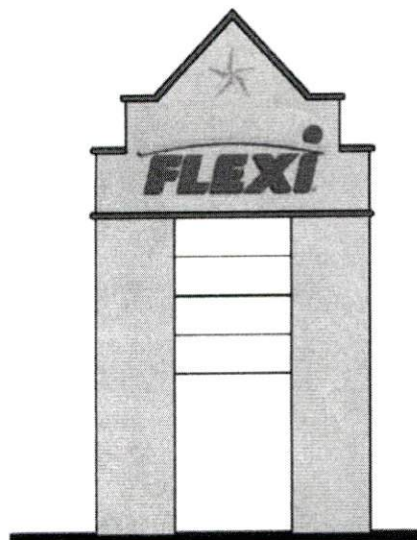
(AGRICULTURAL & OPEN SPACE)	(APARTMENTS)	(MOBILE HOMES)	(GENERAL BUSINESS)	(LIGHT INDUSTRIAL)
(SINGLE FAMILY RESIDENTIAL)	(CONDOMINIUMS)	(OFFICE BUILDING)	(LIGHT COMMERCIAL)	(HEAVY INDUSTRIAL)
(DUPLIX-FOURPLEX)	(TOWNHOUSES)	(NEIGHBORHOOD COMMERCIAL)	(COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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FOR LEASE

CRIS PLAZA
3000 N. 23rd Street
McAllen, TX 78501

AVAILABLE SPACE - 2,650 SF

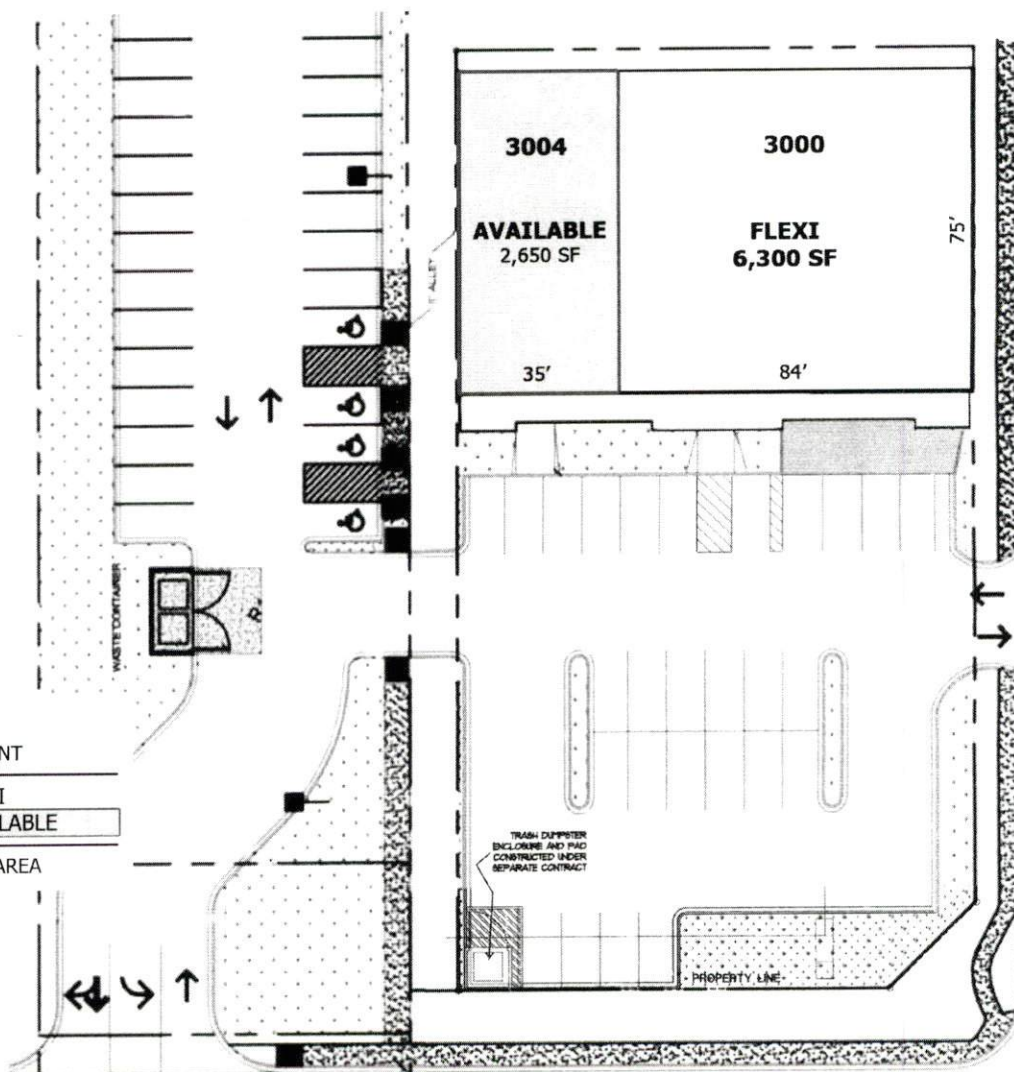


PYLON SIGN

TENANT DIRECTORY

SUITE	SIZE	TENANT
3000-008	6,300 SF	FLEXI
3004	2,650 SF	AVAILABLE

8,950 SF = TOTAL AREA



N. 23rd STREET

Greg Vasquez

Work: (210) 424-8000

EMAIL: GVasquez@CBGcre.com

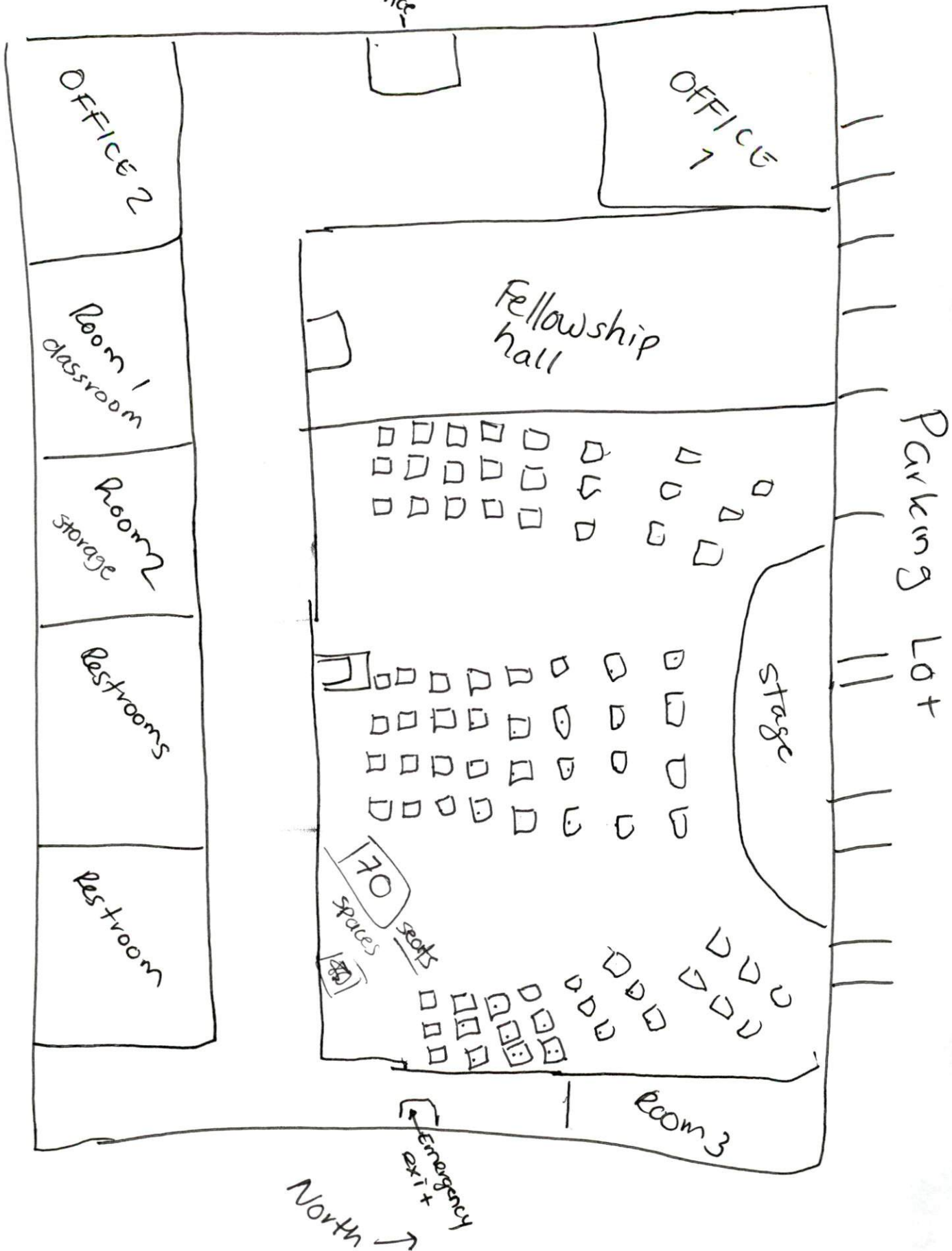


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions prior to sale, lease or financing.

23rd St.

Main entrance

Proposed changes and uses





Proposed changes and uses



2213 W Daffodil Ave McAllen, Texas



3008 N 23rd St



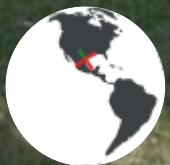
McAllen, TX 78501

26.23°N, 98.24°W



Google

2D



100%

[Report a problem](#)

© 2020 Google

Camera: 39 m

PARKING AGREEMENT

This PARKING AGREEMENT is made in conjunction with the Lease dated SEPTEMBER 15, 2020, between **RBV #2 PROPERTY MANAGEMENT, LLC** ("Landlord") and **NEPHTHALI ZOZAYA SAUCEDO, dba ANCHOR CHURCH** ("Tenant").

In addition to the leased premises, Landlord owns the 1.803 acres as shown on **EXHIBIT "A-1"** attached to this Agreement (the "Parking Lot").

Landlord hereby represents and warrants that the parking lot is a part of the Shopping Center and is therefore available to the Tenants of the Shopping Center for parking purposes, subject to any CC&Rs or other agreements that benefit and burden the owners and tenants within the Shopping Center.

LANDLORD:

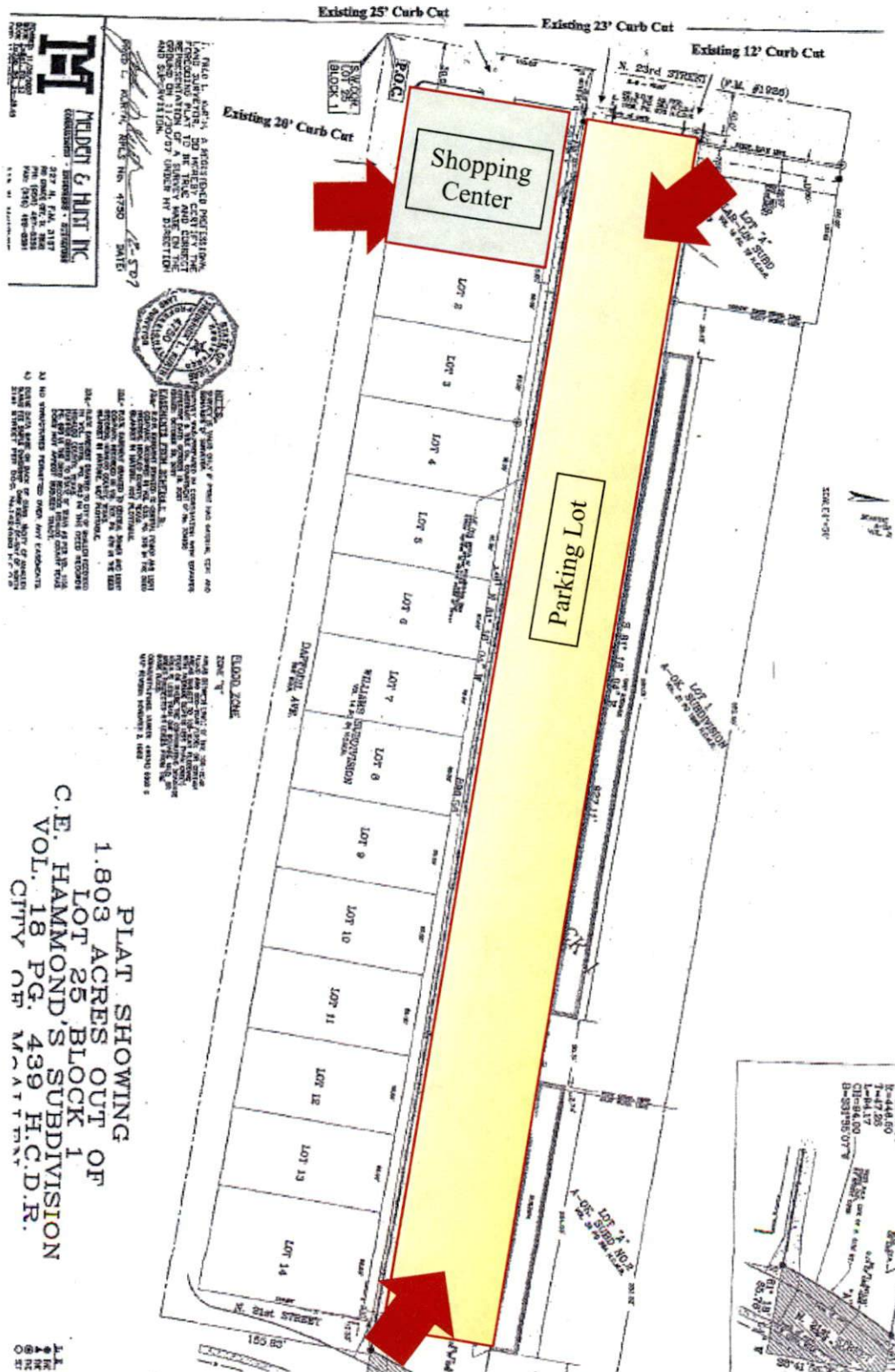
RBV #2 PROPERTY MANAGEMENT, LLC, a Texas
Limited Liability Company

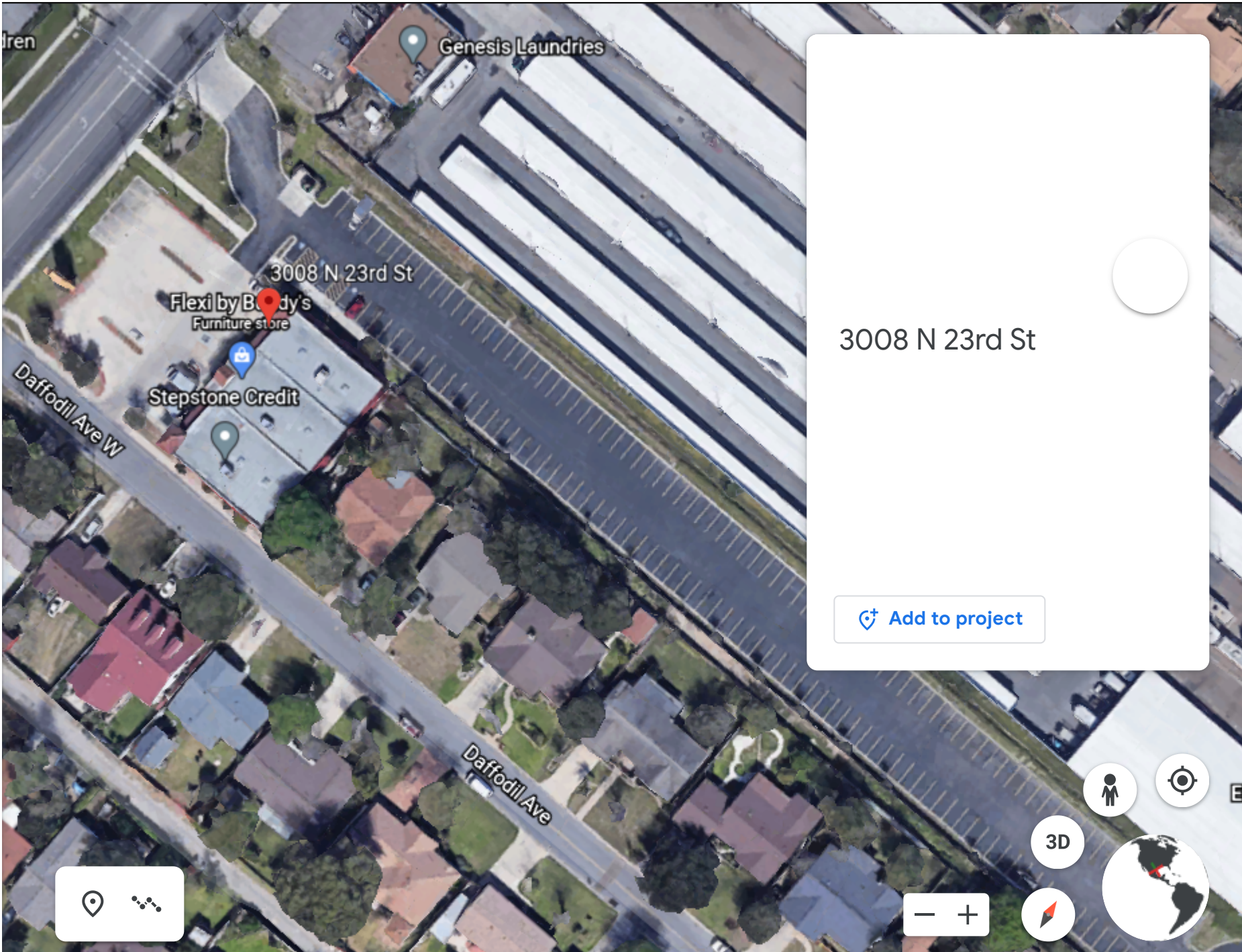
By: _____
REUBEN BAR YADIN, President

TENANT:

NEPHTHALI ZOZAYA SAUCEDO

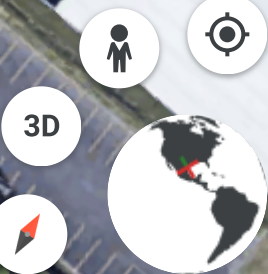
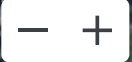
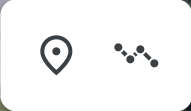
EXHIBIT "A"





3008 N 23rd St

[Add to project](#)



100%

Camera: 415 m 26°14'03"N 98°14'18"W 35 m



Memo

TO: Planning and Zoning Commission

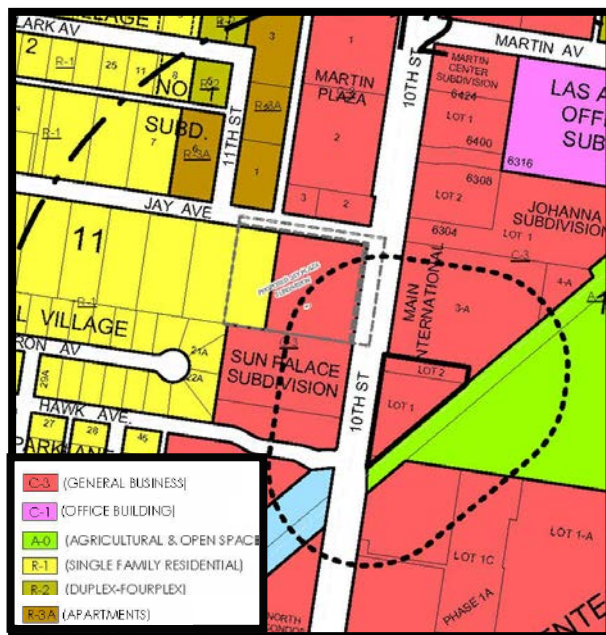
FROM: Planning Staff

DATE: October 15, 2020

SUBJECT: REQUEST OF ENRIQUE MARTINEZ JR., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHTCLUB AT LOTS 1 AND 2, MAIN INTERNATIONAL SUBDIVISION, HIDALGO COUNTY, TEXAS, 6000 NORTH 10TH STREET. (CUP2020-0101)

DESCRIPTION:

The property is located on the east side of North 10th Street at Hawk Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include offices, retail, restaurants, cell tower, single family residential, and apartment. A nightclub 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 this establishment by the Planning and Zoning Commission on January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals. The last permit was approved by the Planning and Zoning Commission on August 20, 2019.

ANALYSIS:

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

The Fire Department has inspected the bar and the property is in compliance. The Health Department is still pending inspection. The police activity report is still pending, which indicates service calls from October 2019 to present. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 ft. of the above mentioned land uses;

The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;

The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan.

The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

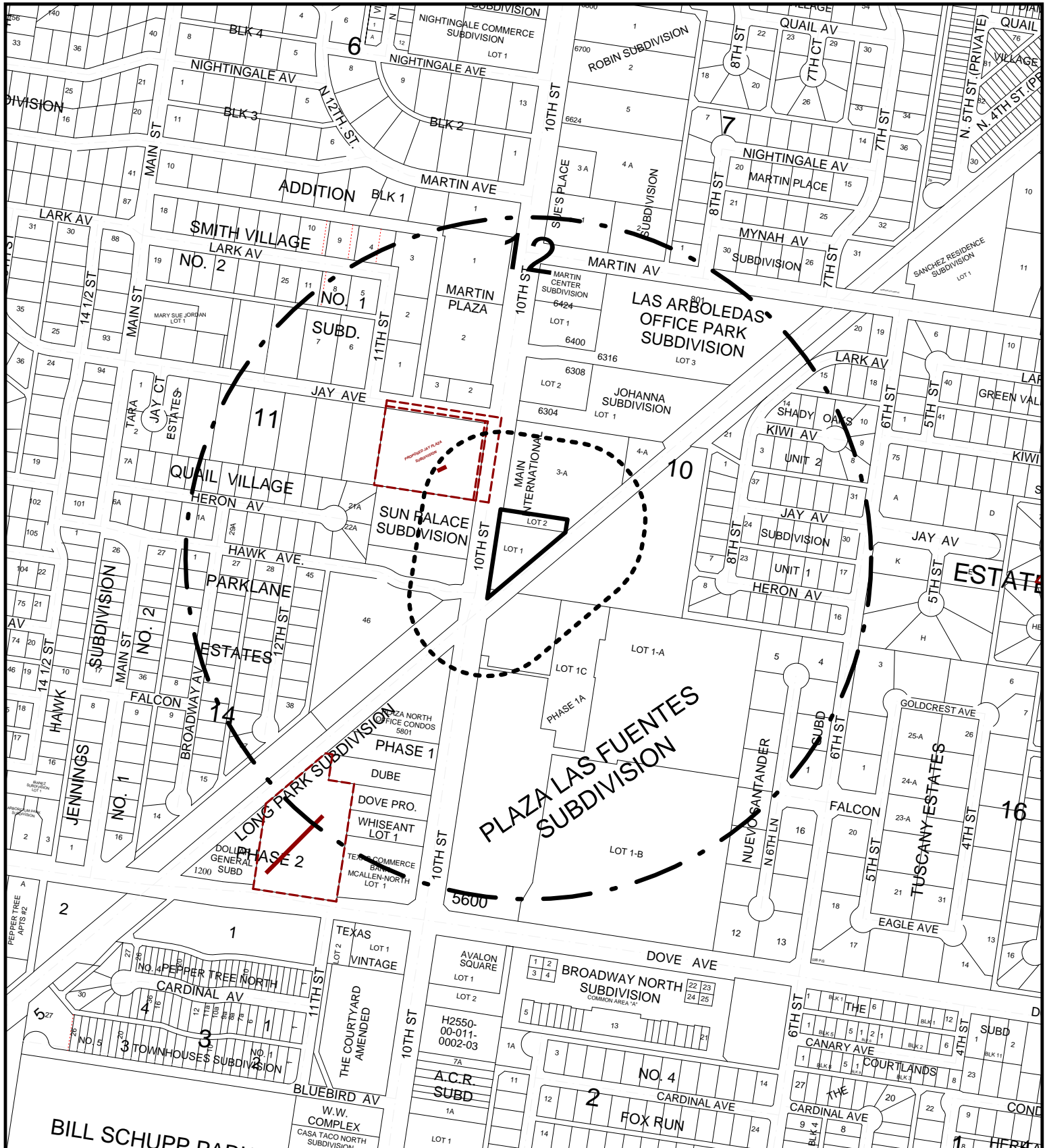
The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.


The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

The abovementioned businesses 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 director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:


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







CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **300 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

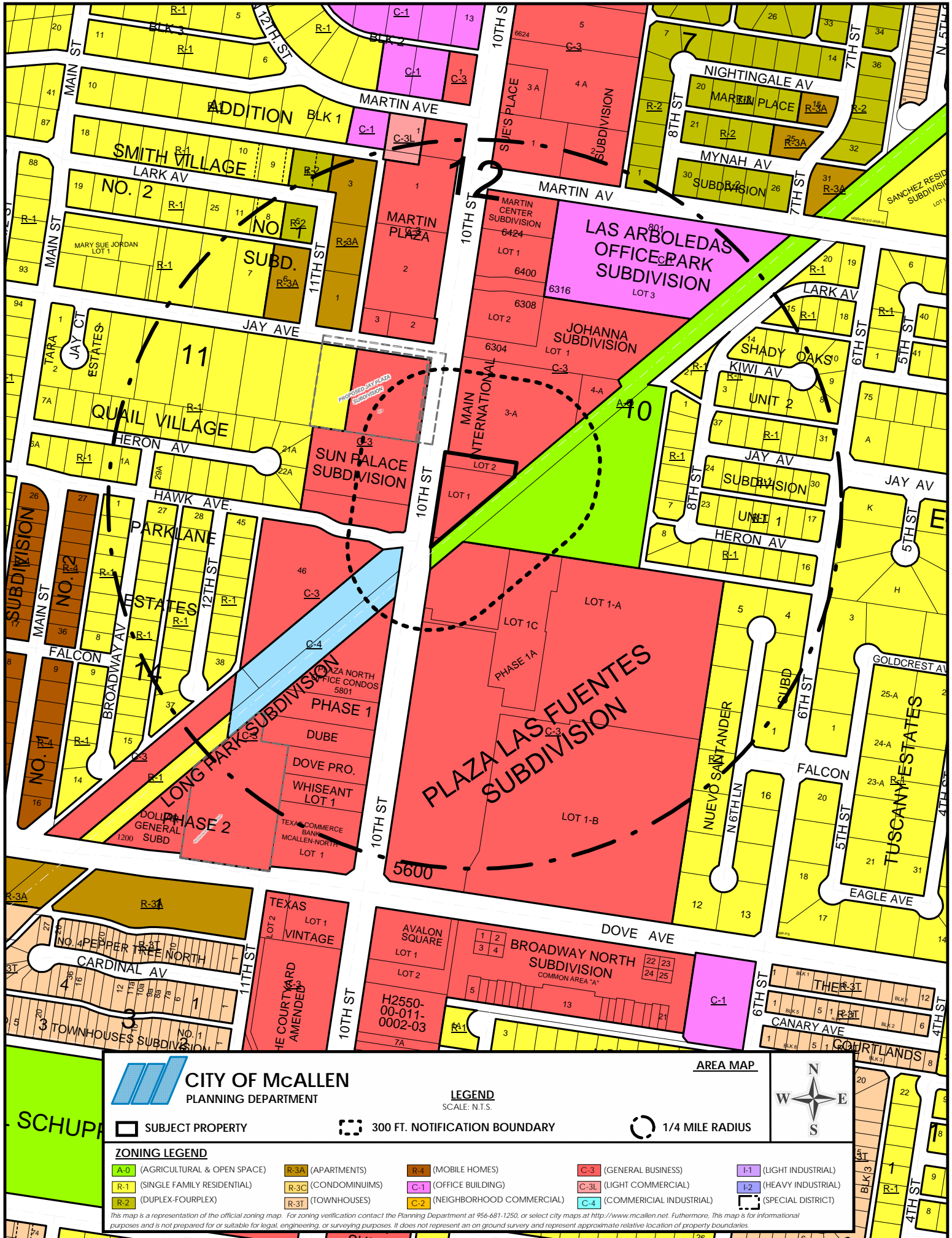
ZONING LEGEND

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

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

YUCCA AV
Y-Z AVE
H.F.E.

MANOR
ZINNIA AV
BLUEBIR



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

300 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)

R-1 (SINGLE FAMILY RESIDENTIAL)

R-2 (DUPLIX-FOURPLEX)

R-3A (APARTMENTS)

R-3C (CONDOMINIUMS)

R-31 (TOWNHOUSES)

R-4 (MOBILE HOMES)

C-1 (OFFICE BUILDING)

C-2 (NEIGHBORHOOD COMMERCIAL)

C-3 (GENERAL BUSINESS)

C-3L (LIGHT COMMERCIAL)

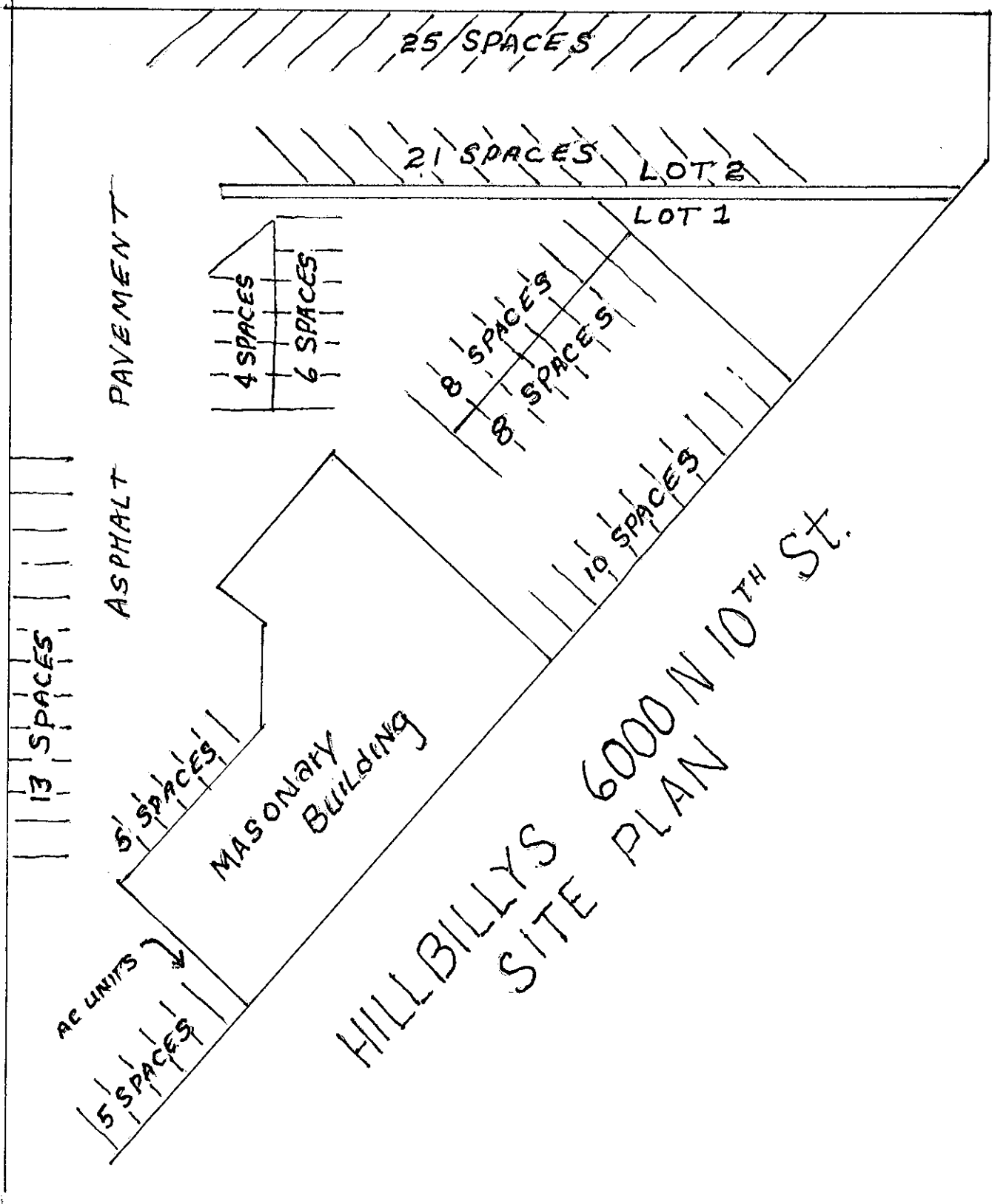
C-4 (COMMERCIAL INDUSTRIAL)

I-1 (LIGHT INDUSTRIAL)

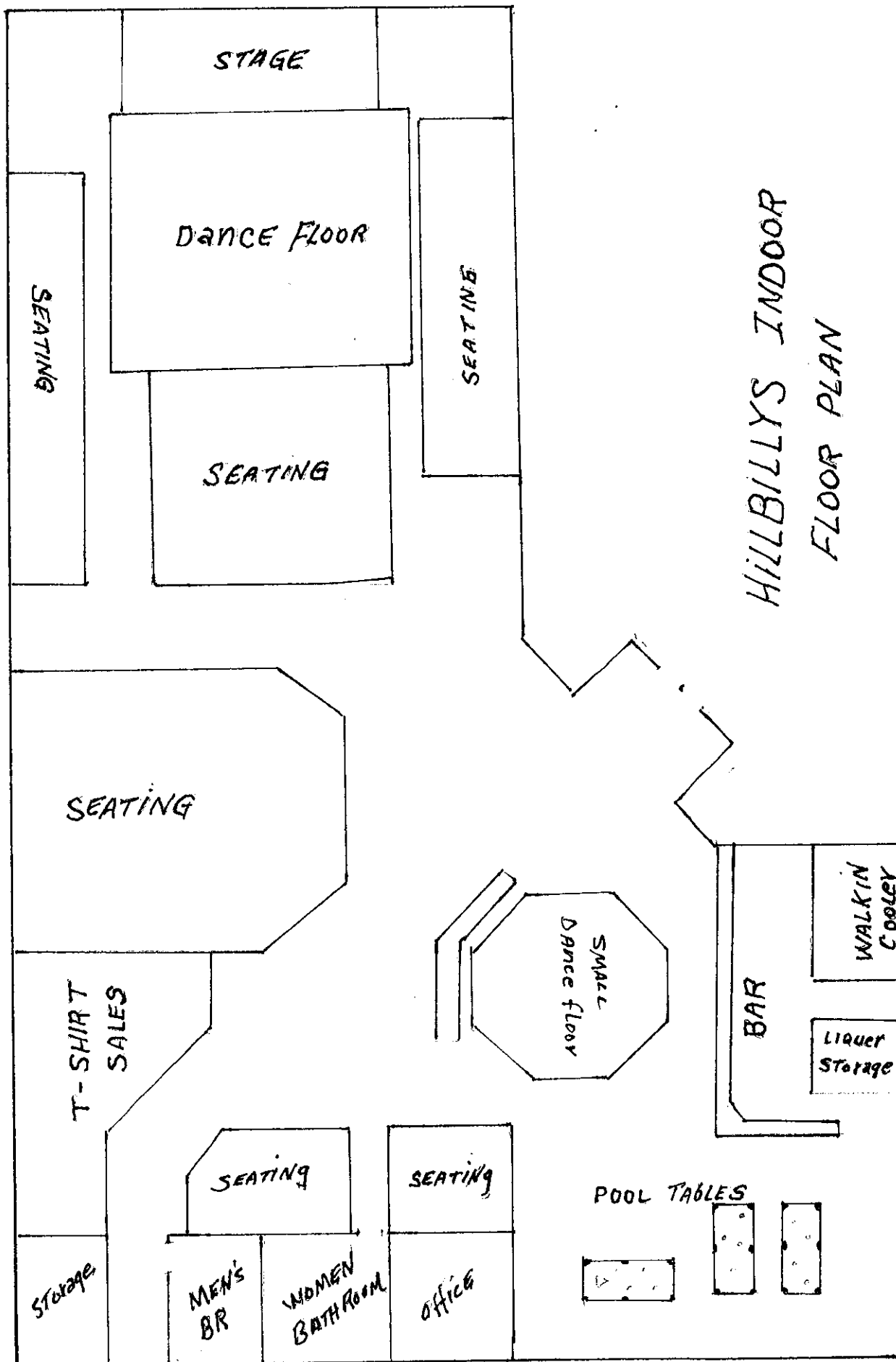
I-2 (HEAVY INDUSTRIAL)

(SPECIAL DISTRICT)

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HILL BILLYS 6000 N 10TH St.
SITE PLAN



HILLBILLYS INDOOR
FLOOR PLAN



Incident Analysis Report

Summary

Print Date/Time: 10/15/2020 13:39
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 10/15/2019 00:01
To Date: 10/15/2020 13:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 6000 N 10TH ST, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
11/09/2019 08:07	2019-00080794	Domestic Disturbance	6000 N 10TH ST
11/28/2019 01:14	2019-00085640	Domestic Disturbance	6000 N 10TH ST
12/27/2019 02:32	2019-00093292	Domestic Disturbance	6000 N 10TH ST
01/31/2020 12:30	2020-00007429	Alarm Burglary	6000 N 10TH ST
02/13/2020 02:06	2020-00010534	Hit and Run	6000 N 10TH ST
02/20/2020 02:12	2020-00012326	Hit and Run	6000 N 10TH ST
02/26/2020 02:39	2020-00013866	Assist Other Agency	6000 N 10TH ST
03/08/2020 21:15	2020-00017019	Alarm Burglary	6000 N 10TH ST
04/08/2020 10:36	2020-00023951	CRIMINAL MISCHIEF	6000 N 10TH ST
06/10/2020 23:23	2020-00039290	Hit and Run	6000 N 10TH ST
06/19/2020 22:56	2020-00041656	Police Services	6000 N 10TH ST
07/20/2020 19:27	2020-00048821	WELFARE CONCERN	6000 N 10TH ST

Total Matches: 12



Hillbilly's



Hillbilly's

NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0101

Memo

TO: Planning and Zoning Commission

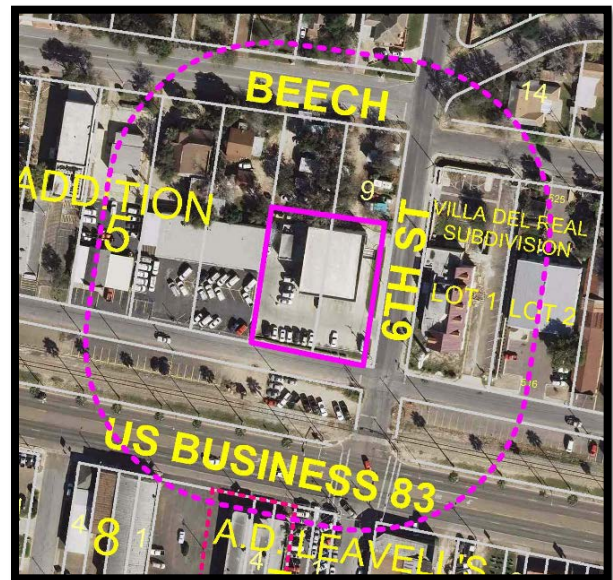
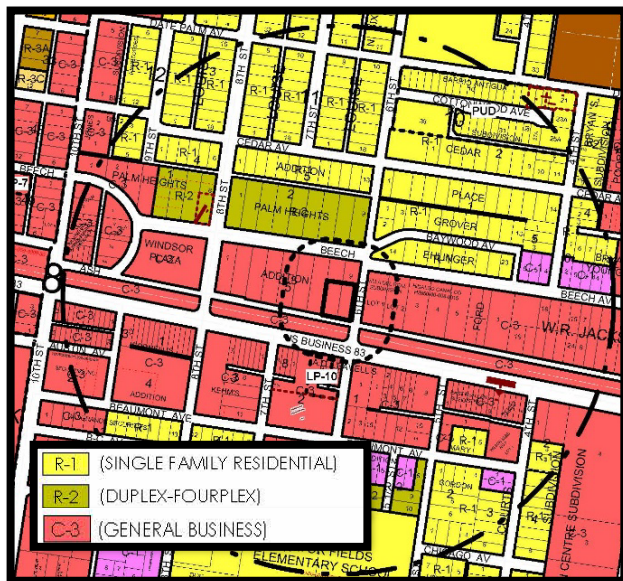
FROM: Planning Staff

DATE: October 15, 2020

SUBJECT: REQUEST OF VINCENT G. HUEBINGER ON BEHALF OF VERIZON WIRELESS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PERSONAL WIRELESS SERVICE FACILITY AT THE SOUTH 163.2 FT. OF LOTS 8 AND 9, BLOCK 5, PALM HEIGHTS ADDITION SUBDIVISION; HIDALGO COUNTY, TEXAS; 665 BEECH AVENUE. (CUP2020-0091)

BRIEF DESCRIPTION:

The subject property is located on the southwest corner of Beech Avenue and N. 6th Street and has a zoning classification of C-3 (general business) District. Surrounding zoning is C-3 to the north, west, and east, R-1 (single family residential) District and R-2 (duplex-fourplex residential) District to the north. Land uses in the area include Ric Brown Family Funeral Home to the east, retail/office to the east, single family and duplex residential to the north, and railroad track to the south. A personal wireless service facility is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

There is an existing business, Superior Alarms, that has a personal communication tower on site that has been there for several years. There is no Conditional Use Permit on file with the City for the existing tower.

PROPOSAL:

The applicant, on behalf of Verizon Wireless, is proposing to add a new 38 ft. by 16 ft. Personal Wireless Service Facility on the west side of the existing building on site and co-locate their antennas on the existing tower structure on site. Verizon Wireless wishes to take advantage of the existing tower to install their antennas and equipment rather than build a new tower nearby. The

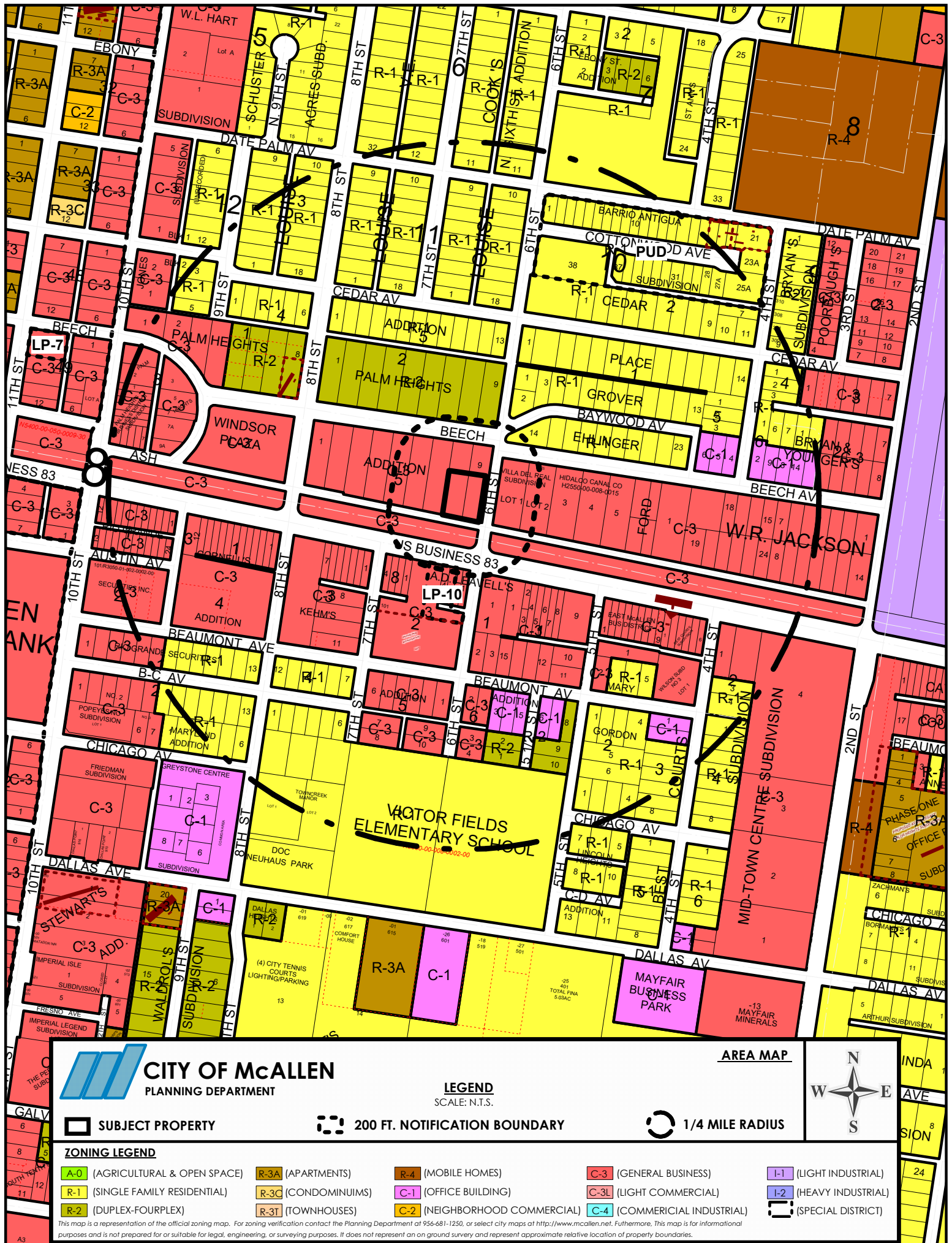
proposal will need to meet all minimum setbacks and building permit requirements. Federal Aviation Administration (FAA) approval must be obtained prior to beginning construction. In addition, the request must comply with requirements set forth in Section 138-118(11) of the zoning ordinance as follows:

- a. Maximum height of pole or tower structure of 80 feet within commercial zones or within 200 feet of an existing residential structure;
 - o The existing tower is 110 ft. and applicant is proposing to decrease it by 10 ft., the proposed height of the tower will be 100 ft. with a 5 ft. lightning rod on top; overall height of tower structure will be 105 ft. Verizon's antennas are proposed at 80 ft. and will not protrude over 20 ft. from the tower.
- b. Maximum height of pole or tower structure of 120 feet within industrial zones for measuring distance purposes, the leasehold interest area boundary or compound area boundary, whichever is greater shall be utilized;
 - o The applicant is not located within an industrial zone;
- c. Only one pole or tower structure-allowed per lot or tract within a commercial or industrial zone;
 - o There is an existing tower structure on property;
- d. The applicant shall attempt to locate the proposed facility on an existing structure, or base station, as per subsections k—m of this section. If collocation of the proposed wireless facility is not possible (as per subsections k—m of this section) then the applicant for a personal wireless service facility must submit at least two alternatives designs for antenna and supporting structure, pole or tower design (including the equipment shelter, as per subsection h, below) that is treated with an architectural material (e.g., "stealth" design) so as to conform to the predominant architectural environment in the area of the facility. Such "stealth" personal wireless service facility shall blend into its proposed surroundings such as a tree, flag pole or other feature, to be approved. When a tree-type stealth design is used, one live and growing tree of the same variety or species one-half the height of the proposed tower shall be planted at the time of installation;
 - o The applicant is co-locating on existing tower;
- e. Minimum spacing between poles and tower structures within commercial or industrial zones of 1,000 feet measured in a direct line of another tower;
 - o The applicant is co-locating on existing tower on site;
- f. Minimum setback of one-half the street right-of-way from front property line, ten feet from side yard and ten feet from rear, unless greater requirements as noted on subdivision plat;
 - o There is already an existing tower on site;
- g. A masonry wall shall be required as a buffer if pole or tower structure is located within the front or side yard, or adjacent to a residential use or zone;
 - o A 6 ft. chain link fence is being proposed around the 38 ft. by 16 ft. facility area;
- h. The transmission equipment structure installed at the base of the proposed tower shall be not greater than 180 square feet and constructed to conform to the predominant architectural environment;

- i. A landscaped buffer area to soften the visual impact shall commence along the perimeter of the lease area or the property line. At least one row of shrubs shall be installed as well as trees as appropriate shall be included. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least six feet in height within two years of planting;
- j. The pole or tower structure will be constructed or installed with the capabilities of locating thereon additional personal wireless service facilities when tower or pole is greater than 80 feet in height. The applicant agrees to cooperate with other personal wireless service facility providers in collocating additional facilities on permitted support structures;
 - o The applicant is co-locating on existing tower;
- k. A permittee shall exercise good faith in collocating with other providers and sharing the permitted structure, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodation other users, the city may require a third party technical study at the expense of either or both the applicant and permittee;
 - o The applicant is co-locating on existing tower;
- l. All conditional use applicants shall demonstrate good-faith, reasonable efforts in developing a collocation alternative for their proposed personal wireless service facility site, which efforts shall be documented to the city and shall include, but not be limited to, providing technical details sufficient to determine co-locations efforts. If the applicant asserts that co-location is not possible, the applicant must provide, in addition to the foregoing, an affidavit in a form provided by the city stating that all efforts to collocate the personal wireless facility at an existing facility have been exhausted and that there is no possibility of co-location on the existing towers;
 - o The applicant is co-locating on existing tower;
- m. Failure to comply with the collocation requirements of this section may result in the denial of a permit request or revocation of an existing permit;
- n. If any applicant provides false or misleading information on their application, or in the application process to obtain a permit for a personal wireless facility, then their application may be denied or revoked at the expense of the applicant or the permittee;
- o. If property is leased, term of conditional use permit shall be co-terminus with that term of lease of property;
- p. Construction of tower and equipment facilities shall meet applicable building codes and wind loads;
- q. Notwithstanding the above conditions, to the extent an applicant is fully qualified as an eligible facilities request under Section 6409, in the event of a conflict between the above conditions in this subsection and those criteria and conditions in section 138-1.A., above, and the 2014 Infrastructure Order, then section 138-1.A., and the 2014 Infrastructure Order control, subject to the city reservation of rights, as set forth in the preface to section 138-1.A.

RECOMMENDATION:

Staff recommends approval of the request subject to Section 138-118(11) of the zoning ordinance, compliance with co-location conditions, FAA approval, and building permit requirements.

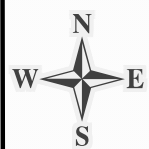


CITY OF McALLEN

PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-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)	S (SPECIAL DISTRICT)

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**LESSEE'S RIGHT-OF-WAY FOR INGRESS/EGRESS
0.0952 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0952 acre Lessee's Right-of-Way for Ingress/Egress situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lots 8 and 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County (Yoder Tract); said 0.0952 acre Lessee's Right-of-Way for Ingress/Egress being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas;

THENCE, South 08°44'36" West, along said east right-of-way line of North 6th Street, 243.32 feet to a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1;

THENCE, North 55°09'53" West, over and across said North 6th Street, 55.67 feet to point-for-corner marking the POINT OF BEGINNING and the southeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, being in the east line of aforementioned Yoder Tract being common with the west right-of-way line of said North 6th Street;

THENCE, over and across said Yoder Tract the following five (5) courses and distances:

1. North 83°37'41" West, 149.22 feet to a point-for corner marking the southwest corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress;
2. North 08°37'36" East, 78.52 feet to a point-for-corner marking the northwest corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, from which a found "X" in concrete at the base of a block building bears North 08°37'36" East, 8.36 feet;
3. South 81°22'24" East, 20.00 feet to a point-for-corner marking the northeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, from which a found MAG nail in concrete at the base of a block building bears North 08°37'36" East, 8.33;
4. South 08°37'36" West, 57.72 feet to a point-for-corner marking a northerly interior corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress;
5. South 83°37'41" East, 129.25 feet to a point-for-corner marking the most easterly northeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress and being in aforementioned common line of the Yoder Tract and North 6th Street;

THENCE, South 08°44'36" West, along said common line, 20.02 feet to the POINT OF BEGINNING, CONTAINING 0.0952 acre (4,147 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

**LESSEE'S RIGHT-OF-WAY FOR UTILITIES
0.0263 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0263 acre Lessee's Right-of-Way for Utilities situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lots 8 and 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County (Yoder Tract); said 0.0263 acre Lessee's Right-of-Way for Utilities being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas, from which a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1 bears South 08°44'36" West, 243.32 feet;

THENCE, South 37°56'34" West, over and across said North 6th Street, 102.49 feet to point-for-corner marking the POINT OF BEGINNING and the northeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being the northeast corner of aforementioned Yoder Tract being common with the southeast corner of a tract of land conveyed by General Warranty Deed to Dwight & Frieda Yoder Trust 1 recorded in Document No. 2715349 of the Official Records of Hidalgo County, Texas (Trust Tract) and being in the west right-of-way line of said North 6th Street;

THENCE, South 08°44'36" West, along said west right-of-way line of North 6th Street, 3.53 feet to a point-for-corner marking the most easterly southeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being in line with the north wall of a block building;

THENCE, over and across aforementioned Yoder Tract the following four (4) courses and distances:

1. North 81°22'03" West, passing at 28.79 feet the northeast corner of aforementioned block building, leaving said north wall at 114.64 feet, continuing in all a total distance of 138.44 feet to a point-for corner marking an interior corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities;
2. South 08°37'36" West, 14.87 feet to a found "X" in concrete marking the most southerly southeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, from which a found MAG nail bears South 81°22'24" East, 9.08 feet;
3. North 81°22'24" West, 9.36 feet to a point-for-corner marking the southwest corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, from which a found MAG nail bears North 81°22'24" West, 1.57 feet;
4. North 08°24'21" East, with an existing wood fence, 24.95 feet to a point-for-corner marking the northwest corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being in the north line of aforementioned Yoder Tract being common with the south line of aforementioned Trust Tract;

THENCE, South 78°49'59" East, along said common line, 148.04 feet to the POINT OF BEGINNING, CONTAINING 0.0263 acre (1,146 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

**LESSEE'S LAND SPACE
0.0141 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0141 acre Lessee's Land Space situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lot 8, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County; said 0.0141 acre Lessee's Land Space being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas;

THENCE, South 08°44'36" West, along said east right-of-way line of North 6th Street, 243.32 feet to a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1;

THENCE, North 55°09'53" West, over and across said North 6th Street, 55.67 feet to point-for-corner in the east line of Lot 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County, Texas conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County, Texas, being common with the west right-of-way line of said North 6th Street;

THENCE, over and across aforementioned Lot 8 and said Lot 9 the following six (6) courses and distances:

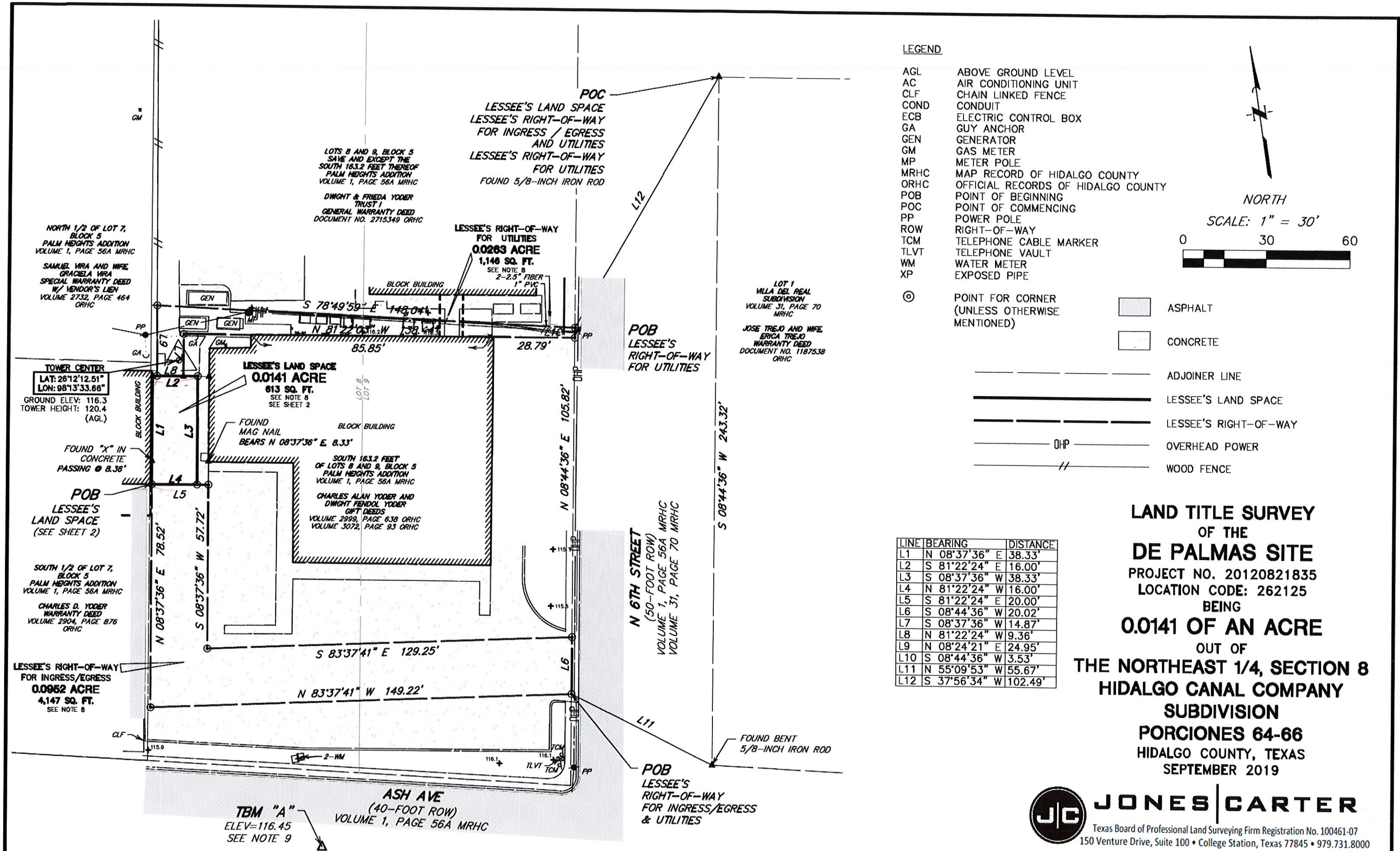
1. North 83°37'41" West, 149.22 feet to a point-for corner;
2. North 08°37'36" East, 78.52 feet to a point-for-corner marking the POINT OF BEGINNING and the southwest corner of the herein described 0.0141 acre Lessee's Land Space;
3. North 08°37'36" East, passing a 8.36 feet a found "X" in concrete, continuing in all a total distance of 38.33 feet to a found MAG nail in concrete at the base of a block building marking the northwest corner of the herein described 0.0141 acre Lessee's Land Space;
4. South 81°22'24" East, passing at 10.92 feet a found "X" in concrete, continuing in all a total distance of 16.00 feet to a point-for-corner marking the northeast corner of the herein described 0.0141 acre Lessee's Land Space, from which a found MAG nail at the base of a block building bears South 81°22'24" East, 4.00 feet;
5. South 08°37'36" West, 38.33 feet to a point-for-corner marking the southeast corner of the herein described 0.0141 acre Lessee's Land Space;
6. North 81°22'24" West, 16.00 feet to the POINT OF BEGINNING, CONTAINING 0.0141 acre (613 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

**LAND TITLE SURVEY
OF THE
DE PALMAS SITE
PROJECT NO. 20120821835
LOCATION CODE: 262125
BEING
0.0145 OF AN ACRE
OUT OF
THE NORTHEAST 1/4, SECTION 8
HIDALGO CANAL COMPANY
SUBDIVISION
PORCIONES 64-66
HIDALGO COUNTY, TEXAS
SEPTEMBER 2019**



JONES | CARTER

Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000



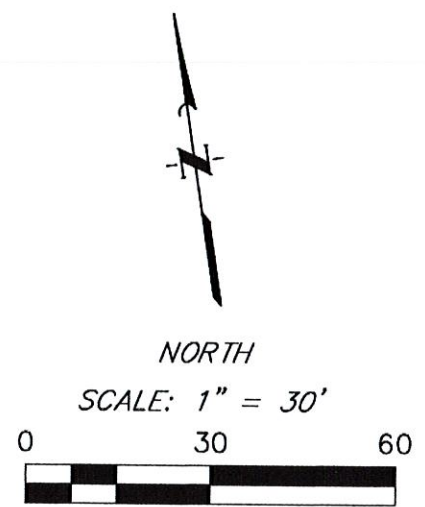
LEGEND

- AGL ABOVE GROUND LEVEL
- AC AIR CONDITIONING UNIT
- CLF CHAIN LINKED FENCE
- COND CONDUIT
- ECB ELECTRIC CONTROL BOX
- GA GUY ANCHOR
- GEN GENERATOR
- GM GAS METER
- MP METER POLE
- MRHC MAP RECORD OF HIDALGO COUNTY
- ORHC OFFICIAL RECORDS OF HIDALGO COUNTY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- ROW RIGHT-OF-WAY
- TCM TELEPHONE CABLE MARKER
- TLVT TELEPHONE VAULT
- WM WATER METER
- XP EXPOSED PIPE

⊙ POINT FOR CORNER
(UNLESS OTHERWISE
MENTIONED)

- ASPHALT
- CONCRETE

- ADJOINER LINE
- LESSEE'S LAND SPACE
- LESSEE'S RIGHT-OF-WAY
- OHP OVERHEAD POWER
- WOOD FENCE

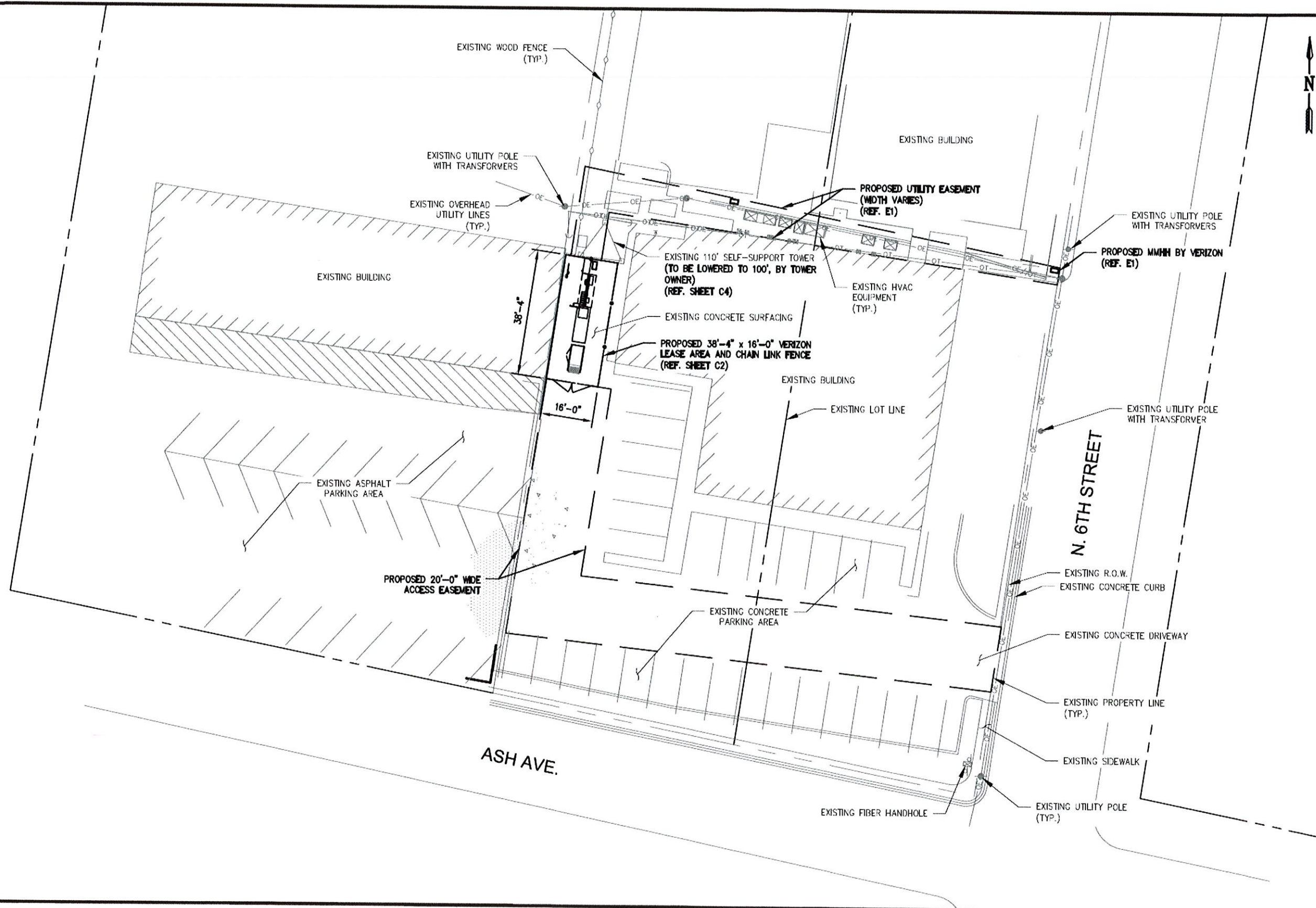


LINE	BEARING	DISTANCE
L1	N 08°37'36" E	38.33'
L2	S 81°22'24" E	16.00'
L3	S 08°37'36" W	38.33'
L4	N 81°22'24" W	16.00'
L5	S 81°22'24" E	20.00'
L6	S 08°44'36" W	20.02'
L7	S 08°37'36" W	14.87'
L8	N 81°22'24" W	9.36'
L9	N 08°24'21" E	24.95'
L10	S 08°44'36" W	3.53'
L11	N 55°09'53" W	55.67'
L12	S 37°56'34" W	102.49'

LAND TITLE SURVEY
OF THE
DE PALMAS SITE
PROJECT NO. 20120821835
LOCATION CODE: 262125
BEING
0.0141 OF AN ACRE
OUT OF
THE NORTHEAST 1/4, SECTION 8
HIDALGO CANAL COMPANY
SUBDIVISION
PORCIONES 64-66
HIDALGO COUNTY, TEXAS
SEPTEMBER 2019

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150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000



08/07/2020
KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021



KGI WIRELESS, INC.
805 LAS COMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78748
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

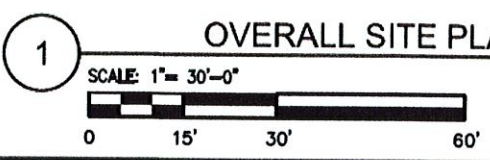
REVISION			
NO	DESCRIPTION	BY	DATE
1	E911	CM	08/05/20

SHEET TITLE:
OVERALL SITE PLAN

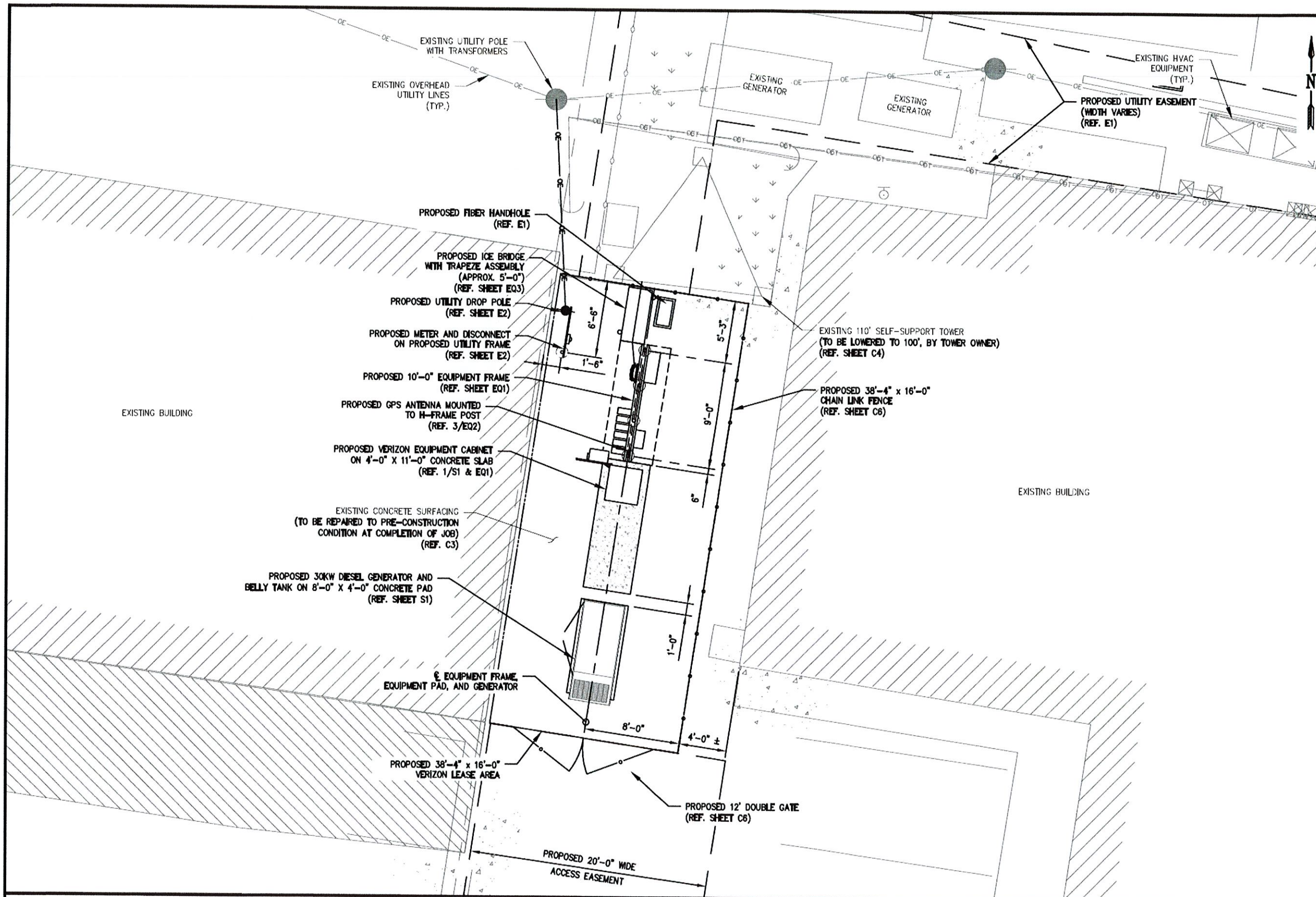
SHEET NUMBER:
C1



Know what's below.
Call before you dig.



REPAIR NOTE:
CONTRACTOR SHALL REPAIR ALL PAVING DAMAGED DURING CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION OR BETTER AT COMPLETION OF PROJECT.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021

verizon

KGI

KGI WIRELESS, INC.
805 LAS CINAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:

DE PALMAS

LOCATION CODE:

262125

SITE ADDRESS:

665 BEECH AVENUE
MCALLEN, TX 78501

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR:	DATE
CONSTRUCTION REV 0	08/07/2020
CONSTRUCTION REV 1	08/07/2020

REVISION

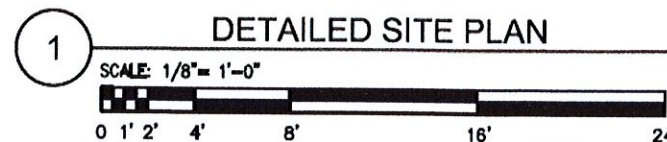
NO	DESCRIPTION	BY	DATE
1	E911	CM	08/05/20

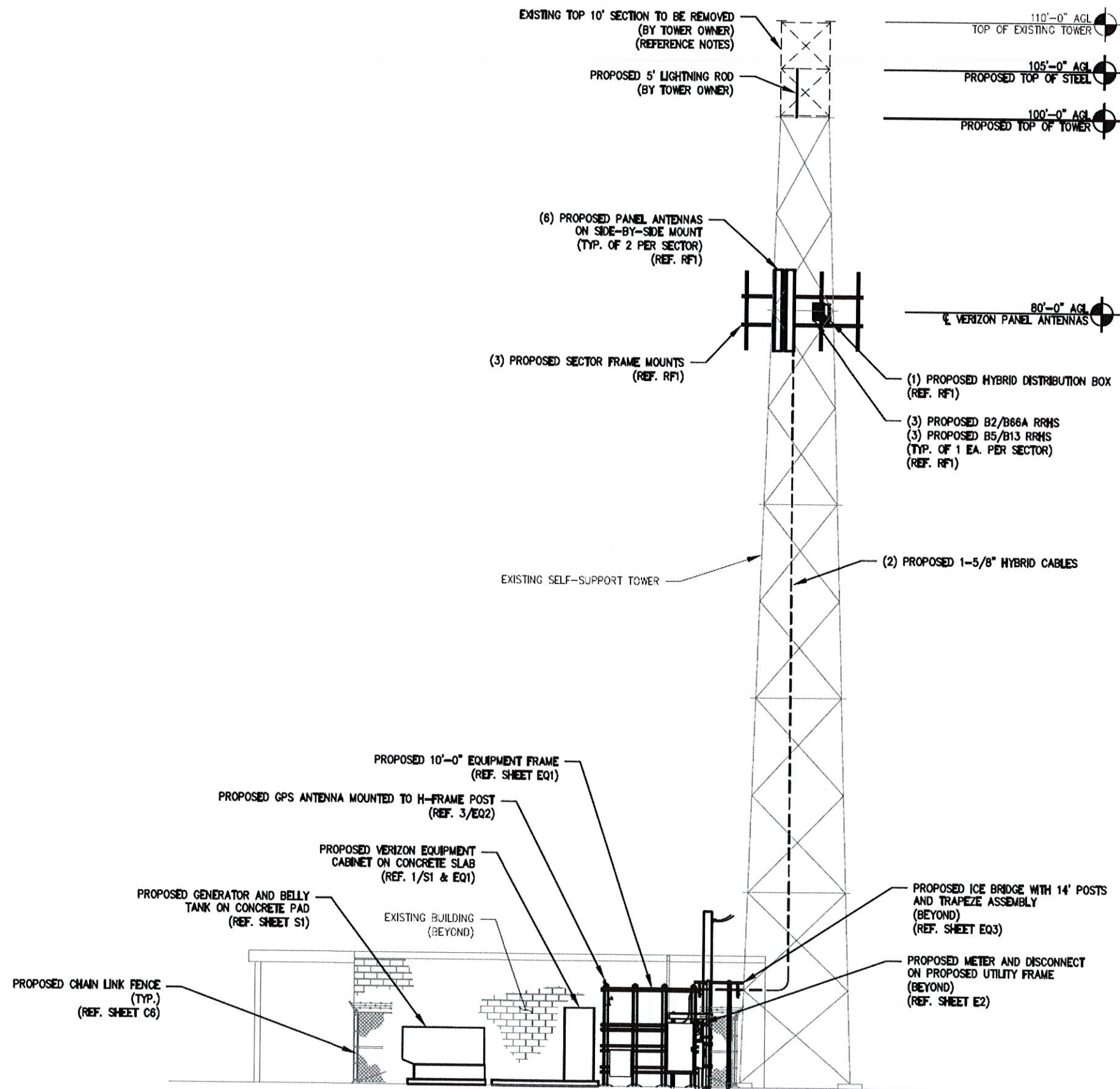
SHEET TITLE:

DETAILED SITE PLAN

SHEET NUMBER:

C2





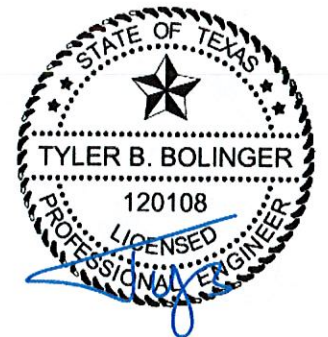
3 PROPOSED ELEVATION
SCALE: N.T.S.

NOTES:

1. ALL TOWER MODIFICATIONS SPECIFIED IN STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO INSTALLATION OF NEW EQUIPMENT.
2. ALL EXISTING ANTENNAS, MOUNTS, AND FEED LINES MUST BE REMOVED PRIOR TO INSTALLATION OF NEW EQUIPMENT.

GENERAL NOTES:

1. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.
2. ON TOWERS OVER 200' TALL, ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS.
3. THIS SITE ELEVATION IS A GENERALIZATION OF SITE AND TOWER COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021

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AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:

DE PALMAS

LOCATION CODE:

262125

SITE ADDRESS:

665 BEECH AVENUE
MCALLEN, TX 78501

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ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

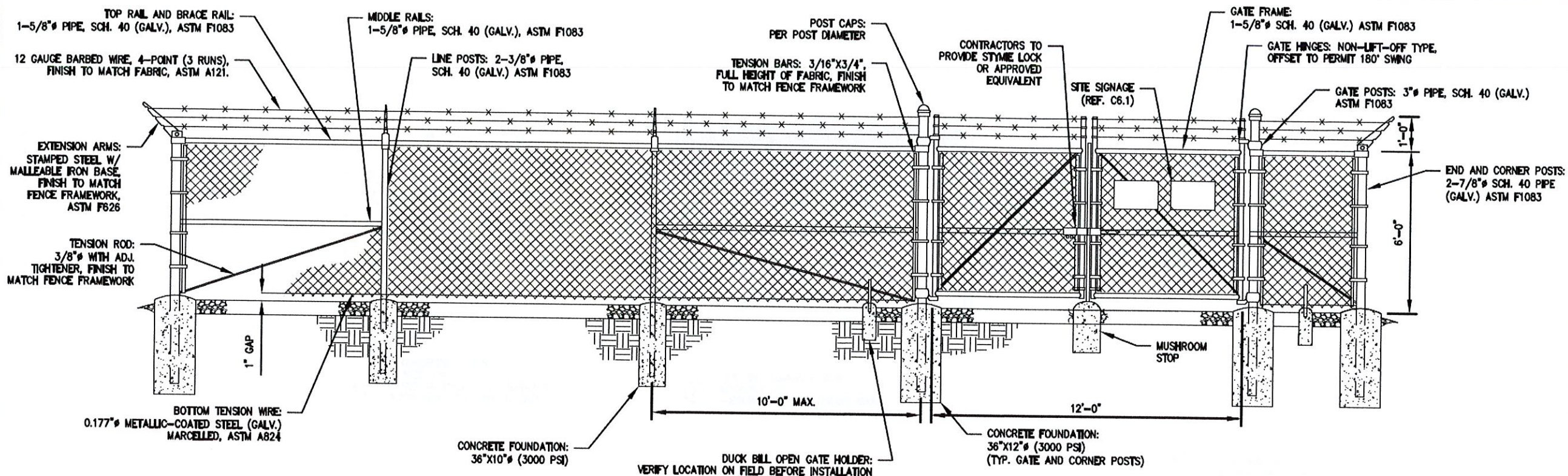
REVISION

NO	DESCRIPTION	BY	DATE
1	E911	CM	08/05/20

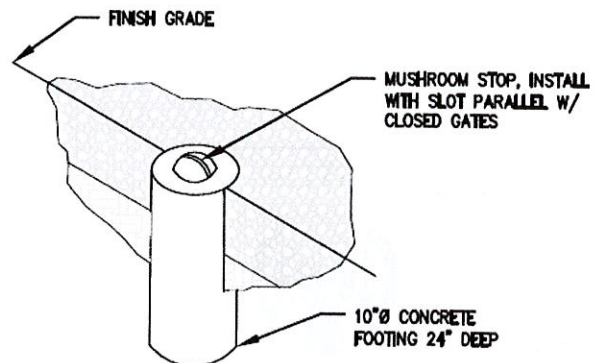
SHEET TITLE:
TOWER ELEVATION & ANTENNA PLAN

SHEET NUMBER:

C4

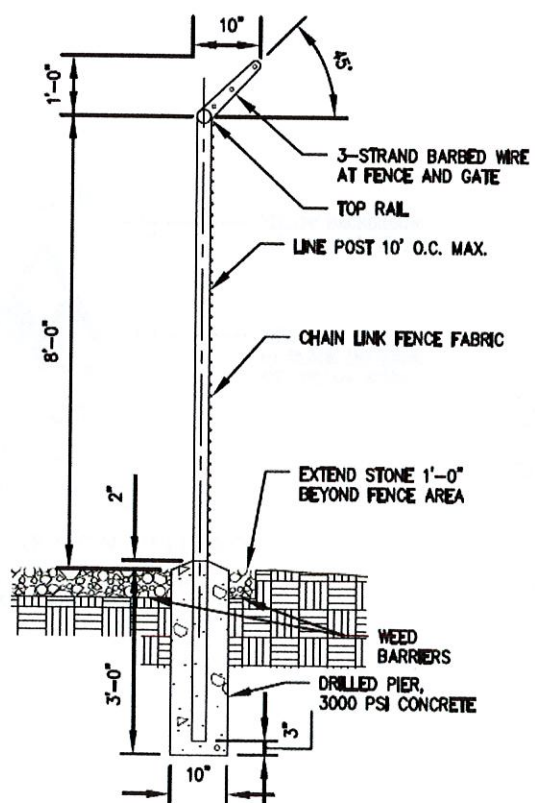


1 TYP. FENCE ELEVATION
SCALE: N.T.S.

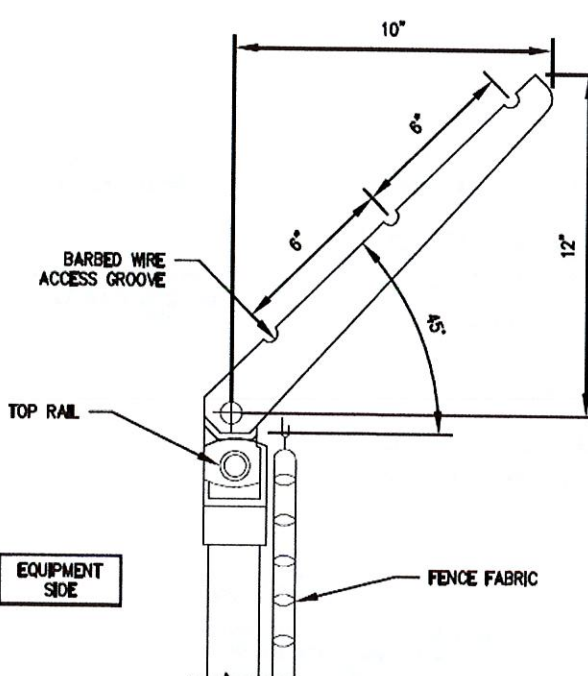


2 MUSHROOM STOP
SCALE: N.T.S.

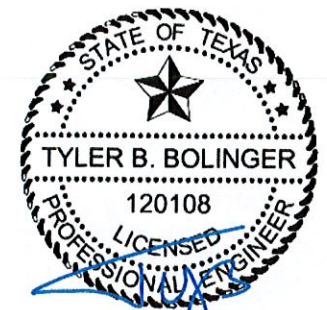
- FENCE NOTES:**
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



3 TYP. FENCE SECTION
SCALE: N.T.S.



4 TYP. BARBED WIRE DETAIL
SCALE: N.T.S.



08/07/2020
KGI WIRELESS, INC. TEXAS FIRM NO. F-15892
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021



KGI WIRELESS, INC.
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

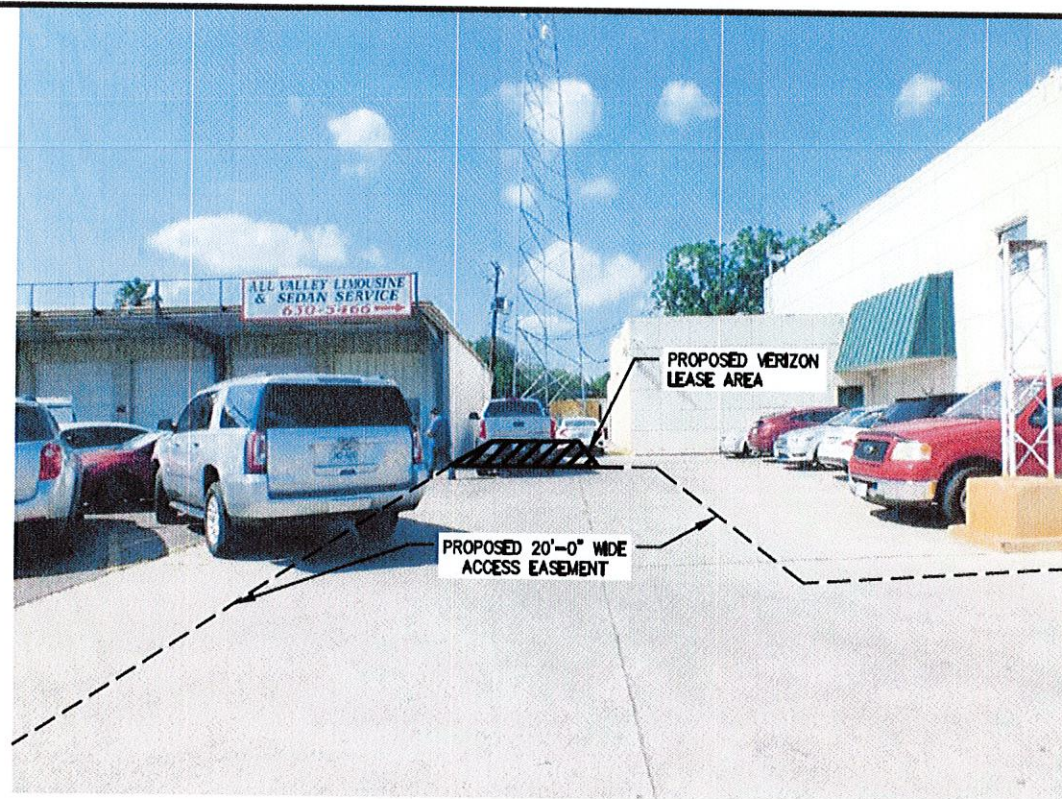
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

REVISION			
NO	DESCRIPTION	BY	DATE
1	E911	CM	08/05/20

SHEET TITLE:
FENCING DETAILS

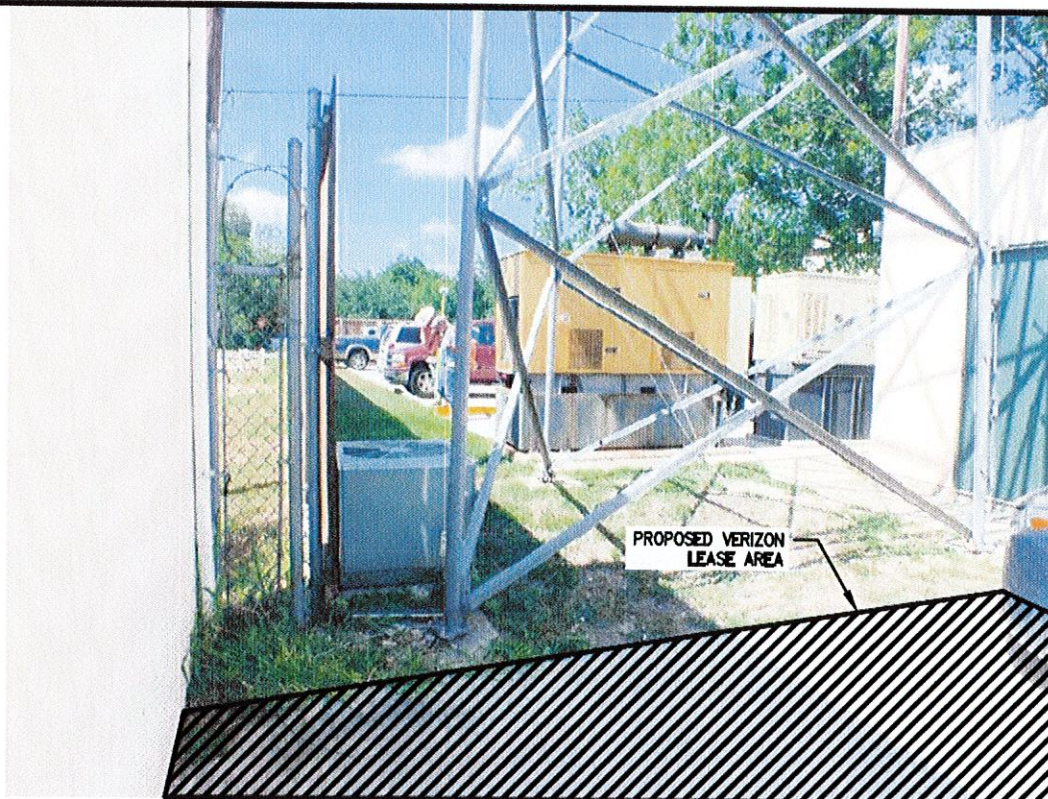
SHEET NUMBER:
C6



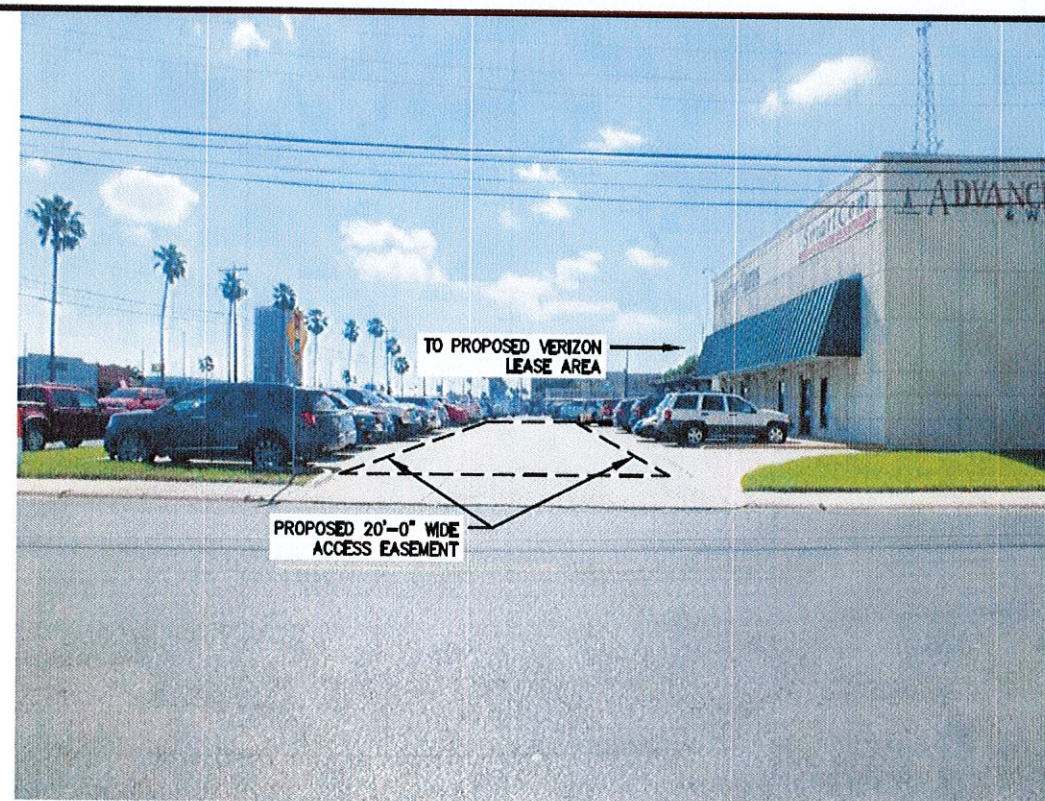
1 PROPOSED LEASE AREA
(LOOKING NORTH)
SCALE: N.T.S.



2 PROPOSED LEASE AREA
(LOOKING SOUTH)
SCALE: N.T.S.



3 EXISTING TOWER BASE
(LOOKING EAST)
SCALE: N.T.S.



4 SITE ACCESS
(LOOKING WEST)
SCALE: N.T.S.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 08/30/2020

verizon

KGI

KGI WIRELESS, INC.
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

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ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

REVISION			
NO	DESCRIPTION	BY	DATE
1	E911	CM	08/05/20

SHEET TITLE:
PHOTO SHEET

SHEET NUMBER:

PS1

7/17/2020

City of McAllen
Planning Department
311 N. 15th Street
McAllen, TX 78501

RE: Landowner Authorization for Proposed Conditional Use Permit for Verizon Wireless to Collocate on Existing Self-Support Tower at 600 Ash Avenue; Legal Description: Palm Heights Addn S163.2' Lots 8 & 9 Blk 5

To whom it may concern,

As record owner of the above property, we hereby authorize Vincent Gerard & Associates, Inc., and/or Lewis Martin, Martin Consulting, LLC, to file all appropriate zoning, site plans, and permits on the specified tract listed above.



Signature

Charles Alan Yoder





5804 Tri County Parkway
Schertz, TX 78154

To Whom It may concern:

I, Tim Caletka (Principal Const. Engineer-Verizon Wireless) hereby authorize Vincent Gerard & Associates to file and pull all appropriate documents, permits and applications with respect to Verizon permits on our projects. Vincent Gerard & Associates is an authorized agent for Verizon Wireless.

Thank You,

A handwritten signature in blue ink, appearing to read "Tim Caletka", with a long horizontal flourish extending to the right.

Tim Caletka –Sr. Construction Engineer



Verizon Wireless Communication Facility

Engineering Necessity Case - De_Palmas

Prepared by Shelia Bendele

August 2020



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Project Need Overview

The primary objective for this project is to improve service quality on the east side of downtown McAllen and in the residential and commercial area along Business-83. This new site will provide increased coverage and capacity which will allow for greater throughput and reliability in the area.

Our engineering data shows that this area is trending toward data capacity limits. The existing sites, McAllen_DT and Pharr_NE need to have some of the area it covers moved onto another site to allow it to keep performing well. This new site, DePalmas, does an good job of moving traffic onto a more localized site, better able to serve this area.

Additional details and explanations follow in this presentation.

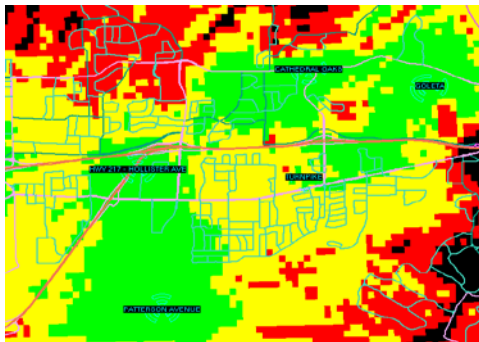
Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Radio Emission Safety

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>

American Cancer Society

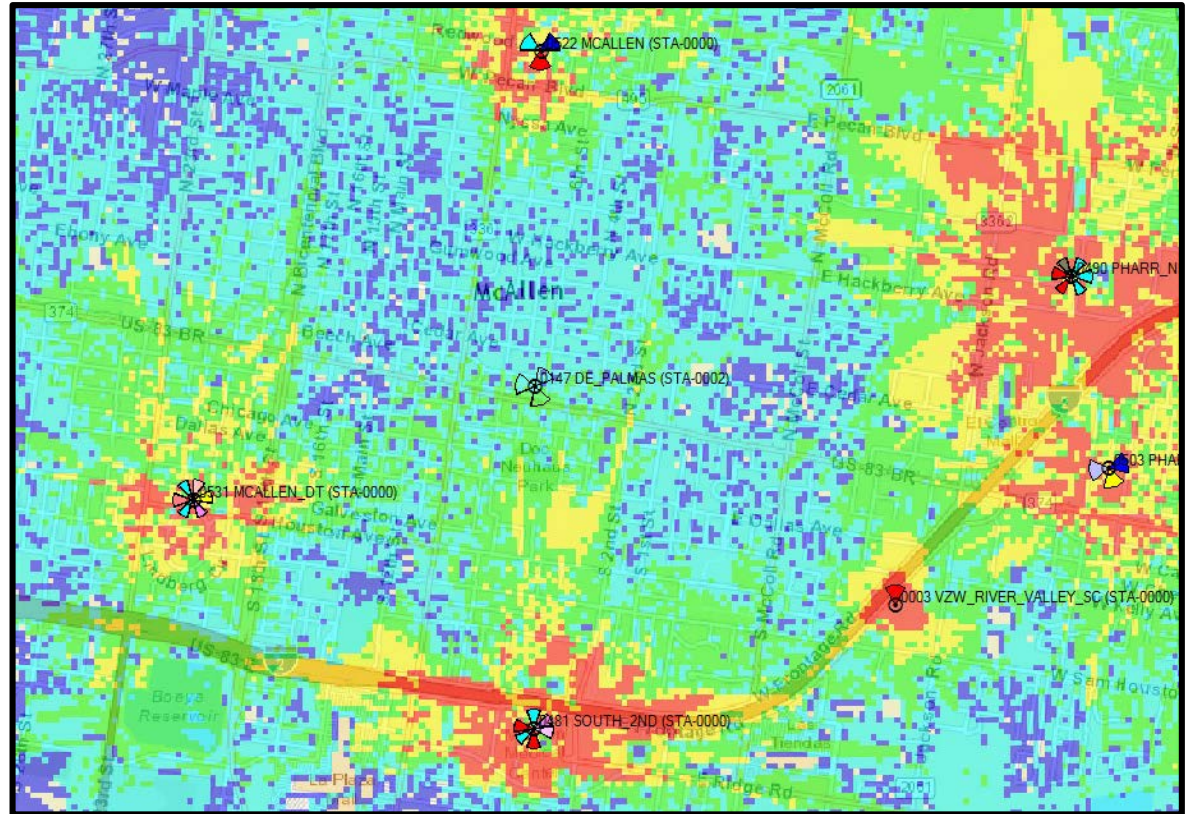
<https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

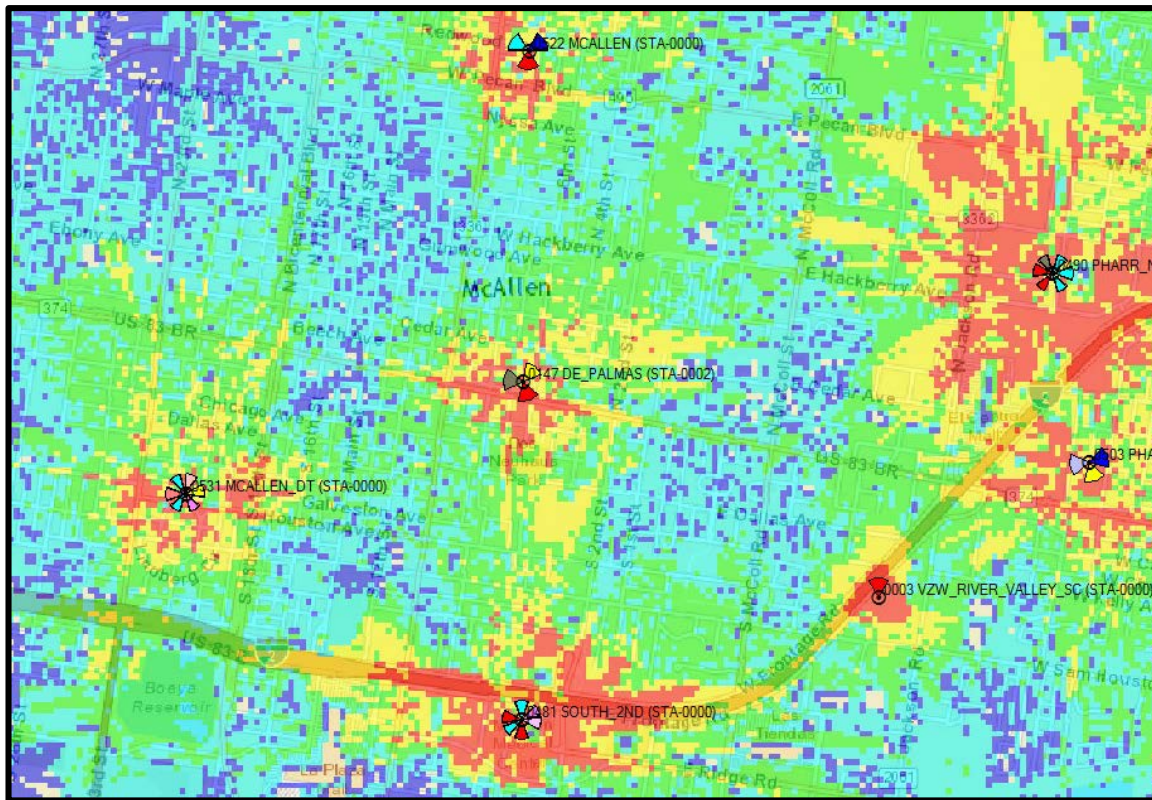
Current Coverage

Current coverage near the proposed DePalmas site

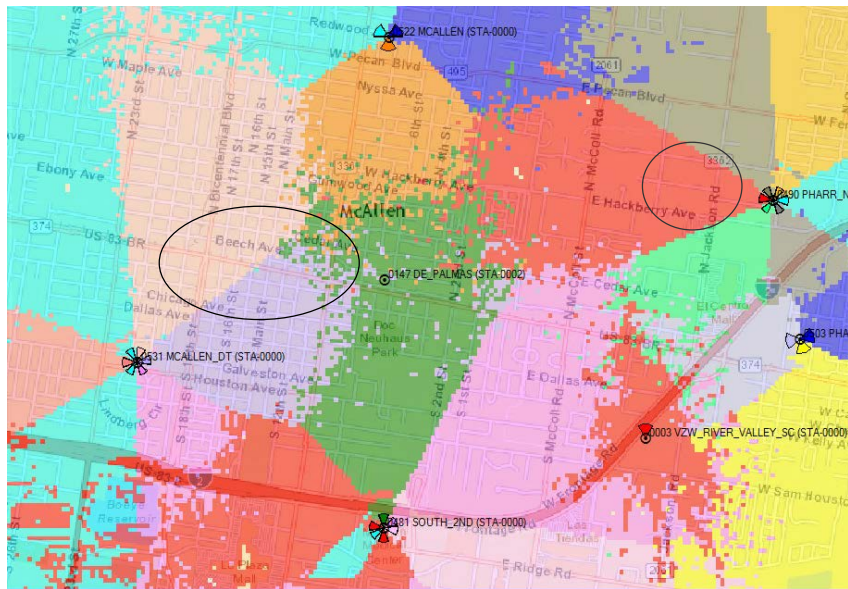


Proposed Coverage

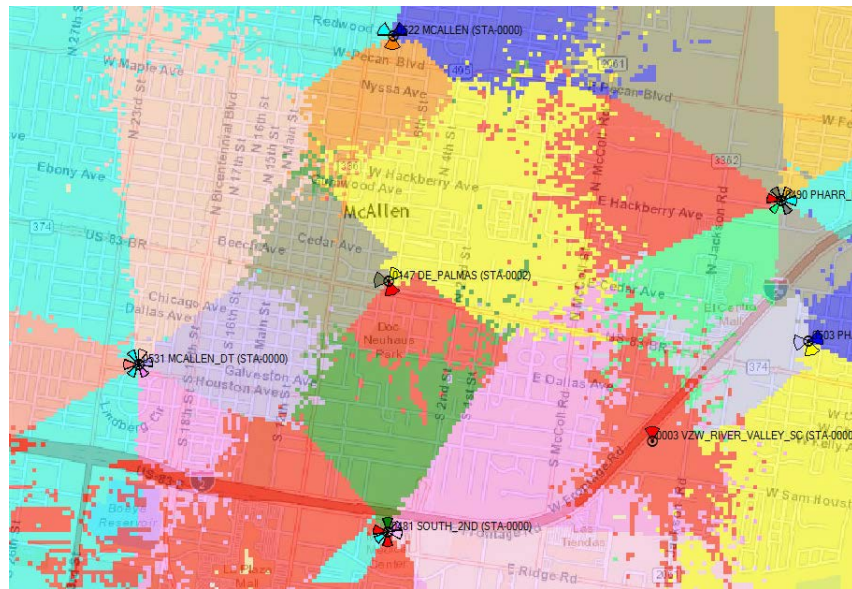
Although this site is proposed primarily to offload capacity from the McAllen_DT and Pharr_NE sites, an added benefit is improved coverage in the area around the proposed DePalmas site, improving data throughput.



Serving Sector Maps



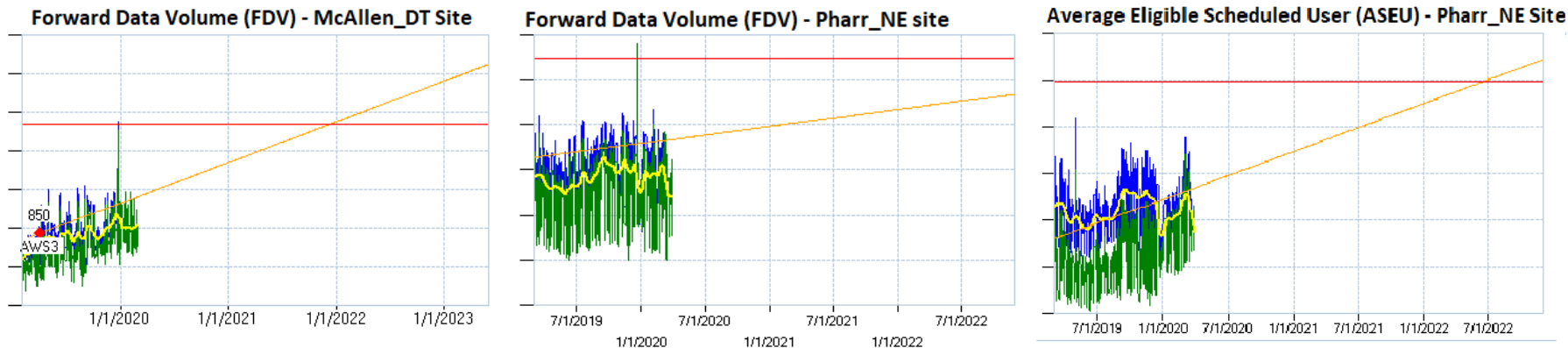
Best Server without DePalmas Site



Best Server with DePalmas Site

The proposed site footprint on the right will improve both capacity and coverage in the highlighted area. The plots above show the best servers or sectors that cover this area with each sector shown in a different color. The left map shows what sectors currently cover this area with the projected overloaded sectors circled. The right map shows the area this new site will cover. This project will improve service by providing necessary capacity to support the growth we are seeing in 4G data traffic. The area around the proposed site will see much better service. If the site is not built the area circled on the left map will see data speeds and new 4G voice service start to degrade as the site overloads.

Capacity Projection



Summary: The existing McAllen_DT and Pharr_NE sites will not be able to support the traffic in the area they cover in the future as shown above by the orange trend line meets the red exhaustion threshold. When this occurs 4G data speeds slow to unacceptable levels.

Details:

The graphs above show FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves and the Average Eligible Scheduled User (ASEU) which is the average number of users trying to access services at the same time. The blue line shows the daily data use on this sector of the wireless facility site. The orange line is a projection based on the last years usage to show when we expect to see our customers begin to see their data speeds begin to slow down. The red line is the limit where the sector becomes exhausted and service starts to degrade. The point in time where we see the orange line go above the red line is when we will start seeing service begin to degrade. Service will quickly degrade after that point as usage continues to grow.

To aid in resolving this, we ask to add a 3 sector communications facility as proposed to improve wireless service capacity and coverage in this area by offloading commercial traffic from this growing sector with the proposed site. We are requesting this site in advance to meet customer demand before service is degraded.



Verizon Wireless

**Verizon is part of
your community.
Because we live
and work there too.**

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.







Superior Alarms

SmartCom
Telephone & Internet

NOTICE
CELL TOWER
FOR
THIS PROPERTY
CUP2020-0091

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

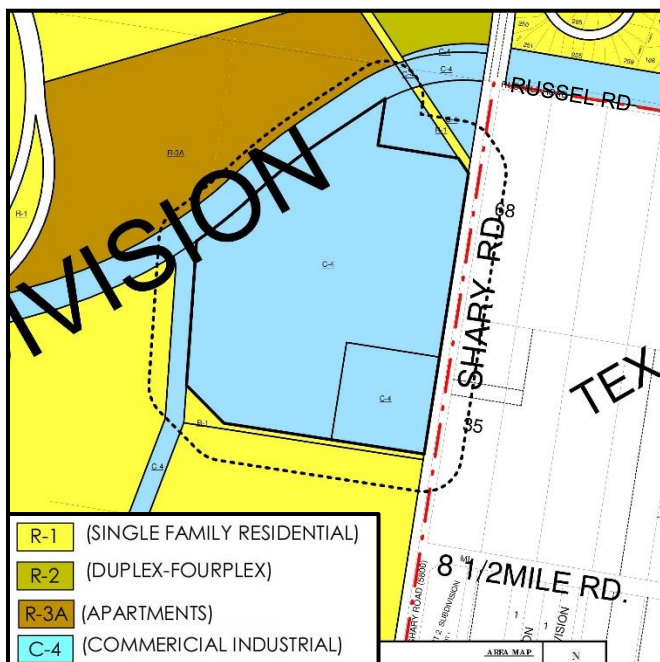
DATE: October 15, 2020

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 44.996 ACRES OUT OF SECTION 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 13501 NORTH SHARY ROAD. (REZ2019-0034)

LOCATION: The property is located on the west side of North Shary Road, approximately 2,340 ft. south of the intersection of North Shary Road and Tres Lagos Boulevard. The tract is an irregularly shaped lot with 1,510.35 ft. of frontage along North Shary Road, consisting of 44.996 acres.

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

ADJACENT ZONING: The adjacent zoning is C-4 (commercial-industrial) District to the north and west and R-1 (single-family residential) District to the northeast, south, and southwest. The properties to the east of the subject property are outside the city limits.



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

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family and City Parks, which are comparable to R-1 (single-family residential) and A-O (agricultural and open space) Districts respectively.

DEVELOPMENT TRENDS: Most of the tracts along North Shary Road are not developed. The tract was annexed into the city and initially zoned R-1 (single-family residential) District in 2014. A rezoning request to C-4 (commercial-industrial) District was approved in 2015.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family and City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The requested zoning is following the proposed zoning master plan submitted by the applicant in 2019.

The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 54 studio apartment units (800 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 1,304 three-bedroom units to 2,429 studio units.

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


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

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



CITY OF McALLEN
PLANNING DEPARTMENT

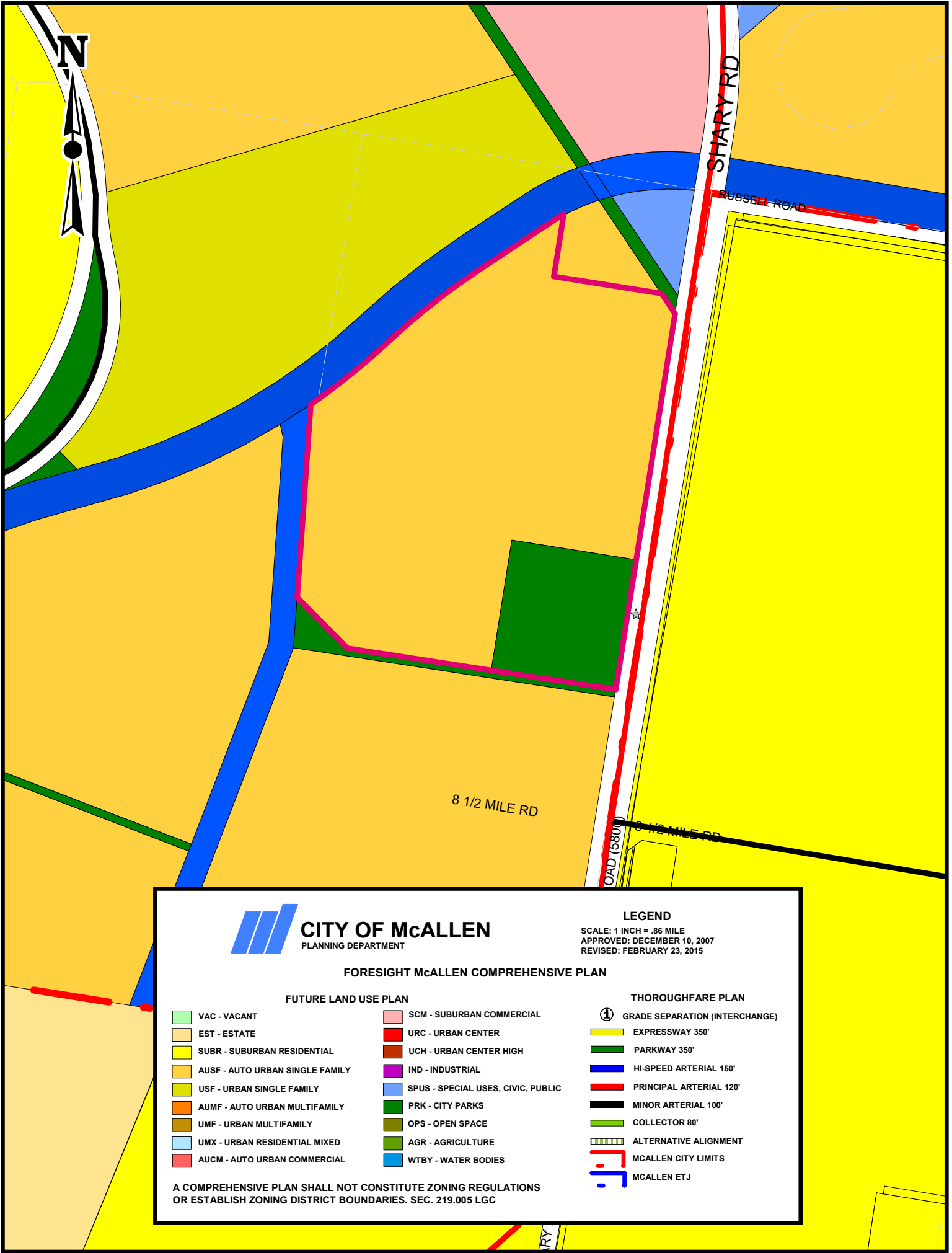
AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**



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





SCALE: 1"=300'

N04° 00' 00"E
768.44'

N44° 39' 41"W
283.88'

N56° 29' 55"E
400.77'

S09° 00' 00"W
252.16'

S81° 00' 00"E
433.14'

S08° 58' 09"W
425.28'

POB

N81° 00' 00"W
125.59'

S33° 45' 00"E
96.68'

50' GAS EASEMENT RELEASED BY
DOC. # 2734145 THRU 2734152, H.C.M.R.

37

26

38

N81° 16' 40"W
1078.24'

39

26A

SHARY ROAD

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	394.04'	2,700.00'	008° 21' 42"	N51° 04' 10"E	393.69'	197.37
C2	465.52'	2,800.00'	009° 31' 33"	N51° 39' 05"E	464.98'	233.30

LEGEND

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT

X PROPOSED ZONING PARCEL

X CURRENT ZONING PARCEL

EXHIBIT "B"

PLAT SHOWING
PARCEL # 26
BEING 44.996 ACRE TRACT



TBPLS No. 10096900

DATE: 04-09-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

PREPARED BY:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

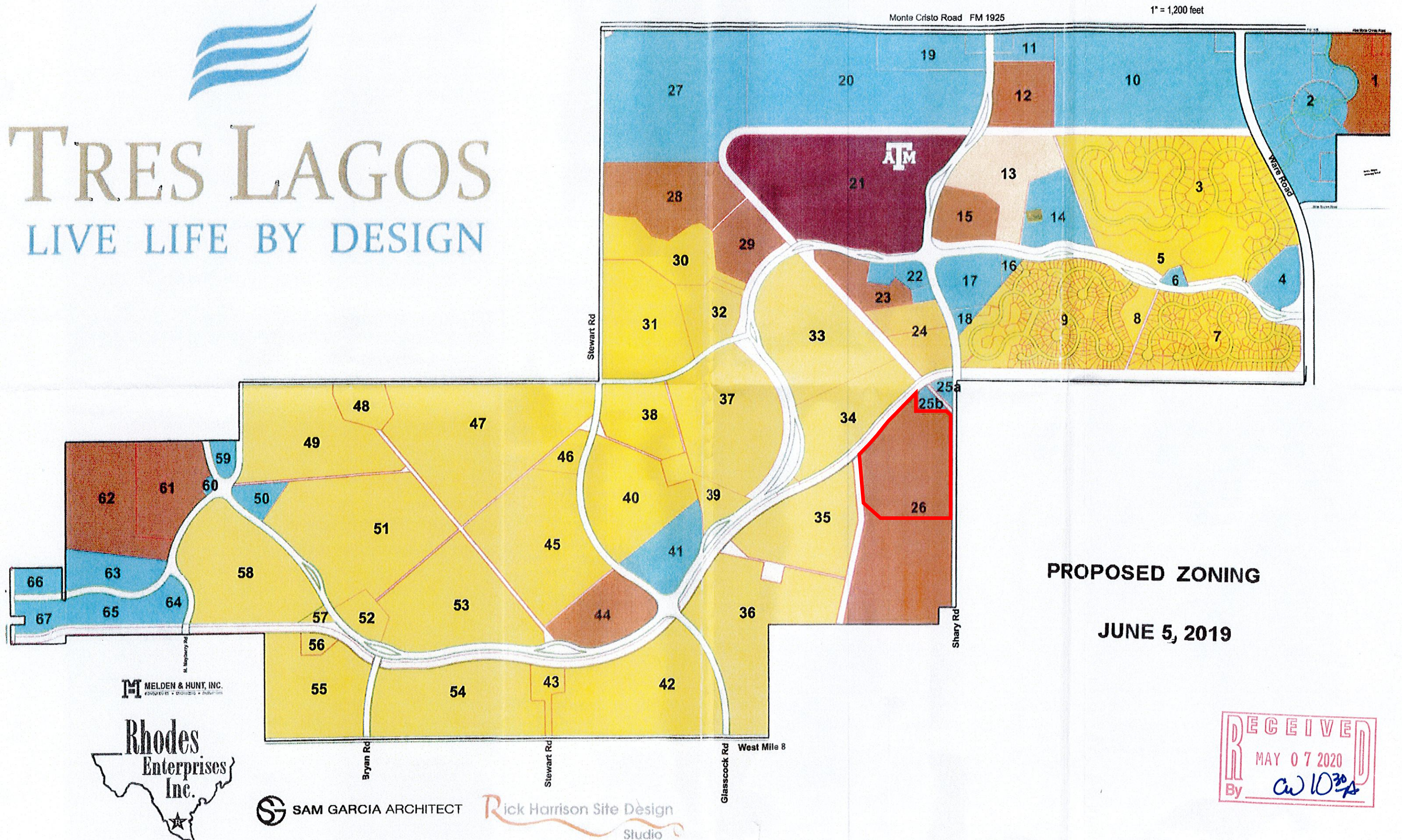
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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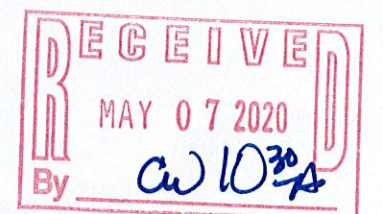
TRES LAGOS

LIVE LIFE BY DESIGN

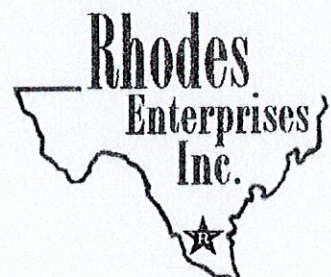


PROPOSED ZONING

JUNE 5, 2019



MELDEN & HUNT, INC.



SAM GARCIA ARCHITECT

Rick Harrison Site Design Studio

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0034

CITY OF MCALLER PLANNING DEPT
2044511440
WWW.MCALLER.NET

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

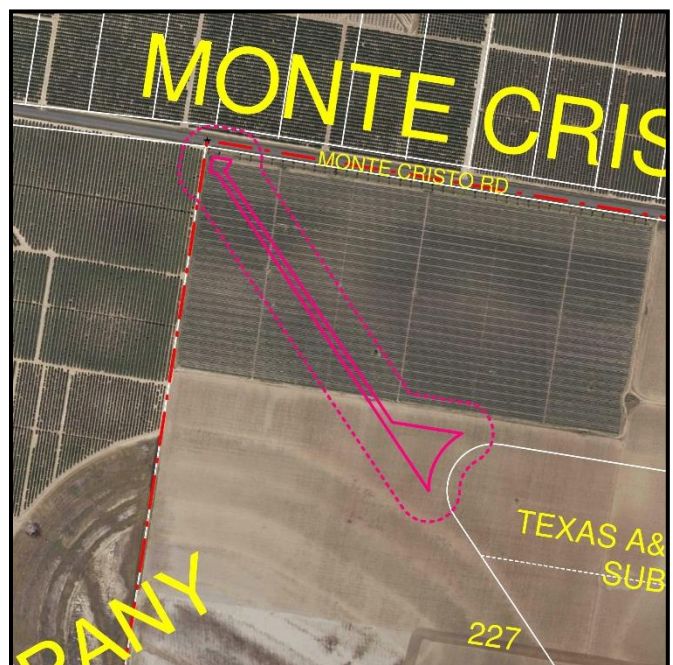
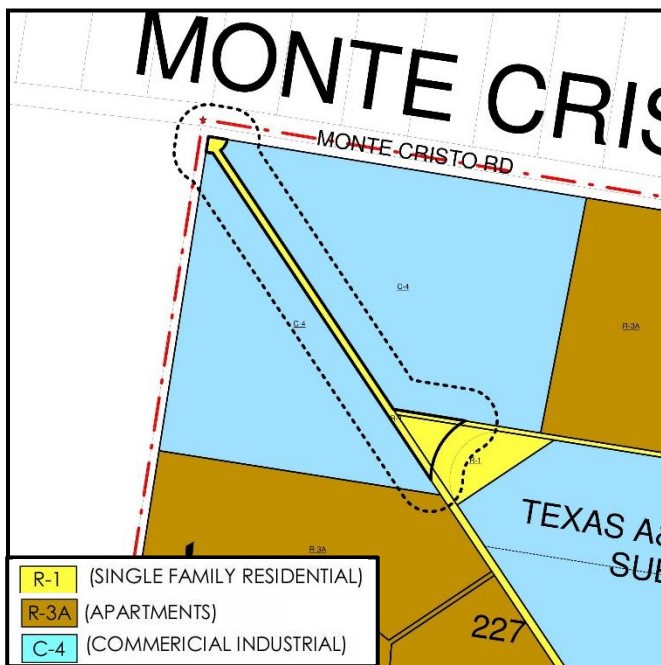
DATE: October 15, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 4.448 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 7001 MONTE CRISTO ROAD. (REZ2019-0035)

LOCATION: The property is located at the southeast corner of side of Monte Cristo Road, approximately 5,480 ft. west of the intersection of Monte Cristo Road and North Shary Road. The irregularly shaped tract has 120.30 ft. of frontage along Monte Cristo Road and a lot size of 4.448 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-4 (commercial-industrial) District for commercial use. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is C-4 (commercial-industrial) District to the northeast, west, and south, and R-1 (single-family residential) District to the southeast. The properties on the north side of Monte Cristo Road are outside the City limits.



LAND USE: The property is currently vacant. Surrounding land uses are Texas A&M University and vacant land.

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

DEVELOPMENT TRENDS: Most of the tracts along Monte Cristo Road are not developed. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014.

ANALYSIS: The requested zoning does not conform to City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of commercial types for Tres Lagos development. The requested zoning is following the proposed zoning master plan submitted by the applicant in 2019.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District.

MONTE CRISTO

MONTE CRISTO RD

TEXAS A&M
SUBD

227

CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

SUBJECT PROPERTY

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

1/4 MILE RADIUS

ZONING LEGEND

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

MONTE CRISTO

MONTE CRISTO RD

TEXAS A&M
SUBD

227

COMPANY



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



MONTE CRI



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

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

LEGEND

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

THOROUGHFARE PLAN

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

MONTE CRISTO ROAD

STEWART ROAD

24

27

27B

25

50' GAS EASEMENT REALEASED BY
DOC. # 2734145 THRU 2734152, H.C.M.R.

S33° 45' 00"E
1949.52'

N33° 45' 00"W
2459.29'

S80° 53' 33"E
455.64'

27A

27

POB

TEXAS A&M TRES LAGOS
SUBDIVISION
INSTRUMENT NUMBER
2779831, H.C.M.R.

N80° 53' 33"W
3520.79'

POC
S.W. CORNER SECTION 232
S.E. CORNER SECTION 227
N.E. CORNER SECTION 230

3243.17'
N08° 58' 08"E

SCALE: 1" = 300'



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	42.59'	100.00'	024° 24' 15"	N81° 32' 52"W	42.27'	21.62
C2	82.11'	100.00'	047° 02' 37"	S32° 43' 42"W	79.82'	43.53
C3	447.79'	420.00'	061° 05' 13"	S30° 21' 03"W	426.88'	247.83

Lot Line Table

Line #	Length	Direction
L1	98.01'	N08° 56' 31"E
L2	120.30'	S80° 47' 36"E

LEGEND

POB - POINT OF BEGINNING

POC - POINT OF COMMENCEMENT

X PROPOSED ZONING PARCEL

X CURRENT ZONING PARCEL

EXHIBIT "B"

PLAT SHOWING
PARCEL # 27A
BEING 4.448 ACRE TRACT

120' DETENTION AREA R.O.W.

Doc. # 2780232, H.C.O.R.

SEP 15 2020

K.F.



TBPLS No. 10096900

PREPARED BY:

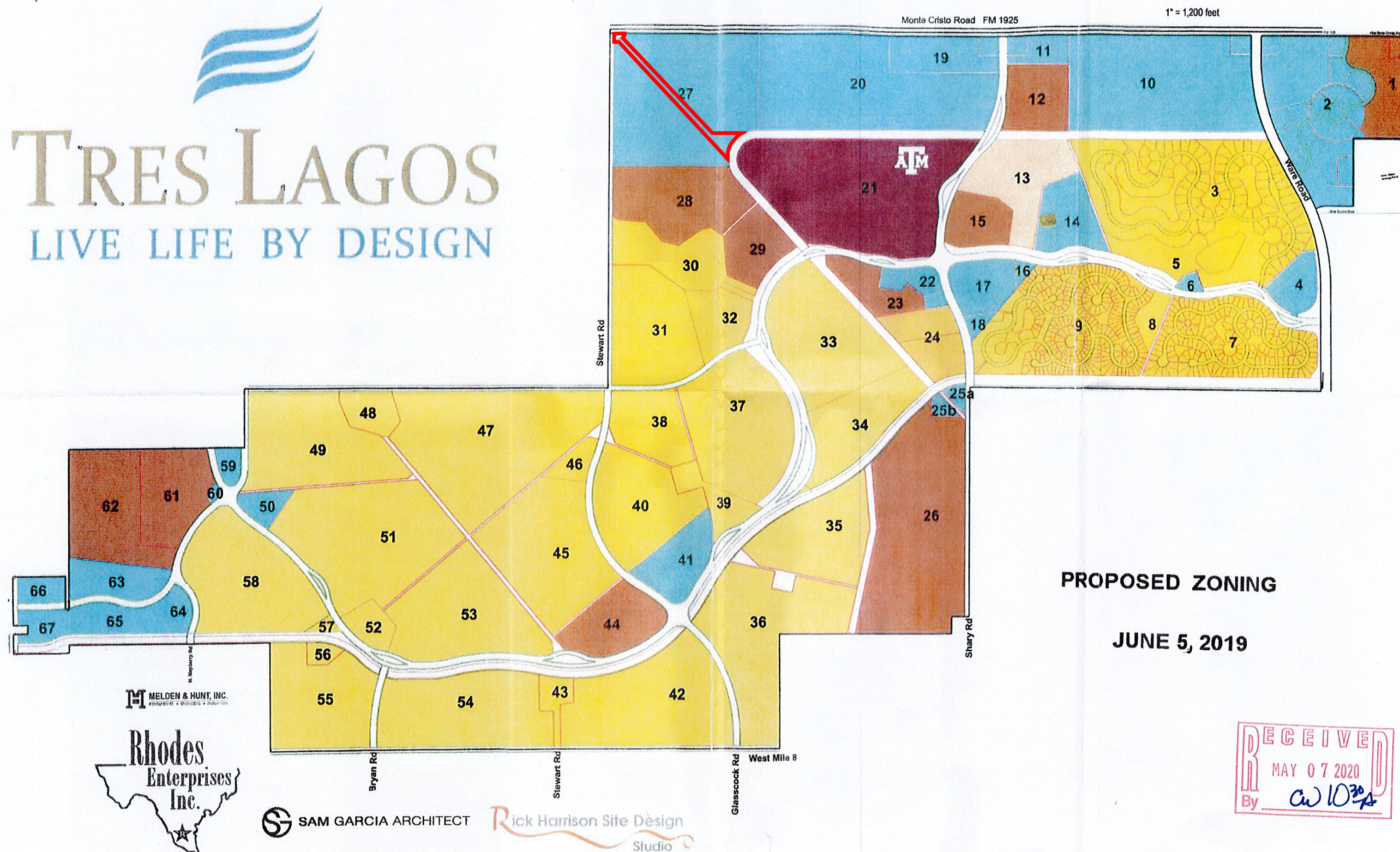
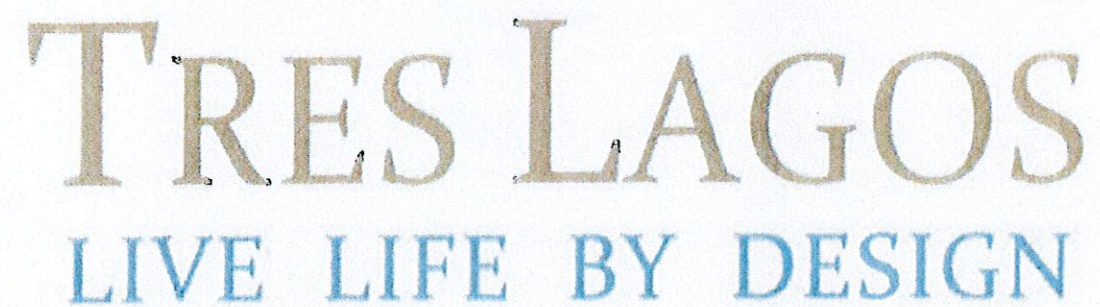
MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 08-27-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N.

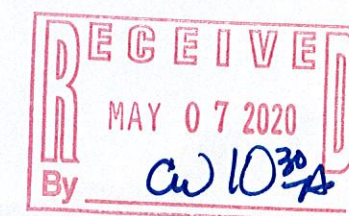
115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
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www.meldenandhunt.com

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PROPOSED ZONING

JUNE 5, 2019



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0035

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

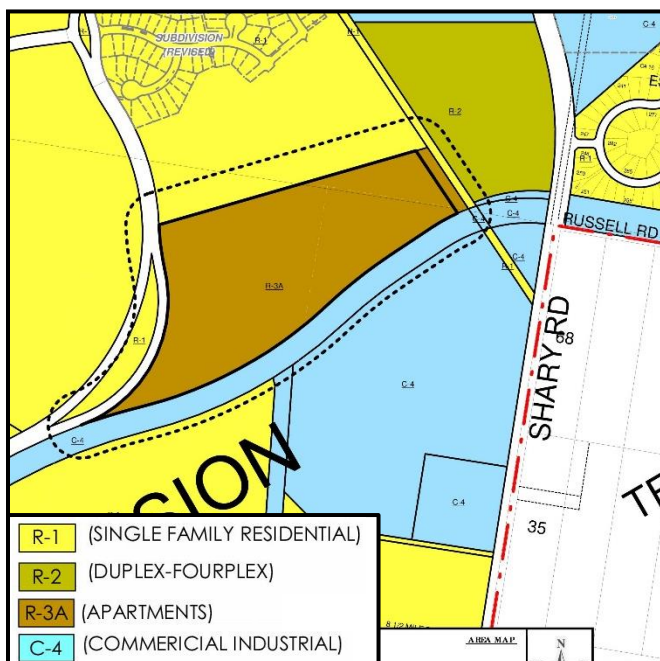
DATE: October 15, 2020

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 32.533 ACRES OUT OF SECTION 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 6801 TRES LAGOS BOULEVARD. (REZ2019-0038)

LOCATION: The property is approximately located 470 ft. west of North Shary Road, 1,830 ft. south of the intersection of North Shary Road and Tre Lagos Boulevard. The irregularly shaped tract has no frontage currently and comprises 32.533 acres.

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

ADJACENT ZONING: The adjacent zoning is R-3A (multifamily residential apartment) District to the east, R-1 (single-family residential) District to the north and west, and C-4 (commercial-industrial) District to the south.



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

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Single Family and City Parks, which are comparable to R-1 (single-family residential) and A-O (agricultural and open space) Districts respectively.

DEVELOPMENT TRENDS: The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single-family residential) District in 2014. The City Commission approved an application to rezone the property to R-3A on February 23, 2015.

ANALYSIS: The requested zoning conforms to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed development will be in proximity to compatible uses, IDEA Public School and Texas A&M University, since institutional uses are located within residential neighborhoods. The requested zoning is following the proposed zoning master plan submitted by the applicant in 2019.

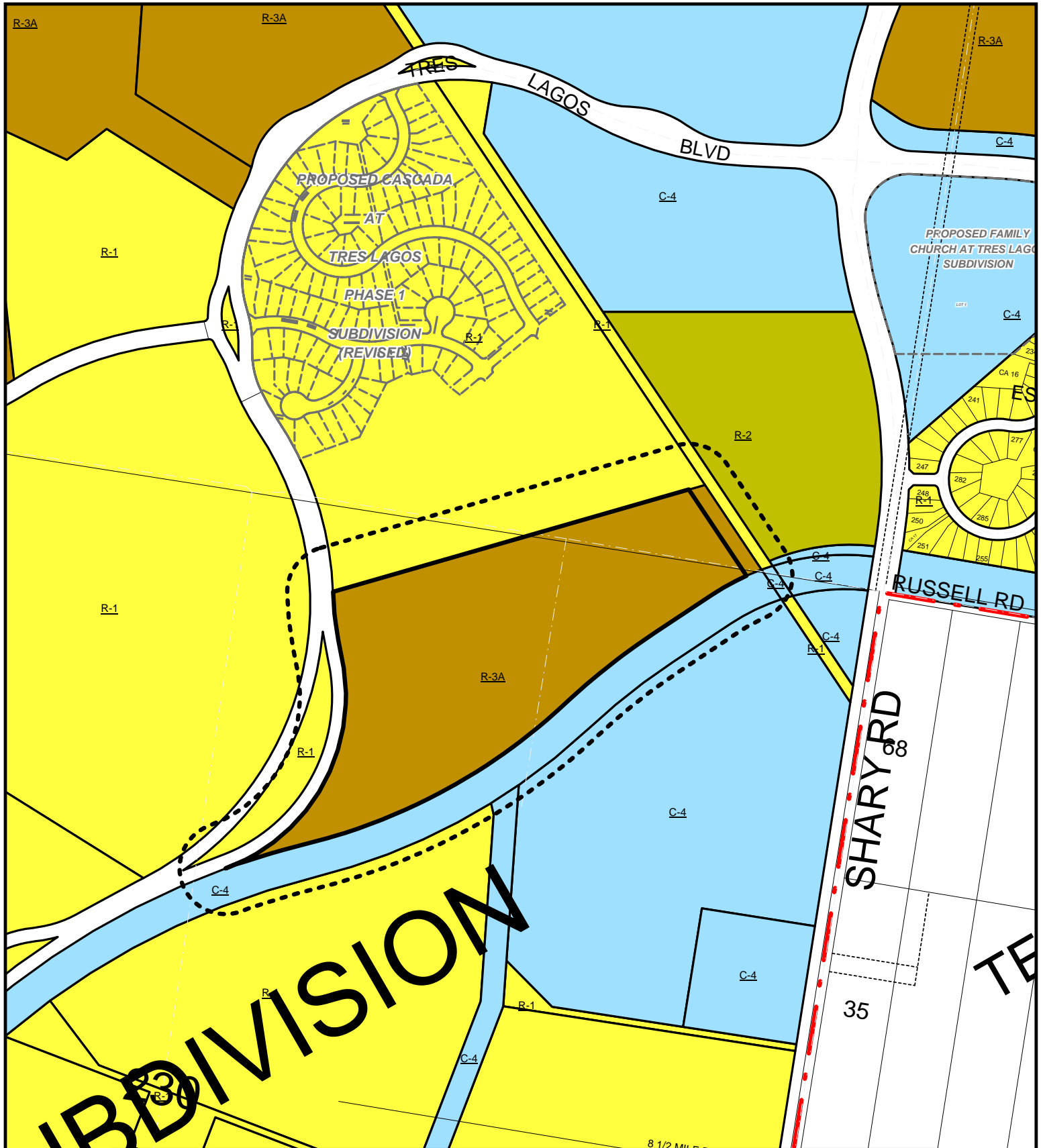
The submitted survey depicts a drain ditch right-of-way dedication on the east side of the subject property which is not included in this rezoning request.


The maximum density in R-1 (single-family residential) District is 8 dwelling units per acre. Therefore, the maximum number of units for the subject property is approximately 280 single-family houses.

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

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

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








CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: N.T.S.

AREA MAP



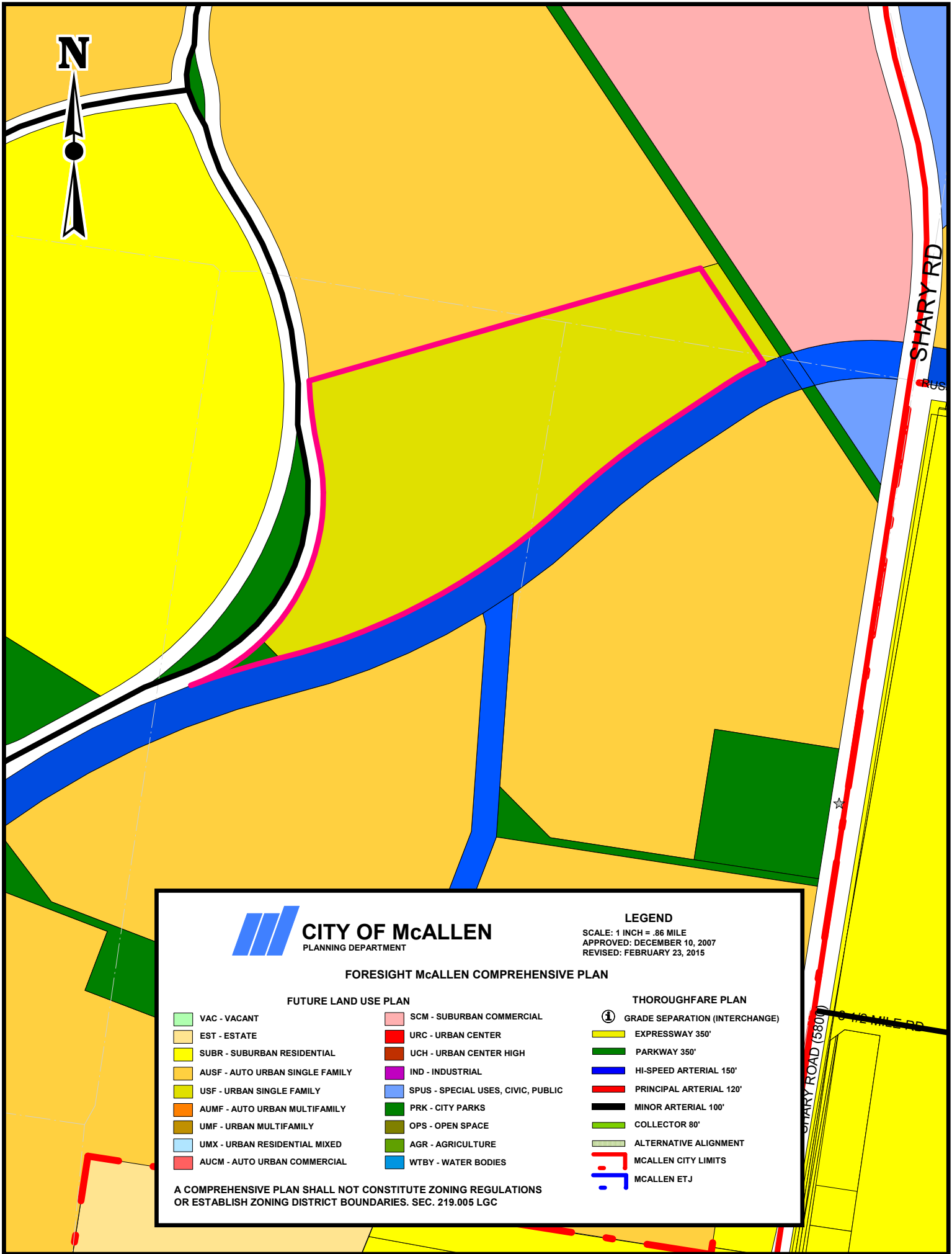
 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <div style="background-color: #90EE90; border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> A-0 (AGRICULTURAL & OPEN SPACE)</div> <div style="background-color: #FFD700; border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> R-1 (SINGLE FAMILY RESIDENTIAL)</div> <div style="background-color: #FFA500; border: 1px solid black; width: 20px; height: 10px; margin-bottom: 5px;"></div> R-2 (DUPLEX-FOURPLEX)
--



N

SHARY RD

SHARY ROAD (380)

SHARY ROAD (380)



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

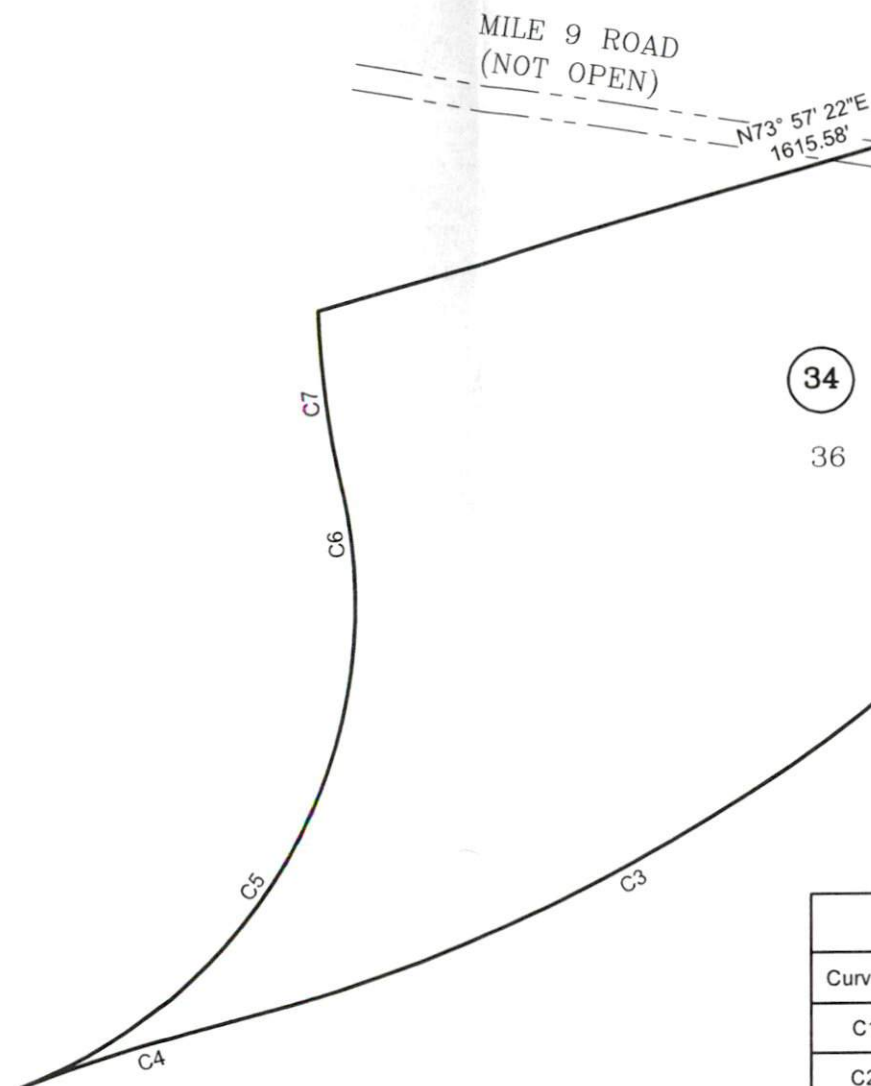
FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
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UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

THOROUGHFARE PLAN

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

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



LEGEND

POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT

(X) PROPOSED ZONING PARCEL

X CURRENT ZONING PARCEL

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	172.61'	1,050.00'	009° 25' 08"	S61° 07' 34"W	172.42'	86.50
C2	490.46'	2,950.00'	009° 31' 33"	S51° 39' 05"W	489.89'	245.80
C3	1300.90'	2,550.00'	029° 13' 48"	S61° 30' 13"W	1,286.84'	664.94
C4	369.82'	3,450.00'	006° 08' 30"	S73° 02' 51"W	369.64'	185.09
C5	990.66'	800.00'	070° 57' 03"	N34° 30' 04"E	928.57'	570.12
C6	165.21'	800.00'	011° 49' 55"	N6° 53' 25"W	164.91'	82.90
C7	281.89'	1,500.00'	010° 46' 02"	N7° 25' 21"W	281.47'	141.36



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

SCALE: 1"=300'

SHARY ROAD
DOC. # 2736439, H.C.O.R.

POC
S.W. CORNER SECTION 232
S.E. CORNER SECTION 227
N.E. CORNER SECTION 230

EXHIBIT "B"

PLAT SHOWING
PARCELS # 34
BEING 32.533 ACRE TRACT

PREPARED BY:



TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

DATE: 09-10-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

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

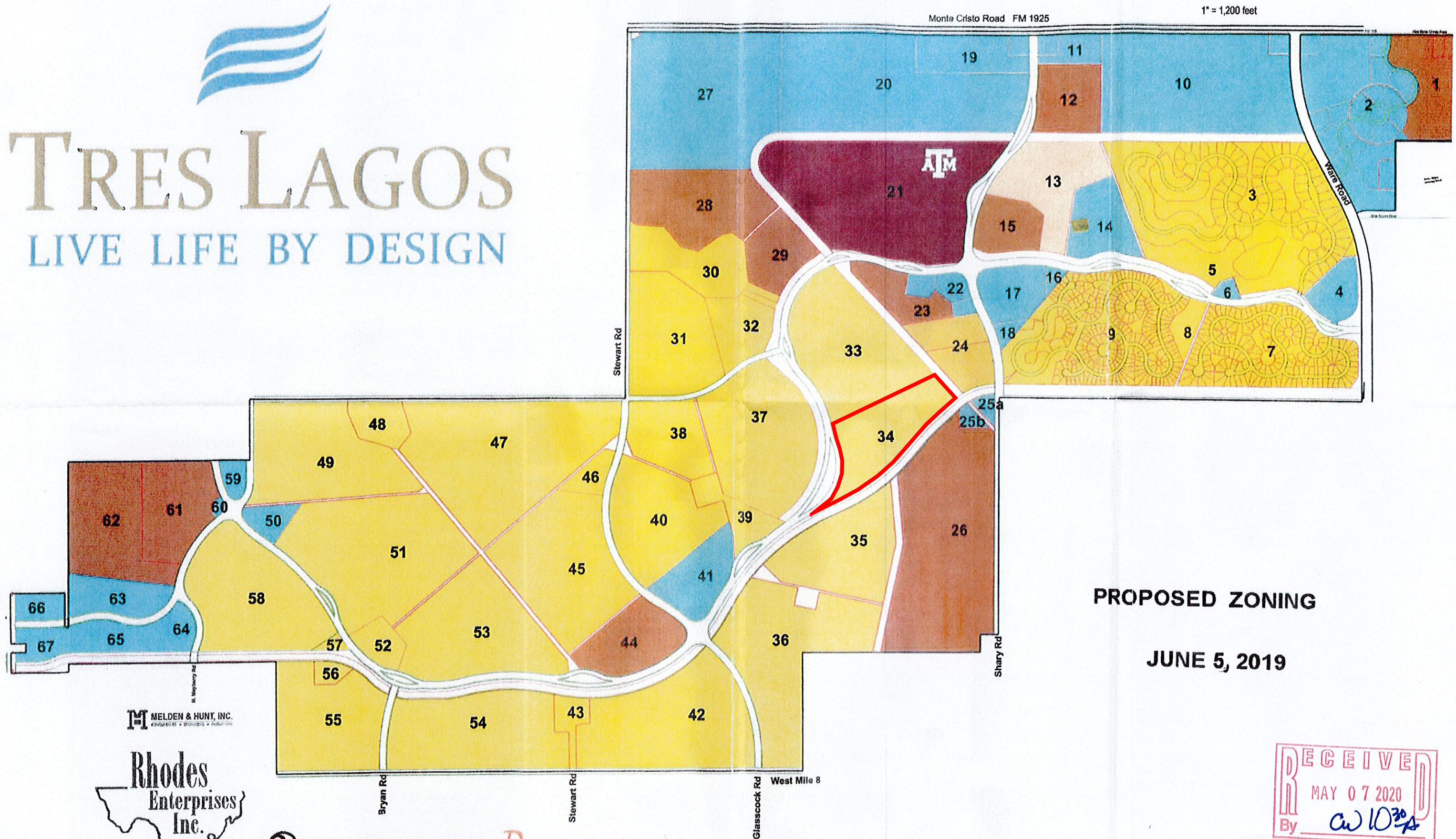
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RECEIVED
SEP 15 2020
BY: K.I.F.



TRES LAGOS

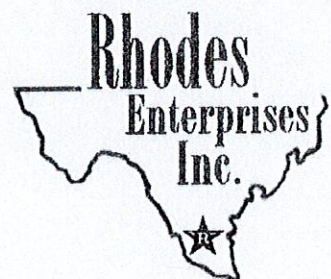
LIVE LIFE BY DESIGN



PROPOSED ZONING

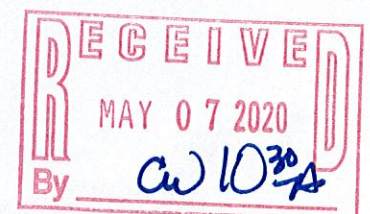
JUNE 5, 2019

M MELDEN & HUNT, INC.
ENGINEERS • ARCHITECTS • PLANNERS



S SAM GARCIA ARCHITECT

*R*ick Harrison Site Design Studio





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0038

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

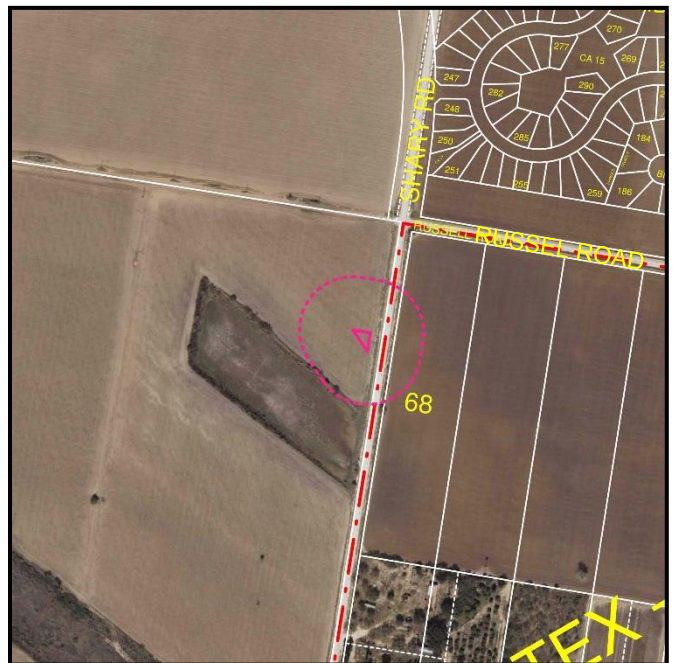
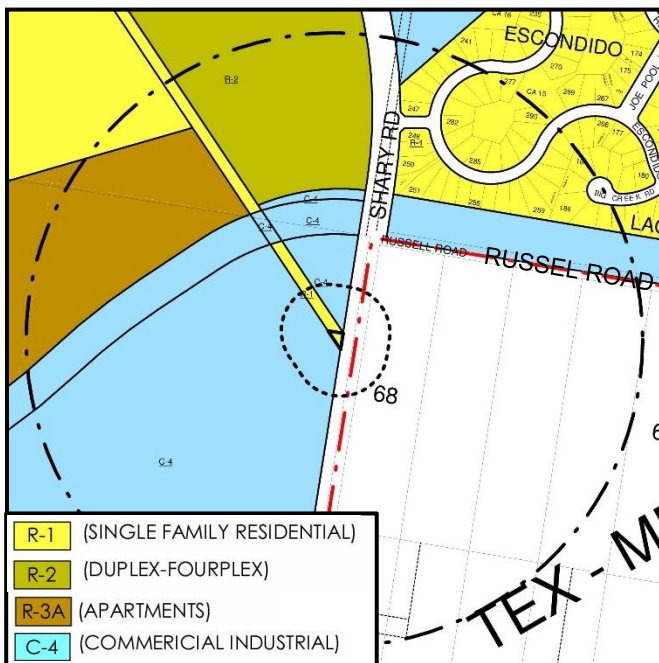
DATE: October 16, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 0.053 ACRES OUT OF SECTION 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 13901 NORTH SHARY ROAD. (REZ2020-0034)

LOCATION: The property is located on the west side of North Shary Road, approximately 2,270 ft. south of the intersection of North Shary Road and Tres Lagos Boulevard. The tract is an irregular-shaped lot with 870.99 ft. of frontage along North Shary Road and consisting of 0.053 acres.

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

ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the northwest and C-4 (commercial-industrial) District to the north, east, and south. The properties to the east of the subject property are outside the city limits.



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

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

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

ANALYSIS: The requested zoning does not conform to the City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods. The requested zoning is part of a larger rezoning request to R-3A (multifamily residential apartment) District and is following the proposed zoning master plan submitted by the applicant in 2019.

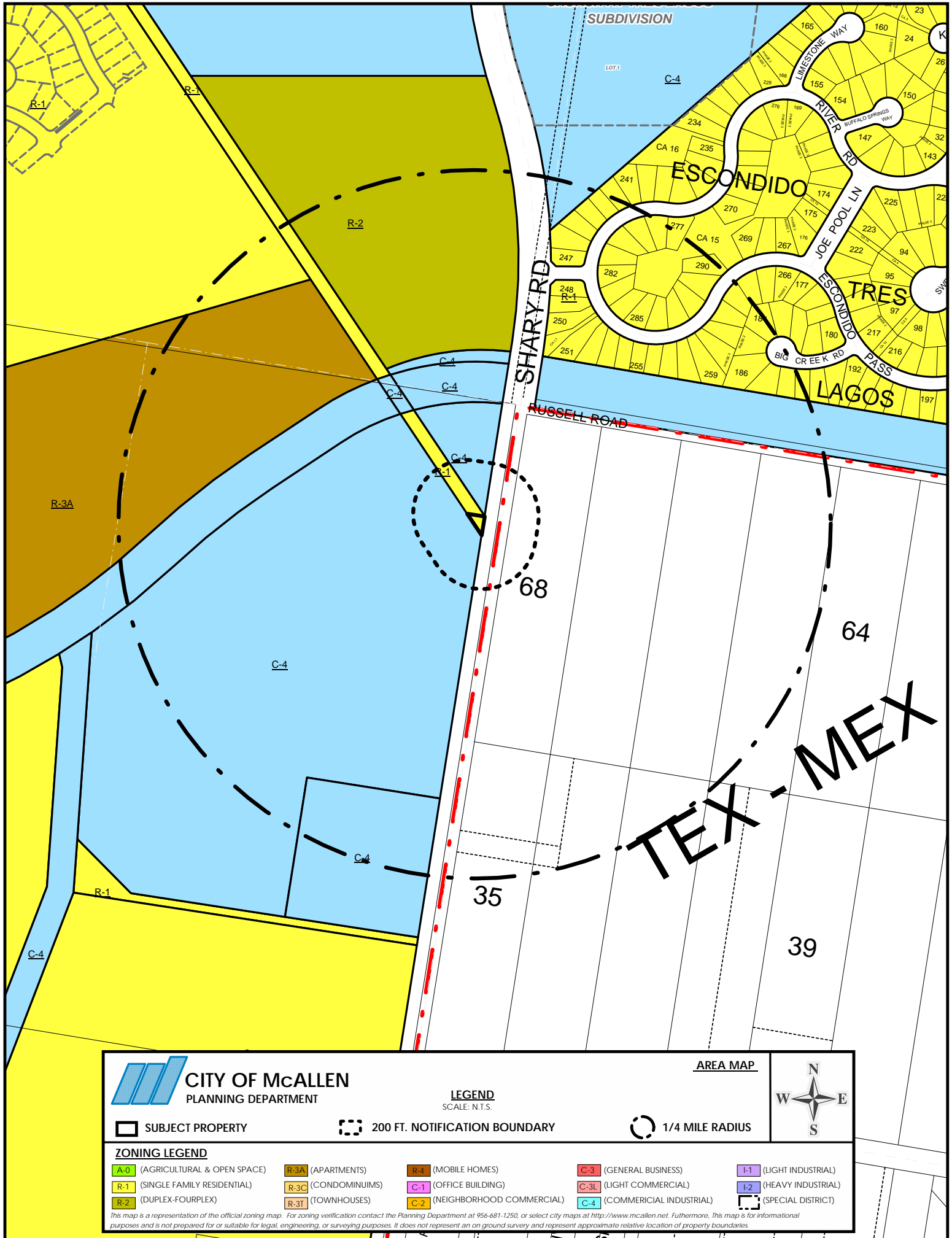
The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 54 studio apartment units (800 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 1 three-bedroom units to 2 studio units.

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

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

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

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





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



SHARY RD

RUSSELL ROAD

JOE POOL LN
ESCONDIDO
BIG CREEK RD



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



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

SCALE: 1"=300'

Lot Line Table		
Line #	Length	Direction
L1	70.99'	S08° 58' 09"W
L2	96.68'	N33° 45' 00"W
L3	65.59'	S81° 00' 00"E

37

26

38

39

26A

120' DRAIN DITCH R.O.W.
Doc. # 2780232, H.C.O.R.

POC

S.W. CORNER SECTION 232
S.E. CORNER SECTION 227
N.E. CORNER SECTION 230

S08° 58' 09"W
425.28'

POB

N81° 00' 50"W
60.00'

L3

26B

SHARY ROAD

LEGEND

POB - POINT OF BEGINNING

POC - POINT OF COMMENCEMENT

(X) PROPOSED ZONING PARCEL

X CURRENT ZONING PARCEL

EXHIBIT "B"

PLAT SHOWING
PARCEL # 26B
BEING 0.053 ACRE TRACT



TBPLS No. 10096900

DATE: 04-09-20

JOB No. 19116

FILE NAME: CHANGE OF ZONE

DRAWN BY: R.N

PREPARED BY:

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

SEP 15 2020

115 W. McINTYRE

EDINBURG, TX 78541

PH: (956) 381-0981

FAX: (956) 381-1839

ESTABLISHED 1947

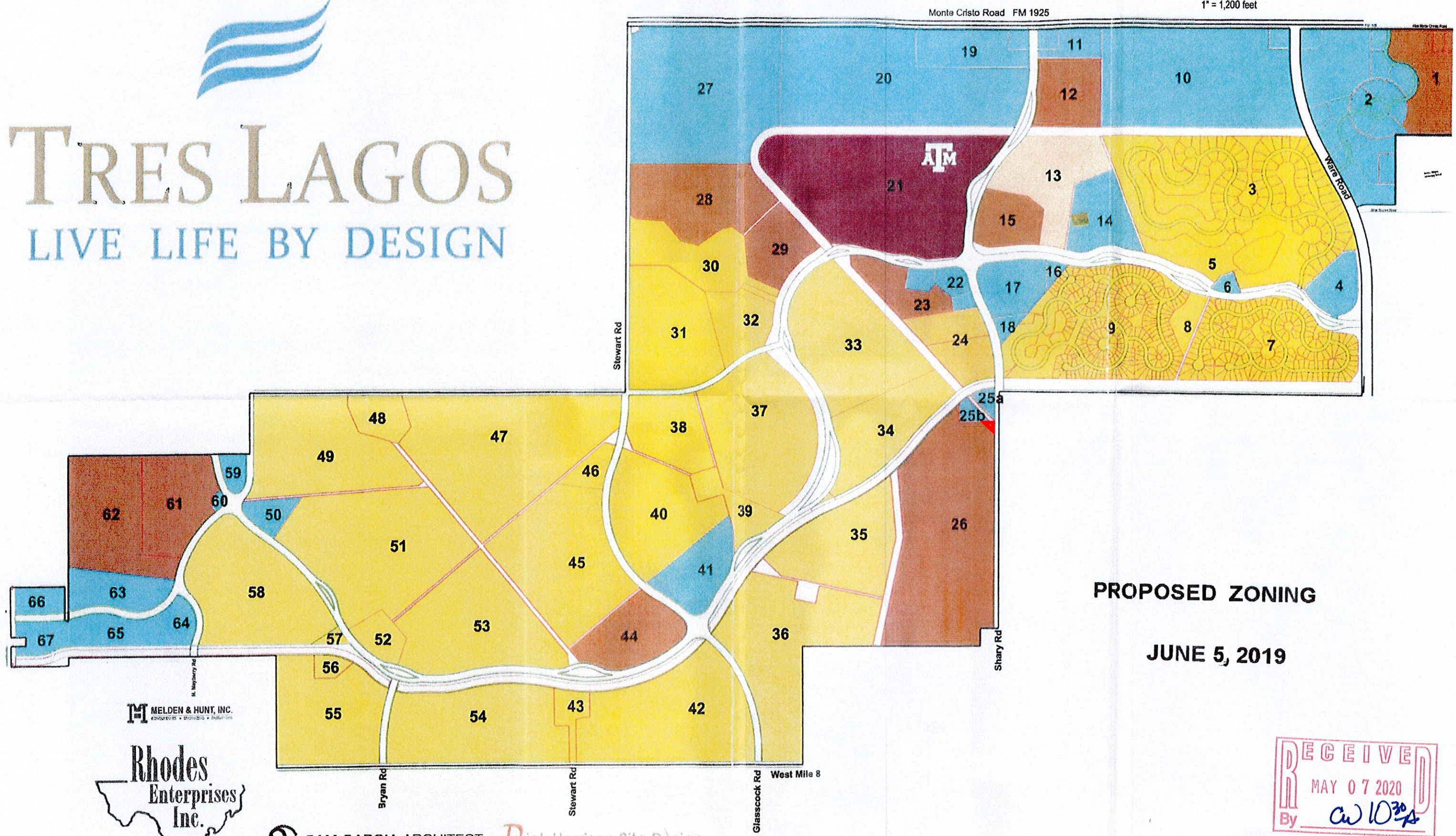
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TRES LAGOS

LIVE LIFE BY DESIGN

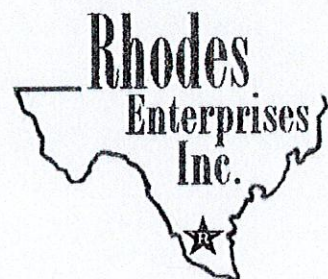


PROPOSED ZONING

JUNE 5, 2019

RECEIVED
MAY 07 2020
By *aw 1030A*

M MELDEN & HUNT, INC.
ENGINEERS • ARCHITECTS • PLANNERS



S SAM GARCIA ARCHITECT

*R*ick Harrison Site Design
Studio



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0034



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

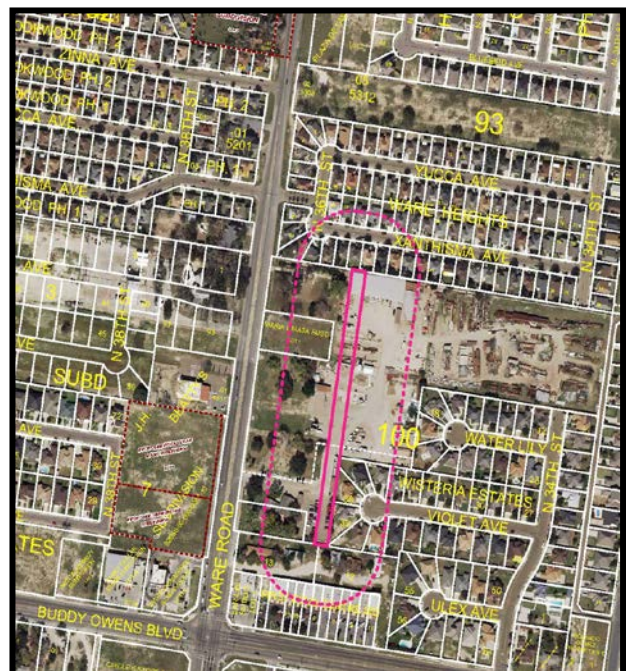
DATE: October 14, 2020

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

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

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

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



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

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

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

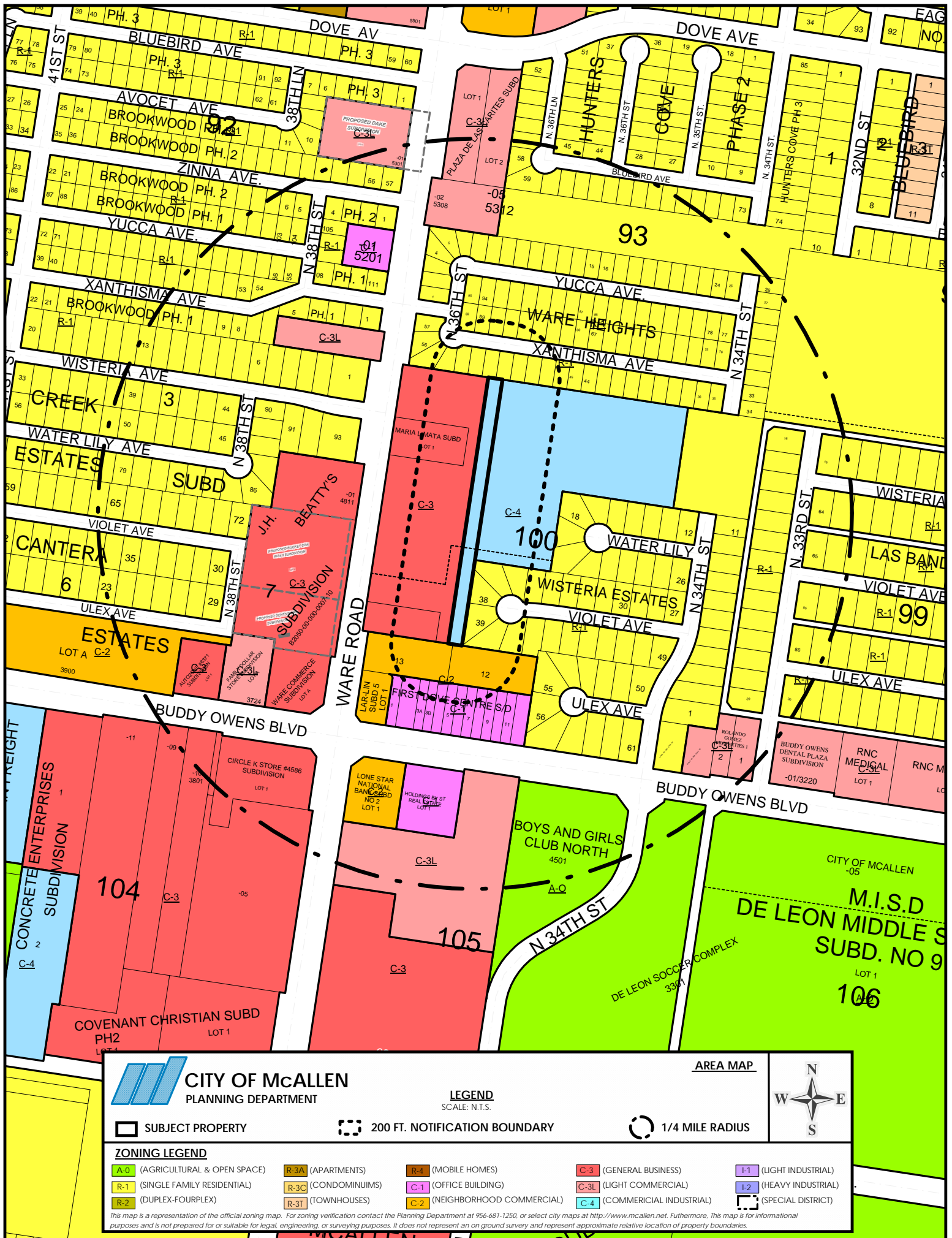
HISTORY: The property was zoned A-O (agriculture and open space) District during comprehensive zoning in May 1979. The subject property and adjacent commercial properties were rezoned from A-O District to C-4 District in 1999. The adjacent tracts to the west were rezoned to C-3 District in 1999. The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

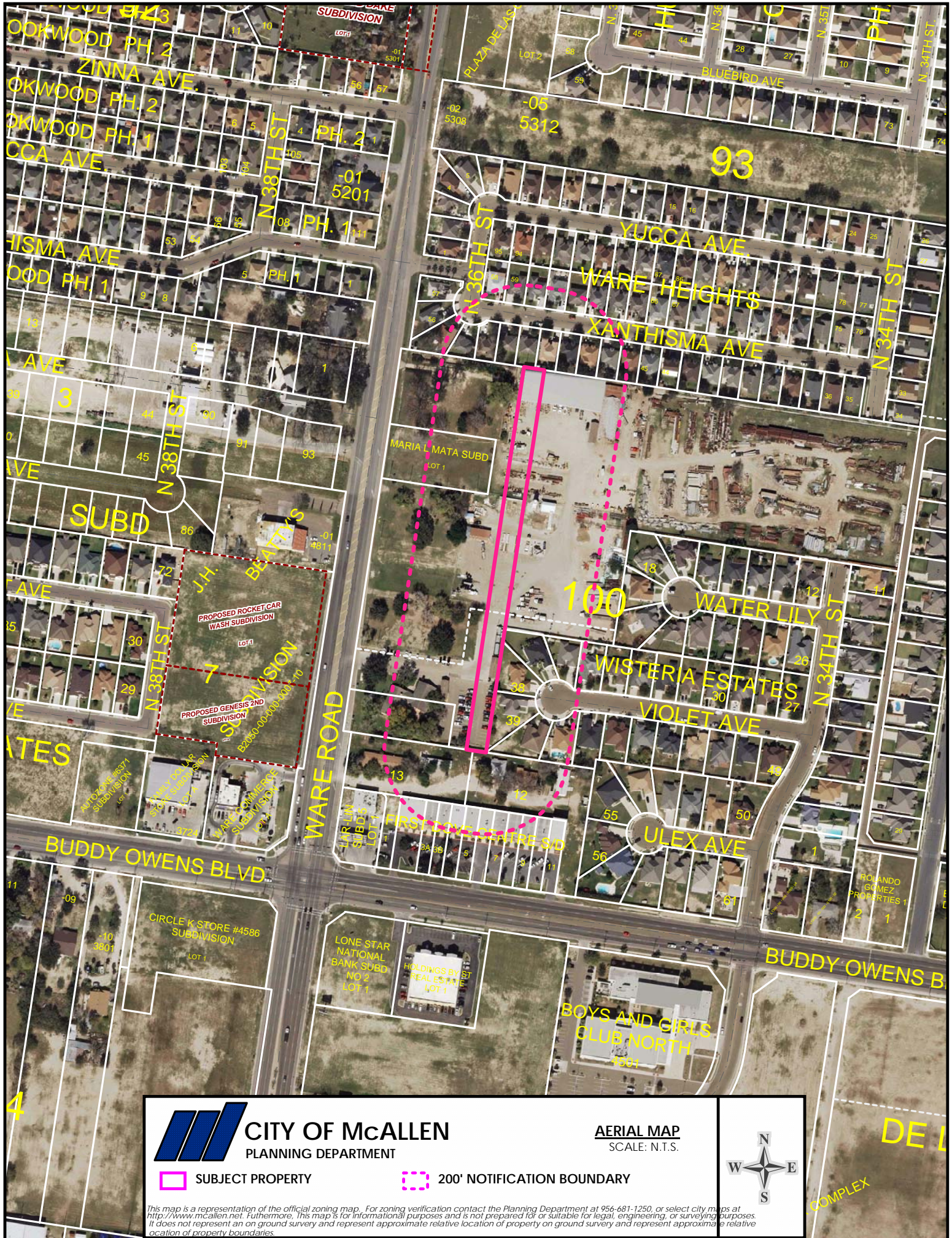
ANALYSIS: The requested zoning conforms to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development and rezoning trends for this area.

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

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

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





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**



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

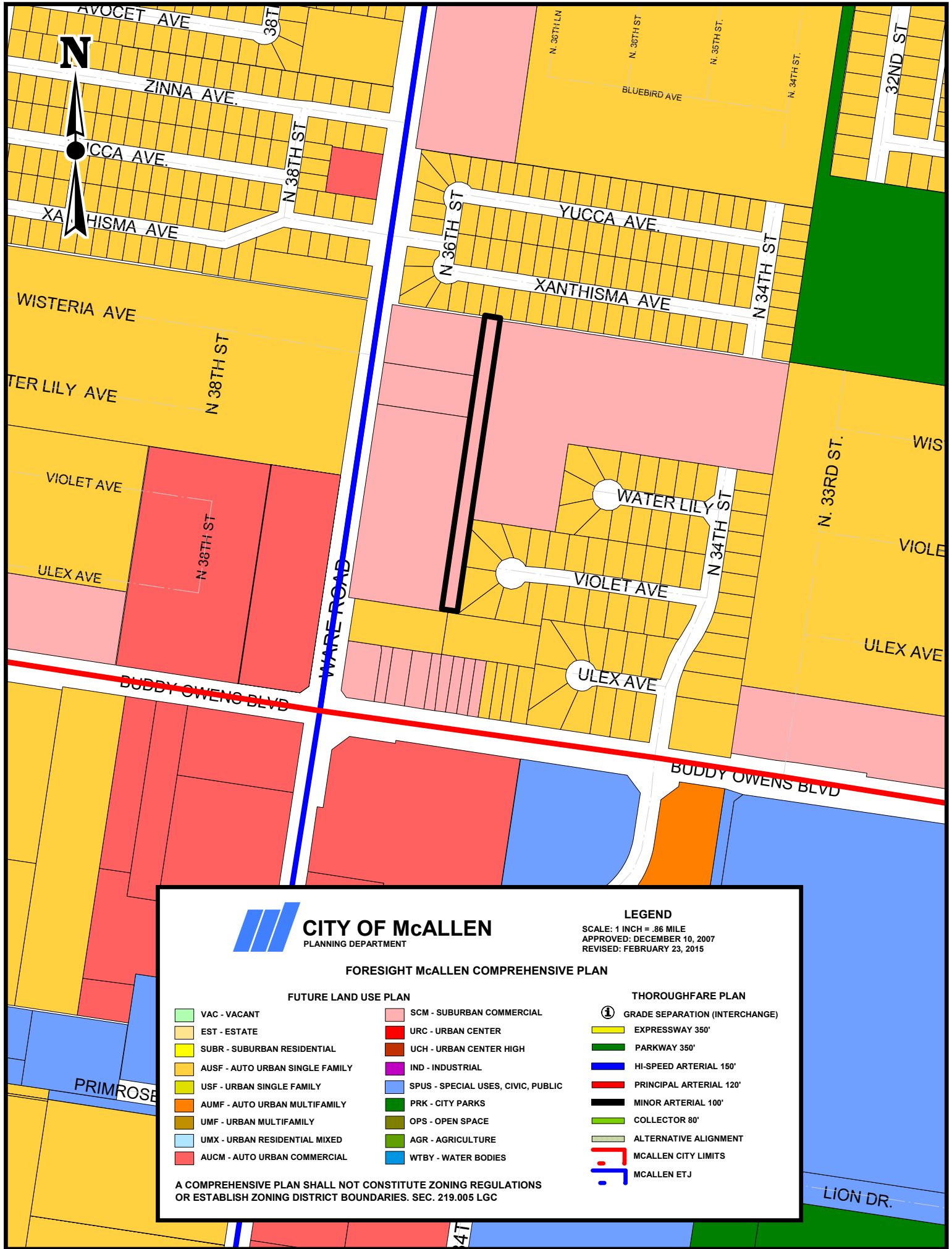


EXHIBIT "A"

September 10, 2020

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

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

COMMENCING at the Northwest corner of said Lot 100;

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

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

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


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

9-14-20
DATE:





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

P.O.B.

EXHIBIT "B"

NOTES:

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

LEGEND

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

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

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



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

FRED L. KURTH, RPLS No. 4750 DATE:

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

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

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

LOT 37

LOT 38

10

LOT 40

LOT 13

↖ "L2" LOT 12

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



TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

CONSULTANTS • ENGINEERS
RECEIVED

SEP 15 2020

BY: CW 115 W. McINTYRE

EDINBURG, TX 78541

PH: (956) 381-0981

FAX: (956) 381-1839
ESTABLISHED 1917

ESTABLISHED 1947
www.meldenandhunt.com

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

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Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

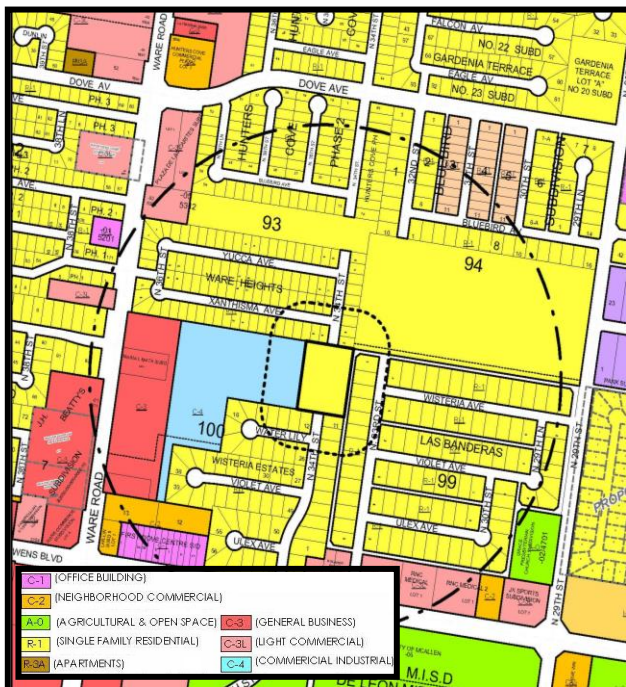
DATE: October 14, 2020

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

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

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

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



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

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

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

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

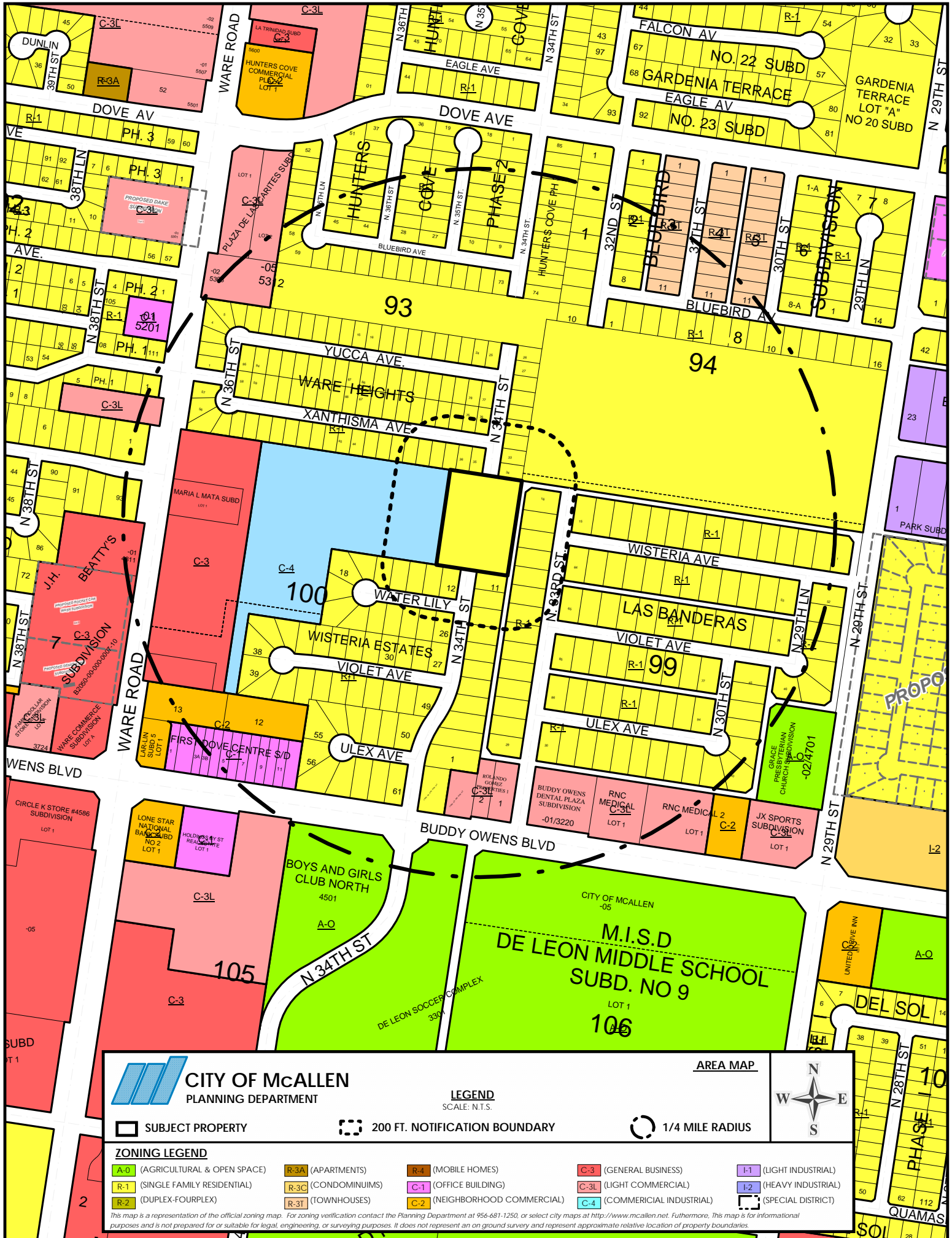
ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the proposed zoning is to be part of a larger proposed apartment development use.

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

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

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

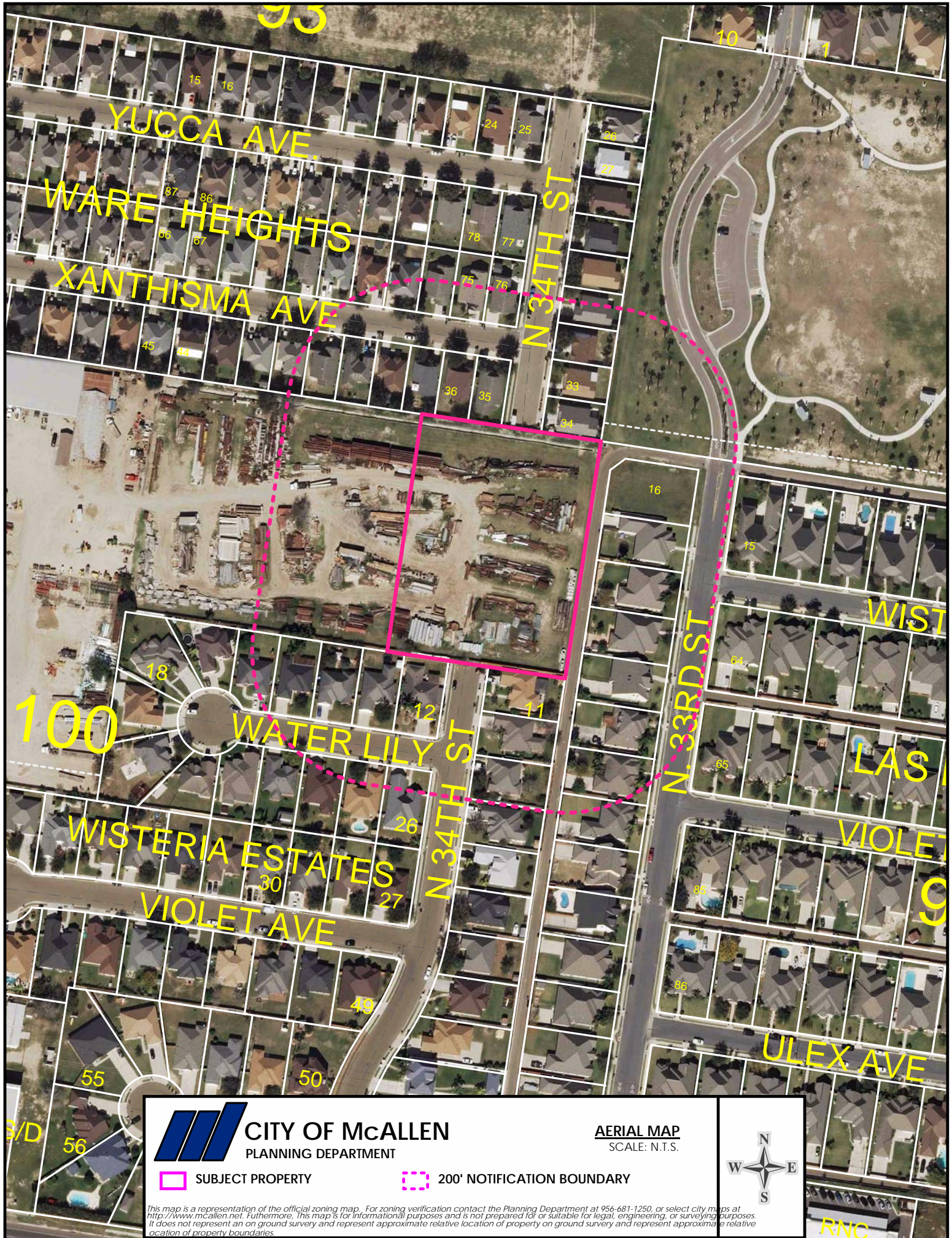
1/4 MILE RADIUS



ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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

RNC

EXHIBIT "A"

September 10, 2020

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

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

COMMENCING at the Northwest corner of said Lot 100;

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

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

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


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

9-14-20
DATE:



SEP 15 2020

BY: _____

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

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

LOT 37

LOT 36

LOT 35

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

LOT 34

EXHIBIT "B"

LEGEND

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

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

SCALE: 1"=60'

P.O.B.

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

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

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

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



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

FRED L. KURTH, RPLS No. 4750 DATE:



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

SEP 15 2020

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

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NOTES:

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

LOT 13

LOT 12

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

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

LOT 11

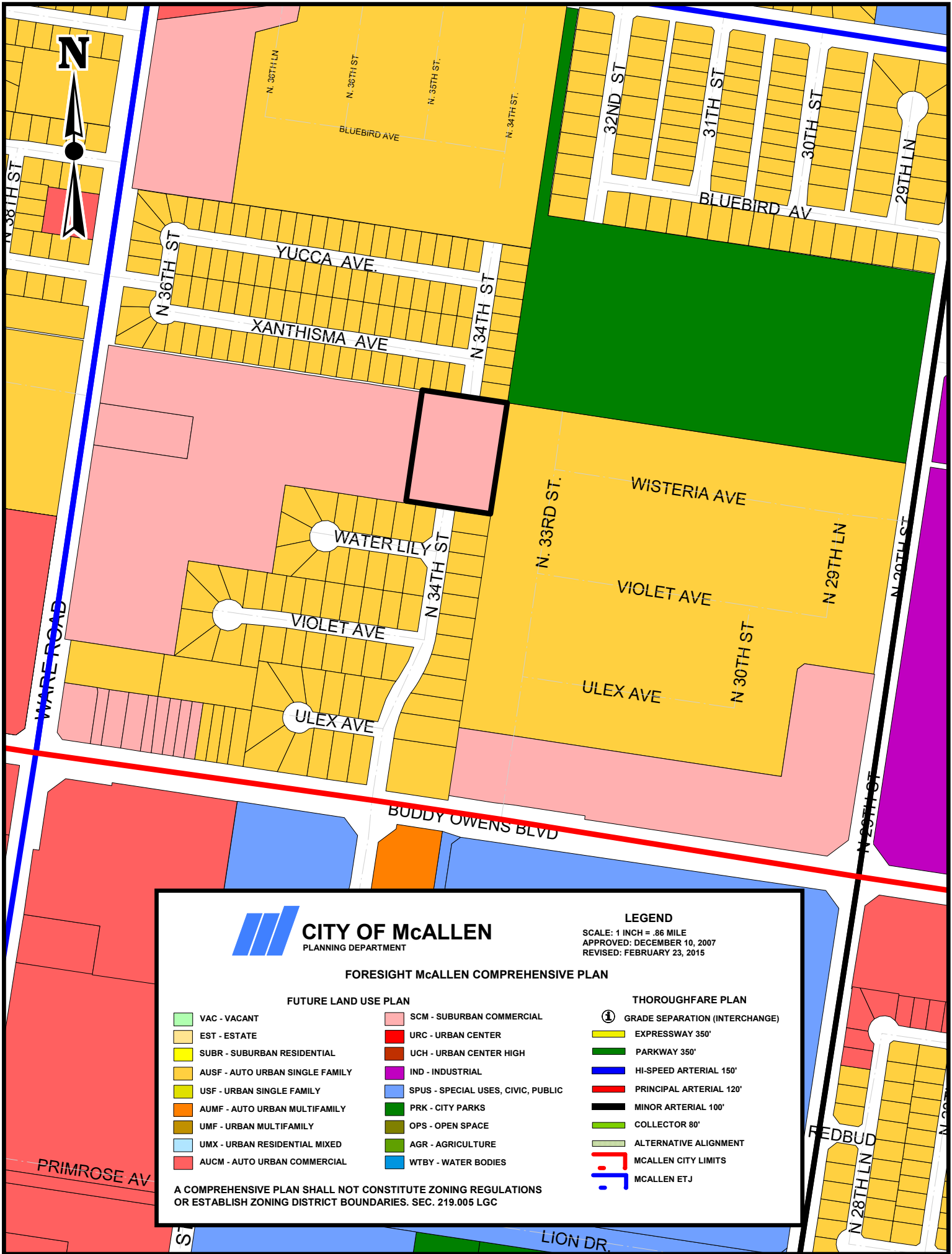
N 81° 24' 02" W 271.95'

N 08° 35' 58" E 355.64'

S 08° 38' 10" W 355.64'

20.0' ALLEY

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



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

LEGEND

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

THOROUGHFARE PLAN

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

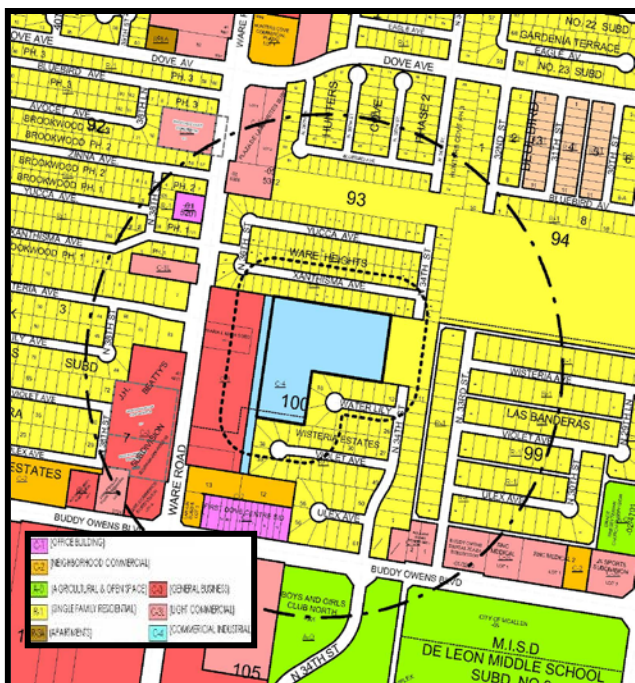
DATE: October 14, 2020

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

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

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

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



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

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

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

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

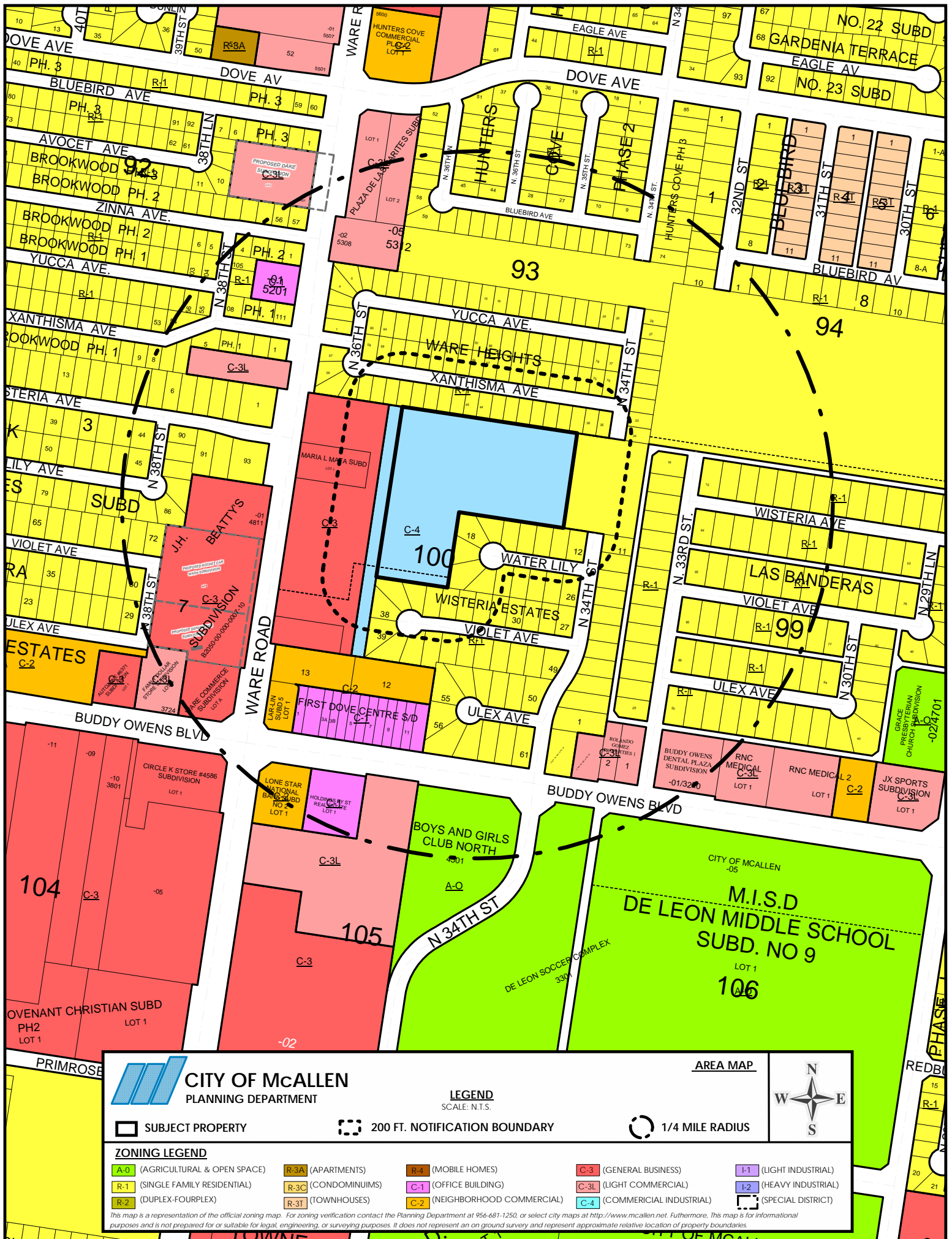
ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the proposed zoning is to be part of a larger proposed apartment development use.

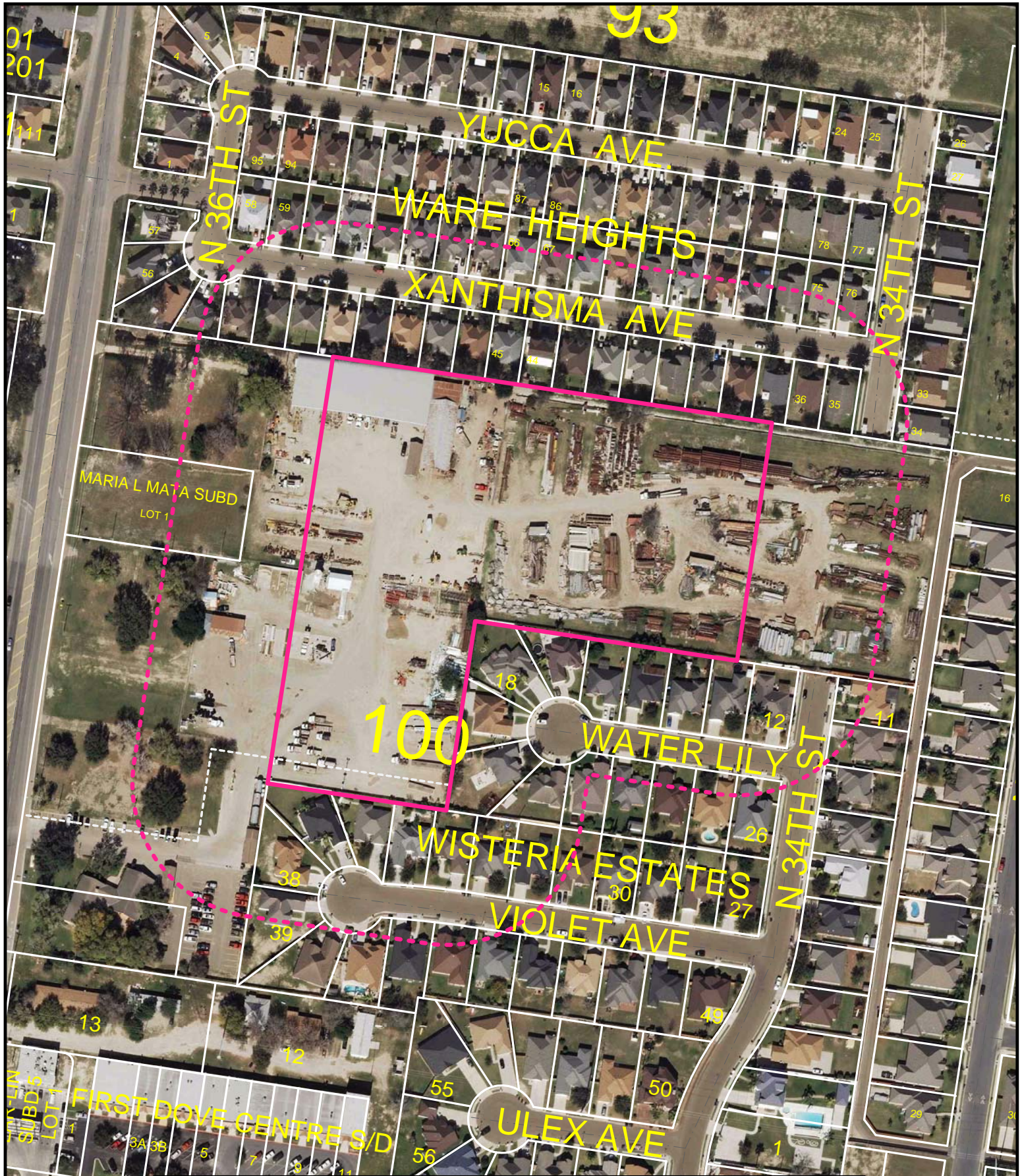
A recorded subdivision plat and approved site plan are required prior to building permit issuance. Connections and the access to the streets will be discussed during the subdivision review process.

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

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

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





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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

EXHIBIT "A"

September 10, 2020

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

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

COMMENCING at the Northwest corner of said Lot 100;

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

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

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


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

9-14-20
DATE:



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

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

EXHIBIT "B"

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

SCALE: 1"=100'

LEGEND

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

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

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

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

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

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

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

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

S 81° 24' 02" E

390.97'

S 81° 24' 02" E 657.03'

P.O.B.

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

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

S 08° 35' 58" W 355.64'

N 08° 38' 10" E 640.36'

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

N 81° 24' 02" W 389.44'

LOT 17

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

LOT 13

LOT 18

LOT 19

WATERLILY AVENUE
50.0' R.O.W.

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

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

N 81° 24' 02" W 268.00'

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

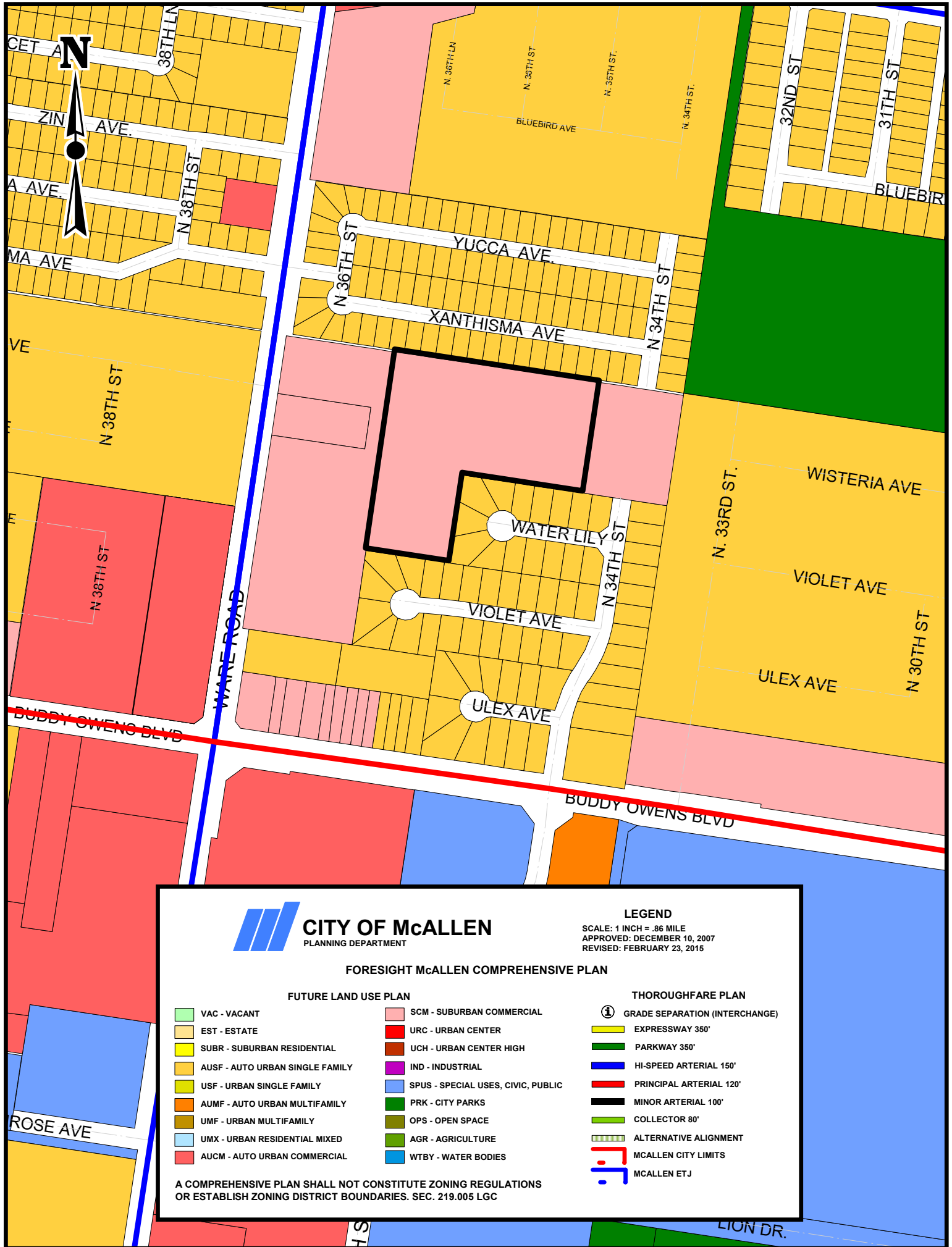
LOT 32

LOT 31

LOT 30

LOT 29

LOT 28



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

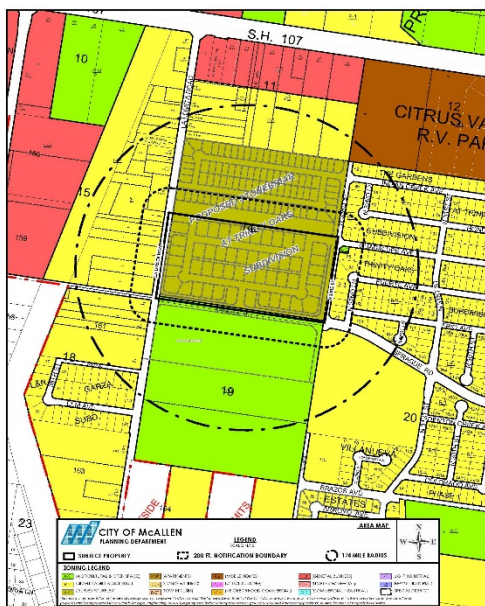
DATE: October 14, 2020

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

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

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

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



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

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

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

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

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

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

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

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

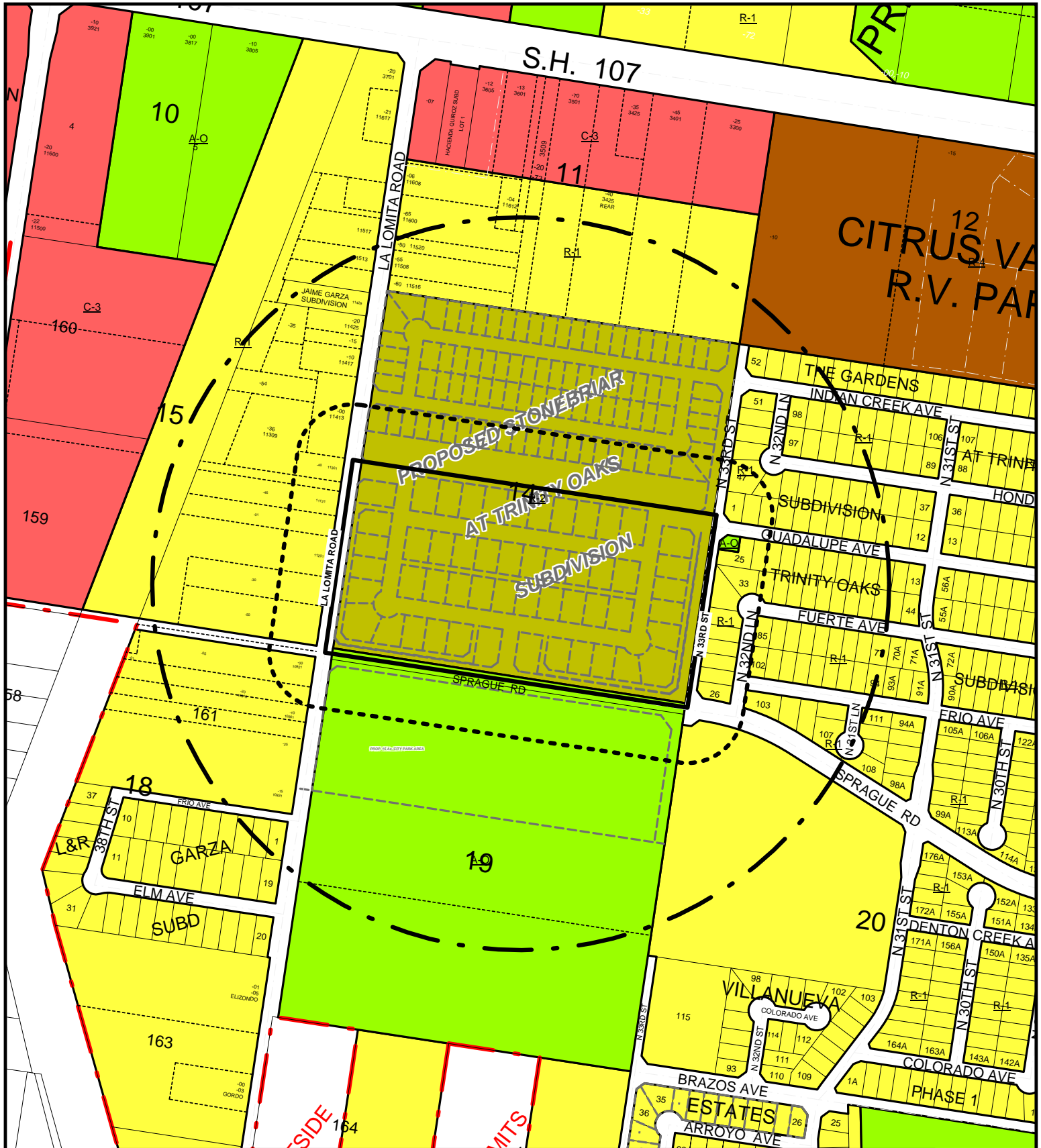
PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:

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

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

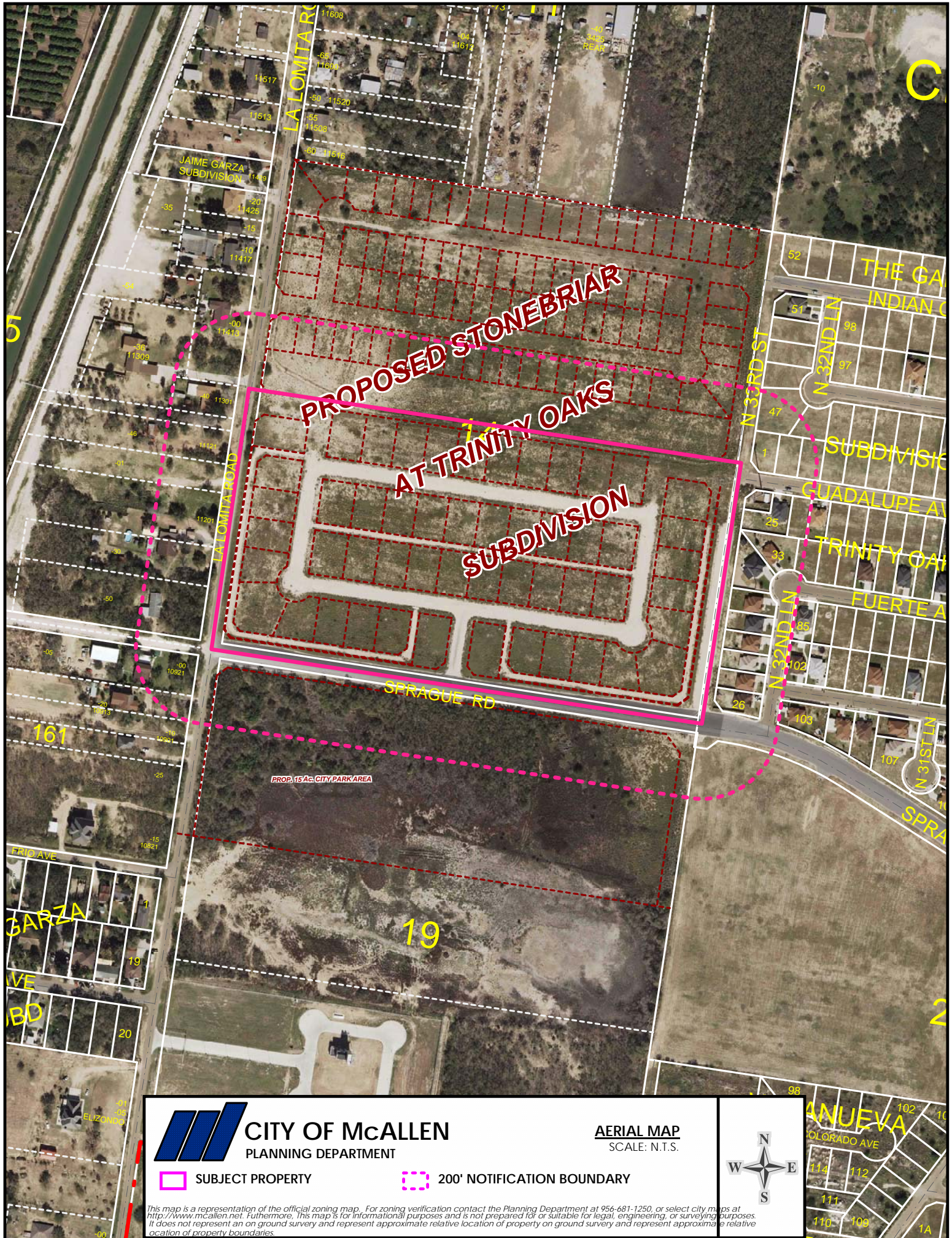
1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

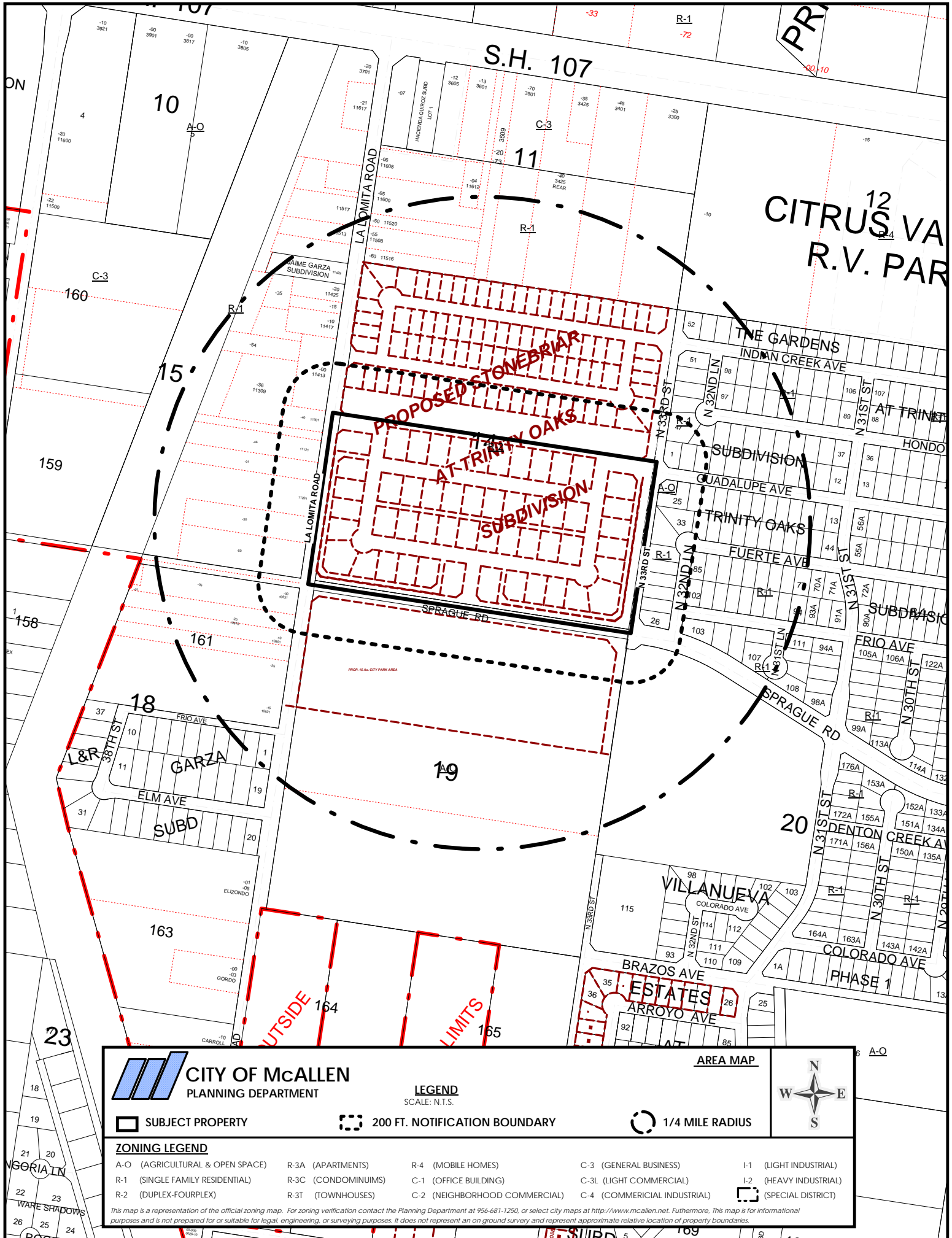
AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**



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ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

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

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

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

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

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

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

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

Surveyed: July 19, 2019

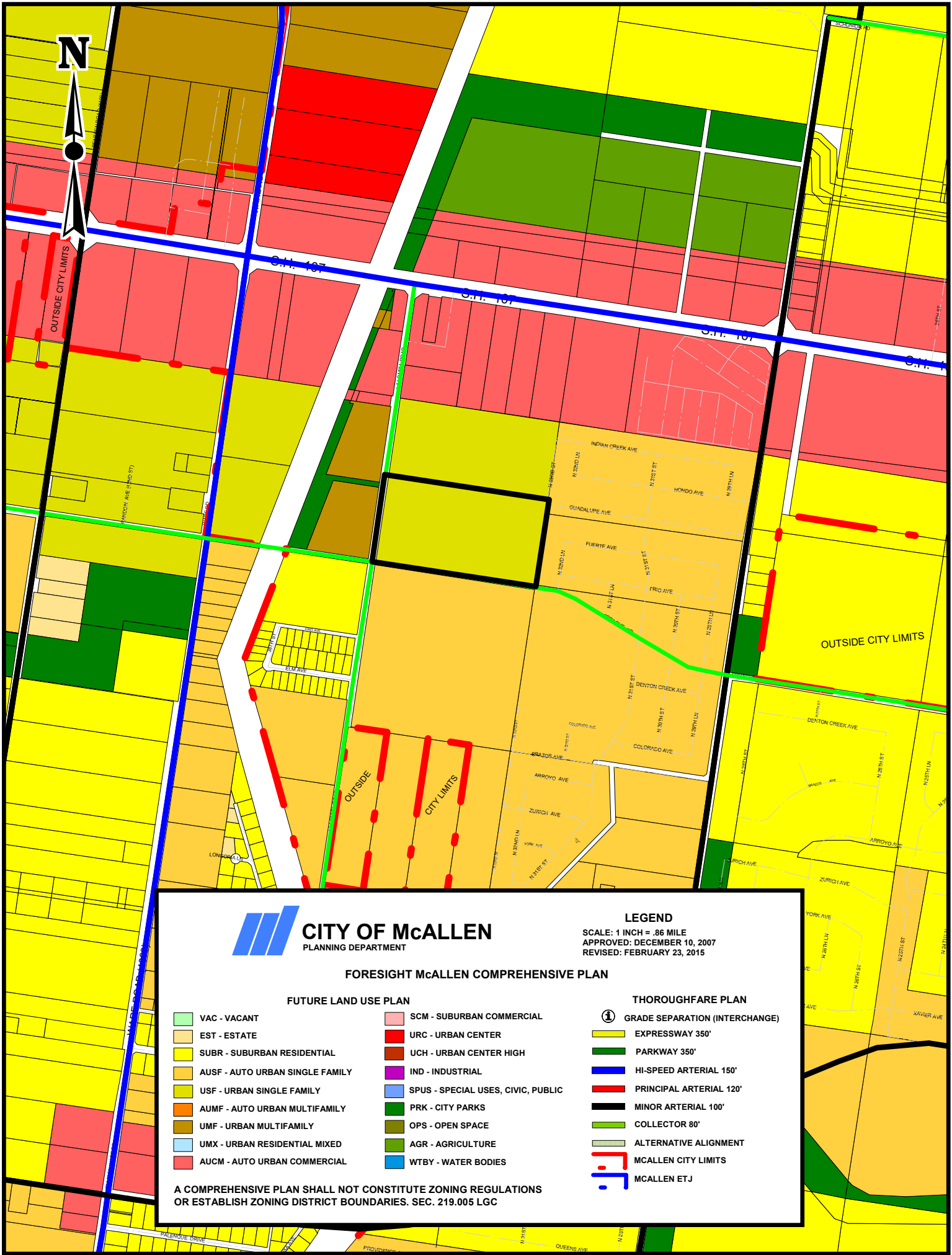
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-2

8-14-20

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





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

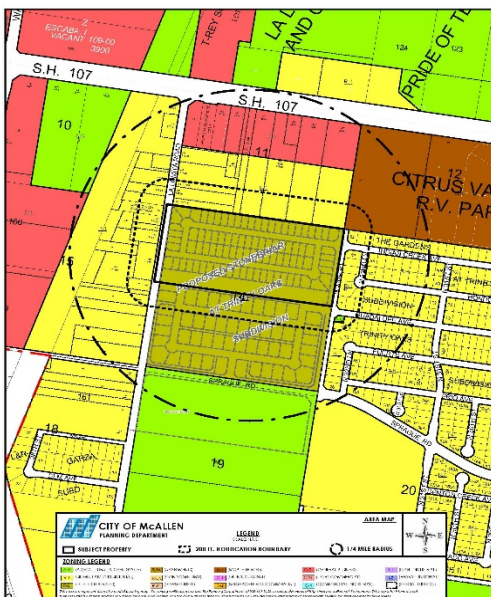
DATE: October 2, 2020

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

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

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

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



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

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

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

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

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

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

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

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

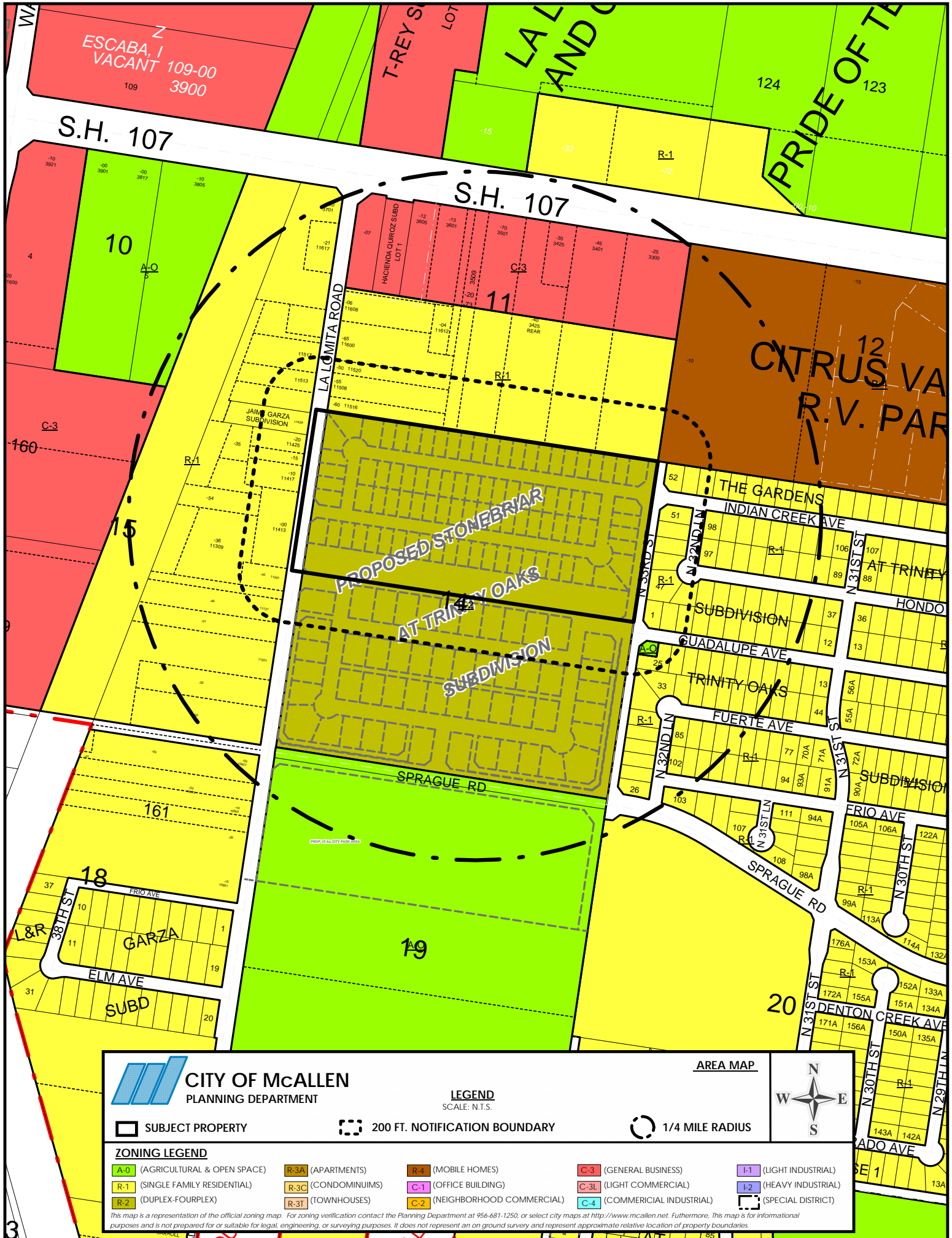
PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:

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

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:

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

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

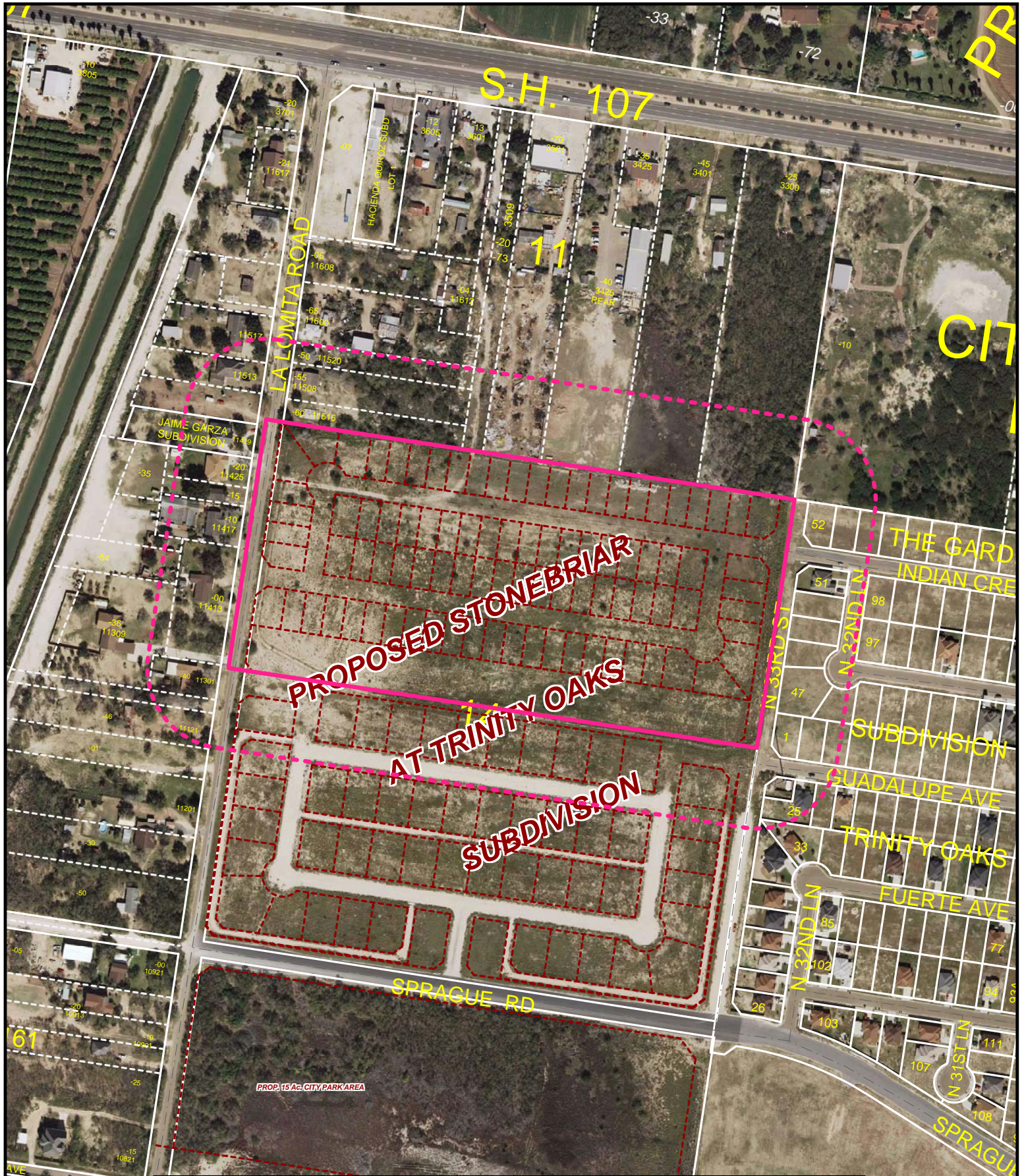
1/4 MILE RADIUS



ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

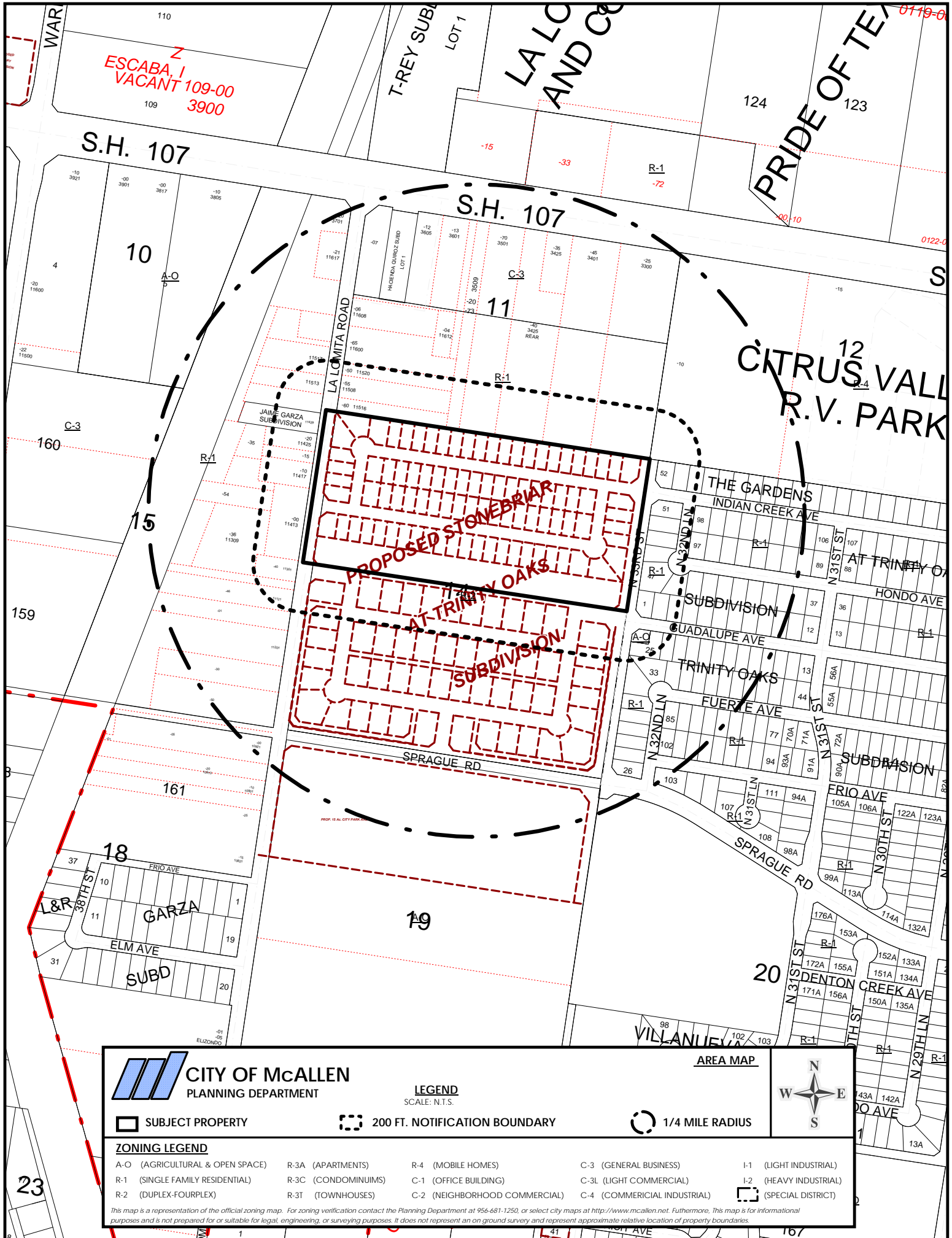
AERIAL MAP
SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**




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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

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

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



ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

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

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

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

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

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

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

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

Surveyed: July 19, 2019

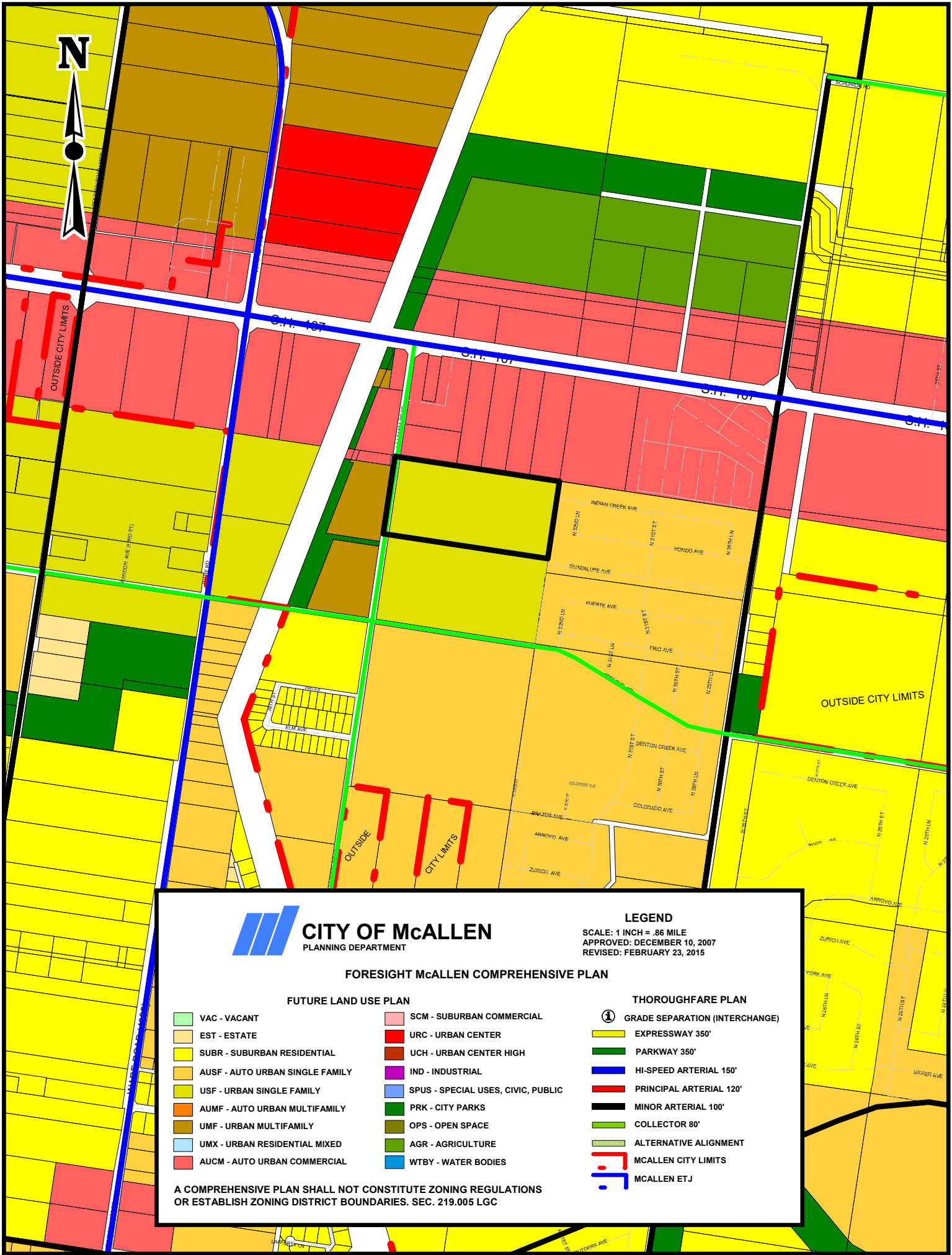
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-1

8-14-20

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





CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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

SUB2020-0028



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 Avanti Legacy Valor Heights
 Location East side of Col. Rowe Blvd. (S. 2nd St.) approximately 330 ft. south of U.S. Business 83
 City Address or Block Number Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Phase One Office Park Subdivision, Hidalgo County, Texas 201, 205, 209, 213, 217, 225, 229, 233, and 221 South 2nd Street
 Number of lots 9 Gross acres 3.93 Net acres 3.93
 Existing Zoning R-3A Proposed R-3A Rezoning Applied For ☒ Yes ☐ No Date 4/27/2020 ^{Approved}
 Existing Land Use vacant Proposed Land Use Residential MF Irrigation District # 2
 Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒
 Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due N/A
 Parcel No. 639013-639021 Tax Dept. Review _____
 Legal Description Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Phase One Office Park Subdivision

Owner

Name Frank A Smith Sales, Inc. Phone 956-343-0725
 Address PO BOX 2947
 City McAllen State TX Zip 78502
 E-mail Rsmith@franksmith.us

Developer

Name Avanti Legacy Valor Heights, LP Phone 512-982-1359
 Address 8500 Shoal Creek blvd, Building 4, Suite 208
 City Austin State TX Zip 78757
 Contact Person Enrique Flores
 E-mail henry@madhousedevlopment.net

Engineer

Name Carney Engineering, PLLC Phone 469-443-0861
 Address 5700 Granite Parkway, Suite 200
 City Plano State TX Zip 75024
 Contact Person Craig Carney
 E-mail Craig@Eng-Firm.com

Surveyor

Name Canada Bass Phone 361-881-8044
 Address 710 Buffalo St #700
 City Corpus Christi State TX Zip 78401



Pct# 714489 pd \$300

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

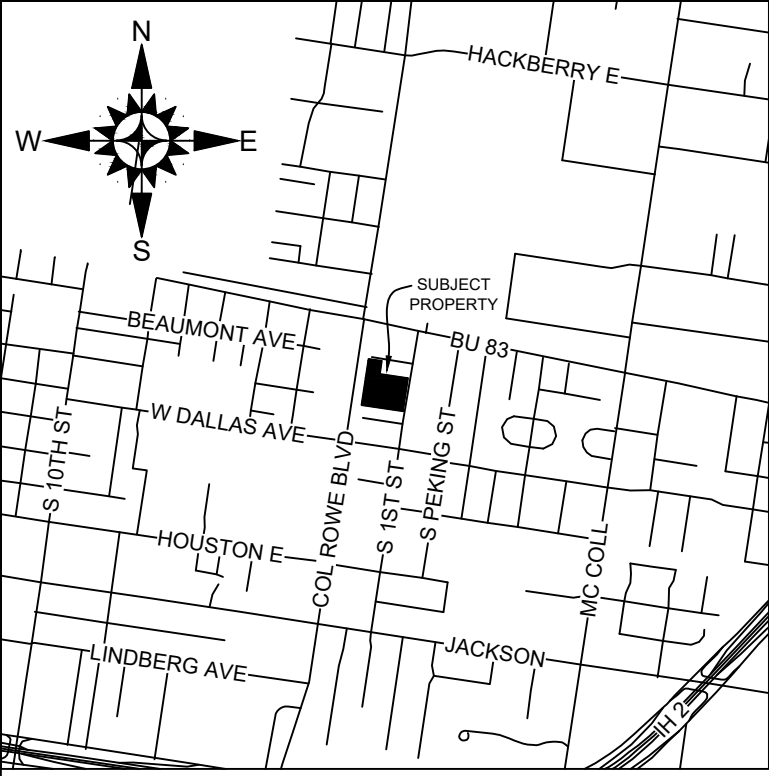
I certify that I am the actual owner of the property described above and (include corporate name if applicable) or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Enrique Flores Date 4/30/20

Print Name Enrique Flores

Owner ☐

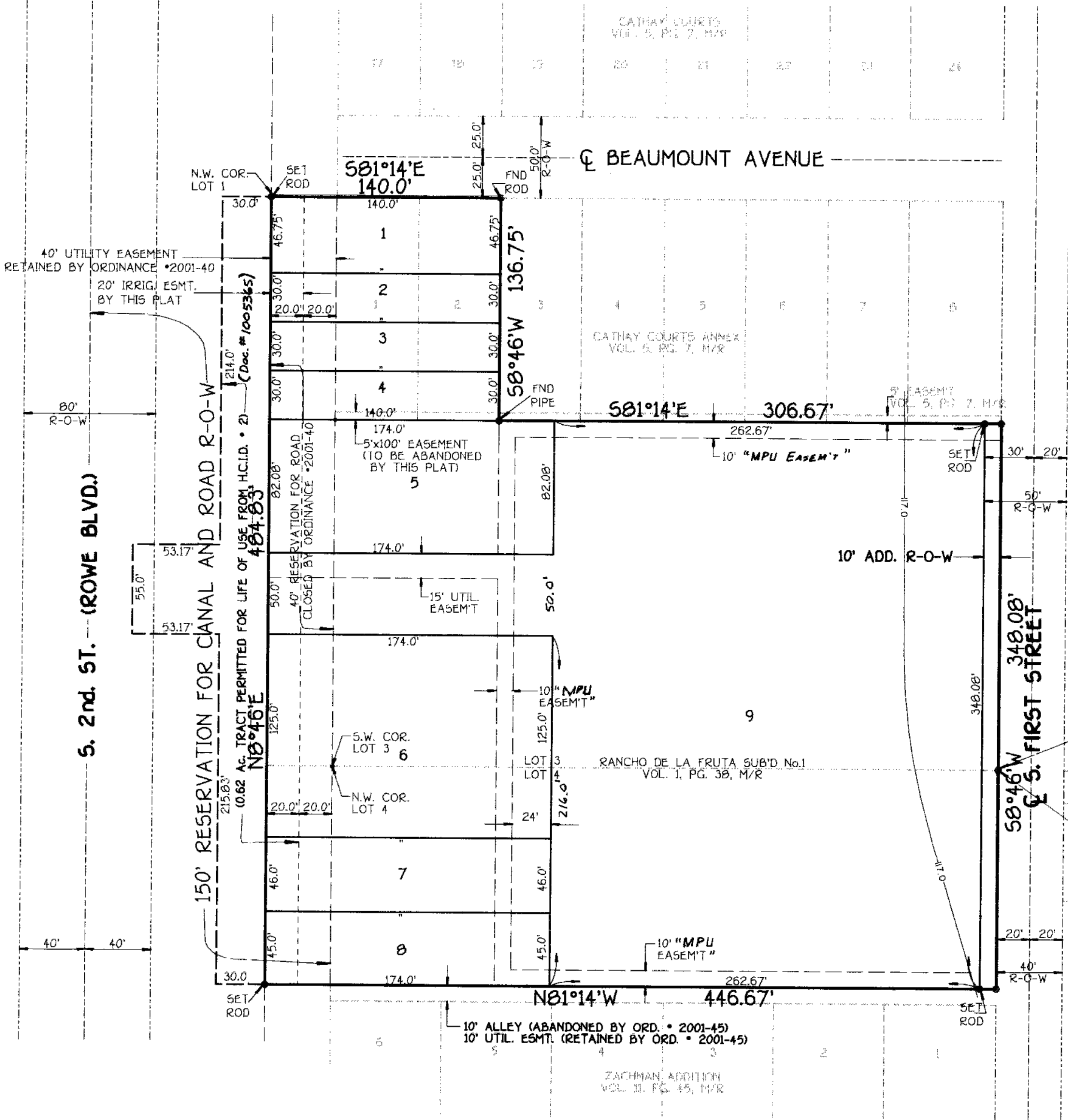
Authorized Agent ☒



VICINITY MAP
(1" = 2000')

VACATING A PORTION OF
PHASE ONE OFFICE PARK

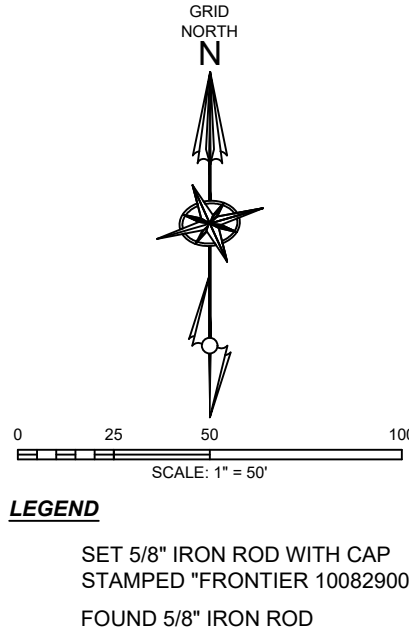
Being an 3.484 acre tract of land situated in the Jose Felix Hinojosa Survey, Abstract No. 39, Hidalgo County, Texas, being all of Lots 1 through 9, PHASE ONE OFFICE PARK, an addition to the City of McAllen, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Page 129, Map Records of Hidalgo County, Texas.



Subdivision For
AVANTI LEGACY VALOR HEIGHTS

1 Lot, 1 Block

Being an 3.484 acre tract of land situated in the Jose Felix Hinojosa Survey, Abstract No. 39, Hidalgo County, Texas, being all of Lots 1 through 9, PHASE ONE OFFICE PARK, an addition to the City of McAllen, Hidalgo County, Texas, according to the map thereof recorded in Volume 38, Page 129, Map Records of Hidalgo County, Texas.



On: _____ At: _____ AM / PM
Instrument Number
of the Map Records of Hidalgo County, Texas
By: _____
Deputy



Reviewed On: 10/12/2020

SUBDIVISION NAME: AVANTI LEGACY VALOR HEIGHTS**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

South 2nd Street: 40 ft. from centerline for 80 ft. of ROW
Paving: 65 ft. Curb & gutter: both sides

Applied

South 1st Street: 30 ft. from centerline existing for 50 ft. of ROW
Paving: 32 ft. Curb & gutter: Both sides

Applied

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

Beaumont Avenue: 25 from centerline for 50 ft. of ROW
Paving: 32 ft. Curb & gutter: Both sides

Applied

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

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

* 600 ft. Maximum Cul-de-Sac.

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Applied

*Alley/service drive easement required for commercial properties.

SETBACKS

**South 1st Street: 25 ft. or greater for easements or approved site plan.

Applied

***Beaumont Avenue: 25 ft. or line with existing structures but no less than the Ordinance requirements.

****South 2nd Street: 40 ft. or greater for easements.

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.

Applied

* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.

Applied

* Corner: In accordance with Zoning Ordinance, or greater for easements or approved site plan.

Applied

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

Applied

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on South 2nd Street, west side of South 1st Street and south side of Beaumont Avenue.

Applied

**Revise plat note as shown above.

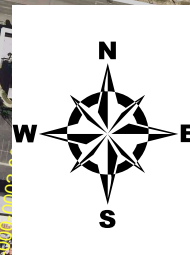
* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along west side of South 1st Street.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along the south property line. **Please revise plat note as shown above prior to final. ***Engineer has requested a variance to provide a 8 ft. wooden fence instead of the required 8 ft. masonry wall along the south property line. The variance will be presented before the Zoning Board of Adjustments and Appeals on their October 21, 2020 meeting. If variance is approved, plat note will have to be revised accordingly prior to recording. *Perimeter buffers must be built at time of Subdivision Improvements.	Required
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	Applied
* Site plan must be approved by the Planning and Development Departments prior to Building Permit issuance.	Applied
* Common Areas, private streets/drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets.	Compliance
* Minimum lot width and lot area	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **P&Z approved rezoning to R-3A April 7, 2020 ***C.C. approved rezoning to R-3A April 27, 2020	Compliance
* P&Z approved rezoning to R-3A April 7, 2020 ***C.C. approved rezoning to R-3A April 27, 2020	Completed
PARKS	
* Land dedication in lieu of fee. Subject to Park Land Advisory Board review	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. Subdivision is subject to Park Land Advisory Board review to determine land dedication or fee prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. **Variance was considered and approved by City Commission on September 14, 2020	Complete
TRAFFIC	
* As per Traffic Dept., Trip Generation approved; TIA is not required.	Completed
* * As per Traffic Dept., Trip Generation approved; TIA is not required.	NA

COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Abandonment for existing utility easements by separate instrument/document will need to be finalized prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION ON FINAL FORM SUBJECT TO CONDITIONS NOTED, ABANDONMENT BEING RECORDED AND APPROVAL OF THE 8 FT. MASONRY WALL VARIANCE BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS.	Applied

LOCATION



CITY OF McALLEN
PLANNING DEPARTMENT

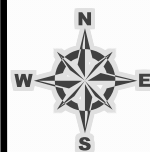
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



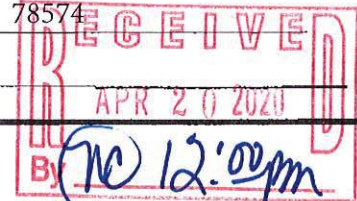
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

Sub 2020-0027

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	Renaissance Subdivision		
	Location	23rd Street & Wisteria Ave.		
	City Address or Block Number	4905 N. 23rd Street		
	Number of lots	24	Gross acres	3.77
			Net acres	3.47
	Existing Zoning	R-3T	Proposed	
	Rezonning Applied For	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date		
	Existing Land Use	Empty Lot	Proposed Land Use	Townhouse & Commercial
	Irrigation District #	1		
	Residential Replat	Yes <input type="checkbox"/> No <input type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input type="checkbox"/>
ETJ	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Agricultural Tax Exemption	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Estimated Rollback tax due	Not known			
Legal Description	Lot Ninety-seven (97), La Lomita Irrigation and Construction Company's Subdivision			
Owner	Name	Sonia Denise Ramirez		
	Phone			
	Address	813 Travis Street		
	City	Mission	State	Texas
	Zip	78574		
Developer	Name	Sonia Denise Ramirez		
	Phone			
	Address	813 Travis Street		
	City	Mission	State	Texas
	Zip	78574		
Engineer	Name	South Texas Infrastructure Group		
	Phone	956-424-3335		
	Address	900 S. Stewart Rd Suite 13		
	City	Mission	State	Texas
	Zip	78574		
Surveyor	Name	R.O.W Surveying Services		
	Phone	956-424-3335		
	Address	900 S. Stewar Rd Suite 13		
	City	Mission	State	Texas
	Zip	78574		

Act # 713348 pd \$ 2250





STATE OF TEXAS
COUNTY OF HIDALGO

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

SONIA RAMIREZ
813 TRAVIS STREET
MISSION, TX 78574

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER,
TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

JUAN E. GALVAN, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4011

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

ATTEST: _____
PRESIDENT

SECRETARY

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE RENAISSANCE SUBDIVISION LOCATED AT 23RD STREET, HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, 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



FILED 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

LOT 96
LA LOMITA IRRIGATION & CONSTRUCTION CO.
VOL. 24, PAGE 68 (D.R.H.C.T.)

NANCY MIRELES
DOC. NO. 2239707 (O.R.H.C.T.)

P.O.B.
MAGNAIL SET

0' 50' 100' 150'
SCALE 1" = 50' (24" X 36")

LEGEND:

SET # 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROWSS PROP COR", UNLESS
OTHERWISE NOTED.

FOUND 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROWSS PROP COR", UNLESS
OTHERWISE NOTED.

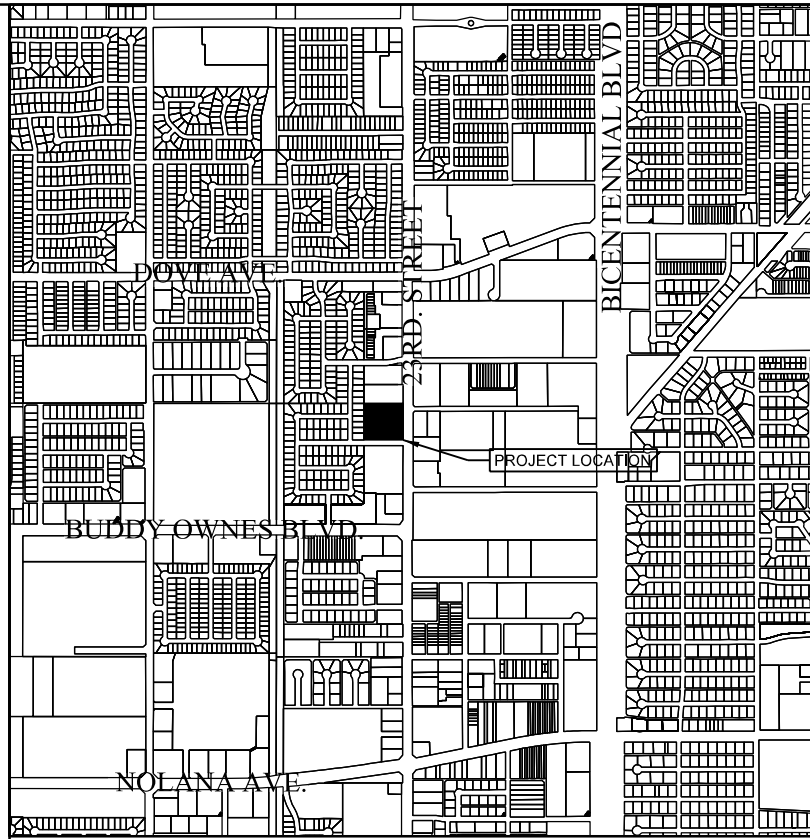
POINT OF
BEGINNING

RIGHT OF WAY

○

P.O.B.

R.O.W.



LOCATION MAP
SCALE 1" : 2000'

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
ZONE "B".
AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD:
COMMUNITY PANEL NO. 4803.43 0005 C, REVISED NOVEMBER 2, 1982

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE (R-3T):
FRONT:
LOTS 1-23: 10 FT OR GREATER FOR EASEMENTS
LOT 24: 60 FT OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN

REAR:
LOTS 1-23: 10 FT OR GREATER FOR EASEMENTS
LOT 24: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

SIDES:
LOTS 1-23: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
LOT 24: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN

CORNER:
LOTS 1-23: 10 FT OR GREATER FOR EASEMENTS
LOT 24: 10 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

GARAGE:
LOTS 1-23: 18 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

4. CITY OF MCALLEN BENCHMARK "MC 54" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GUCK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD88).

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 27,650 CFT OR 0.635 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEVER IMPROVEMENTS).

11. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ON THE SOUTH SIDE OF LOT 1 AND 12. AN 8 IN MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.

12. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. 23RD STREET AND 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISTERIA AVENUE AND BOTH SIDE OF INTERIOR STREET.

13. DETENTION SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, RENAISSANCE HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIONS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN DETENTION BASINS, WHICH SHALL BE USED EXCLUSIVELY AS A RETENTION AREA. AFTER TRANSFER OF TITLE TO THE RENAISSANCE HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER PRO DATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE RENAISSANCE HOMEOWNERS ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF RETENTION BASINS, BLOCK 1, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR CITY OF MCALLEN _____ DATE _____

LOT AREA TABLE			
LOT	SQUARE FT.	ACRES	
1	3100	0.07	
2-9	2700	0.06	
10	3167	0.07	
11	4517	0.10	
12	3100	0.07	
13-20	2700	0.06	
21	3144	0.07	
22	2812	0.06	
23	4877	0.11	
24	48566	1.11	

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	0.87'	57.00'	00°52'48"	S 49°12'44" E	0.87'
C2	53.43'	57.00'	53°42'54"	S 21°54'53" E	51.50'
C3	93.16'	57.00'	93°38'54"	N 51°46'00" E	83.13'
C4	77.44'	57.00'	77°50'48"	S 42°29'09" E	71.62'
C5	30.40'	57.00'	30°33'42"	S 11°43'06" W	30.04'
C6	38.75'	57.00'	38°57'17"	S 46°28'36" W	38.01'
C7	0.87'	57.00'	00°52'48"	S 66°23'38" W	0.87'

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	SONIA RAMIREZ	813 TRAVIS STREET	MISSION, TEXAS 78574	(956) 827-8666	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 1500



RENAISSANCE SUBDIVISION
BEING A 3.78 ACRE TRACT OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, OUT OF LOT 97, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY, RECORDED BY MAP IN VOLUME 24, PAGE 68, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS

PLAT PAGE

1
OF 3



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/5/2020

SUBDIVISION NAME: RENAISSANCE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 23rd Street: 20 ft. dedication for 60 ROW required from centerline for 120 ft. ROW
Paving: By the state Curb & gutter: By the state
**Show ROW from centerline and total ROW after accounting for any ROW dedication.

Applied

Wisteria Avenue: 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Show ROW on both sides of centerline

Non-compliance

N/S interior street: 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Street name must be changed to "North 24th Street" comply with City street names, prior to final
****Show radius for cul-de-sac to assure compliance.

Non-compliance

* 800 ft. Block Length

Compliance

* 600 ft. Maximum Cul-de-Sac

Compliance

**Revise plat to show ROW radius or diameter on the map.

*** As per Fire Department, minimum paving diameter shall be 96 ft. face-to-face with 10 ft. ROW back of curb around cul-de-sac paving area.

****Revised plat shows 57 ft. radius, face to face diameter is 96 ft.

ALLEYS

ROW: 24 ft. Paving: 20 ft.

*Alley/service drive easement required for commercial properties

**Service Drive Easement cannot dead-end. As per Public Works Department, a turnaround must be provided.

Non-compliance

SETBACKS

* Front

Lots 1-23: 10 ft. or greater for easements

Lot 24: 60 ft. or greater for easements or approved site plan

Applied

* Rear:

Lots 1-23: 10 ft. or greater for easements

Lot 24: In accordance with the zoning ordinance or greater for approved site plan or easements

Applied

* Interior Sides:

Lots 1-23: In accordance with the zoning ordinance or greater for easements

Lot 24: In accordance with the zoning ordinance or greater for easements or approved site plan

Applied

* Corner:

Lots 1 & 12: 10 ft. or greater for easements along Wisteria Avenue.

Lot 24: 10 ft. or greater for approved site plan or easements along Wisteria Avenue.

Applied

* Garage: Lots 1-23: 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

*** Lot 25 (Detention Pond): A plat note indicating that "No building or other structures shall be erected in Lot 25 (Detention Pond), which shall be used exclusively as a detention area" must to be added prior to final.

SIDEWALKS

* 5 ft. wide minimum sidewalk required on N. 23rd Street and 4 ft. wide minimum sidewalk required on Wisteria Avenue and both sides of interior street **5 ft. minimum wide sidewalk required on North 23rd Street as per Engineering Department. * Perimeter sidewalks must be built or money escrowed if not built at this time.	Compliance
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and on the south side of Lots 1 and 12. **Please revise plat note as shown above. * 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.	Compliance
	Compliance
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and other Development Departments for Lot 24 prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, Private Streets/drives must be maintained by the lot owners and not the City of McAllen. **An additional plat note in regards to the maintenance of Lot 25 (Detention Pond) might have to be added prior to recording as per Engineering Department. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if this is a public subdivision * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
	Applied
	Applied
	Required
	Required
	Applied
LOT REQUIREMENTS	
* Lots fronting public streets * Minimum lot width and lot area	Compliance
	Compliance
ZONING/CUP	
* Existing: R-3T & C-3 Proposed: R-3T & C-3 * Rezoning Needed Before Final Approval	Applied
	NA
PARKS	
* Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Based on 23 lots x \$700 = \$16,100 due prior to recording * Pending review by the Parkland Dedication Advisory Board and CC.	NA
	Required
	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required. * As per Traffic Department, Trip Generation approved, no TIA required.	Completed
	Completed
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Provide site plan to review street light layout, throat length requirements, and location of dumpsters and service drive easement for Public Works, Traffic and Fire Department.	Applied

Remove "lot layout" reference below subdivision name *Show radius or diameter of cul-de-sac to assure compliance. *****Lot 25 (Detention Pond): A plat note indicating that "No building or other structures shall be erected in Lot 25 (Detention Pond), which shall be used exclusively as a detention area" must to be added prior to final. *****Need to show easement on either side of electric transmission line *****All lots must be buildable after accounting for easements.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied

LOCATION



SUB2020-00605



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 1712 CEDAR Subdivision
Location APPROXIMATELY 170 FEET EAST OF THE INTERSECTION OF CEDAR AVE. & N BICENTENNIAL BLVD.
City Address or Block Number 1712 CEDAR AVE.
Number of lots 1 Gross acres 0.1071 Net acres _____
Existing Zoning C-3 Proposed R-3T Rezoning Applied For ☒ Yes ☐ No Date _____
Existing Land Use GENERAL BUSINESS Proposed Land Use TOWNHOUSES Irrigation District # 1
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due _____
Parcel No. _____ Tax Dept. Review _____
Legal Description THE EAST ONE-THIRD (E.1/3) OF LOTS ELEVEN (11) AND TWELVE (12), BLOCK (40), TOWN OF NORTH MCALLEN, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Owner

Name TOMAS GUTIERREZ Phone (956) 445-7631
Address 815 LUCIA DR.
City MISSION State TEXAS Zip 78572
E-mail _____

Developer

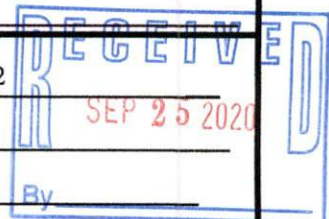
Name TOMAS GUTIERREZ Phone (956) 445-7631
Address 815 LUCIA DR.
City MISSION State TEXAS Zip 78572
Contact Person _____
E-mail _____

Engineer

Name IVAN GARCIA, P.E. R.P.L.S. Phone (956) 380-5152
Address 921 S. 10TH AVE.
City EDINBURG State TEXAS Zip 78539
Contact Person _____
E-mail RIDELTA2004@YAHOO.COM

Surveyor

Name IVAN GARCIA, P.E. R.P.L.S. Phone (956) 380-5152
Address 921 S. 10TH AVE.
City EDINBURG State TEXAS Zip 78539
By _____



Pd

B40 9/25/20

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

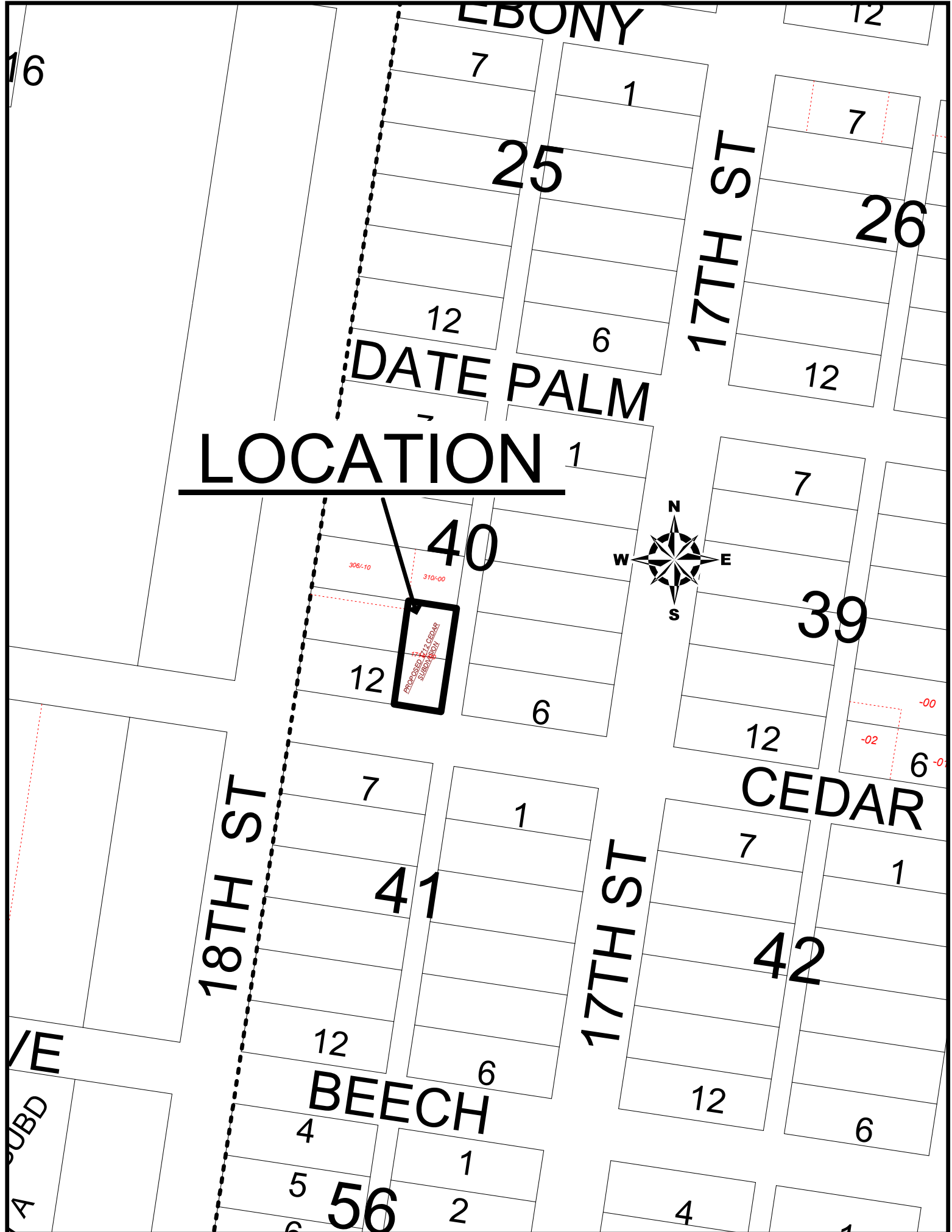
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.






Signature _____ Date 9/2/2020

Print Name Tamara Anderson

Owner ☐

Authorized Agent ☐



LEGEND	
	CAPPED 1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	CALCULATED POINT
	COTTON PRIMER SPINPOLE SET
	"X" MARK SET IN CONCRETE

METES AND BOUNDS DESCRIPTION

GENERAL PLAT NOTES

- [illegible]

PRINCIPAL CONTACTS:			
NAME	ADDRESS		PHONE & FAX
OWNER(S): TOMAS GUTIERREZ	810 LUCIA DRIVE	MISSION, TX. 78077	(505) 445-7631
SUBVEYOR: IVAN GARCIA	P.E. R.P.L.S. #21 S. 10TH AVENUE	DENVER, CO. 78536	(303) 390-5152 (303) 390-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. #21 S. 10TH AVENUE	DENVER, CO. 78536	(303) 390-5152 (303) 390-5083

PLAT SHEET
1712 CEDAR SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER	IVAN GARCIA P.E. R.P.L.S.
SUBMITTER	IVAN GARCIA P.E. R.P.L.S.
CHECKED	IVAN GARCIA P.E. R.P.L.S.
DRAWN	EDWIN PEN
SCALE	1" = 20'
DATE	SEPTEMBER 21, 2021
PROJECT	SUB 20 02
REVISION	
PAGE NO.	SHT 1



Reviewed On: 10/8/2020

SUBDIVISION NAME: 1712 CEDAR SUBDIVISION**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Cedar Avenue: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording (if applicable).

Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length.	NA
* 600 ft. Maximum Cul-de-Sac.	NA

ALLEYS

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

Required

SETBACKS

* Front: 25 ft. or greater for easements.
 ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine setbacks.

* Rear: 10 ft. or greater for easements. **Please revise plat note as shown above. ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine setbacks.	TBD
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements. ****Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine setbacks.	TBD
* Corner: Alley: 10 ft. or greater for easements. ***Please add plat note as shown above.	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Please add plat note as shown above. ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine setbacks.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS

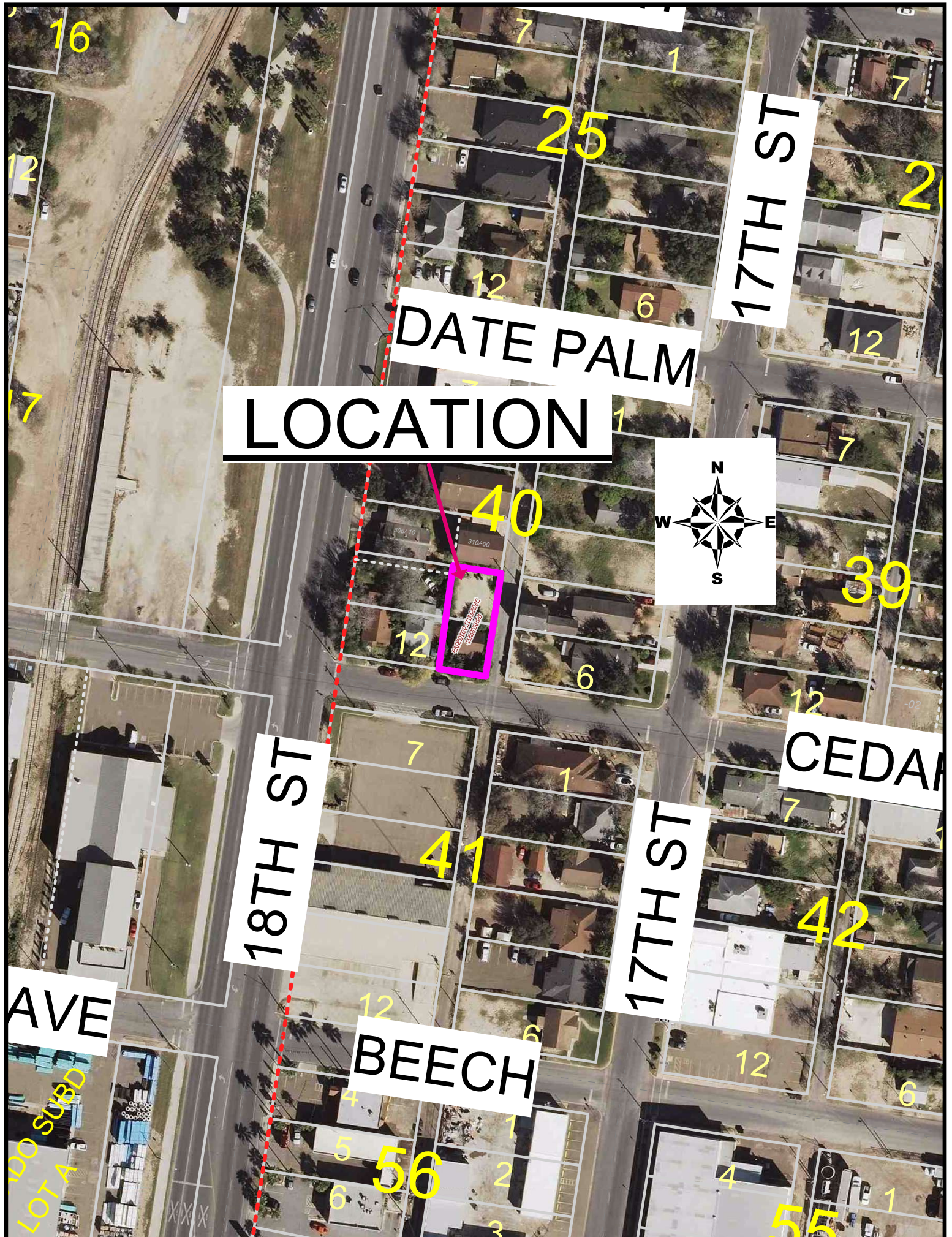
* 4 ft. wide minimum sidewalk required on Cedar Avenue.
 * Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please add plat note as shown above.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along west and north property line. **Please revise plat note as shown above prior to final.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine if site plan review by the Development Departments will required prior to building permit issuance.	TBD
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	TBD
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed.	TBD
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. ****Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine minimum lot area and width.	Non-compliance
* Lots fronting public streets.	Applied
ZONING/CUP	
* Existing: C-3 Proposed: R-3T ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final.	Non-compliance
* Rezoning Needed Before Final Approval. ***Rezoning from C-3 to R-3T will be presented before P&Z on 11/2/20 and C.C. on 11/23/20. Rezoning process must be finalized prior to final to determine setbacks.	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Plat submitted shows one lot; therefore, \$700 must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policies **Subdivision name might be revised prior to final to "North McAllen Lot 11B, Block 40B"	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVALS.	Applied



17TH ST

DATE PALM
LOCATION



CEDAR

18TH ST

17TH ST

BEECH

AVE

LOT 4 SUBD

SUB2020-0069



City of McAllen
Planning Department

311 North 15th Street
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>BELLA VISTA RANCH SUBD.</u>		
	Location	<u>1/4 - 4 1/4 MI. NORTH TAYLOR ROAD, REAR, WEST SIDE</u>		
	City Address or Block Number	<u>NOT DETERMINED</u>		
	Number of lots	<u>1</u>	Gross acres	<u>2.066</u> Net acres <u>2.066</u>
	Existing Zoning	<u>N/A</u>	Proposed	<u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>OPEN</u>	Proposed Land Use	<u>RESIDENTIAL</u> Irrigation District # <u>UNITED</u>
	Residential Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Rollback tax due	<u>1500⁰⁰</u>
	Parcel No.	_____	Tax Dept. Review	_____
	Legal Description	<u>2.066 AC. 0/0 LOT 368, JOHN H. SHARY SUBD., H.C.T.</u>		
Owner	Name	<u>JORGE A. BAUTISTA</u> Phone <u>867-1873</u>		
	Address	<u>7825 N. 5TH ST.</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
	E-mail	<u>reyados27@aol.com</u>		
Developer	Name	<u>SAME AS OWNER</u> Phone _____		
	Address	_____		
	City	_____	State	_____ Zip _____
	Contact Person	_____		
	E-mail	_____		
Engineer	Name	<u>DAVID O. SALINAS</u> Phone <u>682-9081</u>		
	Address	<u>2221 DAFFODIL AVE.</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>DAVID</u>		
	E-mail	<u>dsalinas@salinasengineering.com</u>		
Surveyor	Name	<u>SAME AS REGR.</u> Phone _____		
	Address	_____		
	City	_____	State	_____ Zip _____

RECEIVED
OCT 02 2020
BY: [Signature]

[Signature]

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- _____ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- _____ Title Report
- _____ 8 1/2" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- _____ 2 Location Maps
- _____ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- _____ 6 Folded blueline prints of the proposed plat
- _____ 2 Warranty Deeds (Identifying owner on application)
- _____ Autocad 2005 DWG file and PDF of plat
- _____ Letter of Authorization from the owner, if applicable
- _____ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

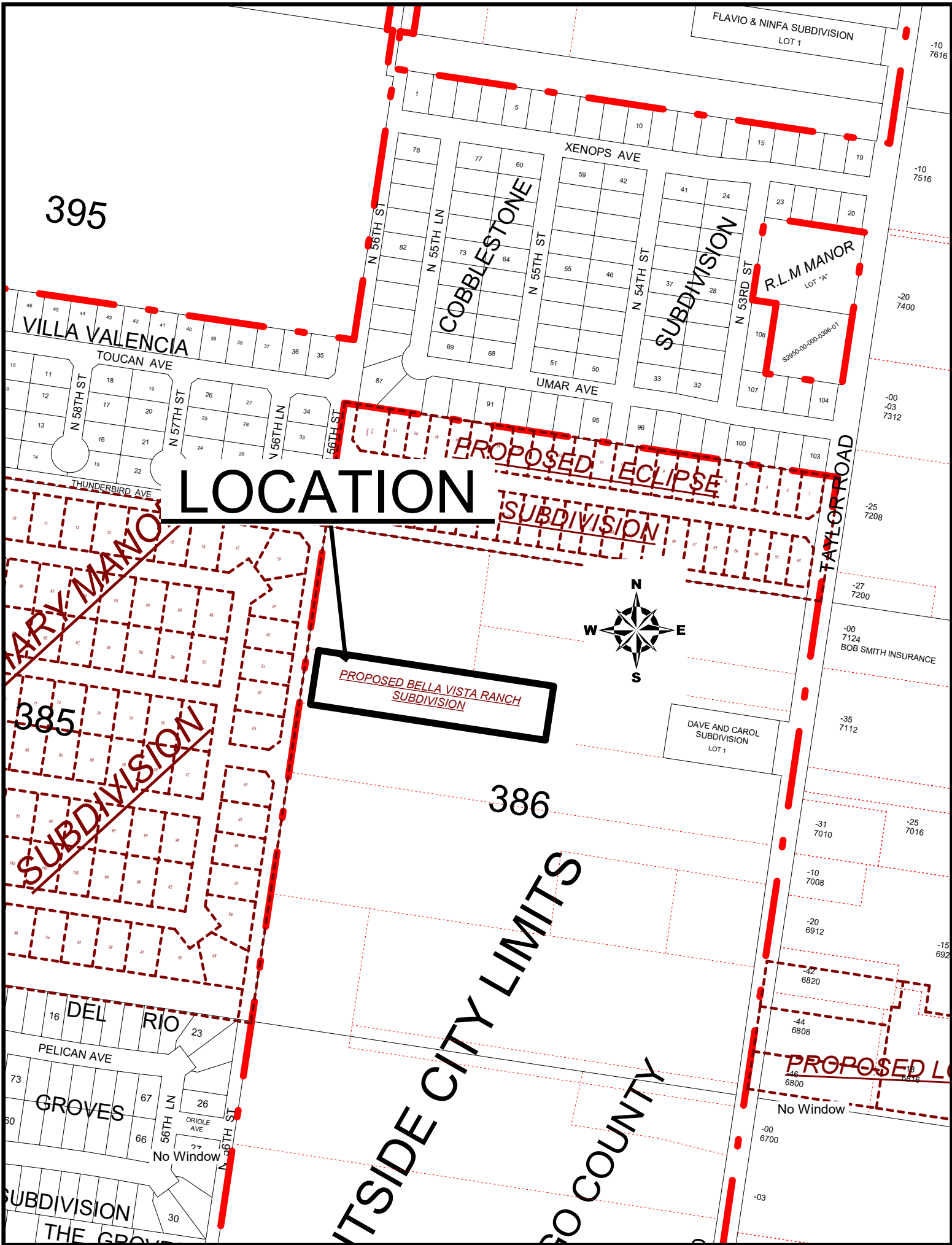
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

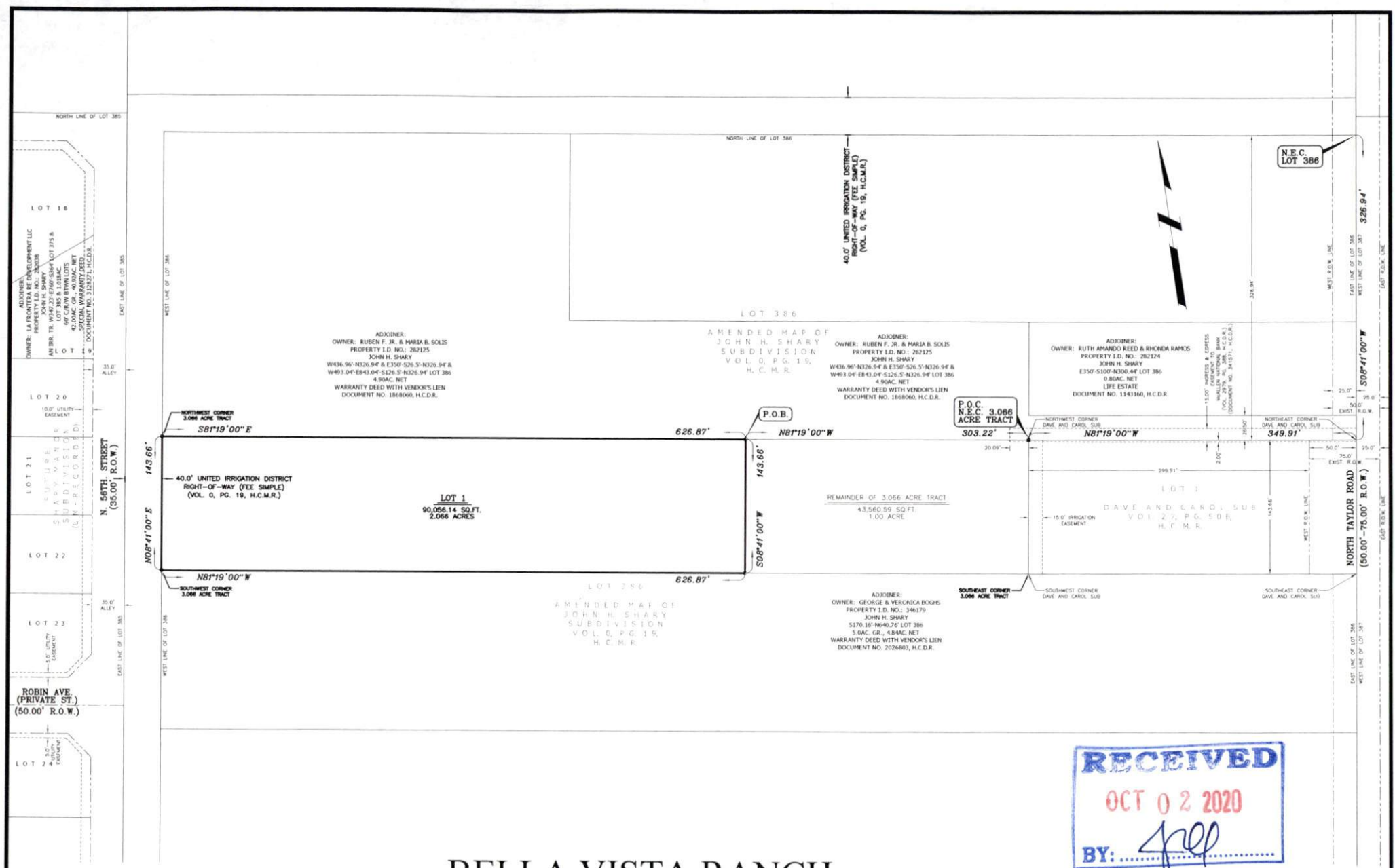
Signature  Date 10/2/20

Print Name Jorge A. Bautista

Owner ☒

Authorized Agent ☐





BELLA VISTA RANCH SUBDIVISION

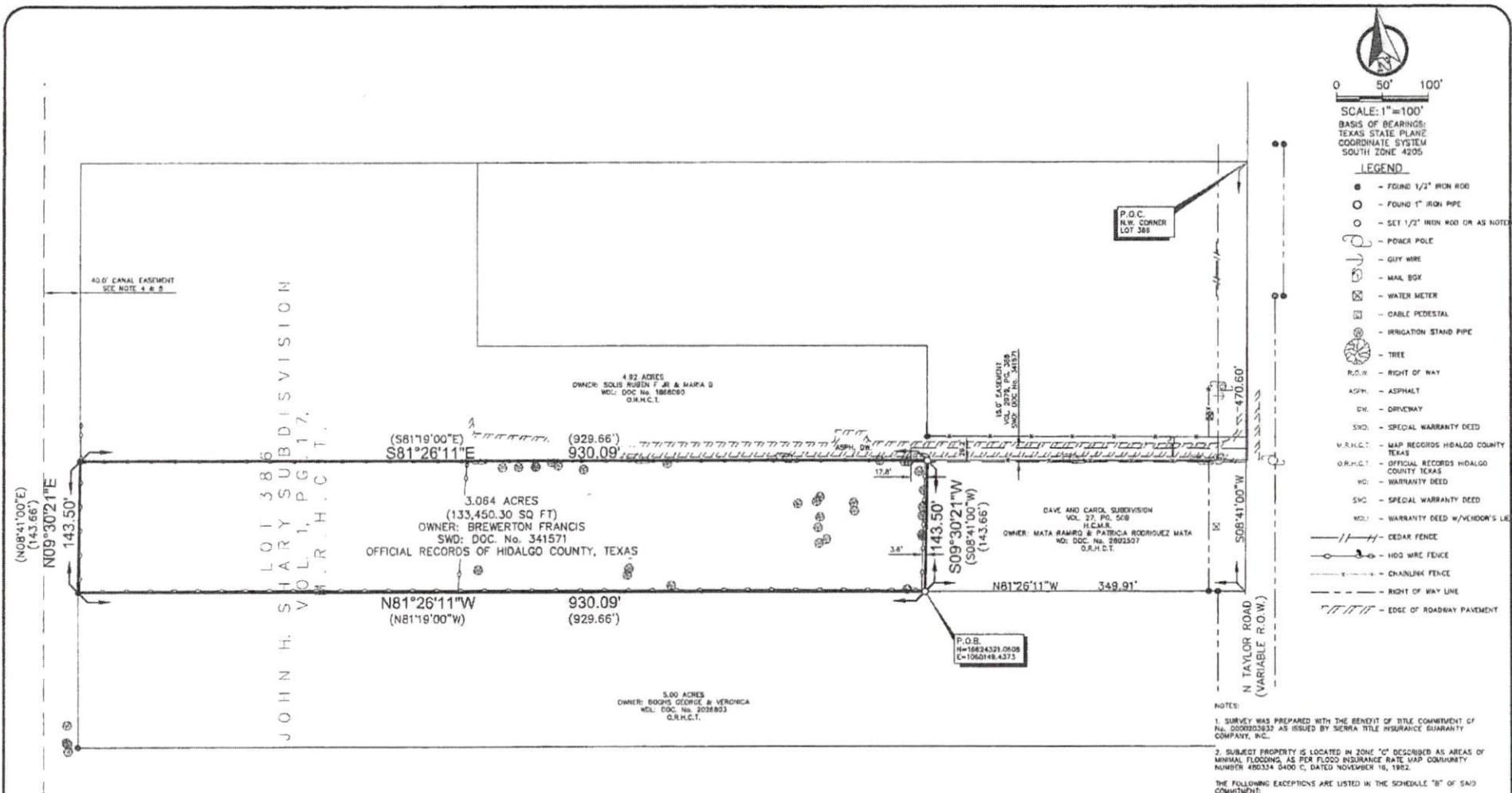
AN ADDITION TO THE CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS.

BEING THE WEST 2.066 ACRES OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 3.066 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH MINERAL RESERVATIONS FROM FRANCIS J. BREWERTON AND MARTHA BREWERTON UNTO JORGE A. BAUTISTA AND LAURA P. TUJME, A MARRIED COUPLE, DATED SEPTEMBER 16, 2020, OUT OF AND FORMING A PART OF LOT 386, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON SEPT. 30, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(P-6676) (10060700)
CONSULTING ENGINEERS & SURVEYORS
25021 DAFFODIL - MCALLEN, TEXAS 78501
(956) 832-9000 (956) 832-1488 (FAX)
12100 PAIN 35 CIRCLE BLDG. A, SUITE 106, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



arrizales and surveying, LLC

Texas Registered Surveying Firm
 780-51804 / 780-5204447
 4507 Gardside Avenue,
 Edinburg, TX 78542
 Office: 956-587-2157
 www.a.s.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JULY, 2018, AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR WHOLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN HEREON.

Manuel Carrizales 8-9-18
 MANUEL CARRIZALES
 R.P.L.S. #6388 DATE



PLAT SHOWING:
 A 3.064 ACRE TRACT OF LAND LYING IN LOT THREE HUNDRED EIGHTY SIX (386) OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

- NOTES:
1. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF No. 0000003833 AS ISSUED BY SENECA TITLE INSURANCE GUARANTY COMPANY, INC.
 2. SUBJECT PROPERTY IS LOCATED IN ZONE "C" DESCRIBED AS AREAS OF MINIMAL FLOODING, AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480314 DATED C. DATED NOVEMBER 16, 1982.
 3. THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:
 4. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE NOTE 10-B.)
 5. EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 1, PAGE 42A, 42 AND 43A, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE NOTE 10-C.)
 6. EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF UNITED IRRIGATION DISTRICT. (SEE NOTE 10-D.)
 7. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD. (SEE NOTE 10-E.)
 8. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.
- JOB NO. 180025
 SHEET 02 OF 02

RECEIVED
 OCT 02 2020
 BY: *[Signature]*



Reviewed On: 10/12/2020

SUBDIVISION NAME: BELLA VISTA RANCH SUBDIVISION**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

N. 56th Street: 35 ft. ROW dedication for 70 ft. ROW
 Paving: 50 ft. Curb & gutter: both sides
 **Indicate the total and dedicated ROW on North 56th St.
 ***Please clarify "alley" reference on the west side of centerline for North 56th Street.
 ***Escrow monies if improvements not built prior to plat recording
 ***Property does not front directly onto North 56th Street. Engineer must clarify how they are proposing to have frontage to a street as required by ordinance. Currently property fronts onto a 40 ft. United Irrigation District right-of-way along the west property line. This must be clarified prior to final.
 *****Easterly adjacent 1-acre property appears to be landlocked. Engineer must revise plat to not landlock property prior to final. E/W street with minimum 50 ft. ROW and 32 ft. of paving might be required to comply with lot frontage requirement.

Non-compliance

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

* 600 ft. Maximum Cul-de-Sac.

NA

ALLEYS

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

NA

SETBACKS

* Front: Proposed 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever is greater
 **Engineer must clarify use to determine setbacks prior to final but it will be not less than the required by the Zoning Ordinance.
 * Rear: Proposed 10 ft. or greater for easements.
 **Engineer must clarify use to determine setbacks prior to final but it will be not less than the required by the Zoning Ordinance.
 * Interior Sides: Proposed In accordance with the Zoning Ordinance or greater for easements.
 * Corner. 10 ft. or greater for easements.
 ***Please add plat note prior to final.
 * Garage: 18 ft. except where greater setback is required; greater setback applies.
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

TBD

TBD

Applied

Non-compliance

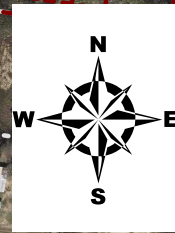
Applied

Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North 56th Street. **Please add plat note as shown above. Requirement might change prior to final depending on any design changes. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	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 * 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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Property is currently in ETJ. If property is annexed prior to recording, site plan review might be required. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if a public subdivision is proposed. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	TBD
	NA
	NA
	Applied
	TBD
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. * Lots fronting public streets. **Property has 143.6 ft. of frontage onto a 40 ft. United Irrigation District right-of-way. Property does not meet the minimum frontage requirement of 50 ft. to a street. Plat will have to be revised prior to final to comply with minimum requirements. 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ (Residential) **Property is currently in ETJ. If annexation is requested, processes including initial zoning, will have to be finalized prior to final. * Rezoning Needed Before Final Approval. **Property is currently in ETJ. If annexation is requested, processes including initial zoning, will have to be finalized prior to final. 	Applied
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Property is currently in ETJ. If annexation is requested, the amount of \$700 will have to be paid prior to recording. 	NA
	Applied

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy. **As per plat submitted October 2, 2020.landlocked properties exists. Plat will have to be revised to assure that no landlocked properties exist. Engineer has indicated that they are discussing requirements with United Irrigation District (UID) for access onto the 40 ft. UID right-of-way adjacent to North 56th Street. **An internal street with minimum 50 ft. ROW and 32 ft. of paving might be required be installed to assure compliance with lot frontage requirements for landlocked property to the east of Lot 1 prior to final. ****If annexation is requested, process will have to be finalized prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS DISAPPROVAL OF THE PLAT IN PRELIMINARY FORM.	Applied

LOCATION



PROPOSED BELLAVISTA RANCH
SUBDIVISION

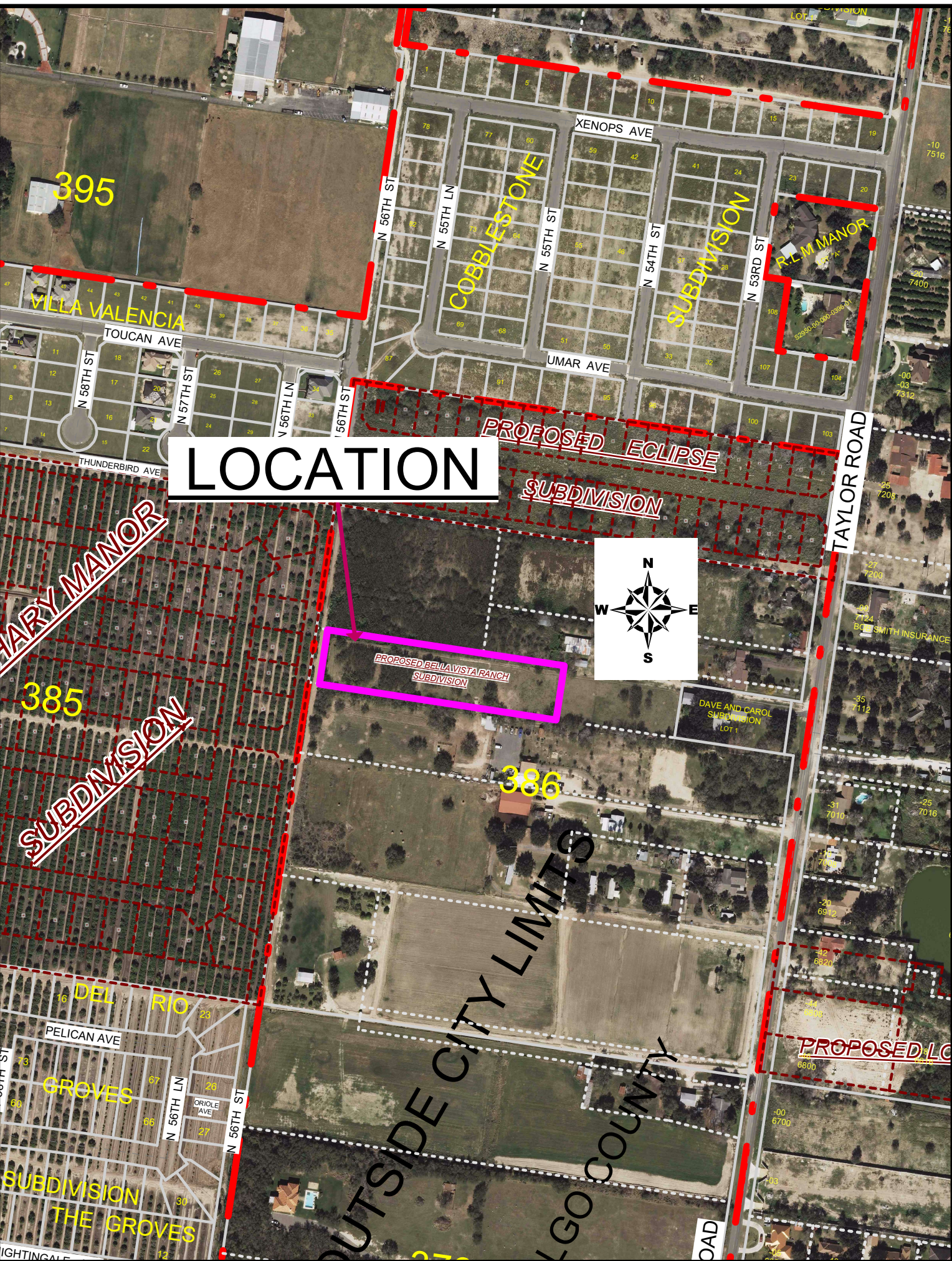
PROPOSED ECLIPSE
SUBDIVISION

395

385

386

OUTSIDE CITY LIMITS
LOGO COUNTY





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

Sub 2020-0064

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

Project Description	<p>Subdivision Name <u>Nemont Estates 1 Subdivision</u></p> <p>Location <u>29th Street approx 600 ft south of Russell Road</u></p> <p>City Address or Block Number _____</p> <p>Number of lots _____ Gross acres <u>10.04</u> Net acres _____</p> <p>Existing Zoning <u>A9</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Legal Description <u>A 10.04 Acre tract out of 20 Acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Vol. 1, Pg 12</u> MRHc.</p>
Owner	<p>Name <u>Nemont Estates 1 Limited Partnership</u> Phone <u>(956) 884-6130</u></p> <p>Address <u>4100 Violet Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>the.mestern.hor@gmail.com / nertor 1322@yahoo.com</u></p>
Developer	<p>Name <u>the investment tour e gmail.com</u> Phone <u>(956) 884-6130</u></p> <p>Address <u>4100 Violet Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Nertor Montanayov</u></p> <p>E-mail <u>nertor 1322@yahoo.com</u></p>
Engineer	<p>Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u></p> <p>Address <u>3911 N. 10th St. Suite H</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Mario A. Salinas</u></p> <p>E-mail <u>msalinas6973@att.net</u></p>
Surveyor	<p>Name <u>Salinas Engineering & Surveying</u> Phone <u>(956)</u></p> <p>Address <u>2221 Daddodil Ave.</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail _____</p>

OS
OK as per Beto



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature Nestor J. Montemayor Date 9-21-2020

Print Name Nestor J. Montemayor

Owner ☐

Authorized Agent ☐

Rev 03/11

S.D. MIDDLE
NO 5 SUBDIVISION
LOT 1

EL BRASIL SUBDIVISION
LOS MISQUITES SUBDIVISION

PROPOSED BEAUREGARD GROVES
PHASE 1 SUBDIVISION

PROPOSED BEAUREGARD GROVES
PHASE 2 SUBDIVISION

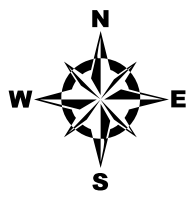
RUSSELL ROAD
DEA QUEST SUBDIVISION
LOT 1

(ROOTH RD)

E.C.I.S.D. ELEMENTARY
NO 30 SUBDIVISION
LOT 1

PROPOSED NEMONT ESTATES
SUBDIVISION
OUTSIDE CITY LIMITS

2599 L/S



LINVA AVE
SUBDIVISION
LA PUERTA AVE
N 29TH LN

RAVENSWOOD
SUBDIVISION
PHASE I

RED ROSE
REPLACEMENT
SUBDIVISION

LOCATION

PH. (956) 537-131
E-MAIL: MSAUNAS6973@ATT.NET



Reviewed On: 10/8/2020

SUBDIVISION NAME: NEMONT ESTATES 1**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

N. 29th Street (Rooth Road): 82.90 ft. ROW dedication for 100 ft. ROW
Paving: 65 ft. Curb & gutter: Both sides
**Must show centerline to determine if any ROW dedication is required prior to final.
**Please show ROW on both sides of centerline and total ROW after accounting for any ROW dedication required prior to final.
****Please label the "19.08 ft." reference on the North 29th Rd.
**Monies must be escrowed if improvements are not built prior to final.

North 25th Lane: 30 ft. dedication for 30 ft. from centerline for 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to final.
***Please label the "30.00 ft." reference on North 25th Lane prior to final.
****Label centerline to determine if any ROW dedication is required prior to final.
*****Show ROW on both sides of centerline and total ROW after accounting for any ROW dedication needed prior to final.
*****North 25th Lane location subject to change prior to final to verify alignment.

Linva Avenue (Internal E/W street): 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to final.
***Engineer must clarify if subdivision is public or private prior to final for staff review.
****Street names might be revised prior to final.
*****A temporary turnaround might be required if North 2th Lane is not built prior to recording. Engineer must clarify this prior to final.

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

* 800 ft. maximum block length allowed; submitted plat shows a block length of approximately 1,150 ft. for Linva Avenue (Internal E/W street).
***Plat must be revised prior to final to comply with requirements or submit a variance request.

* 600 ft. Maximum Cul-de-Sac.

Non-compliance

Non-compliance

Required

Applied

Applied

Non-compliance

NA

ALLEYS

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

NA

SETBACKS

* Front: 25 ft. or greater for easements.
* Rear: 10 ft. or greater for easements.
* Interior Sides: 6 ft. or greater for easements.
**Please revise plat as shown above.
* Corner: 10 ft. or greater for easements.
**Please add plat note as shown above prior to final.

Applied

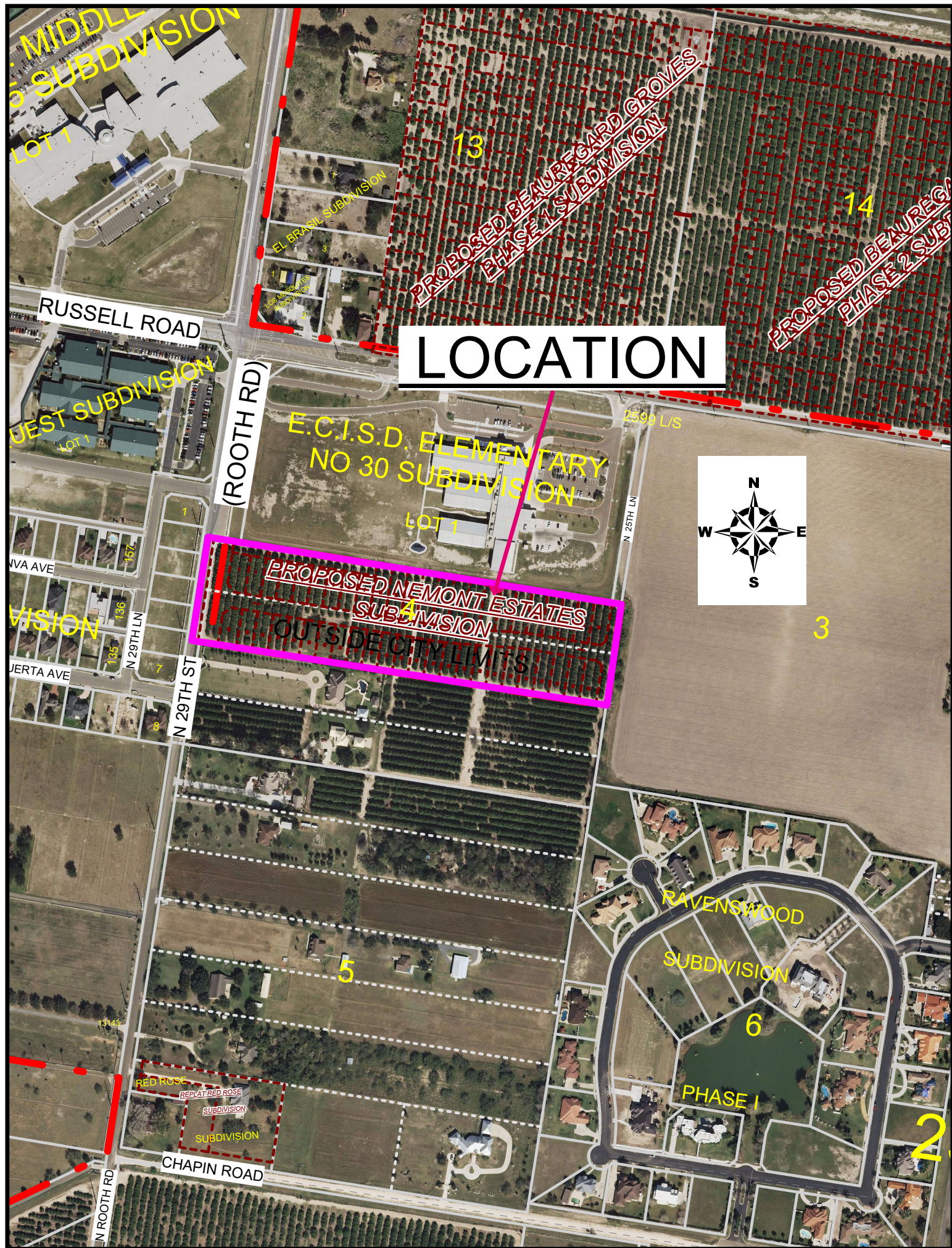
Applied

Non-compliance

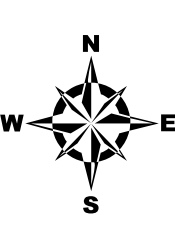
Non-compliance

* Garage: 18 ft. except wherever a 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 east side of North 29th Street (Rooth Road), west side of North 25th Lane, and both sides of interior streets. **Please revise plat note as shown above.	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 North 29th Street and North 25th Lane. **Please revise plat note as shown above.	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	
* No curb cut, access, or lot frontage permitted along North 29th Street (North Rooth Road) and North 25th Lane. **Please add plat note as shown above prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets, and any detention areas must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **110-72 for public subdivisions. ***Engineer must clarify if proposed subdivision is private or public prior to final.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be recorded simultaneously with plat.	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Applied
* Lots fronting public streets.	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ (single-family residential) **If annexation is requested, process must be finalized prior to final. ***Initial zoning/rezoning process must be finalized prior to final if property is annexed.	Applied
* Rezoning Needed Before Final Approval **If annexation is requested, process must be finalized prior to final. ***Initial zoning/rezoning process must be finalized prior to final if property is annexed.	TBD

PARKS	
* Land dedication in lieu of fee. ***Property currently in ETJ. If property were to be annexed to the City of McAllen prior to recording, park fees and Park Land Dedication Advisory Board review might be required.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. ***Property currently in ETJ. If property were to be annexed to the City of McAllen prior to recording, park fees and Park Land Dedication Advisory Board review might be required.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. ***Property currently in ETJ. If property were to be annexed to the City of McAllen prior to recording, park fees and Park Land Dedication Advisory Board review might be required.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **As per Fire and Traffic Department, please submit gate detail if private subdivision is proposed prior to final. Also, a second access might be required prior to final. ***If annexation is requested, annexation and initial zoning must be finalized prior to final. ****Please clarify/revise vicinity map to determine location of E/W 1/4 mile collector prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS.	Applied



LOCATION



SUB 2020-0067



City of McAllen
Planning Department
APPLICATION FOR

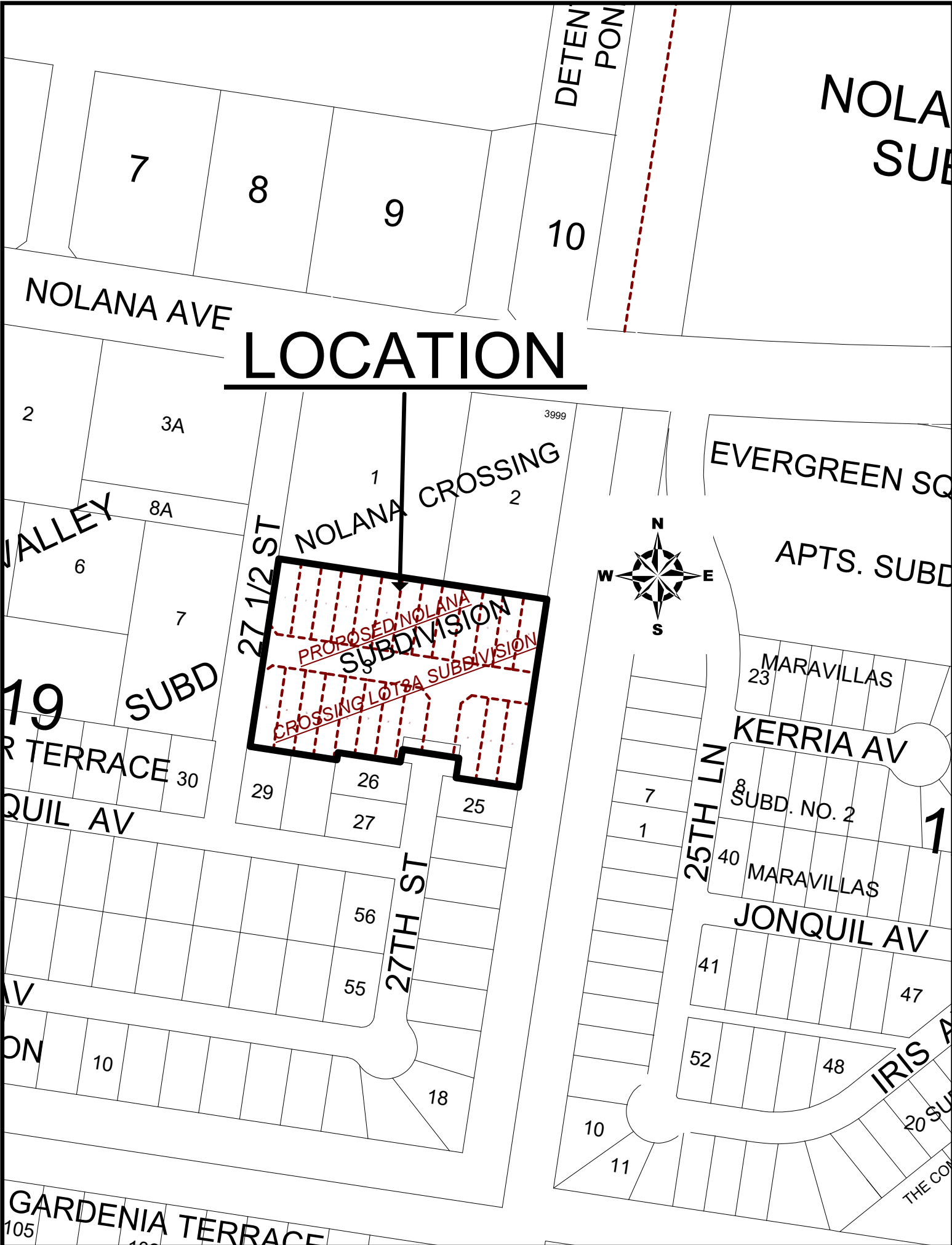
SUBDIVISION PLAT REVIEW

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	NOLANA CROSSING, LOT 3A SUBDIVISION		
	Location	East Side of 27 1/2 St, Approx. 350 feet South of Nolana Ave.		
	City Address or Block Number	2705 N. 27 1/2 STREET		
	Number of lots	24	Gross acres	2.834
			Net acres	2.834
	Existing Zoning		Proposed	
	Rezonning Applied For	<input type="checkbox"/> Yes <input type="checkbox"/> No		Date
	Existing Land Use	VACANT		
	Proposed Land Use	TOWNHOME		
	Irrigation District #	1		
Residential Replat	Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat			
Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ			
Yes	<input type="checkbox"/> No <input type="checkbox"/>			
Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Estimated Rollback tax due				
Parcel No.				
Tax Dept. Review				
Legal Description	A 2.834 ACRE TRACT, BEING ALL OF LOT 3, NOLANA CROSSING SUBDIVISION			
Owner	Name	LASHANTE ENTERPRISES, INC.		
	Address	3525 W. FREDDY GONZALEZ DR. STE B		
	City	EDINBURG	State	TX
	Zip	78539		
Developer	E-mail	alex9275@yahoo.com		
	Name	Same as above		
	Phone			
	Address			
	City		State	
Engineer	Zip			
	Contact Person			
	E-mail			
	Name	Barrera Infraestructure Group, Inc.		
	Phone	956-687-3355 / 956.624.4985		
Surveyor	Address	3525 W. Freddy Gonzalez Ave, Suite B2		
	City	Edinburg	State	Texas
	Zip	78539		
	Contact Person	Rene Barrera, P.E.		
	E-mail	rene@big-engineering.com		
Surveyor	Name	HOMERO L. Gutierrez		
	Phone	956-369-0988		
	Address	P.O. Box 548		
	City	McAllen	State	TX
Zip	78505			

RECEIVED
SEP 30 2020
BY: BMH

Pal



McALLEN, TEXAS

[illegible]



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2020

SUBDIVISION NAME: NOLANA CROSSING, LOT 3A SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

W. Kerria Avenue: 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Revise plat accordingly since Kerria Avenue cannot dead-end.

Non-compliance

N. 27th Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

**Revise plat accordingly due to an existing 10 ft. ROW dedication not being identified on plat which was required by Fire Department for Nolana Crossing Subdivision.

Non-compliance

N. 27 1/2 Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

* 800 ft. Block Length

Applied

* 600 ft. Maximum Cul-de-Sac

**Revise plat to provide a cul-de-sac at the east end since Kerria Avenue cannot dead-end

Compliance

Non-compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

TBD

SETBACKS

* Front: 18 ft. or greater for approved site plan or easements

**To be established prior to final, required front setback for R-3T lots is 10 ft.

TBD

* Rear: 20 ft. or greater for approved site plan or easements

**To be established prior to final approval.

TBD

* Sides: 0 ft. with firewall construction, 6 ft. otherwise in accordance with the zoning ordinance or greater for approved site plan or easement

Applied

* Corner: 10 ft. or greater for easements

**Revise plat as noted above

Non-compliance

* Garage: 18 ft. or greater for approved site plan or easements, except where greater setback is required, greater setback applies.

**Revise plat as noted above

Non-compliance

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on N. 27 1/2 Street, both sides of Kerria Avenue and N. 27th Street.

**Revise plat as noted above

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

Non-compliance

Required

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 27th Street.

**Revise plat as noted above

Non-compliance

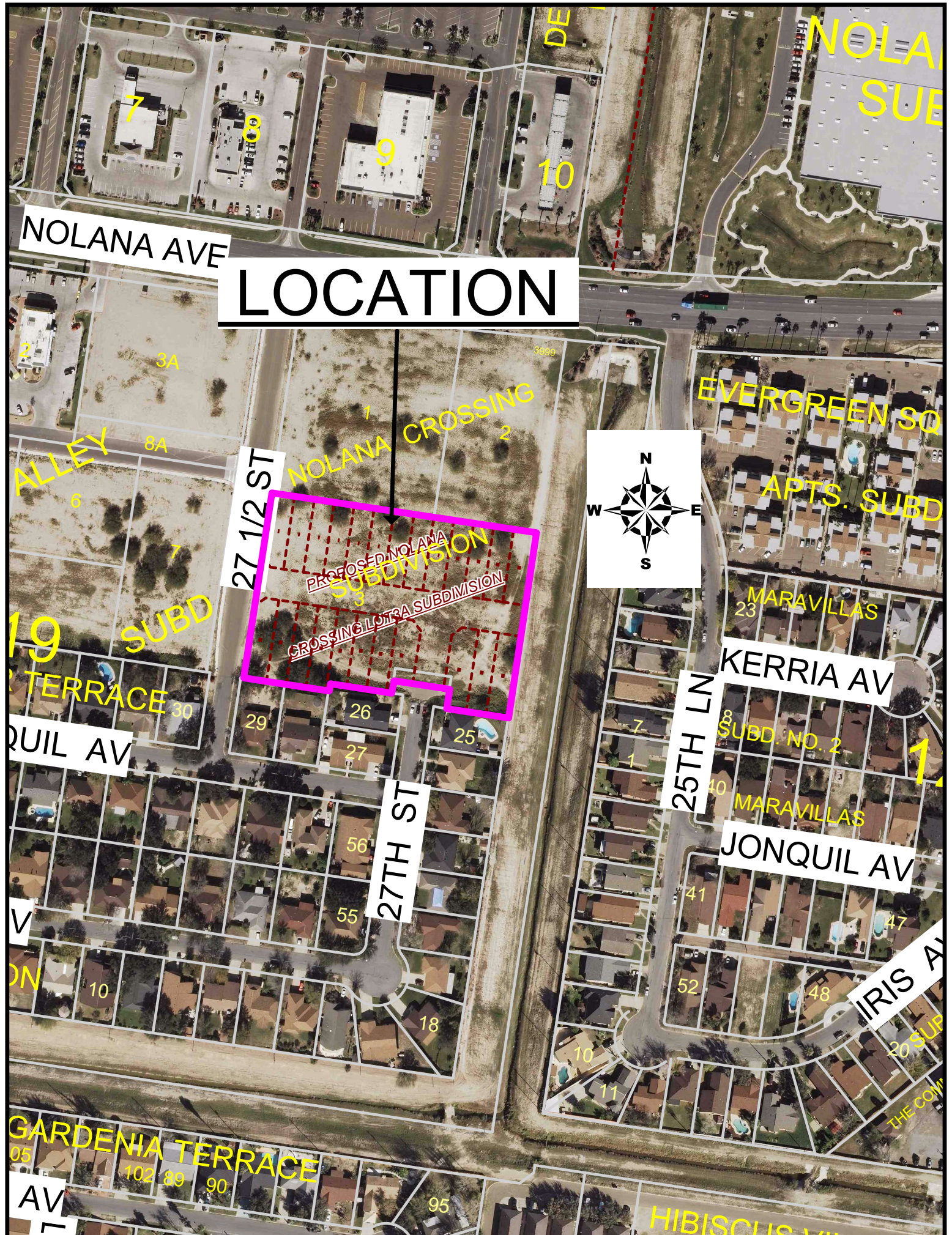
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along N. 27th Street.

**Nolana Crossing Subdivision has a note which requires an 8 ft. masonry wall along N. 27th

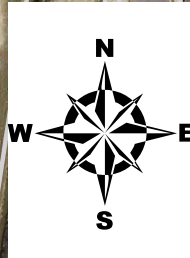
TBD

St. some restrictions may require Nolana Crossing Plat to be vacated. Clarification pending prior to final approval	
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 27th St.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Required
*Section 110-72 applies for public subdivisions	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-3T Proposed: R-3T	Applied
* Rezoning Needed Before Final Approval	Completed
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot-dwelling unit to be paid prior to recording. Based on 24 lots/dwelling units x \$700 = a park fee of \$16,800 is due prior to recording. If the number of lot changes, park fees will be revised accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise plat as needed due to Nolana Crossing Subdivision providing a 10 ft. dedication of additional ROW along N. 27th for a T head located at the north end of the street. This dedication is not reflected on this plat. ***The removal of some restrictions established by Nolana Crossing Subdivision may trigger a the need to vacate it. ****Nolana Crossing plat shows a 10 ft. utility easement dedicated by plat which are not identified on this plat *****Abandonment of the 10 ft. utility easement needs to be done by separate instrument/process and not by plat, prior to final. *****Revise plat accordingly since the proposed layout for Kerria Avenue is not acceptable as it dead-ends without a cul-de-sac *****ROW between Lots 16 & 17 needs to be addressed prior to final.	Applied

*****Nolana Crossing Subdivision provides for a T head along N. 27th St. Pending clarification on whether N. 27th Street will be extended? or will there be a wall? -as required by Nolana Crossing Subdivision- to be established prior to final approval	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



LOCATION

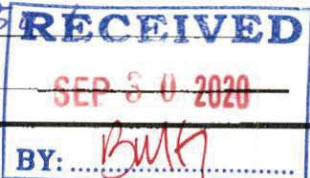




City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	Subdivision Name <u>De la Torre Subdivision</u> Location <u>8th Street approx 300ft north of Houston Avenue</u> City Address or Block Number _____ Number of lots <u>1</u> Gross acres <u>0.33</u> Net acres <u>0.33</u> Existing Zoning <u>R-2</u> Proposed <u>R-2</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Fourplex</u> Irrigation District # <u>HCV 10#3</u> Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A 0.33 tract of land out of part of Lot 16, Stewart's Addition to the City of McAllen Vol. 4, Page, 642.</u>
Owner	Name <u>Rafael Idelfonso de la Torre Sanchez</u> Phone <u>(956) 533-5884</u> Address <u>2513 N. 27th Lane</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail _____
Developer	Name <u>Same as above</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u> Address <u>3911 N. 10th St. Suite H</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Mario A. Salinas</u> E-mail <u>msalinas6973@att.net</u>
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 686-1484</u> Address <u>2221 Dalkodil Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>dsalinas@salinasengineering.com</u>

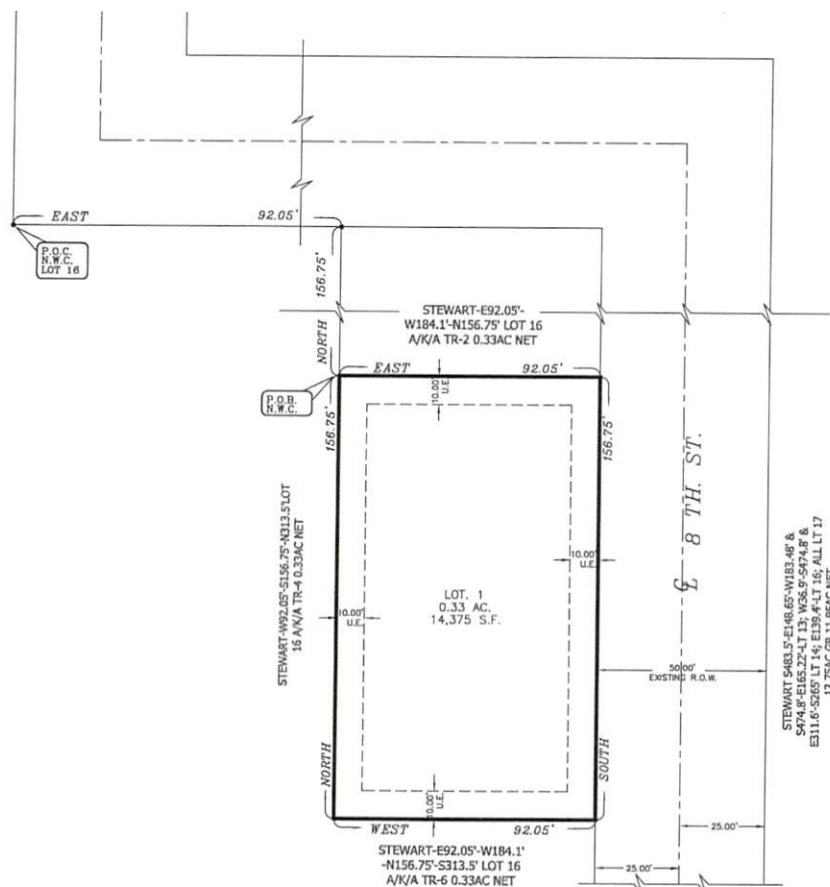


[illegible]

McALLEN, TEXAS



BEING A 0.33 ACRE TRACT OF LAND, BEING OUT OF LOT 16, STEWART'S ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS, HIDALGO COUNTY, TEXAS.



VICINITY MAP



DATE OF PREPARATION: SEPTEMBER 15, 2020

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

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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2020

SUBDIVISION NAME: DE LA TORRE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 8th Street: 50 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Revise street name on plat as shown above	Non-compliance
Galveston Avenue: Dedication as needed on the south side of lot for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Align with street to the west ***Revise plat accordingly prior to final	Non-compliance
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac **Any cul-de-sac must provide for minimum 96 ft. paving face-to-face with minimum 8 ft. ROW back of curb.	TBD
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	TBD
SETBACKS	
* Front: 20 ft. or greater for easements or in line with average of existing buildings setbacks, whichever is greater **Revise plat as noted above	Non-compliance
* Rear: 10 ft. or greater for easements	Applied
* Sides: 6 ft. or greater for approved site plan or easements **Revise plat as noted above	Non-compliance
* Corner: To be established as needed prior to final approval, but not less than ordinance requirement.	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 S. 8th Street. **Also, on Galveston Avenue as required, prior to final. ***Revise Note #5 on plat as noted above	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD

* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	TBD
*Section 110-72 applies for Public subdivisions	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
* Minimum lot width and lot area	Applied
ZONING/CUP	
* Existing: R-2 Proposed: R-2	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. If 4 units are proposed x \$700 = \$2,800 due prior to recording. Fees will be revised accordingly if number of units change.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
*Per Traffic Department, Trip Generation is required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: **Must comply with City's Access Management Policy ***Revise plat with ROW paving, etc. for Galveston Avenue prior to final ****Engineer to submit ownership map to assure no landlock property exists	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied

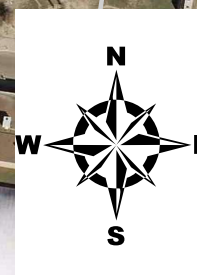


WALDROL'S
SUBDIVISION

9TH ST

8TH ST

LOCATION



TRAVIS
MIDDLE
SCHOOL

HOUSTON AVE

6TH ST

TH ST

PLACE
2

ARREOLA PRADO
SUBD
LOT 1

ELEVANTH AVE ADD SUBD
BLK 3

STEWART'S
SUBDIVISION

COMFORT
HOUSE

MISD
FOOTBALL FIELD

HOUSTON TERRACE
1-B
1-A

TIAS DEL TESORO

(4) CITY TENNIS
COURTS
LIGHTING/PARKING

STILLAS
HEIGHTS

SUB2020-0034

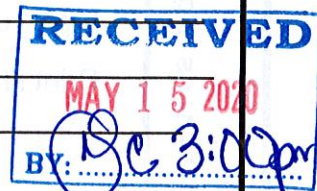


City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Barcelona Subdivision</u></p> <p>Location <u>Northwest corner Bentsen Rd and Colbath Ave.</u></p> <p>City Address or Block Number <u>TBD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.55</u> Net acres <u>1.26</u></p> <p>Existing Zoning <u>R-3A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multifamily</u> Irrigation District # <u>United</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0-</u></p> <p>Parcel No. <u>S2950-00-000-0178-40</u> Tax Dept. Review <u>Guerra</u></p> <p>Legal Description <u>A 1.55 acre tract of land out of Lot 178, JOHN H. SHARY SUBDIVISION</u></p>
Owner	<p>Name <u>New Millenium L Investments, Inc.</u> Phone <u>(956) 483-4372</u></p> <p>Address <u>711 W. Nolana Ave. Suite 102B</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Servikon, LLC</u> Phone <u>(956) 483-4372</u></p> <p>Address <u>101 N McColl Rd. Ste 8</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Adriana Salazar</u></p> <p>E-mail <u>adrianasalazar68@hotmail.com</u></p>
Engineer	<p>Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u></p> <p>Address <u>410 S Jackson Rd #2780</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Omar Cano, P.E.</u></p> <p>E-mail <u>omar.cano@supremeengineering.com</u></p>
Surveyor	<p>Name <u>Pablo Pena III, RPLS</u> Phone <u>(956) 682-8812</u></p> <p>Address <u>1001 Whitewing Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>



Act # 716823 pd \$ 3008

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

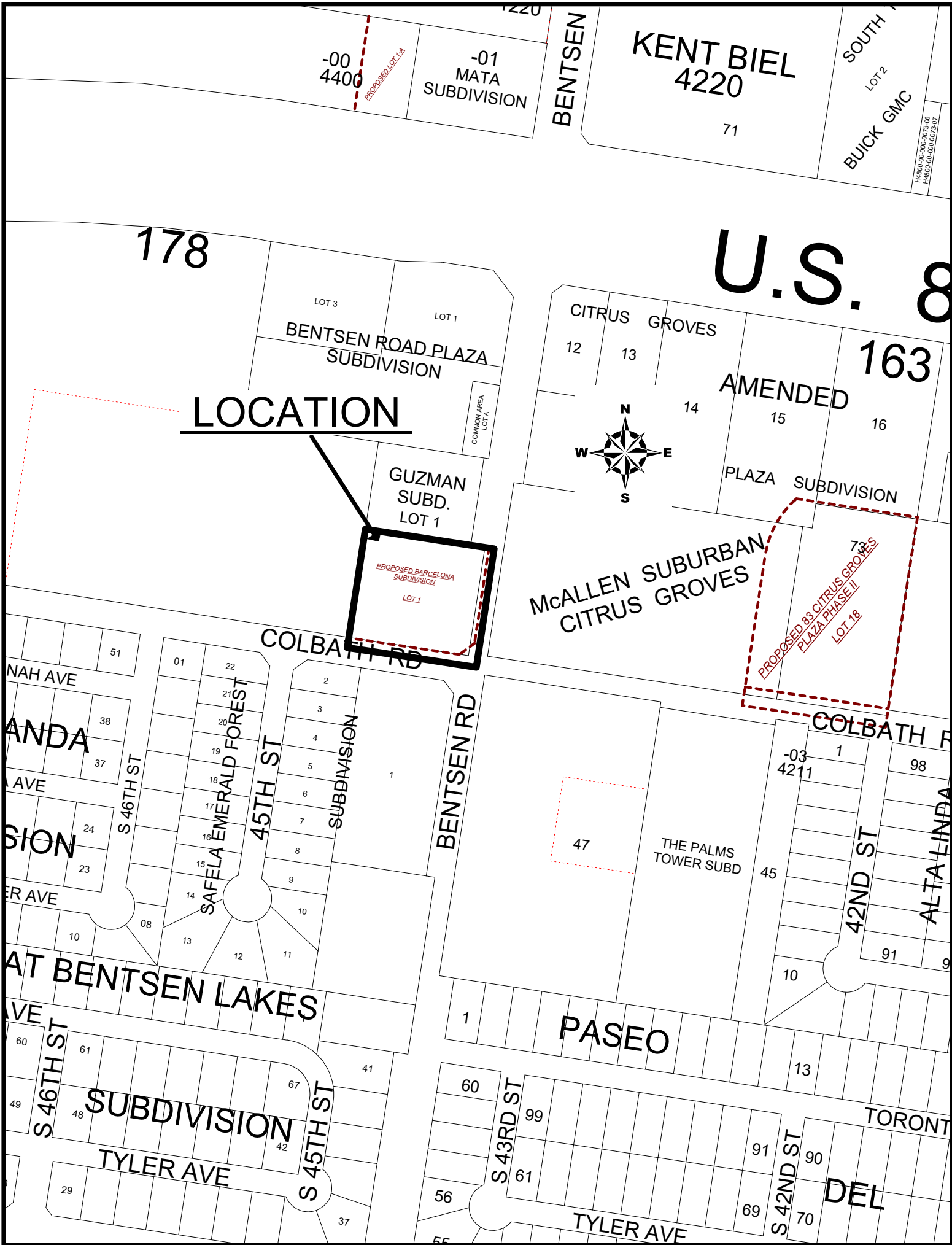
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05/14/2020

Print Name Laura Elena Aragon D.

Owner ☒

Authorized Agent ☐



-00
4400

PROPOSED LOT 1A

-01
MATA
SUBDIVISION

BENTSEN

KENT BIEL
4220

71

SOUTH
LOT 2
BUICK GMC

H480-00-000-0073-08
H480-00-000-0073-07

178

LOT 3

LOT 1

BENTSEN ROAD PLAZA
SUBDIVISION

COMMON AREA
LOT A

LOCATION

GUZMAN
SUBD.
LOT 1

PROPOSED BARCELONA
SUBDIVISION
LOT 1

CITRUS GROVES

12

13

14

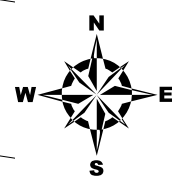
AMENDED

15

16

PLAZA SUBDIVISION

163



McALLEN SUBURBAN
CITRUS GROVES

PROPOSED 83 CITRUS GROVES
PLAZA PHASE II
LOT 1/8

NAH AVE

ANDA

AVE

SION

ER AVE

AT BENTSEN LAKES

AVE

SUBDIVISION

TYLER AVE

COLBATH RD

SAFELA EMERALD FOREST

45TH ST

SUBDIVISION

BENTSEN RD

PASEO

COLBATH R

42ND ST

ALTA LINDA

-03
4211

THE PALMS
TOWER SUBD

45

10

91

9

1

PASEO

13

TORONT

S 43RD ST

TYLER AVE

S 42ND ST

DEL

69

70

90

9

60

61

91

90

56

55

S 46TH ST

S 45TH ST

67

41

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42

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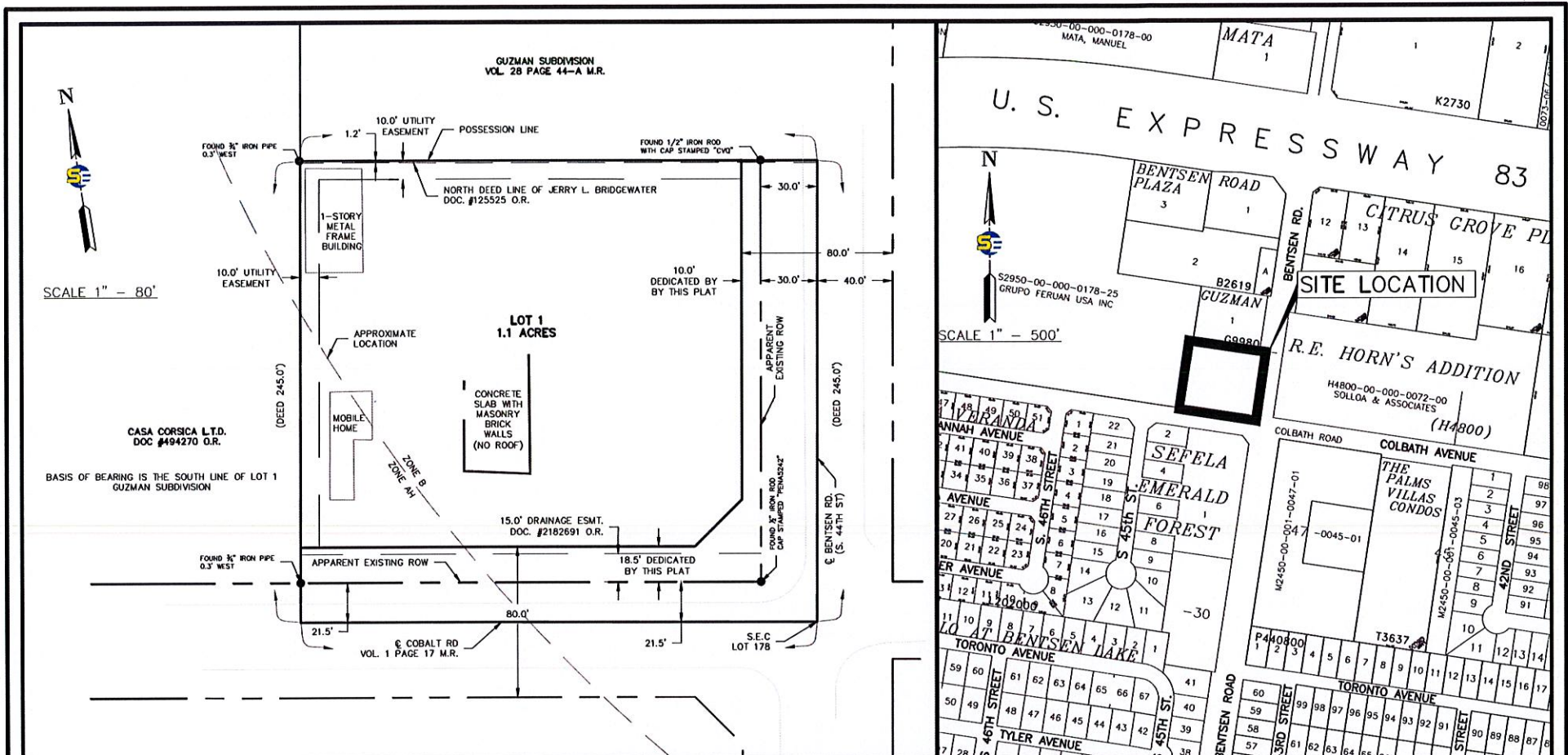
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PLAT OF BARCELONA SUBDIVISION

RECEIVED
MAY 17 2020
BY: *Sc. 11:40am*

A 1.55 ACRE TRACT OF LAND OUT OF LOT 178, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 17 OF THE MAP RECORDS OF SAID COUNTY WITHIN THE CITY OF MCALLEN TEXAS.



SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
410 S. JACKSON RD. #2780 - EDINBURG, TX 78539
(956) 272-2246

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	NEW MILLENNIUM L INVESTMENTS, INC	711 W. NOLANA AVE. STE. 102B MCALLEN, TEXAS 78504	(956)483-4372
ENGINEER:	OMAR CANO, P.E.	410 S. JACKSON RD #2780 EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	PABLO PENA III, R.P.L.S	1001 WHITEWING AVE MCALLEN, TEXAS 78501	(956)682-8812



Reviewed On: 10/16/2020

SUBDIVISION NAME: BARCELONA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South Bentsen Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. of ROW Paving: 52 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording.	Applied
Colbath Road: 18.5 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Revise street name to "Colbath Road" on plat, vicinity map and wherever is applicable prior to final.	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length.	NA
* 600 ft. Maximum Cul-de-Sac.	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ***Private service drive easement to provide city services required. It will be maintained by the property owners, not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording.	Required
SETBACKS	
* South Bentsen Road : 40 ft. or greater for approved site plan or easements. **Colbath Road: 40 ft. or greater for approved site plan or easements.	Applied
* Rear: 10 ft. or greater for easements or approved site plan. **Engineer submitted a letter on September 4,2020, requesting a variance for 6 ft. instead of the required 10 ft. setback required on the rear (west side). ***P&Z approved the subdivision in revised preliminary form at the meeting of October 6, 2020 without the variance and requiring the 10 ft. rear setback. ****Engineer has submitted a proposed site plan for reconsideration of the requested 6 ft. instead of the required 10 ft. setback required on the rear (west side).	Non-compliance
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Revise plat as shown above.	Non-compliance
* Corner: See setbacks for North Bentsen Road and Colbath Road **Revise plat as shown above.	Non-compliance
* Garage: 18 ft. or greater for approved site plan or easements. **Revise plat as shown above.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Bentsen Road and Colbath Road.	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 Colbath Road.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north side property.	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	Applied
* Site plan must be approved by the Planning and Development departments prior to Building permit issuance.	Applied
* Common Areas, private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Rezoning to R-3A approved by Planning and Zoning on November 19, 2019 ***Rezoning to R-3A approved by the City Commission on December 12, 2019 * Rezoning Needed Before Final Approval	Compliance
	NA
PARKS	
* Land dedication in lieu of fee does not apply.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. As per parks Department, Park fees will apply at a rate of \$700 per dwelling unit. Total amount of fees is \$14,000 (\$700 X 20 = \$14,000). Fees may vary depending on the proposed amount of dwelling units.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation has been waived. No TIA required.	Complete
* As per Traffic Department, Trip Generation has been waived. No TIA required.	NA

COMMENTS	
Comments: Must comply with City's Access Management policy	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES APPROVAL, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied

178

U.

LOCATION

CITRUS GROVES

AMEN

PLAZA



GUZMAN SUBD.
LOT 1

McALLEN SUBURBAN
CITRUS GROVES

PROPOSED BARCELONA
SUBDIVISION
LOT 1

COLBATH RD

BENTSEN RD

SUBDIVISION

45TH ST

SAFELA EMERALD FOREST

S 46TH ST

THE PALMS
TOWER SUBD

BENTSEN LAKES

PASEO

September 1, 2020

Barcelona Subdivision
New Millennium L Investments
711 W. Nolana Ave. Ste 102B
McAllen, TX 78501

City of McAllen
Planning & Zoning Board
1300 Houston Ave.
McAllen, TX 78501

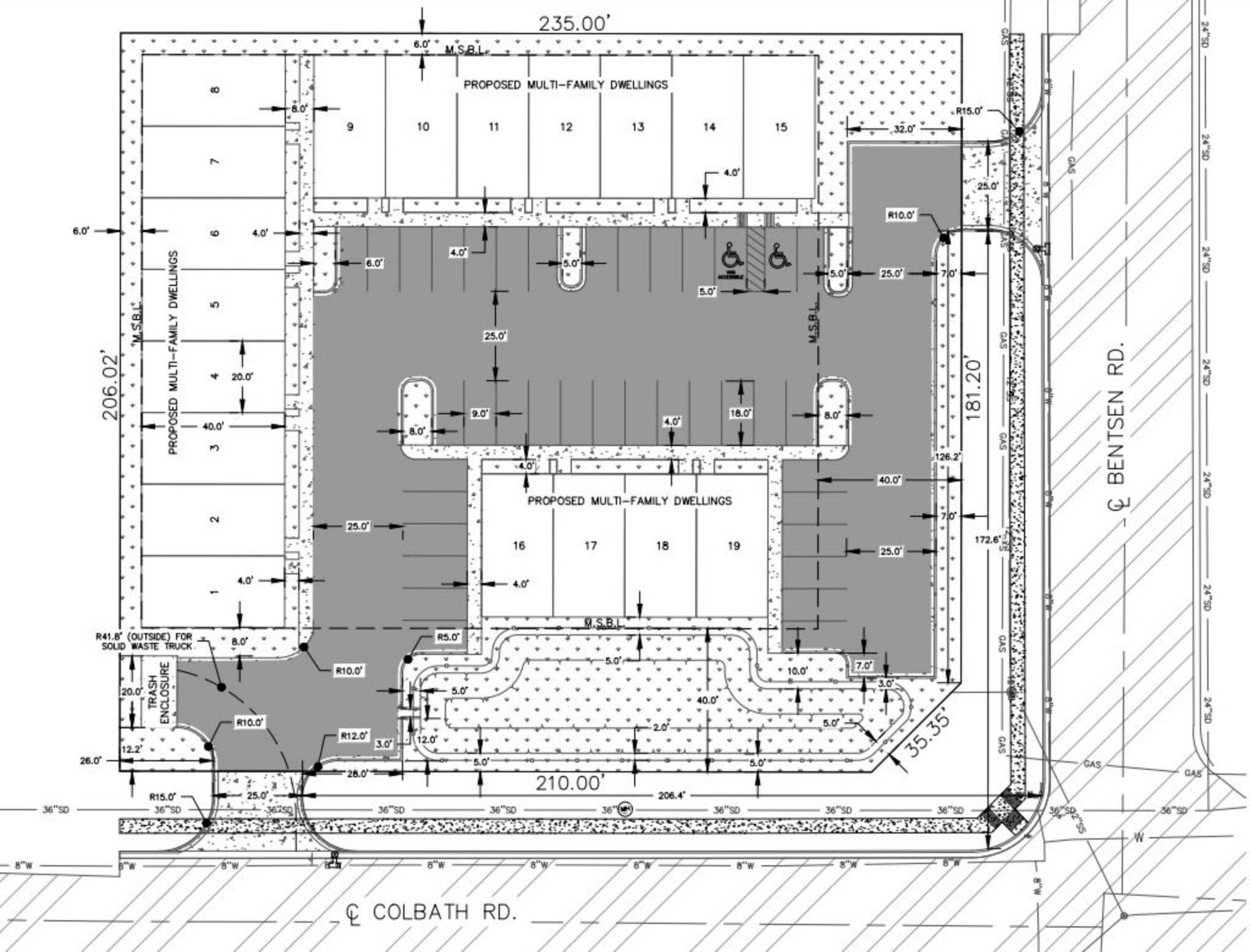
Dear Planning and Zoning Chairman/Board Members:

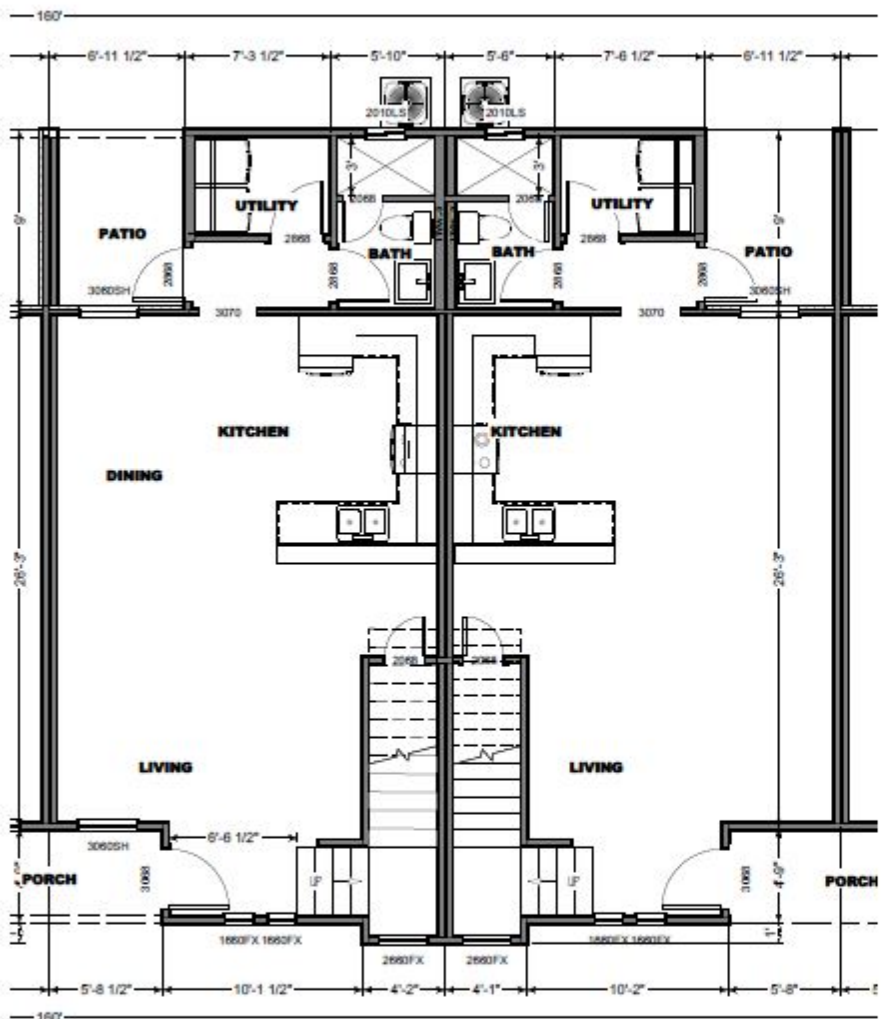
I am requesting a variance for a six (6) feet rear setback instead of ten (10) feet (west side of property). In order to maximize and make the project feasible there is the need to keep the aforementioned setback. It is imperative to mention that all other proper improvements will be constructed during the subdivision process and the developer (I) is in compliance with all City of McAllen requirements.

Sincerely,

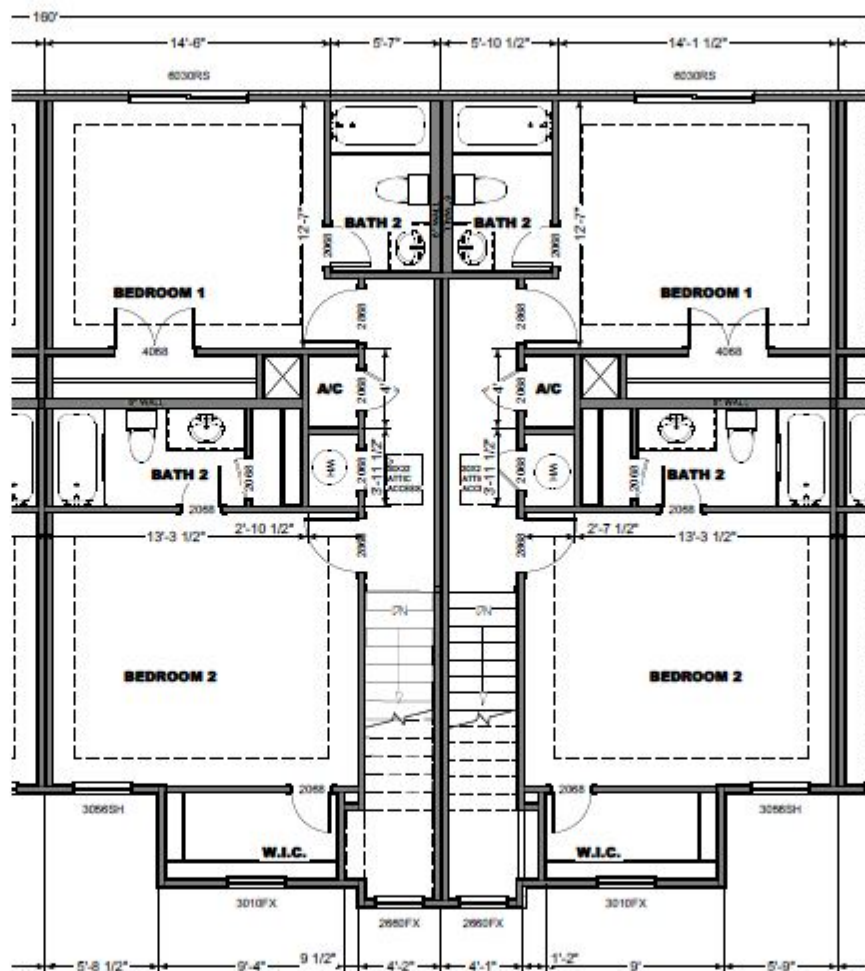

New Millennium L Investment, LLC







TYP. UNITS FIRST FLOOR



TYP. UNITS SECOND FLOOR



TYP. KITCHEN VIEW

AREA	
FIRST FLOOR	715 SQ. FT.
SECOND FLOOR	725 SQ. FT.
TOTAL LIVING	1440 SQ. FT.
PATIO	62 SQ. FT.
PORCH	27 SQ. FT.
TOTAL AREA	1529 SQ. FT.

SUB2020-0009



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 Bentsen Park Subdivision
 Location On the East side of Bentsen Road approximately 1,600' North of Mile 3 North Road
 City Address or Block Number 5004 N Bentsen Road, McAllen Tx
 Number of lots 34 Gross acres 7.540 Net acres 7.540
 Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☒ No Date _____
 Existing Land Use R1-SFAM Proposed Land Use Residential Irrigation District # 1
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒
 Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due 19
 Legal Description 7.540 Acre Track of land, more or less, out of the South 5 Acres of Lot 239 and all of
Lot 240, Pride O' Texas Subd, Hidalgo County, Texas as perm map or plat thereof recorded in Vol 5, Pg 58-59

Owner

Name So Tex Partners, LLC Phone (956) 454-6090
 Address 10043 N. Conway Ave
 City Mission State Tx Zip 78573
 E-mail josegar@msn.com

Developer

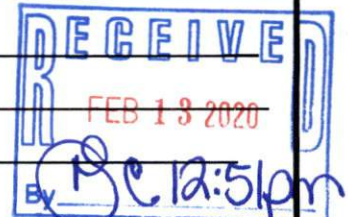
Name So Tx Partners, LLC Phone (956) 454-6090
 Address 10043 N. Conway Ave
 City Mission State Tx Zip 78573
 Contact Person Jose L. Garcia, President
 E-mail josegar@msn.com

Engineer

Name SDI Engineering, LLC Phone (956) 287-1818
 Address 5602 E Iowa Rd
 City Edinburg State Tx Zip 78542
 Contact Person Israel Posadas, P.E.
 E-mail iposadas@sdi-engineering.com psanchez@sdi-engineering.com

Surveyor

Name Rodriguez Engineering Phone (956) 491-1013
 Address PO Box 1830
 City Edinburg State Tx Zip 78540



Act# 497403 pd \$300-18

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 2/14/20

Print Name Jose L. Garcia, President

Owner ☒

Authorized Agent ☐

5801

SUBDIVISION

5801

LOCATION

40

TEXAS

90

BENTSEN RD

PROPOSED

PRIDE

242 -00
4924
4.21AC
GREG AUTO
SERVICE

H.C.I.D. #1

SILVER

				XANTHIS
22	21		BROOKWOOD	

CREEK

WATER LILY AVE
ESTATES

VIOLET AV
CANTERA

ESPAÑOLA

XANTHISMA AVE

WISTERIA AVE

TITO'S 4721
LOT "A"
SUBD.

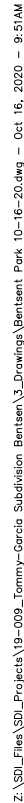
KINGDOM

AVE

LA

VIOLET AVE

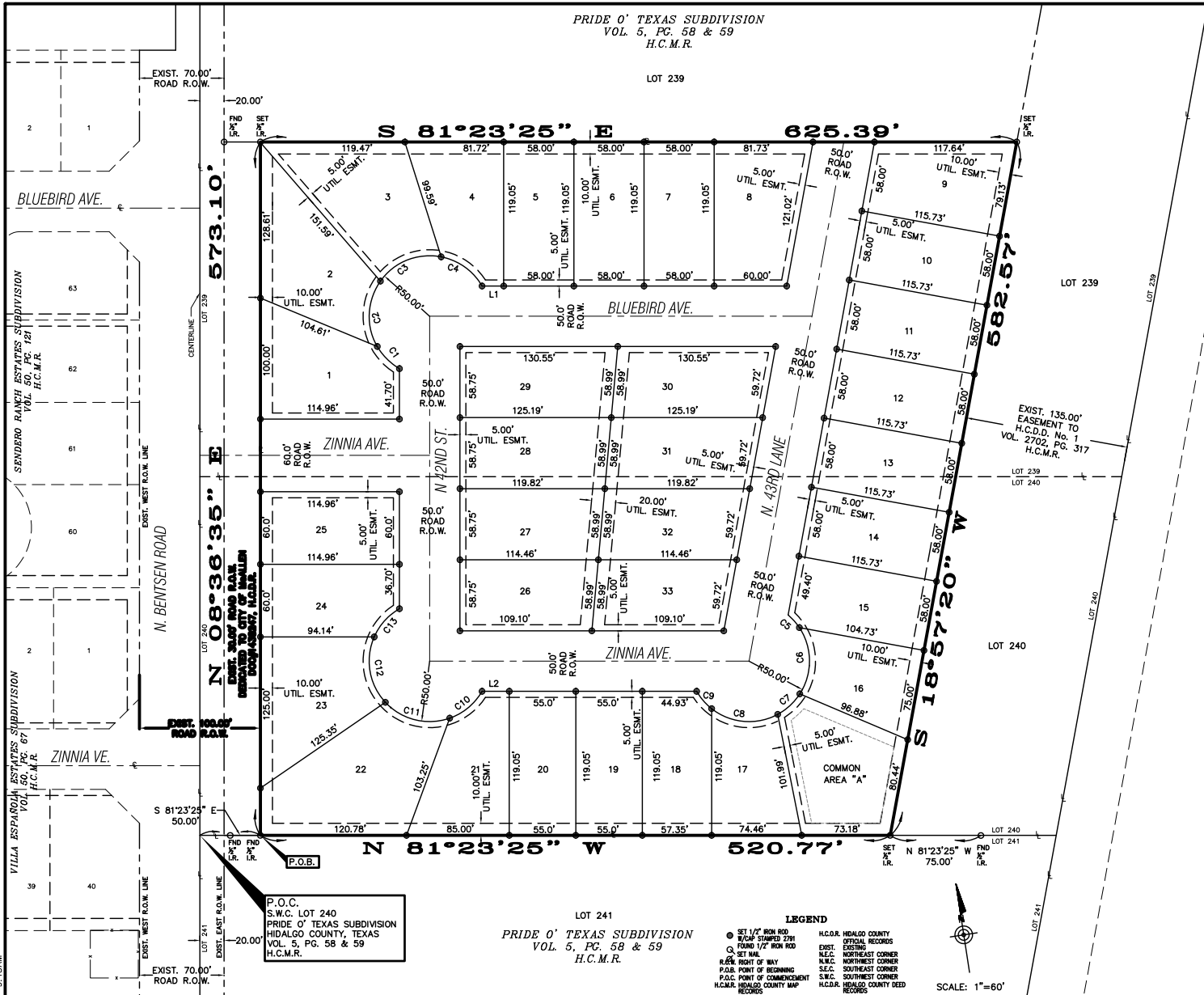
VIOLET AV
CANTERA



SCALE: 1"=60'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 81°23'25" E	17.93'
L2	N 81°23'25" W	22.52'

Z:\SDI Files\SDI Projects\19-009_Tommy-Garcia Subdivision Bentsen\3_Drawings\Bentsen Plat 10-16-20.dwg - Oct. 16, 2020 - 9:15AM



OPTION 1

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE L. GARCIA, PRESIDENT, SO TX PARTNERS, LLC (WE), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BENTSEN PARK SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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.

JOSE L. GARCIA, PRESIDENT
SO TX PARTNERS, LLC
10043 N. CONWAY AVE.
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: JOSE L. GARCIA, PRESIDENT SO TX PARTNERS, LLC	10043 N. CONWAY AVE. MISSION, TEXAS 78573	(956) 454-6090	N/A
ENGINEER: ISRAEL POSADAS, P.E.	5602 E. IOWA RD., EDINBURG, TEXAS 78540	(956) 287-1818	(956) 287-3697
SURVEYOR: LEO L. RODRIGUEZ, J.R., R.P.L.S.	P.O. BOX 1830, EDINBURG, TEXAS 78540	(956) 491-1013	(956) 287-3697

APPROVED BY 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, 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

CITY OF McALLEN, MAYOR
CITY SECRETARY

SDI ENGINEERING, LLC

CIVIL • TRANSPORTATION • PLANNING • STORMWATER

5602 E. IOWA RD., EDINBURG, TEXAS 78542
(956) 287-1818 PH. (956) 287-3697 FAX
INFO@SDI-ENGINEERING.COM
TBP REG. NO. F-15016

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25.0 FEET OR GREATER FOR EASEMENT
REAR: 10.0 EXCEPT 25.0 FOR DOUBLE FRONTING LOTS, FEET OR GREATER FOR EASEMENT
INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENTS
CORNER LOT: 10.0 FEET OR GREATER FOR EASEMENT
GARAGE: 18.0 FEET EXCEPT WHERE GREATER SETBACK APPLIES.
- FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMUM FLOODING (NO SHADING), AS PER COMMUNITY-PANEL NUMBER: 480334 0400-C REVISED NOVEMBER 16, 1982.
- NEAREST CITY OF McALLEN BENCHMARK, MC 52, SAID BENCHMARK IS A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION 132.94.
- AN ENGINEERED DRAINAGE DETENTION PLAN IS REQUIRED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DETENTION REQUIREMENTS AS REFERENCED ON THE DRAINAGE APPROVAL LETTER DATED _____ DETENTION REQUIRED IS 0.395 AC-FT (17,211.97 C.F.) BASED ON APPROVED DRAINAGE LETTER FROM CITY OF McALLEN.
- MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- A 25FT. BY 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- A 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH BENTSEN ROAD.
- A 8.0 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
- ALL LOTS REFLECT A 5.0' UTILITY EASEMENT ON FRONT TO THE LOTS.
- COMMON AREA "A" LOCATED WITH THE SUBDIVISION IS PROVIDING FOR THE DETENTION OF DRAINAGE WATERS PRODUCED FROM BENTSEN PARK SUBDIVISION. THIS LOT AND DRAINAGE POND CONTAINED THEREIN MAY NOT BE REMOVED, RELOCATED, REDUCED IN SIZE, COVERED OR OTHERWISE ALTERED AND/OR IMPROVED NOTWITHSTANDING MAINTENANCE. IT IS ALSO UNDERSTOOD THAT THE MAINTENANCE IS RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BENTSEN ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ISRAEL POSADAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89435

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 20____.

PLANNING & ZONING COMMISSION CHAIRPERSON
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1.

PRESIDENT - H.C.I.D. NO. 1
DATE

SECRETARY
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

LEO L. RODRIGUEZ, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



FILED FOR RECORD IN
HIDALGO COUNTY
PAUL VILLARREAL,
HIDALGO COUNTY CLERKS

ON _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



PLAT OF BENTSEN PARK SUBDIVISION BEING A 7.540 ACRE TRACT OF LAND OUT OF LOTS 239 & 240, PRIDE O' TEXAS SUBDIVISION HIDALGO COUNTY, TEXAS VOL. 5, PG. 58 & 59 H.C.M.R.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 7.540 ACRE (328,432.10 SQ. FT.) TRACT OF LAND OUT OF LOT 240, PRIDE O' TEXAS SUBDIVISION, AS PER MAP RECORDED IN VOL. 5, PGS. 58 & 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 240, THENCE: S 81°23'25" E, ALONG THE SOUTH LINE OF SAID LOT 240, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD FOUND, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD, FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING;

THENCE: N 08°36'35" E, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH BENTSEN ROAD, A DISTANCE OF 296.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 240 AND ALSO BEING THE SOUTH LINE OF SAID LOT 239, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 573.10 FEET TO A 1/2 INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: S 81°23'25" E, PARALLEL TO THE SOUTH LINE OF SAID LOT 239, A DISTANCE OF 625.39 FEET TO A 1/2 INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: S 18°57'20" W, ALONG THE WEST RIGHT-OF-WAY LINE OF AN EXIST. 135.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT AS RECORDED IN VOL. 2702, PG. 317, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 281.27 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 239 AND ALSO BEING THE NORTH LINE OF SAID LOT 240, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 582.57 FEET TO A 1/2 INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: N 81°23'25" W, ALONG THE SOUTH LINE OF SAID LOT 240, A DISTANCE OF 520.77 FEET TO THE POINT OF BEGINNING, CONTAINING 7.540 ACRE (328,432.10 SQ. FT.) TRACT OF LAND MORE OR LESS.

CURVE DATA TABLE

CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.00'	26.18'	N 36°23'25" W	25.88'
C2	50.00'	57.14'	N 11°21'00" E	54.08'
C3	50.00'	57.14'	N 76°49'49" E	54.08'
C4	50.00'	42.79'	S 45°54'35" E	41.50'
C5	50.00'	14.00'	S 33°01'15" E	13.96'
C6	50.00'	58.00'	S 08°14'04" W	54.80'
C7	50.00'	25.15'	S 55°52'41" W	24.89'
C8	50.00'	58.00'	N 76°28'42" W	54.80'
C9	50.00'	19.07'	N 32°19'07" W	18.96'
C10	50.00'	35.48'	S 58°56'08" W	34.74'
C11	50.00'	58.00'	N 67°30'13" W	54.80'
C12	50.00'	58.00'	N 01°02'26" W	54.80'
C13	50.00'	31.78'	N 50°24'02" E	31.25'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 81°23'25" E	17.93'
L2	N 81°23'25" W	22.52'

LOT AREAS		
LOT	SQ. FT.	AC.
1	8,634.08	0.198
2	8,753.50	0.201
3	9,287.20	0.213
4	7,048.77	0.162
5,6,7	6,904.83	0.159
8	8,436.55	0.194
9	7,934.71	0.182
10,11,12,13,14	6,712.23	0.154
15	6,660.38	0.153
16	6,660.83	0.159
17	6,279.48	0.144
18	6,726.71	0.154
19,20	6,547.82	0.150
21	7,226.34	0.166
22	11,770.00	0.256
23	8,696.85	0.199
24	6,802.78	0.152
25	6,897.80	0.158
26,33	6,567.15	0.151
27,32	6,882.20	0.158
28,31	7,197.24	0.165
29,30	7,512.29	0.172
COMMON AREA "A"	9,136.59	0.210



Reviewed On: 10/16/2020

SUBDIVISION NAME: BENTSEN PARK SUBDIVISION**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

- * North Bentsen Road: 50 ft. from centerline for 100 ft. ROW.
Paving: 65 ft. Curb & gutter : Both sides
**Please show ROW on both sides of centerline prior to recording.
****Must escrow monies if improvements are not constructed prior to final.
- *North 42nd Street: 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides.
*Barricade at the north end of the street as needed.
**Street name must be revised prior to recording.
***Will be extended north when the adjacent property develops.
- Other interior streets: 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both Sides
*Barricade at the north end of easternmost N-S street as may be applicable
- Entry Street from North Bentsen Road: 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both Sides.
Paving _____ Curb & gutter _____
- * 800 ft. Block Length
- * 600 ft. Maximum Cul-de-Sac.

Applied

Applied

Applied

Applied

Applied

Compliance

NA

ALLEYS

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

NA

SETBACKS

- * Front: 25 ft. or greater for easements,
- * Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements.
**Please revise wording prior to final.
- * Interior Sides: 6 ft. or greater for easements.
- * Corner: 10 ft. or greater for easements.
- * Garage: 18 ft. except where greater setback is required, grater set back applies
**Please revise wording prior to recording.
- *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Compliance

Applied

Compliance

Compliance

Applied

Applied

SIDEWALKS

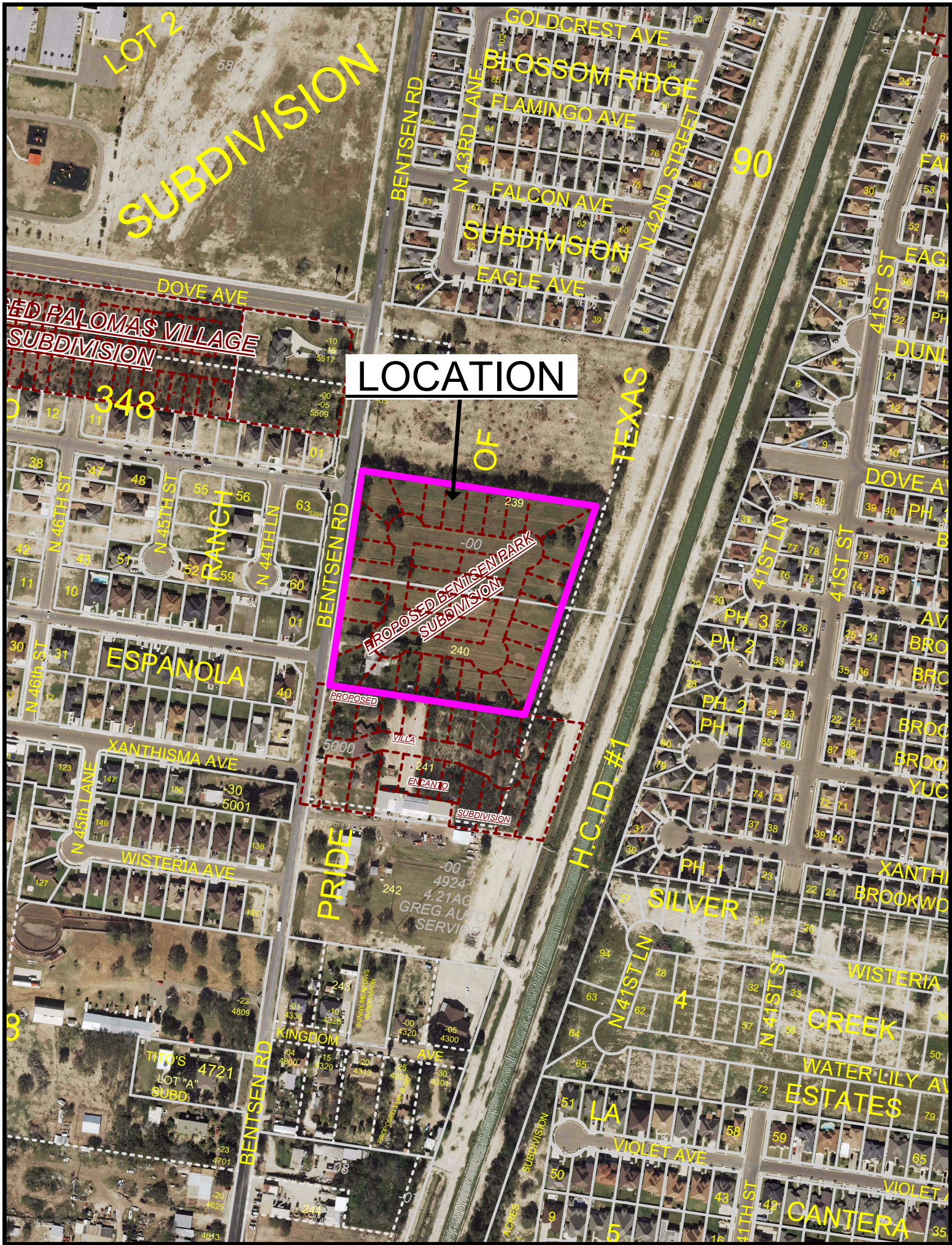
- * 4 ft. wide minimum sidewalk required on North Bentsen Road, and both sides of all interior streets
- * Perimeter sidewalks must be built or money escrowed if not built at this time.

Compliance

Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bentsen Road.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road.	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
**Section will be 110-72 if it's a public subdivision.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
***Subdivision will be recorded simultaneously with plat.	
LOT REQUIREMENTS	
* Lots fronting public streets.	Applied
* Minimum lot width and lot area.	Applied
ZONING/CUP	
Existing: R-1 Proposed: R-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per Parks Department, plat shows 33 lots. Park fees apply at rate of \$700 per dwelling unit and payable prior to plat recording. In this case fees come to \$23,100.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
**Per Traffic Department, trip generation has been waived due to development not exceeding 100 trips.	Completed
Per Traffic Department, trip generation has been waived due to development not exceeding 100 trips. TIA not required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF OPTION #3 OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOT 2
SUBDIVISION

RED PALOMAS VILLAGE
SUBDIVISION

LOCATION

PROPOSED BENITEN PARK
SUBDIVISION

ESPANOLA

XANTHISMA AVE

WISTERIA AVE

TITO'S
LOT "A"
SUBD

PRIDE

KINGDOM

GREG AUTO
SERVICE

SILVER

CREEK

WATER LILY
ESTATES

LA

VIOLET AVE

CANTERA

HOLD #1

TEXAS

90

348

N 41ST LN

N 41ST ST

41ST ST

41ST ST

BENTSEN RD

N 43RD LANE

N 42ND STREET

GOLDCREST AVE

BLOSSOM RIDGE

FLAMINGO AVE

FALCON AVE

EAGLE AVE

90

41ST ST

41ST ST

41ST ST

41ST ST

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Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: October 16, 2020
SUBJECT: City Commission Actions on October 12, 2020

REZONINGS:

1. Rezone from C-4 to R-3A District: 13.683 acres out of Section 227, Texas-Mexican Railway Company Survey; 6301 Tres Lagos Boulevard
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone from R-3A to C-4 District: 51.633 acres out of Section 227, Texas-Mexican Railway Company Survey; 6401 Monte Cristo Road
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Rezone from R-1 to R-3A District: 0.317 acres out of Section 227, Texas-Mexican Railway Company Survey; 6401 Tres Lagos Boulevard
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
4. Rezone from R-1 to C-4 District: 3.141 acres out of Section 232, Texas-Mexican Railway Company Survey; 15001 N Ware Road
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
5. Rezone from C-3L to C-3 District: Lots 10, 11, and 12, Block 3, Club Addition Amended; 113, 119, and 125 E Pecan Boulevard
 - Planning and Zoning Commission recommended disapproval
 - City Commission disapproved as recommended

CONDITIONAL USE PERMITS:

1. Request of Juan C. Hernandez, for a Conditional Use Permit, for one year, for automotive service and repair: North 50 ft. of Lots 13 and 14, Block 36, Hammond Addition Subdivision, 213 S 23rd Street
 - Planning and Zoning Commission recommended disapproval with a favorable recommendation
 - City Commission approved as recommended
2. Request of Eduardo Villagordoa, for a Conditional Use Permit, for one year, for bar: Lots 8, 9, and 10, 21st Place Subdivision; 2005 Nolana Avenue
 - Planning and Zoning Commission recommended disapproval with a favorable recommendation
 - City Commission approved as recommended

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

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[illegible]



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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

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