

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 16, 2015 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on September 1, 2015

2) SITE PLANS:

- a) Proposed Lots 1 & 2, Unity Center Subdivision; 3101 U.S. Expressway 83
(SPR2015-0008) SEA
- b) Lot 3, Bentsen Road Plaza Subdivision; 4501 Expressway 83 – Nueva Vista, LLC-
(SPR2015-0033) TE

3) CONSENT:

- a) Ponderosa Business Park Subdivision; 3100 N. Ware Road – Evernew Properties, LLC **(Final)(SUB215-0052)** SEA

4) SUBDIVISIONS:

- a) The Oaks Unit 4 Subdivision; 301 Violet Avenue – Paul E. Johnson **(Preliminary /Final)(SUB2015-0055)** JHE
- b) Mar Villa Subdivision; 10520 N. 31st Street - Martin Villanueva Construction, LLC – **(Preliminary)(SUB2015-0060)** BIG
- c) Cavadonga Subdivision; 118 E. Pecan Boulevard - Armasa, LLC.
(Preliminary)(SUB2015-0058) CLH
- d) Shops at 29, LTD Subdivision; 2600 U.S Expressway 83 – TMM Trust; Exp 29th Properties LTD Cook Memorial Trust. **(Preliminary)(SUB2015-0056)** M & H
- e) The Heights at McColl Subdivision; 2701 S. McColl Road - Meyerhoff Family Trust - **(Preliminary)(SUB2015-0057)** QH & A
- f) Balboa Acres, East ½ of Lot 12, Block 18 Subdivision; 2909 Elmira Avenue – Daniel Rangel Zuniga **(Preliminary)(SUB2015-0054)**

- g) Balboa Acres, West ½ of Lot 12, Block 18 Subdivision; 2907 Elmira Avenue – Daniel Rangel Zuniga **(Preliminary)(SUB2015-0053)**

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

a) CONDITIONAL USE PERMITS:

1. Request of Melden and Hunt, Inc., on behalf of Las Villas Del Rio, for a Conditional Use Permit, for life of the use, for an associated recreation at the 18.50 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2015-0128)**
2. Request of Hector C. Gomez for a Conditional Use Permit, for one year, for a home occupation (office/ mobile carpet cleaning) at Lot 29, Parkview Manor Subdivision, Hidalgo County, Texas; 112 East Upas Avenue. **(CUP2015-0126)**
3. Request of David O. Salinas for a Conditional Use Permit, for one year, for portable building greater than 10'x12' (office) at Lots 1 and 2, Judco Unit #2 Subdivision, Hidalgo County, Texas; 3101 Expressway 83. **(CUP2015-0121)**
4. Request of Samuel Avila, for a Conditional Use Permit, for one year, for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 and 2214. **(CUP2015-0114)**
5. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar at Lot A-1, Nolana Towers Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite "G". **(CUP2015-0018)**
6. Request of Nancy Gomez, for a Conditional Use Permit, for one year, for a bar at Lots 1 and 2, Shary Gateway Subdivision, Hidalgo County, Texas; 4901 Expressway 83, Suite 150. **(CUP2015-0124)**
7. Request of Elvira B. Lopez, for a Conditional Use Permit, for one year, for a nightclub at the 1.24 acres out of Lot 2, Block 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 5524 North 10th Street. **(CUP2015-0123)**

b) REZONINGS:

1. Rezone from R-3T (multifamily residential townhouse) District to R-3A (multifamily residential apartments) District: 6.44 acres out of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 901 East Yuma Avenue. **(REZ2015-0151)**

2. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lots 4 and 5, Gartman's Subdivision, Hidalgo County, Texas; 2101 and 2105 North 12th Street. **(REZ2015-0149)**
(TABLED: 09/01/2015)

c) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 2 Tracts 35A1- 44:**

- A) TRACT 35A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 14.52 acres out of Lot 69, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7000 – 7120 North Ware Road (Rear) **(REZ2015-0152)**
- B) TRACT 35A2:** Rezone from A-O (agricultural-open space) District to C-2 (neighborhood commercial) District: 3.99 acres out of Lot 69, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7000 – 7120 North Ware Road **(REZ2015-0153)**
- C) TRACT 35B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 2.006 acres out of Lot 69, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6800 – 6900 North Ware Road **(REZ2015-0154)**
- D) TRACT 36:** Rezone from A-O (agricultural-open space) District to C-1 (office building) District: 0.969 acres out of Lot 57, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7608 – 7612 North Ware Road **(REZ2015-0155)**
- E) TRACT 37B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.795 acres out of Lot 59, Pride 0' Texas Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue. **(REZ2015-0157)**
- F) TRACT 37C:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.417 acres out of Lot 59, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2601 Auburn Avenue. **(REZ2015-0158)**
- G) TRACT 38A:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.636 acres out of Lot 58, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2900 Trenton Road. **(REZ2015-0159)**

- H) **TRACT 38B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 3.455 acres out of Lot 59, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2800, 2813 Trenton Road. **(REZ2015-0160)**
- I) **TRACT 39:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 0.518 acres out of Lot 71, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7118 North 29th Street. **(REZ2015-0161)**
- J) **TRACT 40A:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.460 acres out of Lot 75, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3200 Lark Avenue. **(REZ2015-0162)**
- K) **TRACT 40B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 9.069 acres out of Lot 75, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2900 – 3000 Lark Avenue, 6315 – 6415 North 29th Street. **(REZ2015-0163)**
- L) **TRACT 40C1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 3.717 acres out of Lot 74, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2600 Lark Avenue. **(REZ2015-0164)**
- M) **TRACT 40C2:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartments) District: 14.83 acres out of Lot 74, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2800 Lark Avenue. **(REZ2015-0165)**
- N) **TRACT 41A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 4.229 acres out of Lot 73, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2500 Lark Avenue. **(REZ2015-0166)**
- O) **TRACT 41A2:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartments) District: 8.659 acres out of Lot 73, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 2400 Lark Avenue. **(REZ2015-0167)**
- P) **TRACT 41B:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.397 acres out of Lot 73, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6401 North 23rd Street. **(REZ2015-0168)**
- Q) **TRACT 42A:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily residential apartments) District: 1.445 acres out of Lot 1, Block 10, Hammond's Subdivision, Hidalgo County, Texas; 7008 – 7012 North 23rd Street. **(REZ2015-0169)**

- R) TRACT 42B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 7.77 acres out of Lot 1, Block 10, Hammond's Subdivision, Hidalgo County, Texas; 7008 – 7012 North 23rd Street (Rear). **(REZ2015-0170)**

- S) TRACT 43A:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 1.057 acres out of Lot 61, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7301 North 23rd Street. **(REZ2015-0171)**

- T) TRACT 44:** Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.291 acres out of Lot 60, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7609 North 23rd Street. **(REZ2015-0172)**

6) DISCUSSION:

7) INFORMATION ONLY:

- a.) Planning and Zoning Workshop
Date: September 29, 2015
Time: 11:00am to 1:00pm
Place: City Commission Chambers

- b.) Agenda Packet Format Changes

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

ADJOURNMENT

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, September 1, 2015, at 3:42 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	Leonel Garza, III	Chairman
	Sonia Falcon	Vice-Chairman
	Rudy Elizondo, Jr.	Member
	Pepe Cabeza de Vaca	Member
	John Millin	Member
Absent:	Ric Godinez	Member
Staff Present:	Julianne R. Rankin	Director of Planning
	Gary Henrichson	Deputy City Attorney
	Victor Flores	Assistant City Attorney
	Ed Taylor	Senior Planner
	Luis Mora	Senior Planner
	Kim Guajardo	Planner III
	Miguel Martinez	Planner II
	Cristina Garcia	Planner I
	Rodrigo Sanchez	Planner II
	Alan Garces	Intern
	Mike Miranda	Traffic Operations Engineer
	Marlen Gonzalez	Engineering Department
	Gardenia Perez	Administrative Supervisor
	Susana De La Cerda	Secretary

CALL TO ORDER - Chairman – Leonel Garza, III

1. MINUTES:

- a) Minutes for Regular Meeting held on August 18, 2015.

The minutes for the regular meeting held on August 18, 2015 were approved as submitted. The motion to approve was made by Pepe Cabeza de Vaca. Mr. John Millin seconded the motion which carried unanimously with four members present and voting.

Ms. Sonia Falcon stepped in.

2. SITE PLANS:

- a) Proposed Lot 1, 500 MAC Subdivision; 500 E. Hackberry Avenue – 500 MAC, LLC. **(SPR2015-0029)**

Mr. Martinez stated the property was located on the south side of E. Hackberry Avenue, approximately 230 ft. west of N. McColl Rd. The property was zoned C-3 (general commercial) District, surrounding zonings were C-2 (neighborhood commercial) District to the east, R-3A (multifamily residential) District to the south, and C-1 (office building) District to the west.

The property was part of 500 Mac Subdivision, which was not recorded but received final plat approval by the Planning & Zoning Commission at the meeting of February 3, 2015. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to add four separate buildings for office/retail/warehouse use on the property. Each building would consist of 7,500 sq. ft. Based on the use and building square footage, 147 parking spaces were required; 294 parking spaces were provided. Additional parking may be required if the uses change. Seven of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the property would be from two existing curb cuts along E. Hackberry Avenue, one of which was 26 ft. wide and the other 25.5 ft. wide. Required landscaping for the lot was 24,156 sq. ft. with trees required as follows: 31 – 2 ½” caliper trees, 16 – 4” caliper trees, or 8 – 6” caliper trees, or 62 palm trees. Credit would be given for existing trees that would remain onsite based on the caliper of the trees. A minimum 10 ft. wide landscape strip was required inside the property line along E. Hackberry Avenue. Fifty percent of the landscaping must be visible in front areas. A 4 ft. wide sidewalk was required along E. Hackberry Avenue, as well as a 6 ft. buffer from adjacent residential zones/uses, and around dumpsters if visible from the street. No structures were permitted over easements. The proposed building setbacks were approximately 117’ on E. Hackberry Ave, 10 ft. rear and 10 ft. sides. All building setbacks would be in compliance with the zoning ordinance and plat notes requirements.

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

Being no discussion of the item, Mr. Pepe Cabeza de Vaca **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements. Mr. Mark Wright seconded the motion with five members present and voting.

Mr. Pepe Cabeza de Vaca **moved** to remove item 3b from the consent agenda. Ms. Sonia Falcon seconded the motion with five members present and voting.

3. CONSENT:

- a) Kamary Subdivision; 4000 S.H. 107 – Adolfo E. Gutierrez **(Final)(SUB2013-0033)** SEA

Item was not heard but approved as part of the consent agenda.

The property was a one lot subdivision plat located at the corner of N. Ware Road and S.H. 107. Annexation and Initial Zoning was approved by the City Commission on July 27, 2015. State Highway 107 had 86 ft. from centerline for 172 ft. ROW existing with improvements to be done by state. North Ware Road had 35 ft. of ROW dedication required for 75 ft. from centerline for 150 ft. ROW with improvements to be done by the state. An alley/service drive easement was required for

commercial properties. A 10 ft. ROW dedicated by plat and the balance was to be dedicated by separate instruments. Owner must escrow monies if not built prior to final recording. A temporary turn around was to be provided at the west end of the alley to prohibit a dead-end alley. Alley to continue westward at such time the adjacent property developed. Minimum building setbacks along S.H. 107 were 75 ft. or greater for approved easement or approved site plan. Rear and interior side setbacks were in accordance with the Zoning Ordinance or greater with approved site plan easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide sidewalk was required along S.H.107 and N. Ware Road. A 6ft. opaque buffer was required from adjacent/between multifamily residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multifamily residential zone uses. A note on the plat would state that a site plan must be approved by the Planning and Zone Commission prior to building permit issuance. The plat must comply with the City of McAllen Access Management Policy. Per Traffic, the Trip Generation and Traffic Impact Analysis had been waived with adherence to previously agreed upon access point spacing. A 50 ft. by 50 ft. ROW clip was at the street intersection.

As part of the consent agenda, Ms. Sonia Falcon **moved** to approve the subdivision in final form. Mr. Pepe Cabeza de Vaca seconded the motion with five members present and voting.

4. SUBDIVISIONS:

- a) Las Villas Del Rio Subdivision; 2000 S. Taylor Road - Las Villas Del Rio Development, CO, LLC. **(Final)(SUB2015-0051) M & H**

Ms. Guajardo stated the property was located on the east side of South Taylor Road between Colbath and Uvalde Avenue. Annexation and Initial Zoning was approved by the City Commission at their meeting of June 8, 2015. South Taylor Road had a 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW with paving of 52 ft. - 65 ft. and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to recording. Interior Streets (proposed as private) had a 60 ft. ROW required and a 50 ft. ROW was proposed on South 49th Street with paving of 40 ft. curb & gutter both sides. If 50 ft. ROW was approved, then staff recommended that a 10 ft. sidewalk & utility easement be provided on both sides with 40 ft. of paving and curb and gutter on both sides. Private streets must comply and built according to City standards. At the City Commission Meeting of July 13, 2015 the City Commission granted a variance to allow the block lengths to exceed 800 ft. without a cross street. Front setbacks were 10 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements. Proposed Interior Side setbacks for Lots 1-22 & Lots 33-94 were 3.5 on the west side and 6.5 ft. on the east side, or greater for easements. Lot 23 was 3.5 ft. on west side and 6.5 ft. on the southeast side, or greater for easements. Lot 24 was 3.5 ft. on the northwest side and 6.5 ft. on the south side, or greater for easements. Lots 25-30 were 6.5 ft. on the north side and 3.5 ft. on the south side, or greater for easements. Lot 31 was 6.5 ft. on the north side and 3.5 ft. on the southwest side, or greater for easements. Lot 32 was 6.5 ft. on the northeast side and 3.5 ft. on the west side, or greater for easements. Proposed setbacks subject to comply with building code requirements as may be applicable and were subject to increase for easements. Corner setbacks were 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on South Taylor Road and on both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not

built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along S. Taylor Road. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated no curb cut, access, or lot frontage permitted along South Taylor Road. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording - regarding maintenance obligations. Interior Streets were proposed as private and shall be built according to City standards. A park fee of \$65,800 was based on 94 dwelling units x \$700 was required to be paid prior to recording. Parkland Dedication Advisory Board recommended the requested variance of fee in lieu of land dedication at their meeting of June, 29, 2015. City Commission granted variance to pay park fees in lieu of land dedication at their meeting of July 13, 2015. They were in compliance with the trip generation and, a TIA was not required. Proposed Gate detail had been reviewed and approved by the Traffic Operations Department. Plat must comply with the City's Access Management Policy. Proposed pavement shall meet City of McAllen standards; no square pavement areas were allowed. Conditional Use Permit for Associated Recreation (Life of the Use) on Lot 84 was in process and was scheduled for the Planning and Zoning Commission meeting on September 16, 2015 and City Commission on October 12, 2015.

Staff recommended approval of the subdivision in final form subject to the conditions noted, clarification on the requested side yard setbacks and conditional use permit for associated recreation.

The Board inquired about the parking. Fred Kurth, project engineer stated there would be 2 off street parking spaces provided.

Following a brief discussion, Ms. Sonia Falcon **moved** to approve the subdivision in final form subject to the conditions noted, clarification on the requested side yard setbacks and conditional use permit for associated recreation. Mr. Mark Wright seconded the motion with five members present and voting.

- a) Taylor Villas Subdivision; 2020 S. Taylor Road - John Shin (**Revised Preliminary**)(SUB2015-0028)(TABLED: 07/21/2015, REMAINED TABLED 08/04/215, 08/18/2015) MASE

Mr. Pepe Cabeza de Vaca **moved** to approve item to be removed from tabled. Ms. Sonia Falcon seconded the motion which carried unanimously with five members present and voting.

The subdivision consisted of a 46 lot plat located within the ETJ at the northeast corner of Uvalde Avenue and South Taylor Road. The preliminary plat was approved by the Planning and Zoning Commission on May 19, 2015 and the revised preliminary plat with the variance to the 800 ft. block length was approved by the Planning and Zoning Commission on June 16, 2015. Initial Zoning recommended approval by the Planning and Zoning Commission on August 18, 2015. Annexation & Initial Zoning was scheduled for the City Commission meeting on September 14, 2015. South Taylor Road had 10 ft. ROW dedication required for 40 ft. from centerline for an 80

ft. ROW with 52 ft. - 65 ft. of paving with curb and gutter on both sides. Owner must escrow monies for improvements if not built prior to recording. Uvalde Avenue had 80 ft. - 90 ft. ROW existing with 52 ft. - 65 ft. of paving with curb and gutter on both sides. Project engineer was to provide document to verify existing ROW. Interior Streets had 60 ft. ROW required (proposed as private); 50 ft.- 60 ft. ROW proposed with 40 ft. of paving with curb and gutter on both sides. Interior Streets were proposed with ROW width of 50 ft. in lieu of the 60 ft. ROW as required for high- density residential. The pavement was to remain at 40 ft. Should the interior streets be approved with 50 ft. ROW, then staff recommended that 10 ft. sidewalk and utility easements be provided on both sides. Private streets were to comply with and built according to City standards. The block lengths exceeded the maximum allowed under Section 134-118 of the Subdivision Ordinance. Project engineer, on behalf of the developer had submitted a variance request to allow the block lengths to exceed 800 ft. on length without a cross street. A Variance to the 800 ft. block length was approved by the City Commission at their meeting on July 13, 2015. Front setbacks were 20 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements. Interior side setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks were 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. Buffers included a 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along S. Taylor Road and Uvalde Avenue. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers along South Taylor Road and Uvalde Avenue must be built at time of Subdivision Improvements. A note on the plat stated no curb cut, access, or lot frontage permitted along South Taylor Road and Uvalde Avenue. Common areas and private streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording and addressing maintenance obligations per section 134-168 of the Subdivision Ordinance. Perimeter streets to remain public and interior streets proposed as private. Plat was pending review by the Parkland Dedication Advisory Board and City Commission; pending additional information for consideration of land dedication or park fees. A Trip Generation was needed to determine if a Traffic Impact Analysis (TIA) would be required prior to final plat approval. Gate detail and mechanism needed for staff review and approval. Project engineer was to clarify clip shown at the rear portion of Lots 13 & 14. Project engineer had indicated that Lot 44 was for drainage detention: project engineer needed to coordinate with the Engineering Department and develop a plat note regarding the exclusive use of Lot 44 and that it was not a buildable lot. Project engineer was to ensure all lots met the minimum 5, 600 sq. ft. lot area required for lots in the R-2 zone. Lot 45, shown on Uvalde Avenue and S. Taylor Road was proposed as common area for a monument sign. Proposed Associated Recreation on Lot 1. A conditional use permit for associated recreation needed prior to final plat approval.

Staff recommended approval of the subdivision in revised preliminary form subject to the conditions noted, utility & drainage approvals, and clarification on the request to reduce the ROW width for the interior streets to 50 ft. ROW in lieu of 60 ft. ROW. If approved, staff recommended that 10 ft. sidewalk and utility easements be provided.

The board inquired about access for Lot 46, Ms. Guajardo stated it would be along the north/south Interior Street and not permitted along Taylor Road on the east west street due to the gate.

After a brief discussion of the item, Ms. Sonia Falcon **moved** to approve the subdivision in final form with the request to reduce the ROW from 60 ft. to 50 ft. for the interior streets with 40 ft. of pavement plus a 10 ft. sidewalks and utility easement on both sides. Mr. Pepe Cabeza de Vaca seconded the motion with five members present and voting.

b) Jucar Apartments Subdivision; 3804 Pecan Boulevard – Jucar Apartments, LLC. Severino Sala (Revised Preliminary)(SUB2014-0008) MASE

Ms. Guajardo stated that the property consisted of a one lot subdivision plat located on the north side Pecan Boulevard and west of N. Ware Road. Rezoning request from C-3 to R-3A was recommended approval by the Planning and Zoning Commission on August 4, 2015. City Commission approved the rezoning request from C-3 to R-3A at their meeting of August 24, 2015. Pecan Boulevard, a 20 ft. ROW dedication was required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. Quince Avenue had a 30 ft. dedication required for future 60 ft. ROW with paving of with 40 ft. with curb and gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Front setbacks for Pecan Boulevard were 40 ft. or greater for easements. Front setbacks for Quince Avenue were 20 ft. or greater for easements. Side setbacks were to be in accordance with the Zoning Ordinance or future for easements. Garage setbacks were 18 ft. except where greater setback was required; greater setback applied. Side setbacks were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on Pecan Boulevard and Quince Avenue. Owner must escrow monies for improvements including paving, curb and gutters and sidewalks along Quince Avenue if not constructed prior to plat recording. Perimeter sidewalks must be built or money escrowed if not built at this time. Buffers included a 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. The plat was pending review by the Parkland Dedication Advisory Board and City Commission. A Trip Generation was needed to determine if TIA was required, prior to final plat. As per the Traffic Department, the Access Management Policy's minimum driveway spacing requirement was 360 ft. for Pecan Boulevard. Gate detail, as may be applicable to be submitted for review to ensure compliance with the standard design guide. Project engineer was to provide agreement from the respective Gas Company to place improvements over the gas easement. They were also to clarify HCID# 1 ROW and dedication of Quince Avenue ROW.

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

The Board inquired if it was only going to have one access point. Ms. Guajardo stated it would be to Pecan Boulevard. Mr. Wright asked if the north edge was Quince Avenue and if there were any plans to develop. Ms. Guajardo stated that as those properties were being developed staff was requiring the ROW. She stated STC had already dedicated their 30 ft. ROW and as the

property to the north developed we would have the full Right Of Way, but nothing to Ware Road yet.

The Boards concerns were the number of units one access point and no traffic light. Chairperson, Leonel Garza, III suggested that the Traffic Department review the access points. He stated that due to the amount of units it would bring a high density, and suggested they add an access point through Quince Avenue.

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

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

a) SUBDIVISIONS:

- 1. McAllen Convention Center, Lots 9A & 10A Subdivision; 525 S. Ware Road – City of McAllen (Preliminary/Final)(SUB2015-0049) COM**

Ms. Guajardo stated the property was a two lot commercial resubdivision plat located between Galveston Avenue and Erie Avenue on the east side of South Ware Road. South Ware Road had a 120 ft. ROW existing ROW with paving and curb & gutter to be done by the state. Erie Avenue had 50 ft. ROW existing with approximately 30 ft. of paving and curb and gutter on both sides. Galveston Avenue had 50 ft. ROW existing with approximately 30 ft. of paving and curb and gutter on both sides. A service drives to be reviewed together with the site plan. Setbacks as per City requirements or approved site plan. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk was required on South Ware Road and all interior streets as per City requirements. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Per Traffic, original trip generation and TIA approvals were to be honored. Existing plat notes remain the same for the resubdivision. Public hearing without legal notices at time of final for the resubdivision.

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

The Board inquired what was proposed.

Mr. Gary Hendrickson, Deputy City Attorney, stated on Lot 9A the city had put out a request for proposal to build a hotel. They have signed a contract to do so and in the process they discovered they were not complying with city's parking requirement. The city rearranged their deal to add 55 more feet so they could comply with parking. He stated the hotel would be Home 2 Suites.

Mr. Leonel Garza III, Chairperson, asked if there was anyone present in opposition of the subdivision request. There was no one present in opposition. The applicant was present.

After a brief discussion of the item, Ms. Sonia Falcon **moved** to approve the subdivision in preliminary/final form. Mr. Mark Wright seconded the motion with five members present and voting.

b) CONDITIONAL USE PERMITS:

1. Request of Raquel Martinez, for a Conditional Use Permit, for one year, for an institutional use (pre-school), at Lot 1, Trinity Methodist Subdivision, Hidalgo County, Texas; 1801 Trenton Road. **(CUP2015-0109)**

Ms. Garcia stated the property was located on the south side of Trenton Road, approximately 620 feet east of North 21st Street and was zoned A-O (agricultural-open space) District. The adjacent zoning was A-O District to the south, east and west and R-1 (single family residential) District to the north. The surrounding land uses include churches, single family residences, and vacant land. An institutional use was permitted in an A-O zone with a Conditional Use Permit and in compliance with requirements.

The property currently had two buildings on site, with the building to the north being the Trinity United Methodist church. The church had a conditional use permit for the life of the use, which was approved in August 24, 2009. The other building to the south was being used as a pre-school. The initial conditional use permit was approved for one year by the Planning and Zoning Commission in June 4, 2013. The permit was renewed in July 2014. During this year's renewal application submittal, staff observed that the floor plan had been modified; therefore, it had to come before the Planning and Zoning Commission for approval.

The applicant was proposing to continue to operate a pre-school for ages 3 and 4. The previous floor plan had four classrooms, one library, and one office. The new proposed floor plan had four classrooms, one library, one office, a music room, and two storage rooms. The hours of operation would be Monday thru Friday from 7:00 a.m. to 5:45 p.m. Based on the classrooms and office, 9 parking spaces were required; 140 parking spaces were provided on site. The church services do not interfere with the pre-school for their times were Wednesday evenings starting at 7 p.m. and Sunday mornings starting at 9 a.m. 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 Trenton Road;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the classrooms and office, 9 parking spaces were required; 140 parking spaces were provided on site;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and

exits;

- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence. This property was not directly adjacent to commercially or residentially zoned or used properties.

Staff recommended approval of the request, for one year, subject to the Zoning Ordinance and fire department requirements.

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the Conditional Use permit being requested and there was no one present to speak in opposition. The applicant was not present.

Being no discussion of the item, Mr. Pepe Cabeza de Vaca **moved** to approve the conditional use permit request for one year, subject to the Zoning Ordinance and fire department requirements. Ms. Sonia Falcon seconded the motion which carried unanimously with five members present and voting.

2. Request of Eray Akcoban, for a Conditional Use Permit, for one year, for a home occupation (office/ mobile carwash) at Lot A-1, Heartstone Subdivision, Hidalgo County, Texas; 1000 East Vermont Avenue, Unit 7206. **(CUP2015-0015)**

Ms. Garcia stated the property was located on the south side of East Vermont Avenue across S "K" Center Street, approximately 1,000 ft. east of South McColl Road and was zoned R-3A (apartments) District. The adjacent zoning was R-3A District to the east, west, and south, and C-3 (general business) District to the north. The surrounding land use was multi-family dwellings, general business, South Texas College, and medical facilities. A home occupation was permitted in an R-3A zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate an office for a mobile car wash business from the existing residential apartment unit. The hours of operation were from 7:00 a.m. to 7:00 p.m. Monday thru Sunday. The applicant stated that he would have a vehicle for the business where he would store the equipment and would place magnetic signage on the vehicle when conducting the business.

The Fire Department had inspected and cleared the residential apartment unit which meets all the minimum standards and applicable ordinances. The establishment must also comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives in the residential apartment unit;
- 2) No signs were permitted. No signs were proposed, however the applicant proposed magnetic signs on the vehicle when conducting the business. They would be removed when they vehicle was parked at the apartment complex;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. The applicant proposes no exterior display or alterations;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant was not proposing any additional employees;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant had indicated that the office was for administrative purposes only. No customers would be visiting the residence, and all the business was conducted at the customers residence and/or business locations;
- 7) No retail sales (items can be delivered). The applicant proposes no retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The business would take place within the primary structure;
- 10) The activity must take place at the location of which the permit was issued.

Staff recommended approval of the request subject to Section 138-118(1) of the Zoning Ordinance and Fire Department requirements.

Mr. Leonel Garza, III, Chairperson, asked if there were anyone present in opposition of the Conditional Use permit being requested and there was no one present to speak in opposition. The applicant was present.

The Boards concern was operating a conditional use permit from an apartment complex and inquired if the property owner's signature was obtained. Ms. Garcia stated staff had obtained a signature from the general manager from the apartment complex. The applicant had previously applied but was not aware that he needed the owner's signature, so that delayed his application.

After a brief discussion of the item, Ms. Sonia Falcon moved to approve the conditional use permit request for one year, subject to Section 138-118(1) of the Zoning Ordinance and Fire Department requirements. Mr. Mark Wright seconded the motion which carried unanimously with five members present and voting.

Rudy Elizondo walked in.

3. Request of Maria G. Veliz, for a Conditional Use Permit, for one year, for a home occupation (office/ mobile windshield repair) at Lot 7, Block 7, Colonia McAllen #7 Subdivision, Hidalgo County, Texas; 2004 South 30th ½ Street. **(CUP2015-0117)**

Ms. Garcia stated the property was located on the west side of South 30th ½ Street, approximately 90 feet north of Uvalde Avenue and was zoned R-1 (single family residential) District. The adjacent zoning was R-1 District in all directions. Surrounding land uses include single family residences, Escandon Elementary School, and a park area. A home occupation was permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to operate an office for a mobile windshield repair business from the existing residence. The proposed hours of operation would be between 9:00 A.M. to 6:00 P.M. Monday through Sunday. The applicant stated that she would go to her customer's residences or place of business to repair the windshields. There would be no replacing of any windshields, only repairing cracks. A personal vehicle would be used for the business. She has been advised that only magnetic signs were allowed and the magnetic signs were to be removed when parked in her residence.

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

- 1) The home occupation must be clearly secondary to the residential use. The applicant does live at the residence;
- 2) No signs were permitted. No signs proposed at the residence. She has been advised that only magnetic signs were allowed and the magnetic signs were to be removed when parked in her residence;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling. None were proposed;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. No additional employees were proposed;

- 5) There shall be no outside storage of materials or products. No outside storage was proposed;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. No customers would visit the residence;
- 7) No retail sales (items can be delivered). No retail sales proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

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

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the Conditional Use permit being requested and there was no one present to speak in opposition. The applicant was present.

The Board inquired regarding a variance for the carport located in front of the property. They asked if a variance was on file. The Board also stated no work on vehicles was to take place at the residence.

Ms. Garcia stated there were no variances on file and no building permits in the system. The Building Department had been notified and would be sending someone to verify the structure. No work on vehicles would take place at the residence and the applicant would be going to the customers residences or place of business.

Being no discussion of the item, Mr. Pepe Cabeza de Vaca **moved** to approve the conditional use permit request for one year, subject to Section 138-118(1) of the Zoning Ordinance and Fire Department requirements. Ms. Sonia Falcon seconded the motion which carried unanimously with six members present and voting.

4. Request of CKC Nolana Investments, LLC, for a Conditional Use Permit, for one year, for a children event center at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, and K. **(CUP2015-0113)**

Ms. Garcia stated the property was located at the northwest corner of Nolana Avenue and North 4th Street, and it was zoned C-3 (general business) District. The surrounding zoning was C-3 to the south, west and east, A-O (agricultural & open space) District to the west, R-1 (single family residential) District to the east, and C-1 (office building) to the north. Surrounding land uses

include single family residences, townhouses, retail, restaurants, a bilingual school, vacant land and a water tower. A children event center was allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

Currently, there was a shopping center with multiple tenants on the property. The initial conditional use permit was approved for this location for one year, on appeal to the City Commission, on August 25, 2014, for a children event center.

The applicant was proposing to continue to operate a children event center in Suites I, J, and K. The hours of operation were from 10:00 A.M. to 10:00 P.M. seven days a week.

The Health and Fire Departments have inspected the establishment, which was in compliance with health and safety codes and regulations. The activity report showed no calls from August 2014 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of the above mentioned business, having late hours (after 10:00 p.m.) must be at least 600 ft. from the nearest residence, church, school or publicly-owned property, and must be designed to prevent disruption of the character of adjacent residential area. The shopping center was within 600 ft. of residences to the north, west and east, and a water tower located to the west;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property had direct access to Nolana Avenue, N. 4th and N. 6th Streets. The existing gates on N. 4th Street need to be closed during the hours of operation as required as part of the Conditional Use Permit for the same establishment in Suite A3 and N3-N5;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there was a shopping center on the property. The shopping center was a mixture of office, retail, vacant suites, restaurants, a bar (Eddy's), and a nightclub (The Yacht Club). The proposed children event center requires 70 parking spaces; 724 parking spaces were provided on the common parking area in the front and rear of the building. For the 724 parking spaces of the common parking area, 15 handicapped parking spaces were required and were provided on site;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. No parking signs exist on N. 4th Street and must be maintained;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum occupancy of the establishment was set at 223 persons.

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

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the Conditional Use permit being requested and there was no one present to speak in opposition. The applicant was not present.

Being no discussion of the item, Mr. Pepe Cabeza de Vaca moved to disapprove the request, based on noncompliance with requirements #1 (distance) of Section 138-118(4) of the Zoning Ordinance, but with favorable recommendation to grant the variance to the distance requirements. Ms. Sonia Falcon seconded the motion with six members present. Five Board Members voted in favor of and one member abstained. Mr. Mark Wright abstained.

c) REZONINGS:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: Lots 4 and 5, Gartman's Subdivision, Hidalgo County, Texas; 2101 and 2105 North 12th Street. **(REZ2015-0149)**

Mr. Sanchez stated the subject property was located at the northwest corner of North 12th Street and Upas Avenue. The tract had 112 feet of frontage on North 12th Street and a depth of 130 feet for a tract size of 14,560 square feet. The applicant was requesting R-3A (multifamily residential apartments) District in order to construct a detached garage with apartment. The adjacent zoning was R-2 (duplex-fourplex residential) District to the north and south, and R-3A (multifamily residential apartments) District to the east and west. There was an existing triplex with a detached carport on the property. Surrounding land uses were single family homes and apartments.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential. The development trend for the area between 12th and Broadway and Upas and Vine was multifamily fourplex.

There was only one single family residence located on the block. Other uses on the block were apartments and fourplex. A rezoning request for R-2 (duplex-fourplex residential) District was approved in 1987 and a single family was converted to a duplex. The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. A feasibility plan had not been submitted to the Planning Department. An approved site plan was required prior to issuance of any building permit. The Planning Department received a letter in opposition to the rezoning request citing concerns of additional traffic, trash and dumpster issues, and reduction in property values.

Staff recommended disapproval of the rezoning request.

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the initial rezoning request. The owner was present.

Mr. Larry Odem, 2111 North 12th Street, stated he was concerned with provision of parking for any new apartment units. Linda Vale, 1116 Tamarack Avenue, stated she was present on behalf of Ted Cation who couldn't be present at the meeting. Ms. Vale stated she was submitting a petition in opposition to the rezoning request. She expressed availability of parking spaces was a concern. Kathy Julia, the applicant, stated almost everything around this property was apartment use and they would be establishing parking to include 5 enclosed parking spaces. They attached the proposed apartment to the existing building which was allowed under the current R-2 (duplex-fourplex residential) District, they would have to meet sprinkling for fire suppression and other 2015 building codes that would involve eviction of the tenants. Rezoning to R-3A (multifamily residential apartments) District would allow for construction of the proposed detached apartment.

Being no discussion of the item, Mr. Pepe Cabeza de Vaca moved to table the item. Mr. Mark Wright seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with six members present and voting.

2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 2, Block 1, McRill Subdivision, Hidalgo County, Texas; 605 South 9th Street. **(REZ2015-0150)**

Mr. Sanchez stated the subject property was located on the east side of South 9th Street approximately 150 feet north of Galveston Avenue. The tract had 62.45 feet of frontage on South 9th Street and a depth of 159.9 feet for a tract size of 9,985.7 square feet. The applicant was requesting R-2 (duplex-fourplex residential) District in order to construct a fourplex. The adjacent zoning was R-1 (single family residential) District in all directions. The property was currently vacant. Surrounding land uses were single family homes, fourplex apartments, Travis Middle School, and vacant land.

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

The development trend along the South 9th Street was duplex-fourplex. A rezoning request to R-3A (multifamily residential apartments) District was approved in 1995 and apartments were constructed at 816 Galveston Avenue. A fourplex was constructed on 512 South 9th Street with a variance to landscaping in the front yard.

The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. Waldron's Subdivision located to the north was zoned R-2 (duplex-fourplex residential) District in 1979. It had 16 lots 11 which were single family residential. McRill Subdivision was zoned R-1 (single family residential) District and had 5 single family residences and 3 vacant lots. A feasibility plan had not been submitted to the Planning Department. An approved site plan was required prior to issuance of any building permit. A letter in opposition of the rezoning request was submitted by the owner of the property adjacent to the east.

Staff recommended disapproval of the rezoning request.

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was present.

Artemio Rodriguez owned 808 Houston Avenue, 800 Houston Avenue, 725 Galveston Avenue 700 8th Street. He stated he was there on behalf of Norma G. Weshworth at 809 Fresno Avenue and Oliva M. Vela at 600 8th Street. He had helped the city keep the area clean and his concern was tenants do not take care of the area and mentioned he had been speaking to a Code Enforcement officer Fred Farley regarding the trash debris in the area.

Dwight Dodd, the applicant was present and stated his cousin owned Lots 3, 4 and 5 and he was in favor of the rezoning request. He stated there has never been a structure on the subject property.

Katherine Julia, Managing Founders, LLC., stated she owned S. 412 S. 9th Street a fourplex at and S. 412 S. 9th Street was in favor of the rezoning request. She stated all the adjacent properties located around the rezoning request were owned by the Dodd Family and there were all in favor of the request.

Chairperson, Mr. Leonel Garza, III inquired if it was considered spot zoning.

Mr. Victor Flores, Assistant City Attorney, stated it was not considered as spot zoning because there were R-2 Zoning in the area.

After a lengthy discussion, Mr. John Millin moved to recommend approval of the rezoning request to R-2 (duplex-fourplex residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

d) A-O REZONINGS PROJECT:

1. City Initiated rezoning from A-O (agricultural-open space) District for **District 2 Tracts 24 – 37A:**

Mr. Edgar Taylor, Senior Planner for the City of McAllen indicated the City Initiated Rezoning to implement Comprehensive Plan. He stated a public meeting was held on July 09, 2015 for property owner's to express their concern. Meeting was advertised in The Monitor and legal notices were mailed out on August 16, 2015. He notified the members the City Commission Action for the first part of District 2 items would be heard at City Commission on Monday, September 28, 2015 at 5:00 p.m.

- A) TRACT 24:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 59.17 acres out of Lot 337, 347, John H. Shary Subdivision, Hidalgo County, Texas; 4900 - 5016 Buddy Owens Blvd, 4700 – 5200 North Taylor Road. **(REZ2015-0129)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

B) TRACT 25A: Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 4.938 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2015-0130)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to C-3L (light commercial) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

C) TRACT 25B: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 11.25 acres out of Lot 368, John H. Shary Subdivision, Hidalgo County, Texas; 4701 – 4725 Lark Avenue, 6001 – 6301 North Well Springs Road. **(REZ2015-0131)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

D) TRACT 27A: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 200.90 Acres out of Lot 377, 378, 387, 397, 407, 408 John H. Shary Subdivision, Lot A Union Christiana, Hidalgo County, Texas; 6617, 6801, 7601 – 7721 North Bentson Road, 4500 – 5000 Lark Avenue, 4800- 5101 Selinda Drive, 6636 – 7400, 7616 – 7720 North Taylor Road, 4601 – 4913 Auburn Avenue, 6416 – 6721 North 46th Street. **(REZ2015-0132)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District excluding the tracts owned by Nixon, Eguia, Johnson/Alvine Britton, and Jose Pedraza. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- E) TRACT 27B:** Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 1.691 acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 5109 Auburn Avenue, 7724 North Taylor Road. **(REZ2015-0133)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to C-3L (light commercial) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- F) TRACT 27C:** Rezone from A-O (agricultural-open space) District to R-3A (multifamily apartments) District: 1.232 acres out of Lot 407, John H. Shary Subdivision, Hidalgo County, Texas; 5025 Auburn Avenue. **(REZ2015-0134)FAVOR**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-3A (multifamily apartments) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- G) TRACT 28A1:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 13.09 acres out of Lot 418, John H. Shary Subdivision, Hidalgo County, Texas; 4400-4716, 4724 Auburn Avenue. **(REZ2015-0135)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- H) TRACT 28A2:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.80 acres out of Lot 187, Pride O' Texas Subdivision, Hidalgo County, Texas; 4300-4316 Auburn Avenue. **(REZ2015-0136)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- I) TRACT 28A3:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 2.526 acres out of Lot 187, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100-4220 Auburn Avenue. **(REZ2015-0137)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

- J) TRACT 28B:** Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.009 acres out of Lot 211, Pride O' Texas Subdivision, Hidalgo County, Texas; 4101 Auburn Avenue. **(REZ2015-0138)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was present.

Mr. Scott Davis, the property owner, requested the property remain A-O (agricultural-open space) District.

Mr. John Millin **moved** to disapproval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

K) TRACT 28C: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 1.015 acres out of Lot 211, Pride 0' Texas Subdivision, Hidalgo County, Texas; 7824 North Bentsen Road. **(REZ2015-0139)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin moved to recommend approval of the rezoning request to R-1 (single family residential) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

L) TRACT 28D: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 62.68 acres out of Lots 212-215. 217-220 Pride O' Texas Subdivision, Lot 78 John H. Shary Subdivision, Hidalgo County, Texas; 4200-4216 Lark Avenue, 6717-7032, 7220-7700 North Bentsen Road. **(REZ2015-0140)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin moved to recommend approval of the rezoning request to R-1 (single family residential) District excluding tracts owned by Jesus Garcia, Veronica Chapa and Martha Hayungs. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

M) TRACT 29: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 10.65 acres out of Lots 53 & 54, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3920-4016 Auburn Avenue. **(REZ2015-0141)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin moved to recommend approval of the rezoning request to R-1 (single family residential) District excluding tract owned by Gearheart. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

N) TRACT 31A: Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 0.667 acres out of Lot 56, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 7813 North Ware Road. **(REZ2015-0143)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to C-3 (general business) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

O) TRACT 31B: Rezone from A-O (agricultural-open space) District to R-1 (single family residential) District: 34.835 acres out of Lots 55 & 56, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 3901 Auburn Avenue, 7625-7809 North Ware Road. **(REZ2015-0144)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin **moved** to recommend approval of the rezoning request to R-1 (single family residential) District excluding tract owned by Francisco Moya. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

P) TRACT 32: Rezone from A-O (agricultural-open space) District to C-3L (light commercial) District: 2.019 acres out of Lot 226, Pride O' Texas Subdivision, Hidalgo County, Texas; 7421 North Ware Road. **(REZ2015-0145)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. Monty Aubrey needed more information regarding the request his lot was Lot 69 adjacent to the rezoning request. He stated his concern was tax increase and safety for children due to the traffic density.

Mr. Ed Taylor indicated the proposed zoning was C-3L (light commercial) that limits the commercial uses to offices, personal services and other limited retail compatible with adjacent residences. Also, commercial uses were required to provide an 8 foot masonry wall adjacent to single family uses.

Mr. John Millin moved to recommend approval of the rezoning request to C-3L (light commercial) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

Q) TRACT 33: Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 3.629 acres out of Lot 77, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6601 North Ware Road. **(REZ2015-0146)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin moved to recommend approval of the rezoning request to C-3 (general business) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

R) TRACT 34B: Rezone from A-O (agricultural-open space) District to C-3 (general business) District: 7.591 acres out of Lot 76, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 6608 – 6700 North Ware Road **(REZ2015-0148)**

Mr. Leonel Garza, III, Chairperson, asked if there was anyone present in opposition of the rezoning request. There was no one present to speak in opposition of the request. The owner was not present.

Mr. John Millin moved to recommend approval of the rezoning request to C-3 (general business) District. Mr. Pepe Cabeza de Vaca seconded the motion. The Board unanimously voted to recommend approval of the rezoning request with five members present and voting.

Item was withdrawn.

5) DISCUSSION:

6) INFORMATION:

a) City Commission Actions: August 10, 2015.

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

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. John Millin adjourned the meeting at 5:45 p.m. Mr. Pepe Cabeza de Vaca seconded the motion which carried unanimously with five members present and voting.

Chairman, Leonel Garza, III

ATTEST: _____
Susana De La Cerda, Secretary

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff



DATE: September 10, 2015

SUBJECT: SITE PLAN APPROVAL FOR PROPOSED LOTS 1 & 2, UNITY CENTER SUBDIVISION; 3101 EXPWY 83.

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

BRIEF DESCRIPTION:
The property is located south side of Expressway 83, approximately 1,400 feet east of S. Ware Rd and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the east, R-1 (single-family residential) District to the south, and C-3 (general commercial) District to the west and north.

The property is part of proposed Unity Center Subdivision which is pending recording, and received revised final plat approval by the Planning & Zoning Commission on August 5, 2014. A note on the plat says that site plan approval by the Planning & Zoning Commission is required prior to issuance of a building permit. A Conditional Use Permit for a Planned Unit Development was previously approved by the City Commission on March 25, 2013.

The CUP for the PUD was to allow for a mixed use development on the two lots with shared access, parking, and landscaping. The overall parking for all uses was 749 spaces; however based on mixed uses the PUD was approved with 550 parking spaces and 555 are provided.

For Lot 1, the applicant is proposing to have mixed uses on the property. The retail portion will have a maximum square footage of 68,330 sq. ft. The restaurant portion will have a maximum square footage of 42,075 sq. ft. 338 parking spaces are provided on this lot. Access to the property will be from an existing 53 ft. wide curb cut on the frontage road, and two proposed curb cuts along Colbath Rd. Required landscaping is 26,585 sq. ft. with trees required as follows: 33 – 2 ½” caliper trees, or 17 – 4” caliper trees, or 9 – 6” caliper trees, or 66 palm trees. A minimum 10 ft. wide landscape strip is required inside the property line along U.S. Expressway 83 frontage road. Fifty percent of the landscaping must be visible in front areas and each parking space must be within 50 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk is required along U.S. Expressway 83 as well as a 6ft. buffer from adjacent residential zones/uses, and around dumpsters if visible from the street.

For Lot 2, the applicant is proposing to building 70 condominiums. 217 parking spaces are provided on this lot. Access to the site is proposed from two curb cuts along Colbath Rd at 26 ft. Required landscaping is 8,552 sq. ft. with trees required as follows: 23 – 2 ½” caliper trees, or 12 – 4” caliper trees, or 6 – 6” caliper trees, or 46 palm trees. Fifty percent of the landscaping must be visible in front areas and each parking space must be within 50 ft. of a landscape area with a tree, as required by ordinance. A minimum 10 ft. wide landscape strip is required inside the property line along Colbath Rd. A 4 ft. sidewalk is required along Colbath Rd as well as a 6ft. buffer from adjacent residential zones/uses, and around dumpsters if visible from the street. No structures are permitted over easements. All building setbacks will be in compliance with the zoning ordinance and subdivision requirements.

OPTIONS:

1. Approve the site plan with conditions as noted or as required by the Planning and Zoning Commission.
2. Table the item for additional information.
3. Disapprove the site plan.

RECOMMENDATION:

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

CENTER

SUBDIVISION

1A

2B



LOCATION

29TH ST

3D 1332 TEMP 3E

4A

5B

5C

6A

7A

8A

9A

U.S. EXPRESSWAY 83

165

O'NEAL SPECIALTY SUBDIVISION LOT 1

LOT 2
LOT 3
TEX-MEX SUBDIVISION



166

LOT 1 JUDCO SUBDIVISION

2801 LOT 2A

VALRAM

M PLAZA DIVISION

COLBATH RD

SAVANNAH AV

COLONIA McALLEN

ESCANDON ELEMENTARY SCHOOL

SONORA AV COLONIA McALLEN

SONORA AV

ON UNIT NO. 7

32ND ST

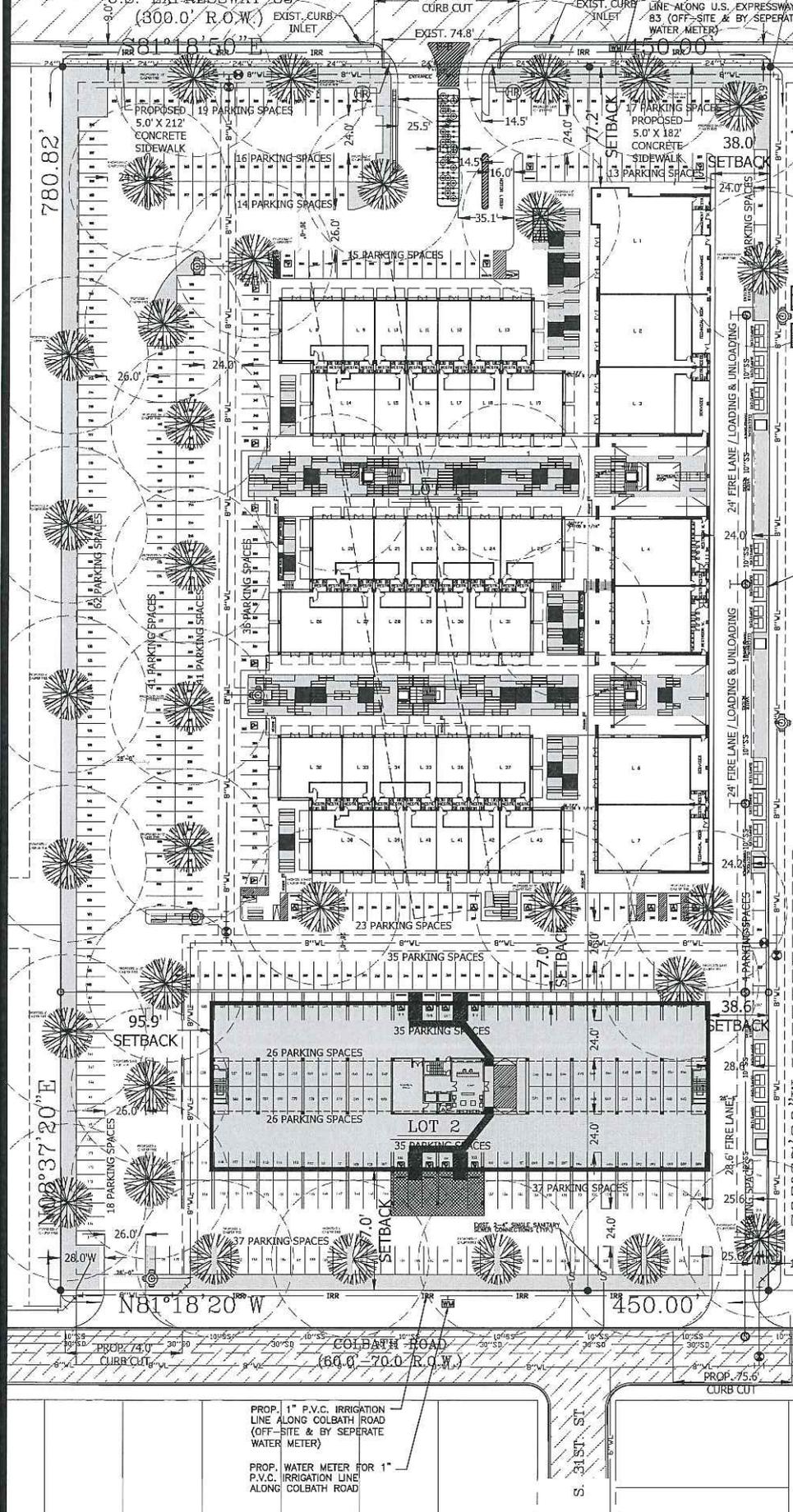
31ST ST

TORONTO AV

ND SUBURBAN CITRUS GROVES ESCANDON

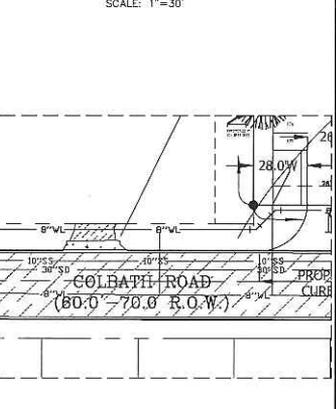
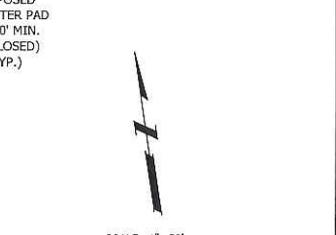
29TH ST

TYLER AV



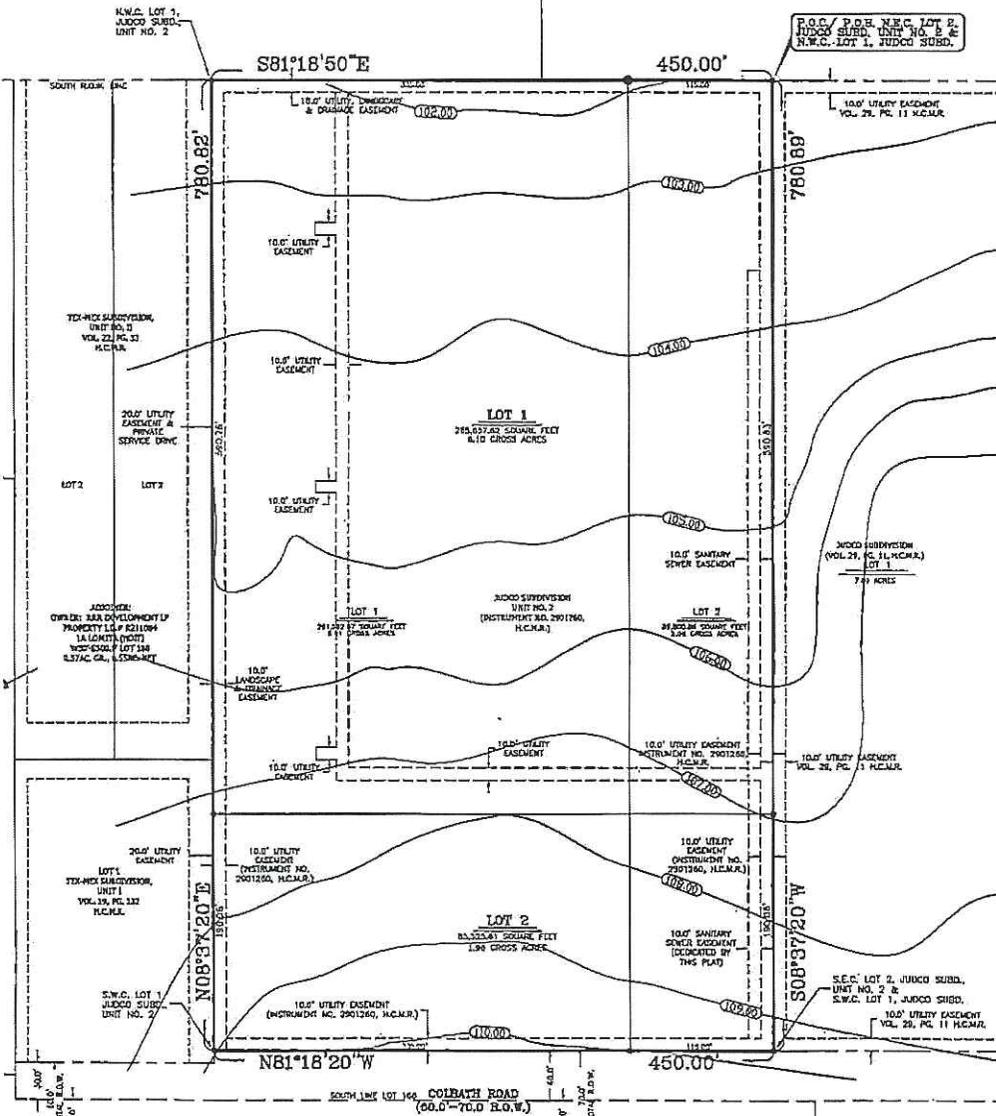
- DENOTES EXISTING ASPHALT
- DENOTES PROPOSED LANDSCAPE AREA
- DENOTES PROPOSED HANDICAP SPACE
- DENOTES PROPOSED 6" CALIPER TREE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED ADA DETECTABLE WARNING SURFACE HANDICAP RAMP

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF HOUSTON ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 27, 2005. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



CITY REQUIREMENTS	
PARKING REQUIREMENTS FOR LOT 1:	
RETAIL - FOUR PARKING SPACES FOR UP TO 400 S.F. OF FLOOR AREA PLUS ONE PARKING SPACE FOR EACH ADDITIONAL 400 S.F. OF FLOOR AREA. 60,308 S.F. = 400 S.F. = 57,808 S.F.	(4 PARKING SPACES) (7,400 S.F. / 170 PARKING SPACES. 4 + 170 = 174 PARK. SPS)
RESTAURANT - ONE PARKING SPACE FOR UP TO 75 S.F. OF FLOOR AREA:	
400 S.F. = 175 S.F. = 601 PARKING SPACES	
TOTAL PARKING REQUIRED: 174 + 561 = 735 TOTAL PARKING SPACES	
TOTAL PARKING PROVIDED: 328 PARKING SPACES	
TOTAL ACCESSIBLE PARKING REQUIRED: 28 SPACES	
TOTAL ACCESSIBLE PARKING PROVIDED: 18 SPACES	
PARKING SPACES DEFICIENT: 317 SPACES	
DEVELOPED SQUARE FOOTAGE FOR LOT 1 = 265,857.82 S.F.	
LANDSCAPE REQUIRED: 265,857.82 S.F. X 10% = 26,585.78 S.F.	
LANDSCAPE PROVIDED = 26,538.17 S.F.	
FRONT LANDSCAPE REQUIRED: 26,585.78 S.F. X 50% = 13,292.89 S.F.	
FRONT LANDSCAPE PROVIDED = 9,143.68 S.F.	
TREE REQUIREMENTS: 19,001 S.F. OF LANDSCAPE AREA OR MORE = 1 TREE PER 600 S.F.	
26,585.78 S.F. / 600 S.F. = 44 TREES	
TREES PROVIDED: 15 - 2 1/2" CALIPER TREES (2 1/2" CALIPER TREE = 1 TREE CREDIT)	
3 - 4" CALIPER TREES (4" CALIPER TREE = 3 TREE CREDITS)	
TREE CREDITS PROVIDED: 33 TREE CREDITS	
EXISTING TREES = NONE	
FIRE HYDRANTS PROVIDED = 3	
PARKING REQUIREMENTS FOR LOT 2:	
ONE PARKING SPACES FOR EACH TWO OR MORE BEDROOM LIVING UNIT.	
24 = 2 BEDROOM UNITS = 24 PARKING SPACES	
44 = 2 BEDROOM UNITS = 44 PARKING SPACES	
1 = 4 BEDROOM UNITS = 2 PARKING SPACES	
PARKING REQUIRED: 70 PARKING SPACES	
PARKING PROVIDED: 217 PARKING SPACES	
ACCESSIBLE PARKING REQUIRED: 3 SPACES	
ACCESSIBLE PARKING PROVIDED: 4 SPACES	
PARKING SPACE SURPLUS: 147 SPACES	
DEVELOPED SQUARE FOOTAGE FOR LOT 2 = 65,635.81 S.F.	
LANDSCAPE REQUIRED: 65,635.81 S.F. X 10% = 6,563.58 S.F.	
LANDSCAPE PROVIDED = 7,968.72 S.F.	
FRONT LANDSCAPE REQUIRED: 6,563.58 S.F. X 50% = 3,281.79 S.F.	
FRONT LANDSCAPE PROVIDED = 6,182.38 S.F.	
TREE REQUIREMENTS: 2,001 TO 10,000 S.F. OF LANDSCAPE AREA = 1 TREE PER 600 S.F.	
6,563.58 S.F. / 600 S.F. = 11 TREES	
TREES PROVIDED: 1 - 2 1/2" CALIPER TREES (2 1/2" CALIPER TREE = 1 TREE CREDIT)	
8 - 4" CALIPER TREES (4" CALIPER TREE = 3 TREE CREDITS)	
TREE CREDITS PROVIDED: 17 TREE CREDITS	
EXISTING TREES = NONE	
FIRE HYDRANTS PROVIDED = 1	

U.S. EXPRESSWAY 83
(300.0' R.O.W.)



P.O.B. / P.O.B. N.E.C. LOT 2,
JUDCO SUBD. UNIT NO. 2 &
N.W.C. LOT 1, JUDCO SUBD.

UNITYCENTER

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

BEING AN 8.07 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1 AND 2, JUDCO SUBDIVISION UNIT NO. 2, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2001260, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LOT 8	LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1
SOUTH BOUNDARY LINE								
C O L D W A M C A L L E N								
V O L 1 3, P C 1 2 9, H. C. M. R.								

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID GARCIA SALINAS, P.L., T.C. REC. NO. 71973 ON JULY 10, 2014. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RECEIVED
JUL 11 2014

BY: 
2014-07-11

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A

SALINAS ENGINEERING & ASSOCIATES
(9-2076)
CONSULTING ENGINEERS & SURVEYORS
DAVID GARCIA SALINAS - MCALEN, TEXAS 78401
(806) 884-8041 (806) 884-1444 FAX



LOCATION

U.S. EXPRESSWAY 83

PROPOSED
SUBDIVISION
UNIVERSITY CENTER

CONVENTION CENTER

SUBDIVISION

2B

4A

5B

5C

6A

7A

9A

1A

3D

3E

8A

9
SUB

M PLAZA
DIVISION

JUDCO
SUBDIVISION

VALRAM

SAVANNAH AV

COLBATH RD

COLONIA McALLEN

ESCANDON
ELEMENTARY
SCHOOL

COLONIA McAL

UNIT NO. 7

SONORA AV

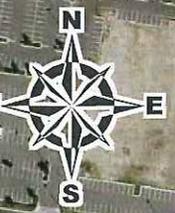
SONORA AV

CITRUS GROVES

ESCANDON

29TH ST

TYLER AV



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 11, 2015

SUBJECT: **SITE PLAN APPROVAL FOR LOT 3, BENTSEN ROAD PLAZA SUBDIVISION; 4501 U.S. EXPRESSWAY 83 (SPR2015-0033)**

GOAL:

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

BRIEF DESCRIPTION:

The vacant property is located on the south side of U.S. Expressway 83, approximately 260 ft. west of S. Bentsen Rd. and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 to the east and south, and C-3 (general business) District to the south, west and north.

The property is part of Bentsen Road Plaza Subdivision, which was recorded on December 2014. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

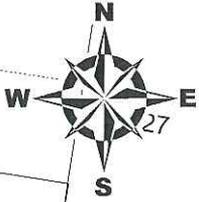
The applicant is proposing to construct a 13,000 sq. ft. building for retail/restaurant use on the property. Based on 2,888 sq. ft. of restaurant area, (39 parking spaces) and 10,111 sq. ft. of retail use, (29 parking spaces) 68 parking spaces are required; 68 parking spaces are provided. Three of the provided parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is proposed to be from private drives which connect to Expressway 83 frontage road and S. Bentsen Rd. The access drive on the south side of the building must be built at time of construction. Required landscaping for the lot is 5,368 sq. ft. with trees required as follows: 17 – 2 ½" caliper trees, or 9 – 4" caliper trees, or 5 – 6" caliper trees, or 34 palm trees. A minimum 10 ft. wide landscaped strip is required inside the property line along U.S. Expressway 83. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. sidewalk is required on U.S. Expressway 83, as well as an 8 ft. masonry buffer is required between single-family residential and commercial, industrial or multi-family residential zones/uses. A 6 ft. opaque buffer is required around the dumpster if visible from the street. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

OPTIONS:

1. Approve the site plan with conditions as noted or as required by the Planning and Zoning Commission.
2. Table the item for additional information.
3. Disapprove the site plan.

RECOMMENDATION:

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



188

-35 -30
1100

-15 -10
1112

-00/-05
1124

-25
1204

1220

C-3

BETHEL MISSIONARY

LOCATION

-00
4400

-01
MATA
SUBDIVISION

LA VILLA REAL

1201

L20850000000100

C-3

KENT BIEL
4220

71

BENTSEN RD

& T MOTORS
NO. 1
LOT 1

-03

U.S. 83 EXPRESSWAY

178

LOT 3

LOT 1

BENTSEN ROAD PLAZA
SUBDIVISION

LOT 2

C-3

CONCRETE AREA
LOT 4

GUZMAN
SUBD.
LOT 1

CITRUS GROVES PLAZA
SUBDIVISION

12

13

19

72

McALLEN SUBURBAN CITRUS GROV...

73

COLBATH RD

SAVANNAH AVE

LA VERANDA

SONORA AVE

SUBDIVISION

SWEETWATER AVE

SALTILLO AT BENTSEN LAKES

S 46TH ST

45TH ST

SAFE LA EMERALD FOREST

SUBDIVISION

BENTSEN RD

COLBATH RD

-03
4211

THE PALMS
TOWER SUBD

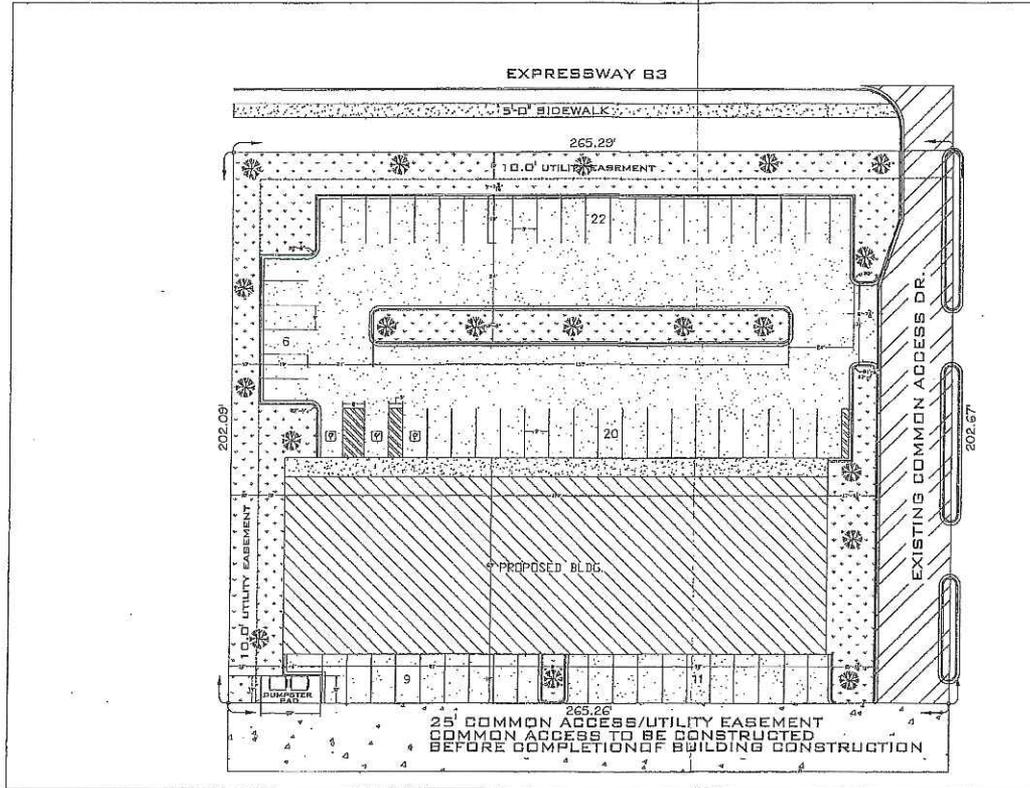
47 R-3C

42ND ST

TORONTO AVE

TORONTO AVE

10



LOT SIZE: 53,687 SF
 GREEN AREA REQUIRED: 5,368.70 SF
 GREEN AREA PROVIDED: 12,738.65 SF
 TREES REQUIRED: (17) 2 1/2" CALIPER
 TREES PROVIDED: (19) 2 1/2" CALIPER

PARKING REQUIREMENTS:
 BUILDING AREA: 13,000.00 SF
 RESTAURANT: 2,888.88 SF
 REQ. PARKING: 2,888.88/75 = 39
 RETAIL: 10,111.11 SF
 REQ. PARKING: (10,111.11 SF/400)+3 = 29
 TOTAL REQ. PARKING: 68
 TOTAL AVAIL. PARKING: 68

SITE PLAN
 SCALE: 1" = 20'

DATE: 08/27/16
 DRAWN BY: JTT
 CHECKED BY: JTT
 REVISION:
 1: 09/01/16
 2: 09/01/16
 3: 09/01/16
 4: 09/01/16

TREVINO ENGINEERING
 FIRM No. F-7906



5410 N. 44th St.
 Plano, Texas 75074

TEL No. (972) 883-8847
 trevinoengineering.com

PROJECT:
 MODERN SHOPS PH. II
 LOT 3 BENTSEN ROAD PLAZA SUB'D

TEXAS

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 EP 0 2 2016

BY: [Signature]

SUBDIVISION PLAT OF BENTSEN ROAD PLAZA SUBDIVISION

A TRACT OF LAND CONTAINING 4.95 ACRES OF LAND, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 176, JOHN H. SHARY SUBDIVISION, MAP REFERENCE VOLUME 1, PAGE 17, H.C.M.R., AND SAID 4.95 ACRES OF LAND BEING ALL OF THAT 4.95 ACRES TRACT OF LAND DEEDED TO ALICIA GUERRERO, RECORDED IN DOCUMENT NO. 840794, H.C.D.R., AND SAID 4.95 ACRES OF LAND ALSO BEING A PART OR PORTION OF A 0.226 ACRE TRACT OF LAND DEEDED TO ALICIA GUERRERO, RECORDED IN DOCUMENT NO. 877583, HIDALGO COUNTY DEED RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BENTSEN ROAD PLAZA SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, 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 BY THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

SAN FRANCISCO GROUP, L.L.C.
3005 DRAVON COURT
HOUSTON, TEXAS 77057
HIDALGO COUNTY
GENERAL MANAGER: MALVINA MALVANA
REGISTERED PROFESSIONAL ENGINEER
BY: ANTONIO MALLARCA
NELSON, PRESIDENT

VILLARICA-NELSON DEVELOPMENT, L.L.C.
4302 S. GENTRY STREET
MCALLEN, TEXAS 78501
HIDALGO COUNTY
GENERAL PARTNER:
NELSON DEVELOPMENT MANAGEMENT, L.L.C.

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE 23rd DAY OF July, 2014 A.D.
Claudia N. Ybarra
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3-23-2016

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE 23rd DAY OF July, 2014 A.D.
Claudia N. Ybarra
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3-23-2016

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THE BENTSEN ROAD PLAZA SUBDIVISION COMPLIES WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS THE 23rd DAY OF July, 2014 A.D.
James S. Darling
MAYOR, CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE: THIS 23rd DAY OF July, 2014 A.D.
Javier Hinojosa
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE: THIS 23rd DAY OF July, 2014 A.D.
Carlos Vasquez
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608

DATE SURVEYED: 06/20/2011

- THIS PROPERTY IS LOCATED IN ZONE "B" AND "AH" ON A FLOOD INSURANCE RATE MAP COUNTY PANEL NO. 480343 D010 C, REVISED FEB. 21, 2008. THE BASE FLOOD ELEVATION FOR ZONE "B" IS 16 TO 163.0 C.F.T.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT FOR AREAS IN FLOOD ZONE "B". MINIMUM FINISH FLOOR ELEVATION FOR AREAS IN FLOOD ZONE "AH" IS BASE FLOOD ELEVATION OR GREATER.
- MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
FRONT: U.S. EXPRESSWAY 83-LOTS 1 & 3; 7.5 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
S. BENTSEN ROAD-Lot 2: 20 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- GARAGE: 15 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES. CORNER: SOUTH BENTSEN ROAD-Lot 1: 40 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
PRIOR TO ISSUANCE OF A BUILDING PERMIT:
7. A TOTAL OF 0.68 ACRE FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION FOR LOTS 1 AND 2 (0.32 AC. FT.) SHALL BE ACCOMPLISHED WITHIN THE COMMON AREA LOT 4. DETENTION FOR LOT 3 (0.18 AC. FT.) WILL BE ACCOMPLISHED WITHIN LOT 3. 0.226 ACRE PRIVATE STORM WATER DETENTION WITHIN COMMON AREA LOT 4 HEREBY DEDICATED FOR THE MUTUAL USE FOR THE BENEFIT OF THE OWNERS AND ASSIGNS OF LOT 1 AND LOT 2. MAINTENANCE SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MCALLEN.
- NEAREST CITY OF MCALLEN BENCHMARK (M0-80) IS A 30" ALUMINUM PIPE WITH A 3-3/4" BRASS MONUMENT CAP. SAID BENCHMARK IS LOCATED ON THE SOUTH SIDE OF BENTSEN ROAD BRINGING U.S. HIGHWAY 83, 80 FEET SOUTH FROM THE EDGE OF PAVEMENT OF FRONTAGE ROAD AND APPROXIMATELY 100 FEET EAST OF S. TAYLOR ROAD NEXT TO A 4 X 4 CANAL POST; BENCH MARK ELEVATION = 104.41.
- A 4 FOOT METAL SIDEWALK IS REQUIRED ON THE SOUTH SIDE U.S. EXPRESSWAY 83 AND THE WEST SIDE OF S. BENTSEN ROAD.
- SET 14" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- IF FOOTLAND CORNERS ARE AVAILABLE TO THE PROPERTY TO MULTIFAMILY, A 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- COMMON AREA AREAS FOR COMMON DEVELOPMENTS INCLUDING COMMON PARKING, ACCESS, TRAIL, LANDSCAPING, ETC. COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ON THE SOUTH SIDE OF U.S. HIGHWAY 83 SHALL BE CONSTRUCTED AS PER THE CITY OF MCALLEN PERMITTING REQUIREMENTS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITIES OR OTHER DEVICES ARE ALLOWED TO CROSS ABOVE BELIEVED GROUND UNLESS A DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED CONSTRUCTION OF SUCH STRUCTURE WILL BE SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

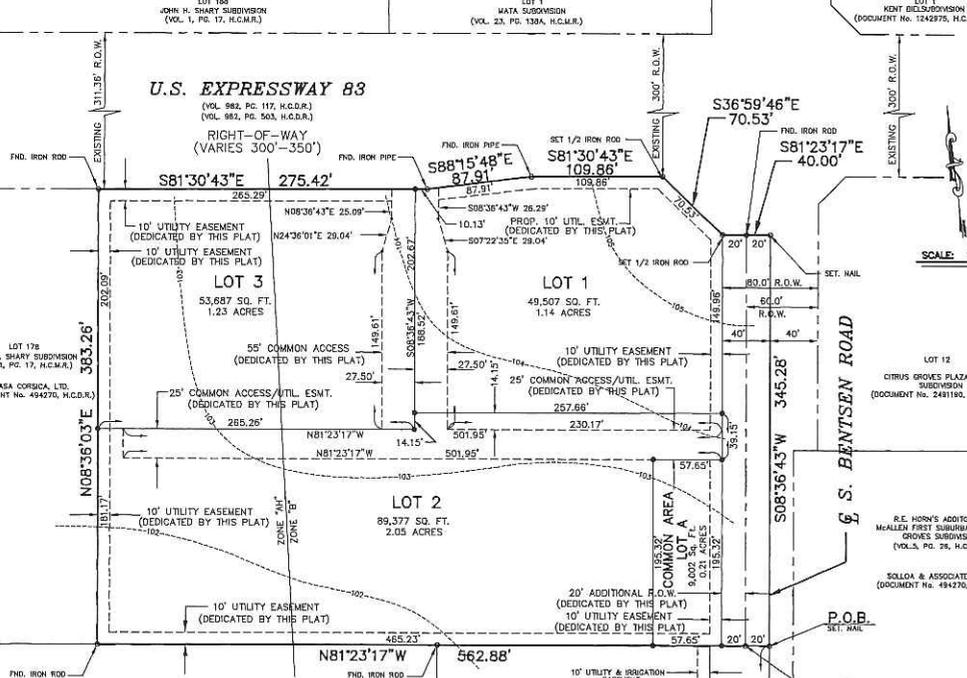
METS & BOUNDS

A TRACT OF LAND CONTAINING 4.95 ACRES OF LAND, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 176, JOHN H. SHARY SUBDIVISION, MAP REFERENCE VOLUME 1, PAGE 17, H.C.M.R., AND SAID 4.95 ACRES OF LAND BEING ALL OF THAT 4.95 ACRES TRACT OF LAND DEEDED TO ALICIA GUERRERO, RECORDED IN DOCUMENT NO. 840794, H.C.D.R., AND SAID 4.95 ACRES OF LAND ALSO BEING A PART OR PORTION OF A 0.226 ACRE TRACT OF LAND DEEDED TO ALICIA GUERRERO, RECORDED IN DOCUMENT NO. 877583, HIDALGO COUNTY DEED RECORDS, AND SAID 4.95 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 176 AND THE RIGHT-OF-WAY OF S. BENTSEN ROAD, THENCE N 08° 30' 43" E. ALONG THE EAST LINE OF SAID LOT 176, A DISTANCE OF 430.80 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF GUZMAN SUBDIVISION, RECORDED IN VOLUME 28, PAGE 44, H.C.M.R., AND THE SOUTHWEST CORNER OF SAID 4.45 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 81° 23' 17" E. ALONG THE SOUTH LINE OF SAID 4.45 ACRE TRACT AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD 50.00 FEET PASS THE NORTHEAST CORNER OF LOT 1, OF SAID JOHN H. SHARY SUBDIVISION, AT A DISTANCE OF 275.00 FEET PASS AN IRON ROD FOUND ON THE NORTHEAST CORNER OF GUZMAN SUBDIVISION AND THE MOST SOUTHERN MOST NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO CARLA CORDEA LTD., CARLA CORDEA LTD., RECORDED IN DOCUMENT NO. 484224, H.C.D.R., AND CONTAINING A TOTAL DISTANCE OF 84.00 FEET TO AN IRON ROD FOUND IN AN INSIDE CORNER OF SAID CARLA CORDEA LTD. TRACT, THE SOUTHWEST CORNER OF SAID 4.45 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 09° 35' 03" E. ALONG THE WESTERN MOST EAST LINE OF SAID CARLA CORDEA LTD. TRACT A DISTANCE OF 383.26 FEET AN IRON ROD FOUND, ON THE NORTHEAST CORNER OF SAID CARLA CORDEA LTD. TRACT AND THE SOUTH CORNER OF U.S. EXPRESSWAY 83 AS RECORDED IN VOLUME 982, PAGE 117, H.C.D.R., FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 81° 30' 43" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83 A DISTANCE OF 275.42 FEET TO AN IRON PIPE FOUND, FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE, S 88° 15' 48" E. CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, A DISTANCE OF 87.81 FEET TO AN IRON PIPE FOUND ON THE NORTHWEST CORNER OF SAID 0.226 ACRE TRACT AND THE NORTHERN MOST NORTHEAST CORNER OF SAID 4.45 ACRE TRACT, FOR AN OUTSIDE CORNER OF THIS TRACT.
- THENCE, S 81° 30' 43" E. CONTINUING ALONG THE SOUTH LINE OF SAID U.S. EXPRESSWAY 83, RECORDED IN VOLUME 982, PAGE 503, H.C.D.R., AND THE NORTH LINE OF SAID 0.226 ACRE TRACT, A DISTANCE OF 150.00 FEET TO A PLASTIC CAP STAMPED "CVO 15" SET ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 140784, H.C.D.R., FOR THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 35° 59' 46" E. ALONG THE WEST LINE OF CITY OF MCALLEN TRACT A DISTANCE OF 70.53 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15" SET, ON THE SOUTHWEST CORNER OF THE CITY OF MCALLEN TRACT, FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE, S 81° 23' 17" E. ALONG THE SOUTH LINE OF CITY OF MCALLEN TRACT AT A DISTANCE OF 20.00 FEET PASS AN IRON PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 176 AND THE EAST LINE OF SAID LOT 176, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 08° 30' 43" E. ALONG THE EAST LINE OF SAID LOT 176, A DISTANCE OF 345.28 FEET TO THE POINT OF BEGINNING, CONTAINING 4.95 ACRES OF LAND, MORE OR LESS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
Gregory G. Garcia
BY: GREGORY GARCIA, DISTRICT MANAGER

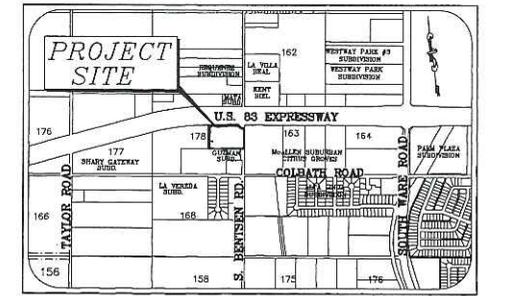


LEGEND

- FND. IRON ROD
- SET 1/2" IRON ROD

FILE FOR RECORD IN
HIDALGO COUNTY CLERK'S
OFFICE
ARTURO GUADALUPE JR.
HIDALGO COUNTY CLERK

DN: 17-4-14 AT 8:32 AM (M/D/Y)
INSTRUMENT NUMBER: 2568870-2568870
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *Smiale* DEPUTY



LOCATION MAP
N.T.S.

DATE OF PREPARATION: NOVEMBER 29, 2013 DRAWN BY: P.GONZALEZ, A. GAUNA

JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS
415 E. DOVE AVENUE, MCALLEN, TEXAS 78504
PHONE (956) 688-1588
jvh@jeh.com
TYPE FIRM NO. F-1293

NOTARY PUBLIC, TEXAS
STATE OF TEXAS
COMMISSION EXPIRES: August 10, 2014
Evo Odwin

CPO OCDEJA, J.R.
NOTARY PUBLIC, TEXAS
COMMISSION EXPIRES: August 10, 2014
Evo Odwin



188

LOCATION

U.S. 83 EXPRESSWAY

LA VILLA REAL

1201

L208500000000100

KENT BIEL
4220

BETHEL MISSIONARY

-35 -30
1100

-15 -10
1112

-00/-05
1124

25
1204

1220

-00
4400

-01
MATA
SUBDIVISION

BENTSEN RD

178

LOT 3
LOT 1
BENTSEN ROAD PLAZA
SUBDIVISION
LOT 2

GUZMAN
SUBD.
LOT 1

12
13
14
15
16
17
18
19
20
CITRUS GROVE
SUBDIVISION

16

McALLEN SUBURBAN CITRUS GROVE

COLBATH RD

SAVANNAH AVE

LA VERANDA

SONORA AVE

SUBDIVISION

SWEETWATER AVE

SALTILLO AT BENTSEN LAKES

TORONTO AVE

S 46TH ST

45TH ST

SUBDIVISION

BENTSEN RD

COLBATH

42ND ST

THE PALMS
TOWER SUBD

-03
4211

45

10

91

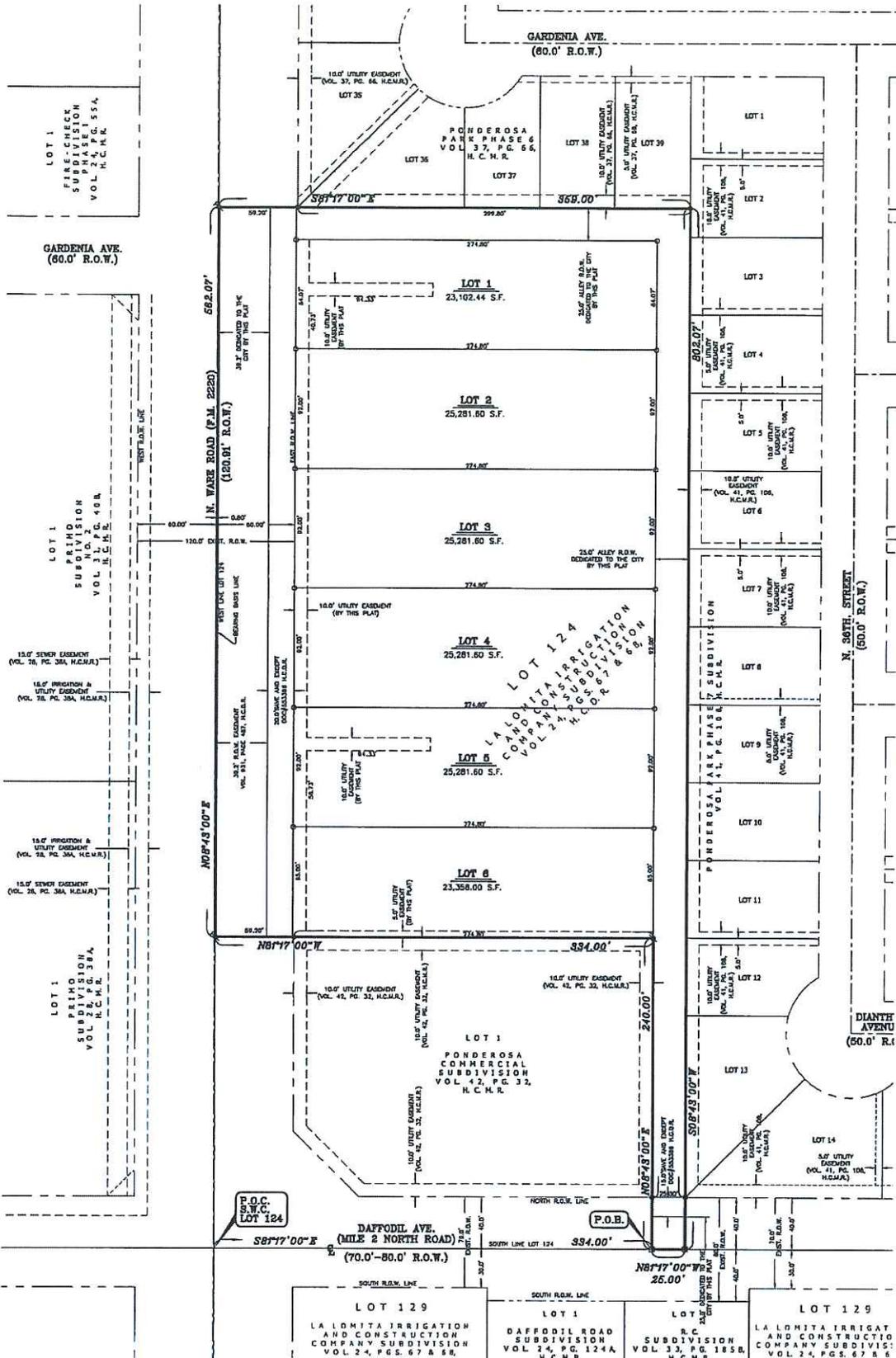


City of McAllen
 Planning Department
**APPLICATION FOR
 SUBDIVISION PLAT REVIEW**

Fin: SUB 2015-0052
 Pre: SUB 2014-0019

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>POWDEROSA BUSINESS PARK SUBD.</u> Location <u>± 240' NORTH OF DAFFODIL AVE. ALONG EAST SIDE OF WARE ROAD</u> City Address or Block Number <u>NOT ASSIGNED</u> Number of lots <u>6</u> Gross acres <u>4.77</u> Net acres <u>3.97</u> Existing Zoning <u>C3L</u> Proposed <u>C3L</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>RETAIL</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" 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 <u>\$ 1500⁰⁰</u> Legal Description <u>4.77 AC. 0/0 LOT 124, CN LAMITA AWD IRRIGATION CONSTR. CO. SUBD., N.C.T.</u>
Owner	Name <u>EVERNEW PLAZA, LLC</u> Phone <u>682 9081 (RWR)</u> Address <u>309 W. JACKSON</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail _____
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>David Omer 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 Salinas</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS RWR.</u> Phone _____ Address _____ City _____ State _____ Zip _____ E-mail _____



PONDEROSA BUSINESS PARK SUBDIVISION

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

BEING A 4.77 GROSS ACRE TRACT OF LAND, MORE OR LESS,
CARRIED OUT OF AND FORMING A PART OF LOT 124, LA LOMITA IRRIGATION
AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67 THRU 68,
DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERN REVIEW BY
THE CITY OF MCALEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF
DAVID OMAR SALINAS, P.E., TX REG. NO. 71573 ON AUGUST 24, 2015.
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA

SALINAS ENGINEERING & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS

1100 S. DAWSON ST. SUITE 1000
MCKINNEY, TEXAS 75069
(972) 561-8888 (FAX) 972-561-8889

RECEIVED

AUG 25 2015

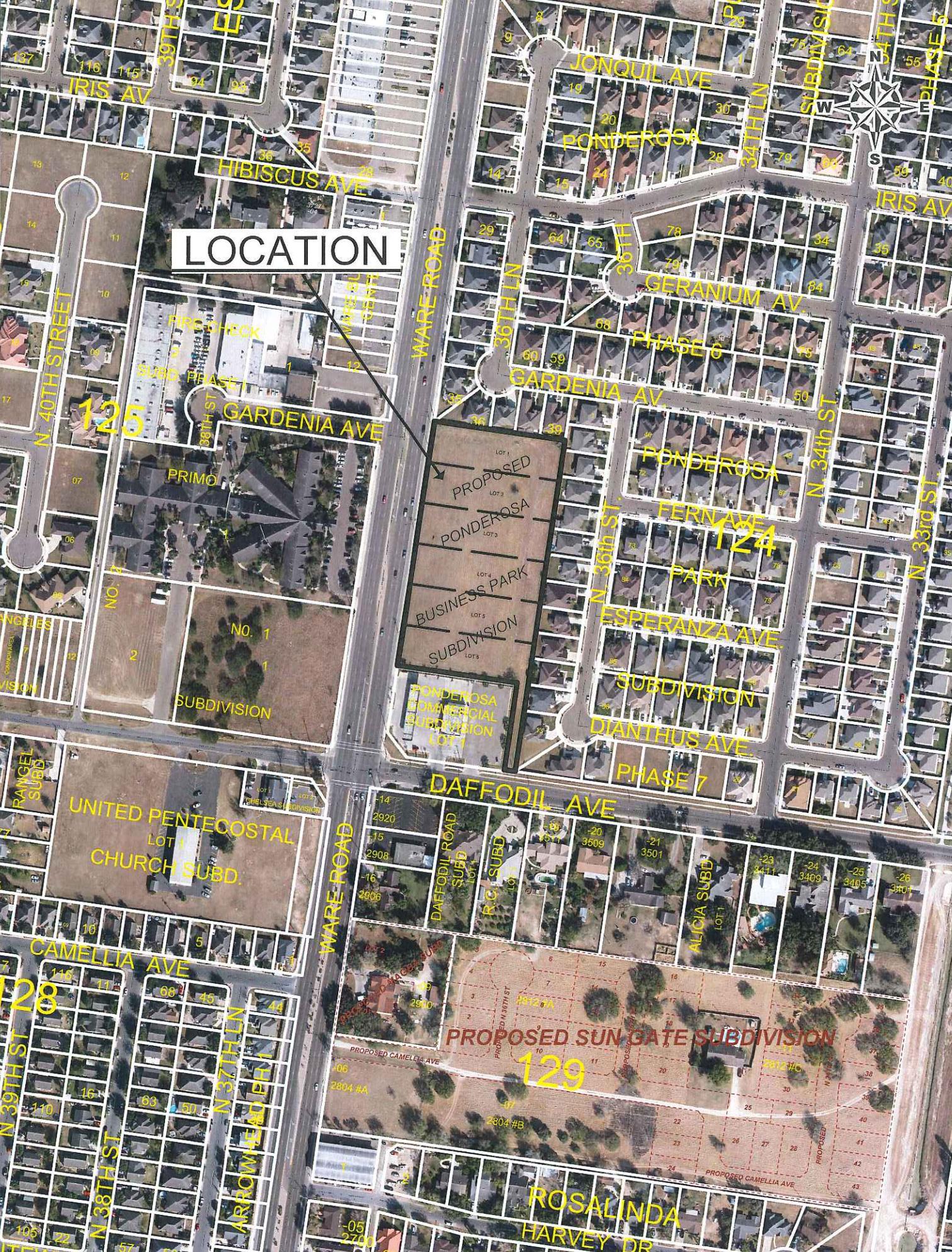
BY:


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/10/2015

SUBDIVISION NAME: PONDEROSA BUSINESS PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state	Compliance
Daffodil Avenue: 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 25 ft. Pavement: 24 ft. (two-way traffic) *Owner must escrow monies for improvements if not built prior to plat recording. **minimum 20 ft. by 20 ft. ROW clip required at the alley/alley intersection.	Applied
SETBACKS	
* Front: N. Ware Road: 60 ft. or greater for approved site plan or easements	Applied
* Rear: min. 22 ft. or greater for approved site plan or easements	Applied
* Interior Sides: in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Applied
**Side adjacent to alley: 5 ft. or greater for approved site plan or easements	
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road and Daffodil Avenue	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: C-3L Proposed: commercial	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Comply with access points and location as approved by the City Engineer as part of variance to access management.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM.	Applied



LOCATION

PROPOSED
PONDEROSA
BUSINESS PARK
SUBDIVISION

125

124

129

128

IRIS AV
HIBISCUS AVE
GARDENIA AVE

JONQUIL AVE
PONDEROSA

GERANIUM AV

GARDENIA AV

PONDEROSA

FERN AVE

PARK

ESPERANZA AVE

SUBDIVISION

DIANTHUS AVE

PHASE 7

DAFFODIL AVE

UNITED PENTECOSTAL
CHURCH SUBD.

CAMELLIA AVE

PROPOSED SUN GATE SUBDIVISION

ROSALINDA
HARVEY DR



SUB 2015-0055



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 The Oaks Subdivision Unit 4
Location 600' west of N. 2nd Street on the south side of Violet Avenue
City Address or Block Number 308 Violet
Number of lots 1 Gross acres 0.67 Net acres 0.67
Existing Zoning R3T Proposed R3T Rezoning Applied For Yes No Date _____
Existing Land Use Open Proposed Land Use Residential Irrigation District # 3
Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
Agricultural Tax Exemption Yes No Estimated Rollback tax due \$0.00
Legal Description 0.67 Acres out of Lot 9, Section Eleven Hidalgo Canal Company
Subdivision Recorded in Vol. Q, Page 177 H.C.M.R.

Owner

Name Paul E. Johnson Phone 956-207-9154
Address 4300 N. 10th Street
City McAllen State TX Zip 78504
E-mail pjmcallen@aol.com

Developer

Name Paul E. Johnson Phone 956-207-9154
Address 4300 N. 10th Street
City McAllen State TX Zip 78504
Contact Person Paul E. Johnson
E-mail pjmcallen@aol.com

Engineer

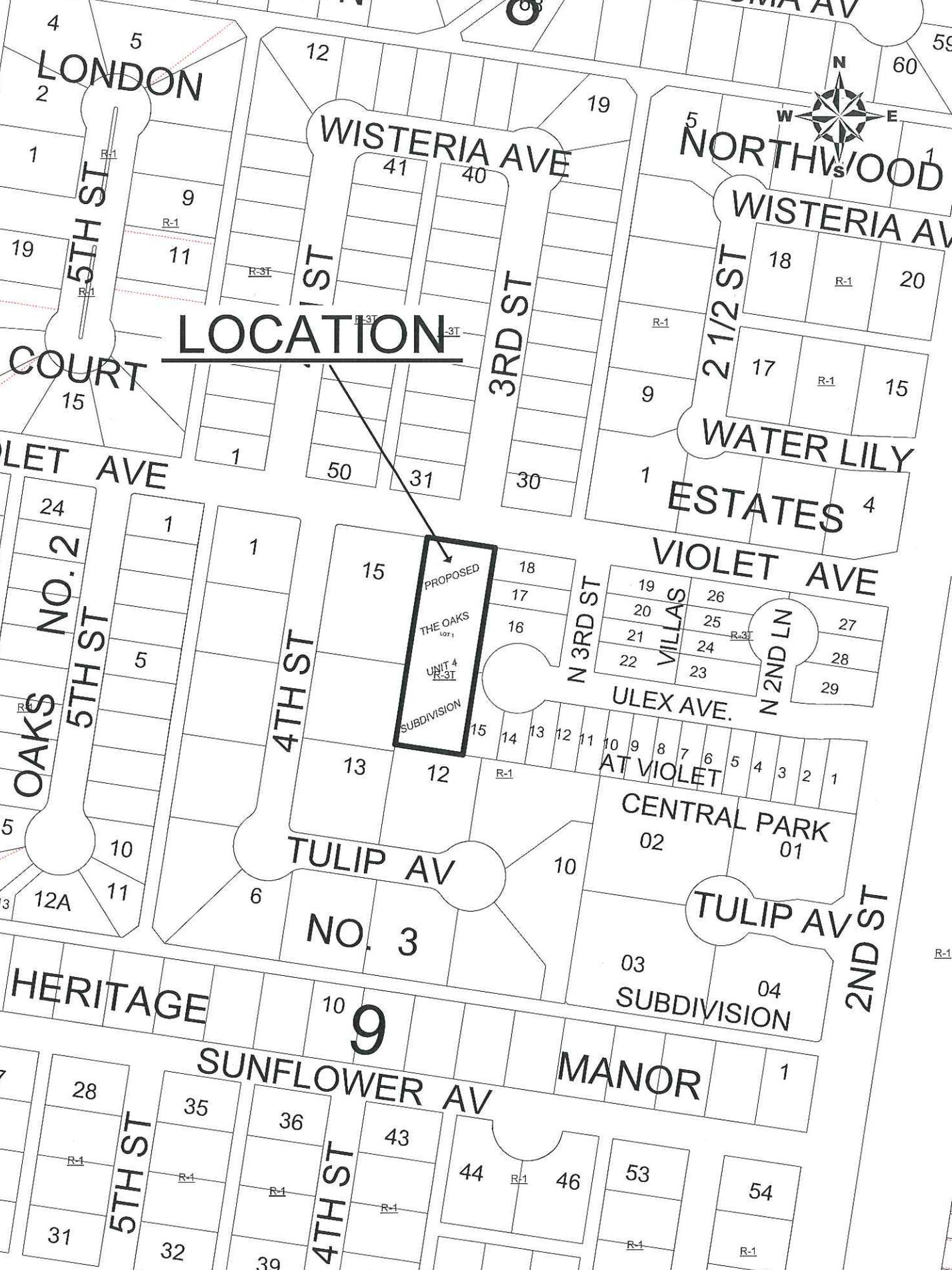
Name Javier Hinojosa Engineering Phone 956-668-1588
Address 416 E. Dove Avenue
City McAllen State TX Zip 78504
Contact Person Joe B. Garza, Project Manager
E-mail javhin@rgv.rr.com

Surveyor

Name Carlos Vasquez, R.P.L.S. Phone 956-618-1551
Address 517 Beaumont
City McAllen State TX Zip 78501
E-mail cvq@cvqls.com

RECEIVED

MAR 03 2015



LOCATION

PROPOSED
THE OAKS
UNIT 4
R-3T
SUBDIVISION



LONDON

WISTERIA AVE

NORTHWOOD

WISTERIA AV

LOCATION

COURT

WATER LILY

ESTATES

VIOLET AVE

OAKS NO. 2

PROPOSED
THE OAKS
UNIT 4
R-3T
SUBDIVISION

VILLAS

ULEX AVE.

AT VIOLET

CENTRAL PARK

TULIP AV

TULIP AV

NO. 3

SUBDIVISION

HERITAGE

SUNFLOWER AV

MANOR

OAKS NO. 2

OAKS NO. 3

2ND ST

5TH ST

4TH ST

5TH ST

1ST ST

3RD ST

2 1/2 ST

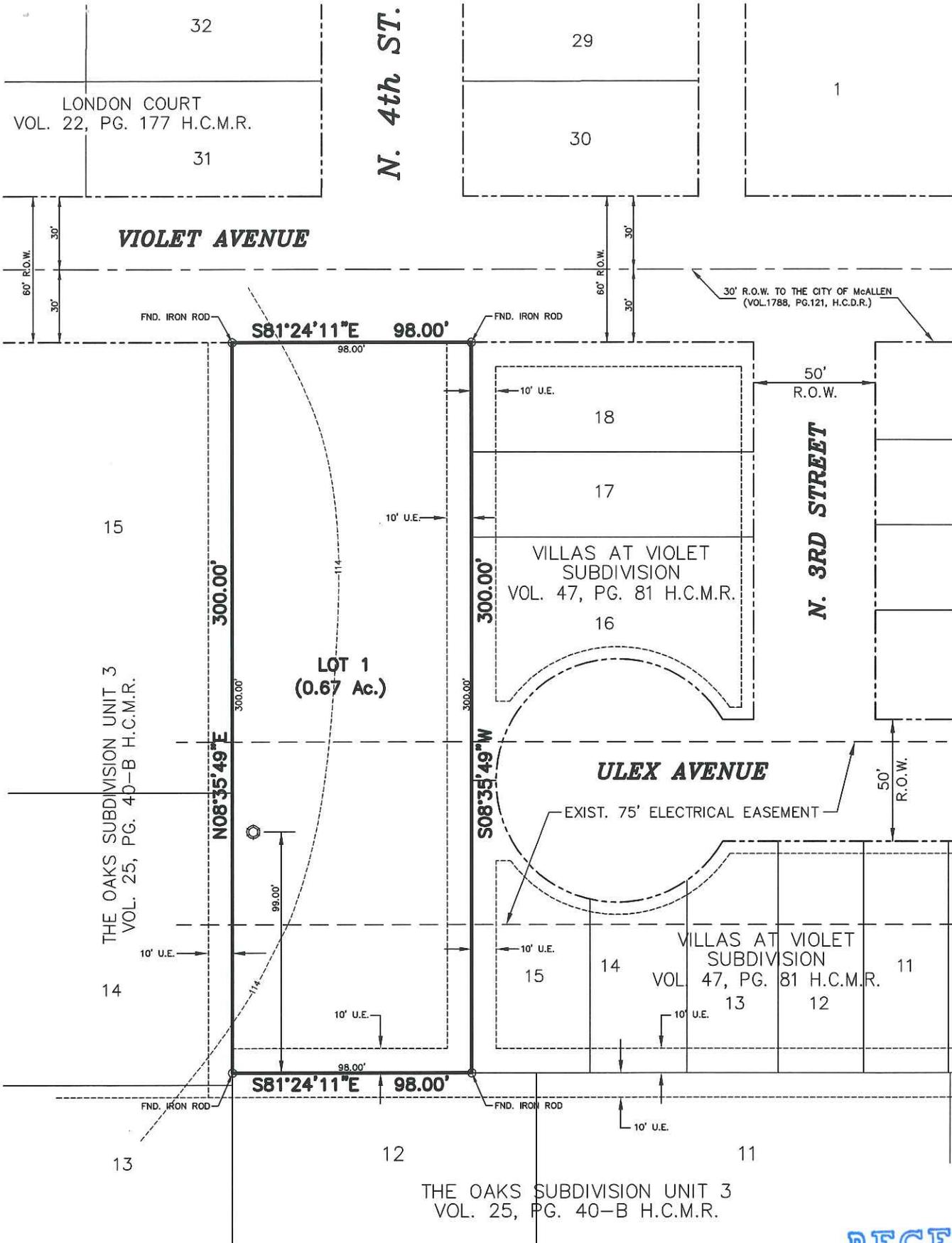
N 3RD ST

N 2ND LN

5TH ST

4TH ST

2ND ST



SUDIVISION PLAT OF
THE OAKS
 SUBDIVISION UNIT 4

RECEIVED

AUG 27 2015

BY: *OC 11:43am*


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/10/2015

SUBDIVISION NAME: THE OAKS SUBDIVISION, UNIT 4**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Violet Avenue: 60 ft. ROW existing
 Paving: min. 40 ft. Curb & gutter: both sides
 * 800 ft. Block Length:
 * 600 ft. Maximum Cul-de-Sac:

Applied

Compliance

NA

ALLEYS

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

NA

SETBACKS

* Front: 45 ft. or in line with existing structures, whichever is greater
 * Rear: in accordance with the Zoning Ordinance, or greater for easements
 * Sides: in accordance with the Zoning Ordinance, or greater for easements
 * Corner:
 * Garage: 18 ft. except where greater setback is required; greater setback applies.
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

Applied

Applied

Applied

NA

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Violet 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, or 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.

Compliance

Compliance

NA

NOTES

* No curb cut, access, or lot frontage permitted along:
 * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.
 * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
 * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.

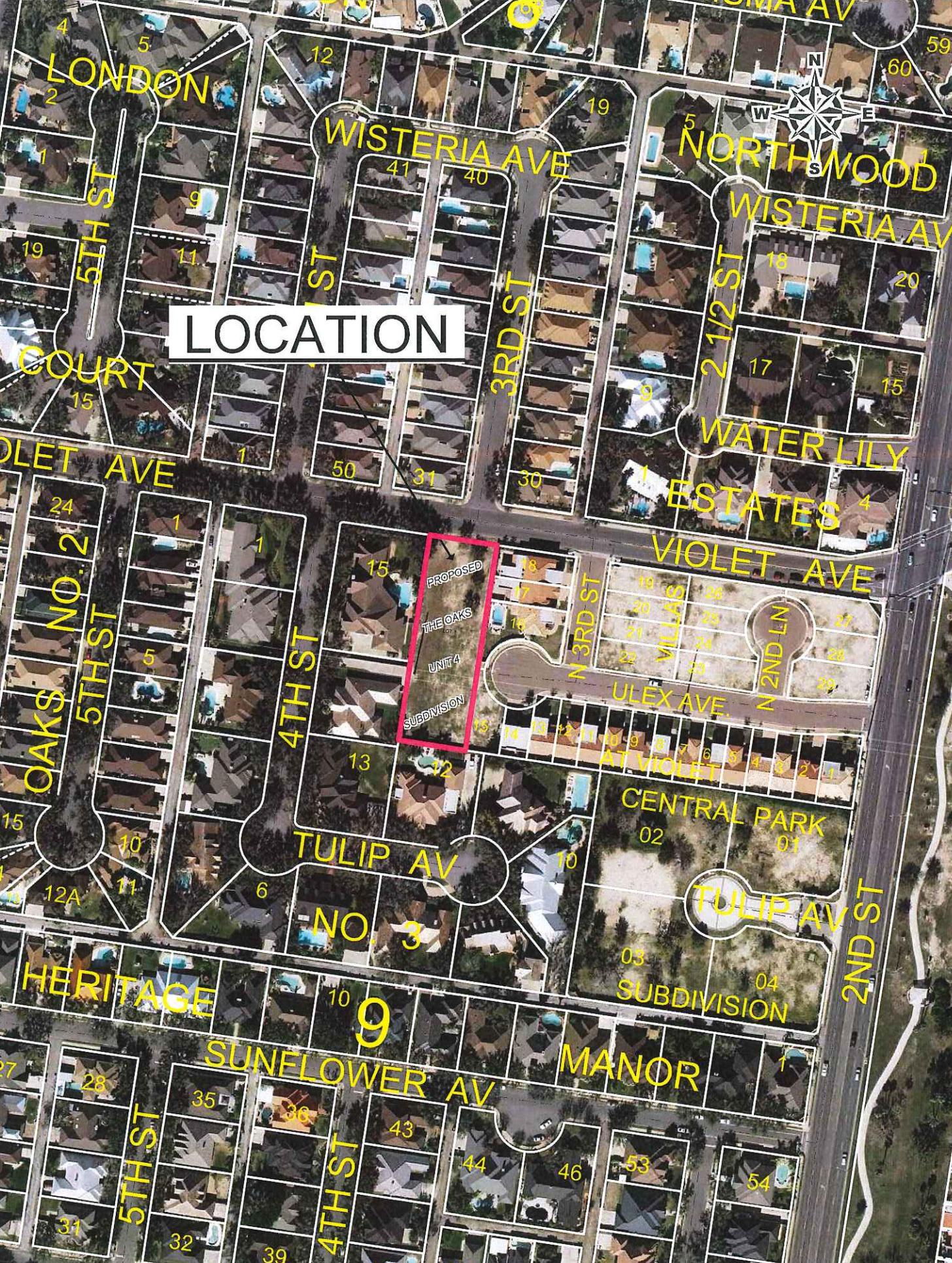
NA

NA

NA

NA

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-3T Proposed: single family residence	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 based on one single family residence is required to be paid prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	NA
**Per Traffic, the trip generation is waived for the single family residential lot.	
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Scheduled for PUB on September 15, 2015. **Per Public Works, a service drive may be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY/FINAL FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied



LOCATION

PROPOSED
THE OAKS
UNIT 4
SUBDIVISION



LONDON

WISTERIA AVE

NORTHWOOD

WISTERIA AV

COURT

WATER LILY

ESTATES

VIOLET AVE

OLET AVE

ULEX AVE.

CENTRAL PARK

TULIP AV

OAKS NO. 2

TULIP AV

NO. 3

HERITAGE

SUNFLOWER AV

MANOR

9

5TH ST

4TH ST

2ND ST

5TH ST

ST

3RD ST

2 1/2 ST

N 3RD ST

N 2ND LN

5TH ST

4TH ST

2ND ST

5TH ST

4TH ST

2ND ST

SUB2015-0060



City of McAllen
Planning Department
APPLICATION FOR

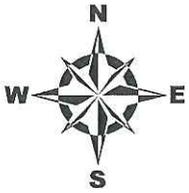
1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>MAR VILLA SUBDIVISION</u> Location <u>S.W. COR. OF N. 31st STREET + BRAZOS AVE.</u> City Address or Block Number _____ Number of lots <u>27</u> Gross acres <u>5.923</u> Net acres _____ Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date _____ Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N. A.</u> Legal Description <u>A. 5.923 ACRE TRACT OUT OF LOT 5, LOTS 167-171 INC. OF PRIDE O TEXAS.</u>
Owner	Name <u>MARTIN VILLANUEVA CONGR. LLC</u> Phone <u>687-3755</u> Address <u>3528 BUDDY OWENS AVE.</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>B.I.G. Engineering</u> Phone <u>956-687-3355</u> Address <u>6316 N. 10th Street, Bldg. "A", Suite 102</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Rene Barrera, P. E.</u> E-mail <u>rene@big-engineering.com</u>
Surveyor	Name <u>CARLOS VASQUEZ</u> Phone <u>618-1551</u> Address <u>2014 N. WARE RD.</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u> E-mail _____

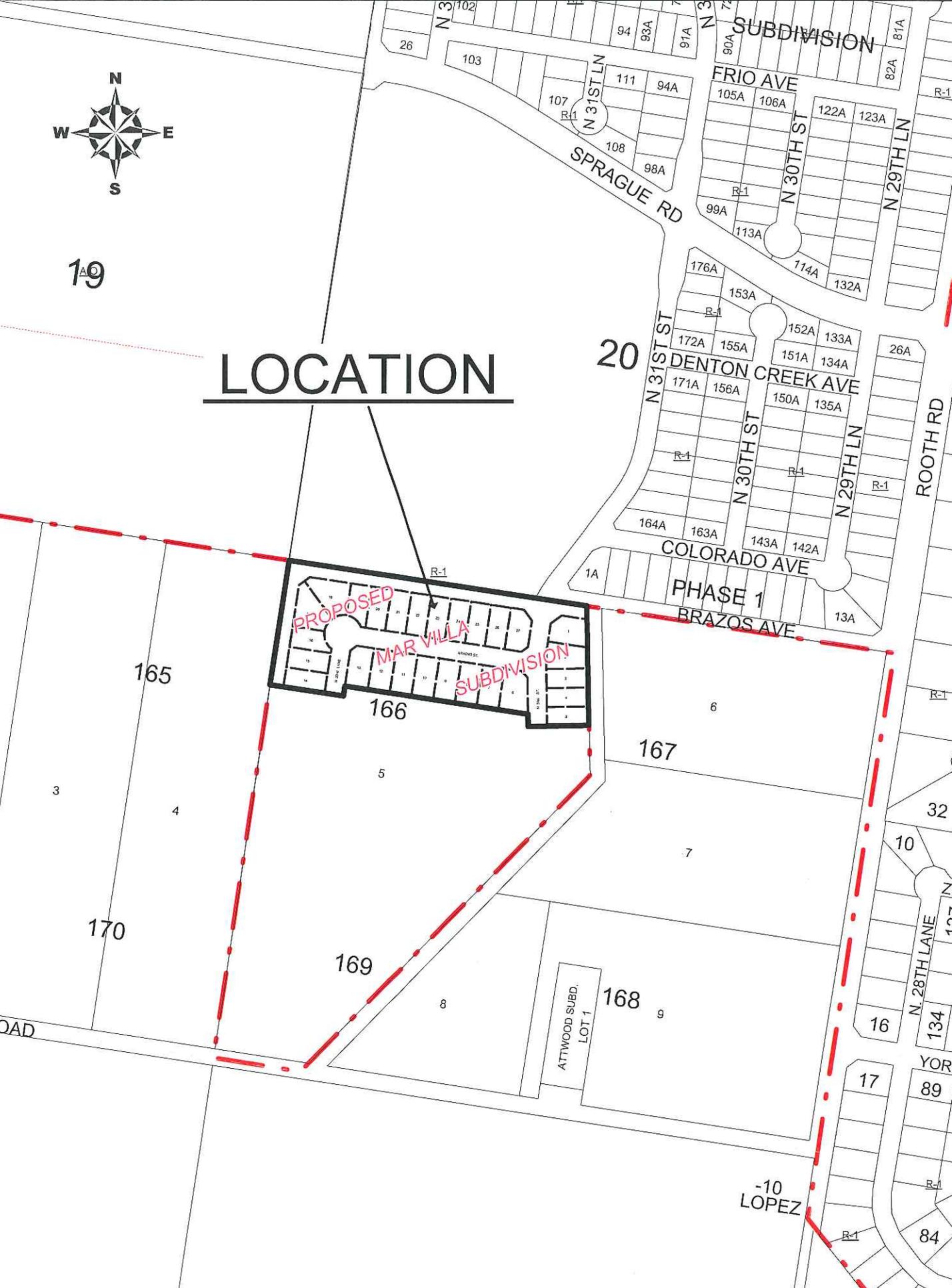
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SEP 0 12015

BY: DC 10:10am
10/2/15



19

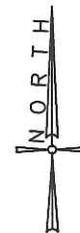
LOCATION



PLAT OF MAR VILLA SUBDIVISION

McALLEN, TEXAS

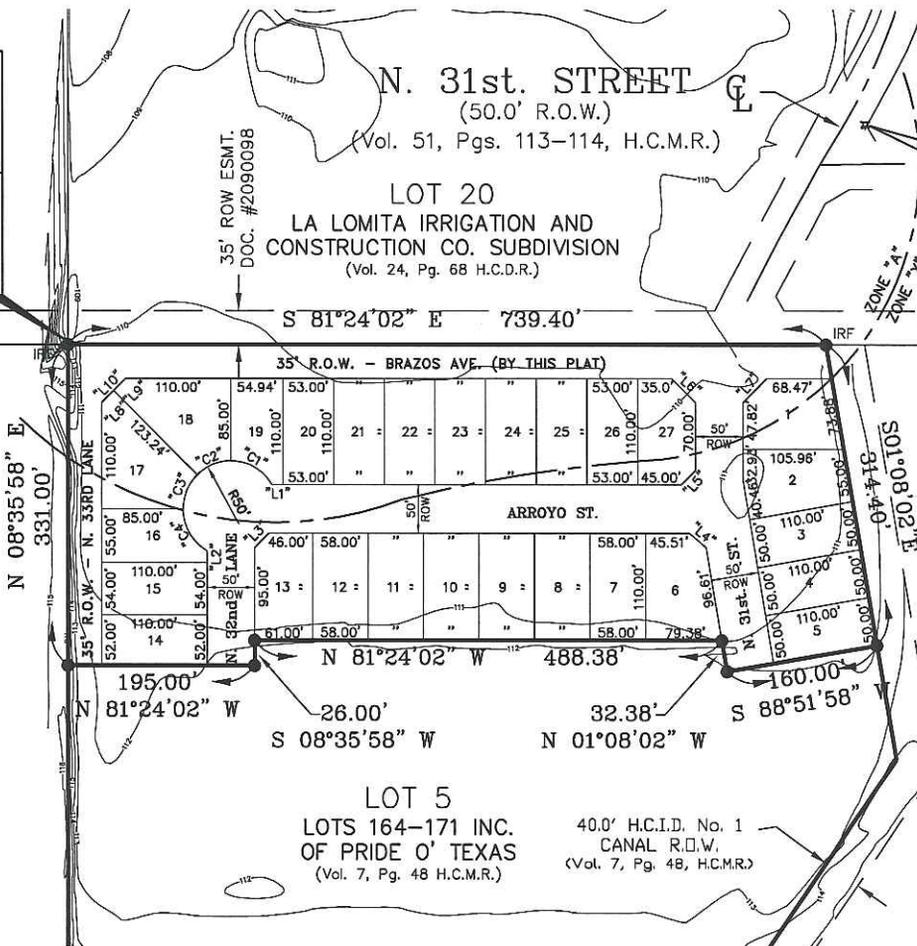
A 5.923 ACRE TRACT OF LAND OUT OF LOT 5, LOTS 164-171 INC. OF PRIDE O' TEXAS, AS PER VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS



N.T.S.

S.W. COR.
LOT 20
LA LOMITA IRRIG.
& CONST. CO. SUBD.
N.W. COR.
LOT 5
LOTS 164-171 INC.
OF PRIDE O' TEXAS

LOT 4
LOTS 164-171 INC.
OF PRIDE O' TEXAS
(Vol. 7, Pg. 48 H.C.M.R.)



N. 31st. STREET
(50.0' R.O.W.)
(Vol. 51, Pgs. 113-114, H.C.M.R.)

LOT 20
LA LOMITA IRRIGATION AND
CONSTRUCTION CO. SUBDIVISION
(Vol. 24, Pg. 68 H.C.D.R.)

BM IN FH W BOLT
ELEV=112.75'

BRAZOS AVENUE
(35.0' R.O.W.)
(Vol. 51, Pgs. 113-114, H.C.M.R.)

LOT 6
LOTS 164-171 INC.
OF PRIDE O' TEXAS
(Vol. 7, Pg. 48 H.C.M.R.)

LOT 5
LOTS 164-171 INC.
OF PRIDE O' TEXAS
(Vol. 7, Pg. 48 H.C.M.R.)
40.0' H.C.I.D. No. 1
CANAL R.O.W.
(Vol. 7, Pg. 48, H.C.M.R.)

RECEIVED
SEP 01 2015

BY: DC 10:10am


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/10/2015

SUBDIVISION NAME: MAR VILLA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 33rd Street (west boundary): 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording.	Non-compliance
Brazos Avenue: 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow money for improvements if not built prior to plat recording.	Compliance
Interior Streets: 50 ft. ROW required Paving: 32 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-13) and double fronting lots shall be 25 ft. (Lots 14-27).	Non-compliance
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Non-compliance
* Corner: 10 ft. or greater for easements	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 33rd Street, Brazos Avenue, and on both sides of all interior streets.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along N. 33rd Street and Brazos Avenue.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along N. 33rd Street and Brazos Avenue.	Compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area: Project engineer to verify minimum lot width and lot area requirements and revise accordingly.	Non-compliance
**All lots shall comply with the minimum 50 ft. of frontage and corner lots shall be 4 ft. wider than the minimum requirement.	
ZONING/CUP	
* Existing: R-1 Proposed: single family residential	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$18,900, which is based on \$700 x 27 lots, is required to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Temporary turnarounds needed at the south end of N. 31st Street & N. 32nd Lane. **Project engineer to submit master plan for review and approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied

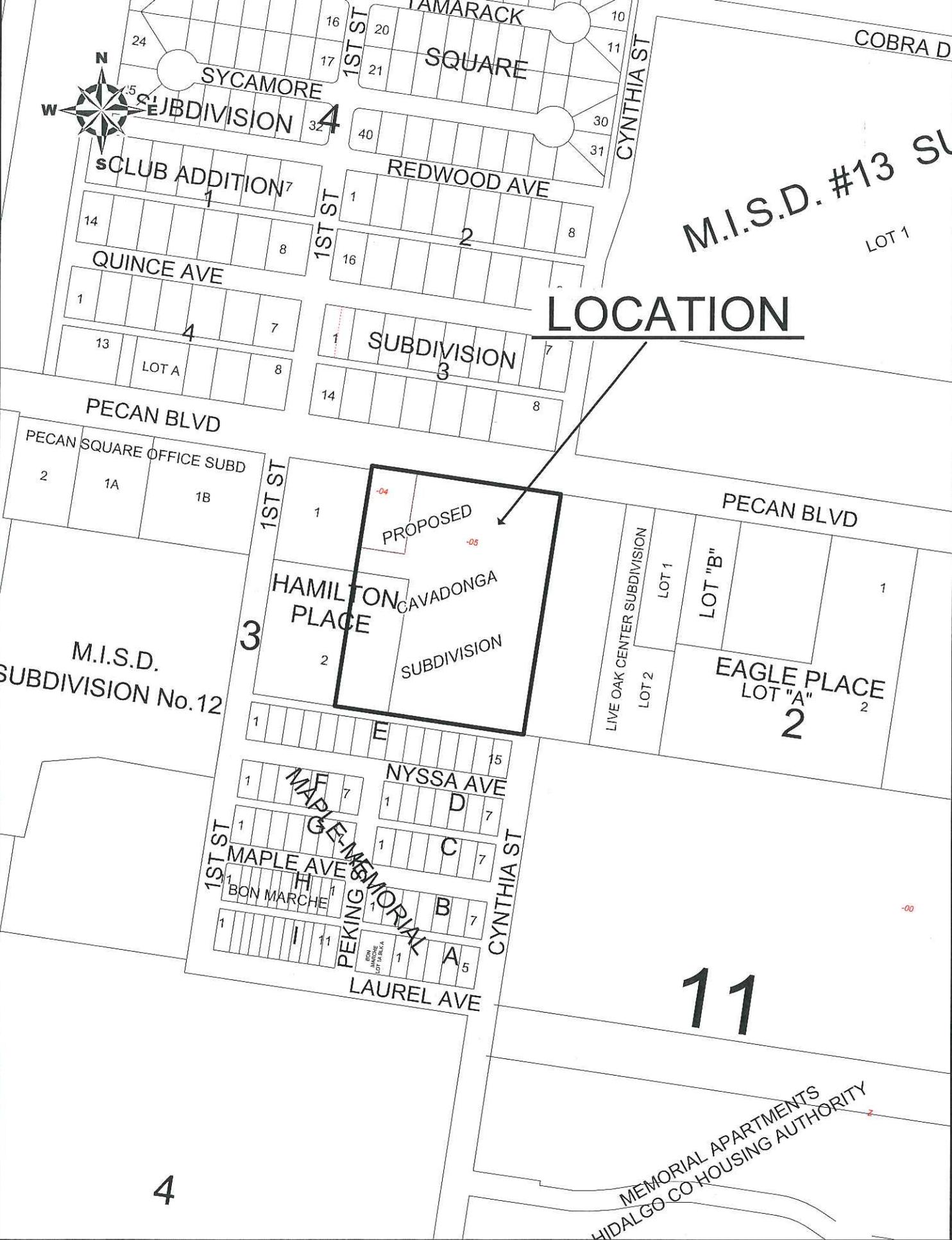
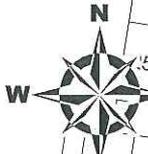


City of McAllen
 Planning Department
 APPLICATION FOR
 SUBDIVISION PLAT REVIEW

SUB 2015-0058
 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>Covadonga Subdivision</u> Location <u>118. E. Pecan Blvd.</u> City Address or Block Number <u>118 E. Pecan Blvd.</u> Number of lots <u>1</u> Gross acres _____ Net acres _____ Existing Zoning <u>C1</u> Proposed <u>R3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use _____ Proposed Land Use <u>R3A</u> Irrigation District # _____ Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0.</u> Legal Description <u>The east 130' of Lot 2, Hamilton Place, City of McAllen, Volume 31, Pg. 152 B Map Records.</u>
Owner	Name <u>Armasa, LLC</u> Phone <u>956. 929. 4187</u> Address <u>1100 S. Ware Rd. #39</u> City <u>McAllen</u> State <u>TX.</u> Zip <u>78501</u> E-mail <u>djanutolo6@hotmail.com</u>
Developer	Name <u>Denise Torres</u> ^{Armasa, LLC} Phone <u>956. 929. 4187</u> Address <u>1100 S. Ware Rd #39</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Denise Torres</u> E-mail <u>djanutolo6@hotmail.com</u>
Engineer	Name <u>CLH Engineering, Inc.</u> Phone <u>956. 687. 5560</u> Address <u>701 S. 15th St.</u> City <u>McAllen</u> State <u>TX.</u> Zip <u>78501</u> Contact Person <u>Cloromiro Hinojosa Jr.</u> E-mail <u>chinojosa@clhengineeringinc.com.</u>
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956. 380. 5154</u> Address _____ City <u>Monte Alto</u> State <u>TX.</u> Zip _____ E-mail _____

RECEIVED



M.I.S.D. #13 SUBDIVISION
LOT 1

LOCATION

PROPOSED

HAMILTON PLACE
CAVADONGA
SUBDIVISION

11

MEMORIAL APARTMENTS
MIDALGO CO HOUSING AUTHORITY

4


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/8/2015

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

E. Pecan Blvd: 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW
 Paving: by the state Curb & gutter: by the state

Compliance

N. Cynthia Avenue: 35 ft. ROW dedication required for 70 ft. ROW
 Paving: 44 ft. Curb & gutter: both sides

Compliance

*Owner must escrow monies for improvements if not built prior to recording.

* 800 ft. Block Length:

Compliance

* 600 ft. Maximum Cul-de-Sac:

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

NA

*Alley/service drive easement required for commercial properties

SETBACKS

* Front: E. Pecan Blvd. - 40 ft. or greater for easements

Compliance

* Rear: in accordance with the Zoning Ordinance, or greater for easements

Compliance

* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements

Compliance

* Corner: N. Cynthia Street - 40 ft. or greater for easements

Compliance

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

Non-compliance

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on E. Pecan Blvd. and N. Cynthia Street

Compliance

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

Applied

BUFFERS

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

Compliance

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

Compliance

*Perimeter buffers must be built at time of Subdivision Improvements.

NA

NOTES

* No curb cut, access, or lot frontage permitted along:

NA

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

NA

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-3A/C-1 Proposed: R-3A **Rezoning request from C-1 to R-3A was considered by the Planning and Zoning Commission at their meeting of August 18, 2015 and is scheduled for the City Commission meeting of September 14, 2015.	Non-compliance
* Rezoning Needed Before Final Approval	Applied
PARKS	
* Land dedication in lieu of fee:	TBD
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Per Traffic, the proposed driveway locations must comply with the City's Access Management Policy and will be reviewed on the proposed site plan. **Owner must escrow monies for improvements along N. Cynthia Street if not built prior to plat recording. **Abandonment of an existing 20 ft. alley, passageway, and utility easement (as shown) was approved by the City Commission at their meeting of September 10, 2012. ***Must comply with the City's Legal Department wording with regards to N. Cynthia Street in lieu of the license agreement. ****Existing plat notes remain the same for the resubdivision. *****Public Hearing without legal notices needed at time of final for the resubdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE RESUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied



LOCATION



SYCAMORE
 SUBDIVISION 4
 CLUB ADDITION
 QUINCE AVE
 PECAN BLVD
 PECAN SQUARE OFFICE SUBD
 HAMILTON PLACE
 PROPOSED GAVADONGA SUBDIVISION
 NYSSA AVE
 MAPLE AVE
 BON MARCHE
 LAUREL AVE
 CYNTHIA ST
 M.I.S.D. #13
 EAGLE PLACE
 11
 MEMORIAL APARTMENTS
 DALGO CO HOUSING AUTHORITY



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

SUB 2015-0056

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 Shops at 29, LTD
 Location Exp 83 and 29th
 City Address or Block Number 2600 Expressway 83
 Number of lots 7 Gross acres 25.206 Net acres _____
 Existing Zoning C-3 Proposed _____ Rezoning Applied For Yes No Date _____
 Existing Land Use Comm Proposed Land Use Comm Irrigation District # 1
 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
 Agricultural Tax Exemption Yes No Estimated Rollback tax due -0-
 Legal Description 25.206 ac out of Lot A-1, Mountasia, out of Lot 98 & 99, McAllen Third Suburban Citrus Groves; out of Lot 167, La Lomita Irr & Const Co Subd

Owner

Name TMM Trust; Exp 29th Properties LTD Phone 210/541-2005
~~Cook Memorial Trust~~
 Address 900 East Lakeview Dr
 City McAllen State TX Zip 78501
 E-mail Will.Collins@TerracorRE.com

Developer

Name Shops at 29th, LTD Phone 210/541-2005
 Address 750 E Mulberry Ave, Ste 305
 City San Antonio State TX Zip 78212
 Contact Person James W. Collins, Jr. Agent
 E-mail Will.Collins@TerracorRE.com

Engineer

Name Melden & Hunt, Inc. Phone 956/381-0981
 Address 115 W. McIntyre St
 City Edinburg State TX Zip 78541
 Contact Person Fred L. Kurth, P.E.
 E-mail fkurth@meldenandhunt.com

Surveyor

Name Melden and Hunt, Inc. Phone 956/381-0981
 Address 115 W McIntyre St.
 City Edinburg State TX Zip 78541
 E-mail robert@meldenandhunt.com

RECEIVED

AUG 27 2015


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/8/2015

SUBDIVISION NAME: SHOPS AT 29, LTD**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

U.S. Expressway 83: Project engineer to label existing ROW
 Paving: by the state Curb & gutter: by the state

Non-compliance

S. 29th Street: 15 ft. ROW dedication required for 50 ft. from centerline for 100 ft. ROW
 Paving: 65 ft. Curb & gutter: both sides

Compliance

S. 26th Street: Project engineer to show centerline and label existing ROW on both sides to
 determine dedication requirements for 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides

Non-compliance

Lindberg Avenue: Project engineer to show centerline and label existing ROW on both sides
 to determine dedication requirements for 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides

Non-compliance

* 800 ft. Block Length:

NA

* 600 ft. Maximum Cul-de-Sac:

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

Non-compliance

SETBACKS

* U.S. Expressway 83 - 75 ft. or greater for approved site plan or easements
 S. 29th Street - 50 ft. or greater for approved site plan or easements
 S. 26th Street - 30 ft. or greater for approved site plan or easements
 Lindberg Avenue - 30 ft. or greater for approved site plan or easements

Non-compliance

* Others: in accordance with the Zoning Ordinance, or greater for approved site plan or
 easements

Compliance

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

NA

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on U.S. Expressway 83, S. 29th Street, S. 26th Street
 and Lindberg Avenue.

Non-compliance

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

Applied

BUFFERS

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

Compliance

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

Non-compliance

*Perimeter buffers must be built at time of Subdivision Improvements.

NA

NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas and service 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.	Applied
* Property Owner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: As proposed, Lots 3-6 do not have frontage along a street; a drainage and landscape area is proposed along the ROW	Non-compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: commercial	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
**A revised trip generation worksheet is required to determine if a revised Traffic Impact Analysis will be required.	
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
<p>Comments: *Must comply with the City's Access Management Policy.</p> <p>**Per Traffic, no additional access points will be permitted along the I-2 Westbound Frontage Road (other than the one driveway with the deceleration lane proposed originally).</p> <p>***Right-turn bay required on the I-2 Westbound Frontage Road for S. 29th Street.</p> <p>****Provide sight obstruction easements at the street/street intersections.</p> <p>*****Project engineer to clarify the drainage and landscape area along the frontage road. Is it an easement, part of Lot 1? Clarify. If so, POA needed to address maintenance obligations.</p> <p>*****Existing plat notes remain the same for the resubdivision.</p> <p>*****Public Hearing without notices is required at time of final, for the resubdivision.</p>	Applied

RECOMMENDATION

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

Applied



LOCATION

98 PROPOSED

99 SHOPS AT 29

MOUNTAISA SUBURBAN SUBDIVISION

S. EXPRESSWAY 83

U.S. 83



5 4 3

FORM-O-UTH

McALLEN HEIGHTS

CONVENTION

ITHACA AVE

SUBDIVISION

SUBDIVISION

ITHACA AV

DIVISION

97

ADDITION NO. 2

2B

2C

KENNEDY AV

5C

6A

7A

100

9A

SUBURBAN

SUBDIVISION

103

166

2801

167

2701

2601

VALRAM HEIGHTS

MORRIS

QUEBEC AV

104

105

JUDCO SUBDIVISION

BATH RD

SUBDIVISION UNIT NO. 3

RICHMOND AV

COLBATH RD

WATER TREATMENT PLANT

SAVANNAH AV

MORRIS

EL COLLADO

ESCONDON ELEMENTARY SCHOOL

SONORA AV COLONIA McALLEN TX

SAVANNAH AV

SUBDIVISION

MARTINEZ

SUB 2015 0057



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description

Subdivision Name The Heights at McColl

Location SE Corner of Yuma & McColl

City Address or Block Number N/A

Number of lots 149 Gross acres 43.97 Net acres 34.60

Existing Zoning C-3L, R-2 & R-1 Proposed R1 & R3A Rezoning Applied For Yes No Date _____

Existing Land Use Open Land Proposed Land Use Single Family & Irrigation District # 2
Four Plex

Residential Replat Yes No Commercial Replat Yes No ETJ Yes No

Agricultural Tax Exemption Yes No Estimated Rollback tax due \$0.00

Legal Description A 43.97 acre tract of land out of Lot 1, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas

Owner

Name Meyerhoff Family Trust Phone _____

Address _____

City _____ State _____ Zip _____

E-mail _____

Developer

Name Esonjas Development, LTD Phone _____

Address 2912 S. Jackson Rd.

City McAllen State Texas Zip 78503

Contact Person Eddie Cantu / CRUZ CANTU III

E-mail EddieCantu@me.com

Engineer

Name Alfonso Quintanilla, P.E. Phone (956) 381-6480

Address 124 E. Stubbs

City Edinburg State Texas Zip 78589

Contact Person Alfonso Quintanilla, P.E.

E-mail alfonsoq@qhaengineering.com

Surveyor

Name Alfonso Quintanilla, R.P.L.S. Phone (956) 381-6480

Address 124 E. Stubbs

City Edinburg State Texas Zip 78539

E-mail alfonsoq@qhaengineering.com

RECEIVED
AUG 28 2015



LOCATION

PROPOSED
THE HEIGHTS AT MCCOLL
SUBDIVISION

SUBD

McColl

SUBDIVISION



15

5

16

5

1

6

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THE HEIGHTS AT MCCOLL SUBDIVISION (PRIVATE SUBDIVISION)

A 43.97 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED IN VOLUME 913, PAGE 395, VOLUME 930, PAGE 186 AND IN VOLUME 1296, PAGE 170, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

RECEIVED

AUG 28 2015

BY: *[Signature]* 1:20pm



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/11/2015

SUBDIVISION NAME: THE HEIGHTS AT MCCOLL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. McColl Road: 50 ft. from centerline for 100 ft. ROW Paving: min. 65 ft.; approx. 40 ft. existing Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to recording.</p>	Applied
<p>E. Yuma Avenue: Project engineer to label existing ROW on both sides of the centerline to determine dedication requirement for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides</p>	Non-compliance
<p>E. Nassau Avenue: 25 ft. ROW dedication required for 50 ft. from centerline Paving: 32 ft. Curb & gutter: both sides *Per Section 134-105(4)(b) of the Subdivision Ordinance, half streets are not permitted in new subdivisions. **Project engineer, on behalf of the developer is requesting a variance to not dedicate additional ROW and is proposing that the existing pavement remain. ***E. Nassau Avenue has an existing 25 ft. of ROW with approximately 16 ft. of paving.</p>	Non-compliance
<p>S. "J" Street & Interior Streets (proposed as private): Lots 1-77: R-1 Zone - 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides</p>	Non-compliance
<p>Lots 78-149: R-3A Zone - 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Private streets to comply with and built according to City standards. **Project engineer, on behalf of the developer is proposing a variance to allow 50 ft. ROW with 32 ft. of pavement.</p>	Non-compliance
<p>* 800 ft. Block Length: As proposed, the block lengths exceed 800 ft. without a cross street. **Section 134-118 of the Subdivision Ordinance states that block lengths shall not exceed 800 ft. ***No stub outs are proposed to E. Yuma nor E. Nassau Avenues. There is no connection proposed between the R-1 & R-3A lots. ****Project engineer, on behalf of the developer is requesting a variance to the Ordinance and is proposing to construct walkways between the lots to break up the block length.</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac:</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
SETBACKS	
<p>* Front: Proposed R-1 lots - 25 ft. or greater for easements Proposed R-3A lots - 20 ft. or greater for easements</p>	Non-compliance
<p>* Rear: in accordance with the Zoning Ordinance, or greater for easements except 25 ft. for the double fronting lots (Lots 9-20 & 50) and 20 ft. for the double fronting lots (Lots 102-115) **Project engineer, on behalf of the developer has submitted a variance request to reduce the rear yard setback for the double fronting lots to 10 ft.</p>	Non-compliance
<p>* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements</p>	Compliance

* Corner: 10 ft. or greater for easements	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. McColl Road, E. Yuma & E. Nassau Avenues, and on both sides of all interior streets.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along S. McColl Road and E. Yuma & E. Nassau Avenues.	Non-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 - along S. McColl Road and E. Yuma & E. Nassau Avenues.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along S. McColl Road and E. Yuma & E. Nassau Avenues.	Compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	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 - REGARDING MAINTENANCE OBLIGATIONS.	Applied
* 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: Interior streets proposed as private	Applied
* Minimum lot width and lot area: all lots to comply with minimum 50 ft. frontage requirement; corner lots shall be 4 ft. wider than the minimum	Applied
ZONING/CUP	
* Existing: C-3L, R-2 & R-1 Proposed: R-1 & R-3A	Non-compliance
* Rezoning Needed Before Final Approval	Applied
PARKS	
* Land dedication in lieu of fee:	TBD
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied

TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
<p>Comments: *Project engineer to submit gate detail to ensure compliance with City's standard design guide.</p> <p>**Project engineer to submit site plan for irregular lots for review and to ensure that they are buildable lots and that they comply with the building setbacks.</p> <p>***All lots to comply with minimum 50 ft. frontage requirement; corner lots shall have 54 ft. of frontage. Project engineer to verify that all lots comply with the minimum lot areas required for R-1 and R-3A zoning districts.</p> <p>****Dumpsters proposed to be provided along streets ROWs, therefore sidewalk easements as may be needed are to be provided on lots with the proposed dumpsters.</p> <p>*****Detention lot to be identified with a lot number; project engineer to coordinate with the Engineering Department regarding use of detention lot and its exclusivity.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO A CLARIFICATION/RECOMMENDATION ON THE REQUESTED VARIANCES, AND UTILITY & DRAINAGE APPROVALS.</p>	Applied



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4866 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

September 11, 2015

City of McAllen
Julie Rankin, Planning Director
1300 Houston Street
McAllen, TX 78501

Re: Proposed The Heights At McColl Subdivision

Dear Ms. Rankin:

This letter is to request the following variances:

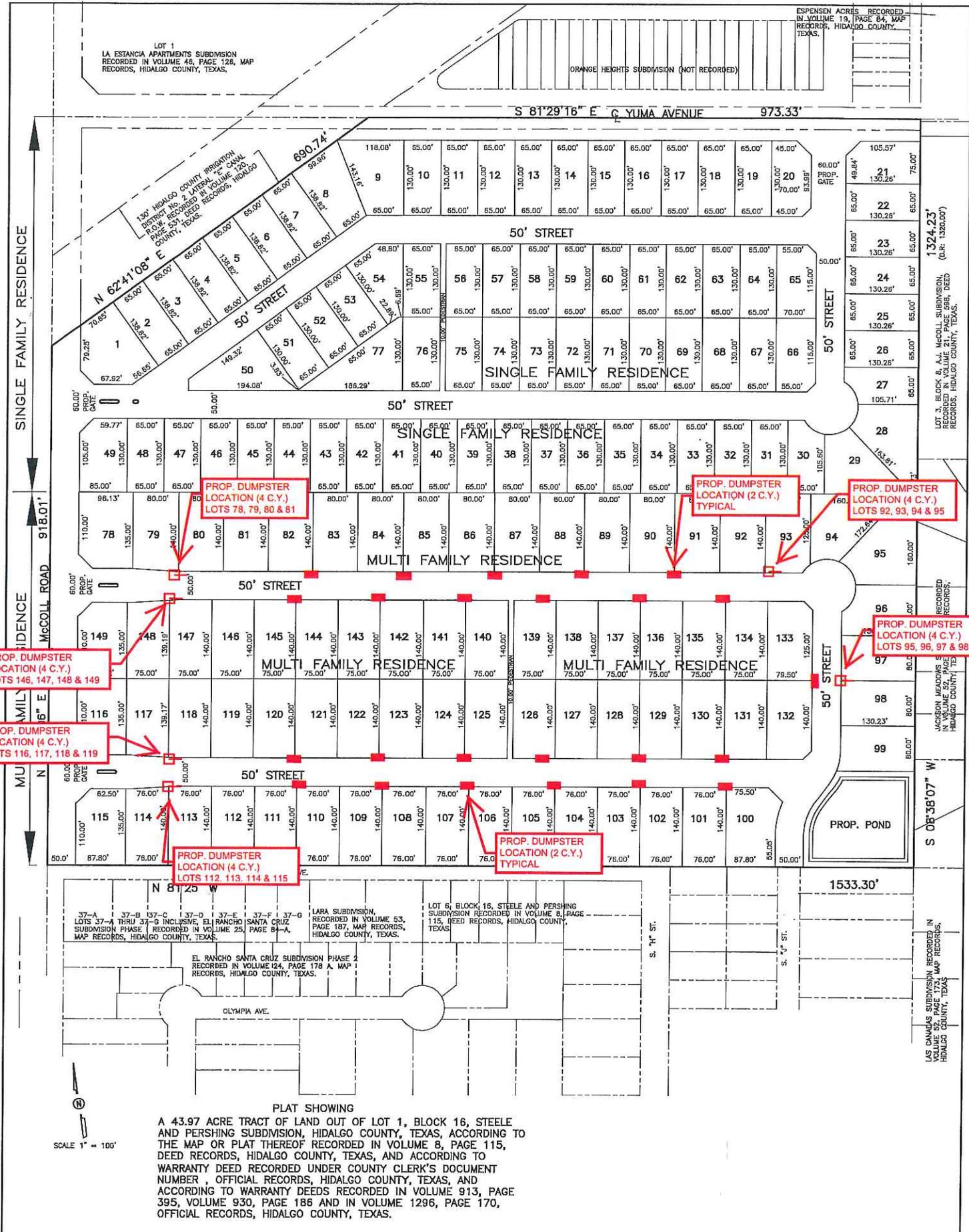
1. The 800 foot block length requirement for our proposed subdivision. Due to the layout of our property, which is also proposed to be a gated community, we are requesting variance to the 800' block length. The developer is proposing to construct a walkway between the lots as an alternative to creating a short block length. This will allow for shorter walking distances from the north side of the development to the south side.
2. The developer is requesting not to dedicate additional right of way for Nassau Avenue and not widen the existing pavement, which is located on the south side of his property. Nassau is currently paved and only serves the houses currently fronting the street. Our proposed development will be private and no additional traffic will be added to Nassau Avenue.
3. The developer is requesting for the street right of ways for the multi-family to be 50' in lieu of 60' and the paving width to be 32' back of curb to back of curb in lieu of 40' back to back.
4. The developer is requesting a reduction on the rear setback of the double fronting multi-family lots 102 through 115 from 20 feet to 10 feet. Also, for the rear setbacks of the double fronting residential lots 9 through 20 from 25 feet to 10 feet. This will make the rear setbacks uniform throughout the subdivision.

Should you have any questions or require additional information, please do not hesitate to contact my office. Thank you.

Sincerely,

Eulalio Ramirez, P.E.

RECEIVED
SEP 11 2015
BY: *kg* @ 10:00am

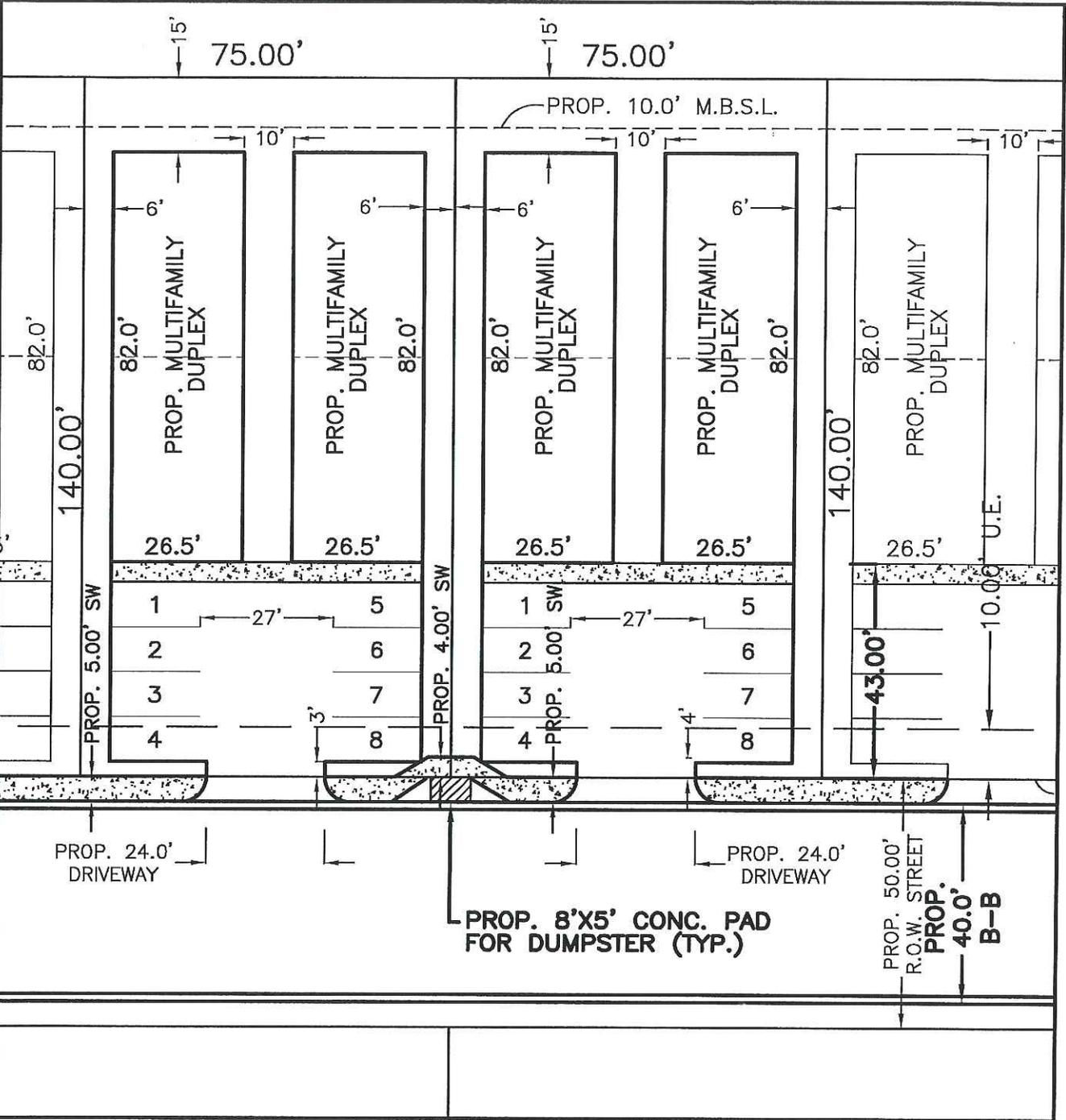


PLAT SHOWING
 A 43.97 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED IN VOLUME 913, PAGE 395, VOLUME 930, PAGE 186 AND IN VOLUME 1296, PAGE 170, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDWING, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-301-6400
 FAX 956-301-0527
 OFFICE@QHAENGINEERING.COM

**PRELIMINARY LAYOUT
 FOR REVIEW PURPOSES ONLY
 OPTION C**



TYPICAL DUMPSTER LOCATION EXHIBIT

NOTE: ONE LOCATION WILL SERVE 2 LOTS



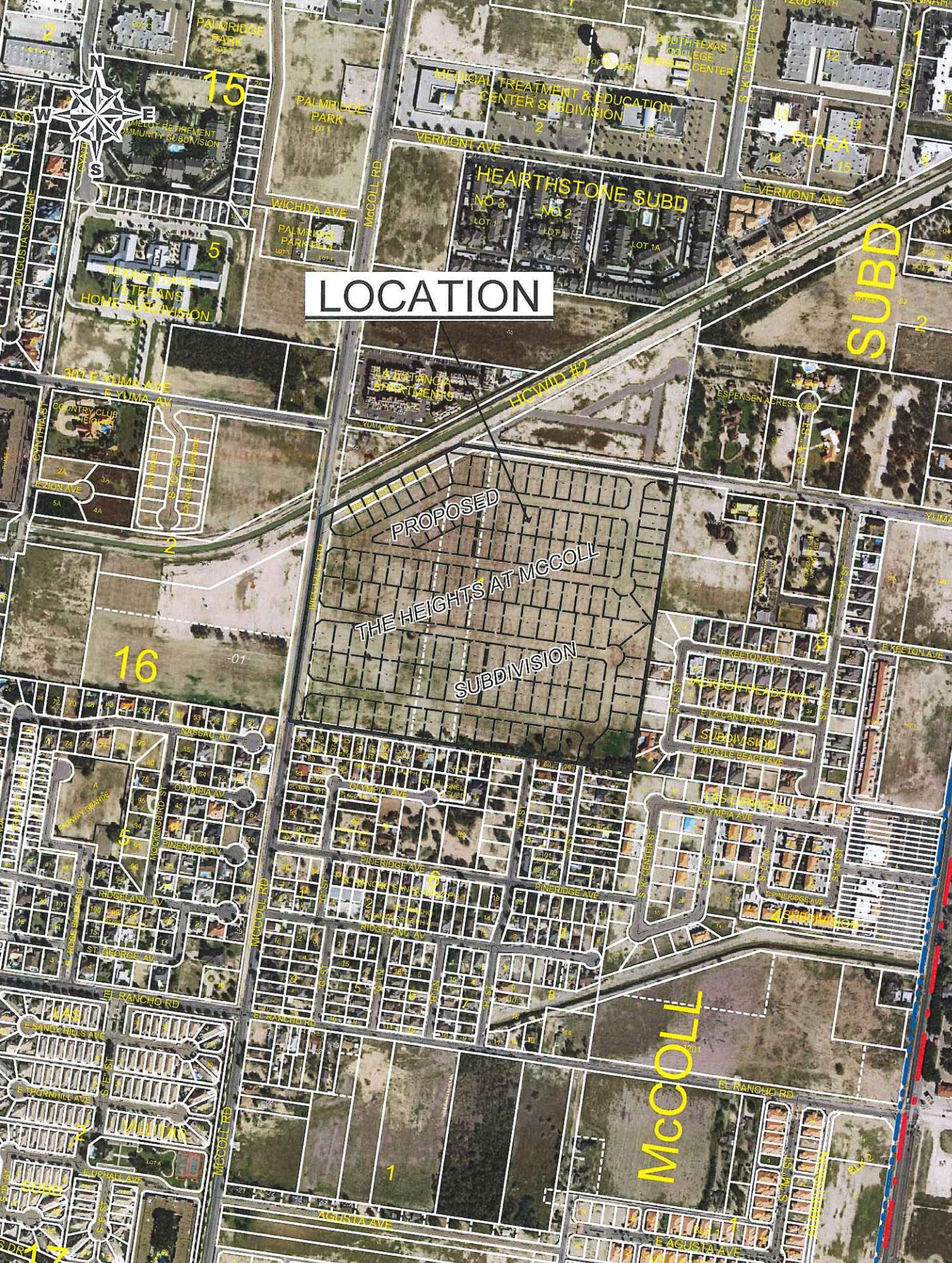
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-381-8480
 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM



SCALE: 1" = 30'



LOCATION

PROPOSED
THE HEIGHTS AT MCCOLL
SUBDIVISION

MCCOLL SUBD

MCCOLL

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TEXAS STATE VETERANS HOME SUBDIVISION

MEDICAL TREATMENT & EDUCATION CENTER SUBDIVISION

HEARTHSTONE SUBD

LA ESTANCA APARTMENTS

PERSON HEIGHTS SUBDIVISION

EL PASO SUBDIVISION

PINERIDGE SUBDIVISION

EL RANCHO SUBDIVISION

EL RANCHO SUBDIVISION

EL RANCHO SUBDIVISION

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Sub 2015-0053



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 The East 1/2 of lot 12 BIK 18 Balboa Acres Subdivision
Location 2909 Elmira McAllen TX.
City Address or Block Number lot 12 BIK 18 2909 Elmira
Number of lots 1 Gross acres 0.118 Net acres _____
Existing Zoning R-1 Proposed R-1 Rezoning Applied For Yes No Date _____
Existing Land Use House Proposed Land Use house Irrigation District # _____
Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
Agricultural Tax Exemption Yes No Estimated Rollback tax due 0
Legal Description: East 1/2 of lot 12 BIK 18 of Balboa Acres Subdivision

Owner

Name Juan R. Garcia Phone 956 8210228
Address 2812 Idela Ave
City McAllen State TX. Zip 78
E-mail _____

Developer

Name Juan R. Garcia Phone _____
Address 2812 Idela Ave
City McAllen State TX. Zip 78503
Contact Person Juan Garcia
E-mail _____

Engineer

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Surveyor

Name Michael Fabian Phone 956 630-1432
Address 1203 Hackberry Ave.
City McAllen State TX. Zip 78501

RECEIVED
AUG 26 2015
BY [Signature]



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP



 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

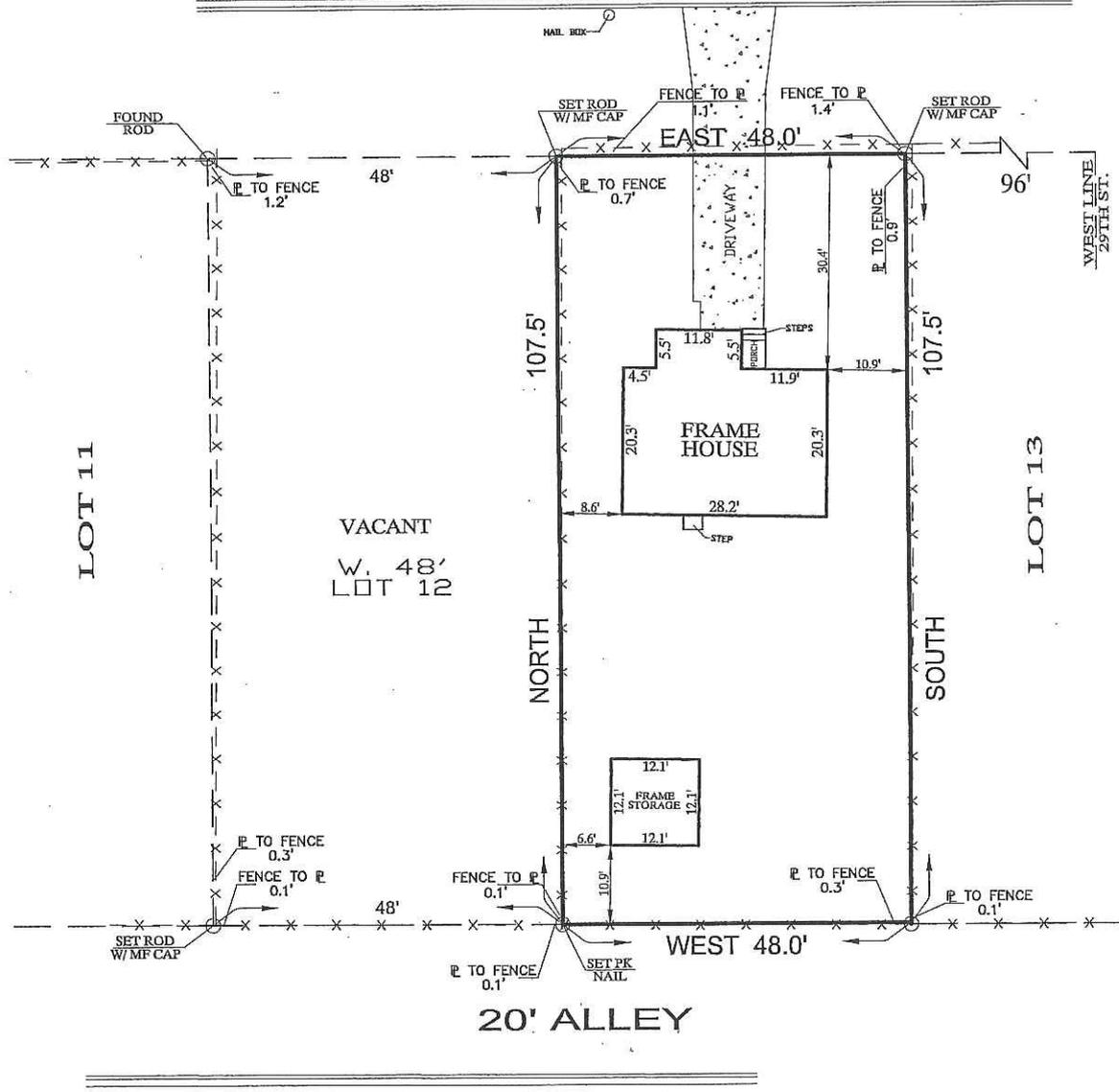
ZONING LEGEND

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

80' ELMIRA AVE.

RECORDED
AUG 26 2015
BY: [Signature]



MAP OF

THE EAST 48 FEET OF LOT 12, BLOCK 18, BALBOA ACRES, HIDALGO COUNTY, TEXAS

RECORDED IN VOL. 14, PG. 13 M/R

SURVEY DONE WITHOUT BENEFIT OF TITLE REPORT OR TITLE COMMITMENT

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

Michael Fabian
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS



PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
1203 E. HACKBERRY AVE.
MCALLEN, TEXAS 78501

TEL (956) 630-1432 FAX (956) 687-4660

MICHAEL FABIAN
REGISTERED PROFESSIONAL
LAND SURVEYOR

W.O.# 02989 CRD : 02989 PRINT SIZE: LEGAL
SCALE: 1" = 20' DATE: 08/20/2015

EMAIL ADDRESS: SURVEY@MFABIANSURVEYING.COM
FIRM # 10193965

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City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/10/2015

SUBDIVISION NAME: BALBOA ACRES, THE EAST 1/2 OF LOT 12, BLOCK 18**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Elmira Avenue: 80 ft. ROW existing
 Paving: approx. 34 ft. existing Curb & gutter: both sides
 * 800 ft. Block Length:
 * 600 ft. Maximum Cul-de-Sac:

Compliance

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: existing conditions remain

Compliance

SETBACKS

* Front: 25 ft.
 * Rear: in accordance with the Zoning Ordinance
 * Sides: in accordance with the Zoning Ordinance
 * Corner:
 * Garage: 18 ft. except where greater setback is required; greater setback applies
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

Applied

Applied

Applied

NA

Applied

Applied

SIDEWALKS

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

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or 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.

NA

NA

NA

NOTES

* No curb cut, access, or lot frontage permitted along:
 * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.
 * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
 * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen

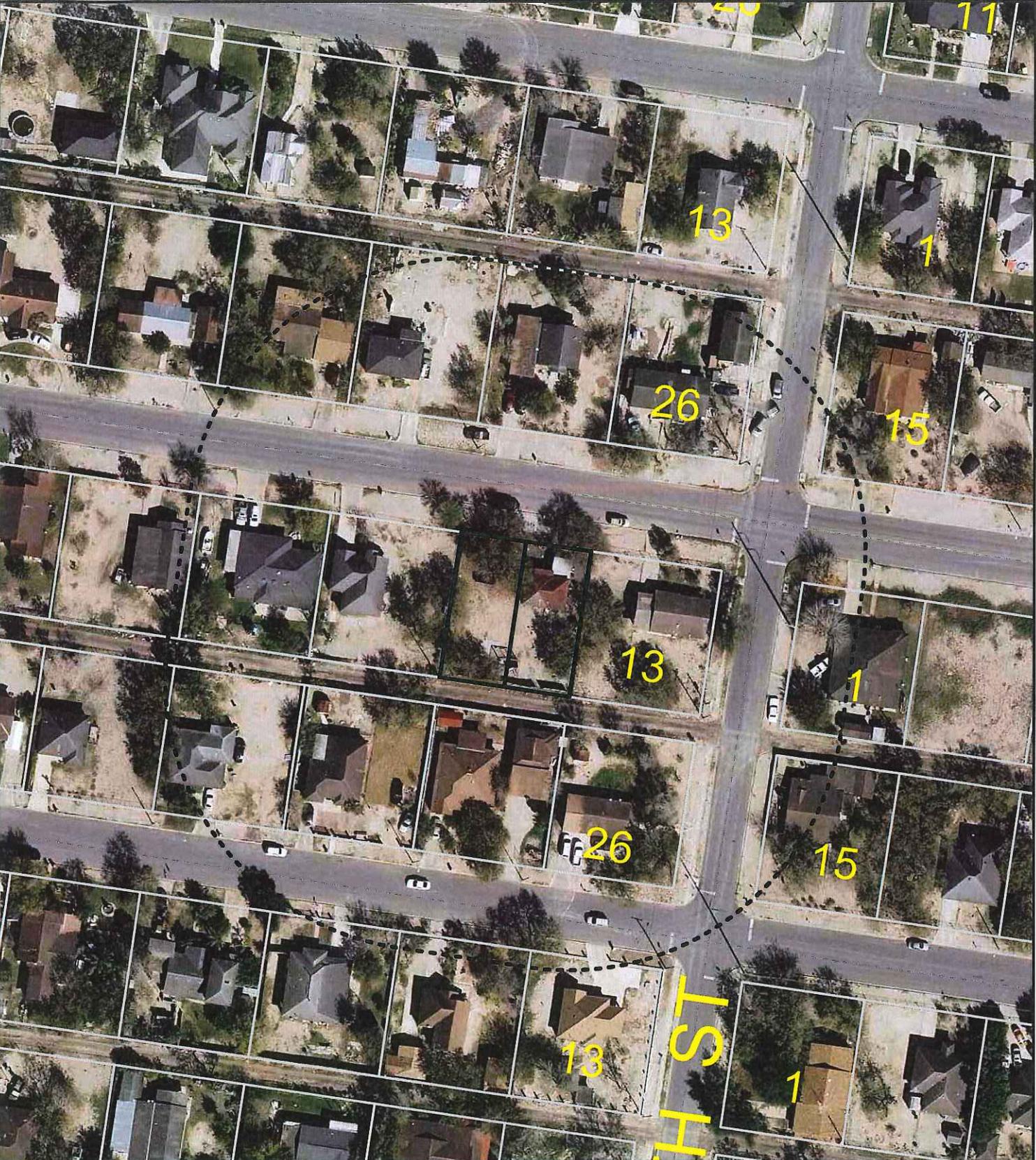
NA

NA

NA

NA

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Existing plat notes remain the same for the resubdivision. **Public Hearing with legal notices is required prior to final for the resubdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied

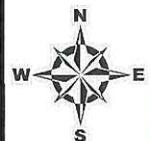


CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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

Sub 2015-0054



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 The west of lot 12 Block 18 of Balboa Acres
Location 2909 Elmira McAllen
City Address or Block Number 2909 Elmira lot 12 Bk 18
Number of lots 1 Gross acres 0.118 Net acres _____
Existing Zoning R-1 Proposed R-1 Rezoning Applied For Yes No Date _____
Existing Land Use Recent Proposed Land Use Residence Irrigation District # _____
Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
Agricultural Tax Exemption Yes No Estimated Rollback tax due 0
Legal Description The west 1/2 of lot 12 Block 18 of Balboa Acres subdivision.

Owner

Name Daniel Rangel Zuniga Phone 956-414-1940
Address 26 1/2 st. #2509
City McAllen State TX Zip 78503
E-mail _____

Developer

Name Juan R. Garcia Phone 956 821 0228
Address 2812 Idela Ave
City McAllen State TX Zip 78503
Contact Person Juan Garcia
E-mail _____

Engineer

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Surveyor

Name Michael Fabian Phone 956-630-1432
Address 1203 Hackberry Ave
City McAllen State TX Zip 78503

RECEIVED
AUG 26 2015



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

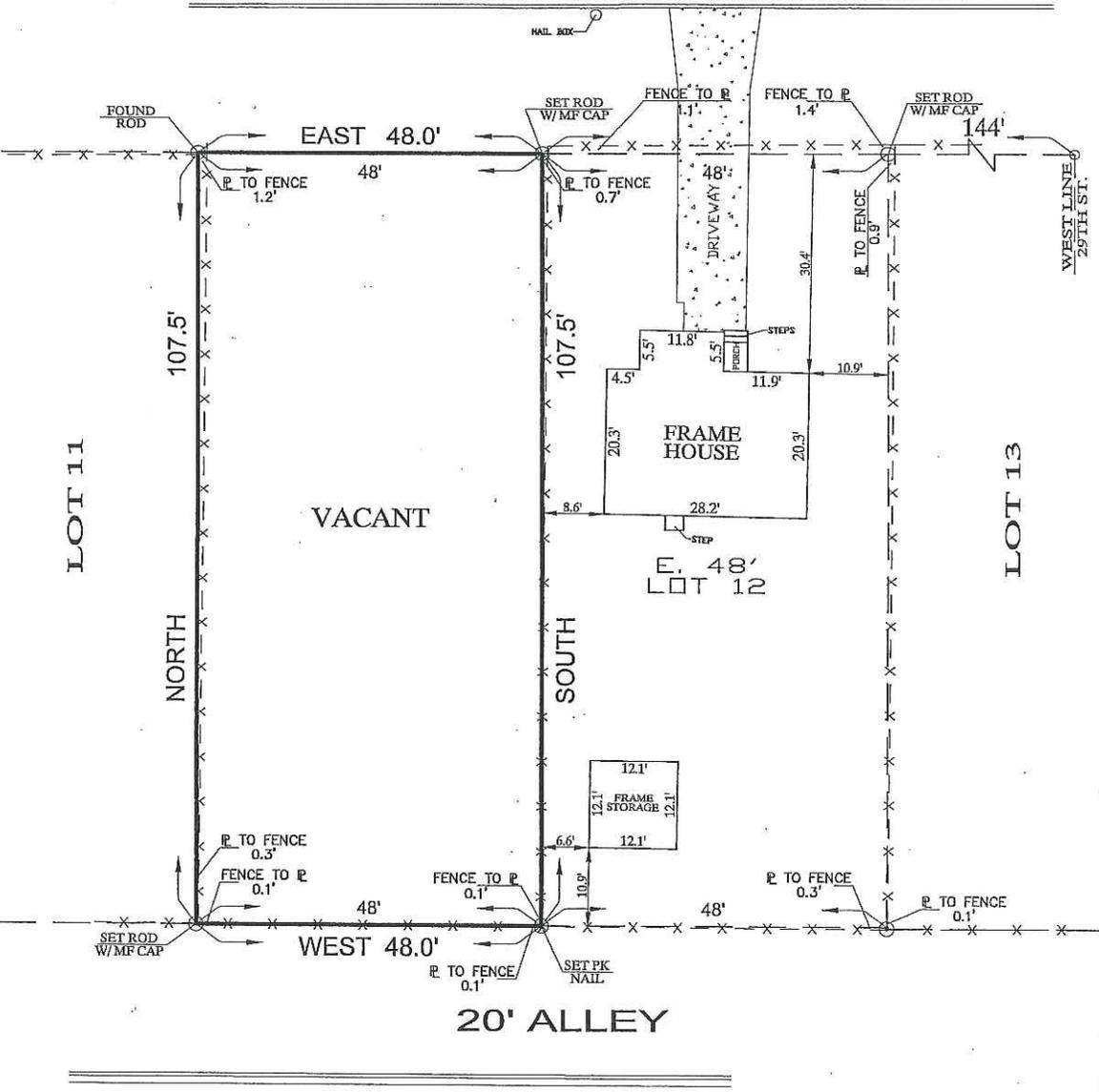
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RECEIVED

AUG 26 2015

BY: [Signature]

80' ELMIRA AVE.



MAP

OF

THE WEST 48 FEET OF
 LOT 12, BLOCK 18,
 BALBOA ACRES,
 HIDALGO COUNTY, TEXAS

RECORDED IN VOL. 14, PG. 13 M/R

SURVEY DONE WITHOUT BENEFIT
 OF TITLE REPORT OR TITLE COMMITMENT

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

Michael Fabian
 MICHAEL FABIAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MCALLEN, TEXAS



PREPARED BY MICHAEL FABIAN SURVEYING, INC. 1203 E. HACKBERRY AVE. MCALLEN, TEXAS 78501		
TEL (956) 630-1432	FAX (956) 687-4660	
MICHAEL FABIAN REGISTERED PROFESSIONAL LAND SURVEYOR		
W.O.# 02989 SCALE: 1" = 20'	CRD : 02989	PRINT SIZE: LEGAL DATE: 08/20/2015
EMAIL ADDRESS: SURVEY@MFABIANSURVEYING.COM FIRM # 10193965		

RIGHT MICHAEL FABIAN SURVEYING INC. 2015 NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID, PER SECTION 601.48 AND 683.19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 6202 C VERSIONS TEXAS CIVIL STATUTES.


City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/8/2015

SUBDIVISION NAME: BALBOA ACRES, THE WEST 1/2 OF LOT 12, BLOCK 18**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Elmira Avenue: 80 ft. ROW existing
 Paving: approx. 34 ft. existing Curb & gutter: both sides
 * 800 ft. Block Length:
 * 600 ft. Maximum Cul-de-Sac:

Compliance

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: existing conditions remain

Compliance

SETBACKS

* Front: 25 ft.
 * Rear: in accordance with the Zoning Ordinance
 * Sides: in accordance with the Zoning Ordinance
 * Corner:
 * Garage: 18 ft. except where greater setback is required; greater setback applies
 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

Applied

Applied

Applied

NA

Applied

Applied

SIDEWALKS

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

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or 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.

NA

NA

NA

NOTES

* No curb cut, access, or lot frontage permitted along:
 * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.
 * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
 * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen

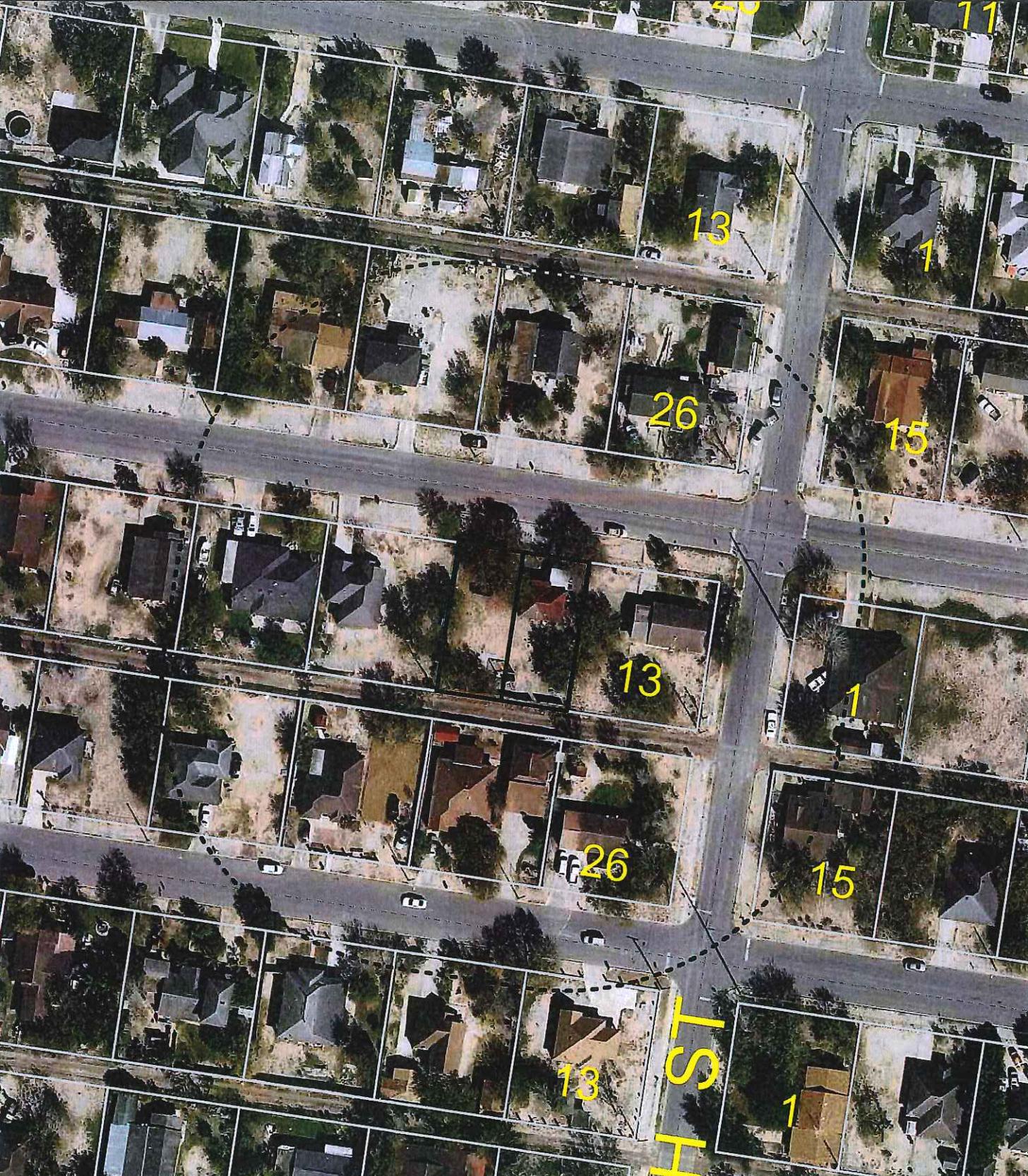
NA

NA

NA

NA

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets: 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area: 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee: 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per dwelling unit is required to be paid prior to recording 	Applied
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. 	NA
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments: *Existing plat notes remain the same for the resubdivision. **Public Hearing with legal notices is required prior to final for the resubdivision.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.</p>	Applied



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

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Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF MELDEN & HUNT, INC. ON BEHALF OF LAS VILLAS DEL RIO, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN ASSOCIATED RECREATION AT THE 18.50 ACRES OUT OF LOT 167, JOHN H. SHARY SUBDIVISION; 2021 SOUTH TAYLOR ROAD.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the east side of South Taylor Road, approximately 400 ft. south of Colbath Avenue and is zoned R-3T (townhouses) District. The adjacent zoning is I-1 (light industrial) District and C-3 (general business) District with a portion being outside city limits to the north, R-1 (single family residential) District to the east, and the area to the west is outside city limits. The area to the south is proposed R-2 (duplex-fourplex) District through the city initial zoning & annexation scheduled for the City Commission meeting of September 14, 2015 for consideration and approval. Surrounding land uses include single family residences, commercial businesses, and vacant land. An associated recreation is allowed in an R-3T zone with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

The property is currently vacant with trees and brush and is part of the proposed Las Villas Del Rio Subdivision, which received final plat approval by the Planning and Zoning Commission at the meeting of September 1, 2015. Annexation and Initial Zoning to R-3T (townhouses) District was approved by the City Commission on June 8, 2015.

A Common Area is proposed on Lot 84 of Las Villas Del Rio Subdivision. The applicant is proposing a cabana with a swimming pool and five parking spaces. The recreation area will be available for the lot owners' use seven days a week (Monday to Sunday) from 7:00 a.m. – 10:00 p.m. The residential subdivision will be private and gated with an 8 ft. masonry wall fence around the property once it is developed.

The site must comply with all requirements on the building permit including setbacks, landscaping, etc. The proposed use shall meet all the minimum standards and must comply with the applicable subdivision ordinances, the zoning ordinance and specific requirements as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The use is limited for the lot owners only and five parking spaces will be provided;
- 3) The associated recreation shall comply with the requirements established for accessory uses;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use;
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

OPTIONS:

1. Approve the conditional use permit.
2. Table the item for additional information.
3. Disapprove the request.

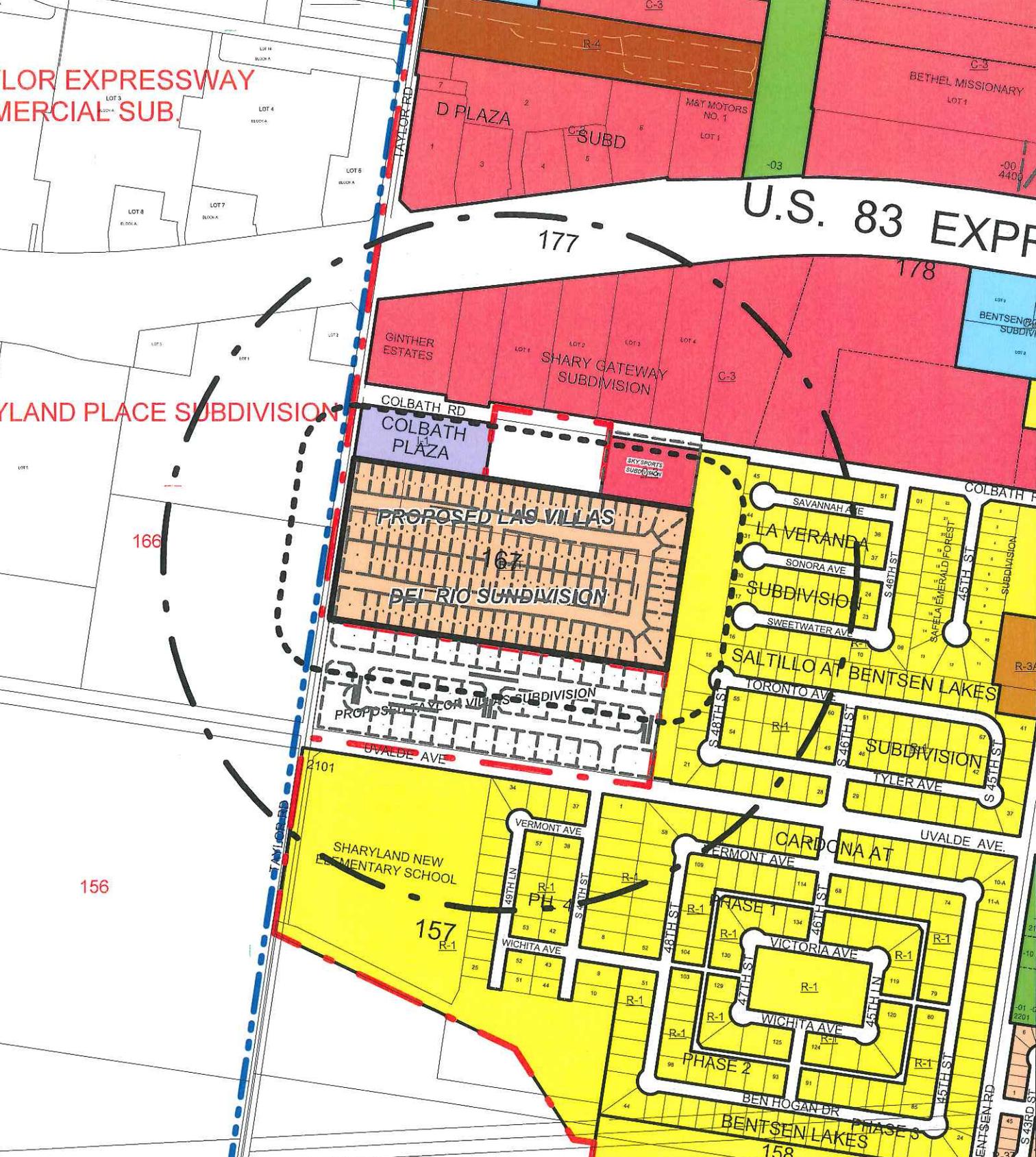
RECOMMENDATION:

Staff recommends approval of the request, for life of the use, subject to recording of the subdivision plat, compliance with the Zoning Ordinance and building permit requirements.

LOR EXPRESSWAY
MERCIAL SUB.

YLAND PLACE SUBDIVISION

U.S. 83 EXP



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



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

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

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177

GINTHER ESTATES

SHARY GATEWAY SUBDIVISION

COLBATH RD
COLBATH PLAZA

SKY SPORTS SUBDIVISION

PROPOSED LAS VILLAS

167

DEL RIO SUBDIVISION

PROPOSED TAYLOR VILLAS SUBDIVISION

SALTILLO TORONTO

UVALDE AVE

2101

SHARYLAND NEW ELEMENTARY SCHOOL

VERMONT AVE

VERMONT AVE

PHASE 1

TAYLOR RD

19TH ST



CITY OF McALLEN
PLANNING DEPARTMENT

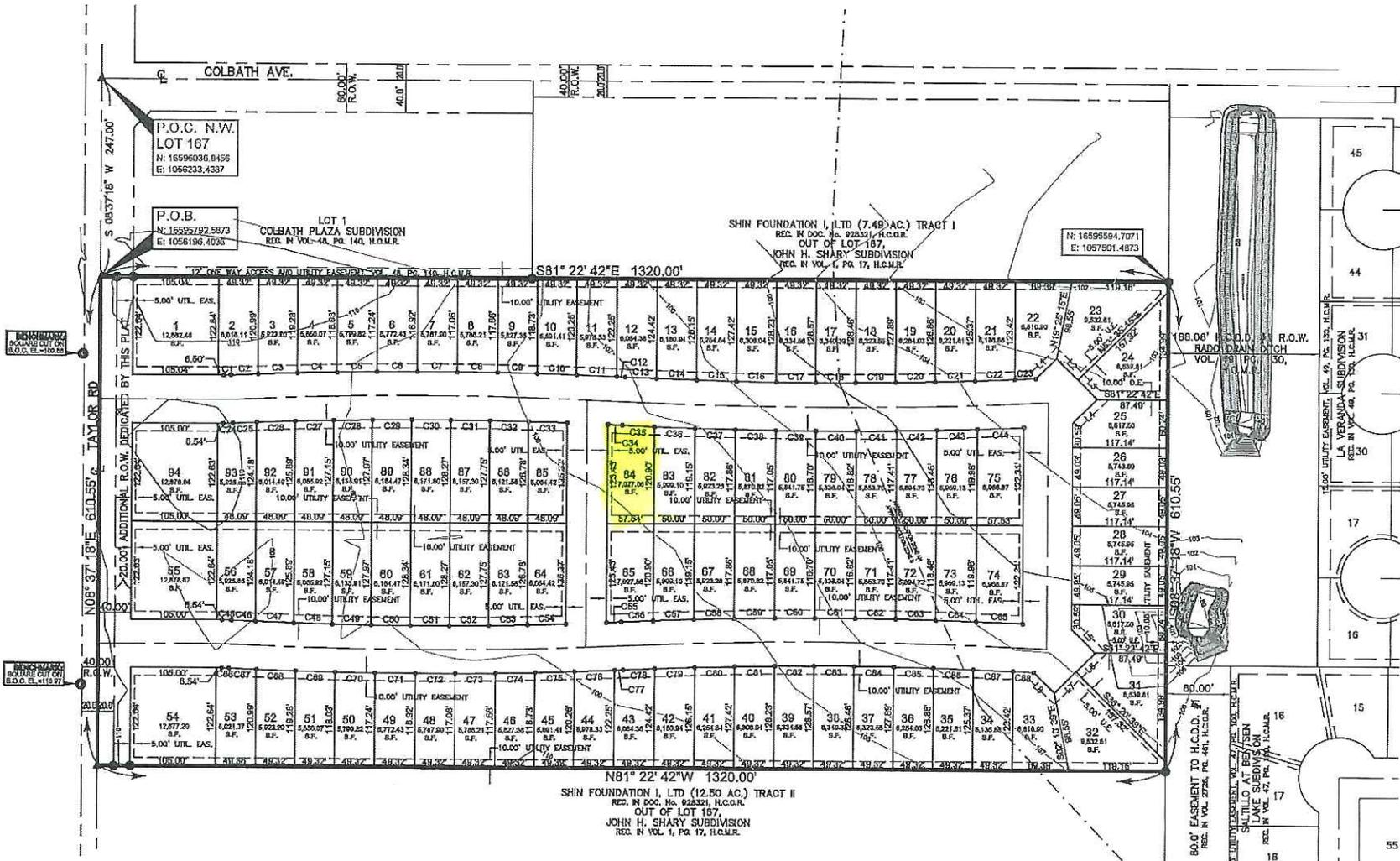
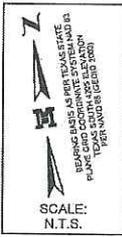
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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



MAP OF LAS VILLAS DEL RIO

BEING RESUBDIVISION OF 18.50 ACRES
 OUT OF LOT 167, JOHN H. SHARY SUBDIVISION,
 RECORDED IN VOLUME 1, PAGE 17,
 HIDALGO COUNTY, MAP RECORDS,
 CITY OF McALLEN, HIDALGO COUNTY, TEXAS

RECEIVED
 AUG 24 2015

NOTICE
RECREATION AREA
For
This Property
CUP2015-0128

 City of Mahoning Planning Dept 851 1234
www.mahoning.com 

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF HECTOR C. GOMEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (OFFICE/MOBILE CARPET CLEANING) AT LOT 29, PARKVIEW MANOR SUBDIVISION; 112 EAST UPAS AVENUE.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the south side of East Upas Avenue, approximately 250 feet east of North 1st Street and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single and multi-family residences, La Vista Park, Cathey Middle School, and commercial businesses. A home occupation is permitted in an R-1 zone with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

The applicant is proposing to operate an office for a mobile carpet cleaning business from the existing residence. The proposed hours of operation will be between 8:00 A.M. to 8:00 P.M. Monday through Sunday. The applicant stated that he will go to the customer's residences to conduct the business. A personal vehicle will be used for the business and any supplies will be stored in the garage. He has been advised that only magnetic signs are allowed on the vehicle and the magnetic signs are to be removed when parked at the residence.

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

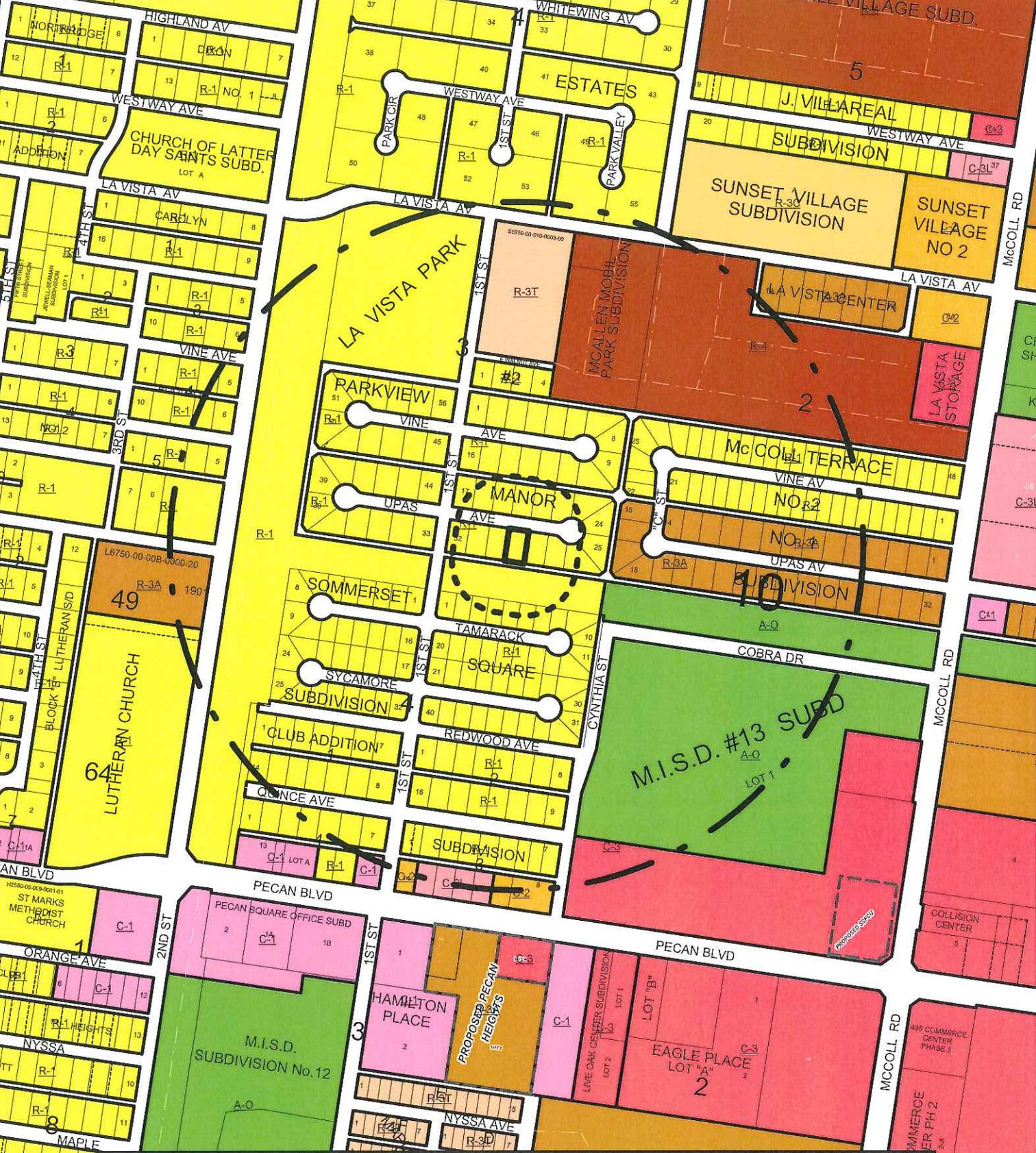
- 1) The home occupation must be clearly secondary to the residential use. The applicant does live at the residence;
- 2) No signs are permitted. No signs are proposed at the residence. He has been advised that only magnetic signs are allowed on the vehicle and the magnetic signs are to be removed when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

OPTIONS:

1. Approve the conditional use permit.
2. Table the item for additional information.
3. Disapprove the request.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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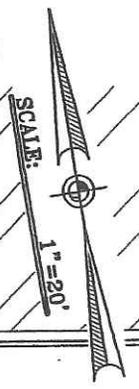


ART SALINAS ENGINEERING & SURVEYING

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

E. UPAS AVE.

(VOL. 18, PG. 20, H.C.M.R.)



228.0' to N. 1st ST. **S81°15'30"E 76.0'**

B.O.C. B.O.C.

25' FRONT SETBACK (VOL. 18, PG. 20, H.C.M.R.)

125.0'

125.0'

LOT 30

LOT 28

BRICK RESIDENCE
F.F.=T/C+24.96"

Vehicle storage

Office

LOT 29
(9,500 S.F.)

N8°44'30"E

S8°44'30"W

20' ALLEY R.O.W.

N81°15'30"W 76.0'

(15' ASPHALT DRIVE)

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

PLAT NOTES:
1. There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown on this plat.

- LEGEND**
- - - DENOTES FOUND 1/2" ROD
 - - - DENOTES FOUND 1/2" PIPE
 - DENOTES NO MONUMENT

BY: G.C. @ 10:35



NOTICE
HOME BUSINESS
For
This Property
CUP2015-0126
City of Midland Planning Dept 681-1236
www.midland.net



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF DAVID O. SALINAS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' X 12' (OFFICE) AT LOTS 1 AND 2, JUDCO UNIT #2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 3101 EXPRESSWAY 83.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the south side of Expressway 83's eastbound Frontage Road, approximately 1,560 ft. east of South Ware Road. The property is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 to the east, R-1 (single family residential) District to the south, and C-3 (general business) District to the west and north. Surrounding land uses include commercial businesses, Escandon Elementary School and single family residences. A portable building is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

HISTORY:

The initial conditional use permit was approved for 6 months by the Planning and Zoning Commission on March 3, 2015. The approval was subject to the approval of the variances to the paved parking and landscaping requirements which was approved for 6 months by the Zoning Board of Adjustments on March 18, 2015.

REQUEST/ANALYSIS:

Currently, the property has a 12 ft. X 44 ft. portable building on the property. Six parking spaces are required based on the square footage. One of the spaces must be van accessible with an 8 ft. aisle. During inspection, staff observed the property had some work done such as dirt movement, frame for installation of a sidewalk, replacement and/new fire hydrants. The iron gate has been removed; however, it seems that the portable building has not been in used.

The previous application was requested for one year; however, the applicant submitted a letter requesting 6 months. This year the application again is for one year but no letter was not submitted. Staff has only received a verbal indication that they are not proposing any paved parking areas. The request again will need a variance to the paving requirement. The variance has been submitted and is scheduled for the October 7, 2015 Zoning Board of Adjustment.

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

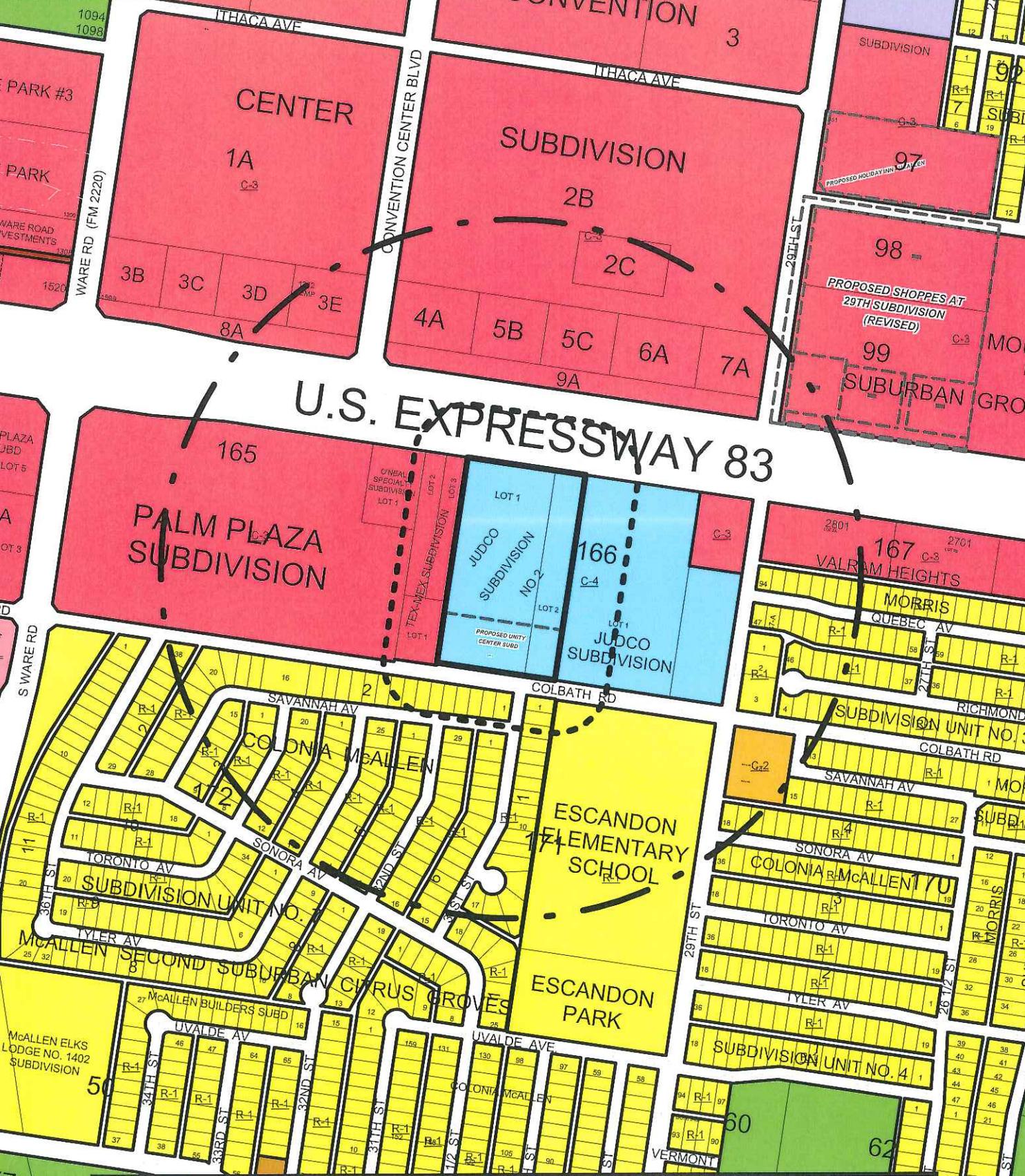
- 1) Portable buildings must not be used for living quarters. The building will be used for a sales office;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts on Expressway 83's eastbound frontage road;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Six parking spaces are required based on the square footage. One of the spaces must be van accessible with an 8 ft. aisle. The applicant has indicated that they are not proposing any paved parking area;
- 4) Must provide for garbage and trash collection and disposal. A dumpster will be required as part of the building permit;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

OPTIONS:

1. Approve the conditional use permit.
2. Table the item for additional information.
3. Disapprove the request.

RECOMMENDATION:

Staff recommends disapproval of the request due to non-compliance with requirement #3 (no paved parking area) of Section 138-118(3) of the Zoning Ordinance.

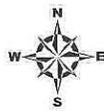




CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

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



U.S. EXPRESSWAY 8

PLAZA
VISION

O'NEAL
SPECIALTY
SUBDIVISION
LOT 1

TEX MEX
SUBDIVISION
LOT 2
LOT 3

PROPOSED UNITY
CENTER SUBD
LOT 1

166
JUDCO
SUBDIVISION
LOT 1

SAVANNAH AV

COLBATH RD

COLONIA MCALLEN

ESCANDON
ELEMENTARY
SCHOOL



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



 SUBJECT PROPERTY

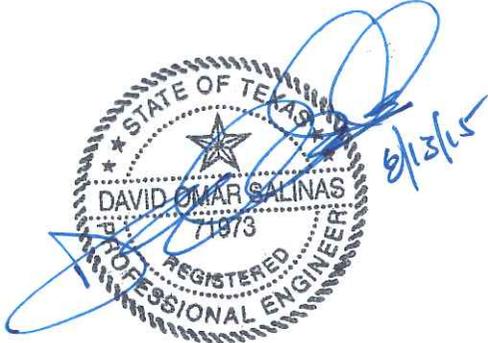
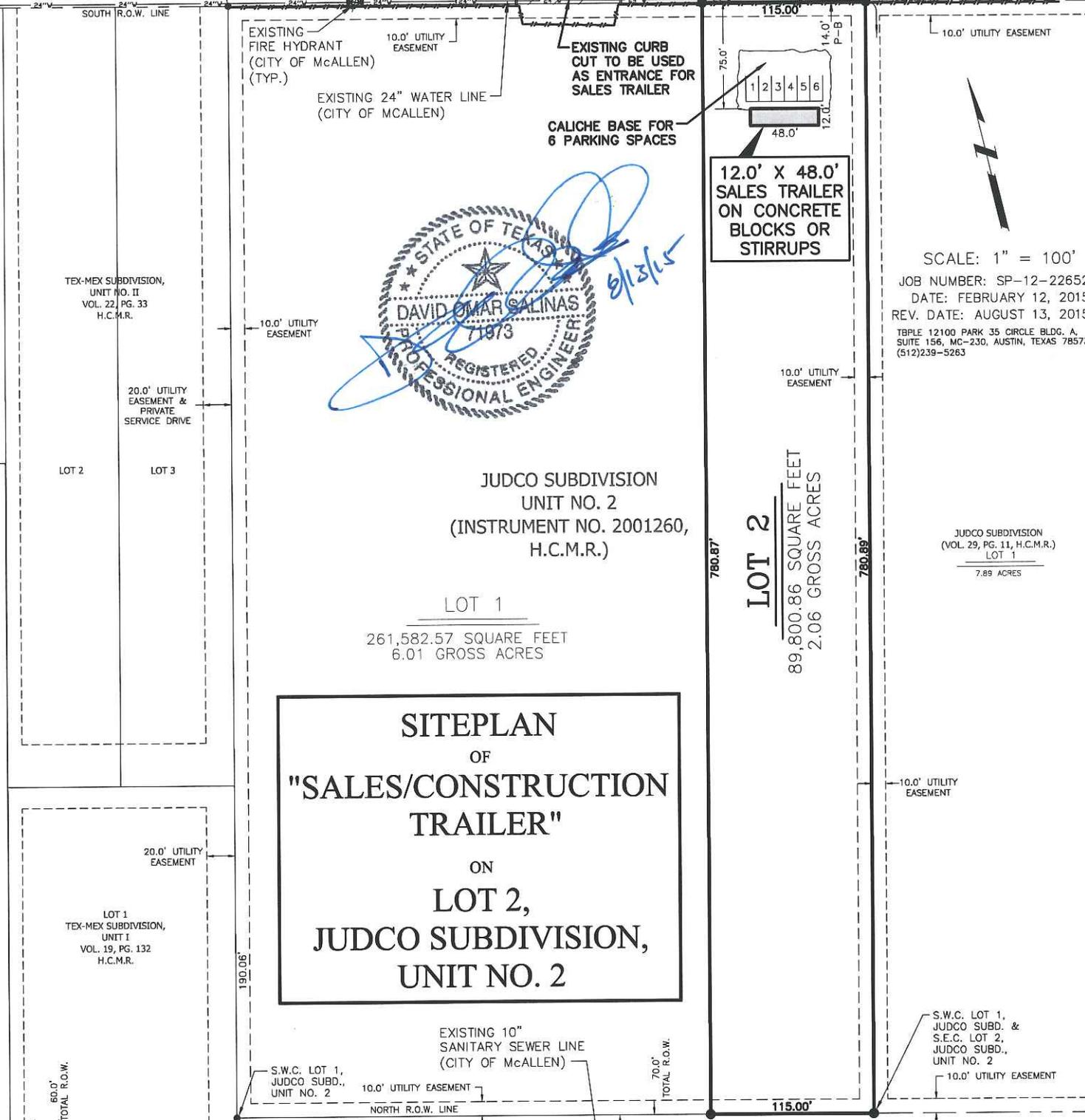
 200 FT. NOTIFICATION BOUNDARY

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

N.W.C. LOT 1,
 JUDCO SUBD.,
 UNIT NO. 2

U.S. EXPRESSWAY 83
(300.0' R.O.W.)

N.W.C. LOT 1,
 JUDCO SUBD. &
 N.E.C. LOT 2,
 JUDCO SUBD.,
 UNIT NO. 2



12.0' X 48.0'
SALES TRAILER
ON CONCRETE
BLOCKS OR
STIRRUPS

SCALE: 1" = 100'
 JOB NUMBER: SP-12-22652
 DATE: FEBRUARY 12, 2015
 REV. DATE: AUGUST 13, 2015
 TBPL 12100 PARK 35 CIRCLE BLDG. A,
 SUITE 156, MC-230, AUSTIN, TEXAS 78573
 (512)239-5263

SITEPLAN
 OF
"SALES/CONSTRUCTION
TRAILER"
 ON
LOT 2,
JUDCO SUBDIVISION,
UNIT NO. 2

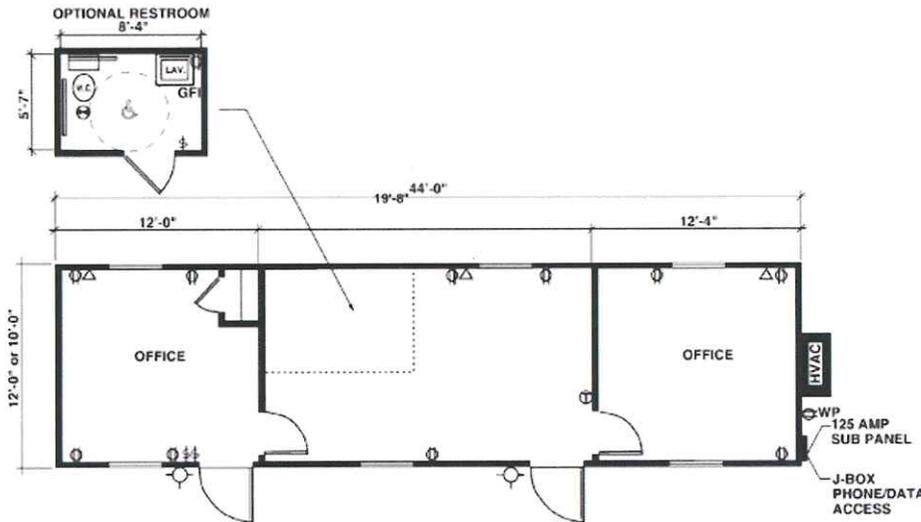
JUDCO SUBDIVISION
 UNIT NO. 2
 (INSTRUMENT NO. 2001260,
 H.C.M.R.)

LOT 1
 261,582.57 SQUARE FEET
 6.01 GROSS ACRES

LOT 2
 89,800.86 SQUARE FEET
 2.06 GROSS ACRES

JUDCO SUBDIVISION
 (VOL. 29, PG. 11, H.C.M.R.)
 LOT 1
 7.89 ACRES

10' or 12' x 44' MOBILE OFFICE



Size:

- 48' long (including hitch)
- 44' box size
- 10' or 12' wide
- 8' ceiling height

Interior Finish:

- Paneled walls
- Vinyl tile floors
- T-grid ceilings
- 2 Private offices

Electric:

- Fluorescent ceiling lights
- Breaker panel
- Exterior phone/data access
- Exterior lights at doors

Windows / Doors:

- Vertical slider windows w/screens
- 2 steel doors w/ latch guard
- Hydraulic door closures
- Mini blinds
- Interior security bars

Heating and Cooling:

- Central HVAC

Exterior Finish / Frame:

- Wood siding
- I-beam frame
- Standard drip rail gutters
- 40 lb. roof load
- Detachable hitch







NOTICE
PORTABLE BUILDING
For
This Property
CUP2015-0121

City of Mobile Planning Dept 691-1229
www.mobile.net

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF SAMUEL AVILA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 1, NOLANA WEST SUBDIVISION; 2200 NOLANA AVENUE, SUITES 2212 AND 2214.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the northeast corner of North 23rd Street and Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include commercial businesses, offices, restaurants and McAllen's Public Library. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:

The initial Conditional Use Permit was approved by the City Commission on June 22, 2009 with a variance to the 600 ft. distance requirement. The permit has been renewed annually. The last permit was approved by the City Commission with a variance to the distance requirement on September 22, 2014.

REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a bar (Cigar Bar) from the existing 4,500 sq. ft. commercial lease space. The proposed hours of operation are from 3:00 p.m. to 2:00 a.m. Monday through Sunday.

Attached is the police activity report indicating service calls from September 2014 to present. The Fire and Health Departments have inspected the establishment, which is in compliance with the health and safety codes and regulations. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or

publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. from residential zones/uses and McAllen's Public Library;

- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on two major arterials, Nolana Avenue and North 23rd Street, and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is a multi-tenant commercial building on the property. The building is a mixture of retail, a restaurant, bars and a vacant suites. At this time, there is one restaurant (Cabritos Nuevo Leon), 43,109 sq. ft. of retail suites including Dollar General and the 0.99 Cent store in use, 5,000 sq. ft. of vacant suites, two bars (Rana's & DeLoreans), and a kid's event center. Based on the existing uses that are opened during the day, 194 parking spaces are required. Based on the existing bar uses that have a peak time of 11 p.m., 64 parking spaces are required. The proposed 4,500 sq. ft. bar would require 60 parking spaces for a total of 124 spaces required. There are 294 parking spaces provided on site. However, the majority of the businesses close by 8:00 p.m., except the restaurants, 0.99 cent Store, and Dollar General. The bar opens at 3:00 p.m.;
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the existing establishment is 187 persons.

OPTIONS:

- 1. Disapprove the Conditional Use Permit.
- 2. Table the item for additional information.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'



SUBJECT PROPERTY

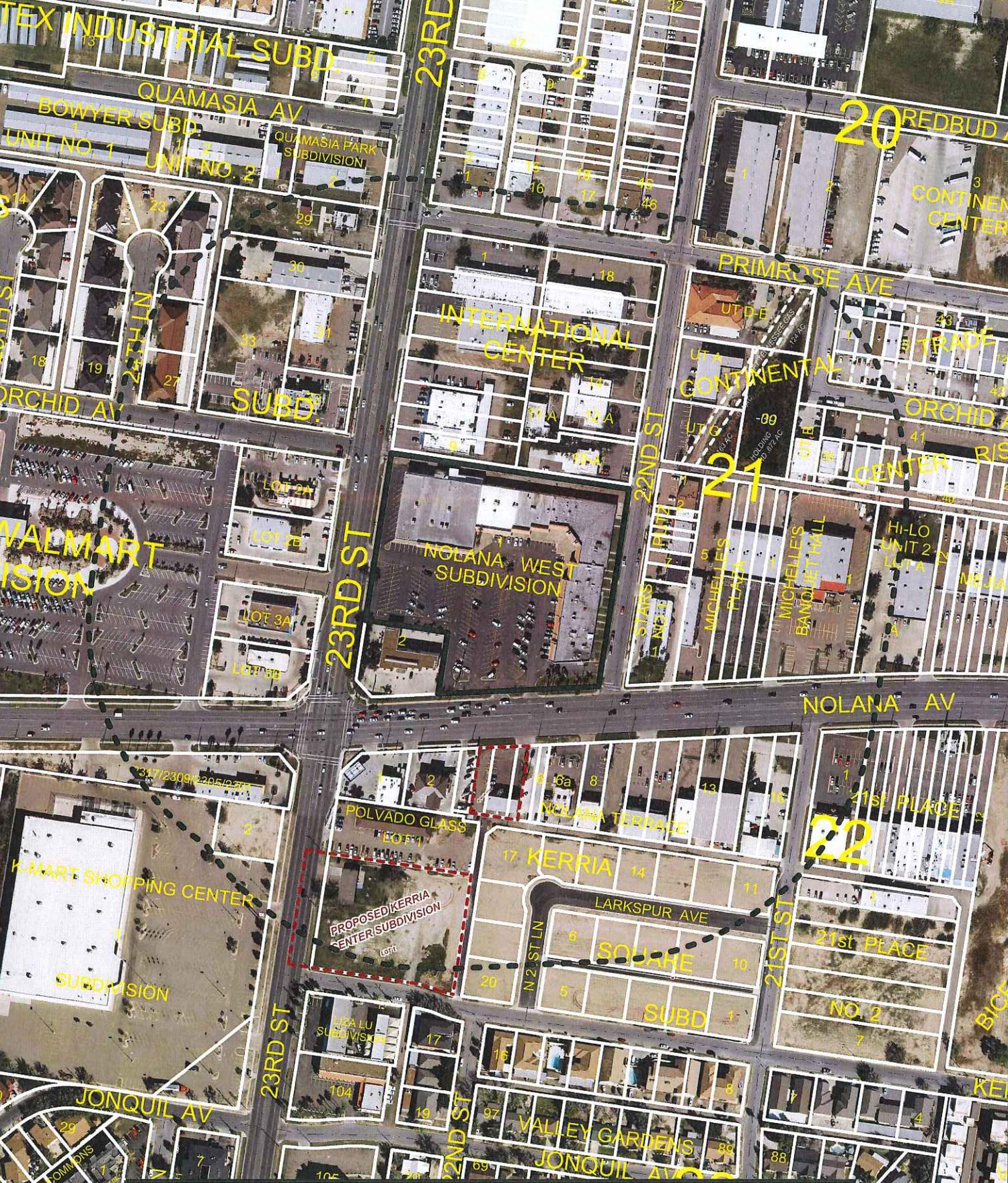
600 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

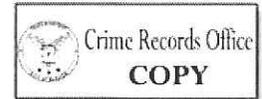
AERIAL MAP
SCALE: N.T.S.



 SUBJECT PROPERTY

 600 FT. NOTIFICATION BOUNDARY

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



Incident Analysis Report

Summary

Print Date/Time: 09/03/2015 13:11
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 09/01/2014 00:01
To Date: 09/03/2015 13:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2200 NOLANA AVE 2212,

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
09/06/2014 21:55	2014-00067408	Auto Theft	2200 NOLANA AVE 2212	FELIX GARCIA	Phone
09/23/2014 02:17	2014-00071631	Domestic Disturbance	2200 NOLANA AVE 2212	JESSICA FLORES	Phone
11/01/2014 03:38	2014-00082111	Alarm Burglary	2200 NOLANA AVE 2212	MAYRA HIGH	Phone
11/09/2014 13:55	2014-00084396	Lost/Found Property	2200 NOLANA AVE 2212	CYNTHIA MAREZ	Phone
12/19/2014 00:04	2014-00094730	Assault	2200 NOLANA AVE 2212	JORGE TORRES	911
12/21/2014 02:11	2014-00095372	CRIMINAL MISCHIEF	2200 NOLANA AVE 2212	SAMUEL	Phone
12/22/2014 01:15	2014-00095622	Traffic Complaint/	2200 NOLANA AVE 2212	MALE CALLER	Phone
12/24/2014 01:48	2014-00096209	Domestic Disturbance	2200 NOLANA AVE 2212	security casar	Phone
12/27/2014 02:33	2014-00097030	Lost/Found Property	2200 NOLANA AVE 2212	JUAN JAUREZ	911
01/04/2015 01:28	2015-00000811	Domestic Disturbance	2200 NOLANA AVE 2212	SECURITY	Phone
01/10/2015 23:42	2015-00002454	Police Services	2200 NOLANA AVE 2212	FEMALE CALLER	Phone
01/11/2015 01:13	2015-00002480	Assault	2200 NOLANA AVE 2212	ANTHONY ADAMS	Phone
01/15/2015 22:19	2015-00003583	Assist Other Agency	2200 NOLANA AVE 2212	MALE CALLER	911
02/01/2015 01:23	2015-00007904	PI	2200 NOLANA AVE 2212	JUAN RIOS	911
02/02/2015 12:14	2015-00008235	Police Services	2200 NOLANA AVE 2212	JORGE GARZA	Phone
02/06/2015 02:10	2015-00009109	Domestic Disturbance	2200 NOLANA AVE 2212	MALE CALLER	911
02/11/2015 02:06	2015-00010445	Domestic Disturbance	2200 NOLANA AVE 2212	SECURITY	Phone
02/21/2015 13:51	2015-00013250	Alarm Burglary	2200 NOLANA AVE 2212	hitech	Phone
03/17/2015 17:43	2015-00019480	Theft	2200 NOLANA AVE 2212	ERICA GOMEZ	Phone
03/17/2015 23:33	2015-00019545	Assault	2200 NOLANA AVE 2212	JANNETTE	911
06/21/2015 21:31	2015-00045918	Domestic Disturbance	2200 NOLANA AVE 2212	NOEL	Phone
06/26/2015 01:50	2015-00046972	Domestic Disturbance	2200 NOLANA AVE 2212	MICHAEL	Phone
07/03/2015 02:08	2015-00048783	Alarm Burglary	2200 NOLANA AVE 2212	PATRICIA/HI TECH	Phone
07/10/2015 23:03	2015-00050952	CRIMINAL MISCHIEF	2200 NOLANA AVE 2212	maricela contreras	911
07/26/2015 02:57	2015-00055031	Domestic Disturbance	2200 NOLANA AVE 2212	JUAN RIOS	911
08/14/2015 01:39	2015-00059970	Traffic Complaint/	2200 NOLANA AVE 2212	n/c female caller	Phone
08/23/2015 00:50	2015-00062614	Police Services	2200 NOLANA AVE 2212	YASHIDI	Phone

Total Matches: 27



NOTICE
FOR
THIS PROPERTY
CUP2015-0114

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF ROBERT WILSON FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A-1 NOLANA TOWERS SUBDIVISION; 400 NOLANA AVENUE, SUITE G.

GOAL:

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

BRIEF DESCRIPTION:

The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 to the east, south and west, R-1 (single family residential) District also to the east and A-O (agricultural and open space) District also to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multi-family residences, vacant land, and a water tower. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. A renewal was not done for the year 2012. Code Enforcement issued a notice of violation at that time. The last permit renewal was approved, for one year, on September 22, 2014 by the City Commission with a variance to the distance requirement.

REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a pool hall (Eddy's) from the existing 14,891 sq. ft. lease space. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays.

Attached is a police activity report, which indicates service calls from September 2014

to present. The Health and Fire Departments have inspected the establishment and is in compliance with safety code and regulations. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

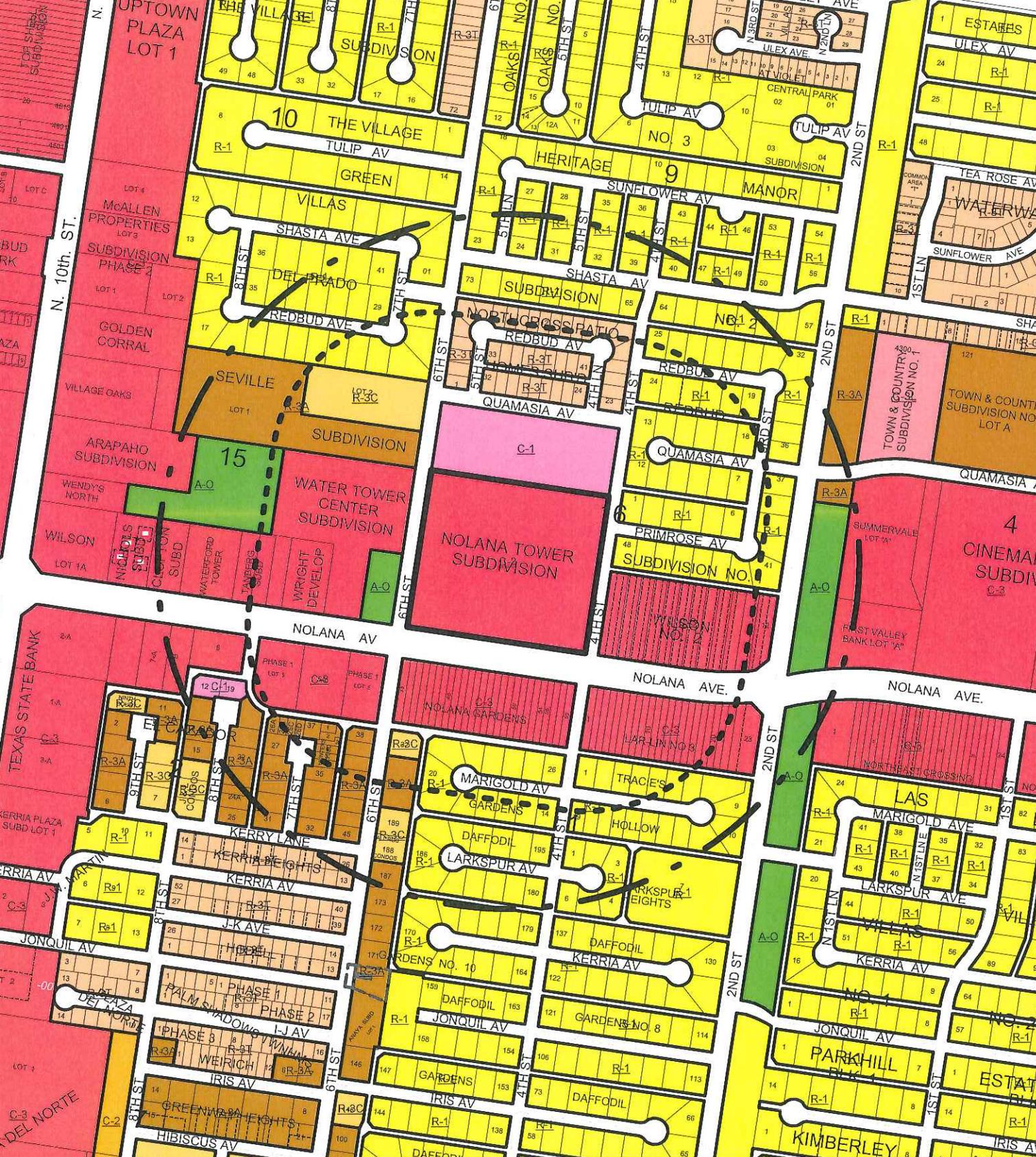
- a) The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. of residential zones and uses, and a water tower;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street needs to be closed as required as a condition for other Conditional Use Permits for Suites A-3 and N3 to N4;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and a nightclub (The Yacht Club). The proposed bar is required 149 parking spaces; 724 parking spaces are provided on the common parking area in the front and rear of the building. For the 724 parking spaces of the common parking area, 15 handicapped parking spots are required and are provided on site;
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. No parking signs exist on North 4th Street and must be maintained;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum number of persons allowed is 712.

OPTIONS:

1. Table the item for additional information.
2. Disapprove the Conditional Use Permit.

RECOMMENDATION:

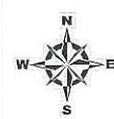
Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP

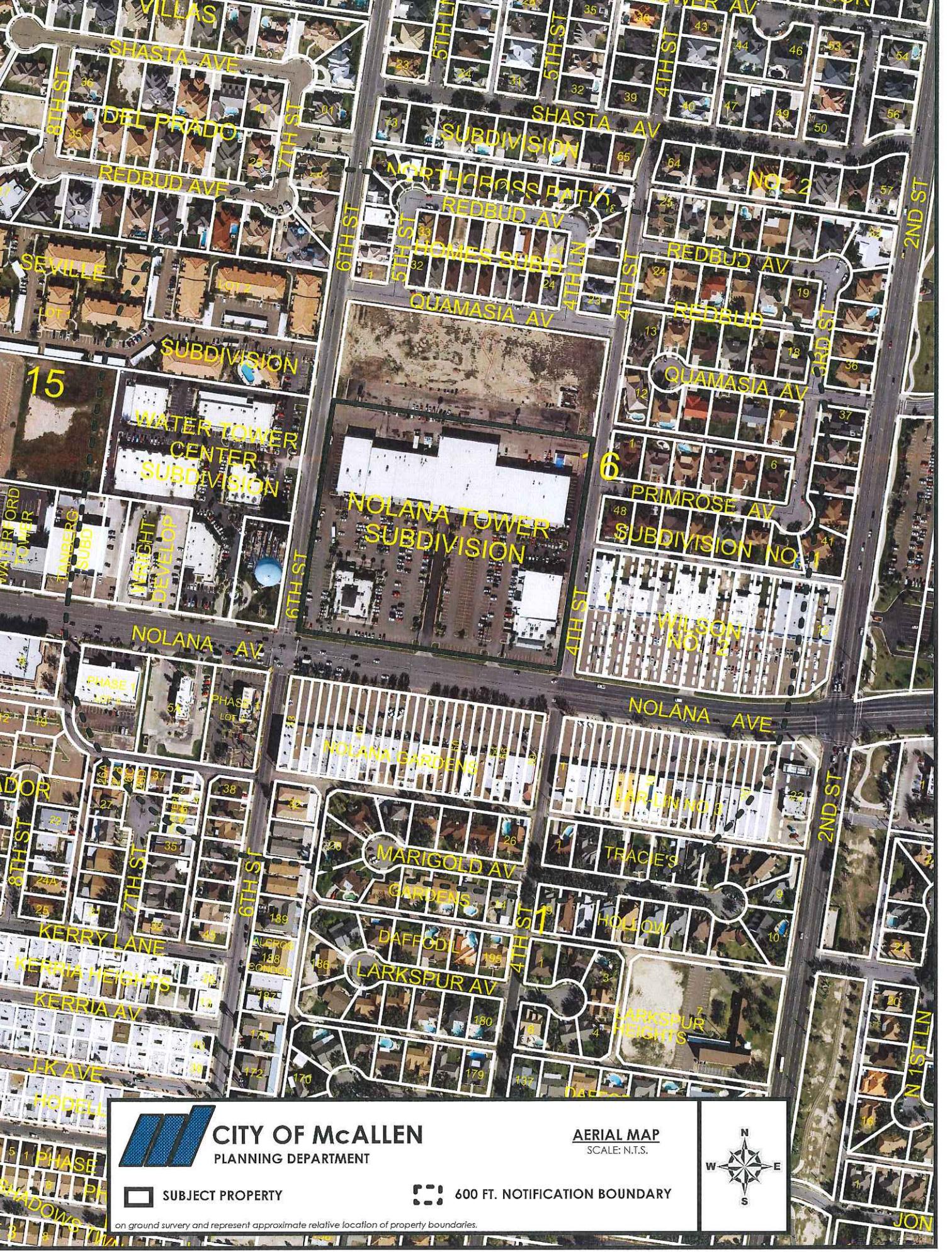


- SUBJECT PROPERTY
- 600 FT. NOTIFICATION BOUNDARY
- 1/4 MILE RADIUS

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 936-681-1230, 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 present approximate relative location of property boundaries.



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



 SUBJECT PROPERTY

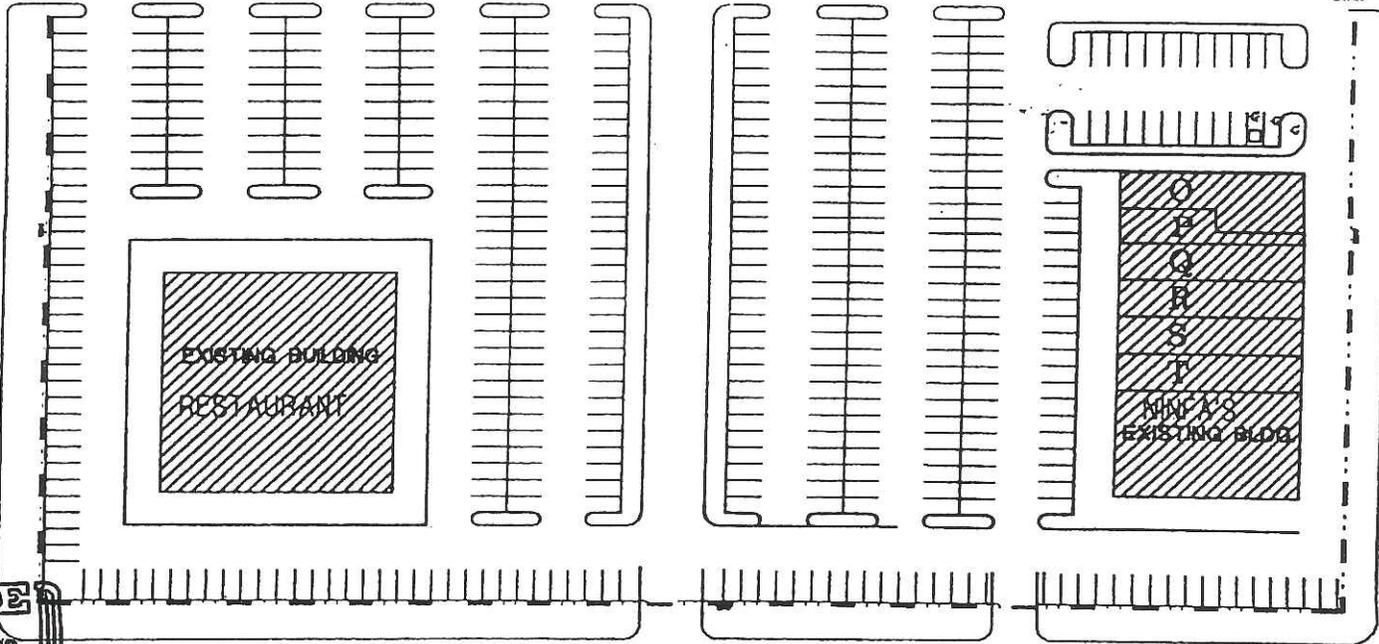
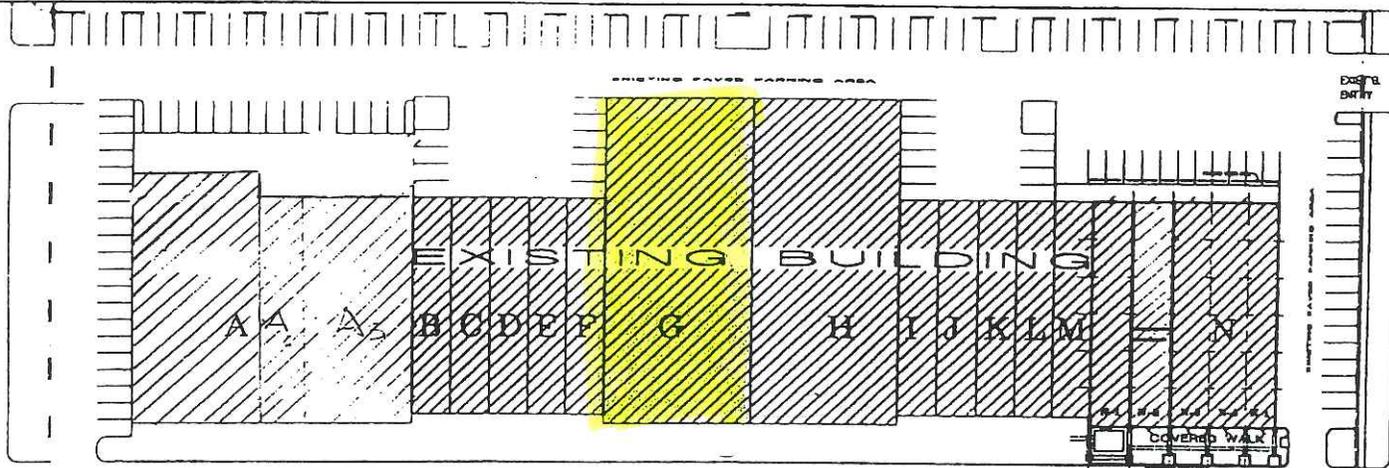
 600 FT. NOTIFICATION BOUNDARY

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

RECEIVED
FEB 23 2000

SAN ANTONIO, TEXAS
Sun Feb 3 22:56:25 2002

6th STREET



NOLANA AVE.

4th STREET

PRIMROSE

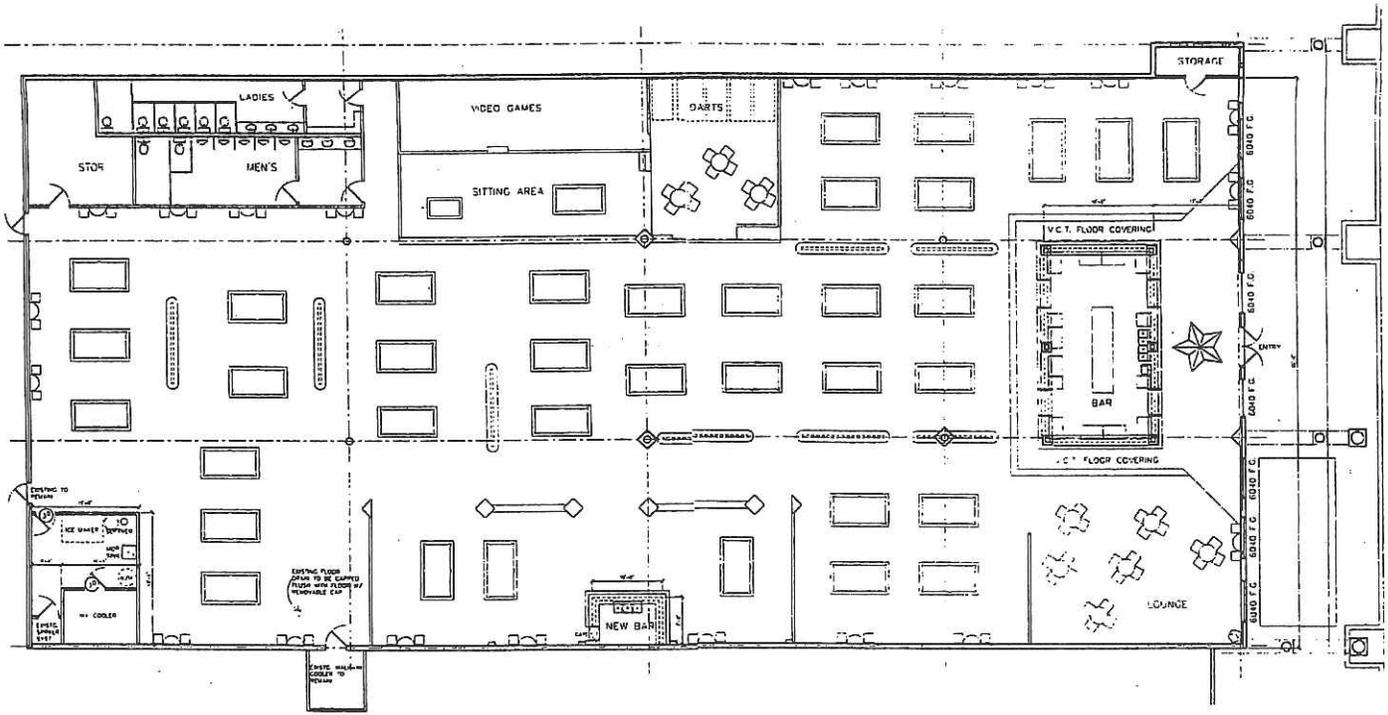
SITE PLAN
7.3.07



INTERIOR REMODELING
NOLANA TOWER RENOVATION CENTER
MAULLEN TEXAS



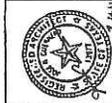
QUERIERO
and ASSOCIATES
ARCHITECTURAL GROUP
MEMBER INSTITUTE OF ARCHITECTS
TEXAS SOCIETY OF ARCHITECTS
L.S. 11000 04/11/00 1000 1000 1000 1000



FLOOR PLAN
36-416 1/29 1-1-99

REGENCY
 OCT 01 1999

GUERRERO and ASSOCIATES
ARCHITECTURAL GROUP
 ARCHITECTS
 6818 MILLS ST. SUITE 500 HOUSTON, TEXAS 77057-1088 USA 984



INTERIOR REMODELING TO
NOLANA TOWER SHOPPING CENTER
SPACE 'G'
 McALLEN, TEXAS

JOB # 99023
 DATE: SEP 24, 1999
 DRAWN BY:
 CHECKED:
 SHEET NO
A-1
 OF
 SET NO



Incident Analysis Report

Summary

Print Date/Time: 08/25/2015 17:11
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 08/01/2014 00:01
To Date: 08/25/2015 17:00

Officer ID: All
Location: 400 NOLANA AVE G, MCALLEN

McAllen Police Department
ORI Number: TX1080800

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
11/29/2014 00:17	2014-00089352	REPO	400 NOLANA AVE G	JUAN VILLARREAL	Phone
02/06/2015 14:00	2015-00009192	Suspicious Person/Vehicle	400 NOLANA AVE G	SELEN SANDOVAL	Phone
05/02/2015 18:30	2015-00032391	MINOR ACC	400 NOLANA AVE G	JOSE ANGEL	Phone
06/06/2015 14:55	2015-00041951	Domestic Disturbance	400 NOLANA AVE G	JAYDEN MORALES	Phone
06/06/2015 19:50	2015-00042021	Domestic Disturbance	400 NOLANA AVE G	female caller	Phone
06/21/2015 19:41	2015-00045899	Narcotics	400 NOLANA AVE G	FEM CALLER	Phone
08/21/2015 00:01	2015-00062004	Assault	400 NOLANA AVE G	jose rios	Phone

Total Matches: 7

NOTICE
BILLARDS HALL
For
This Property
CUP2015-0118

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



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF NANCY GOMEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOTS 1 AND 2, SHARY GATEWAY SUBDIVISION; 4901 EXPRESSWAY 83, SUITE 150.

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

BRIEF DESCRIPTION:
The property is located on the south side of U.S. Expressway 83, approximately 530 ft. east of Taylor Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and west, and the area to the south is McAllen's Extraterritorial Jurisdiction (ETJ). Surrounding land uses include the commercial businesses, single-family residences, and vacant land. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:
Currently, there is a 47,413 sq. ft. commercial building with mixed uses for retail and restaurant uses on the property. There is a lease space, Suite 150, which is being utilized as a bar. The initial conditional use permit was approved for this establishment by the City Commission in July 8, 2013 with a variance to the distance requirement. The last permit was renewed and approved on September 22, 2014 by the City Commission with a variance to the distance requirement.

REQUEST/ANALYSIS:
The applicant is proposing to continue to operate a bar (billiards) from the lease space, Suite 150. The hours of operation are from 2:00 p.m. to 2:00 a.m. seven days a week.

A police activity report is attached for service calls from September 2014 to present. The Health and Fire Departments have inspected and cleared the establishment. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific

requirements as follows:

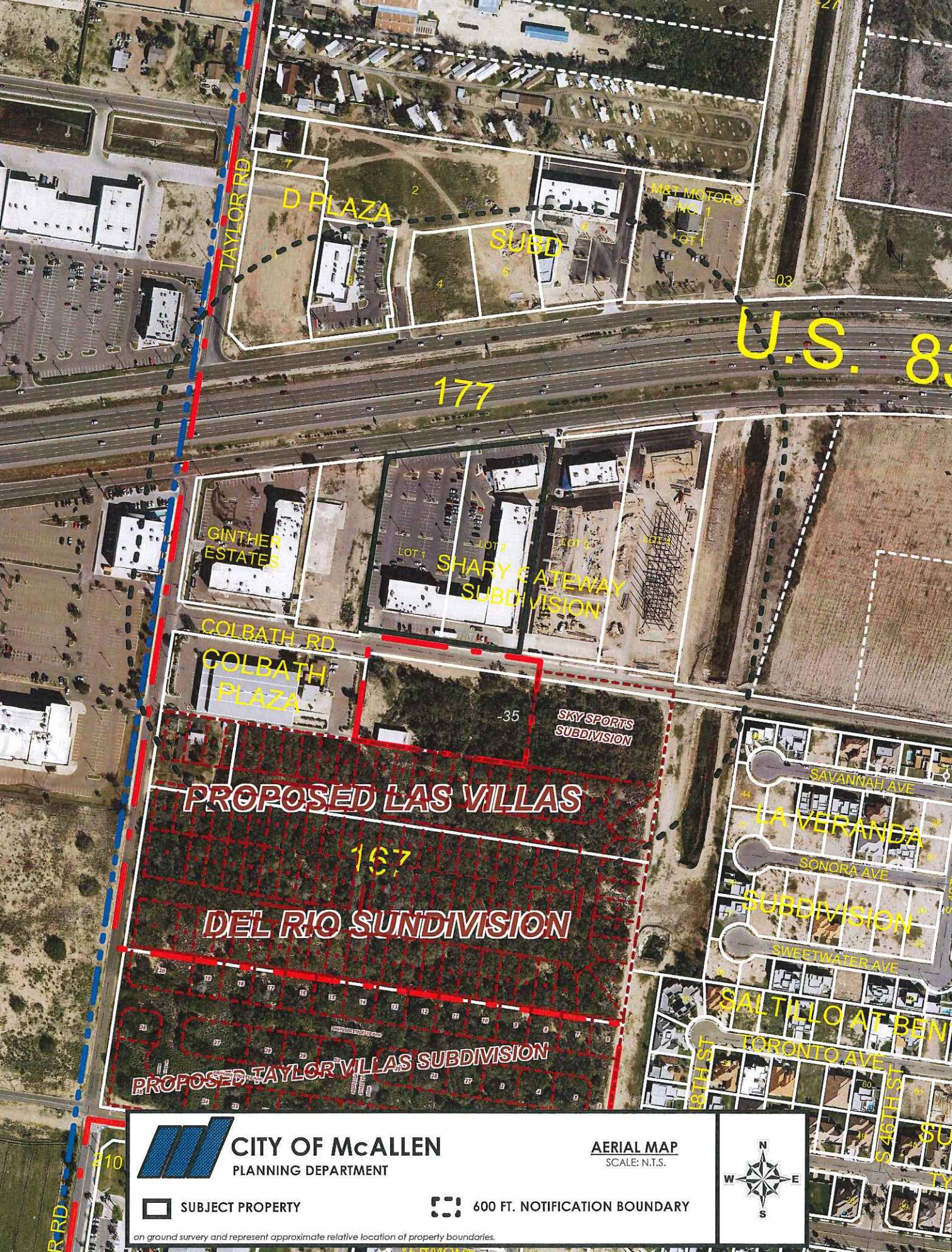
1. The property line of the lot of any of the above mentioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. of residential zones and uses to the southeast;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to Expressway 83 and Colbath Road, and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is 21,647 sq. ft. used as restaurant space; requiring 289 parking spaces, and 8,305 sq. ft. used as retail space; requiring 21 parking spaces. The applicant is proposing a 7,654 sq. ft. billiard hall, which 6,797 sq. ft. is actual floor area. The proposed 6,797 sq. ft. billiard hall floor area would require 91 parking spaces, for a total of 401 parking spaces required; 393 spaces are provided on site, being 8 spaces short. A parking agreement was submitted to meet parking requirements, for an additional 11 parking spaces. The parking agreement is valid with an expiration date of August, 26 2018 (five year term). The remaining vacant 9,808 sq. ft. of retail will require 28 parking spaces when it's occupied. For every business to run simultaneously, 429 parking spaces will be required;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties;
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building is 271 persons.

OPTIONS:

1. Disapprove the Conditional Use Permit.
2. Table the item for additional information.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

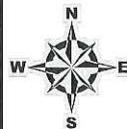
AERIAL MAP
SCALE: N.T.S.



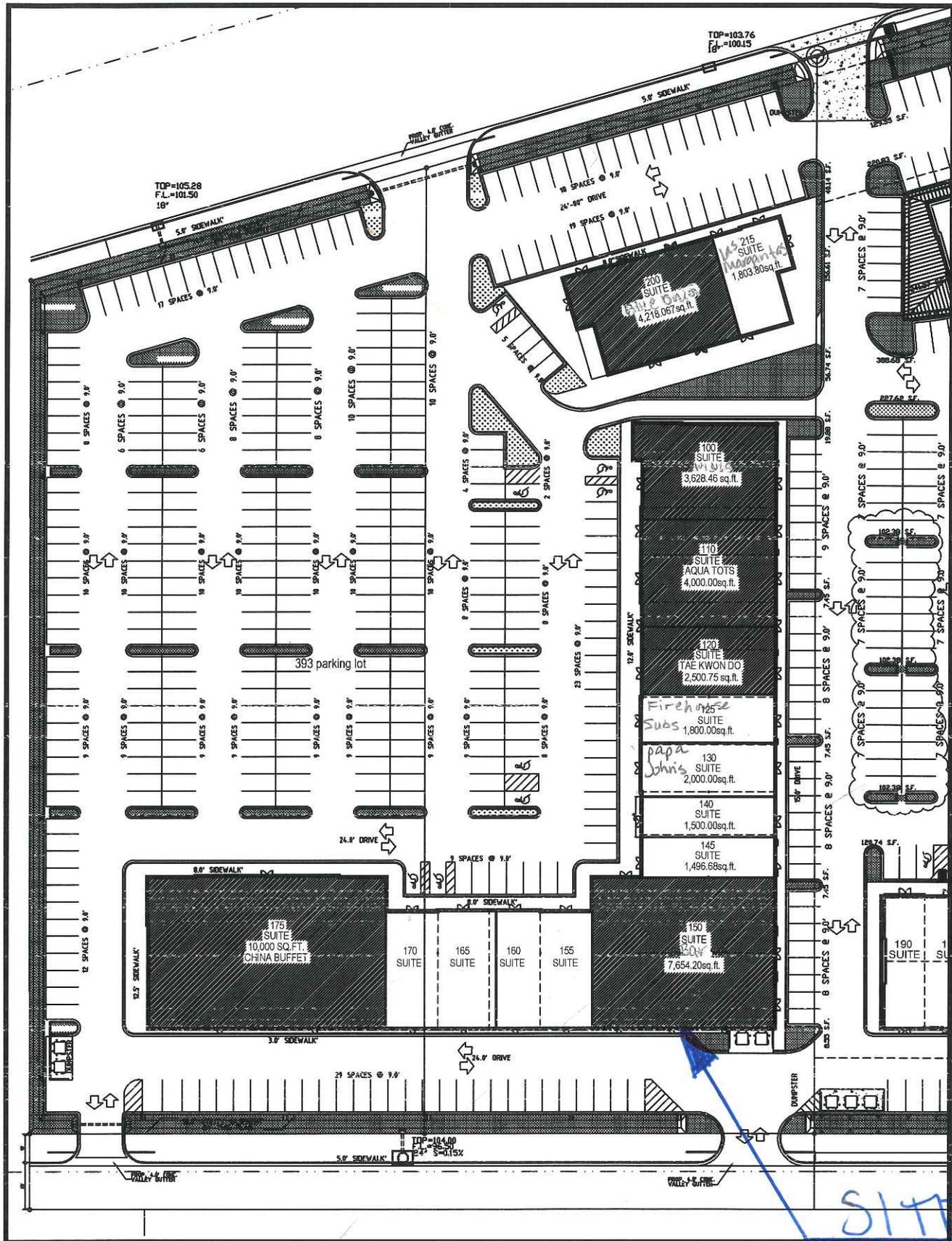
SUBJECT PROPERTY



600 FT. NOTIFICATION BOUNDARY

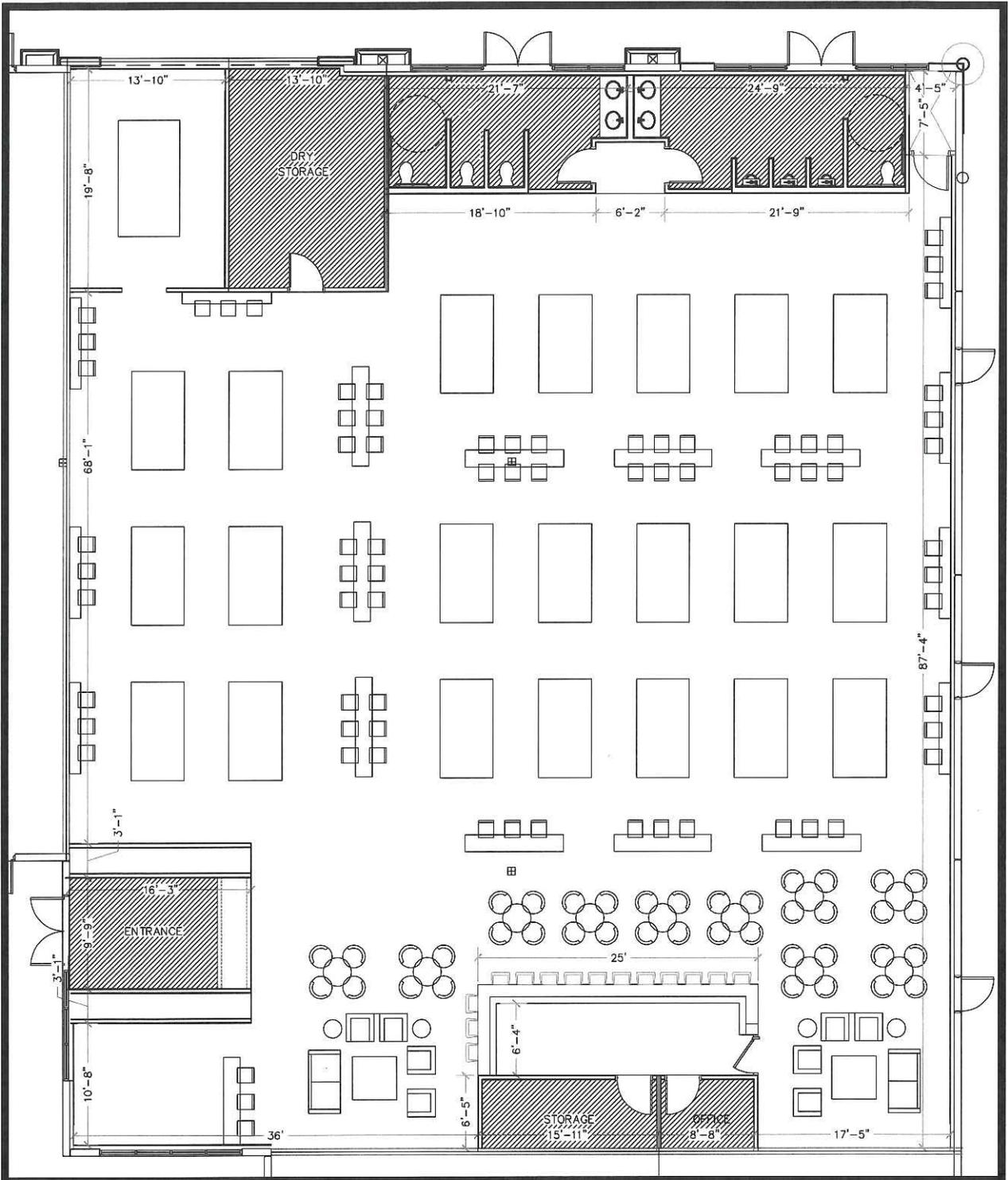


on ground survey and represent approximate relative location of property boundaries.



4901 EXPRESSWAY 83, MCALEN TX.
 47,413.71 SQ.FT.
 PARKING LOT PROVIDED 393

SITE



4901 expressway 83 suite 150 Plaza Taylor II

BILLARD TOTAL AREA	7,654.20
ENTRANCE	158.36 sq.ft.
STORAGE	107.97 sq.ft.
OFFICE	59.73 sq.ft.
DRY STORAGE	288.11 sq.ft.
RESTROOMS	515.65 sq.ft.
BILLARD AREA	6,796.43 sq.ft.



Incident Analysis Report

Summary

Print Date/Time: 09/03/2015 13:47

Login ID: mcpd7004

Incident Type: All

Call Source: All

From Date: 09/01/2014 00:01

To Date: 09/03/2015 13:00

Officer ID: All

Location: 4901 EXPRESSWAY 83 150,

McAllen Police Department

ORI Number: TX1080800

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
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Total Matches: 0



NOTICE
 SPORTS BAR
 For
 This Property
 CUP2015-0124


 City of McAllen Planning Dept 061-1250
www.mcallen.net


Memo

TO: Planning and Zoning Commission

FROM: Planning Staff 

DATE: September 10, 2015

SUBJECT: REQUEST OF ELVIRA BARBARA LOPEZ ON BEHALF OF LA DUEÑA, LLC. FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHTCLUB AT THE 1.24 ACRES OUT OF LOT 2, BLOCK 11, HIDALGO CANAL COMPANY SUBDIVISION; 5524 NORTH 10TH STREET.

GOAL:

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

BRIEF DESCRIPTION:

The property is located on the east side of North 10th Street, approximately 250 ft. south of Dove Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west and south and R-1 (single family residential) District to the east. Surrounding land uses include retail, offices, Bill Schupp Park and single family homes. 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 a bar at this location by the Planning and Zoning Commission in 1997, and renewed in 1998, and 2001. In 2003 - 2007 and 2009 – 2013, the permit was renewed and approved with a variance to the 600 ft. distance requirement with additional conditions as noted by the City Commission. The last approval was approved for six months by the City Commission on February 9, 2015 with additional conditions.

REQUEST/ANALYSIS:

The applicant proposing to continue to operate a nightclub from the existing building. The proposed hours of operation are from 7:00 p.m. to 2:00 a.m. seven days a week. The applicant stated that the outdoor area will not be used. Based on the 3,526 sq. ft. space (inside area only), 36 parking spaces are required; 36 spaces are provided on site.

Previous permits have been approved with the following additional conditions: 1) No live music; 2) No expansion of the existing dance floor (11' X 11') without permission of the city; 3) must operate a kitchen with food service; 4) Cannot hear the business from the residential area after 10:00 p.m. and; 5) No Wet "T" Shirt Contests.

Attached is a police activity report, which indicates service calls from September 2014 to present. The Fire and Health Departments will need to conduct their inspections to verify that the establishment is in compliance with the safety codes and regulations. They have tried several attempts to contact the applicant so that they can schedule their inspections but have been unsuccessful. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned businesses must be at least 600 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 600 ft. from the nearest residence and Bill Schupp Park;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The nightclub is located on a major arterial, North 10th Street and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 3,526 sq. ft. space (inside area only) 36 parking spaces are required; 36 spaces are provided on site.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons for this established is set at 188.

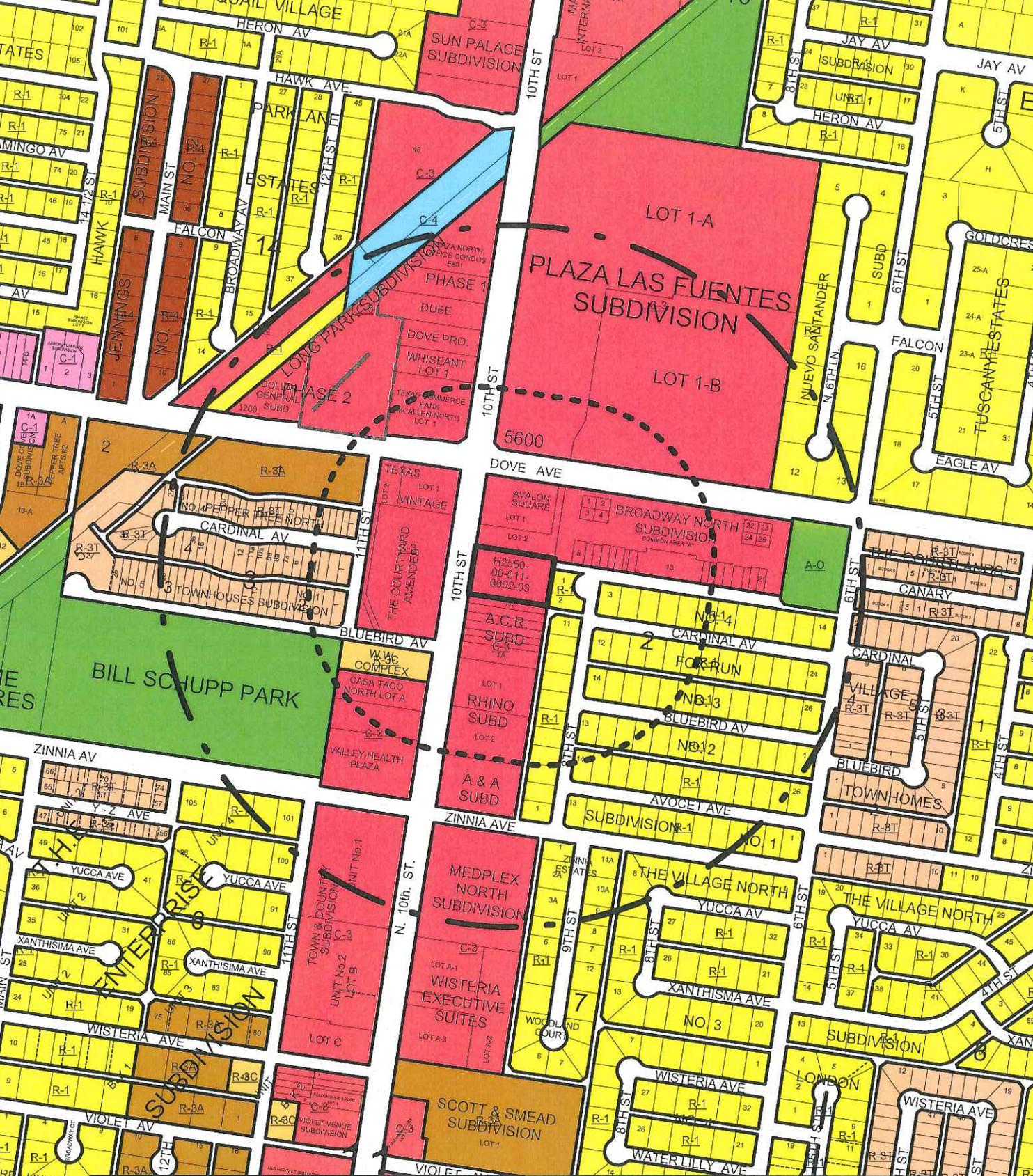
Should the conditional use permit be approved, additional conditions will apply including no outside seating or music and conditions as previously noted on previous approvals. Also, must comply with the Fire Department and Health Department requirements.

OPTIONS:

1. Table the item for additional information.
2. Disapprove the Conditional Use Permit.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

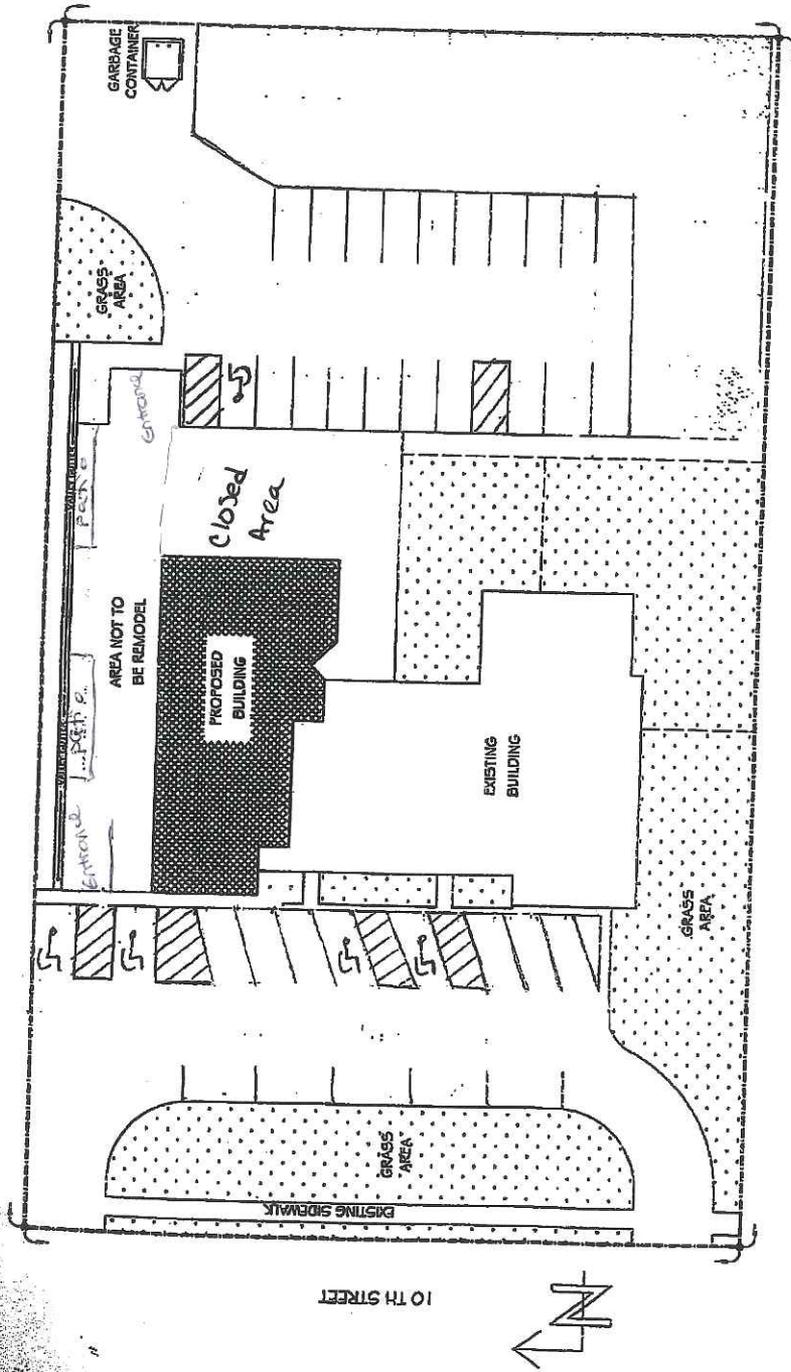
LEGEND
SCALE 1" = 500'

AREA MAP



- SUBJECT PROPERTY
 - 600 FT. NOTIFICATION BOUNDARY
 - 1/4 MILE RADIUS
 - N
 - S
 - E
 - W
- ZONING LEGEND**
- | | | | | |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-0 (AGRICULTURAL & OPEN SPACE) | R-3A (APARTMENTS) | R-4 (MOBILE HOMES) | C-3 (GENERAL BUSINESS) | I-1 (LIGHT INDUSTRIAL) |
| R-1 (SINGLE FAMILY RESIDENTIAL) | R-3C (CONDOMINIUMS) | C-1 (OFFICE BUILDING) | C-3L (LIGHT COMMERCIAL) | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLEX-FOURPLEX) | R-3T (TOWNHOUSES) | C-2 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT) |

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



RECEIVED

MAY 28 2010

SCALE: 1" = 40'-0"

02

Initial: *DO 4:50*

SITE PLAN WITH PARKING SPACES

RECEIVED

JUL 22 2013

Initial: *(Signature)*

Initial: 

JUL 22 2013

RECEIVED

PEREZ DRAFTING SERVICES

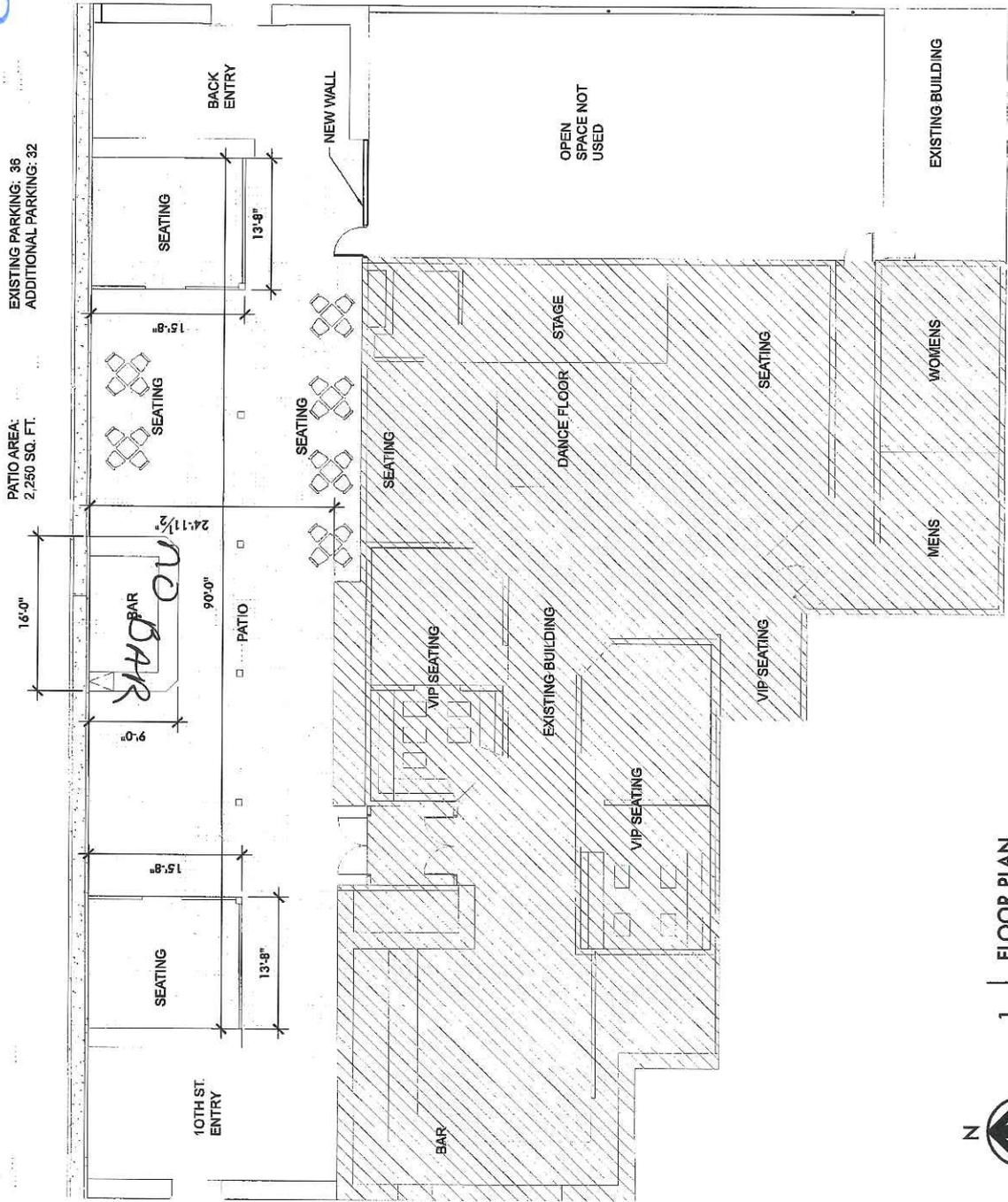
PEREZ DRAFTING SERVICES
307 W. TOM LANDRY
MISSION, TEXAS 78572
P: 956.580.3139
F: 956.580.2666
e-mail: fernando.78572@vahoo.com

PROJECT: BLISS LOUNGE
TITLE: ARTURO ORTIZ
DRAWN BY: F.D.P.
PROJECT NO.: 1103
DATE: 05/09/2012
APPROVED BY: ...

REVISIONS
06.28.12
.....
.....
.....

FLOOR PLAN

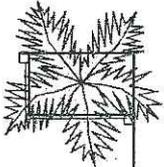
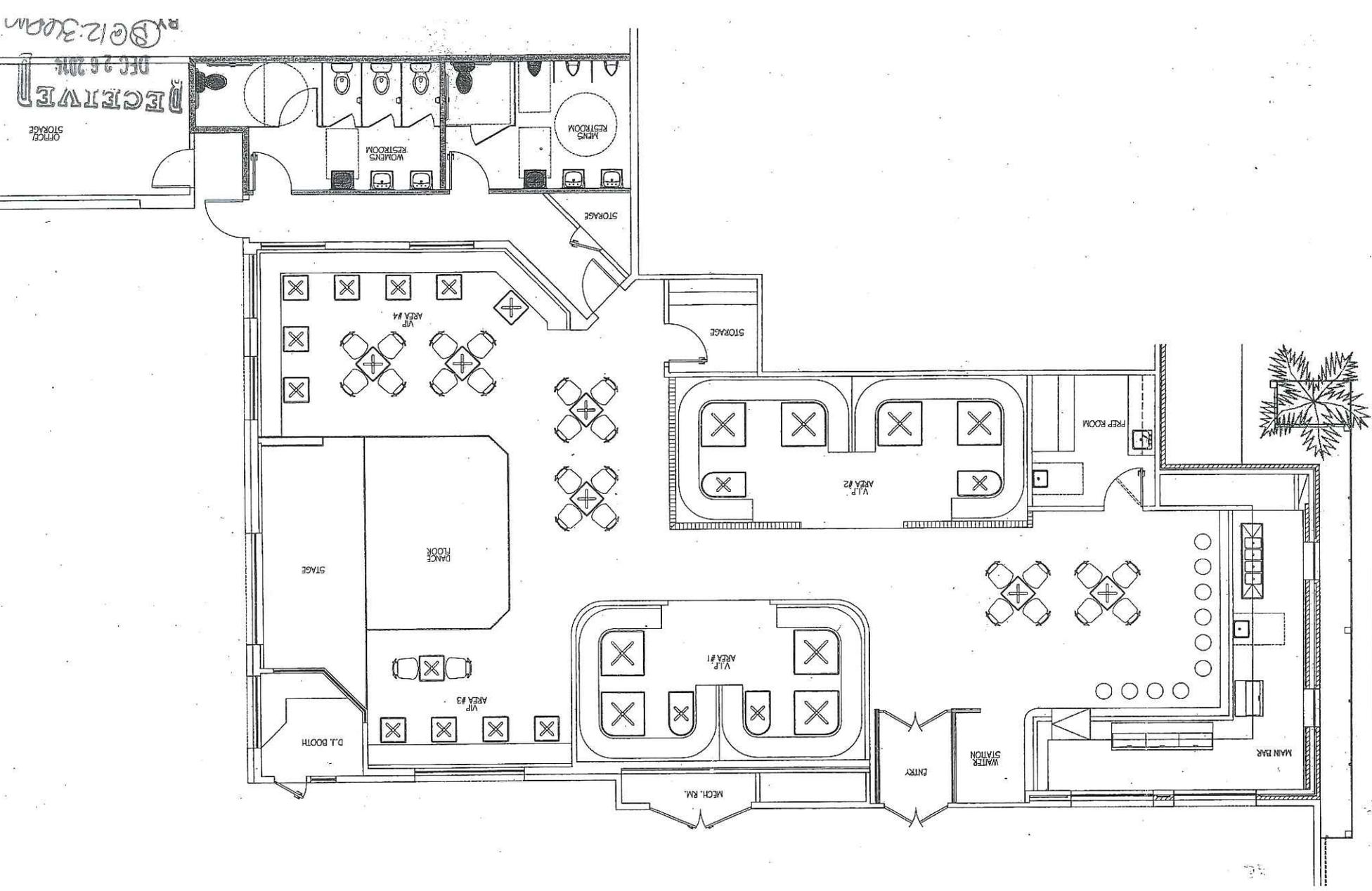
FP1.0



1 FLOOR PLAN

FP.10 SCALE: 3/32"=1'-0" REF:

N. 10th ST.



MAIN BAR

PREP ROOM

WATER STATION

ENTRY

MECH. RM.

V.I.P. AREA #1

V.I.P. AREA #2

V.I.P. AREA #4

DANCE FLOOR

STAGE

D.J. BOOTH

V.I.P. AREA #3

MENS RESTROOM

WOMENS RESTROOM

STORAGE

STORAGE

OFFICE STORAGE

RECEIVED

DEC 26 2011

BY @12:30am



Incident Analysis Report

Summary

Print Date/Time: 09/03/2015 13:24
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 09/01/2014 00:01
To Date: 09/03/2015 13:00

McAllen Police Department TX1080800
ORI Number:
Officer ID: All
Location: 5524 N 10TH ST, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
03/12/2015 18:29	2015-00018211	Domestic Disturbance	5524 N 10TH ST	JULIO BARAJAS	Phone
04/01/2015 05:46	2015-00023561	Alarm Burglary	5524 N 10TH ST	ASG	Phone
05/17/2015 02:20	2015-00036434	UCW	5524 N 10TH ST	ISMAEL GARCIA	Phone
08/19/2015 02:26	2015-00061298	Domestic Disturbance	5524 N 10TH ST	C/BARTENDER	911

Total Matches: 4

5524

La Dueña

Night Club

NOTICE
NIGHTCLUB
For
This Property
CUP2015-0123

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

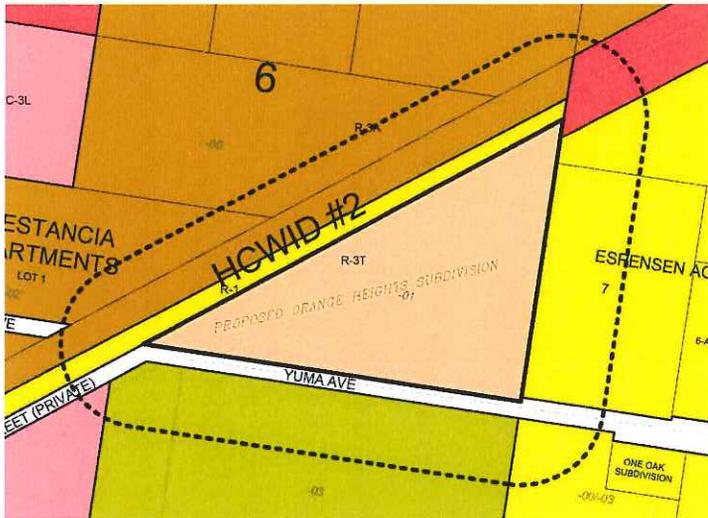


REZONE FROM R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 6.44 ACRES OUT OF LOT 6, BLOCK 15, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 901 EAST YUMA AVENUE (REZ2015-0151)

LOCATION: The tract is located along the north side of Yuma Avenue approximately 560 feet east of South McColl Road. The tract has 882 feet of frontage along Yuma Avenue and a depth of 636.07 feet at its deepest point for a tract size of 6.44 acres.

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

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the east, and R-2 (duplex-fourplex residential) District to the south across Yuma Avenue, and R-3A (multifamily residential apartments) District to the north.



LAND USE: The tract is currently vacant land with paved streets and utilities that was constructed from a previously proposed subdivision under the name of Orange Heights but was never completed or recorded. Surrounding land uses are La Estancia Apartments and Hearthstone Apartments, single family residential, and vacant land.

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

DEVELOPMENT TRENDS: The development trend in the area is single family along Yuma Avenue and multifamily along McColl Road. A rezoning request for the subject property for R-3T (multifamily residential townhouse) District was approved in July 2005 but the plat was never recorded. The property to the south was approved for R-2 (duplex-fourplex residential) District in August 2002 and is vacant. Seven R-1 (single family residential) District requests were approved along Yuma Avenue to the east between 1980 and 2006 and single family residences were constructed.

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

RECOMMENDATION:

Staff recommends approval of the rezoning request.

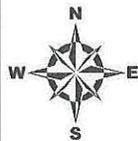


 **CITY OF McALLEN**
 PLANNING DEPARTMENT

AERIAL MAP
 SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



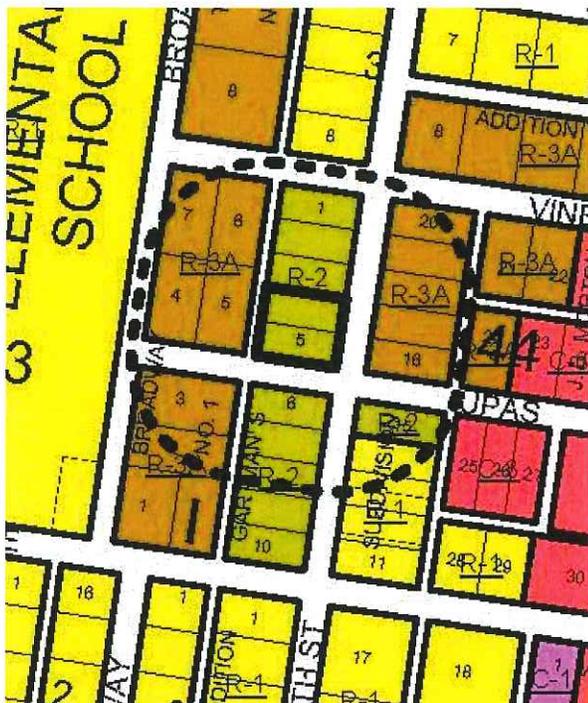
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying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

REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: LOTS 4 AND 5, GARTMAN'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2101 AND 2105 NORTH 12TH STREET. (REZ2015-0149)

LOCATION: The subject property is located at the northwest corner of North 12th Street and Upas Avenue. The tract has 112 feet of frontage on North 12th Street and a depth of 130 feet for a tract size of 14,560 square feet.

PROPOSAL: The applicant is requesting R-3A (multifamily residential apartments) District in order to construct a detached garage with apartment. A feasibility plan has not been submitted to the Planning Department.

ADJACENT ZONING: The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and south, and R-3A (multifamily residential apartments) District to the east and west.



LAND USE: There is an existing triplex with a detached carport on the property. Surrounding land uses are single family homes and apartments.

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

DEVELOPMENT TRENDS: The development trend for the area between 12th and Broadway and Upas and Vine is multifamily fourplex. There is one single family residence located on the block. Other uses on the block are apartments and fourplex. A rezoning request for R-2 (duplex-fourplex residential) District was approved in 1987 and a single family was converted to a duplex.

ANALYSIS: The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. An approved site plan is required prior to issuance of any building permit.

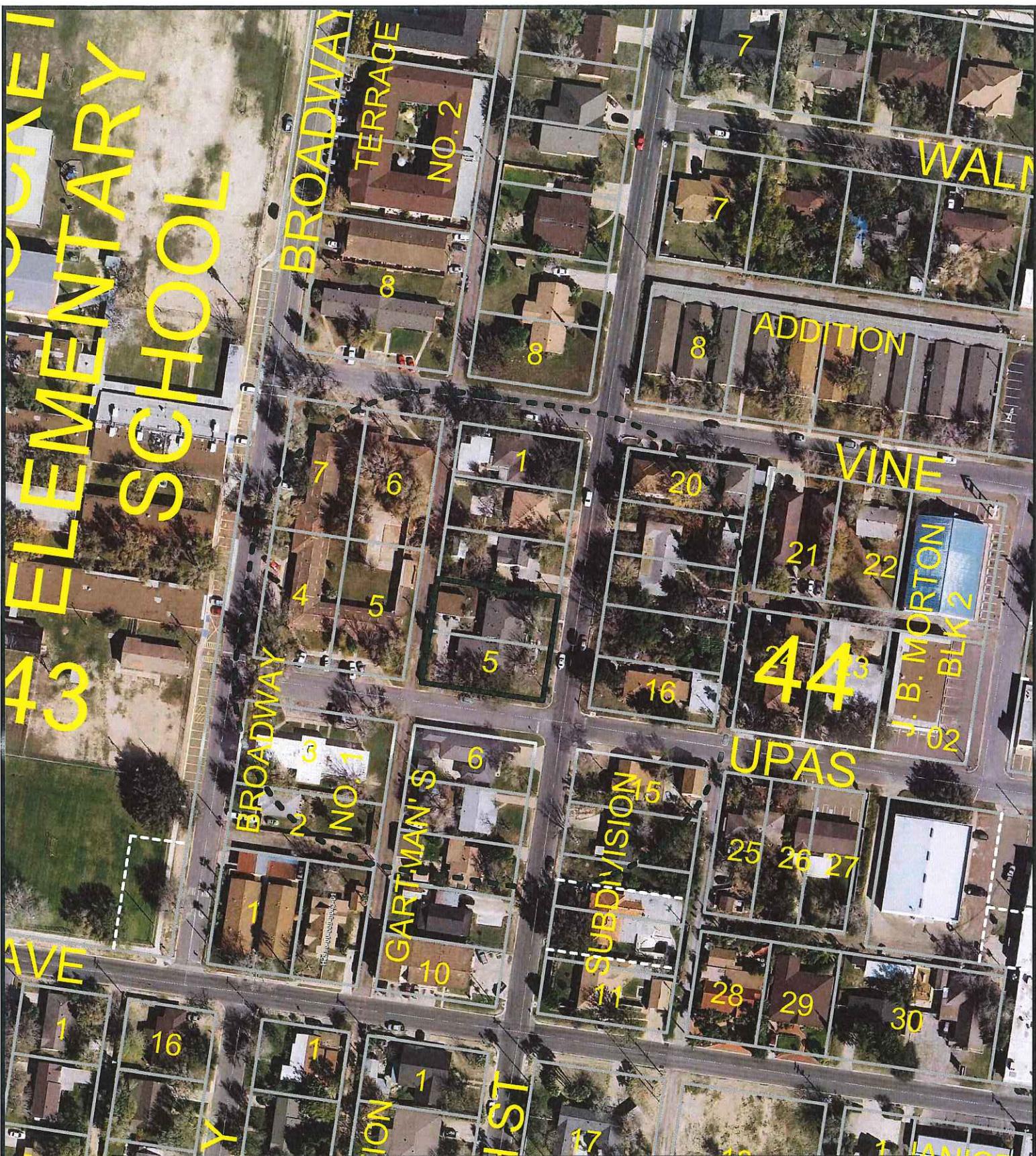
PUBLIC COMMENT: The Planning Department received an e-mail from Ted Cation in opposition to the rezoning request citing concerns of additional traffic, trash and dumpster issues, and reduction in property values.

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 1, 2015: At the Planning and Zoning Commission meeting of September 1, 2015 two people appeared in opposition. Mr. Larry Odem, 2111 North 12th Street, stated that he was concerned with provision of parking for any new apartment units. Linda Vale, 1116 Tamarack Avenue, stated that she was present in the place of Ted Cation who couldn't be present at the meeting but she was present on his behalf. Ms. Vale stated that she was submitting a petition of persons in opposition to the rezoning request. She expressed that availability of parking

spaces was a concern. Kathy Julia, the applicant, stated that almost everything around this property was apartment use and they would be establishing parking to include 5 enclosed parking spaces. She stated that if they attached the proposed apartment to the existing building which is allowed under the current R-2 (duplex-fourplex residential) District, they would have to meet sprinkling for fire suppression and other 2015 building codes that would involve eviction of the tenants. Rezoning to R-3A (multifamily residential apartments) District would allow for construction of the proposed detached apartment.

RECOMMENDATION:

Staff recommends disapproval of the rezoning request. On September 1, 2015 a petition was submitted by Linda Vale in opposition of the application for rezoning request to R-3A (multifamily residential apartments) District comprising 9 signatures and representing 25.3% of the land area within 200 feet of the subject property.



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

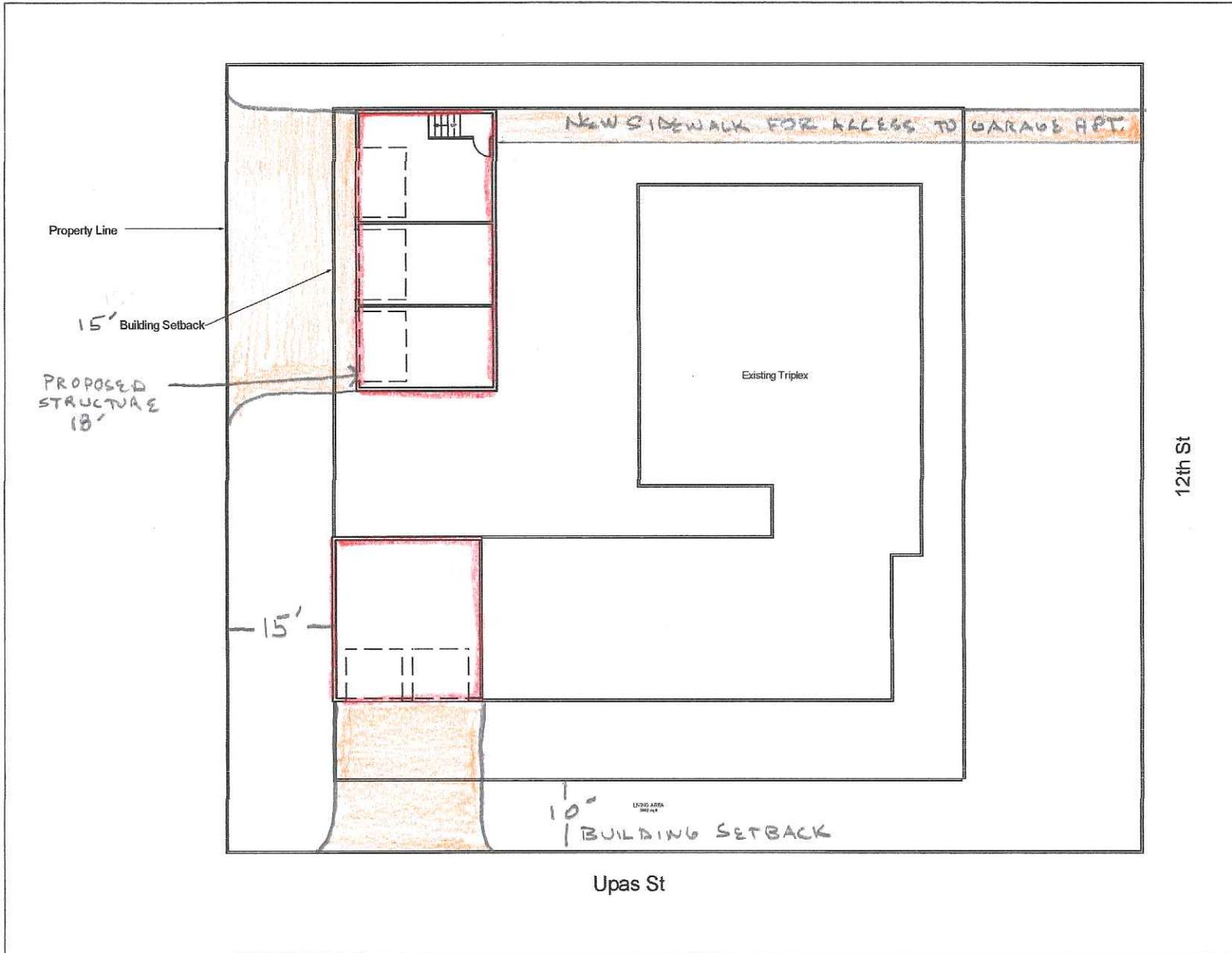


200 FT. NOTIFICATION BOUNDARY



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

VLFOUNDERS
2101 & 2105 N. 12TH ST.



 PROPOSED NEW CONSTRUCTION

 PROPOSED NEW DRIVEWAYS

McAllen, TEXAS

05/01/14

By: Cesar N. Rodriguez,
Code Enforcement Analyst

Imagine Tomorrow is a new initiative by the City of McAllen that seeks the eradication of substandard-vacant homes through voluntary compliance by property owners and investors.

In a new arrangement with Roll-Off Services, the Health & Code Enforcement Department will supply roll-off containers free of charge to property owners of substandard residential structures. As long as taxes are current, the property owner is encouraged to repair structures to occupancy or take on a full demolition project.

The first house (Right) incentivized to repair for Imagine Tomorrow was the result of an early newspaper article about a then called Neighborhood Revitalization Project. An investor read the article and decided to invest in a Imagine Tomorrow Target Zone. Imagine Tomorrow has encouraged



“We are happy that the City of McAllen understands the commitment by Investors, and we are happy to be part of a win-win proposition for all stakeholders.”

-Patrick Costello, Private Investor

9 full demolitions and 4 return to occupancy projects.

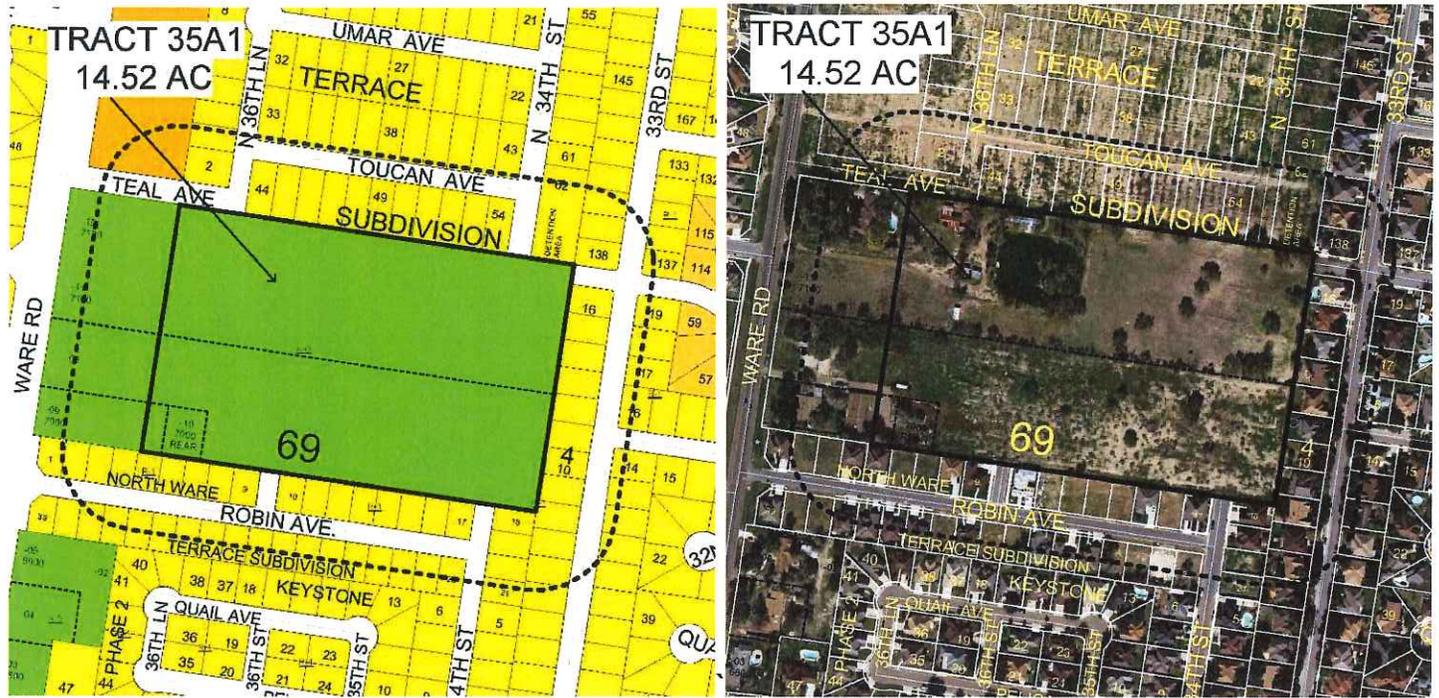




TRACT 35A1: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 14.52 ACRES OUT OF LOT 69, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7000 – 7120 NORTH WARE ROAD (REAR) (REZ2015-0152)

LOCATION: The tract is an interior tract located east of North Ware Road at Teal Avenue and between 34th Lane and 36th Lane. The tract has a width of 630 feet and a length of 1,000 feet for a tract size of 14.52 acres.

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



LAND USE: The tract comprises four parcels containing two single family residences. Adjacent land uses are single family residential and South Texas Christian Academy.

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

DEVELOPMENT TRENDS: The development trend for interior tracts along the east side of Ware Road is single family residential uses. The property was zoned A-O (agricultural-open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Adjacent single family subdivisions were rezoned to R-1 (single family residential) District between 1982 and 2012. Teal Avenue and 34th Street are local residential streets with 50 feet of right-of-way 32 feet of pavement providing two travel lanes with parking along one side.

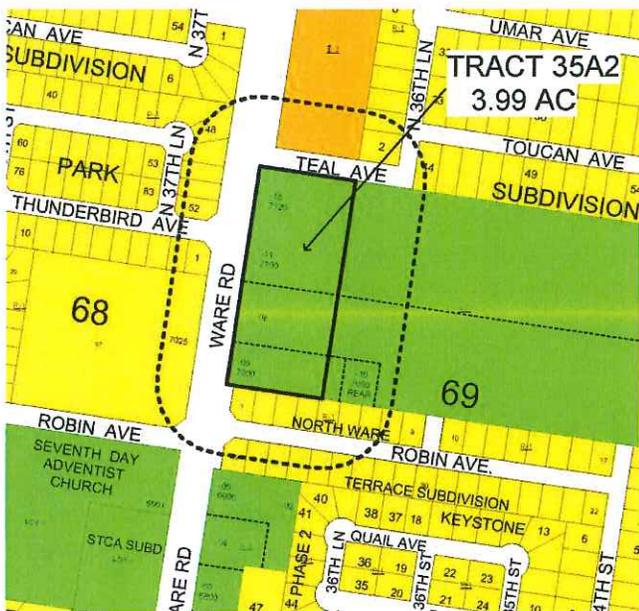
PUBLIC COMMENT: Staff has not received any inquires pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 35A2: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT: 3.99 ACRES OUT OF LOT 69, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7000 – 7120 NORTH WARE ROAD (REZ2015-0153)

LOCATION: The tract is located along the east side of North Ware Road at Teal Avenue. The tract has 630 feet of frontage along North Ware Road and a depth of 270 feet for a tract size of 3.99 acres.

ADJACENT ZONING: Adjacent zoning is A-O (agriculture-open space) District to the east and southwest, and R-1 (single-family residential) District to the south and west, and C-2 (neighborhood commercial) District to the north.



LAND USE: The tract comprises three parcels that contain two single family residences and vacant land. Adjacent land uses are single family residential, South Texas Christian Academy, Seventh Day Adventist Church, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Ware Road is neighborhood commercial. The property was zoned A-O (agricultural-open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Adjacent single family subdivisions were rezoned to R-1 (single family residential) District between 1982 and 2012. A rezoning request for C-2 (neighborhood commercial) District for the property to the north was approved in 2012 and is currently vacant land. Ware Road is designated as a high speed arterial with 150 feet of right-of-way and currently has 80 feet of right-of-way and is constructed as a rural collector with two travel lanes with shoulders.

PUBLIC COMMENT: Staff has not received any inquires pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 35B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: 2.006 ACRES OUT OF LOT 69, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 6800 – 6900 NORTH WARE ROAD (REZ2015-0154)

LOCATION: The tract is located along the east side of North Ware Road, 100 feet south of Robin Avenue. The tract has 430 feet of frontage along North Ware Road and a depth of 250 feet for a tract size of 2.006 acres.

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



LAND USE: The tract comprises three parcels that contains three single family residences. Adjacent land uses are single family residential, South Texas Christian Academy, Seventh Day Adventist Church, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for residential properties fronting along Ware Road is light commercial. The property was zoned A-O (agricultural-open space) District upon annexation in 1989. A rezoning request to C-1 (office building) District at 6800 North Ware Road was disapproved in 2004. Two rezoning request for R-1 (single family residential) District for adjacent tracts were approved in 1997 and 2003 and single family residential subdivisions were constructed. Ware Road is programmed to be widened to six lanes with a raised median within the next four years. The expansion of Ware Road from a two lane rural collector to a high speed arterial changes the single family character of the area for single family residences fronting Ware Road and provides an opportunity to convert residences to office and light commercial uses. Ware Road is designated as a high speed arterial with 150 feet of right-of-way and currently has 80 feet of right-of-way and is constructed as a rural collector with two travel lanes with shoulders.

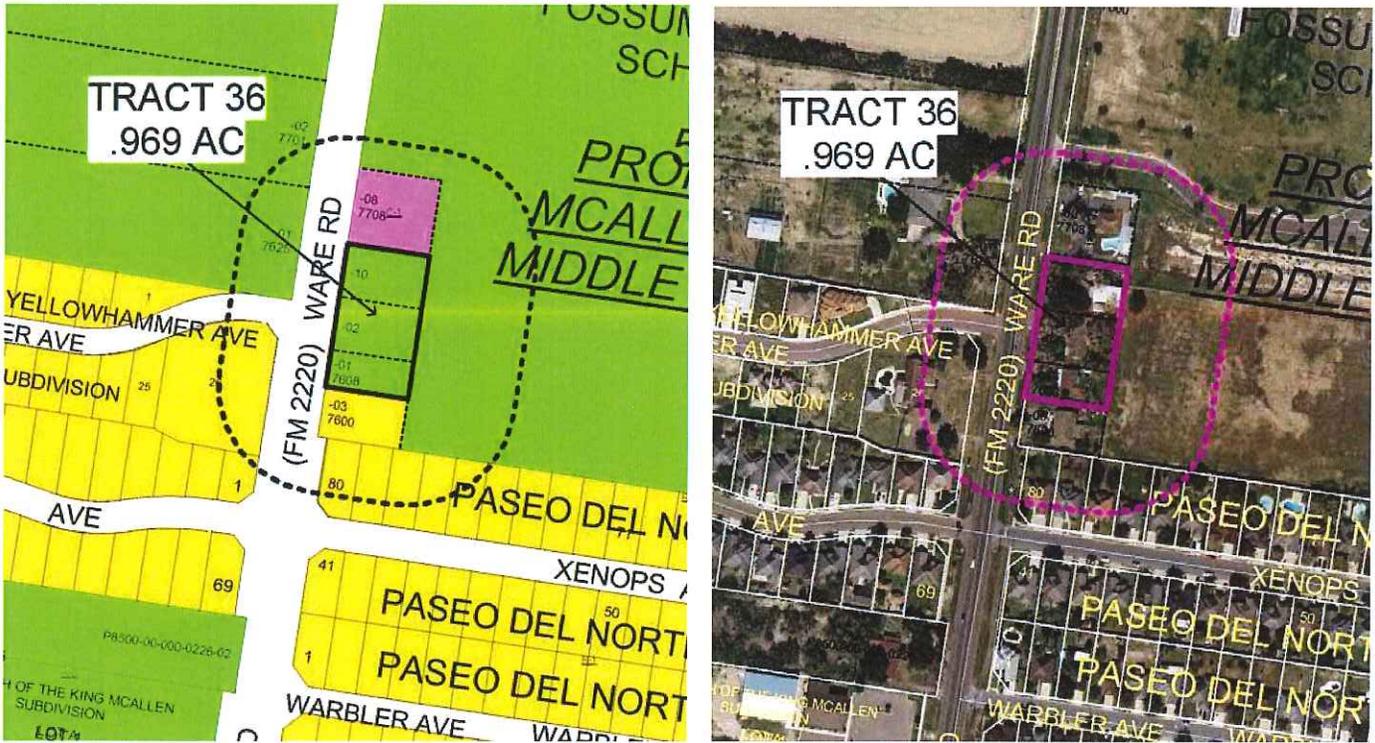
PUBLIC COMMENT: Staff has not received any inquires pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 36: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: 0.969 ACRES OUT OF LOT 57, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7608 – 7612 NORTH WARE ROAD (REZ2015-0155)

LOCATION: The tract is located on the west side of North Ware Road, 643 feet north of Xenops Avenue. The tract has 271 feet of frontage along North Ware Road and a depth of 156 feet for a tract size of 0.969 acres.

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



LAND USE: The tract comprises three parcels that contain three single family residences and JS Services. Adjacent land uses are single family residential, Living by Faith Church, and Fossum Middle School.

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

DEVELOPMENT TRENDS: The development trend for residential properties fronting along Ware Road, is light commercial. The property was zoned A-O (agricultural-open space) District upon annexation in 1989. A rezoning request was approved for C-3L (light commercial) District in 2006 for Rainbow Cleaners at 7708 North Ware Road was approved in 2006. A conditional use permit for institutional use for Fossum Middle School at 7800 North Ware Road was approved in 2006. A rezoning request to R-1 (single family residential) District for improvement to an existing residence at 7600 North Ware Road was approved in 2006. A conditional use permit for an institutional use for Living by Faith Church at 7601 North Ware Road was approved in 2013. Ware Road is programmed to be widened to six lanes with a raised median within the next four years. The expansion of Ware Road from a two lane rural collector to a high speed arterial changes the single family character of the area for single family residences fronting Ware Road and provides an opportunity to convert residences to office and light commercial uses. Ware Road is designated as a high speed arterial with 150 feet of right-of-way and currently has 80 feet of right-of-way and is constructed as a rural collector with two travel lanes with shoulders.

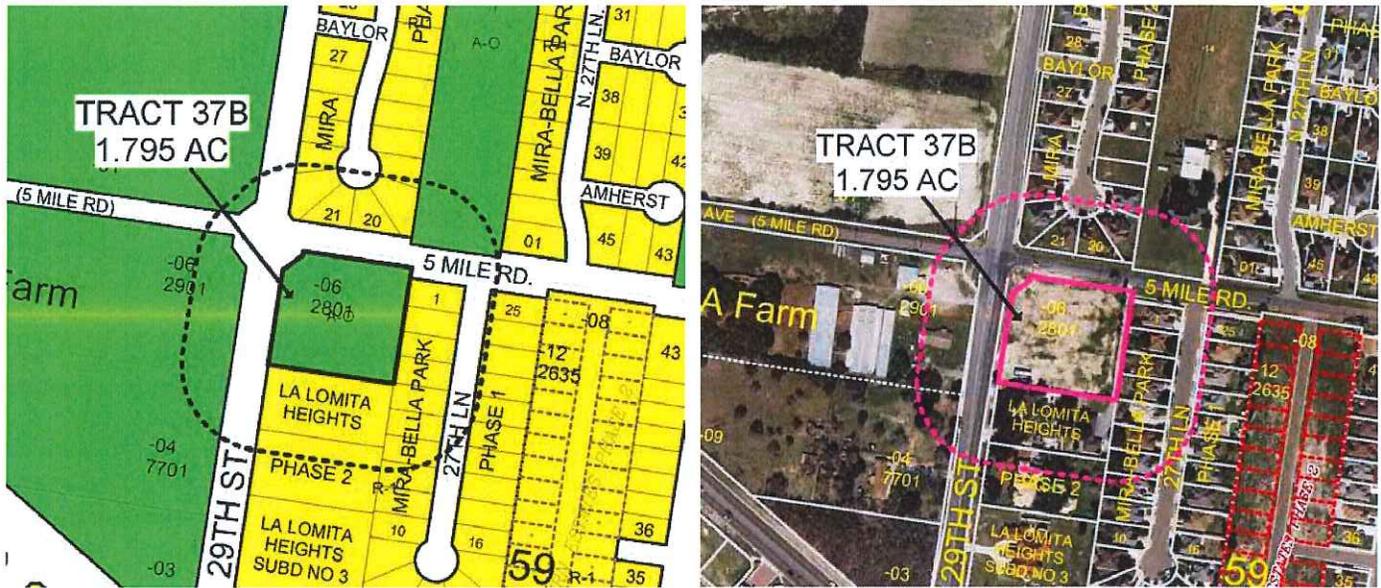
PUBLIC COMMENT: Staff has not received any inquires pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 37B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 1.795 ACRES OUT OF LOT 59, PRIDE 0' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2801 AUBURN AVENUE. (REZ2015-0157)

LOCATION: The tract is located at the southeast corner 29th Street and Auburn Avenue. The tract has 253 feet of frontage along Auburn Avenue and 278 feet of frontage on 29th Street for a tract size of 1.795 acres.

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



LAND USE: The tract comprises one parcel that is currently vacant land. Adjacent land uses are single family residential and the Future Farmers of America Farm.

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

DEVELOPMENT TRENDS: The development trend for this area along Auburn Avenue is single family residential uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. A rezoning request for R-1 (single family residential) District for 7724 North 29th Street was approved in 1990 and a single family residence was constructed. A rezoning request for R-1 (single family residential) District at 7900 North 29th Street was approved in 2002 and Mirabella Unit 2 Subdivision was constructed. A rezoning request for R-1 (single family residential) District at 2701 Auburn Avenue was approved in 1999 and Mirabella Unit 1 Subdivision was constructed. Auburn Avenue is designated as a major collector with 80 feet of right-of-way and is currently 50 feet of right-of-way with two travel lanes and no shoulders.

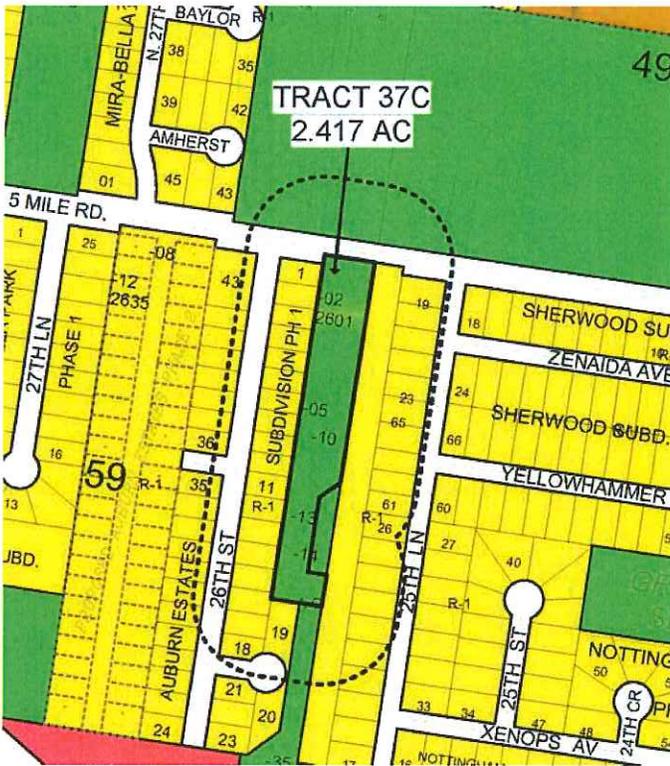
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 37C: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 2.417 ACRES OUT OF LOT 59, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2601 AUBURN AVENUE. (REZ2015-0158)

LOCATION: The tract is located on the south side of Auburn Avenue between 26th Street and 25th Lane. The tract has 130 feet of frontage along Auburn Avenue and a depth of 890 feet for a tract size of 2.417 acres.

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



LAND USE: The tract comprises four parcels that contains Limas Auto Repair and three single family residences. Adjacent land uses are single family residential, Circle G Enterprises and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Auburn Avenue is single family residential uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. The existing multiple single family residences and auto repair use are non-conforming uses that existed prior to annexation. Three rezoning request for R-1 (single family residential) District for adjacent tracts were approved between 1991 and 2004 and single family development were constructed. Auburn Avenue is designated as a major collector with 80 feet of right-of-way and is currently 50 feet of right-of-way with two travel lanes and no shoulders.

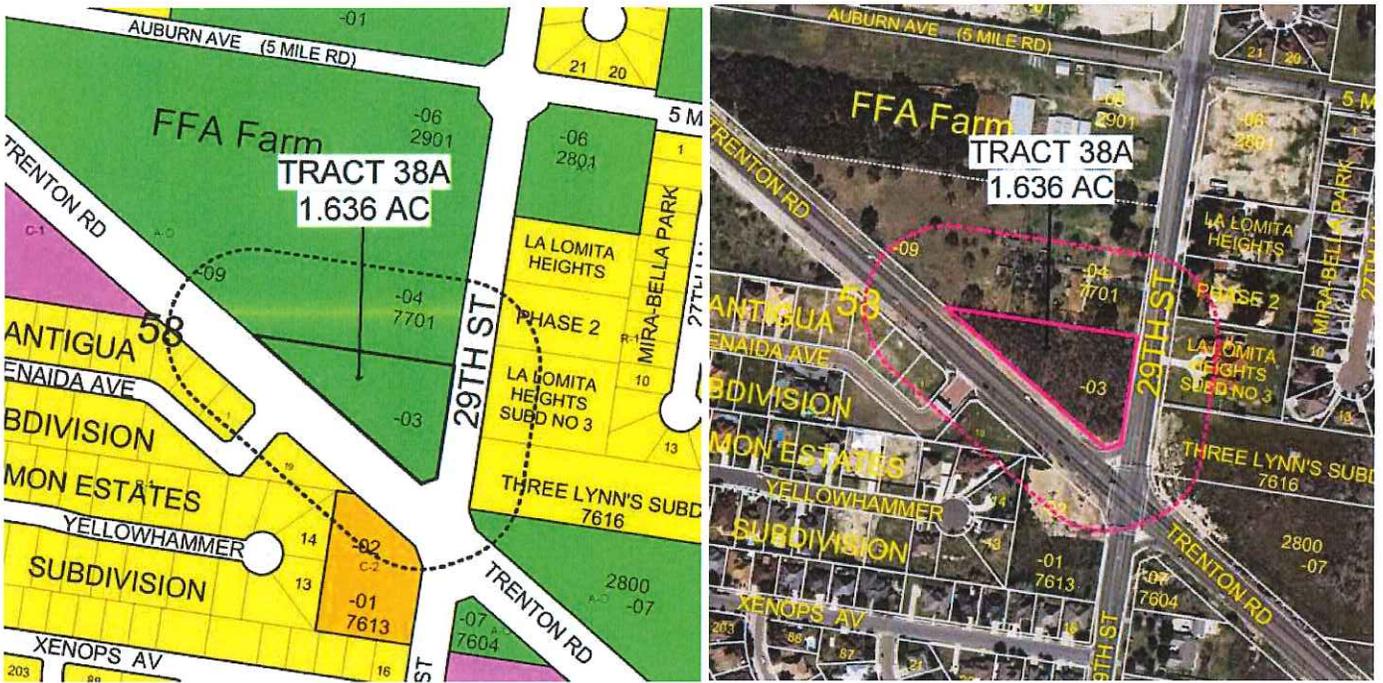
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 38A: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: 1.636 ACRES OUT OF LOT 58, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2900 TRENTON ROAD. (REZ2015-0159)

LOCATION: The tract is located at the northwest corner of Trenton Road and 29th Street. The tract has 540 feet of frontage along Trenton Road and 300 feet of frontage along 29th Street for a total tract size of 1.636 acres.

ADJACENT ZONING: Adjacent zoning is A-O (agricultural-open space) District to the north, R-1 (single family residential) District to the east and west, C-1 (office building) District to the west, and C-2 (neighborhood commercial) District to the south.



LAND USE: The tract comprises one parcel that is currently vacant land. Adjacent land uses are single family residential, neighborhood commercial, vacant land, and the Future Farmers of America Farm.

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

DEVELOPMENT TRENDS: The development trend for parcels along Trenton Road at arterial intersections is commercial uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Two rezoning requests at the southwest and southeast corners of Trenton Road and 29th Street for C-2 (neighborhood commercial) District and C-1 (office building) District were approved in 2002 and 2009 and The World of Wonder Daycare was established. Three rezoning requests along Trenton Road between 26th and 33rd Streets for C-3 (general business) District and C-1 (office building) District were approved in 2008 and 2009 and Trenton Curve commercial center and King's Fast Lube were developed. Four rezoning requests at the intersection of Trenton Road and 23rd Street were approved between 1983 and 2007 and commercial development has occurred on three corners. Two rezoning requests at the intersection of Auburn Avenue and Ware Road were approved between 2002 and 2007 and commercial development has occurred on 2 corners. Trenton Road is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with four travel lanes, a left turn lane and shoulders. 29th Street is designated as a minor arterial with 100 feet of right-of-way and is constructed with 4 travel lanes and a left turn lane.

PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 38B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: 3.455 ACRES OUT OF LOT 59, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2800, 2813 TRENTON ROAD. (REZ2015-0160)

LOCATION: The tract is located at the northeast and southeast corners of Trenton Road and 29th Street creating 2 tracts. The first area is at the northeast corner of 29th Street and Trenton Road. The first area has 540 feet of frontage along the north side of Trenton Road and a width of 330 feet. The second area is at the southeast corner of 29th Street and Trenton Road. The second area has 120 feet of frontage along 29th Street, 280 feet of frontage along Trenton Road, and a width of 240 feet. Together the tract size is 3.455 acres.

ADJACENT ZONING: Adjacent zoning is A-O (agricultural-open space) District to the northwest, R-1 (single family residential) District to the north and east, C-3 (general business) District to the southeast, C-1 (office building) District to the south, and C-2 (neighborhood commercial) District to the west.



LAND USE: The tract comprises one parcel that is currently vacant land. Adjacent land uses are single family residential, The World of Wonders Daycare, King's Fast Lube and vacant land.

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

DEVELOPMENT TRENDS: The development trend for parcels along Trenton Road at arterial intersections is commercial uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Two rezoning requests at the southwest and southeast corners of Trenton Road and 29th Street for C-2 (neighborhood commercial) District and C-1 (office building) District were approved in 2002 and 2009 and The World of Wonder Daycare was established. Three rezoning requests along Trenton Road between 26th and 33rd Streets for C-3 (general business) District and C-1 (office building) District were approved in 2008 and 2009 and Trenton Curve commercial center and King's Fast Lube were developed. Four rezoning requests at the intersection of Trenton Road and 23rd Street were approved between 1983 and 2007 and commercial development has occurred on three corners. Two rezoning requests at the intersection of Auburn Avenue and Ware Road were approved between 2002 and 2007 and commercial development has occurred on 2 corners. Trenton Road is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with four travel lanes, a left turn lane and shoulders. 29th Street is designated as a minor arterial with 100 feet of right-of-way and is constructed with 4 travel lanes and a left turn lane.

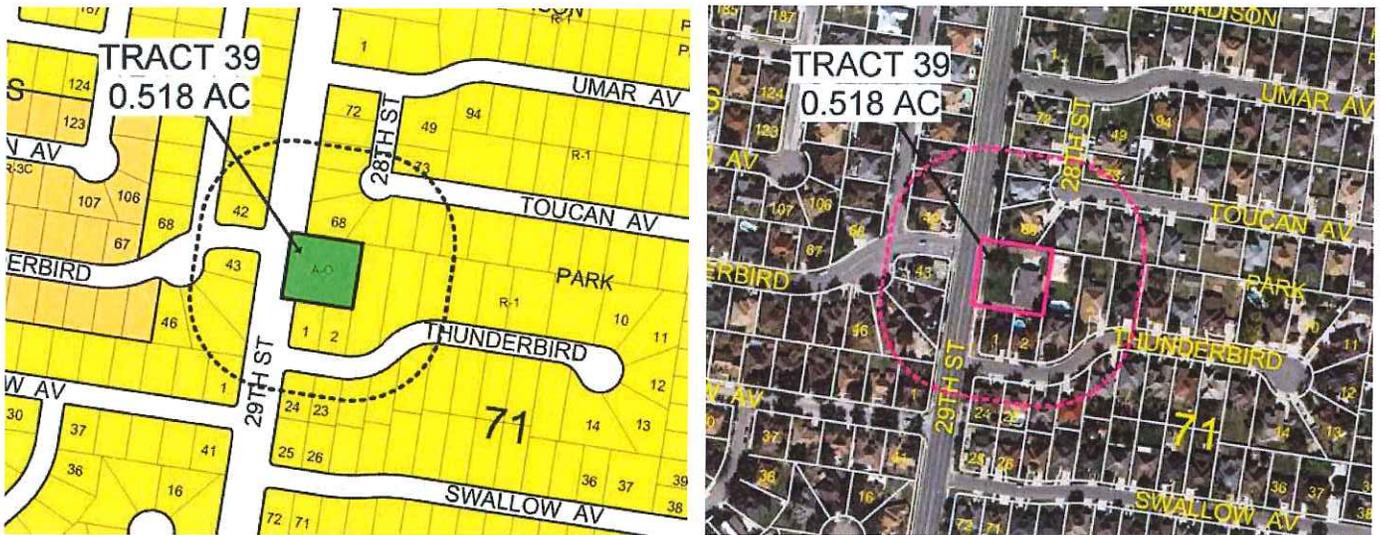
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 39: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 0.518 ACRES OUT OF LOT 71, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7118 NORTH 29TH STREET. (REZ2015-0161)

LOCATION: The tract is located on the east side of 29th Street, 100 feet north of Thunderbird Avenue. The tract has 140 feet of frontage along 29th Street and has a depth of 160 feet for a tract size of 0.518 acres.

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



LAND USE: The tract comprises one parcel that contains a single family residence. Adjacent land uses are single family residential.

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

DEVELOPMENT TRENDS: The development trend for this area along 29th Street is single family residential uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Four rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1982 and 1997 and were developed as single family residential subdivisions. 29th Street is designated as a minor arterial with 100 feet of right-of-way and is currently 90 feet of right-of-way with four travel lanes and no shoulders.

PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 40A: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 2.460 ACRES OUT OF LOT 75, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 3200 LARK AVENUE. (REZ2015-0162)

LOCATION: The tract is located on the north side of Lark Avenue, 390 feet east of 34th Street. The tract has 200 feet of frontage along Lark Avenue and has a depth of 540 feet for a tract size of 2.460 acres.

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



LAND USE: The tract comprises one parcel that contains a single family residence. Adjacent land uses are single family residences in subdivisions and on rural acreage and farmland.

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

DEVELOPMENT TRENDS: The development trend for this area along Lark Avenue is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Six rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1982 and 1997 and were developed as single family residential subdivisions. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has varying right-of-way from 60 feet to 80 feet with three travel lanes and no shoulders; 2 lanes east bound and 1 lane west bound.

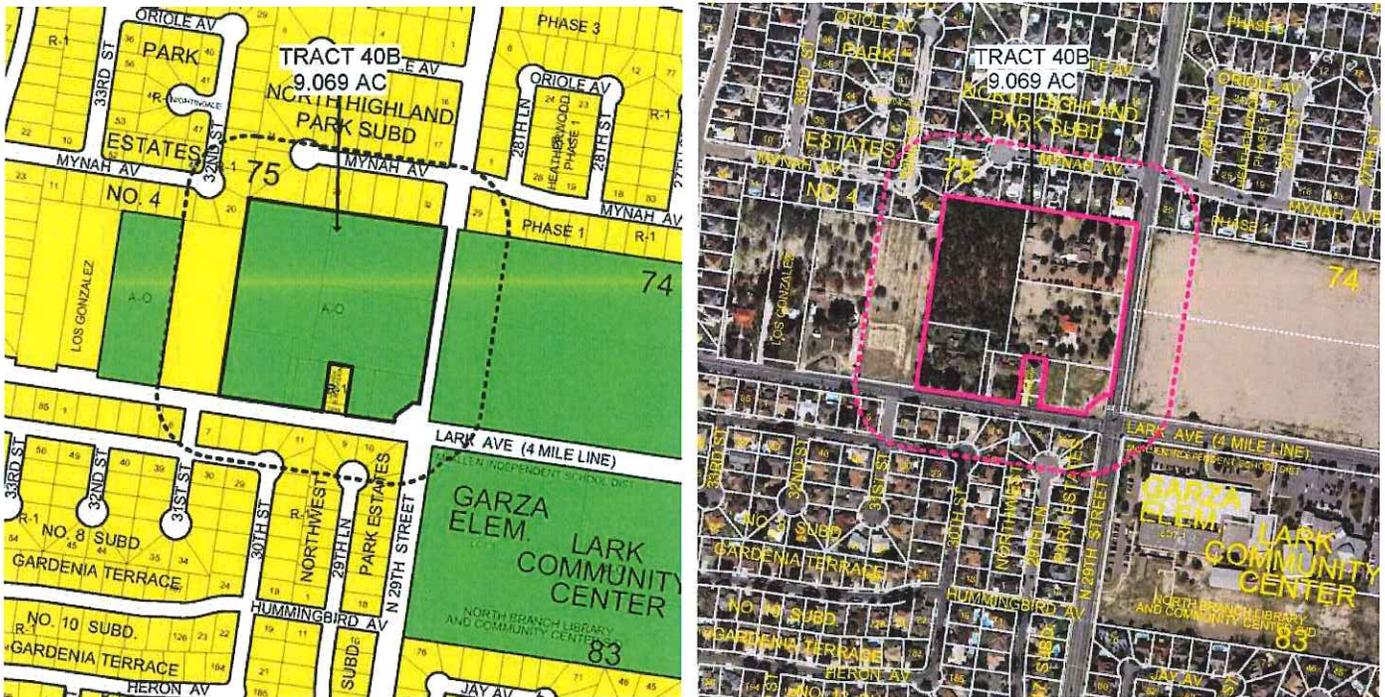
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 40B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 9.069 ACRES OUT OF LOT 75, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2900 – 3000 LARK AVENUE, 6315 – 6415 NORTH 29TH STREET. (REZ2015-0163)

LOCATION: The tract is located on the northwest corner of Lark Avenue and North 29th Street. The tract has 500 feet of frontage along Lark Avenue, 570 feet of frontage along North 29th Street, and a depth of 640 feet for a tract size of 9.069 acres.

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



LAND USE: The tract comprises eight parcels containing four single family residence and vacant land. Adjacent land uses are single family residential, vacant land and farmland. Garza Elementary School, Lark Community Center, and Garza Park are in the surrounding area.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future 40B land use as Auto Urban Residential.

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and 29th Street is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Five rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1987 and 2003, and were developed as single family residential subdivisions. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has varying right-of-way from 60 feet to 80 feet with three travel lanes and no shoulders; 2 lanes east bound and 1 lane west bound. 29th Street is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with 4 travel lanes and sidewalks.

PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 40C1: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 3.717 ACRES OUT OF LOT 74, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2600 LARK AVENUE. (REZ2015-0164)

LOCATION: The tract is located along the north side of Lark Avenue approximately 190 feet west of 25th Lane. The tract has 260 feet of frontage along Lark Avenue and a depth of 622 feet for a tract size of 3.717 acres.

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



LAND USE: The tract comprises one parcel that is currently farmland. Adjacent land uses are single family residential, Reynaldo Garza Elementary, Garza Park and Lark Community Center, and farmland.

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

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and the extension of 26th Street is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Two rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1995 and 1997, and were developed as single family residential subdivisions. 26th Street has 50 feet of right-of-way containing 2 travel lanes and a parking lane that provides access to single family residences between Mynah Avenue and Pelican Avenue. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with four travel lanes and no shoulders.

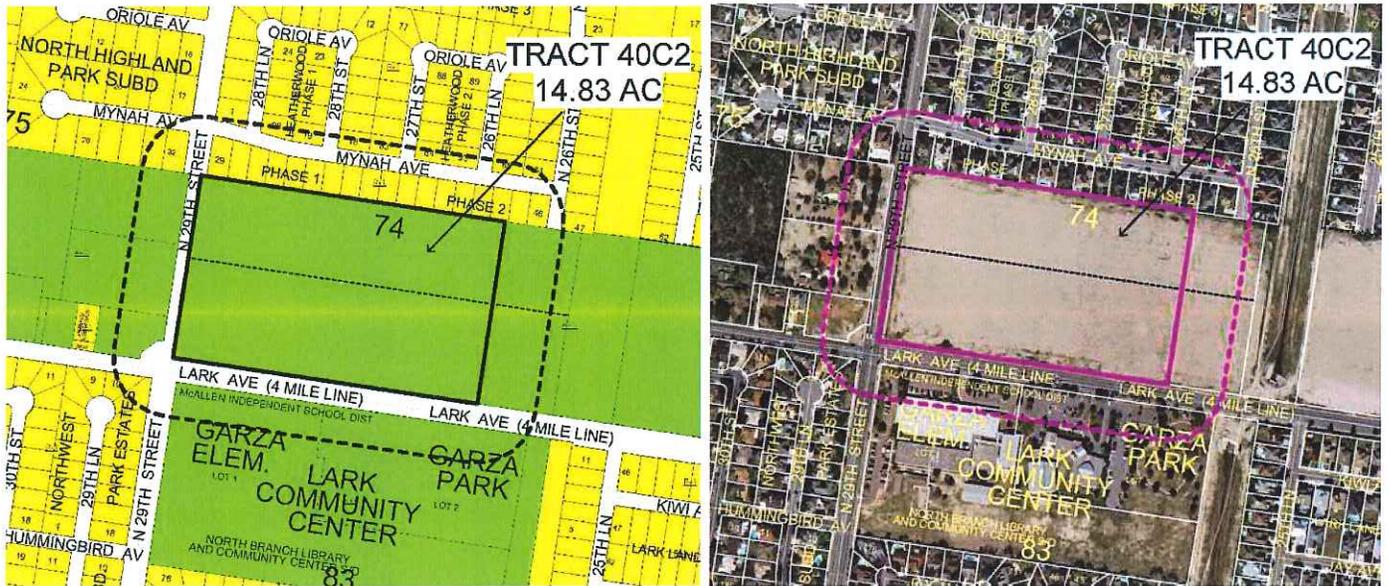
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 40C2: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 14.83 ACRES OUT OF LOT 74, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2800 LARK AVENUE. (REZ2015-0165)

LOCATION: The tract is located on the northeast corner of North 29th Street and Lark Avenue. The tract has 620 feet of frontage along North 29th Street and 1,040 feet of frontage along Lark Avenue for a tract size of 14.83 acres.

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



LAND USE: The tract comprises one parcel that is currently farmland. Adjacent land uses are single family residential, Reynaldo Garza Elementary, Garza Park and Lark Community Center, and farmland.

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

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and 29th Street is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Three rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1995 and 1997, and were developed as single family residential subdivisions. The location of the tract is suitable for multifamily residential since it is located at the intersection of minor arterials and adjacent to a public school, park and community center. The tract does not generate traffic onto streets accessing single family residential. The tract is serviced by the McAllen Metro Blue (3) and Orange (2) routes providing apartment residents access to major destinations in McAllen. Multifamily residential apartment district would provide more housing choices to the area that is limited to primarily single family residential. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with four travel lanes, no shoulders and a left turn lane at 29th Street. 29th Street is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with 4 travel lanes and sidewalks.

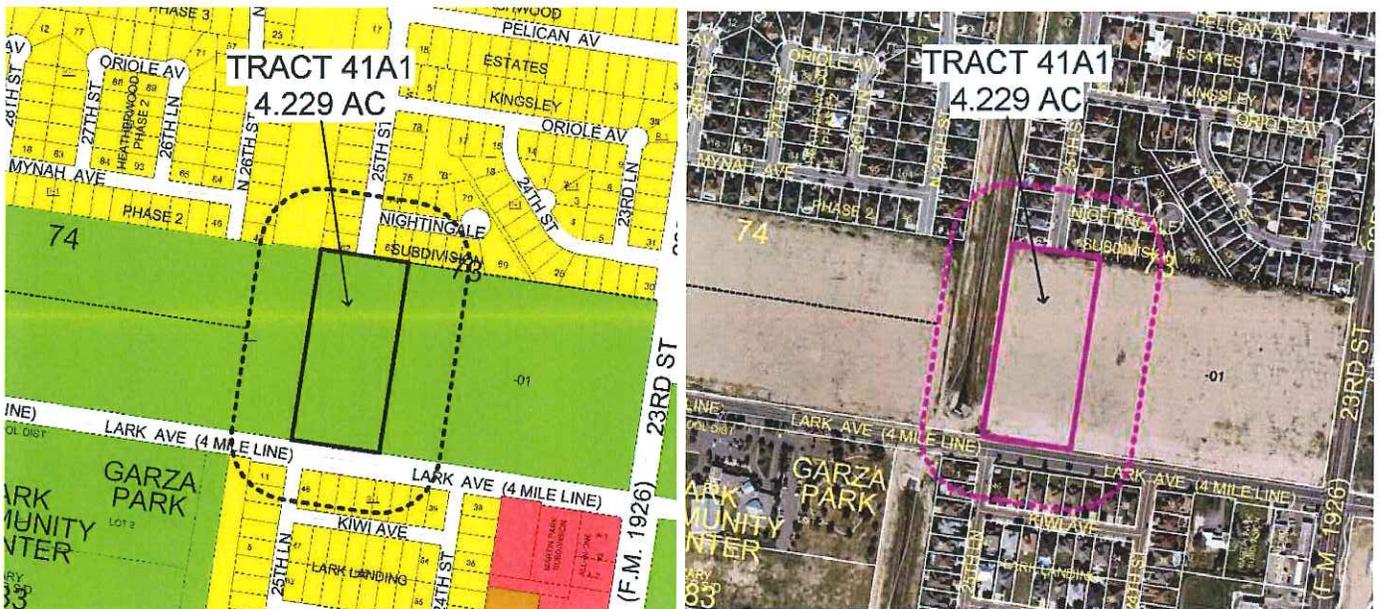
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 41A1: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 4.229 ACRES OUT OF LOT 73, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2500 LARK AVENUE. (REZ2015-0166)

LOCATION: The tract is located along the north side of Lark Avenue at 25th Lane. The tract has 290 feet of frontage along Lark Avenue and a depth of 630 feet for a tract size of 4.229 acres.

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



LAND USE: The tract comprises one parcel that is currently farmland. Adjacent land uses are single family residential, Reynaldo Garza Elementary, Garza Park and Lark Community Center, All In One Appliance Service Center, a 7-Eleven Convenience Store and farmland.

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

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and the extension of 25th Lane is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Two rezoning requests for R-1 (single family residential) District on adjacent tracts were approved between 1995 and 1997, and were developed as single family residential subdivisions. 25th Street has 60 feet of right-of-way containing 2 travel lanes and 2 parking lanes that provides access to single family residences between Nightingale Avenue and Pelican Avenue. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with four travel lanes and no shoulders.

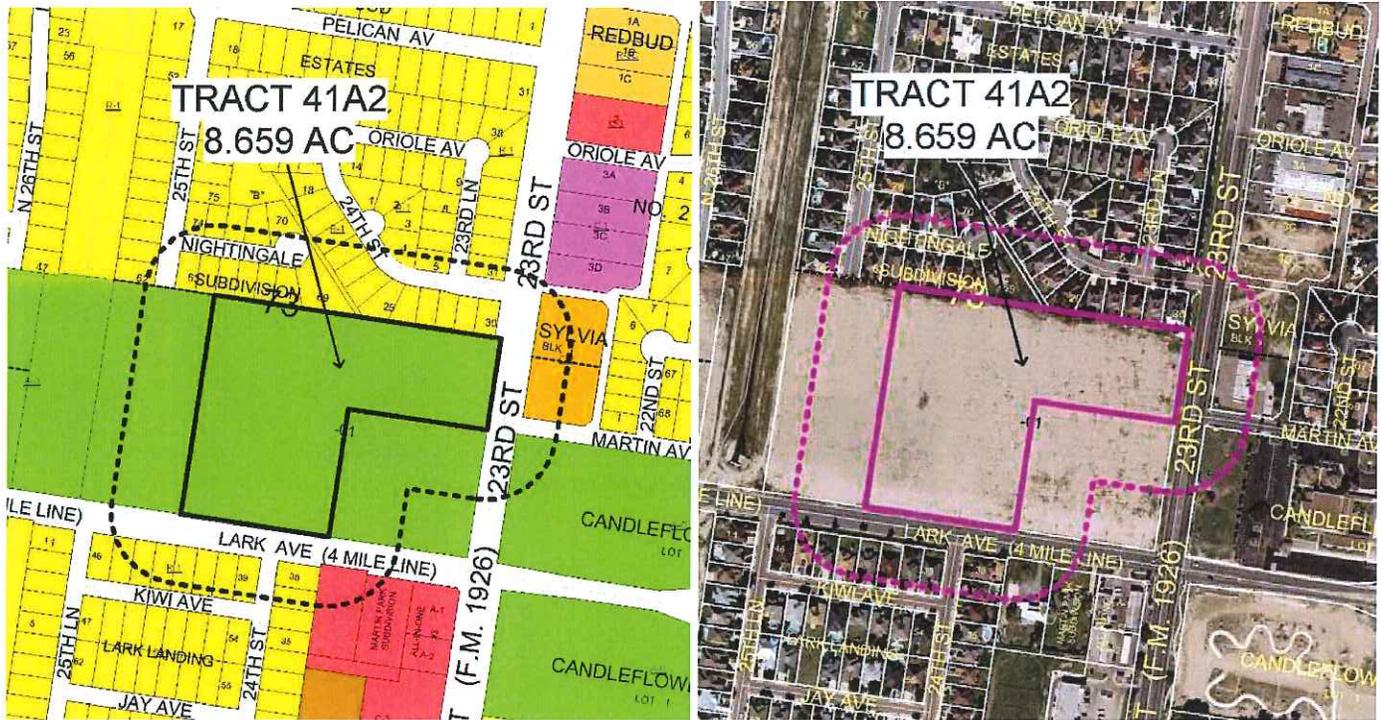
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 41A2: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 8.659 ACRES OUT OF LOT 73, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 LARK AVENUE. (REZ2015-0167)

LOCATION: The tract is located along the north side of Lark Avenue, west of 23rd Street. The tract has 430 feet of frontage along Lark Avenue, 260 feet of frontage along 23rd Street, and a depth of 630 feet for a tract size of 8.659 acres.

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the north and south, and A-O (agricultural-open space) District to the east and west, C-2 (neighborhood commercial) District to the east, and C-3 (general business) District to the south.



LAND USE: The tract comprises one parcel that is currently farmland. Adjacent land uses are farmland, single family residential, All-In One Appliance Service Center, 7-Eleven Convenience Store, Holy Spirit Catholic Church, and Ula Gula Snack Attack Shop.

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

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and 23th Street is single family residential uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. A rezoning request for R-1 (single family residential) District on an adjacent tract was approved in 1995 and was developed as a single family residential subdivision. Four rezoning request on 23rd Street and Lark Avenue were approved for commercial zoning between 1980 and 2002 and commercial uses were constructed. Two requests for multifamily residential apartment district were approved on tracts to the south in 1999 but are currently vacant land. The location of the tract is suitable for multifamily residential since it is located at an arterial intersection and nearby uses include a public school, park and community center and church. The tract does not generate traffic onto streets accessing single family residential. The tract is serviced by the McAllen Metro Blue (3) and Orange (2) routes providing apartment residents access to major destinations in McAllen. Multifamily residential apartment district would provide more housing choices to the area that is limited to primarily single family residential. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with four travel lanes, no shoulders and a left turn lane at 23rd Street. 23rd Street is designated as a principal arterial with 120 feet of right-of-way and currently has 90 feet of right-of-way with 4 travel lanes, a left turn lane and no shoulders.

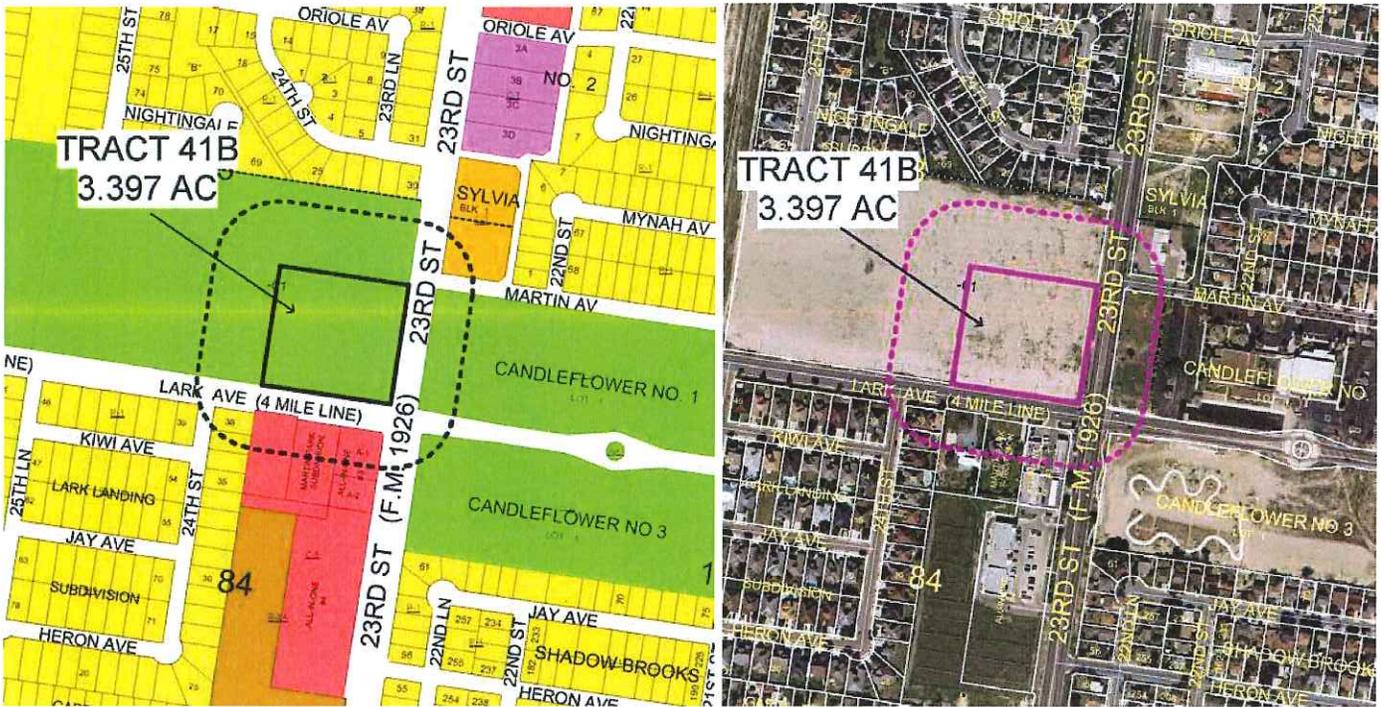
PUBLIC COMMENT: Staff has received inquiries in opposition to the rezoning from property owners residing south of Lark Avenue.

RECOMMENDATION:
Staff recommends approval.

TRACT 41B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 3.397 ACRES OUT OF LOT 73, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 6401 NORTH 23RD STREET. (REZ2015-0168)

LOCATION: The tract is located on the northwest corner of Lark Avenue and 23rd Street. The tract has 400 feet of frontage along Lark Avenue and 370 feet of frontage along 23rd Street for a tract size of 3.397 acres.

ADJACENT ZONING: Adjacent zoning is A-O (agricultural-open space) District to the north, east and west, C-3 (general business) District and R-3A (multifamily apartments) to the south, and R-1 (single family residential) District to the southwest.



LAND USE: The tract comprises one parcel that is currently farmland. Adjacent land uses are farmland, single family residential, Ula Gula Snack Attack Shop, Holy Spirit Catholic Church, 7-Eleven Convenience Store, All-In One Appliance Service Center, and Lark Shopping Center.

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

DEVELOPMENT TRENDS: The development trend for this area at Lark Avenue and 23rd Street is nonresidential and commercial uses. The property was zoned A-O (agricultural & open space) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. Four rezoning requests on 23rd Street and Lark Avenue were approved for commercial zoning between 1980 and 2002 and commercial uses were constructed. Two rezoning requests for multifamily residential apartment district were approved on tracts to the south in 1999 but are currently vacant land. Holy Spirit Catholic Church is located on the northeast and southeast corners of the intersection. Arterial intersections provide traffic movement and property access in multiple directions that creates opportunities for commercial development. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and currently has 80 feet of right-of-way with four travel lanes, no shoulders and a left turn lane at 23rd Street. 23rd Street is designated as a principal arterial with 120 feet of right-of-way and currently has 90 feet of right-of-way with 4 travel lanes, a left turn lane and no shoulders.

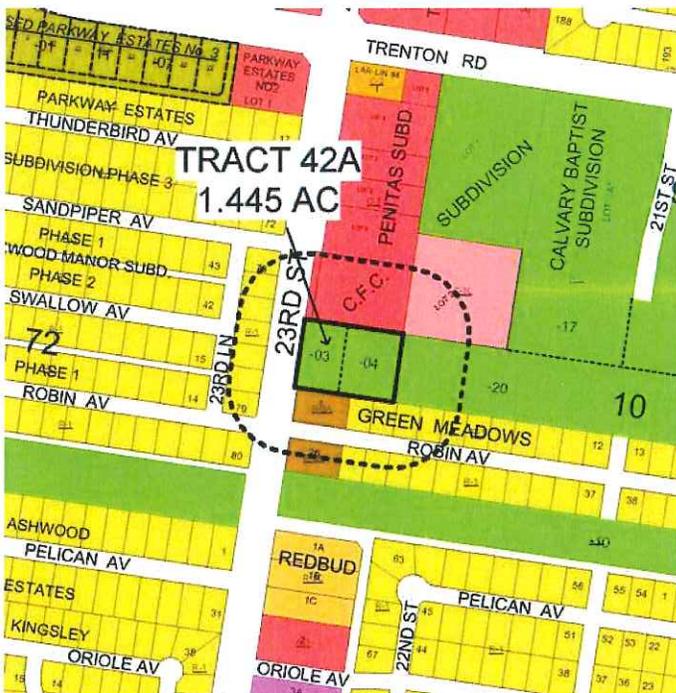
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 42A: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 1.445 ACRES OUT OF LOT 1, BLOCK 10, HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7008 – 7012 NORTH 23RD STREET. (REZ2015-0169)

LOCATION: The tract is located on the east side of 23rd Street, 100 feet north of Robin Avenue. The tract has 210 feet of frontage along 23rd Street and a depth of 300 feet for a tract size of 1.445 acres.

ADJACENT ZONING: Adjacent zoning is C-3 (general business) District to the north, C-3L (light commercial) District to the northeast, A-O (agricultural-open space) District to the east, R-3A (multifamily apartments) District to the south, and R-1 (single family residential) District to the south and west.



LAND USE: The tract comprises two parcels containing a single family residence and four apartments. Adjacent land uses are single family residential, apartments and vacant land. Chris Auto Services, Farmers Insurance, IBC Bank, Christian Fellowship Church, Las Torres Condominiums, Garden Court Apartments, Kusina Restaurant & Market, Ramos BBQ, and Little Shining Stars Daycare are land uses in the surrounding area.

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

DEVELOPMENT TRENDS: The development trend for properties fronting along 23th Street is commercial and multifamily residential uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1982. There have been no rezoning requests on the property since that time. A rezoning request for R-1 (single family residential) District on an adjacent tract to the south was approved in 1982 and was developed as a single family residential subdivision. Three rezoning requests to the north on 23rd Street were approved for C-3 (general business) District and C-3L (light commercial) District between 2003 and 2014 and commercial uses were constructed. Five requests for multifamily residential apartment district were approved on tracts to the south between 1980 and 1982 and apartments and condominiums were constructed. The existing apartments were constructed when the property was outside the city limits and are nonconforming uses. Rezoning the property to R-3A (multifamily residential apartment) District allows reconstruction, additions and ordinary repairs exceeding 10% of the improvement value to the existing apartments. 23rd Street is designated as a principal arterial with 120 feet of right-of-way and currently has 90 feet of right-of-way with 4 travel lanes, a left turn lane and no shoulders.

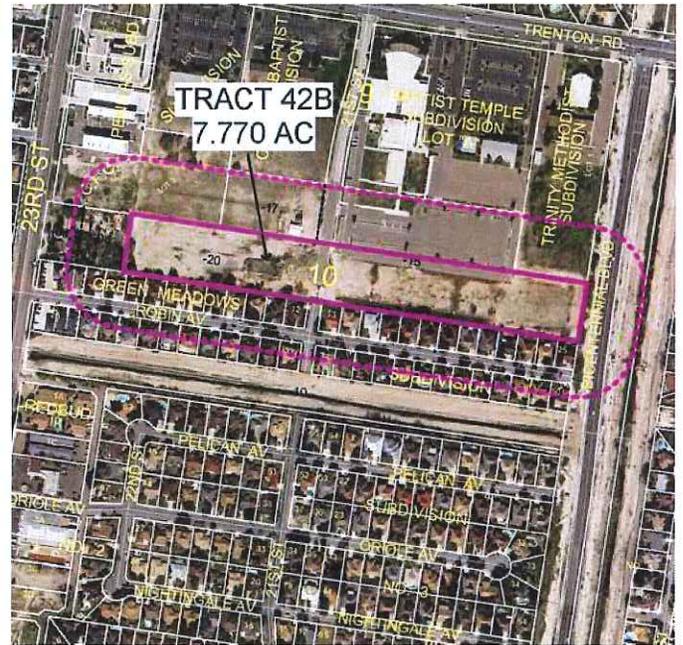
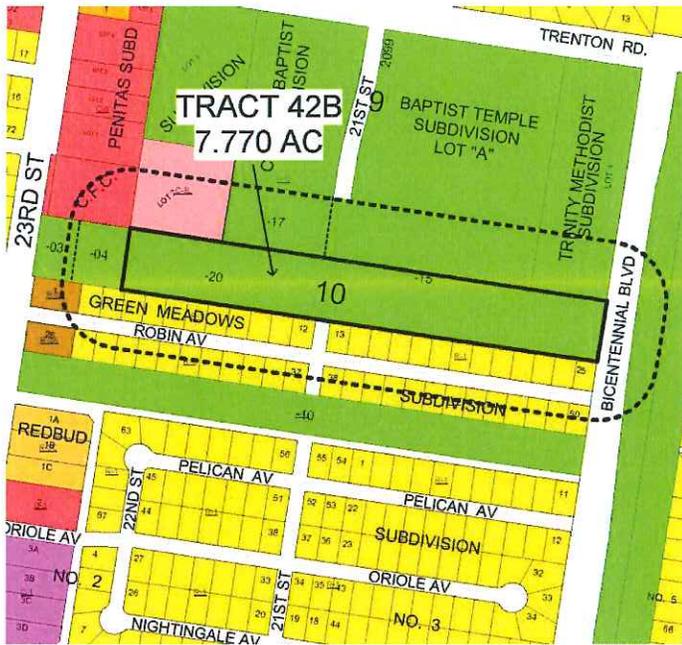
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 42B: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 7.77 ACRES OUT OF LOT 1, BLOCK 10, HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7008 – 7012 NORTH 23RD STREET (REAR). (REZ2015-0170)

LOCATION: The tract is located on the west side of North Biccennial Boulevard, 100 feet north of Robin Avenue The tract has 210 feet of frontage along North Biccennial Boulevard and a depth of 1,620 feet for a tract size of 7.77 acres.

ADJACENT ZONING: Adjacent zoning is C-3 (general business) District and C-3L (light commercial) District to the northwest, A-O (agricultural-open space) District to the north and east, R-3A (multifamily apartments) District to the southwest, and R-1 (single family residential) District to the south.



LAND USE: The tract comprises one parcel that is currently vacant land and a parking lot for Baptist Temple Church. Adjacent land uses are single family residential, apartments, household storage, Christian Fellowship Church, Iglesia Bautista Getsemani, Baptist Temple Church and Trinity United Methodist Church.

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

DEVELOPMENT TRENDS: The development trend for properties adjacent to Biccennial Boulevard is single family residential and institutional uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1982. There have been no rezoning requests on the property since that time. A rezoning request for R-1 (single family residential) District on the adjacent tract to the south was approved in 1982 and was developed as a single family residential subdivision. A conditional use permit for life of the use was approved for Baptist Temple Church in 1986. A conditional use permit for an institutional use is allowed in the R-1 (single family residential) District. The property is owned by Baptist Temple Church and a portion of the property is used as a parking lot for the church. 21st Street has 60 feet of right-of-way containing 2 travel lanes and a parking lane and is extended to the property with a cul-de-sac. Biccennial Boulevard is designated as a high speed arterial with 150 feet of right-of-way and currently has 110 feet of right-of-way containing 4 travel lanes and no shoulders with access restrictions to adjacent residential developments.

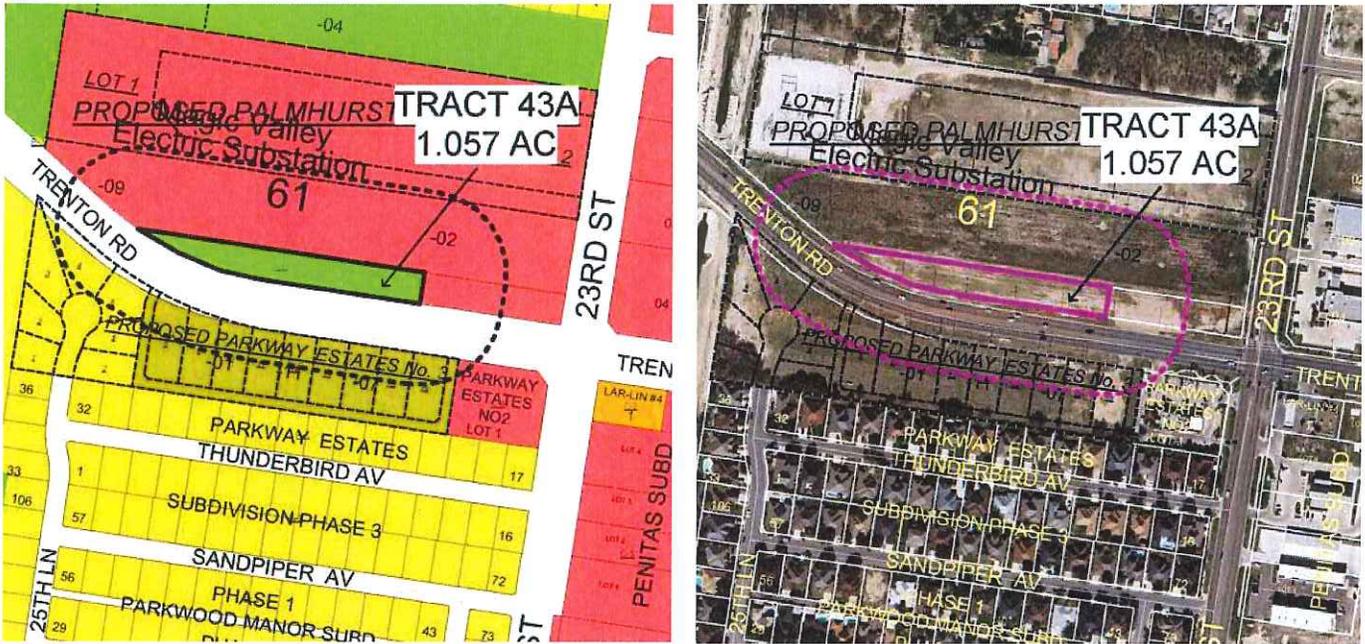
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 43A: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 1.057 ACRES OUT OF LOT 61, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7301 NORTH 23RD STREET. (REZ2015-0171)

LOCATION: The tract is located along the north side of Trenton Road, 350 feet west of 23rd Street. The tract has 610 feet of frontage along Trenton Road and a depth of 80 feet for a tract size of 1.057 acres.

ADJACENT ZONING: Adjacent zoning is C-3 (general business) District to the north, east, and west, and R-1 (single family residential) District and R-2 (duplex-fourplex residential) District to the south.



LAND USE: The tract comprises one parcel that is currently vacant land. Adjacent land uses are vacant land, Magic Valley Electrical Substation, Burger King, Fast Corner Convenience Store, Inter National Bank, and IBC Bank.

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

DEVELOPMENT TRENDS: The development trend for the area at Trenton Road and 23rd Street is commercial uses. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Six rezoning requests for C-2 (neighborhood commercial) District and C-3 (general business) District in the area of Trenton Road and 23rd Street were approved between 1983 and 2007 and commercial uses were constructed. Arterial intersections provide traffic movement and property access in multiple directions that creates opportunities for commercial development. Trenton Road is designated as a principal arterial with 120 feet of right-of-way and currently contains four travel lanes, a left turn lane and no shoulders. 23rd Street is designated as a principal arterial with 120 feet of right-of-way and currently has 110-120 feet of right-of-way with 4 travel lanes, a left turn lane and no shoulders.

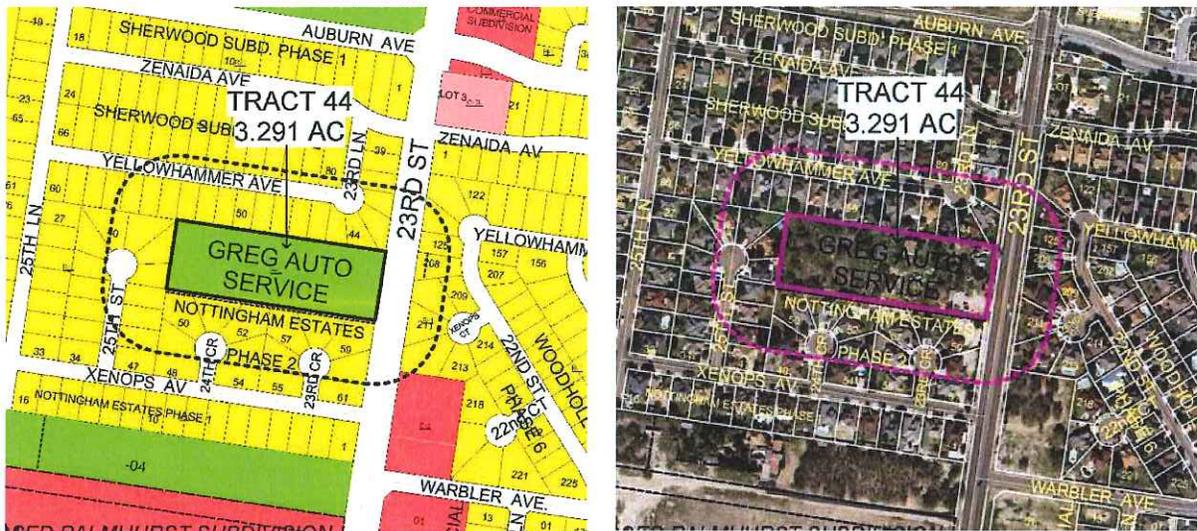
PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION:
Staff recommends approval.

TRACT 44: REZONE FROM A-O (AGRICULTURAL-OPEN SPACE) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 3.291 ACRES OUT OF LOT 60, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 7609 NORTH 23RD STREET. (REZ2015-0172)

LOCATION: The tract is located along the west side of 23rd Street, 360 feet south of Zenaida Avenue. The tract has 230 feet of frontage along 23rd Street and a depth of 660 feet for a tract size of 3.291 acres.

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



LAND USE: The tract comprises one parcel containing Greg's Auto Service and a single family residence. Adjacent land uses are single family residential. Commercial uses adjacent to single family residences in the surrounding area are Dollar General, O'Reilly Auto Parts, Inter National Bank and Burger King.

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

DEVELOPMENT TRENDS: The development trend for this area of 23rd Street is single family residential. The property was zoned A-O (agricultural & open space) District upon annexation in 1989. There have been no rezoning requests on the property since that time. Four rezoning requests for R-1 (single family residential) on adjacent tracts were approved between 1991 and 1993 and single family residential developments were constructed. The existing auto repair business was constructed when the property was outside the city limits and is a nonconforming use. Rezoning the property to C-3 (general business) District allows reconstruction, additions and ordinary repairs exceeding 10% of the improvement value to the existing business. An auto repair business is allowed within the C-3 (general business) District with a conditional use permit. 23rd Street is designated as a principal arterial with 120 feet of right-of-way and currently has 110 feet of right-of-way with 4 travel lanes, a left turn lane and no shoulders.

PUBLIC COMMENT: Staff has not received any inquiries pertaining to the subject property.

RECOMMENDATION: Staff recommends approval.

2015 CALENDAR

Meetings:  City Commission  Planning & Zoning Board  Public Utility Board  Zoning Board of Adjustment HPC - Historical Preservation Council							Deadlines: D- Zoning/CUP Application N - Public Notification						
JULY 2015							AUGUST 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N - 7/21 P&Z	2	3 HOLIDAY	4							1
5	6	7 PZ	8 D - 8/4 & 8/5	9	10	11	2	3	4 PZ	5 D - 9/1 & 9/2	6	7	8
12	13	14 City Commission	15 Public Utility Board	16 HPC	17	18	9	10	11 City Commission	12 Public Utility Board	13	14	15
19	20	21 PZ	22 HPC	23	24	25	16	17	18 PZ	19 D - 9/16 & 9/17	20	21	22
26	27	28 City Commission	29 Public Utility Board	30	31		23	24 AD - 9/16 & 9/17	25 Public Utility Board	26 HPC	27	28	29
							30	31					
SEPTEMBER 2015							OCTOBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 PZ	2 D - 10/6 & 10/7	3	4 AD 10/6 & 10/7	5					1	2	3
5	7 HOLIDAY	8	9 N - 10/6 & 10/7	10	11	12	4	5	6 PZ	7 D - 11/3 & 11/4	8	9	10
13	14	15 City Commission	16 Public Utility Board	17 HPC	18	19	11	12	13 City Commission	14 Public Utility Board	15	16	17
20	21	22	23 HPC	24	25	26	18	19	20 PZ	21 D - 11/17 & 11/18	22	23	24
27	28	29 City Commission	30 Public Utility Board				25	26	27 City Commission	28 HPC	29	30	31
NOVEMBER 2015							DECEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 PZ	4 D - 12/1 & 12/2	5	6	7			1 PZ	2 HPC	3	4	5
8	9	10 City Commission	11 Public Utility Board	12	13	14	6	7	8	9 D - 1/5 & 1/6	10	11	12
15	16	17 PZ	18 D - 12/16 & 12/17	19	20	21	13	14	15 City Commission	16 Public Utility Board	17	18	19
22	23	24 City Commission	25 Public Utility Board	26 HOLIDAY	27	28	20	21	22	23 D - 1/19 & 1/20	24	25 HOLIDAY	26 HOLIDAY
29	30						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.