

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 20, 2021 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR
Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on April 6, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Homer Jasso, DBA Don Pepe's Restaurant, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 3-5; Rancho De La Fruta #2 Subdivision being a resubdivision of Lot 6, Block 12, Steele and Pershing Subdivision, Hidalgo County, Texas; 306 North MColl Road. **(CUP2021-0028)**
2. Request of Blake Smith for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lot A, Valley Health Plaza, Hidalgo County, Texas; 1020 Zinnia Avenue. **(CUP2021-0032)**

b) REZONING:

1. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2021-0023)**
2. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2021-0022)**
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 4.34 acres out of Lot 2, Block 7, Steele and Pershing Subdivision, Hidalgo County, Texas; 4601 North McColl Road. **(REZ2021-0005)**
4. Rezone from A-O (agricultural and open space) District to R-3A (multifamily residential apartment) District: 14.615 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4128 North Taylor Road. **(REZ2021-0017)**
5. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 1.024 acres out of Lot 317, John H. Shary Subdivision, Hidalgo County, Texas; 4016 North Taylor Road. **(REZ2021-0019)**

c) RESUBDIVISION:

1. Replat of Lot 9 and North Half of Lot 10, Antigua Subdivision to Lot 9A, Antigua Subdivision; 3208 Zenaida Avenue- Structure Team, LLC **(SUB2021-0036)** (Final) M&H
2. Replat of Lot 34, Villas Jardin Subdivision to Lot 34A and Lot 34B, Villas Jardin Subdivision; 2800 South 2nd Street- Villas Jardin Homeowner's Association **(SUB2021-0037)** (Final) SEC

3) CONSENT:

- a) Taylor View Subdivision; 1600 North Taylor Road- DG and GG Investments **(SUB2021-0033)** (Final) SEC

4) SUBDIVISIONS:

- a) Bentsen Village Subdivision; 420 South Bentsen Road- Arnoldo Gonzalez **(SUB2019-0052)** (Revised Preliminary Extension) NE
- b) Tesoro Del Valle Subdivision; 14928 North Rooth Road- Javier Ledesma **(SUB2021-0038)** (Preliminary) MGE

5) INFORMATION ONLY:

- a) City Commission Actions: April 12, 2021

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, April 6, 2021 at 3:30 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present:	Pepe Cabeza de Vaca	Chairperson
	Daniel Santos	Vice- Chairsperson
	Michael Hovar	Member
	Michael Fallek	Member
	Gabriel Kamel	Member
	Jose Saldana	Member
Absent:	Rogelio Cervantes	Member
Staff Present:	Victor Flores	Assistant City Attorney
	Edgar Garcia	Planning Director
	Omar Sotelo	Senior Planner
	Rodrigo Sanchez	Senior Planner
	Jose Humberto De La Garza	Planner III
	Berenice Gonzalez	Planner III
	Kaveh Forghanparast	Planner II
	Iris Alvarado	Planner I
	Jose Ortega	Planning Technician III/GIS
	Porfirio Hernandez	Planning Technician II
	Jacob Salazar	Planning Technician I
	Julian Hernandez	Planning Technician I
	Claudia Mariscal	Administrative Secretary

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Pepe Cabeza de Vaca, Chairperson

*Vice- Chairperson Daniel Santos and Jose Saldana joined the meeting

1) MINUTES:

- a) Minutes for Regular Meeting held on March 16, 2021.

The minutes for the regular meeting held on March 16, 2021 were approved as submitted. The motion to approve was made by Mr. Jose Saldana. Mr. Michael Hovar seconded the motion, which carried unanimously with six members present and voting.

2) PUBLIC HEARING

- a) **CONDITIONAL USE PERMITS:**

1. Request of Jennifer M. Bright, for a Conditional Use Permit, For One Year for a Vape and Smoke Shop at Lots 1 & 2, Lazy-A-Ranch Addition Subdivision, Hidalgo County, Texas; 2401 West Pecan Blvd. Suite C. (CUP2021-0020).

Ms. Alvarado stated that the property is located on the west side of 24th Street along the south side of Pecan Blvd. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east, and west; there is C-1 (office building) to the south. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a smoke shop with vape and tobacco sales. The proposed hours of operation will be from 9 a.m. to 9 p.m. Monday – Sunday.

The Fire Department has approved the CUP process, but is pending final inspection for occupancy. The smoke shop must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has access to Pecan Blvd. through 24th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. City Center Plaza shopping center is a mixture of office, retail, vacant suites, and a restaurant. There are 38 parking spaces provided on site. In order to operate with the existing businesses, parking required is 43 parking spaces. The applicant has contacted the adjacent property South Texas College, requested a parking agreement and is awaiting a response;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and 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 Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review.

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

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Michael Hovar moved to disapprove with a favorable recommendation pending the parking agreement with STC. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

2. Request of Carlos J. Reyes, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83. **(CUP2021-0024)**

Ms. Alvarado stated that the property is located on the south side of Expressway 83, approximately 380 ft. west of S. 26th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north, east and R-1 (single family residential) District to the south. Surrounding land uses include a car lot, shopping center and residential homes. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for the portable building by the Planning and Zoning Commission on September 17, 2002 and was renewed annually. The permit was last renewed on June 7, 2005. The applicant then, canceled the permit in August 21, 2006 due to the portable building being removed from the property. Another conditional use permit was approved for a portable building for one year by the Planning and Zoning Commission on April 5, 2011. The permit was renewed on April 2012 which expired in 2013. A new application was submitted on August 15, 2016 which expired in 2017. A new applicant submitted an application March 1, 2021 for the same use.

The applicant proposes to utilize a portable building measuring 12 ft. by 60 ft. (including hitch) for an automotive sales office use. The site and floor plan indicates that the 720 sq. ft. portable building has three offices and one restroom. Five parking spaces are required based on the square footage and use of the building. As per site plan there are 94 parking spaces provided. A 6 ft. buffer is required from adjacent residential zone/use and around dumpsters if visible from the street. There is an alley and 6 ft. buffer between the subject property and the residential zone/use. A building permit for the portable building will be required and must comply with parking, setbacks, landscaping, and other permit requirements.

The Fire Department has inspected the building; however, a final inspection is pending. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings shall not be used for living quarters. The building will be used for office purposes;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts Expressway 83;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garbage and trash collection services.

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

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Mr. Gabriel Kamel moved to approve with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: the north 10.04 acres of the south 20 acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13800 North 29th Street.
(REZ2021-0016)

Mr. Forghanparast stated that the property was located on the east side of North 29th Street, also known as Rooth Road, 579.73 ft. south of Russell Road. The tract has 332.24 ft. of frontage along North 29th Street with a depth of 1,307 ft. for a lot size of 10.04 acres.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for a proposed 42-lot subdivision under the name of Nemont Estates 1 Subdivision, which was approved in revised preliminary form on December 16, 2020, by the Planning and Zoning Commission.

The adjacent zoning was A-O (agricultural and open space) District to the north, and R-1 (single-family residential) District to the east, south, and west.

The property was currently vacant. Surrounding land uses include single-family residences, Flores-Zapata Elementary School, Idea Quest School, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential, which is comparable to R-1 to R-3 Districts.

The development trend for this area along North 29th Street is single-family residential.

The tract had been in the City's ETJ (Extra-Territorial Jurisdiction) since August 5, 1985. A

subdivision application for the subject property was submitted on September 25, 2020, which was approved in revised preliminary form on December 16, 2020, by the Planning and Zoning Commission. An annexation and initial zoning requests for the subject are scheduled to be heard at the City Commission meeting of April 12, 2021.

The requested zoning conforms to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the R-1 zoning and development trend of the surrounding area. The proposed development will be in proximity to compatible uses, Flores-Zapata Elementary School and Idea Quest School, since institutional uses are located within residential neighborhoods.

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

The R-1 District designation permits continuation of the subdivision process for a residential subdivision.

Staff had not received any calls or emails in opposition to the initial zoning request.

Staff recommended approval of the initial zoning request to R-1 (single-family residential) District.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Rezone request, there were none.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Daniel Santos seconded the motion, which was approved with six members present and voting.

c) RESUBDIVISION:

1. Replat of Lot 8, Block 1, Palm Heights Subdivision to Lot 8A, Block 1A, Palm Heights Subdivision; 209 North 8th Street- Sergio Todaro **(SUB2021-0035)** (Final) SEA

Mr. De La Garza stated that the property was located on North 8th Street: 37 ft. from centerline for 74 ft. existing ROW Paving: 40 ft., minimum 20 ft. of paving required on both sides of boulevard curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Beech Avenue: 35 ft. from centerline for 70 ft. of existing ROW Paving: Approximately 50 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Front: Beech Avenue: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater. North 8th Street: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater. Please reference "Avenue" instead of "Drive" after Beech prior to recording. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Add "Interior" to plat note #1 prior to recording. Zoning Ordinance: Section 138-356. Corner: See above setbacks. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along Beech Avenue and North 8th Street. Subdivision Ordinance: Section 134-

120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Beech Avenue. As per Traffic Department, access will have to remain in the same location. City's Access Management Policy. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: R-2 Proposed: Single Family Residence. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted, 1 lot is proposed and \$700 must be paid prior to recording. If number of lots or dwelling units, change prior to recording, additional parks fees might be required. As per Traffic Department, Trip Generation waived. Must comply with City's Access Management Policy.

Staff recommended approval of the subdivision in final form subject to conditions noted, and any drainage requirements that might be applicable prior to recording.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed resubdivision request, there was none.

Being no discussion, Mr. Daniel Santos moved to approve. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

3) CONSENT:

- a) Only Love Home Care Subdivision; 5500 North 29th Street- Cynthia Ann Salazar (SUB2020-0032) (Final) MGE**

The property is located on Dove Avenue had a 30 ft. dedication for 75 ft. from centerline for 150 ROW Paving: min. 65 ft. Curb & gutter: both sides. Show centerline and new property line after accounting for dedication. N. 29th Street: min. 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. curb & gutter: both sides. Show centerline and ROW to new property line after accounting for dedication. A 600 ft. Maximum Cul-de-Sac. ROW: 24 ft. Paving: 20 ft. Plat submitted March 25, 2021 includes Note #13 indicating service drive will be provided during site plan review. Front setbacks on Dove Avenue were 75 ft. or greater for easements or approved site plan. N. 29th Street: 50 ft. or greater for easements or approved site plan. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easement or approved site plan. Side setbacks were in accordance with the Zoning Ordinance, or greater for easement or approved site plan. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 29th Street and Dove Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required along Dove Avenue and N. 29th Street adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Minimum lot width and lot area. Existing: C-1 Proposed: C-1. Trip Generation to determine if TIA is required, prior to final plat. Must

comply with City's Access Management Policy. Traffic Department, Fire Department and Public Works have indicated they need a site plan for review. Include an 8 ft. masonry wall note requirement prior to final. Revise setbacks note accordingly. Revise plat to provide the required service drive, or include plat note indicating service drive will be provided at site plan review.

Staff recommended approval of the subdivision in final form, subject to conditions noted.

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

b) Nemont Estates 1 Subdivision; 13800 North 29th Street- Nemont Estates I Limited Partnership (SUB2021-0034) (Final) MAS

The property is located on N. 29th Street (Rooth Road): 82.90 ft. ROW dedication for 100 ft. ROW Paving: 65 ft. curb & gutter on both sides. Must show centerline to determine if any ROW dedication is required prior to final. Please show ROW on both sides of centerline and total ROW after accounting for any ROW dedication required prior to recording. Please label the "19.08 ft." reference on the North 29th Rd. prior to recording. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. North 25th Lane: 30 ft. dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. Please label the "30.00 ft." reference on North 25th Lane prior to recording. Label centerline to determine if any ROW dedication is required prior to recording. Show ROW on both sides of centerline and total ROW after accounting for any ROW dedication needed prior to recording. Subdivision Ordinance: Section 134-105. Linva Avenue (Internal E/W Street): 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. A temporary turnaround/barricades might be required if North 25th Lane is not built prior to recording. Subdivision Ordinance: Section 134-105. An 800 ft. Block Length variance approved by the City Commission at their February 8, 2021 meeting to allow a block greater than 800 ft. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Please revise plat note as shown above prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Please add plat note as shown above prior to recording. Zoning Ordinance: Section 138-356. Garage setbacks were 18 ft. except where greater setback is required; greater setback applied. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on east side of North 29th Street (Rooth Road), west side of North 25th Lane, and both sides of interior streets. Please revise plat note as shown above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and North 25th Lane. Please revise plat note as shown above prior to recording. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street (North Rooth Road) and North 25th Lane. City's Access Management Policy. Common areas, detention areas, any private streets/drives, temporary turnarounds/barricades, etc. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72. Existing: ETJ Proposed: R-1 (single-family residential). Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation and initial zoning are finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation and initial zoning are finalized. Zoning Ordinance: Article V. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: 138-1. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation is finalized and document has been recorded.

Staff recommended approval of the subdivision in final form subject to conditions noted, and approval of annexation and initial zoning, any drainage requirements that might be applicable.

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

4) SUBDIVISION:

- a) BH Industrial Drive Subdivision; 2100 Industrial Drive- NBY-MC Industrial (SUB2021-0031) (Preliminary) M&H**

Mr. De La Garza stated that the property is located on Industrial Drive: 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. required curb & gutter on both sides. Engineer to clarify paving width prior to final to verify if any additional paving is required. Include document number where ROW was dedicated prior to final or indicate if Industrial Drive ROW is being dedicated by this plat prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley required for commercial properties. Engineer must clarify if trash pick-up services are proposed to be from the north property prior to final to determine requirements. Label ROW accordingly on the north side of the property for the 30 ft. strip prior to final. IF ROW has been abandoned, please show document number prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Front setback will be determined prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Staff needs clarification on 30 ft. strip located at the north property line to determine setbacks prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Industrial Drive. Plat note required prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat note must be added prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall

required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Plat note must be added prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: I-1 Proposed: I-1. Engineer must indicate proposed use to verify if a rezoning will be required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must indicate proposed use to verify if a rezoning will be required prior to final. Zoning Ordinance: Article V. * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Please label 30 ft. strip along north property line prior to final. If any abandonments are required, they must be done by a separate instrument/document and recorded prior to final. As per Public Works Department, an alley or service drive easement will be required to provide City services.

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

Being no discussion, Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

b) Taylor Creek Villages Subdivision; 4016 North Taylor Road- Jimmy and Myrtle Ernestine Jones (SUB2021-0030) (Preliminary) TE

Ms. Gonzalez stated that the property is located on N. Taylor Road: 80 ft. ROW with 52 ft. of paving and curb & gutter on both sides. Subdivision Ordinance: Show existing ROW on both sides of centerline and any dedication as needed to new property line. Money must be escrowed if improvements are not built prior to recording. Sec. 134-105. Interior streets: 60 ft. ROW Paving: 40 ft. curb & gutter on both sides. Label streets accordingly. Subdivision Ordinance: Sec.134-105. N. 48th Street: 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. curb & gutter: both sides. Revise plat accordingly; finalize prior to final. Subdivision Ordinance: Sec.134-105. 800 ft. Block Length. Subdivision Ordinance: Sec.134-118. 600 ft. Maximum Cul-de-Sac. Plat does not show length dimension, revise plat accordingly prior to final to determine if the street exceeds 600 ft. in length a variance letter may be required. ROW: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Revise plat to accommodate service drive to accommodate front-end loader truck for waste collection purposes. Label dimensions. Subdivision Ordinance: Sec.134-106. Front setbacks were 20 ft. or greater for easement or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec.138-356. Rear setbacks were 10 ft. or greater for easements or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec.138-356. Side setbacks were 6 ft. or greater for easements, or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec.138-356. Side corner setbacks were 20 ft. or greater for easements or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec.138-356. Garage setbacks were 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Sec.138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Taylor Road and both sides of interior streets. Revise

Note #6 as noted above. Subdivision Ordinance: Sec.134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Sec.110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Sec.110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Sec.138-1. Minimum lot width and lot area. Zoning Ordinance: Sec. 138-356. Existing: A-O Proposed: R-2. Rezoning application submitted March 11, 2021 scheduled for P&Z review on April 20, 2021 and City Commission review on May 10, 2021. Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Pending review by the Park Land Dedication Board. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. According to engineer 48 four-plex lots are being proposed with a total of 192 units. Subdivision is subject to Park Land Dedication Advisory Board since this subdivision is over one acre. Per Parks Department, land dedication for subdivision totals 3.0528 acres. Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation required per Traffic Department to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Money must be escrowed if improvements are not built prior to recording. Revise plat to show interior streets' width. Revise setbacks note. Revise owner's signature block since it references City of Alton instead of McAllen. Secondary access required by Fire Department.

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

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

Chairperson Cabeza de Vaca moved it E) McAllen South Industrial Park Subdivision and Mr. Michael Fallek abstained from voting on that item.

- c) Northwood Trails Block 1 Subdivision; 10100 North 29th Street- Red Rock Real Estate Development Group LTD (**SUB2021-0001**) (Revised Preliminary) QHA

Jose Saldana left the meeting.

North 29th Street (Rooth Road): 30 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. curb & gutter on both sides. Must escrow monies if improvements are not built prior to recording. Please submit copies of documents of the 25 ft. MVEC easement (Vol. 1824, P. 927) and 15 ft. SWSC ROW easement (Vol. 1592, P. 320) that run along North 29th Street. ROW will have to be cleared from these easements prior to final. Please contact Utilities Department to clarify 15 ft. SWSC easement prior to final. Please clarify both easements shown on Preliminary plat since they are not shown on this revised plat prior to final. Clarify existing ROW, ROW on both sides on

the centerline, and ROW proposed to be dedicated. Survey submitted shows 40 ft. of existing ROW and plat shows 80 ft. Please clarify prior to final. City of McAllen Thoroughfare Plan. E/W Collector (South Boundary): 60 ft. required ROW, 50 ft. ROW are proposed to be dedicated by this subdivision: the other 10 ft. will be dedicated when the property to the south develops. Paving: 40 ft. are proposed to be paved by this subdivision curb & gutter on both sides. Must escrow moneys if improvements are not built prior to recording. Submit gate details for staff to review prior to final. ROW dedication and paving requirements for this road will have to extend at least to the west property line (SW corner of Lot 10) as shown on Preliminary plat approved by P&Z on February 2, 2021. No reserve strips are permitted. Please revise plat prior to final to comply with requirements. Subdivision Ordinance: Section 134-105. Entrance Streets: 60 ft. of ROW Paving: 40 ft. curb & gutter on both sides. Must escrow monies if improvements are not built prior to final. Submit gate details for staff to review prior to final. Gate details may increase ROW required prior to final. Subdivision Ordinance: Section 134-105. Internal Streets: 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. Must escrow monies if improvements are not built prior to recording. Add reference "Private" to all streets applicable prior to final. Submit gate details for staff to review prior to final. Gate details may increase ROW required prior to final. Subdivision Ordinance: Section 134-105. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. 800 ft. Block Length. Engineer submitted a letter on March 23, 2021 requesting a variance to allow a block length greater than the maximum 800 ft. allowed for blocks from Lots 1-10 and Lots 29-40. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft. instead of the required 25 ft. for Lots 1-10 and 41-46. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage setbacks 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 29th Street, on both sides of interior streets and any other applicable street. Sidewalk requirements will be established prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and collector road along south property line. Buffer requirements will be established prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Buffer requirements will be established prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. Please remove plat note #10 since it appears to be repeated. City's Access Management Policy. Common areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document will be recorded simultaneously with subdivision plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed

Before Final Approval. Planning and Zoning Board approved a rezoning request for R-1 (single-family residential) at their December 16, 2020 meeting and City Commission approved it at their January 11, 2021 meeting. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on preliminary plat, 46 lots which means \$32,200 in park fees is required prior to recording. Park fees may vary depending on the amount of proposed lots and master plan. As per Traffic Department, submit master trip generation to determine if Traffic Impact Analysis. Submit master plan to determine compliance with spacing requirements prior to final. As per Traffic Department, submit master trip generation to determine if Traffic Impact Analysis. Submit master plan to determine compliance with spacing requirements prior to final. Must comply with City's Access Management Policy. Please provide an ownership map of surrounding properties to assure that no properties are left undevelopable prior to final. Also, to verify if any ROW dedication is needed for La Lomita Road. Indicate dimensions of HCID No. 1 Main Canal ROW located north of proposed subdivision prior to final. As per Public Works, confirm right-of-way access to Northwest Blue Line Drain Ditch to allow for maintenance operations and outline County access road prior to final.

Staff recommended approval of the subdivision in revised preliminary form subject to conditions noted, drainage approval, and clarification on requested variances.

Staff stated that if rear setback were to be approved, it should be subject to greater for easements.

After a brief discussion, Mr. Daniel Santos moved to approve as recommended by staff. Mr. Michael Fallek seconded the motion, which was approved with five members present and voting.

d) El Dorado at Thousand Oaks I, II, and III Subdivision; 12500 North Ware Road- Red Rock Real Estate Development, LTD (SUB2020-0019) (Revised Preliminary) QHA

Mr. De La Garza stated that the property is located on North Ware Road: 70 ft. dedication by this plat for 160 ft. of ROW. Paving: by the state Curb & gutter: by the state. As per Engineering Department, need to coordinate with TxDot to discuss future alignment of North Ware Road and if 160 ft. ROW was correct prior to final. Please indicate centerline on plat to verify ROW dedication. Please provide document for 15 ft. ROW easement granted to Sharyland Water Supply Co. Remove stripes for 46.53 ft. of existing ROW COM Thoroughfare Plan. Main Interior Street (Public): 60 ft. 40 ft. of paving and curb & gutter on both sides. Staff including Public Works had indicated that proposed public street must be "private" and elbow/knuckle design at Lot 77 for sanitation truck maneuverability. Plat submitted on December 4, 2020 shows "Block II (Public)" that will be serviced by this public road. If subdivision plat is revised, road might have to be change to "Private". Must escrow monies if improvements are not constructed prior to recording. Any block length variances that might be required for this road north of Block II & III will be reviewed when properties to the north develop. Subdivision Ordinance: Section 134-105. Interior Private Streets: 1. Block1: 50 ft. ROW (if zoned R-1) Paving: 32 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. Street layout must be revised to not dead-end any street on the "future development" section shown north of Phase 1. Streets must extend into the Vineyards Estates Subdivision Phase 1A to the north or provide Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development. When properties to the north develops in the future, streets shown as North 41st Lane, North 38th Street, and stub out street to the east from Vineyard Estates Subdivision Phase 1A must be extended/connected into this area being developed; cannot dead-end streets. If Cul-

de-Sacs were proposed, it would be within the boundaries of the area being developed with 96 ft. minimum paving diameter. 2. Block 2: 50 ft. ROW (if zoned R-1) Paving: 32 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. 3. Block 3: 60 ft. ROW with 40 ft. of paving and curb & gutter of both sides. Please clarify if cul-de-sacs on the south end of Block III are proposed to be extended south. If so, will construction of Mile 8 Road happen? Please revise accordingly. Must escrow monies if improvements are not built at this time, prior to recording. As per Engineer, a cul-de-sac will be provided prior to final to eliminate dead-end E/W Street adjacent to Park Area. Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks. Please revise plat prior to final if necessary. Subdivision Ordinance: Section 134-105. 8 Mile Road: 20 ft. ROW Abandonment of ROW will be done by separate instrument and not by this plat prior to final. 8 1/2 Mile Road: 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Verify alignment prior to final. COM Thoroughfare Plan 800 ft. Block Length: Block 1: Street block length for Lots 27-39 appears to exceed 800 ft. in length (855.76 ft.). Block 3: Street block length for Lots 40-55 appears to exceed 800 ft. in length (approximately 1,350 ft.). Engineer submitted a variance letter on March 25, 2021 requesting a variance to allow a block length greater than the maximum allowed of 800 ft. for Block 1 and Block 3. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks. Please revise plat prior to final if necessary. Please revise cul-de-sac radius on Block I prior to final to comply with minimum requirements. Subdivision Ordinance: Section 134-105. Front: 25 ft. for R-1 Zones, 20 ft. for R-3A Zones (if applicable) Setbacks are subject to be greater for easements. Please revise plat note #4 as shown above. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements. Except 25 ft. for double fronting lots in the R-1 Zone, and 20 ft. in double fronting lots in R-3A Zone. Engineer submitted a variance letter on March 25, 2021 requesting a variance to allow a double fronting setback of 10 ft. instead of the required 25 ft. and 20 ft. depending on the Zoning District. The engineer was requesting this variance for Lots 1-20 on Block 1, Lots 12-25 in Block 2, and Lots 16-35 and 78-80 in Block 3. The required double fronting setback for Block 1 and Block 2 is 25 ft. (single-family residential) and Block 3 was 20 ft. (multi-family residential apartments). Setbacks are subject to being greater for easements. Zoning Ordinance: Section 138-356. Interior Side setbacks were in accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner setbacks were 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage setbacks were 18 ft. or greater for easements except where greater setback was required, greater setback applies. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on both sides of all interior streets. A 5 ft. wide minimum sidewalk might be required by Engineering Dept. on North Ware Road prior to final. Revise note #9 as shown above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Ware Road and other streets as required before final. Please revise plat note prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road and other streets as needed prior to final. Please revise plat note as noted above prior to final. City's Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. This

requirement might be applicable for Block 3 (multi-family residential apartments). Common areas, any private streets/drives, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. Please revise note # 19 as noted above. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. Please verify subdivision name on Note #17 prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72. Lots fronting public streets. Zoning Ordinance: 138-1. Minimum lot width and lot area. Must provide delta, radius, length, and lot area table for curved property lines to verify minimum frontage and lot area requirement compliance. Verify that all lots comply with minimum lot frontage requirements prior to final. Zoning Ordinance: Section. 138-356. Existing: R-1, R-3A & C-3 Proposed: R-1, R-3A & C-3. Rezoning to R-3A approved by the Planning and Zoning Board at their April 7, 2020 meeting and by City Commission at their July 27, 2020 meeting. Clarify Use of Lot B prior to final to determine requirements such as setbacks, ROW dedication required if applicable, accesses, etc. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, this proposed subdivision is subject to Park Land Advisory Board review. Park Fee of \$700 to be paid prior to recording. As per Parks Department, this proposed subdivision is subject to Park Land Advisory Board review. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation approved; TIA must be revised prior to final. As per Traffic Department, Trip Generation approved; TIA must be revised prior to final. Must comply with City's Access Management Policy. North 41st St., North 38th St., and any street that is applicable within Vineyard Estates Subdivision Phase 1A must be extended/connected into the proposed development areas when properties develop; cannot dead-end streets. As per Fire and Traffic Dept., submit Gate details for staff to review prior to final. ROW at these sections might be increased depending on gate details proposed and requirements. As per Fire Department. submit site plan for fire department access drives review. Verify that all dead-end streets are revised prior to final. As per Fire Dept., Cul-de-Sacs must be a minimum of 96 ft. in diameter face-to-face. Engineer must clarify if subdivision will be recorded in phases prior to final. As per Engineer, a Cul-de-Sac will be provided at the west end of the east/west street in Block 3. Clarify or remove dots and lines shown on future development north of Block 1 prior to final. Clarify Use of Lot B prior to final to determine requirements such as setbacks, ROW dedication required if applicable, accesses, etc.

Staff recommended approval of the subdivision in revised preliminary form subject to conditions noted, drainage approval, and clarification on requested variances.

Chairperson Cabeza de Vaca asked the engineer to clarify the variances. Mr. Lalo Ramirez was present and explained the different variances being requested and the basis for them. Staff also mentioned that if the rear setback variance were to be approved it should be greater for easements.

Being no discussion, Mr. Gabriel Kamel moved to approve as recommended by staff. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

Chairperson moved to item F) McAllen Public Works Subdivision.

e) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc., a Texas

Corporation (**SUB2020-0051**) (Revised Preliminary) SEC

Michael Fallek abstained from voting on this item.

Ms. Gonzalez stated that the property is located on Military Highway (F.M. 1016): 75 ft. ROW from centerline required for 150 ft. total ROW with 65 ft. of paving and curb & gutter on both sides. Remove "PROP. ROW" reference from plat. S. 16th Street: 70 ft. ROW with 44 ft. of paving and curb & gutter on both sides. Remove 70' reference, show only street name South 16th Street dead ends. Plat needs to be revised to comply with City Code, provide turnaround/barricades as applicable. Durango Avenue: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Remove "70'" and show only street name. Temporary turnaround required at the east end of Durango Avenue and/or barricades. If temporary turnaround is installed, a note will be required on the plat regarding the maintenance and removal to be responsibility of the lot owner and not the City of McAllen. 800 ft. Block Length. Engineer submitted a variance request on March 26, 2021 asking to allow a block measuring 1,500 ft. in length. Request is scheduled to be reviewed by Planning and Zoning Board at the meeting of April 6, 2021. ROW: 30 Paving: 30 ft. alley/service drive easement required for commercial properties. Plat shows a proposed 30 ft. service drive along the east boundary and connects with Durango Avenue. Front setbacks from Military Highway were 75 ft. or greater for approved site plan or easements. S. 16th Street: 35 ft. or greater for approved site plan or easements. Revise plat as noted above prior to final. Rear: 35 ft. or greater for easements or approved site plan. Revise plat as noted above prior to final. Side setbacks were in accordance with the zoning ordinance or greater for easements or approved site plan. Corner side (Military Highway - F.M. 1016): 75 ft. or greater for easements or approved site plan. Revise plat as noted above prior to final. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Military Highway and both sides of all interior streets. Revise plat as noted above. Engineer submitted a variance request letter to not provide sidewalks along South 16th Street and Durango Avenue, to be reviewed at the P&Z meeting of April 6, 2021. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Minimum lot width and lot area. Existing: I-1 Proposed: I-1. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a Trip generation to determine if a TIA will be required. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Provide site plan for Departments' review. Provide Master Plan for review prior to final approval. A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision -application submitted: November 2007, which was never recorded. Engineer submitted 2 variance requests, which will be reviewed by the P&Z Board at the meeting scheduled for April 6, 2021, the first request is to eliminate the sidewalk requirement along S. 16th Street and Durango Avenue, the second request is to allow a street exceeding 800 ft. in length Engineer attached a master plan with his request to show the location of an existing main canal from Water District #3 to the west of the proposed subdivision, and the IBWC floodway to the south.

Staff recommended approval of the subdivision in revised preliminary form, subject to conditions

noted and clarification on the requested variances.

Chairperson Cabeza de Vaca asked the engineer Steve Spoor to clarify the variances. Mr. Steve Spoor 202 South 4th McAllen, TX was present and noted that the Trip generation and the Traffic Impact Analysis was submitted. Mr. Spoor explained that they are requesting the variance for the subdivision block length because there is not possible connection to the surrounding streets. The second variance is not requiring internal sidewalks because the street will not connect to other streets than Military Highway and no foot traffic is expected in the industrial area. Sidewalks will still be constructed on Military. Mr. Hovar voiced his concern about potential parking on the street.

Being no discussion, Mr. Michael Hovar moved to approve subject to the inclusion of no parking on the streets and the variances. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

Chairperson Cabeza de Vaca went back to following the agenda to item C) Northwood Trails Block 1 Subdivision.

f) McAllen Public Works Subdivision; 4201 North Bentsen Road- City of McAllen (SUB2021-0024) (Preliminary) MED

Bentsen Road had 100 ft. ROW required 65 ft. of paving and curb & gutter on both sides. Revise plat to show centerline. Also, label existing ROW on both sides of centerline and show new property line after accounting for any required dedication. Subdivision Ordinance: Sec.135-105. Nolana Avenue: 120 ft. ROW required 65 ft. of paving and curb & gutter on both sides. Revise plat to show centerline. Show existing ROW on both sides of centerline, and show ROW to new property line after accounting for dedication. Subdivision Ordinance: Sec.134-105. Primrose Avenue: 35 ft. dedication required for 70 ft. ROW with 44 ft. of paving and curb & gutter: both sides. Revise plat accordingly; finalize prior to final. Subdivision Ordinance: Sec.134-105. N. 48th Street: 35 ft. ROW dedication required for 70 ft. ROW with 44 ft. of paving and curb & gutter on both sides. Revise plat accordingly; finalize prior to final. Subdivision Ordinance: Sec.134-105. ROW with 20 ft. 16 ft. of paving. Alley/service drive easement required for commercial properties. Service drives provided as part of the overall development. Front setbacks along Bentsen Road were 50 ft. or greater for easements or approved site plan. Nolana Avenue: 60 ft. or greater for easements, or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec.138-356. Rear setbacks were in accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Sec.138-356. Side setbacks were in accordance with the zoning ordinance or greater for approved site plan or easements. Subdivision ordinance: Sec.138-356. Corner setbacks were in accordance with the zoning ordinance or greater for easements or approved site plan. Revise plat as noted above. Zoning Ordinance: Sec. 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Bentsen Road and Nolana Avenue. Revise Note #6 as noted above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. May apply for N. 48th St. and Primrose Avenue. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along existing access. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, Private Streets must be maintained

by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Zoning Ordinance: Sec.138-1. Minimum lot width and lot area, Zoning Ordinance: Sec.138-356. Existing: C-4 Proposed: C-4. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Remove Note #9. Remove Note #10. Provide ownership map to assure there are no landlocked properties. Revise vicinity map of surrounding properties, layout shown does not match proposed layout. Use a bolder font for the subdivision boundaries Label as Lot 1. CUP for institutional use required prior to final.

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

Being no discussion, Mr. Daniel Santos moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

5) DISCUSSION:

- a)** Consideration and possible action on ordinance amending parking lot lighting requirements.

BACKGROUND: The City's Code of Ordinances sets parking lot lighting requirements preventing parking lots from having bent or leaning poles and broken bulbs or fixtures. However, the Code of Ordinances does not address the discharge of light into neighboring residential areas.

PROPOSED ORDINANCE: The proposed ordinance would require parking lots next to residential zones to provide shielding on their light poles to direct light away from the residential area.

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

Mr. Fallek asked how this ordinance would affect existing properties and staff explained that some locations may be grandfathered, but if the business wants to put up new lights then they would have to comply.

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

- b)** Consideration and possible action on ordinance amending front yard setbacks for commercially zoned properties.

Chairperson Cabeza de Vaca left the meeting.

BACKGROUND: The City's Code of Ordinances sets front yard setbacks depending on the road classification of the street fronting a given property. Specifically, front yard setbacks for commercial properties are set at one-half the right-of-way (ROW) of the fronting street. This means the setbacks will vary depending on the location of a property and the street it fronts.

While most area engineers are knowledgeable on the road classifications in McAllen, staff does field calls from both developers and engineers to confirm or investigate the ROW for a given street. To foster a consistent development process, the Ordinance Review Committee (ORC) discussed

creating specific setbacks for commercial properties instead of having setbacks vary based on road classification.

PROPOSED ORDINANCE: The proposed ordinance would eliminate the variable nature of commercial front yard setbacks and instead set a fixed setback of 15 feet for all commercial zones. Thus, the ordinance would give developers control over a bigger portion of their property while at the same time encouraging more efficient land use.

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

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

6) INFORMATION ONLY:

a) City Commission Actions: March 22, 2021

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:38 p.m., and Mr. Michael Hovar seconded the motion, which carried unanimously with five members present and voting.

ATTEST: _____
Claudia Mariscal, Secretary

Chairperson, Pepe Cabeza de Vaca

Planning Department

Memo

TO: Planning and Zoning Commission

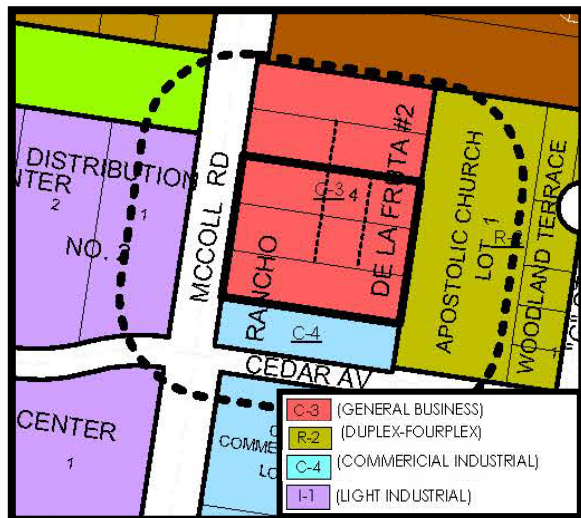
FROM: Planning Staff

DATE: April 12, 2021

SUBJECT: REQUEST OF HOMER JASSO, DBA DON PEPE'S RESTURANT, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' BY 12' AT LOTS 3-5 RANCHO DE LA FRUTA #2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 6, BLOCK 12, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 306 NORTH MCCOLL ROAD. (CUP2021-0028)

BRIEF DESCRIPTION:

The property is located on the east side of North McColl Road, approximately 100 ft. north of Cedar Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, C-4 (commercial industrial) District to the south, I-1 (light industrial) District to the west, and R-2 (duplex-fourplex residential) District to the east. Surrounding land uses include commercial businesses, a church, and single-family residences. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for the portable building by the Planning and Zoning Commission on August 6, 2019. The permit was expired as it was never picked up by the applicant. The applicant received an enforcement warning on March 4,

2021 due to operating without renewing CUP. The applicant submitted a new application on March 5, 2021 for the same use.

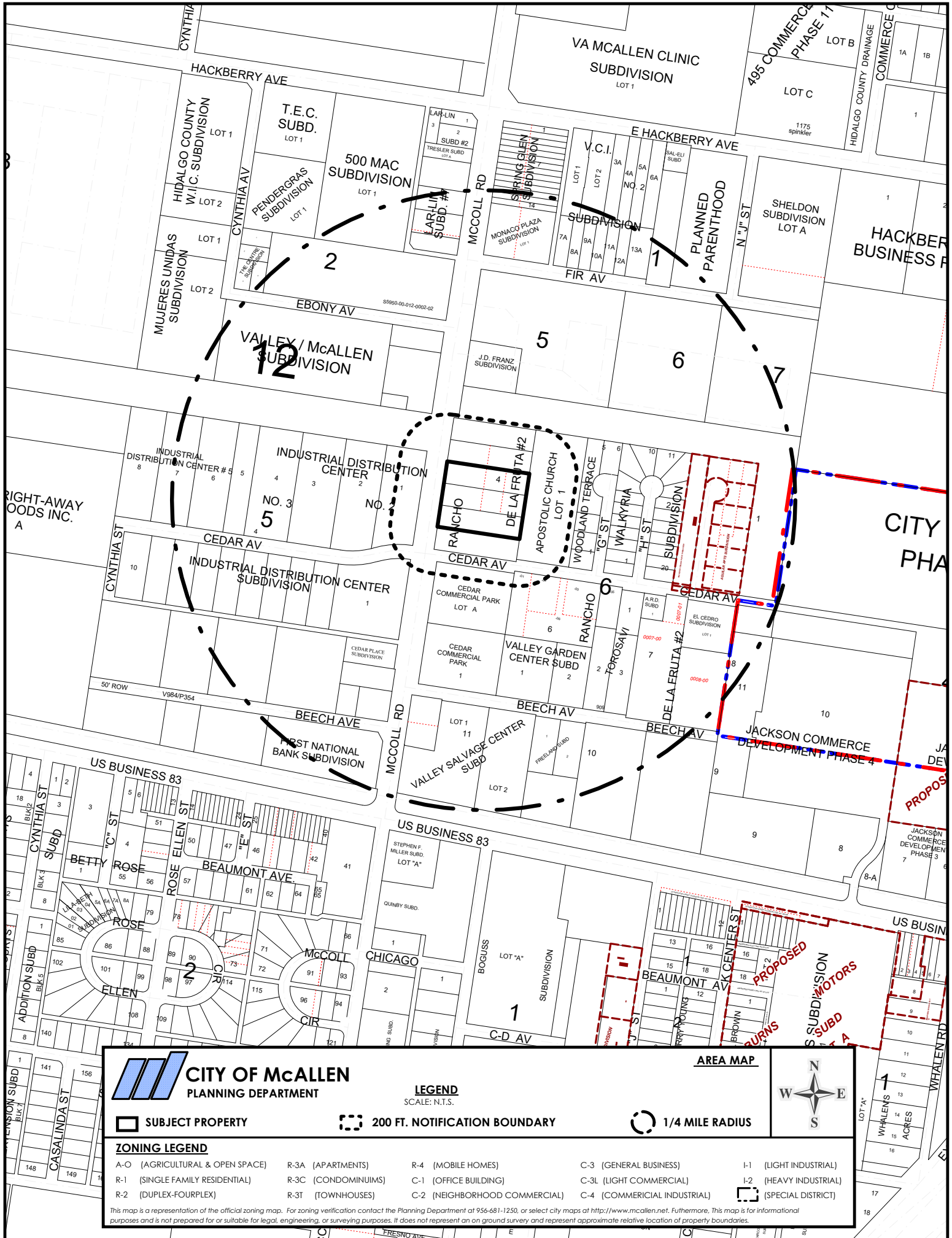
REQUEST/ANALYSIS:

The applicant proposes to utilize a portable building measuring 40 ft. by 14 ft. as preparation area for food and then deliver it at other locations. The Fire and Health Departments have conducted their inspection, and found the establishment to be in compliance. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings shall not be used for living quarters. The portable building will be used for preparation area for food only.
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North McColl Road.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. 108 parking spaces are required for the restaurant and the portable building to operate simultaneously, and 134 parking spaces are provided.
- 4) Must provide for garbage and trash collection and disposal. A dumpster area is provided.
- 5) Must be connected to an approved water distribution and sewage disposal system; Portable building is connected to water distribution and sewer system.
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

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



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

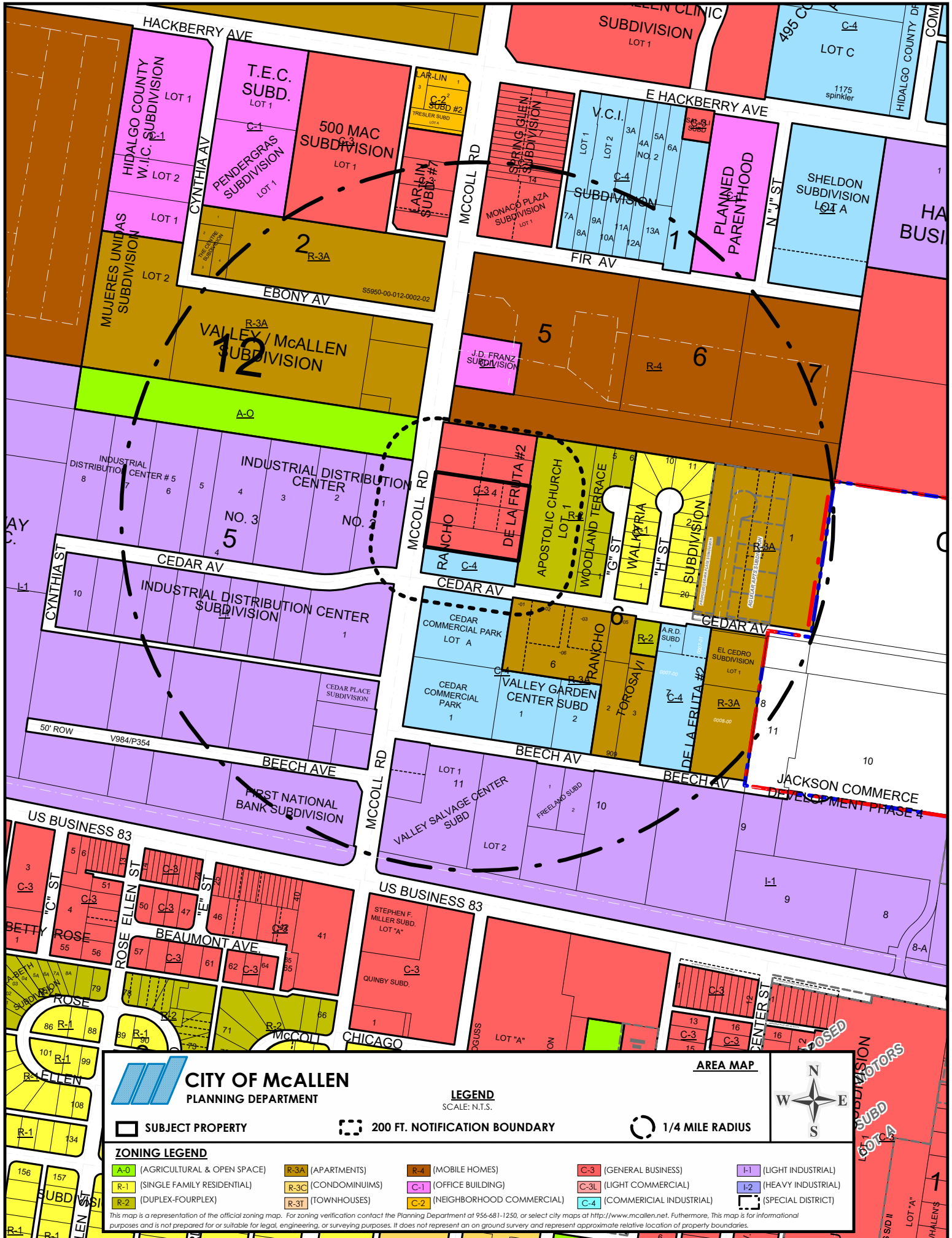
1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

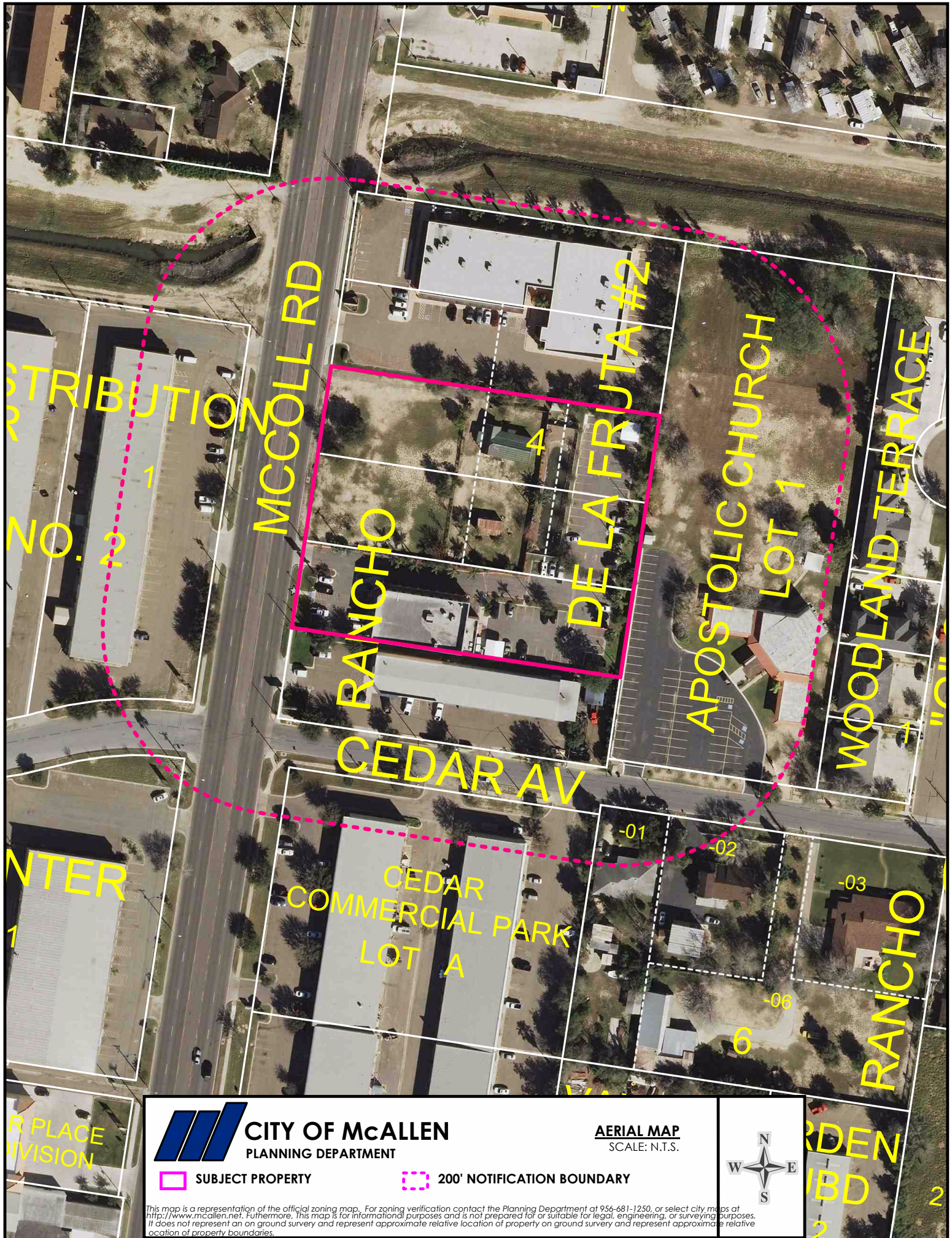
1/4 MILE RADIUS



ZONING LEGEND

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-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**



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

No changes 3/5/21

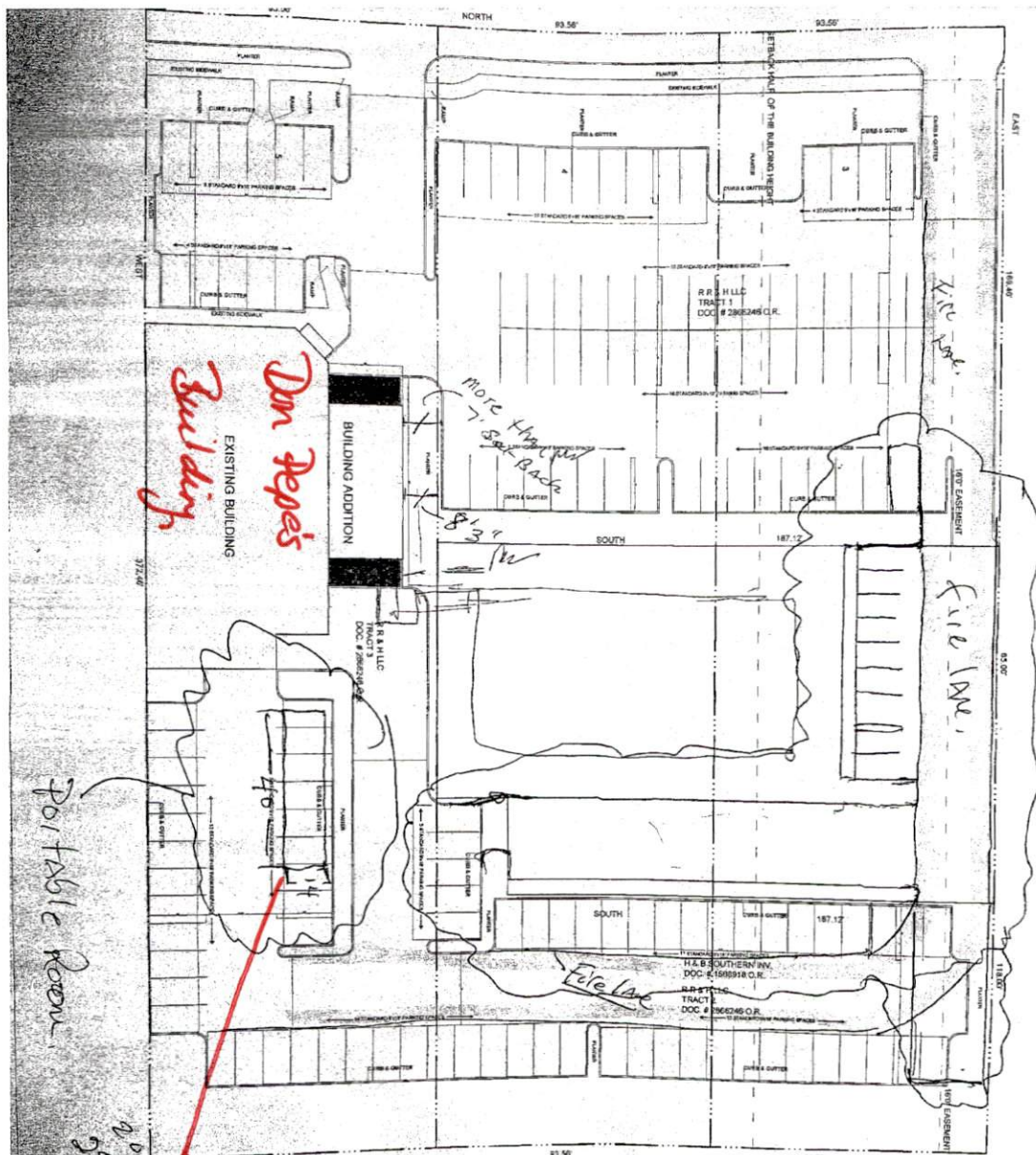
1st set

McCall Rd.

N

N

E



LOPEZ RESENDEZ STUDIO

505 PECAN BLVD. MCALLEN TX 78501
PHONE: (361) 683-0649
Email: llopez@lorenzstudio.com / hlopez@lorenzstudio.com
www.lorenzstudio.com / www.lorenzstudio.com

LOT 3

100% CASE FOR CONSTRUCTION

DON PEPES

310 N. McCall Rd
McAllen, Texas 78501
Hidalgo County

DATE: 6/24/2019

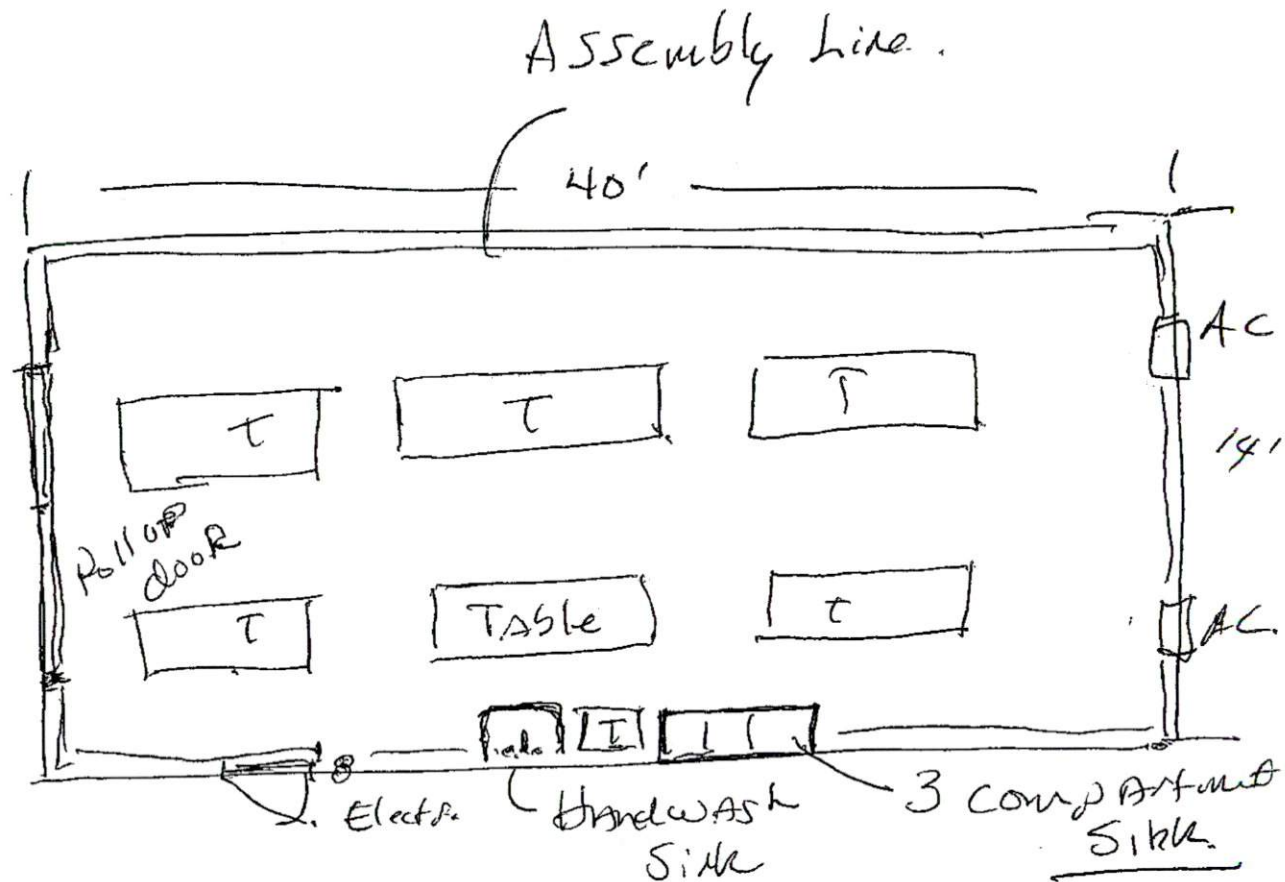
SCALE: 1/8" = 1'-0"

SHEET: 00-01

00-01

No changes 3/5/21

~~H~~ Int.



Electrical -

Plumber - Mike Plunking,



Don Pepe's
PINEAPPLE
PEPPERS
PINEAPPLE

LARRY
ESPARZA
THE WALLER CITY COUNCILMAN

NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2021-0028

Planning Department

Memo

TO: Planning and Zoning Commission

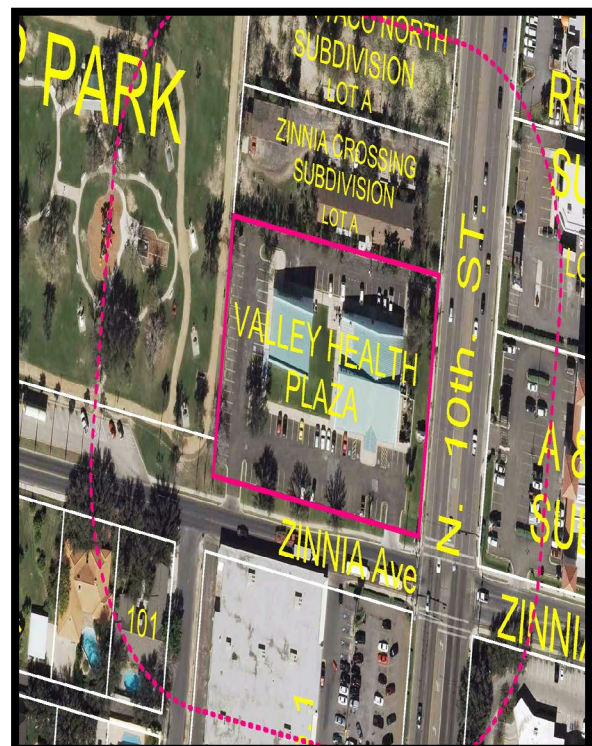
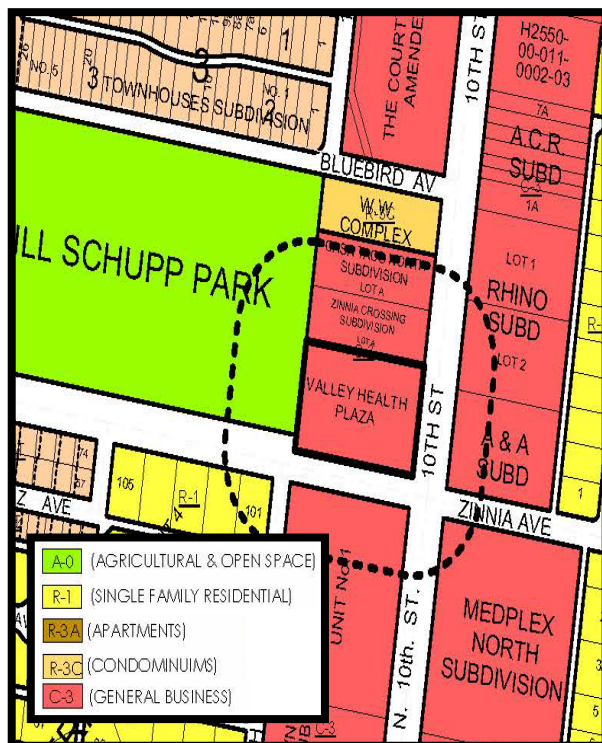
FROM: Planning Staff

DATE: April 14, 2021

SUBJECT: REQUEST OF BLAKE SMITH FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' BY 12' AT LOT A, VALLEY HEALTH PLAZA, HIDALGO COUNTY, TEXAS; 1020 ZINNIA AVENUE. (CUP2021-0032)

BRIEF DESCRIPTION:

The property is located on the south west corner of North 10th Street and Zinnia Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, and south and R-1 (single family residential) District to the south west, A-O (agricultural and open space) District to the west. Surrounding land uses include Centex Studies, Inc., Valley Medical Arts Clinic & Laboratory, Zinnia Plaza, Town and Country Shopping Center, MedPlex Plaza, Bill Schupp Park, and single-family residences. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



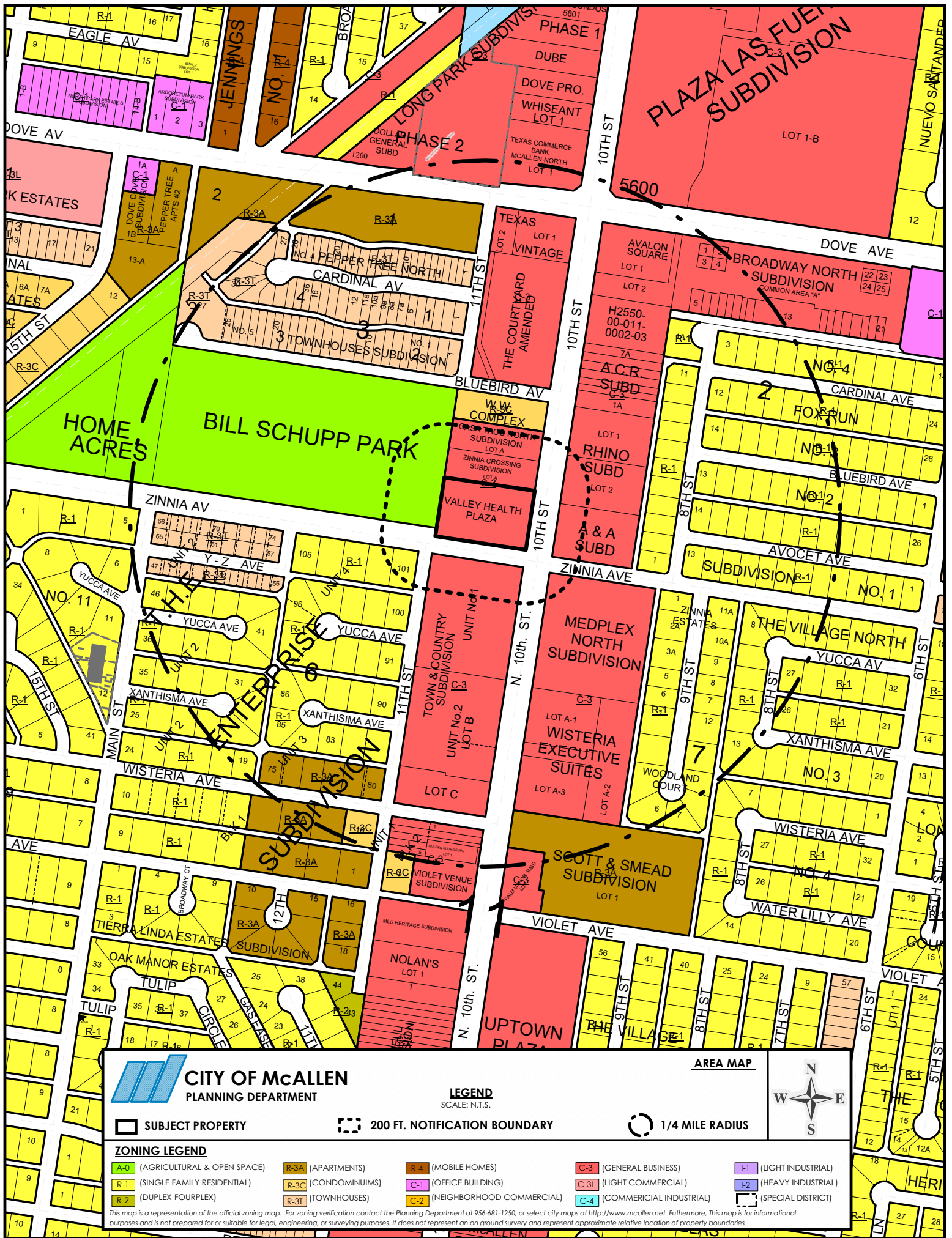
REQUEST/ANALYSIS:

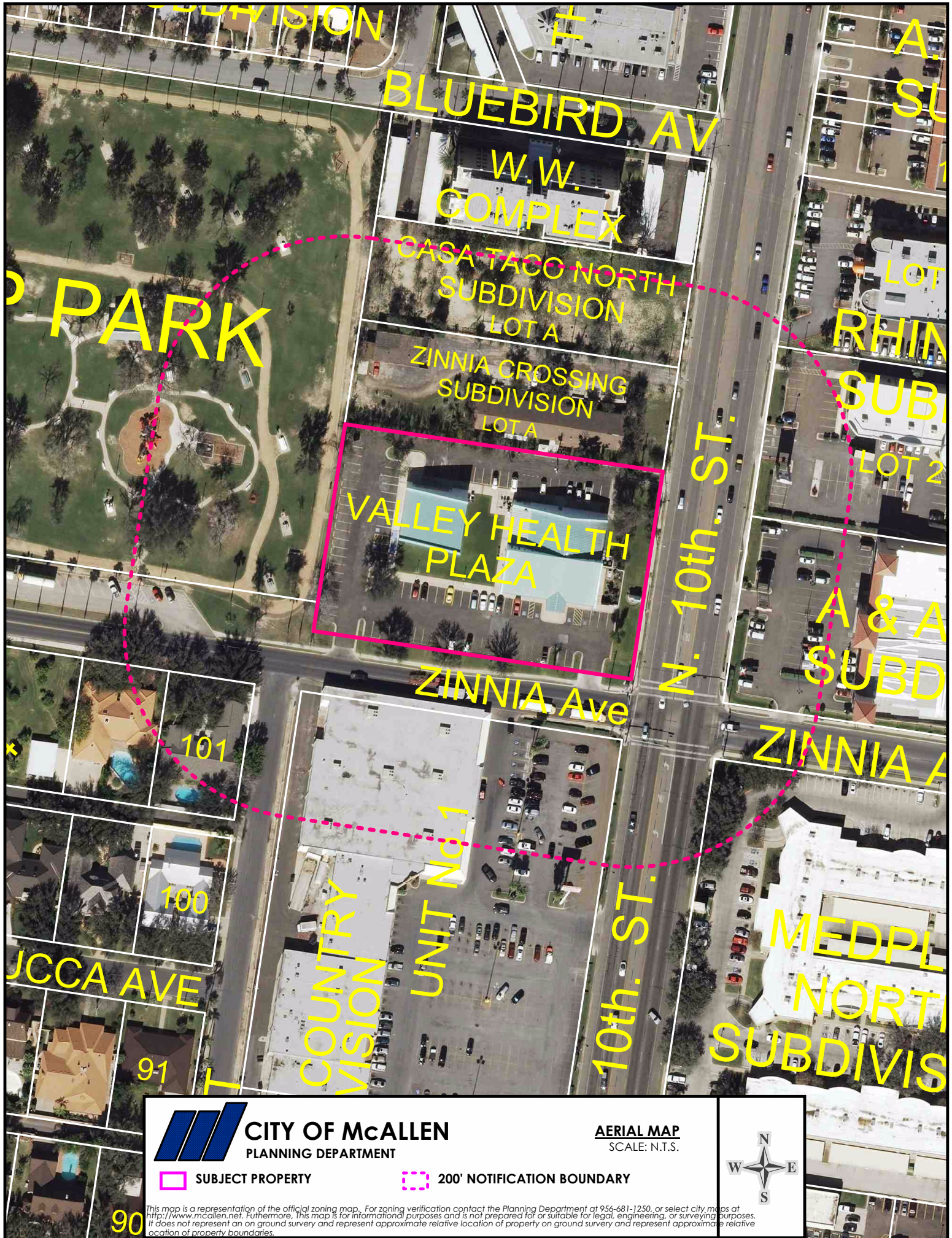
The applicant proposes to utilize a portable building measuring 12 ft. by 60 ft. as for use of clinical research. The Fire Department has conducted their inspection, and found the establishment to be in compliance. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings shall not be used for living quarters. The portable building will be used for clinical research;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts North 10th Street;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. 7 parking spaces are required for the portable building, and 105 parking spaces are provided;
- 4) Must provide for garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

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





CITY OF McALLEN
PLANNING DEPARTMENT

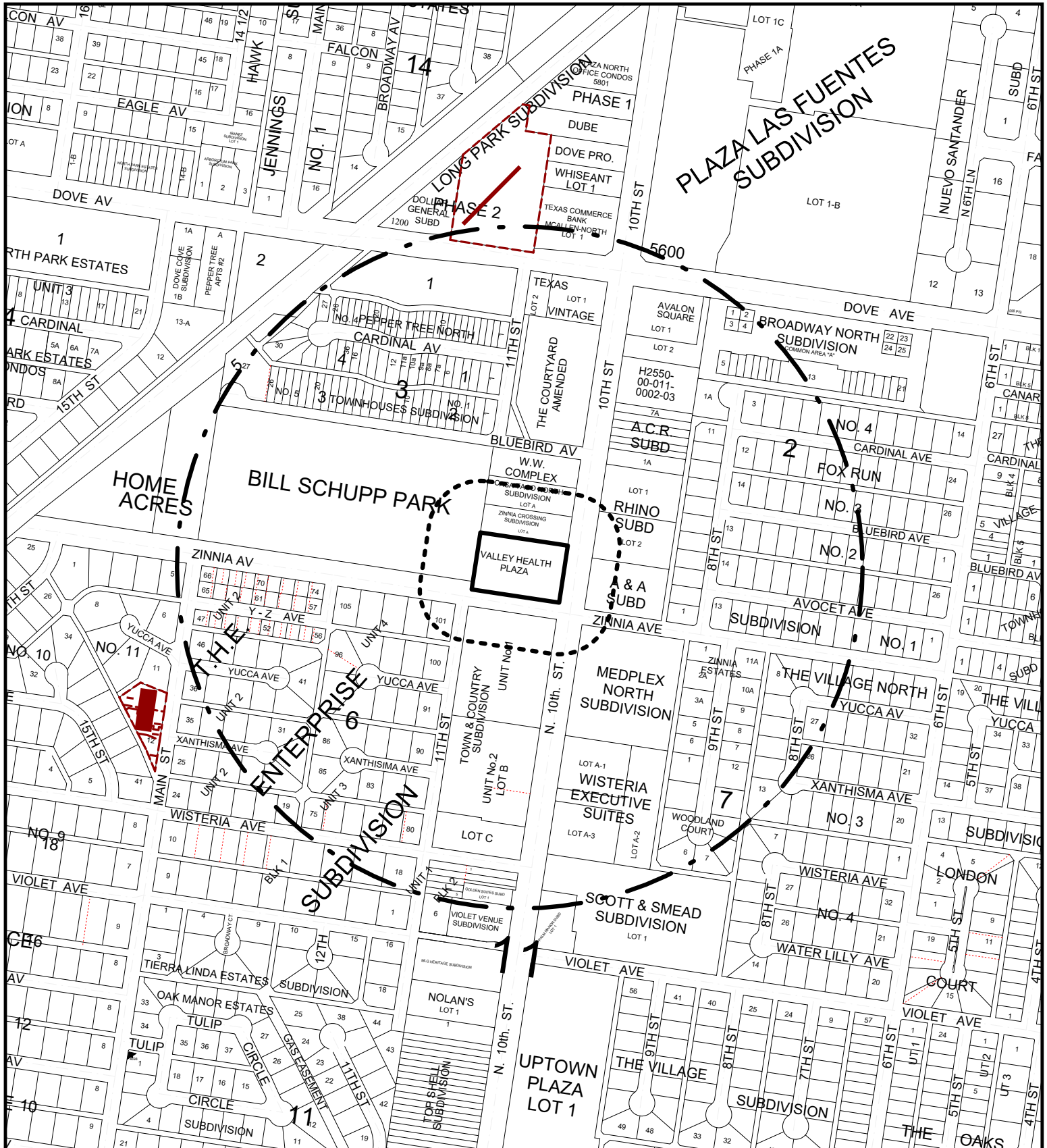
AERIAL MAP
SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**




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







CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

AREA MAP

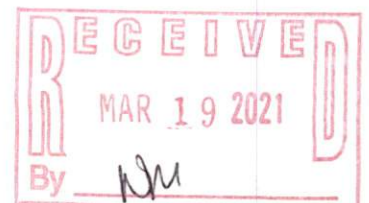


ZONING LEGEND


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

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

1020 Zinnia
McAllen, TX



1020

 *Centex*
Studies, Inc.











NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2021-0032

Planning Department

Memo

TO: Planning and Zoning Commission

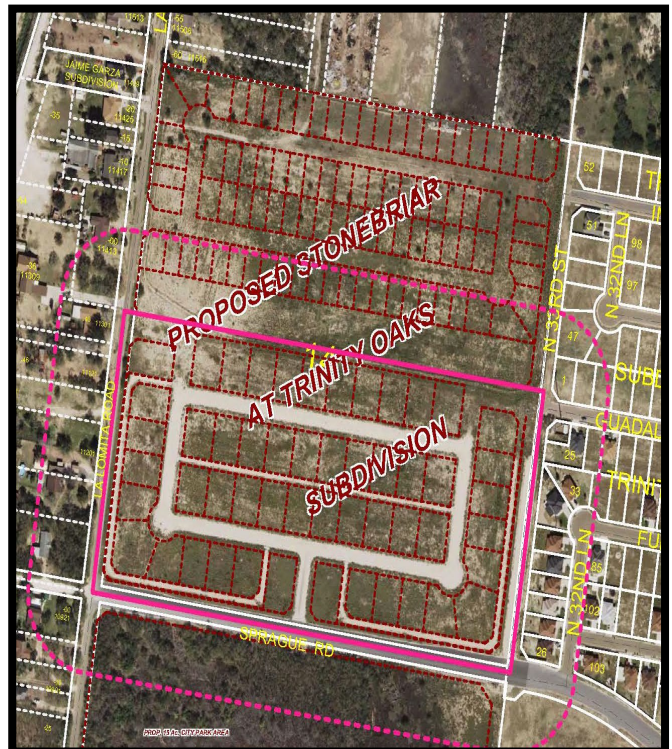
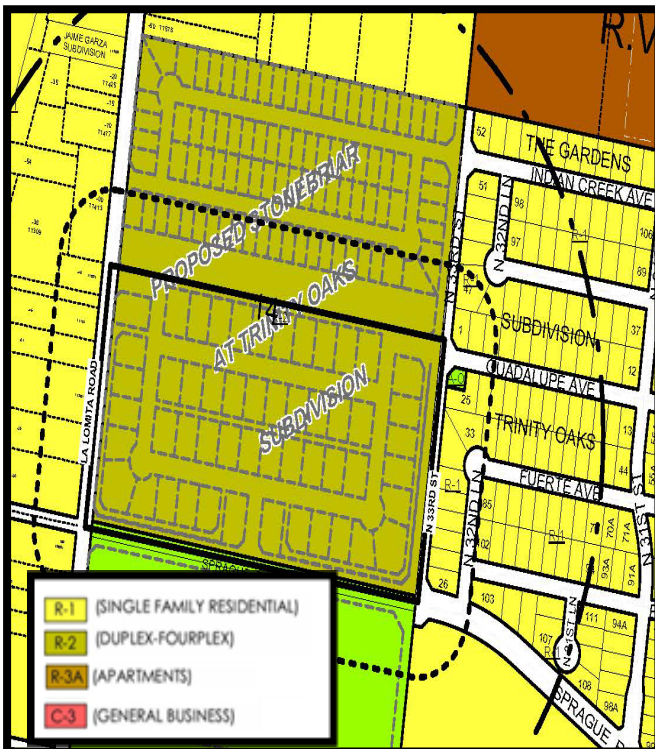
FROM: Planning Staff

DATE: April 14, 2021

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 21.18 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11200 NORTH LA LOMITA ROAD. (REZ2021-0023)

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

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



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

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

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

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

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

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

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

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

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

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:

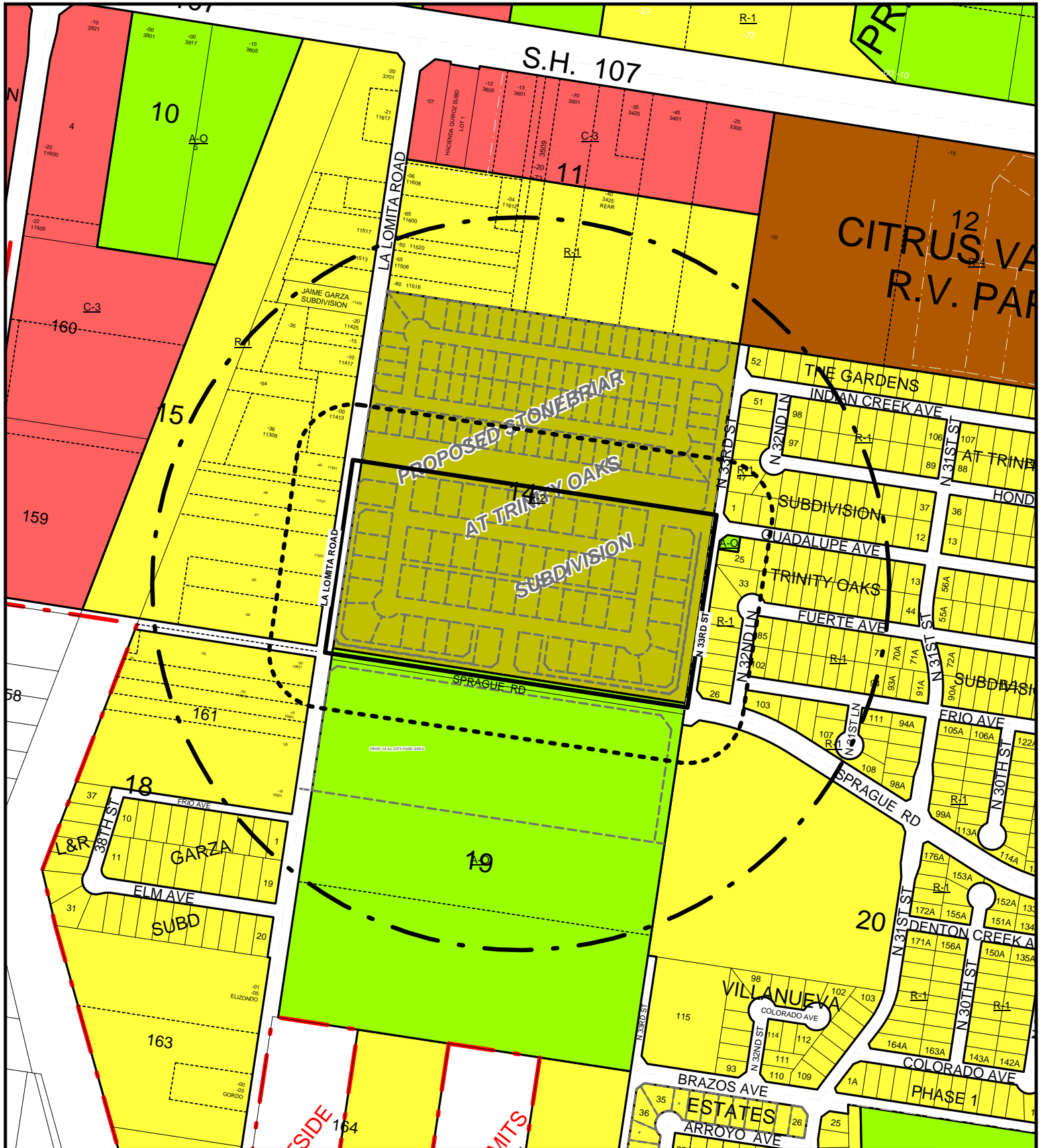
At the Planning and Zoning Commission meeting of September 16, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There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

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:

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

On November 03, 2020, the applicant requested to withdraw the rezoning request via email in order to continue consulting with the property owner. After discussing with staff, the applicant decided to move forward with the rezoning request instead of the Planned Unit Development.

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)

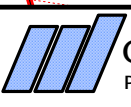
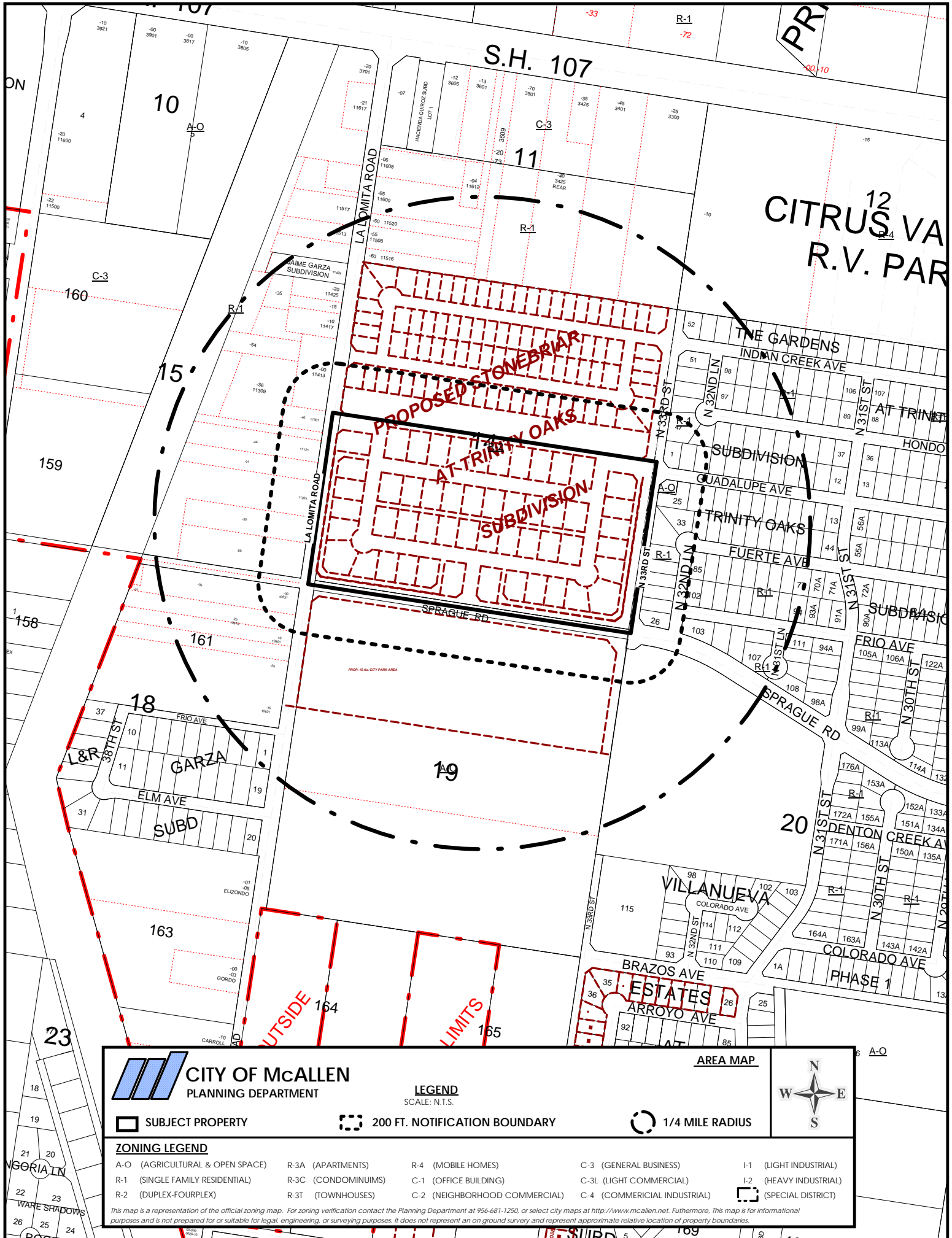
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-3I (TOWNHOUSES)

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

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

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

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

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



ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

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

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

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

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

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

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

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

Surveyed: July 19, 2019

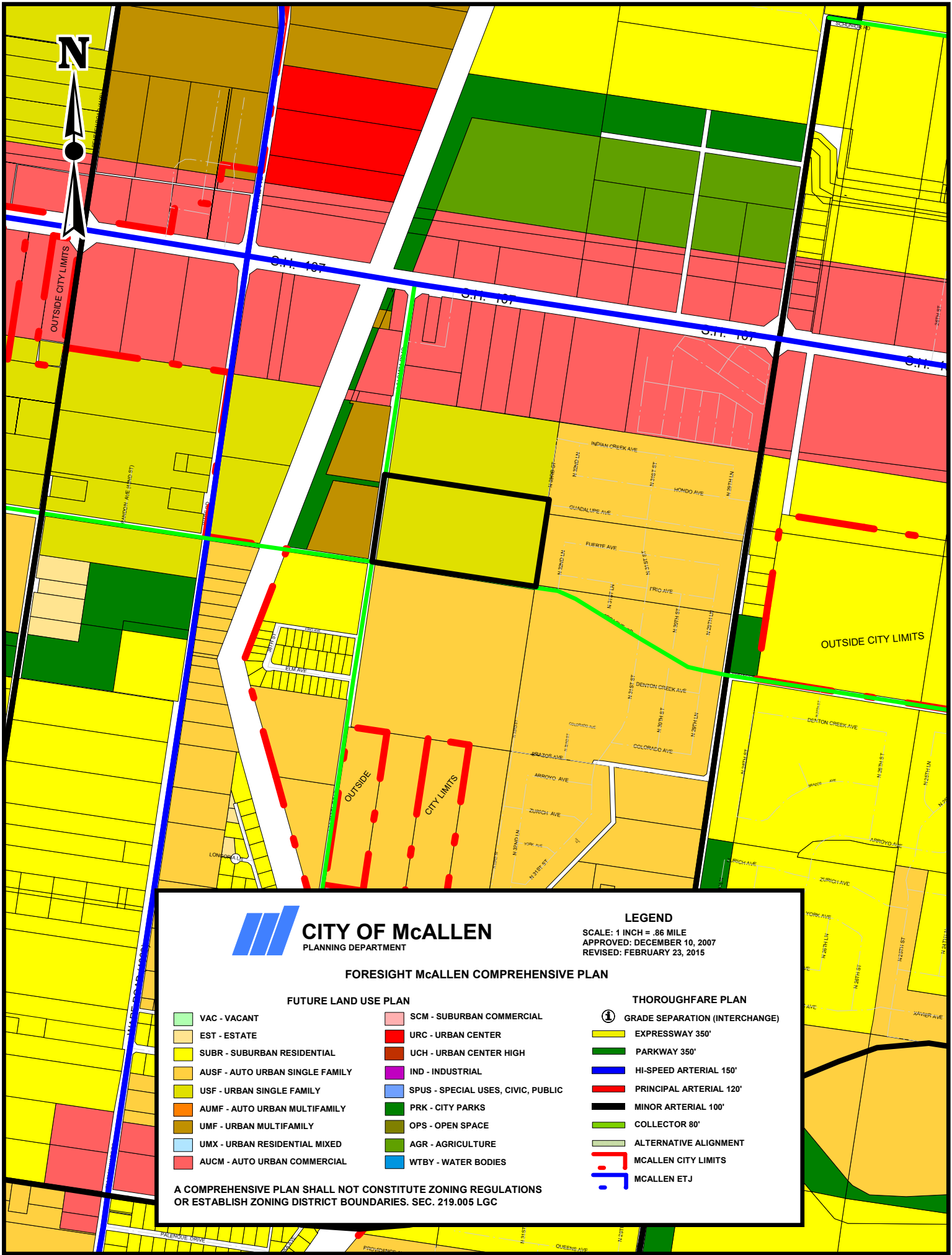
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-2

8-14-20

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







NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0022

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0023

Planning Department

Memo

TO: Planning and Zoning Commission

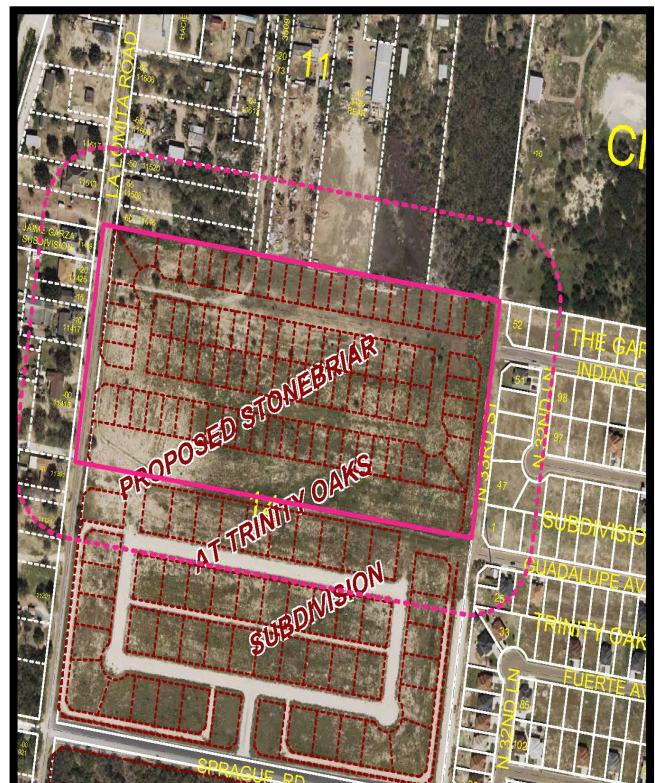
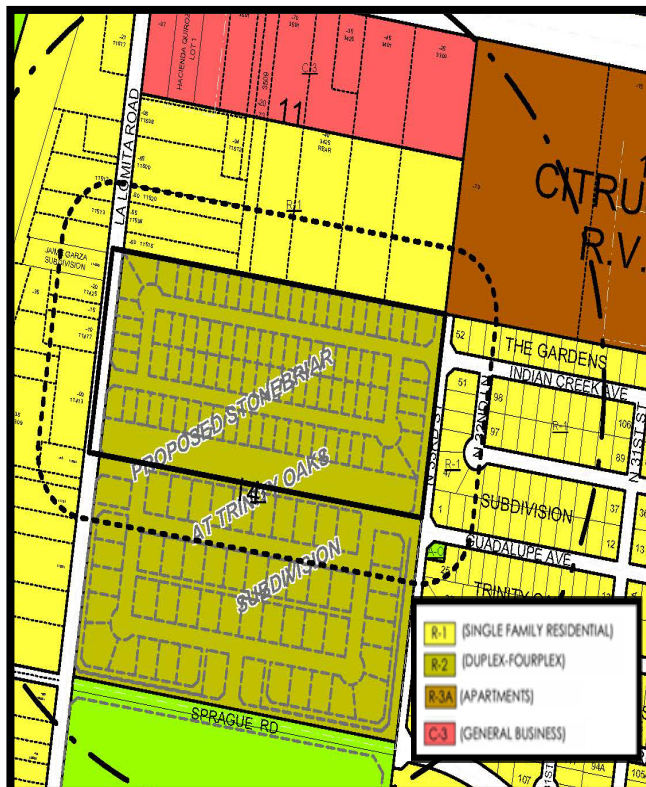
FROM: Planning Staff

DATE: April 14, 2021

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 18.82 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11300 NORTH LA LOMITA ROAD. (REZ2021-0022)

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

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



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

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

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

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

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

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

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

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

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

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 16, 2020:

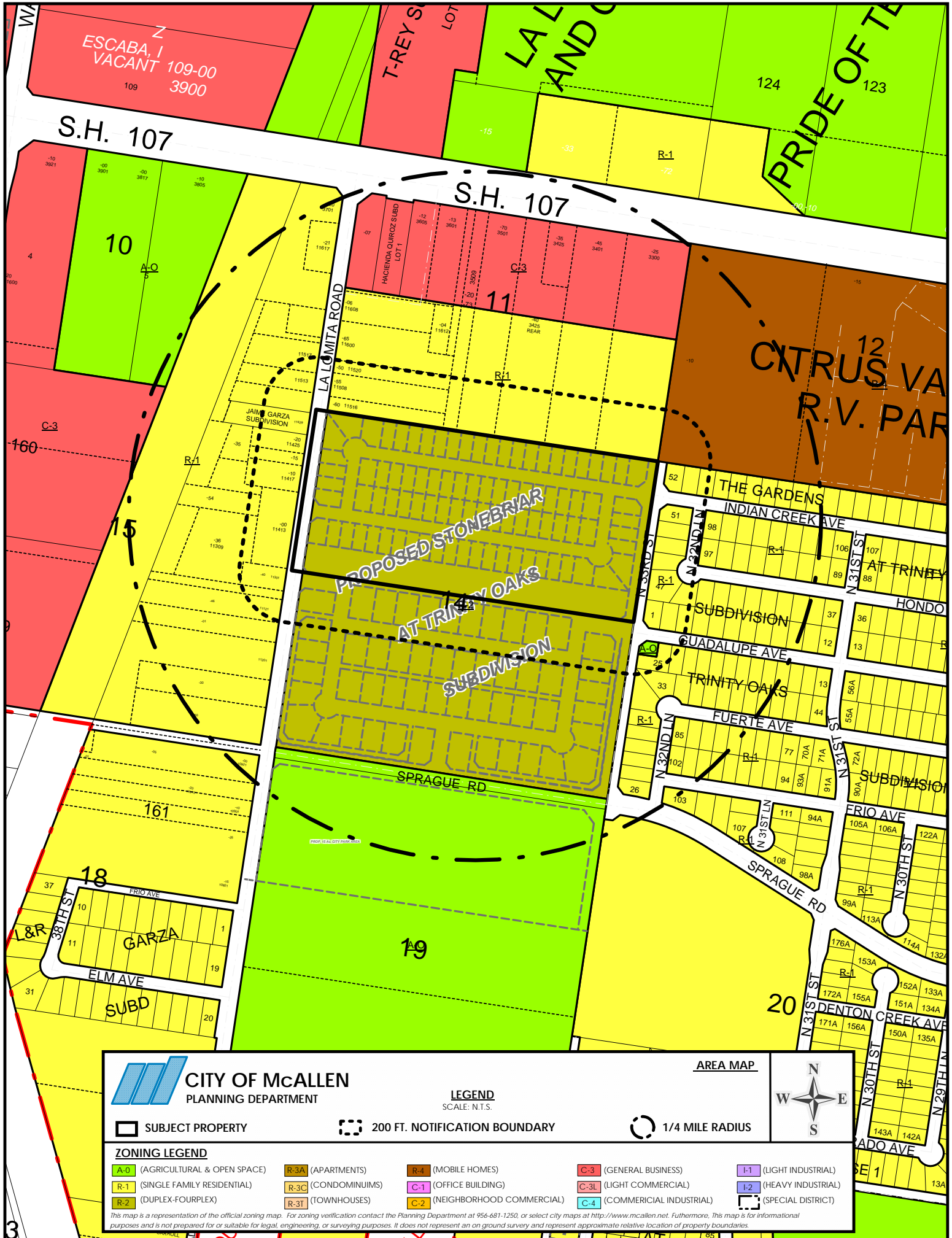
At the Planning and Zoning Commission meeting of September 16, 2020, the applicant was present. No one appeared in opposition to the rezoning request. The Board unanimously voted to table the rezoning request in order to allow the applicant time to consider the option of a Planned Unit Development. There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


PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 06, 2020:

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

On November 03, 2020, the applicant requested to withdraw the rezoning request via email in order to continue consulting with the property owner. After discussing with staff, the applicant decided to move forward with the rezoning request instead of the Planned Unit Development.


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







CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: N.T.S.


 **SUBJECT PROPERTY**


 **200 FT. NOTIFICATION BOUNDARY**


 **1/4 MILE RADIUS**


ZONING LEGEND


 **A-0** (AGRICULTURAL & OPEN SPACE)


 **R-1** (SINGLE FAMILY RESIDENTIAL)


 **R-2** (DUPLEX-FOURPLEX)


 **R-3A** (APARTMENTS)


 **R-3C** (CONDOMINIUMS)


 **R-3I** (TOWNHOUSES)


 **R-4** (MOBILE HOMES)


 **C-1** (OFFICE BUILDING)


 **C-2** (NEIGHBORHOOD COMMERCIAL)


 **C-3** (GENERAL BUSINESS)

 **C-3L** (LIGHT COMMERCIAL)

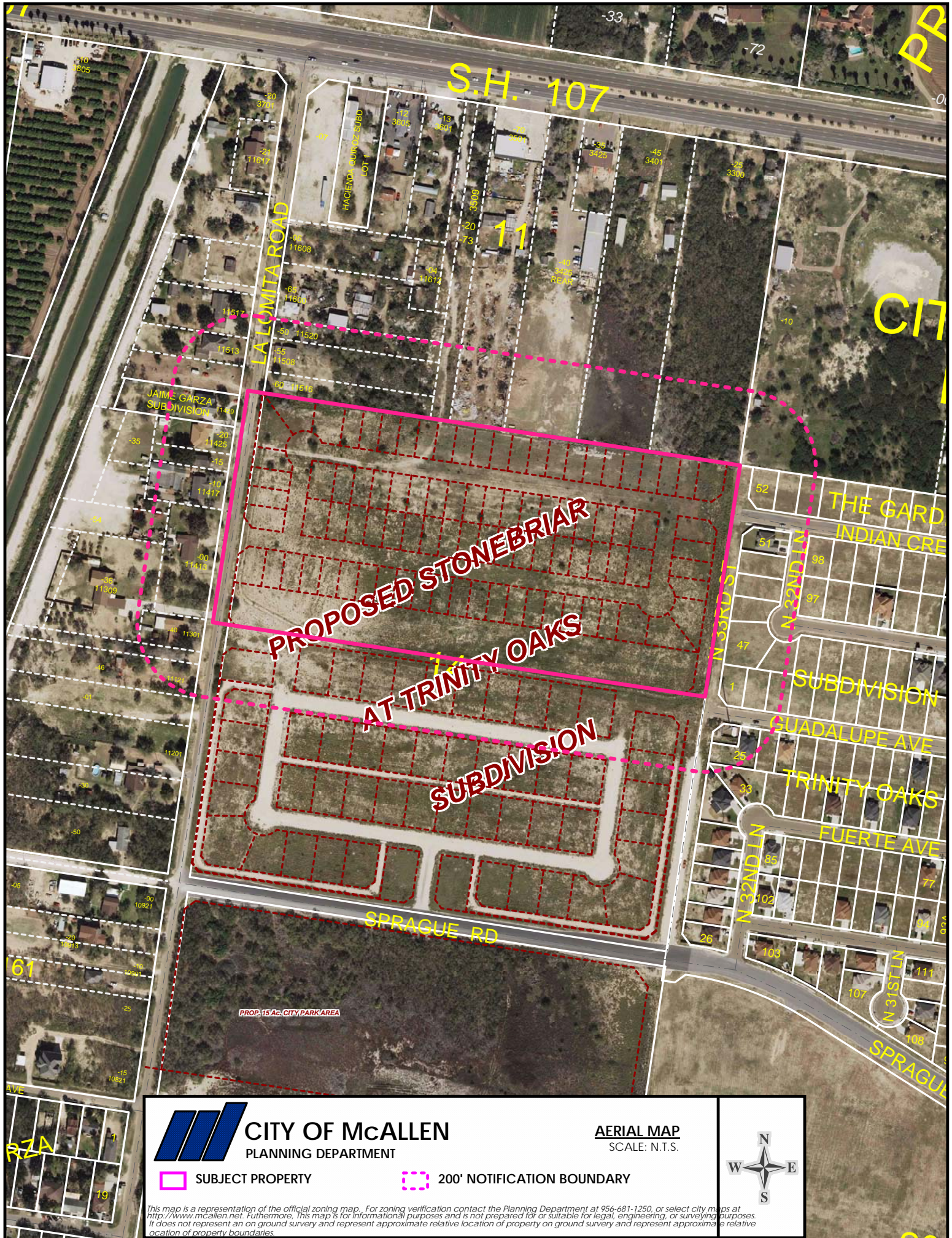
 **C-4** (COMMERCIAL INDUSTRIAL)

 **I-1** (LIGHT INDUSTRIAL)

 **I-2** (HEAVY INDUSTRIAL)

 **(SPECIAL DISTRICT)**

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



CITY OF McALLEN
PLANNING DEPARTMENT

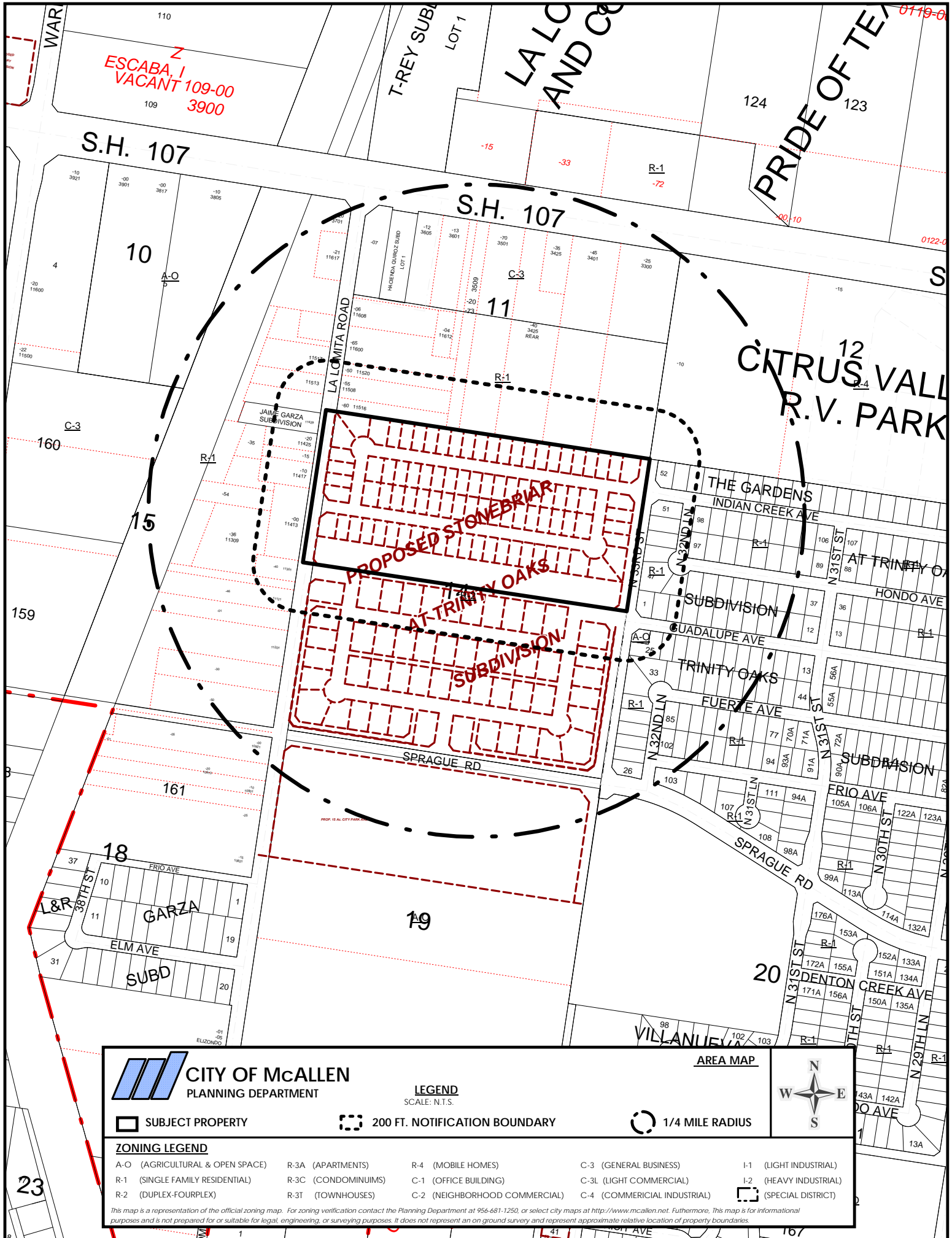
AERIAL MAP
SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**




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







CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

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

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

AREA MAP





ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

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

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

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

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

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

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

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

Surveyed: July 19, 2019

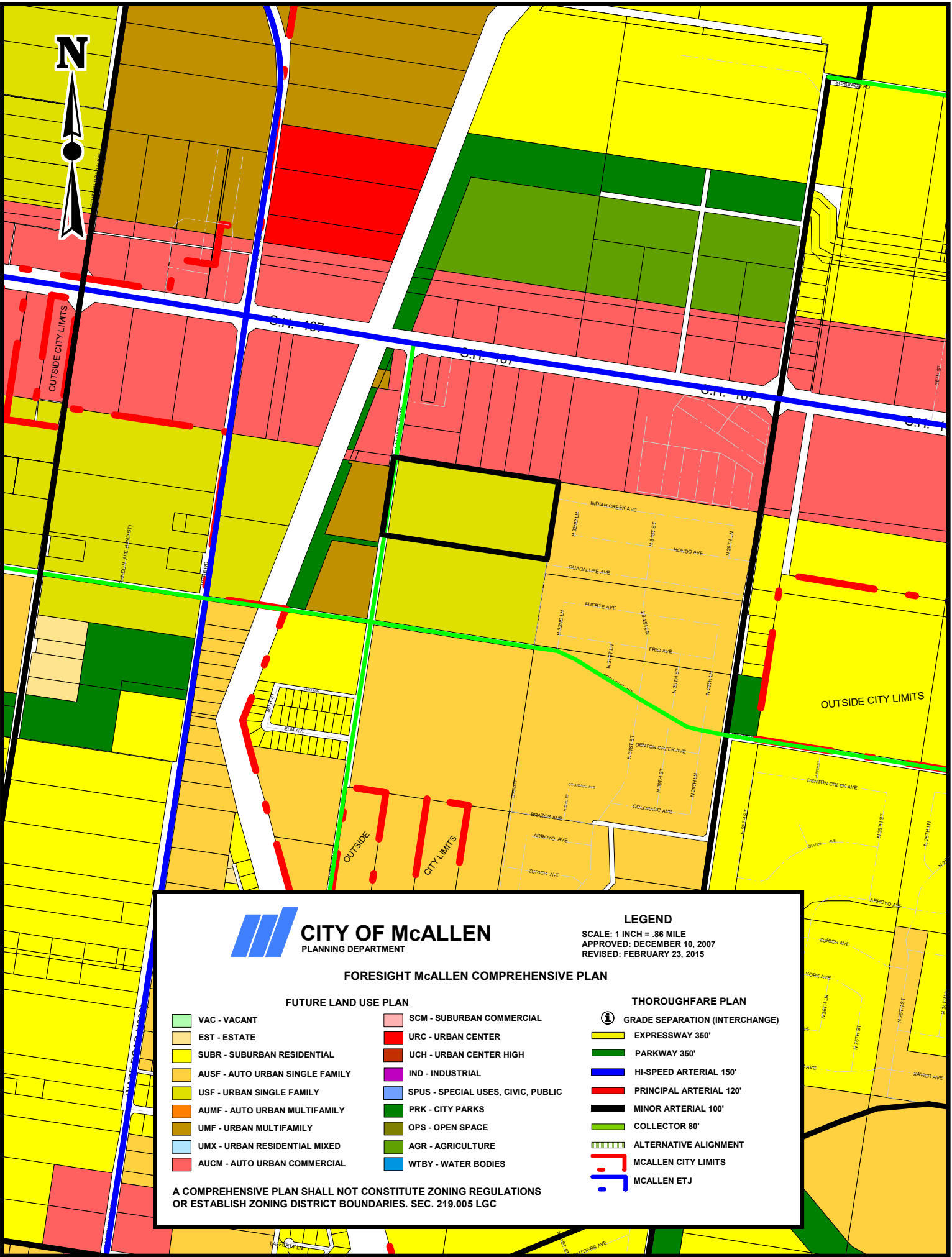
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-1

8-14-20

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





CITY OF McALLEN
PLANNING DEPARTMENT

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0022

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0023

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

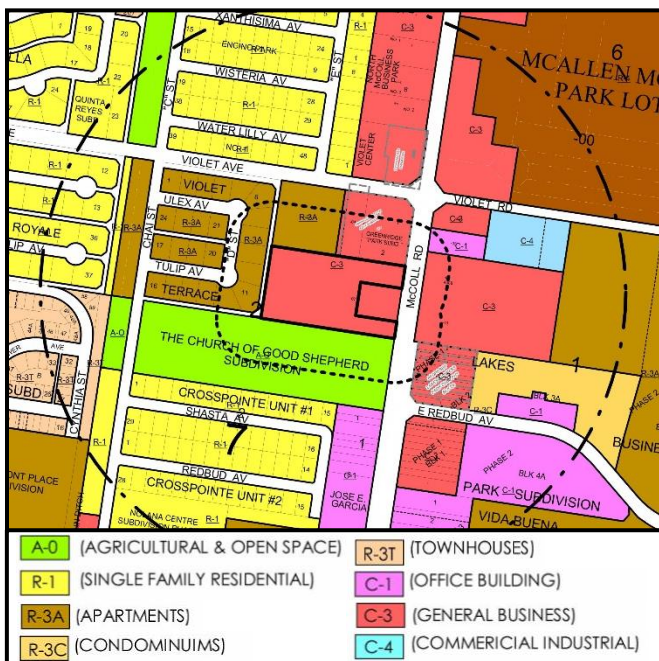
DATE: April 14, 2021

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 4.34 ACRES OUT OF LOT 2, BLOCK 7, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 4601 NORTH MCCOLL ROAD. (REZ2021-0005)

LOCATION: The property is located on the west side of North McColl Road, 300 ft. south of Violet Avenue. The irregularly shaped tract has 177.13 ft. of frontage along North McColl Road with a depth of 660 ft. for a lot size of 4.34 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct multiple apartments. A feasibility plan submitted by the applicant is included in the packet.

ADJACENT ZONING: The adjacent zoning is A-O (agricultural and open space) District to the south, R-3A (multifamily residential apartment) District to the west and north, and C-3 (general business) District to the north and east.



LAND USE: The subject property is currently vacant. Surrounding land uses include offices, apartments, single-family residences, Valley Worship Center, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial along North McColl Road and Auto Urban Multifamily for the interior portion of the tract. Suburban Commercial is comparable to C-1 (office building) to C-3L (light commercial) Districts and Auto Urban Multifamily is comparable to R-2 (duplex-fourplex residential) to R-3 (multifamily residential) Districts.

DEVELOPMENT TRENDS: The development trend for this area along North McColl Road is office building.

HISTORY: The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on August 5, 1985. A rezoning request to C-3 (general business) District for the subject property was approved by the City Commission on March 11, 1996. There has been no other rezoning request for the subject property since then.

A City-initiated rezoning request to R-3A for the adjacent property to the north was approved by the City Commission on November 9, 2015. Another rezoning request to R-3A for the adjacent property to the west was approved by the City Commission on May 17, 1982.

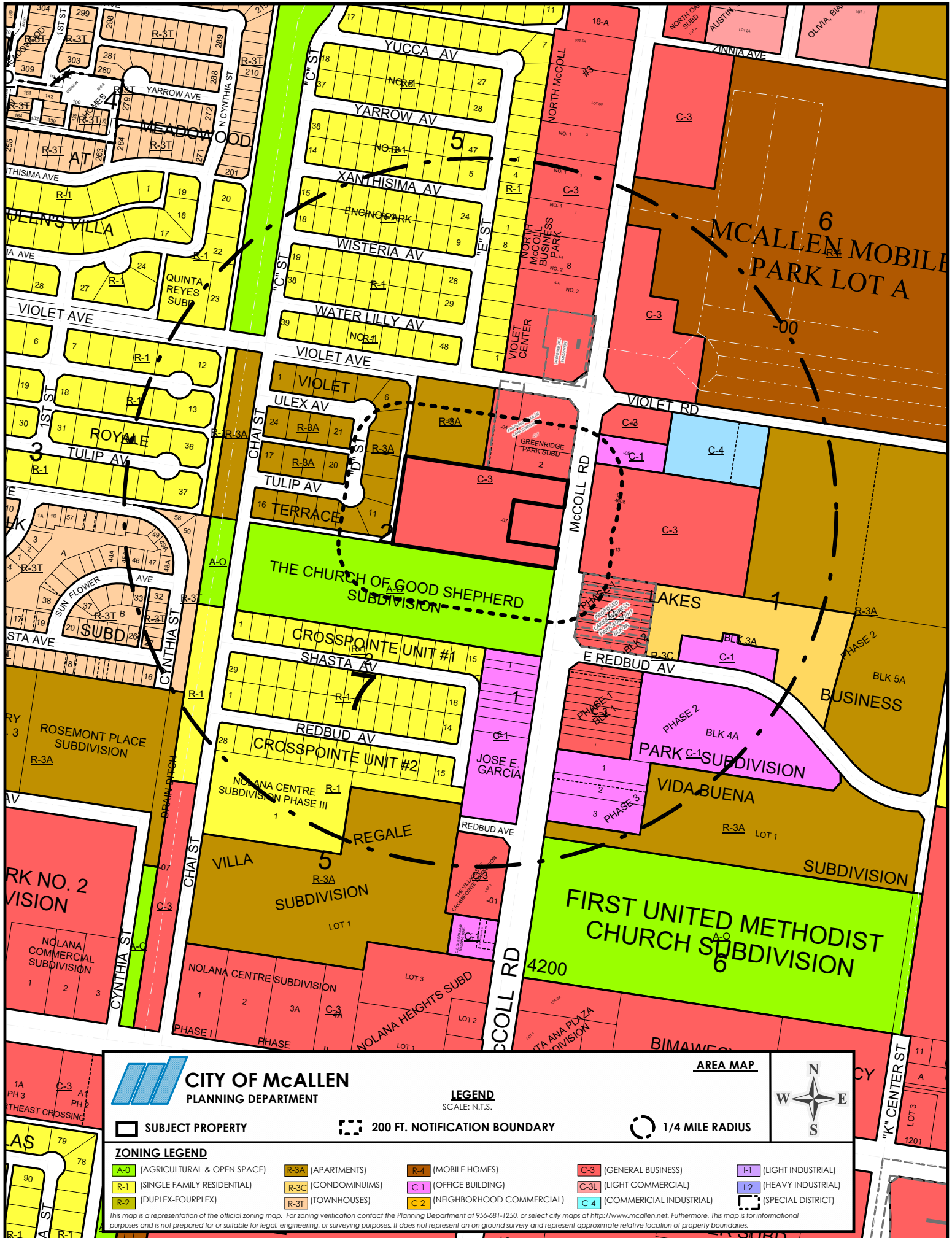
ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation; however, it conforms to the Auto Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the rezoning trend to R-3A (multifamily residential apartment) District in the area.

The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 125 three-bedroom units to 186 one-bedroom units.

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

Staff has not received a letter or call in opposition to the rezoning request.

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

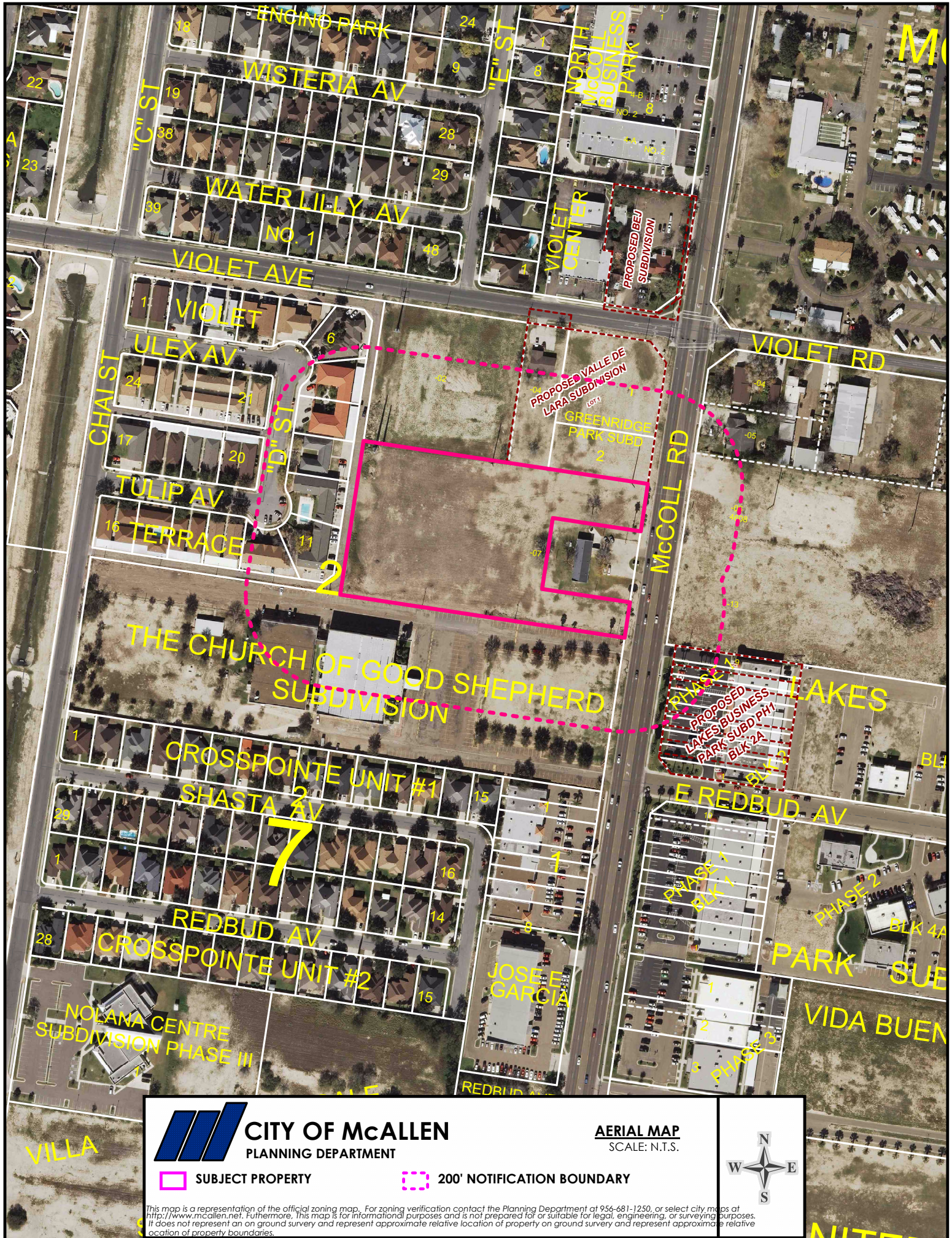
1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

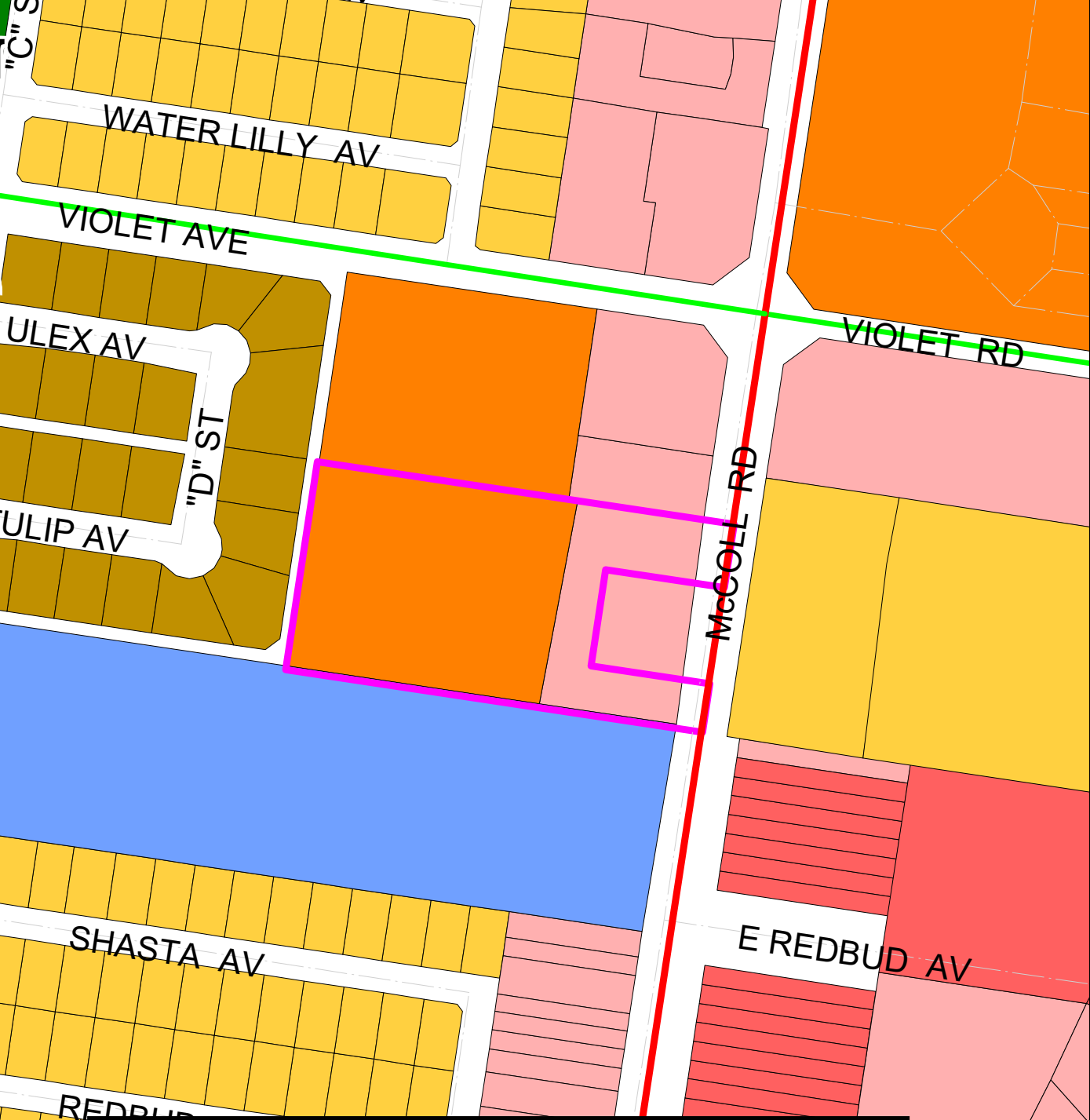
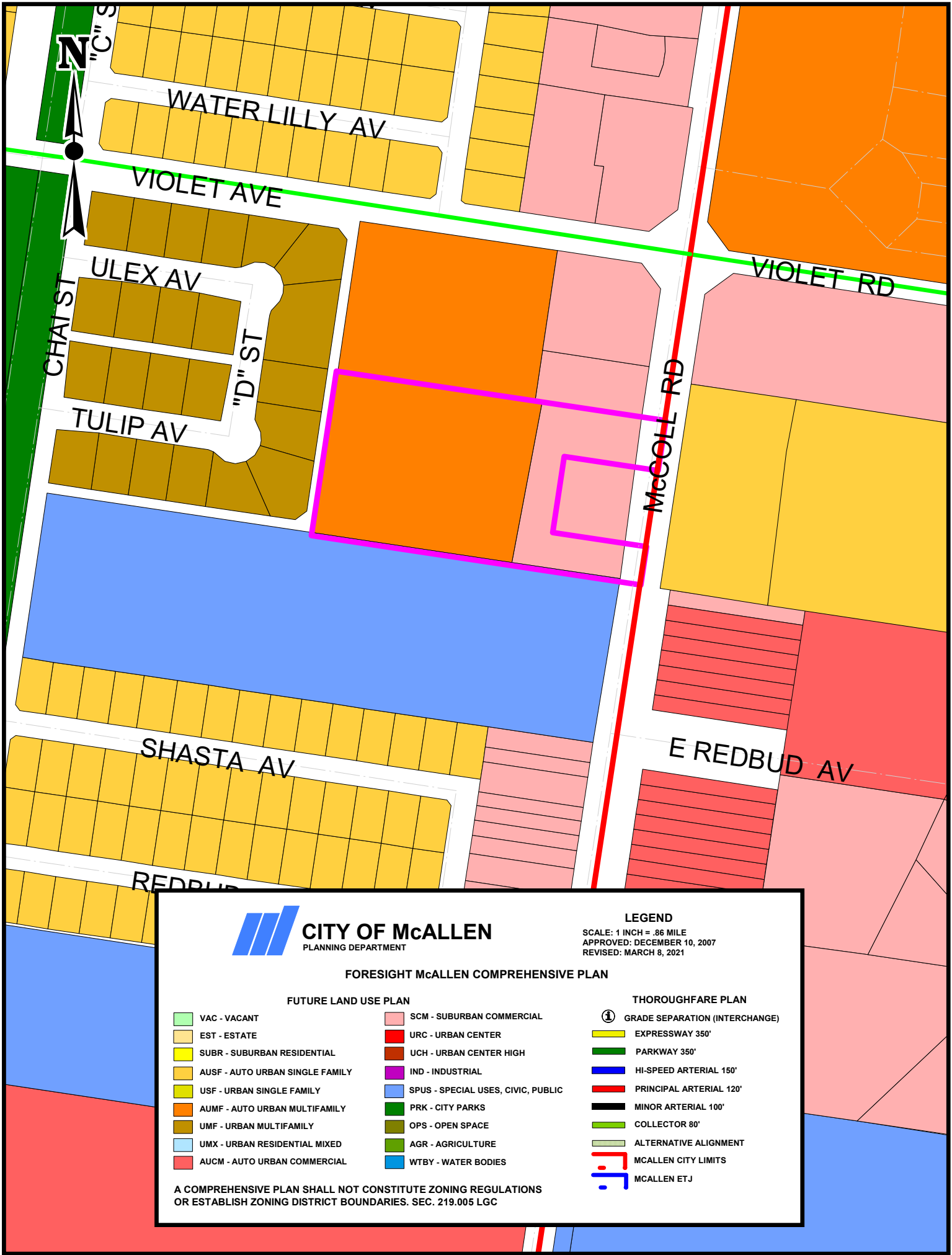
AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**



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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

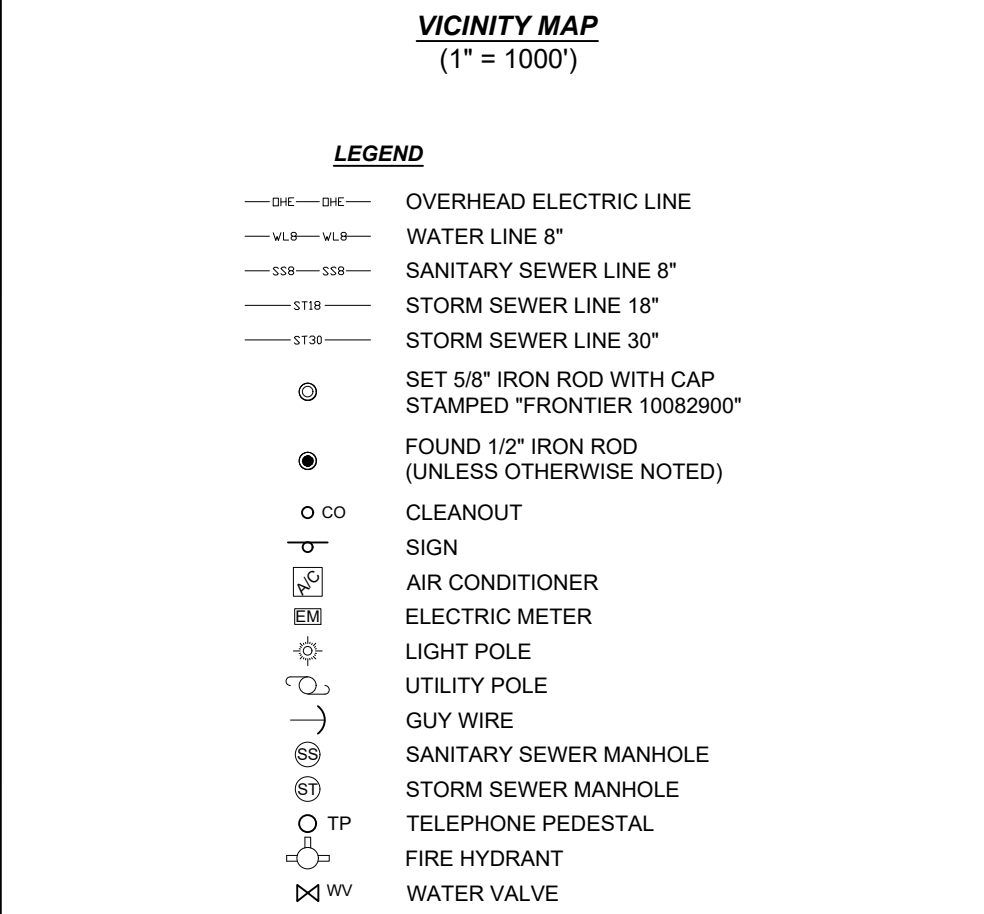
FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



BEING a 4.340 acre tract of land situated in the Domingo Fonseca Survey, Abstract No. 33, Hidalgo County, Texas, being a portion of Lot 2, Block 7, Steele and Pershing Subdivision, as recorded in Volume 8, Page 115, of the Deed Records of Hidalgo County, Texas, being a portion of that certain called 5 acre tract of land described in deed to Roberto Salazar and wife, Aura M. Salazar, as recorded in Volume 2877, Page 712, of the Official Records of Hidalgo County (O.R.C.T.), Texas, and being more particularly described by metes and bounds as follows:

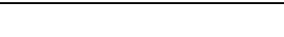
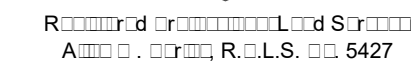
THENCE South 08°37'43" West, along said centerline, a distance of 100.71 feet;

THENCE South 08°37'43" West, along said centerline, a distance of 76.42 feet to the southeast corner of said called 5 acre tract;

THENCE North 08°37'43" East, along the common line of said called 5 acre tract and said 20-foot wide alley, a distance of 330.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common west corner of said called 5 acre tract and that certain called 2.33 acre tract of land described in deed to L. Reyes Family, LP, as recorded in Document No. 2730490, O.R.H.C.T.;

To
Madhouse Development, Inc., a Texas corporation,
Avanti Legacy Violet Parc, LP., a Texas Limited Partnership,
Old Republic National Title Insurance Company::

Date of Plat or Map: March 4, 2021



(10.2)-All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. **(STANDARD EXCEPTION)**

(10.3)-Intentionally Omitted

(10-4) The following as shown on this survey:

- (i) 100' buffer for overhead transmission line along and/or near the north property line;
- (ii) overhead electric lines along and/or near the north property line;
- (iii) propane tank located near a portion of the east property line (apparently providing service to adjoining land);
- (iv) 8" water line running through the eastern portion of the subject property;
- (v) portions of land being within dedicated 40 foot road right of way; and
- (vi) all utility lines and facilities contained within dedicated 40 foot road right of way.

1. Coordinates and bearings are based on NAD83 (2011), Texas South Zone. All distances are U.S. Survey Feet (grid).
2. Contour interval equals 0.5 of one-foot. Vertical datum is NAVD88.
3. The subject property has a Zone "B" Rating (shaded) according to the Federal Emergency Management Agency Map No. 4803340425-C, dated November 16, 1982. Zone "B" (shaded) is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood".
4. Title Commitment issued by Old Republic National Title Insurance Company, G.F. No. 2100138-COM, effective date February 22, 2021, 8:00 am.
5. No evidence of an existing building was observed while conducting fieldwork.
6. No evidence of an address was observed while conducting fieldwork.
7. No evidence was observed that this property is used as a solid waste dump, pump or sanitary landfill while conducting fieldwork.
8. No evidence was observed of recent earth moving work, building construction, or building additions while conducting fieldwork.
9. No evidence was observed of recent street or sidewalk construction or repairs while conducting fieldwork.
10. No markers were observed for delineation of waterfront while conducting fieldwork.
11. No zoning report or letter was provided to the surveyor. Subject property appears to be classified as Zone "C3" (General Business) according to City of McAllen GIS website, obtained by the surveyor on January 24, 2021.
12. No evidence was observed of marked parking spaces while conducting fieldwork.
13. The subject property shares no party walls or divisions of structures with the adjoining properties.
14. Utilities shown are based on surveyed locations and markings, if any, provided by Texas 811.

ALTA/NSPS LAND TITLE SURVEY

N McColl Road
McAllen, Texas 78504

Job Number:	2101002	Scale:	1" = 40'
Field Date:	1/22/2021	Checked by:	AWK
Field Tech(s):	DR	Office Tech(s):	CMB
Drawing Date:	3/4/2021	Revision:	4

0 10' 20' 30' 60'
1"=30'

LEGEND

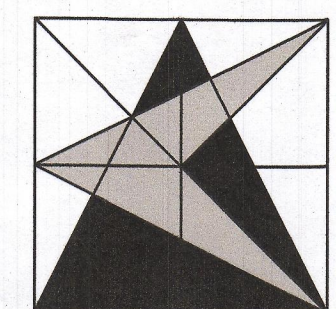
E- INDICATES EXISTING
P- INDICATES PROPOSED

INDICATES EXISTING OR PROPOSED
E-6" W
INDICATES TYPE OF LINE
INDICATES SIZE OF LINE

PROPOSED FIRE HYDRANT
PROPOSED MANHOLE
WATER LINE
SANITARY SEWER
PROPERTY BOUNDARY
BUILDING SETBACK

- NOTES**
- THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH JURISDICTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
 - THERE ARE NO KNOWN VARIANCES THAT WILL BE REQUIRED FOR THIS PROJECT.
 - DIMENSIONS ARE TO BACK OF CURB. RADII ARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 - CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
 - ALL FACE OF CURB RADIIUSES NOT NOTED SHALL BE 2.0' RADIUS.
 - CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED FROM FRONTIER SURVEYING COMPANY.
 - THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
 - STORM WATER DETENTION IS ANTICIPATED FOR THIS DEVELOPMENT.
 - RETAINING WALLS ARE NOT ANTICIPATED FOR THIS SITE.
 - ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FAIR HOUSING DESIGN MANUAL.
 - SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE "B" (AREAS DETERMINED TO BE BETWEEN THE LIMITS OF THE 100-yr AND 500-yr FLOOD) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 480334 0425 C, EFFECTIVE DATE: NOVEMBER 16, 1982 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR HIDALGO COUNTY, TEXAS.
 - SIDE BUILDING SETBACKS ARE DETERMINED BY BUILDING HEIGHT. WHEN A STRUCTURE EXCEEDS 25' IN HEIGHT, IT SHALL BE SET BACK ONE ADDITIONAL FOOT ABOVE 25'.

PARKING REQUIREMENT CHART				
NUMBER OF BEDROOMS	UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	36	1 SPACE PER UNIT	36	
2 BEDROOM	48	1 SPACE PER UNIT	48	
		TOTAL	84	93



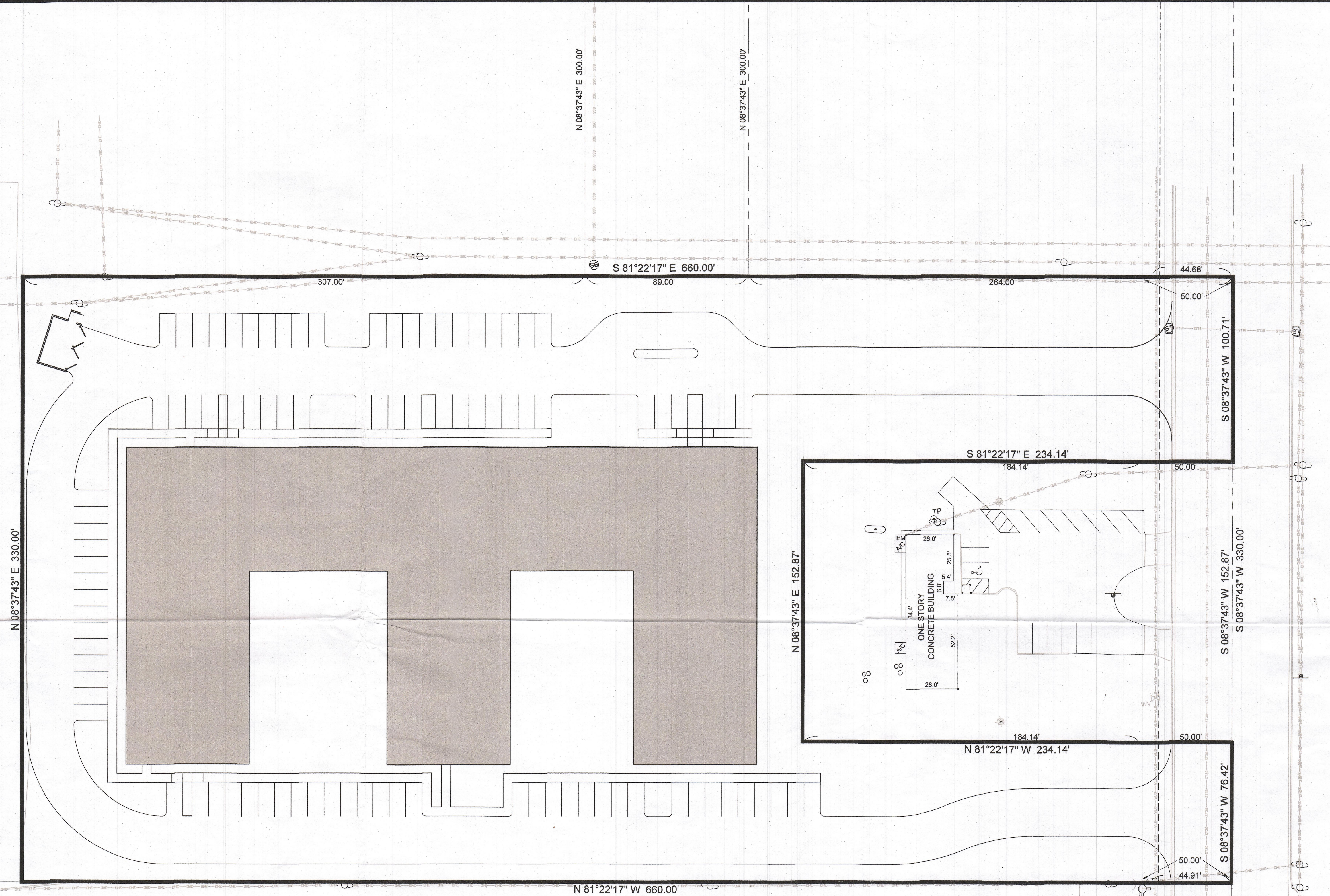
**CARNEY
ENGINEERING,
PLLC.**
5700 GRANITE PARKWAY, SUITE 200
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

This document is released for the purpose of interim review under the authority of Craig Carney, P.E., # 55714 on February 2, 2021. It is not to be used for construction or permitting.

TBPE FIRM REGISTRATION NO.: F-5035
DRAWN BY: TCP
CHECKED BY: JAH
START DATE: 02/02/2021
SCALE: 1" = 30'
PROJECT NO.: 2068-161

AVANTI LEGACY VIOLET PARK
McCOLL ROAD
McALLEN, TEXAS

PRELIMINARY SITE PLAN
ISSUED FOR REVIEW





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0005

Law Office of
ROBERTO SALA

SHIP CENTER

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

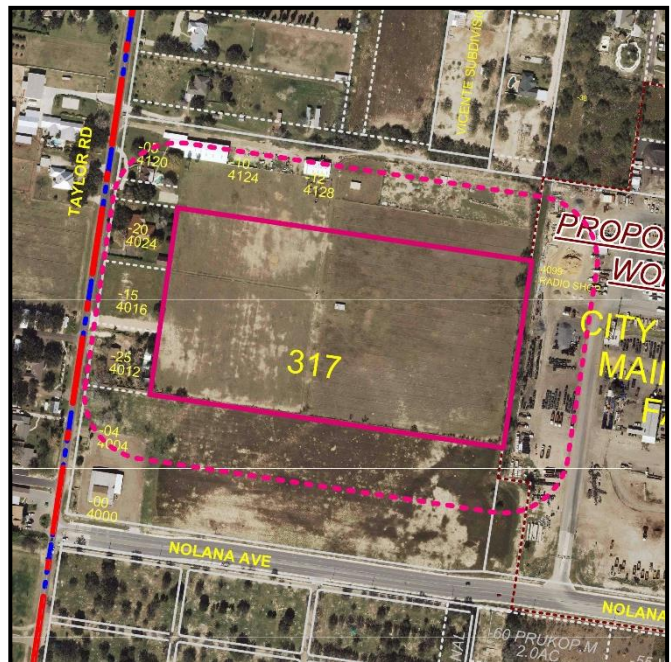
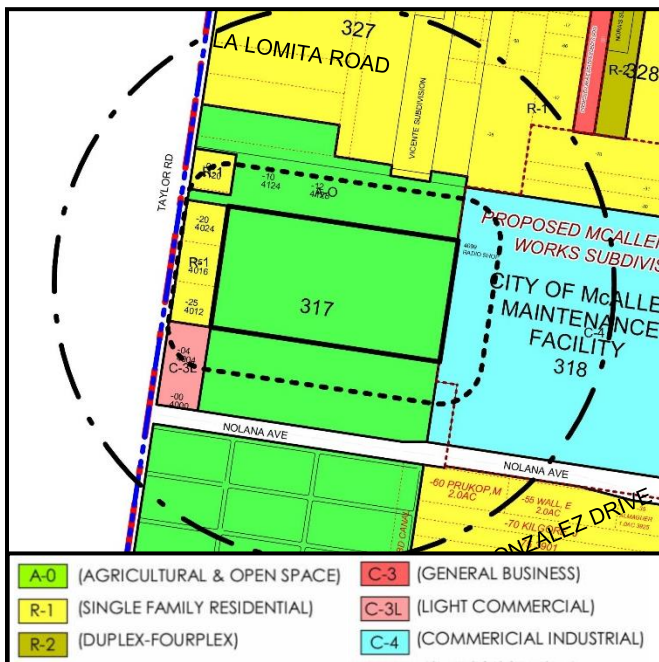
DATE: April 15, 2021

SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 14.615 ACRES OUT OF LOT 317, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4128 NORTH TAYLOR ROAD. (REZ2021-0017)

LOCATION: The property is located 185 ft. east of North Taylor Road, approximately 400 ft. north of Nolana Avenue. The tract consists of 14.615 acres and has no street R.O.W. frontage but is proposed to be part of another tract that will provide access to North Taylor Road.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct detached duplexes. A 48-lot subdivision under the name of Taylor Creek Villages Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on April 6, 2021.

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



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, vacant land, Spirit of Peace Lutheran Church, and City of McAllen Recycling Center.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential which is comparable to R-1 (single-family residential) District.

DEVELOPMENT TRENDS: The development trend for this area along North Taylor Road is single-family residential.

HISTORY: The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on April 12, 1999. There have been no rezoning requests for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also does not follow the rezoning or development trend to single-family residences in the area. If approved, R-3A District will increase the density and traffic in the area far beyond the intended density for Suburban Residential land use designation.

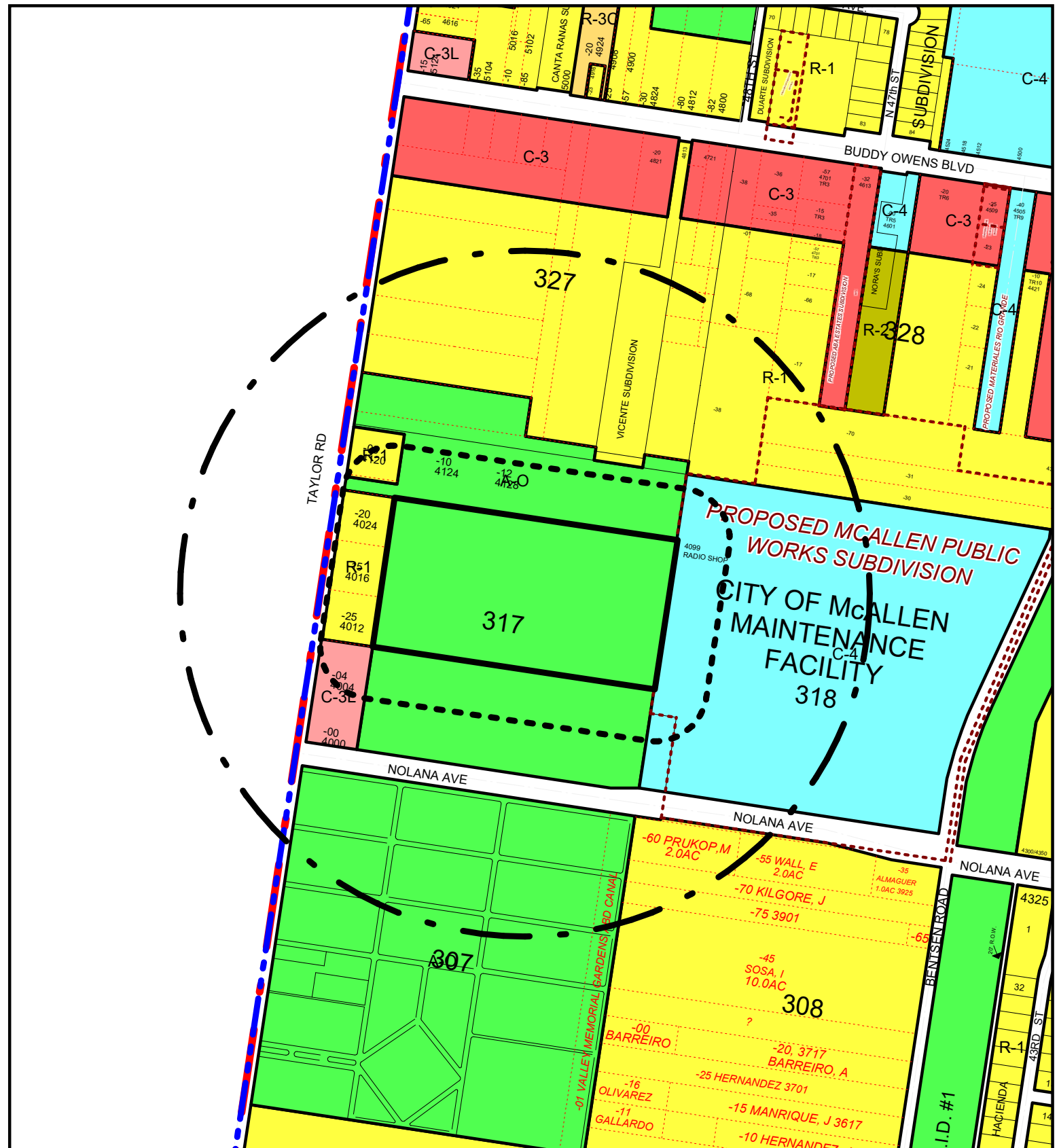
The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 423 three-bedroom units to 628 one-bedroom units.

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

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

Staff has received a letter in opposition to the rezoning request that is included in the packet for your review.

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)

R-3A (APARTMENTS)

R-4 (MOBILE HOMES)

C-3 (GENERAL BUSINESS)

I-1 (LIGHT INDUSTRIAL)

R-1 (SINGLE FAMILY RESIDENTIAL)

R-3C (CONDOMINIUMS)

C-1 (OFFICE BUILDING)

C-3L (LIGHT COMMERCIAL)

I-2 (HEAVY INDUSTRIAL)

R-2 (DUPLEX-FOURPLEX)

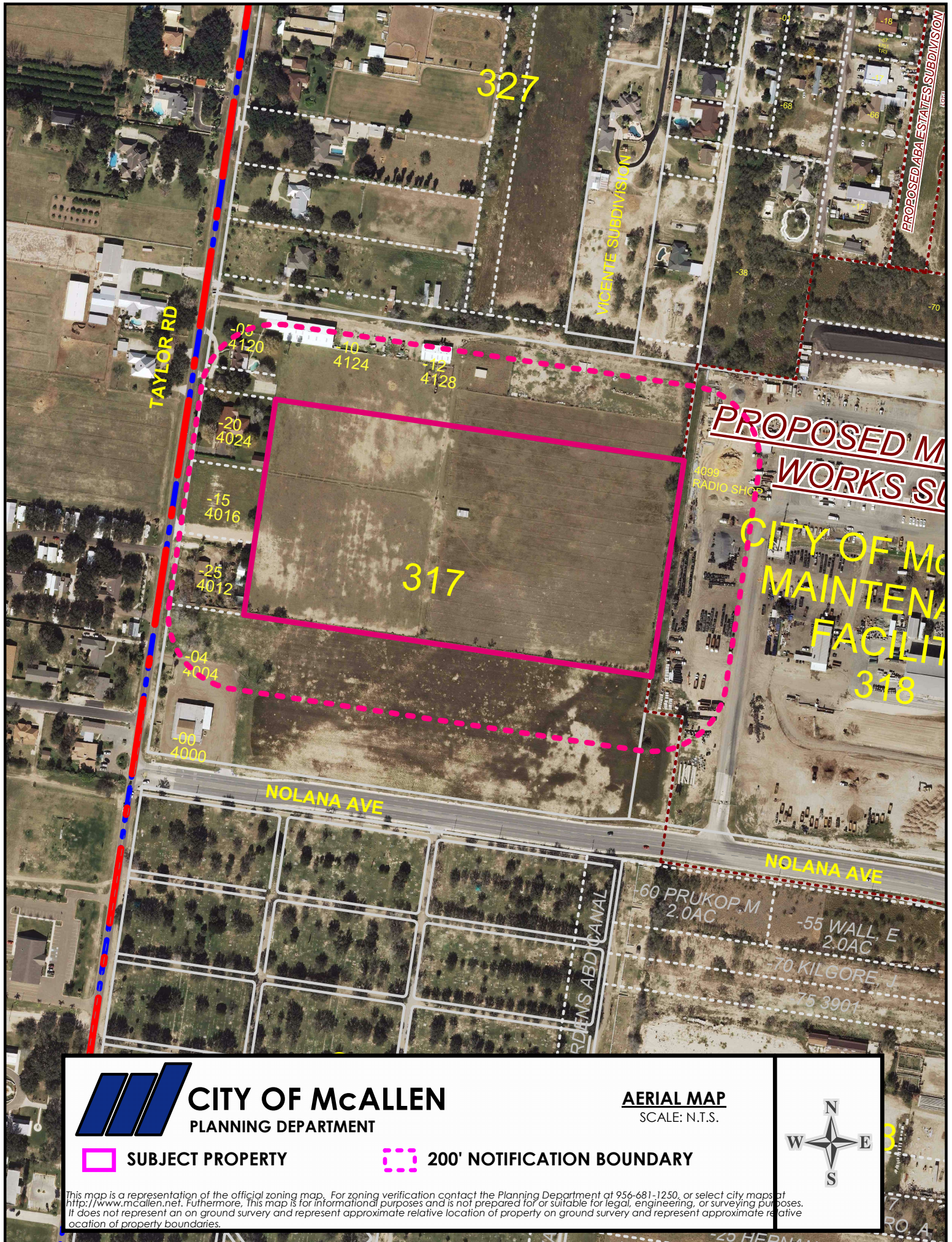
R-3T (TOWNHOUSES)

C-2 (NEIGHBORHOOD COMMERCIAL)

C-4 (COMMERCIAL INDUSTRIAL)

(SPECIAL DISTRICT)

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



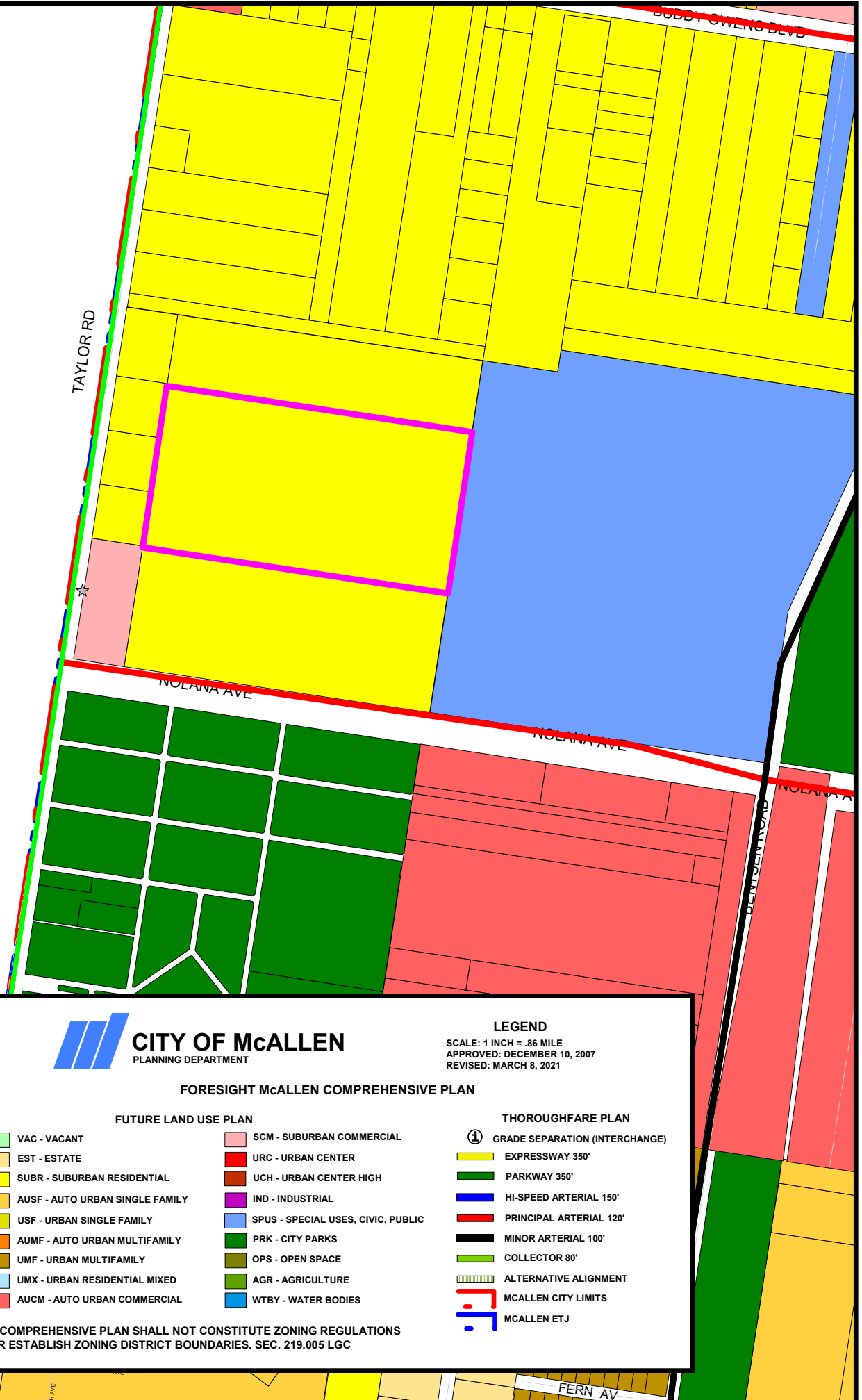
SUBJECT PROPERTY





200' 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.



JOHN H. SHARY SUBDIVISION
(VOLUME I, PAGE 17, H.C.M.R.)
LOT 317

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
S.W.	Southwest
Fnd	Found No. 4 Rebar
Set	Set No. 4 Rebar w/plastic cap stamped 2791
EOP	Edge of pavement
E-E	Edge to Edge
⊙	Found No. 4 Rebar
⊗	Found Iron pipe
⊙	Found No. 4 Rebar w/cap
—X—	Existing chainlink fence
—O—	Existing hog fence
⌒	Existing power pole
⊠	Existing telephone pedestal
⊠	Existing gas marker
⊠	Existing water meter
⊠	Existing water valve
⊠	Existing 12" irrigation standpipe
	Asphalt pavement
	Caliche pavement

6

I, Homera L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 01/23/2021 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 03/19/2021

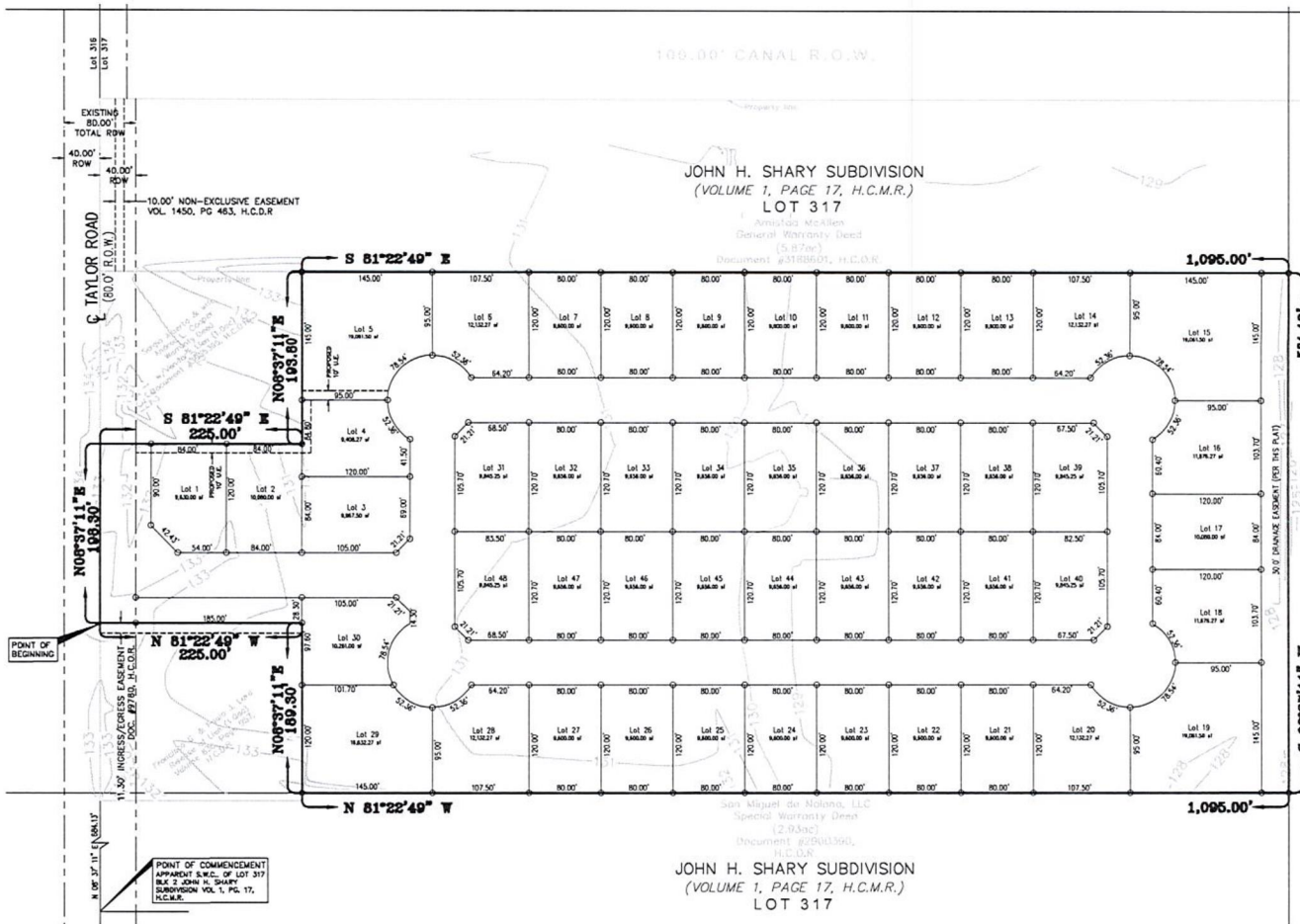
1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per the NAD 1983 State Plane Texas South FIPS 4205 Feet. (S 81°26'28" E, North line of 1.02-acre tract of land, as described in Document #3177063, H.C.O.R.)
3. Commitment of Title Insurance issued by First American Title Guaranty Co.
Reference: Jimmy Knox and Myrtle Ernestine Jones
To: Urban City Developers, LLC and/or assigns
GF: No. 933232

Also, see Schedule B, 10.a thru 10.n for additional easement and property matters.

4. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
5. Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
6. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
7. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
8. Flood Zone "C" - Areas of minimal flooding. (No shading)

Community Panel No. 480334 0400C
Map Revised: November 16, 1982

P.O.C.
S.W. corner
of Lot 317



RECEIVED
MAR 12 2021
By CM



TAYLOR CREEK VILLAGES SUBDIVISION

A 15.639-ACRE TRACT OF LAND OUT OF LOT 317, BLOCK 2, JOHN H. SHARY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING LOCATED ON THE EAST SIDE OF TAYLOR ROAD AND APPROXIMATELY 635.00 FEET NORTH OF NOLANA LOOP.



TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
ident@trevinoengineering.com

200 S. 10th St. Ste. 1303
McAllen, Texas 78501



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0017

COOPER MEDIATION GROUP

SERGIO ALBERT COOPER
FAMILY LAW & CIVIL LITIGATION MEDIATOR



April 11, 2021

Kaveh Forghanparast, CNU-A
Planner
City of Mcallen-Planning Dept
311 N. 15th Street
McAllen, Texas 78501

Re: Protest and opposition of:
REZ2021-0019
REZ2021-0017

Dear Mr. Forghanparast:

My name is Sergio Albert Cooper and I reside with my children and wife at 4024 N. Taylor Rd., McAllen, Texas 78504 since October 2019. We sold our beautiful home located in the Trenton Village subdivision due to the traffic and noise pollution. We moved to our current residence due to the tranquility and on the premise that the land behind our home would stay agricultural therefore being our forever home.

We received the legal notices on Thursday, April 8, 2021 notifying us about a hearing. We are against and protest the rezoning and building of multifamily residential apartments behind and next to our property. This is a cause of great concern and distress for our family and our homestead investment. Safety and crime issues are of the utmost concern along with our financial investment. We purchased our home to raise a family in a quiet and safe environment. If this rezoning and construction comes to fruition then our property would be alongside 50% to the apartment complexes. Our family's privacy will be greatly compromised especially with multi-level structures. Currently there is a chain link fence surrounding our property. My family's safety is at stake here and do not feel safe with the rezoning and construction of agricultural to multi-family residential apartments.

Our home is surrounded by other multi-acre homes and a large peaceful cemetery on Nolana Loop. As longtime City of McAllen tax payers we would like you to take our concerns seriously as we are

COOPERMEDIATOR0112@GMAIL.COM

TEL: 956.313-3120 FAX: 956.803.0030

greatly opposed to the rezoning and construction of the multifamily residential apartments alongside and directly behind our forever home. Enclosed please find photographs of what the property behind our home currently looks like.

Respectfully yours,

A handwritten signature in black ink, appearing to be 'Sergio and Andrea Cooper', written in a cursive style.

Sergio and Andrea Cooper









Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

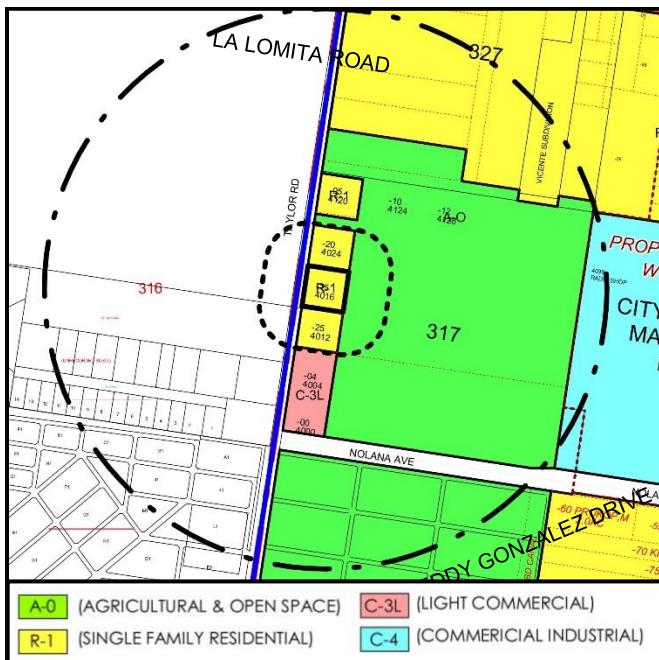
DATE: April 15, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 1.024 ACRES OUT OF LOT 317, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4016 NORTH TAYLOR ROAD. (REZ2021-0019)

LOCATION: The property is located on the east side of North Taylor Road, approximately 590 ft. north of Nolana Avenue. The tract has 198.90 ft. of frontage along North Taylor Road with a depth of 225 ft. for a lot size of 1.024 acres.

PROPOSAL: The applicant is requesting to rezone the subject property as part of a larger development that includes 14.615 acres of the adjacent property to the east to R-3A (multifamily residential apartments) District in order to construct detached duplexes. A 48-lot subdivision under the name of Taylor Creek Villages Subdivision for the subject properties was approved in preliminary form by the Planning and Zoning Commission on April 6, 2021.

ADJACENT ZONING: The adjacent zoning is A-O (agricultural and open space) District to the east and R-1 (single-family residential) District to the north and south. The properties to the west of North Taylor Road are outside the city limits.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, vacant land, Spirit of Peace Lutheran Church, and City of McAllen Recycling Center.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential which is comparable to R-1 (single-family residential) District.

DEVELOPMENT TRENDS: The development trend for this area along North Taylor Road is single-family residential.

HISTORY: The tract was annexed into the City and initially zoned A-O (agricultural and open space) District on April 12, 1999. A City-initiated application to rezone the subject property to R-1 (single-family residential) District was approved by the City Commission on August 24, 2015. There have been no other rezoning requests for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also does not follow the rezoning or development trend to single-family residences in the area. If approved, R-3A District will increase the density and traffic in the area far beyond the intended density for Suburban Residential land use designation.

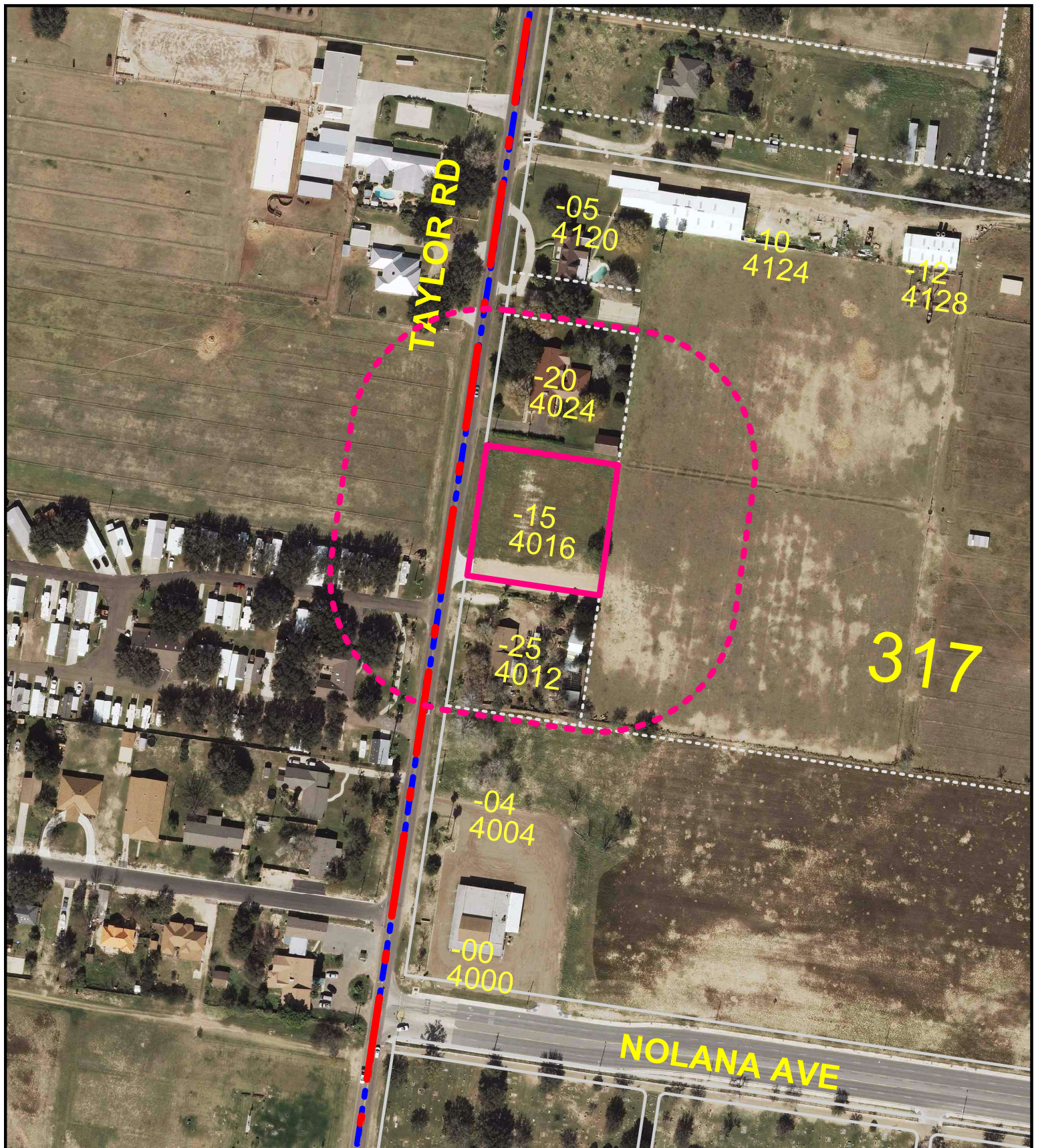
The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 29 three-bedroom units to 44 one-bedroom units.

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

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

Staff has received a letter of opposition to the rezoning request that is included in the packet.

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



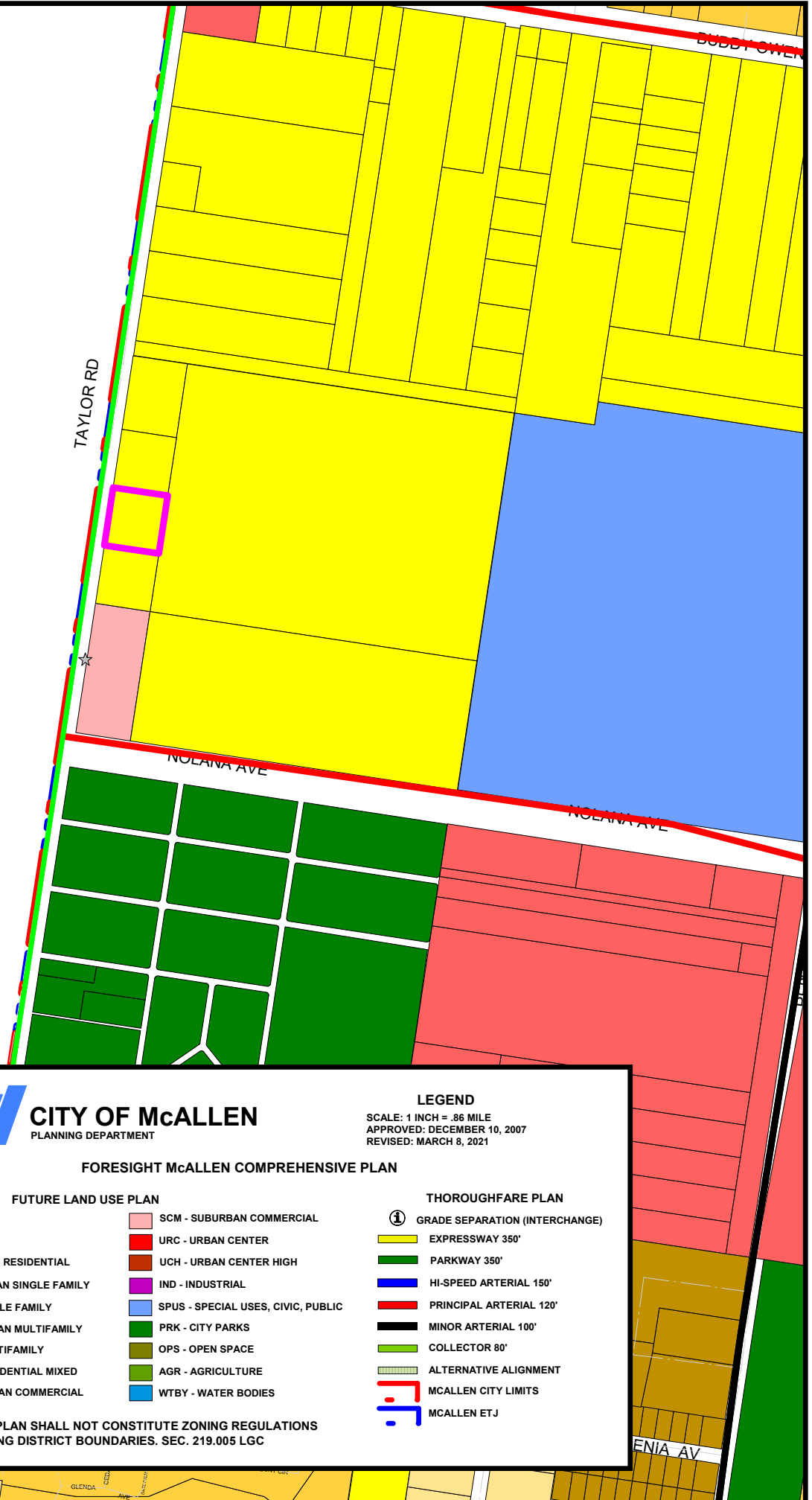
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

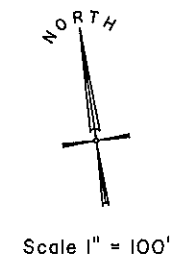
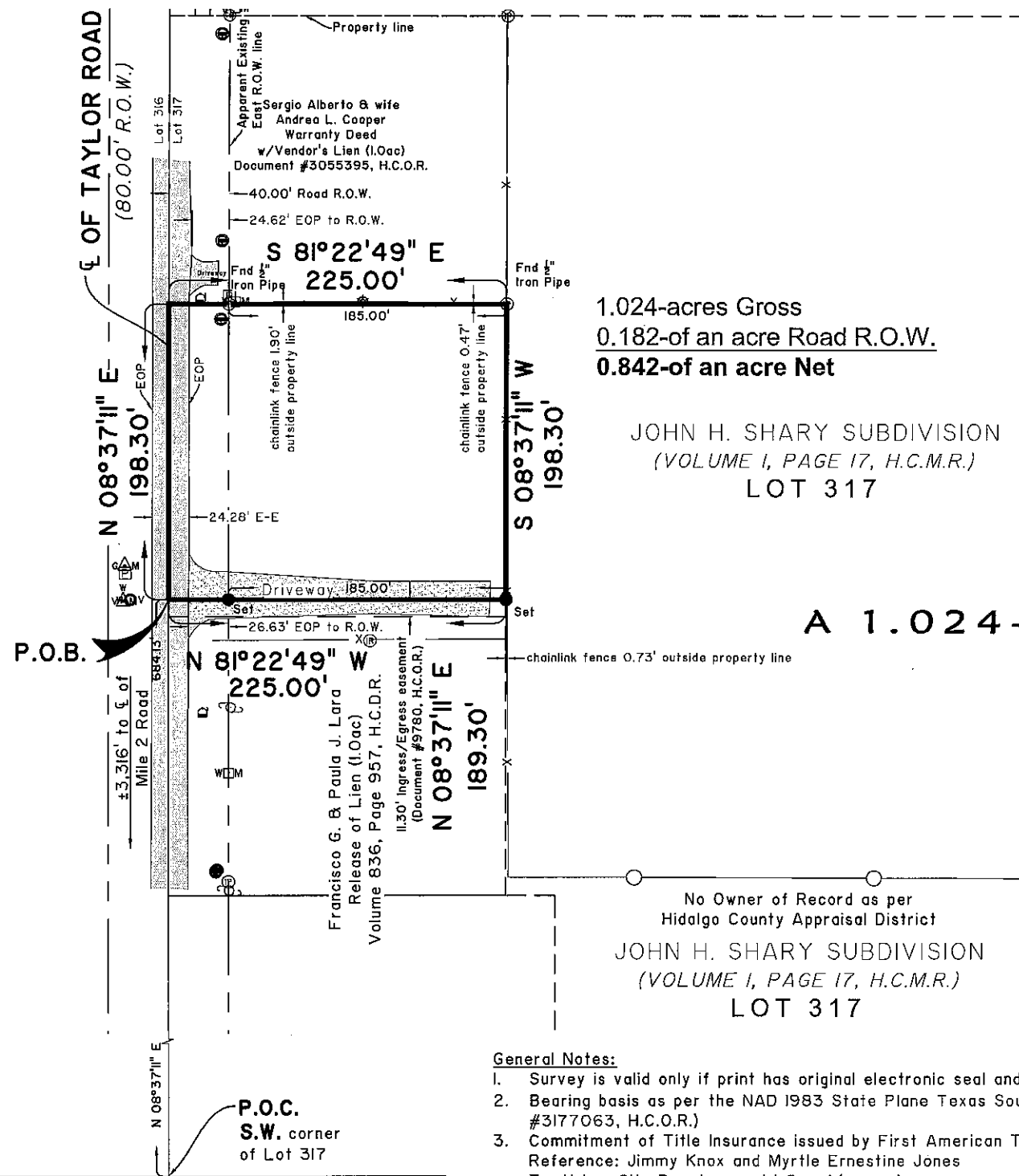
FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



1.024-acres Gross
0.182-of an acre Road R.O.W.
0.842-of an acre Net

JOHN H. SHARY SUBDIVISION
(VOLUME 1, PAGE 17, H.C.M.R.)
LOT 317

**SURVEY PLAT SHOWING
A 1.024-ACRE TRACT OF LAND OUT OF LOT 317,
JOHN H. SHARY SUBDIVISION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS,
VOLUME 1, PAGE 17, H.C.M.R.**
(See Exhibit "A" for Metes and Bounds description)

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 01/23/2021 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.



General Notes:

- Survey is valid only if print has original electronic seal and signature of surveyor.
- Bearing basis as per the NAD 1983 State Plane Texas South FIPS 4205 Feet. (S 81°28'28" E, North line of 1.02-acre tract of land, as described in Document #3177063, H.C.O.R.)
- Commitment of Title Insurance issued by First American Title Guaranty Co.
Reference: Jimmy Knox and Myrtle Ernestine Jones
To: Urban City Developers, LLC and/or assigns
GF: No. 933232
Also, see Schedule B. 10.a thru 10.n for additional easement and property matters.
- Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
- Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
- The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
- Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
- Flood Zone "C" - Areas of minimal flooding. (No shading)
Community Panel No. 480334 0400C
Map Revised: November 16, 1982

Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS No. 2791
Date: 03/19/2021

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 03/19/2021 JOB No.: HLG21-021





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0019

COOPER MEDIATION GROUP

SERGIO ALBERT COOPER
FAMILY LAW & CIVIL LITIGATION MEDIATOR



April 11, 2021

Kaveh Forghanparast, CNU-A
Planner
City of McAllen-Planning Dept
311 N. 15th Street
McAllen, Texas 78501

Re: Protest and opposition of:
REZ2021-0019
REZ2021-0017

Dear Mr. Forghanparast:

My name is Sergio Albert Cooper and I reside with my children and wife at 4024 N. Taylor Rd., McAllen, Texas 78504 since October 2019. We sold our beautiful home located in the Trenton Village subdivision due to the traffic and noise pollution. We moved to our current residence due to the tranquility and on the premise that the land behind our home would stay agricultural therefore being our forever home.

We received the legal notices on Thursday, April 8, 2021 notifying us about a hearing. We are against and protest the rezoning and building of multifamily residential apartments behind and next to our property. This is a cause of great concern and distress for our family and our homestead investment. Safety and crime issues are of the utmost concern along with our financial investment. We purchased our home to raise a family in a quiet and safe environment. If this rezoning and construction comes to fruition then our property would be alongside 50% to the apartment complexes. Our family's privacy will be greatly compromised especially with multi-level structures. Currently there is a chain link fence surrounding our property. My family's safety is at stake here and do not feel safe with the rezoning and construction of agricultural to multi-family residential apartments.

Our home is surrounded by other multi-acre homes and a large peaceful cemetery on Nolana Loop. As longtime City of McAllen tax payers we would like you to take our concerns seriously as we are

COOPERMEDIATOR0112@GMAIL.COM

TEL: 956.313-3120 FAX: 956.803.0030

greatly opposed to the rezoning and construction of the multifamily residential apartments alongside and directly behind our forever home. Enclosed please find photographs of what the property behind our home currently looks like.

Respectfully yours,

A handwritten signature in black ink, appearing to be 'Sergio and Andrea Cooper', written in a cursive style.

Sergio and Andrea Cooper









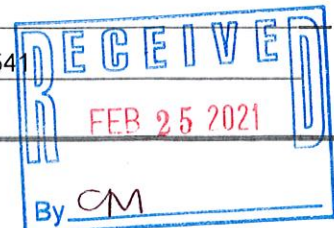
SUB2021-0021



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

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

Project Description	<p>Subdivision Name <u>Antigua Subdivision</u></p> <p>Location <u>Trenton Road & Zenaida Avenue</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>0.376</u> Net acres <u>0.376</u></p> <p>Existing Zoning <u>vacant</u> Proposed <u>single fam</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>R-1</u> Proposed Land Use <u>R-1</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>704171</u> Tax Dept. Review _____</p> <p>Legal Description _____</p> <p><u>0.376 Acres being all of lot 9 & N 1/2 Lot 10, Antigua Subdivision, Vol. 50, Pg 198 HCMR</u></p>
Owner	<p>Name <u>Structure Team, LLC</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>1916 Hidden Pond Drive</u></p> <p>City <u>Palmhurst</u> State <u>TX</u> Zip <u>78573</u></p> <p>E-mail <u>C/O robert@meldenandhunt.com</u></p>
Developer	<p>Name <u>Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Melden & Hunt, Inc</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Robert Tamez</u></p> <p>E-mail <u>robert@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

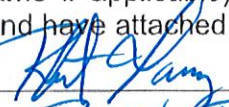
PLAT TO SHOW:

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

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

Owner's Signature

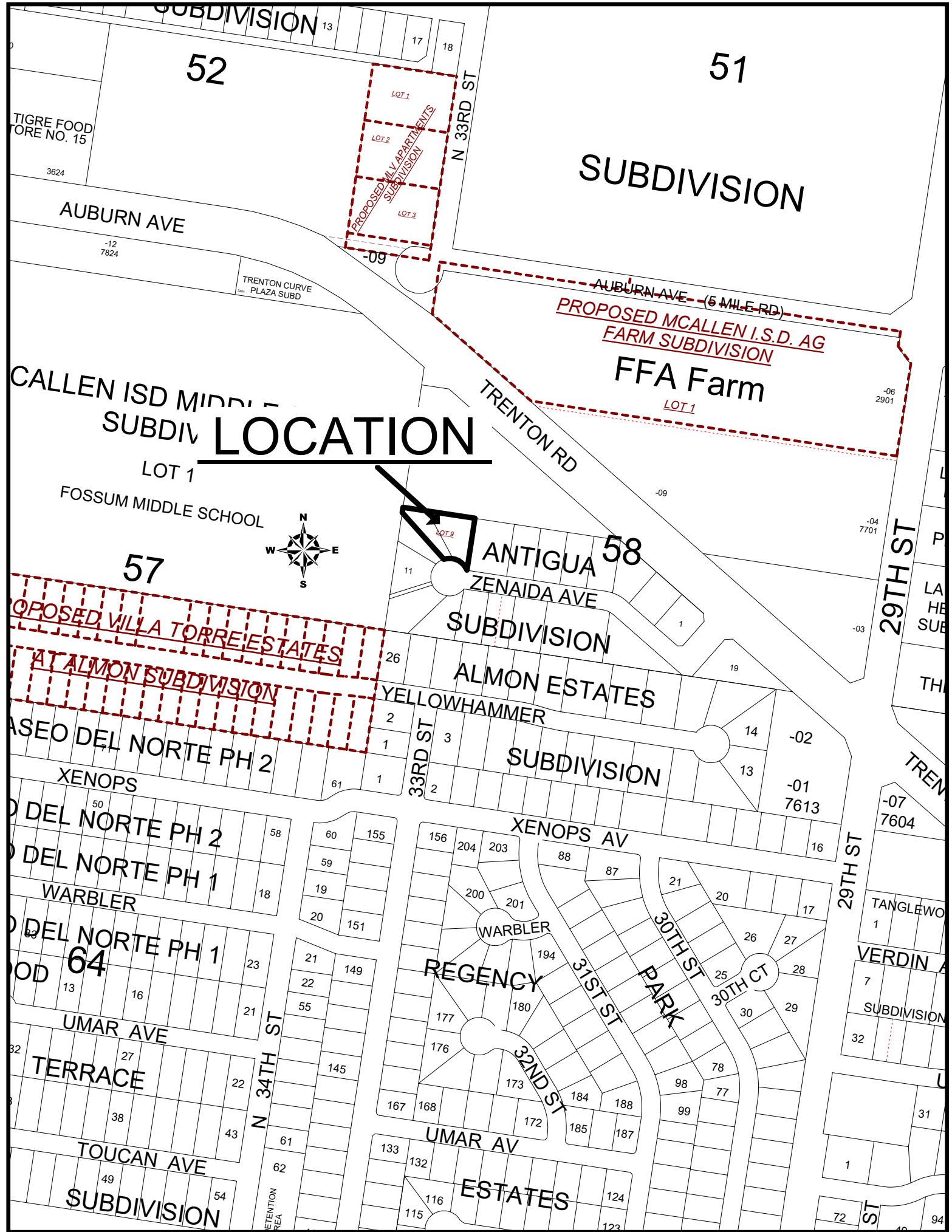
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 02/24/2021

Print Name Robert Tamez

Owner ☐

Authorized Agent ☒



LOCATION



BEING A SUBDIVISION OF 0.376 OF ONE ACRE BEING ALL OF LOT 9
AND THE NORTH HALF OF LOT 10, ANTIGUA SUBDIVISION,
VOLUME 50, PAGE 198, HIDALGO COUNTY MAP RECORDS,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

1. THIS SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS "AREAS OF MINIMAL FLOODING." COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT - 25 FEET OR GREATER FOR EASEMENTS
REAR - 10 FEET OR GREATER FOR EASEMENTS
SIDES - 6 FEET OR GREATER FOR EASEMENTS
GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 393 C.F. (0.009 AC.-FT.) TO BE PROVIDED WITHIN GREEN AREAS OF THIS PLAT. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. A 4'-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF ZENaida AVENUE.
8. A 6-FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
—CITY OF McALLEN BENCHMARK "MC 48" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST
PREPARED BY GUYSON, LINDA ON OCTOBER 6, 1999 BEING LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD (F.M. 2220) AND MILE 5 NORTH ROAD (AUBURN AVENUE), 22 FEET FROM THE EDGE OF PAVEMENT OF WARE ROAD (F.M. 2220) AND 43 FEET SOUTH FROM MILE 5 NORTH ROAD (AUBURN AVENUE). MONUMENT IS A STREET LIGHT CONTROL PANEL.
NORTHING: 1662597.814, EASTING: 1066370.956, ELEVATION = 115.95 (TEXAS SOUTH 4205).

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 0.376 OF ONE ACRE SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 9 AND THE NORTH HALF OF LOT 10, ANTIGUA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 50, PAGE 198, HIDALGO COUNTY MAP RECORDS, SAID 0.376 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 08° 42' 30" W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 140.00 FEET TO A No. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, IN A NORTHWESTELY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF ZENADA AVENUE (PRIVATE), ALONG THE SOUTH LINE OF SAID LOT 9 AND THE WEST LINE OF SAID LOT 10 AND ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 103° 03' 00" (103.05 DEGREES), AN ARC LENGTH OF 74.37 FEET, A TANGENT OF 45.98 FEET, AND A CHORD THAT BEARS N 63° 54' 10" W AT A DISTANCE OF 47.94 FEET PASS A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 9, AND THE NORTHWEST CORNER OF SAID LOT 10, CONTINUING A TOTAL DISTANCE OF 67.70 FEET TO A No. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 41° 47' 48" W A DISTANCE OF 166.77 FEET TO A No. 4 REBAR SET ON THE WEST LINE OF SAID LOT 10, FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, N 08° 34' 20" E ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 13.70 FEET TO A No. 4 REBAR FOUND ON THE NORTHWEST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

5. THENCE, S 81° 17' 30" E ALONG A NORTH LINE OF SAID LOT 10 AND ALONG THE NORTH LINE OF SAID LOT 9, AT A DISTANCE OF 65.85 FEET PASS A No. 4 REBAR FOUND ON AN OUTSIDE CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF SAID LOT 9, CONTINUING A TOTAL DISTANCE OF 193.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.376 OF ONE ACRE OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

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

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

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 9A, ANTIGUA SUBDIVISION TO THE CITY OF MALLEN, TEXAS, AND WHOME NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED ON THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 9A, ANTIGUA SUBDIVISION TO THE CITY OF MALLEN, TEXAS, AND HEREBY AGREE TO SUBMIT THE MATTER TO THE APPROVAL PROCESS OF THE CITY OF MALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MALLEN.

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK S. HARRIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____.

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

DATE _____

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

DATE _____

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

The seal is circular with a dashed outer border. Inside the border, the words "STATE OF TEXAS" are written in an arc at the top, and "LICENSED PROFESSIONAL ENGINEER" is written in an arc at the bottom. In the center of the seal is a five-pointed star. Below the star, the name "FRED L. KURTH" and the license number "54151" are printed.

DATE PREPARED: 3-15-21
ENGINEERING JOB No. 21027.00

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

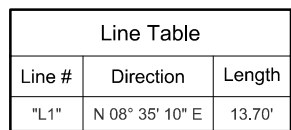
FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 7-23-20
SURVEYING JOB No. 20511.08

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUT

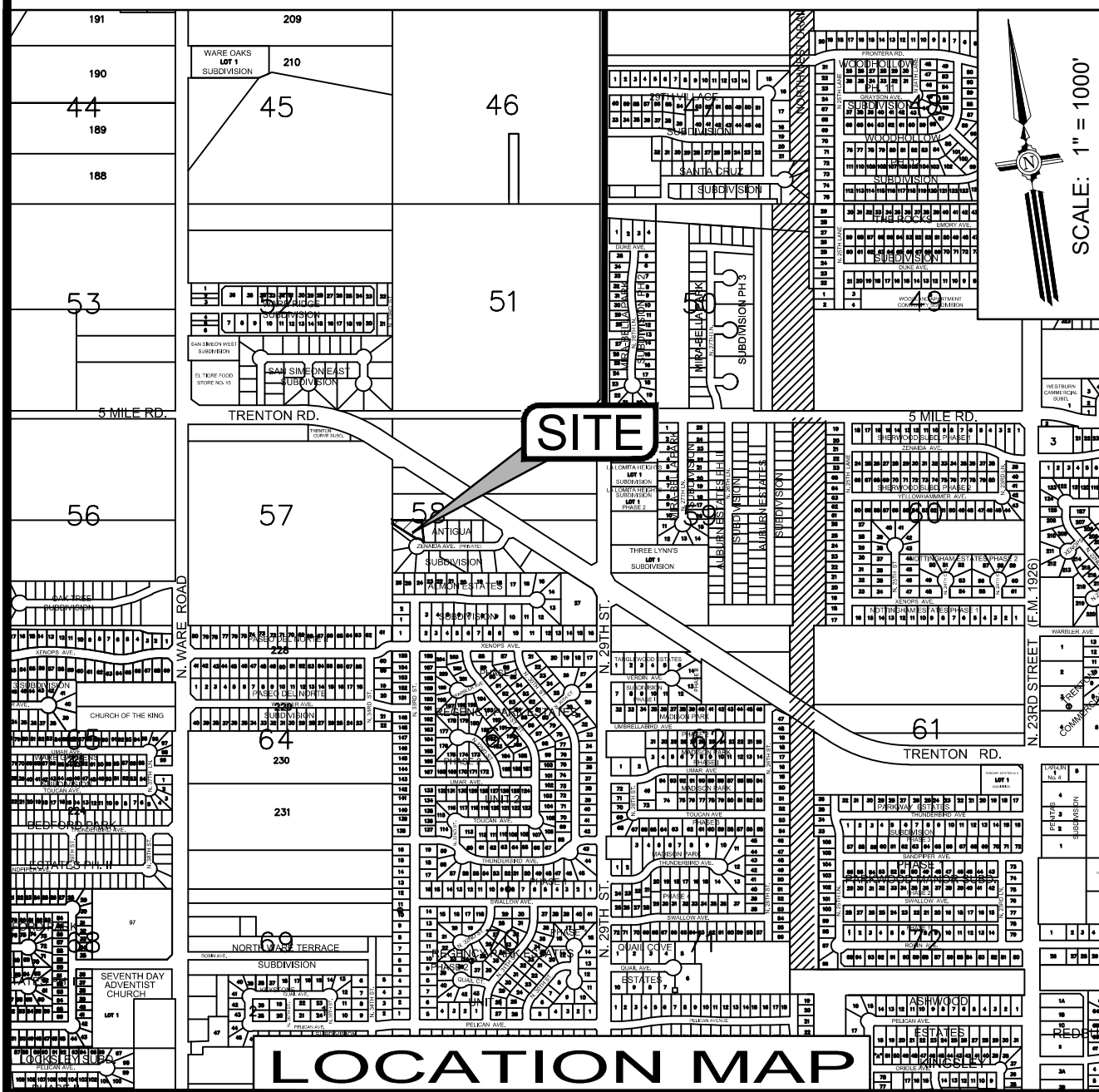


Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	085° 13' 00"	50.00'	74.37'	45.99'	67.70'	N 64° 01' 30" W
"C2"	057° 16' 21"	50.02'	50.00'	27.31'	47.94'	N 50° 03' 27" W
"C3"	027° 53' 20"	50.07'	24.37'	12.43'	24.13'	S 87° 19' 14" W

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- Ac. - ACRES
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.E. COR. - NORTH EAST CORNER
- Sq. Ft. - SQUARE FEET
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- Σ - SAME OWNER
- 4 - LOT LINE

BEARING BASIS AS PER PLAT
ANTIGUA SUBDIVISION
VOLUME 50, PAGE 198 H.C.M.R.
SCALE: 1" = 2'



DRAWN BY: S.A. DATE 3-15-21
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

M
TBEPLS FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McIntyre • EDINBURG, TX 78841
PH: (956) 381-0981 • FAX: (956) 381-1852
ESTABLISHED 1947 • www.meldenandhunt.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/12/2021

SUBDIVISION NAME: ANTIGUA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Zenaida Avenue: 50 ft. ROW existing Paving: 32 ft. Curb & gutter: Both sides ****Subdivision Ordinance: Section 134-105	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Corner. **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of Zenaida Avenue. ****Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, private streets must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA President will have to sign plat before recording. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Required
ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for a single family house. No TIA required.	Compliance
* As per Traffic Department, Trip Generation waived for a single family house. No TIA required.	Applied
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Add reference "Private" under Zenaida Avenue and anywhere where is applicable.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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



SUBDIVISION

52

51

SUBDIVISION

AUBURN AVE

N 33RD ST

AUBURN AVE (5 MILE RD)

PROPOSED MCALLEN I.S.D. AG FARM SUBDIVISION

FFA Farm

LOCATION

TRENTON RD



ANTIGUA 58

ZENAIDA AVE

SUBDIVISION

ALMON ESTATES

YELLOWHAMMER

SUBDIVISION

33RD ST

XENOPS AV

29TH ST

29TH ST

30TH ST

30TH CT

31ST ST

32ND ST

UMAR AV

UMAR AVE

TERRACE

TOUCAN AVE

SUBDIVISION

N 34TH ST

N 36TH LN

ST

SUB2020-0035



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

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

Project Description	Subdivision Name <u>Villas Jardin Lot 34A & 34B</u> Location <u>2nd Street and Byron Nelson Drive</u> City Address or Block Number <u>301 Byron Nelson Drive</u> Number of lots <u>2</u> Gross acres <u>.480</u> Net acres <u>.480</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>tennis cts.</u> Proposed Land Use <u>residential</u> Irrigation District # <u>3</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0-</u> Parcel No. <u>V4025-00-000-0034-00</u> Tax Dept. Review <u>Guerra</u> Legal Description <u>Villas Jardin Lot 34 Amended</u>
Owner	Name <u>Villas Jardin Homeowner's Association</u> Phone <u>956-533-0039</u> Address <u>301 Byron Nelson Drive</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> E-mail <u>muwest@gmail.com</u>
Developer	Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person <u>Melissa West</u> E-mail <u>muwest@gmail.com</u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u> Address <u>517 Beaumont Avenue</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>



Rct# 117348 pd \$225

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

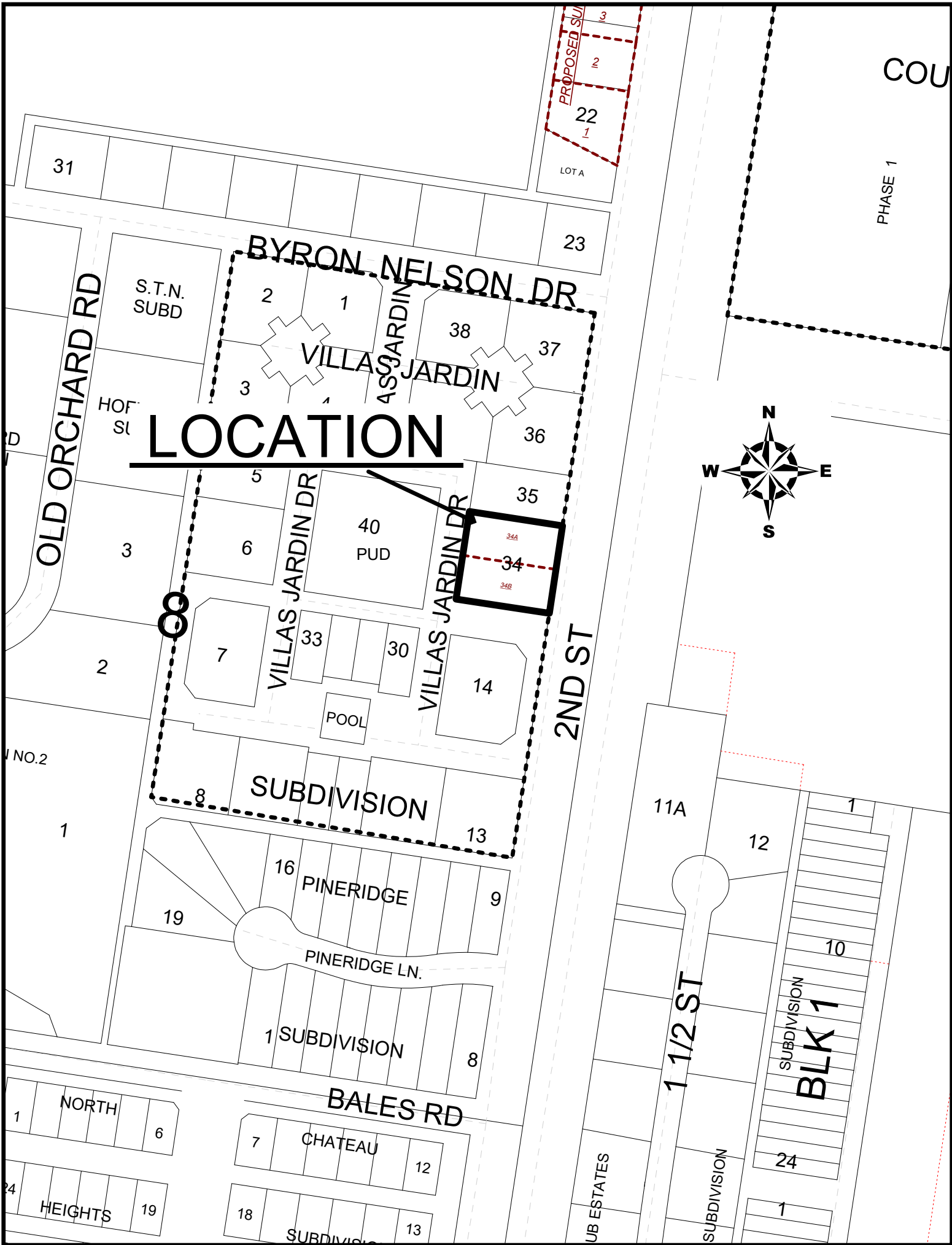
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Steve Spoor Date 05/21/20

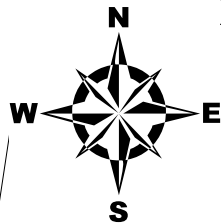
Print Name Steve Spoor, P.E.

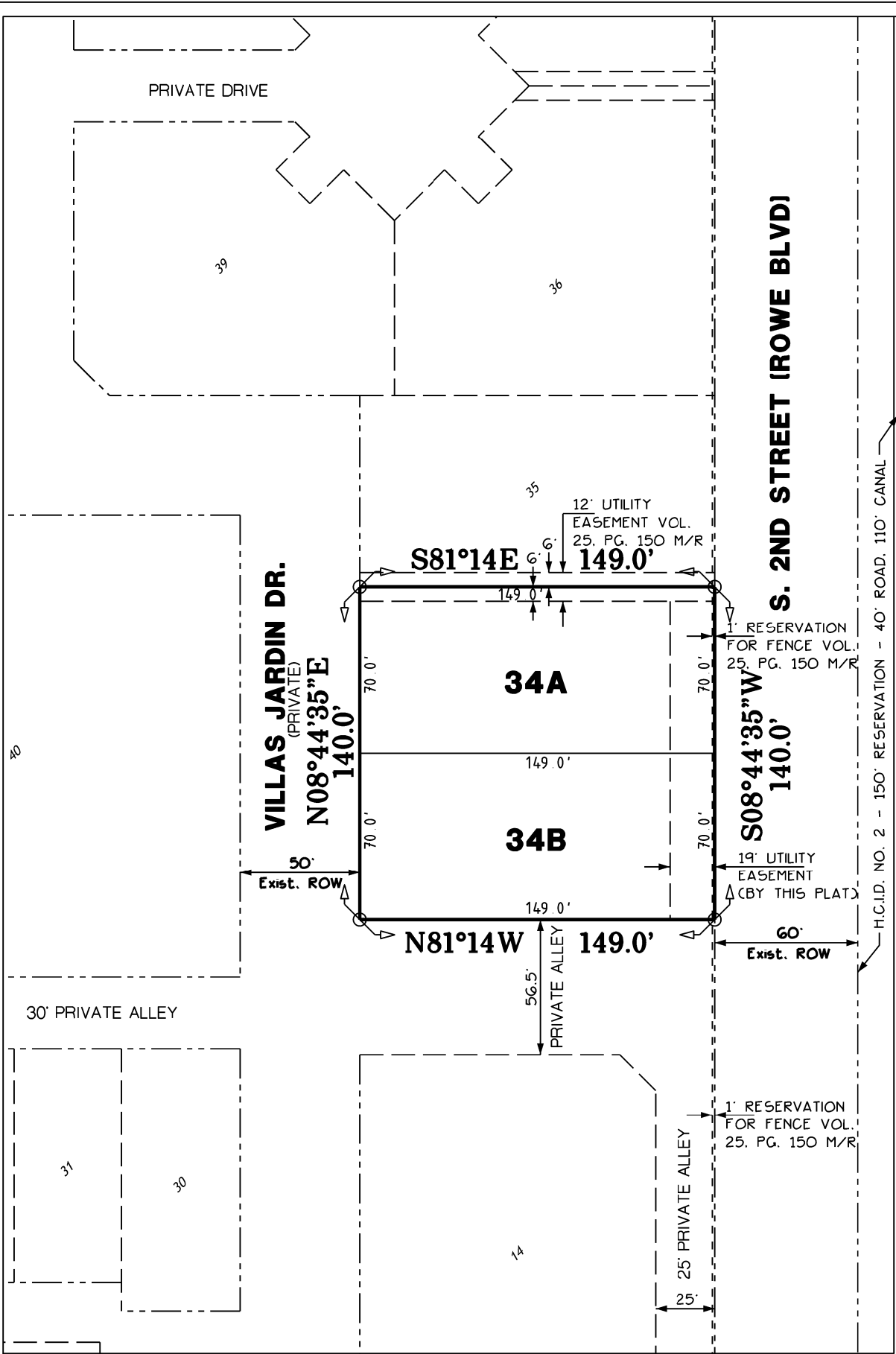
Owner ☐

Authorized Agent ☒



LOCATION





METES & BOUNDS

ALL OF LOT 34, TENNIS COURTS, VILLAS JARDIN, AMENDED, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 25, PAGE 150, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northeast corner of Lot 34, for the Northeast corner of the following described tract of land; said point being on the West line of South 2nd Street (Rowe Boulevard);
THENCE, with the East line of Lot 34, and the West line of South 2nd Street, South 08 Deg. 44 Min. 35 Sec. West, 140.0 feet to the Southeast corner of Lot 34, for the Southeast corner hereof; said point being the Northeast corner of 56.5 foot private alley;
THENCE, with the South line of Lot 34, and the North line of said alley, North 81 Deg. 14 Min. West, 149.0 feet to the Southwest corner of Lot 34, for the Southwest corner hereof; said point being on the east line of Villas Jardin Drive (Private);
THENCE, with the West line of Lot 34, and the East line of said Vilas Jardin Drive, North 08 Deg. 44 Min. 35 Sec. 140.0 feet to the Northwest corner of Lot 34, for the Northwest corner hereof;
THENCE, with the North line of Lot 34, South 81 Deg. 14 Min. East, 149.0 feet to the POINT OF BEGINNING, Containing 0.48 acres of land, more or less.

COUNTY CLERK'S RECORDING CERTIFICATE



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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____
OF MAP RECORDS OF HIDALGO COUNTY
BY: _____ DEPUTY: _____

NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A. FRONT - 25 FEET.
B. REAR - 25 FEET
C. SIDE - 6 FEET OR GREATER FOR EASEMENT EXCEPT SOUTH SIDE OF LOT 34B - 10 FEET
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE "C" IS DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.
- A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4' SIDEWALK REQUIRED ALONG S. 2ND STREET AND VILLAS JARDIN DRIVE
- BENCHMARK.- STATION NAME: SET BY ARANDA & ASSOC. LOCATED .- BRASS CAP ELEV.- (NAVDS88)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



May 13, 2020
1"=60'

MAP
OF
VILLAS JARDIN
LOT 34A AND 34B
GATED COMMUNITY

McAllen, Texas
BEING A RESUBDIVISION OF ALL OF LOT 34,
TENNIS COURTS, VILLAS JARDIN, AMENDED, CITY
OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING
TO PLAT RECORDED IN VOLUME 25, PAGE 150,
MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS _____ VILLAS JARDIN LOT 34A AND 34B
SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MIGHT NOW OR HEREAFTER HOLD
FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN SURFACE USE OF THE STREETS
AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN EMPLOYEES OF UTILITIES OPERATION UNDER
FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

VILLAS JARDIN HOMEOWNERS ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

By: MELISSA WEST, VICE PRESIDENT
1201 EAST NOLANA AVE. MCALLEN, TEXAS 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA WEST, KNOWN TO ME TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME
FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, THE _____ DAY OF _____, 2020

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CARLOS VASQUEZ, RPLS 4608
CVQ LAND SURVEYORS - TBPLS FIRM 10119600
517 BEAUMONT AVE. MCALLEN, TEXAS 78501

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

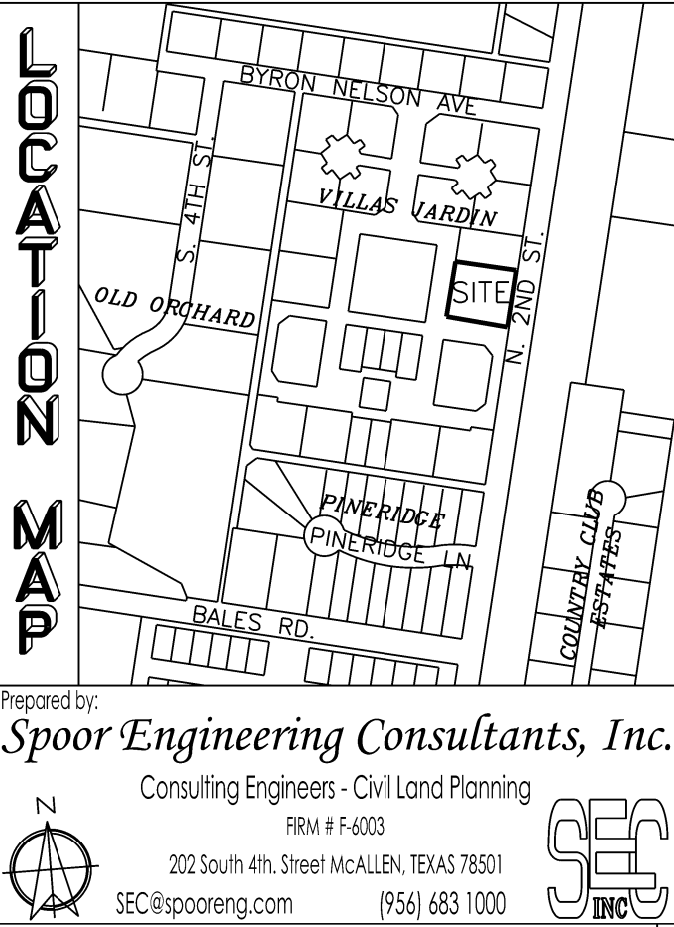
I, THE UNDERSIGNED, STEPHEN SPOOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH
THE CITY OF PHARR SUBDIVISION ORDINANCE.

STEPHEN SPOOR, P.E. REGISTRATION NO. 56752

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

MAYOR, CITY OF MCALLEN

DATE



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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/14/2021

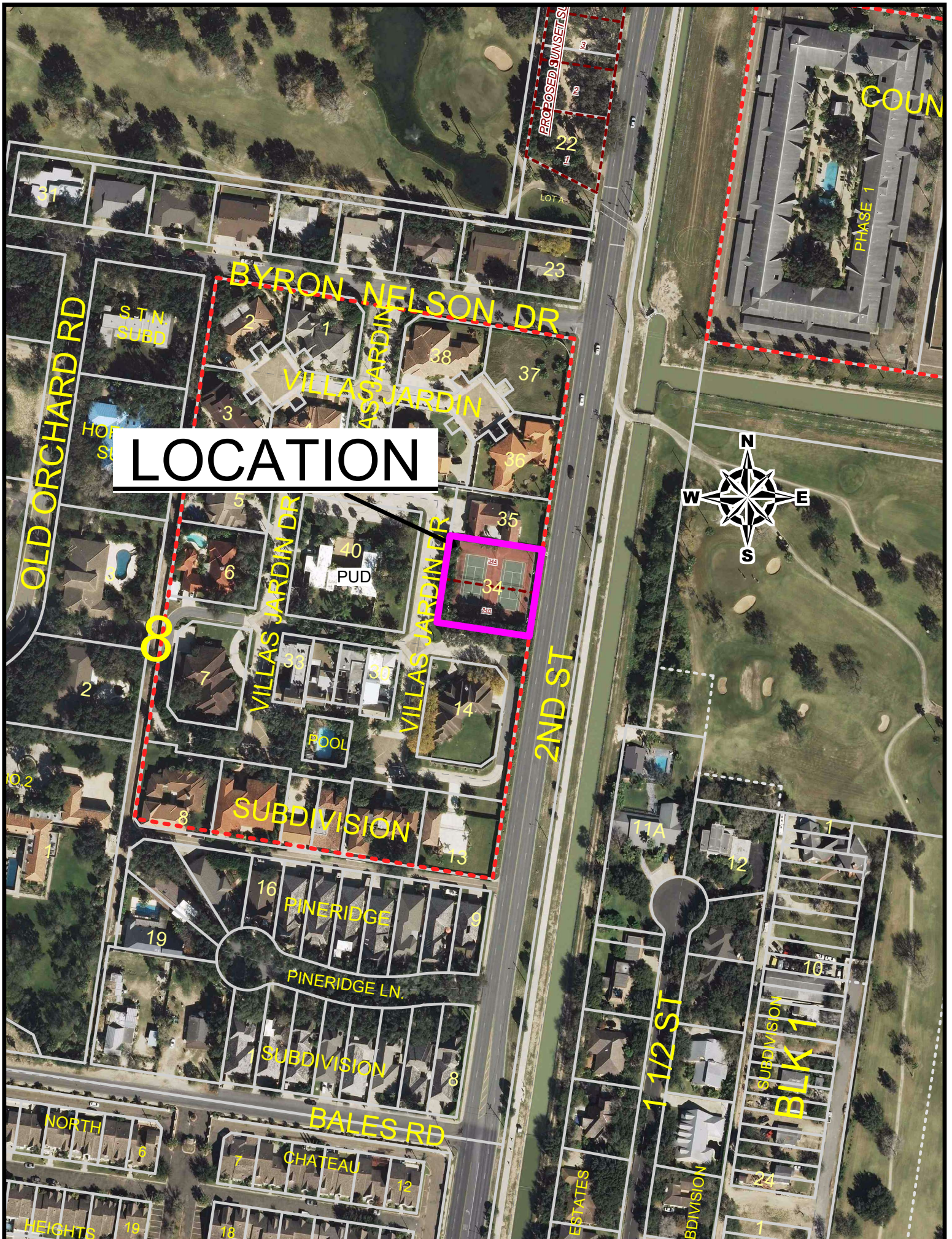
SUBDIVISION NAME: VILLAS JARDIN LOT 34A & 34B SUBDIVISIONN	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South 2nd Street: 60 ft. of existing ROW. Thoroughfare Plan calls for 120 ft. of ROW for that section of South 2nd Street. Paving: 65 ft. Curb & gutter: Both sides **Existing paving approximately of 48 ft. on South 2nd Street ***Must label centerline to verify if any dedication is required prior to recording. ***COM Thoroughfare Plan	Applied
Villas Jardin Drive: 50 ft. existing ROW Paving: 30 ft. approximately of existing paving Curb & gutter: Both sides **Section 134-105	Applied
* 800 ft. Block Length. **Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac. ***Section 134-105	NA
ALLEYS	
ROW: 56.5 ft. of alley existing Paving: 38 ft. approximately of existing paving *Alley/service drive easement required for commercial properties **Parking areas provided as part of the alley area. **Subdivision Ordinance: Section 134-105	Applied
SETBACKS	
* Front: 25 feet or greater for easements. **Please revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Rear: 25 ft. (double fronting lots) or greater for easements. **Please revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: 6 ft. except 10 ft. for south side of Lot 34B or greater for easements. **Please revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Applied
* Corner: See above **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Please add setback plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along South 2nd Street and Villas Jardin Drive. ****Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along South 2nd Street. **Plat note must be added prior to recording. **City's Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Comply with PUD requirements.	Applied
* Common Areas, private drives/streets must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **A revised HOA document might be required to be recorded simultaneously with replat. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ** Zoning Ordinance: Article V	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rezoning Needed Before Final Approval **Revised PUD approved by P&Z on August 4, 2020 and by City Commission August 24, 2020. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$1,400 (2 lots) are due prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for two single family houses. Not TIA is required.	Compliance
* As per Traffic Department, Trip Generation waived for two single family houses. Not TIA is required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Subdivision must comply with revised PUD requirements as approved by City Commission on August 24, 2020.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION





City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Sub 2018-0019

Project Description

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

Owner

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

Developer

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

Engineer

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

Surveyor

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

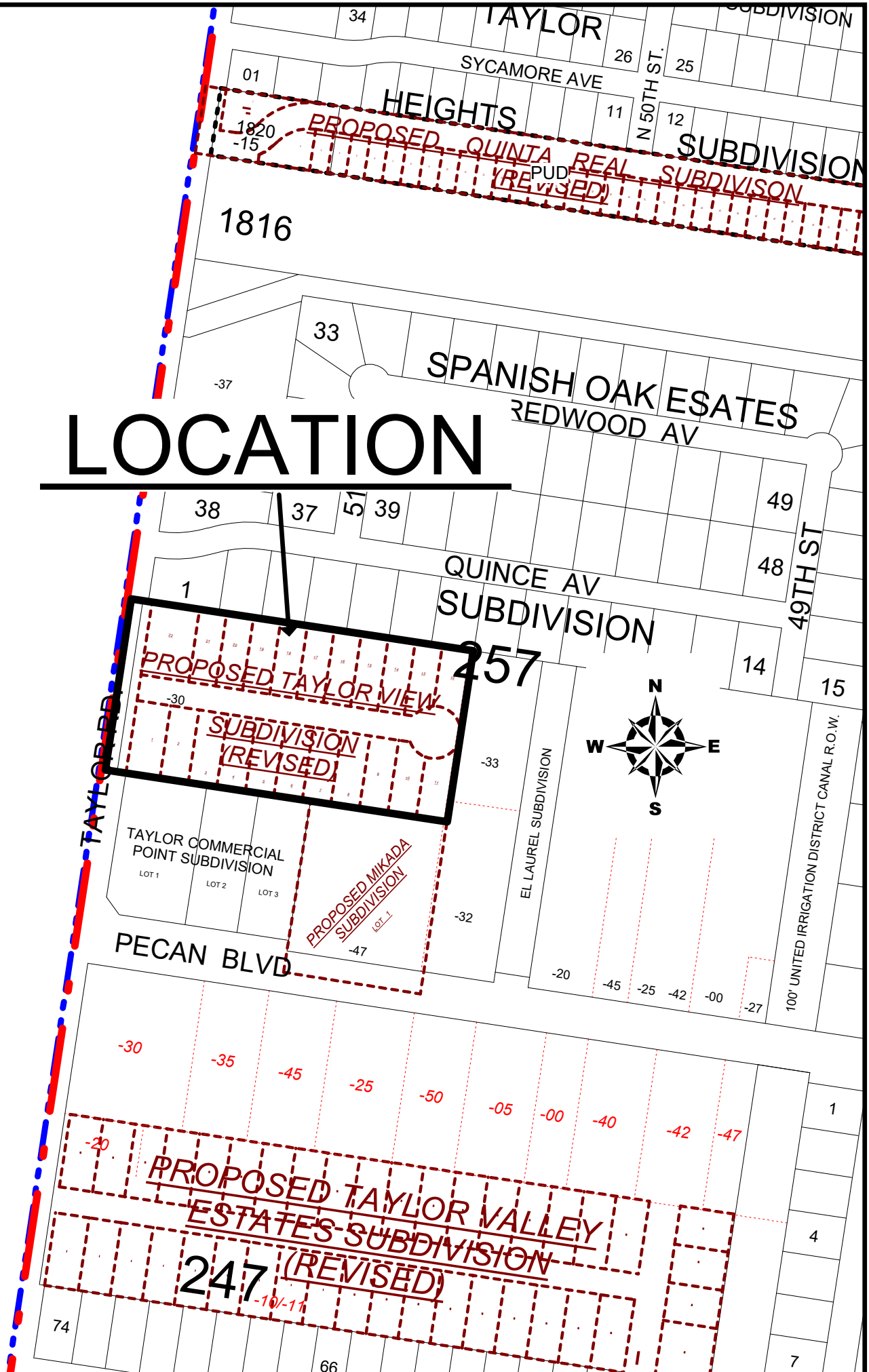
RECEIVED

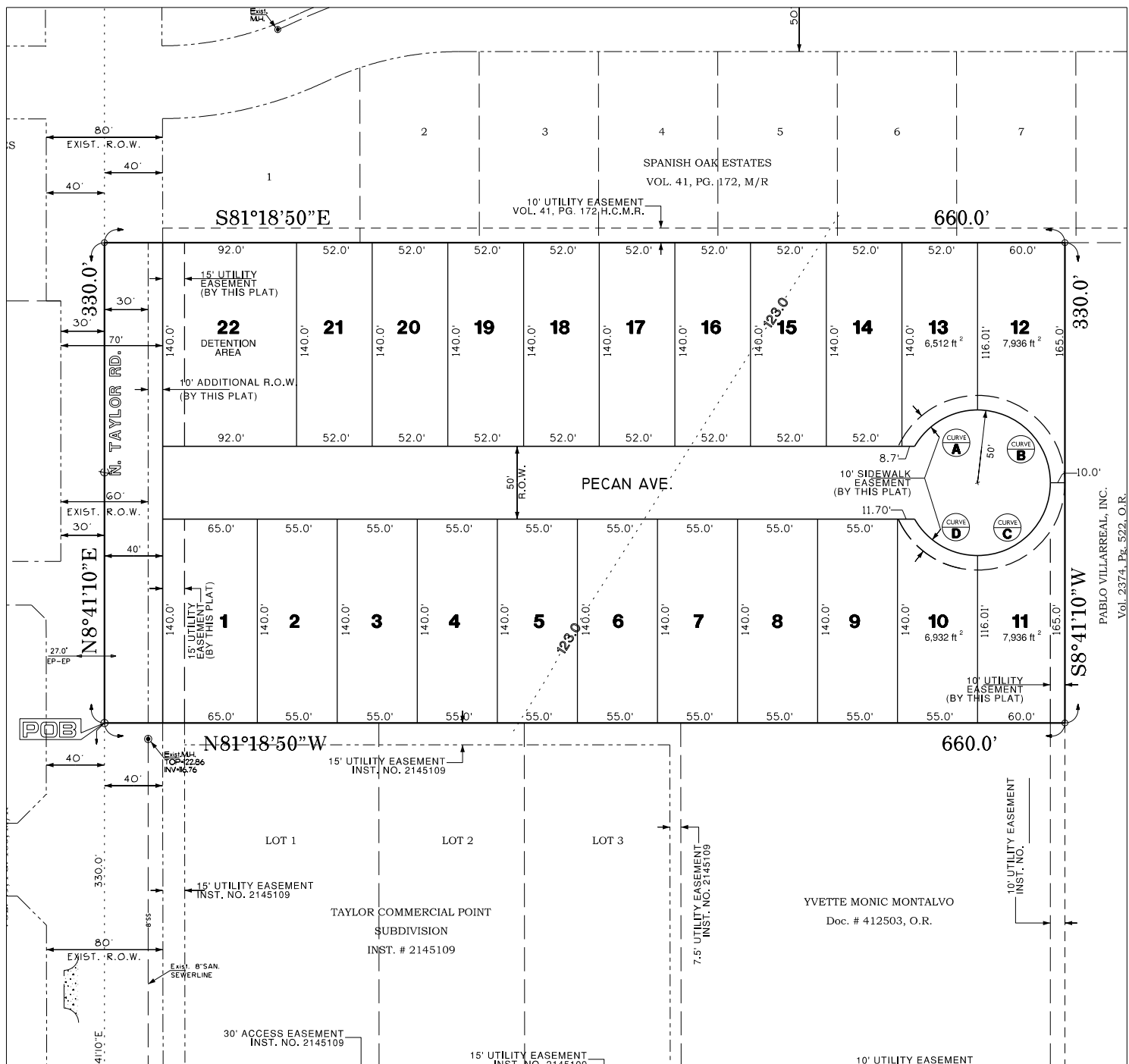
FEB 14 2018

BY: [Signature] 11:51am

Rct #530285 pd \$225

LOCATION



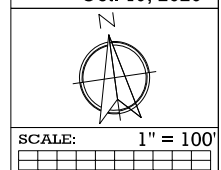


MAP OF TAYLOR VIEW

McAllen, Texas

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

DATE: Oct. 19, 2020



Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com

(956) 683 1000





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2021

SUBDIVISION NAME: TAYLOR VIEW SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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

Applied

Pecan Ave.: 60 ft. ROW
Paving: 40 ft. Curb & gutter: both sides
**Cul-de-Sac is proposed with 50 ft. ROW radius and 10 ft. sidewalk easement back of curb.
This 10 ft. easement might also be used as a Utility Easement as per MPU and it will be shown on plat prior to recording.

Required

* 800 ft. Block Length

Compliance

* 600 ft. Maximum Cul-de-Sac

Compliance

ALLEYS

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

NA

SETBACKS

* Front: 25 ft.
* Rear: 10 ft. or greater for easements.
* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements
* Corner side: 10 ft.
* Garage: 18 ft. except where greater setback is required, greater setback applies.
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

Applied

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on N. Taylor Road, and both sides of Pecan Ave.
* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

Required

BUFFERS

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

Applied

Applied

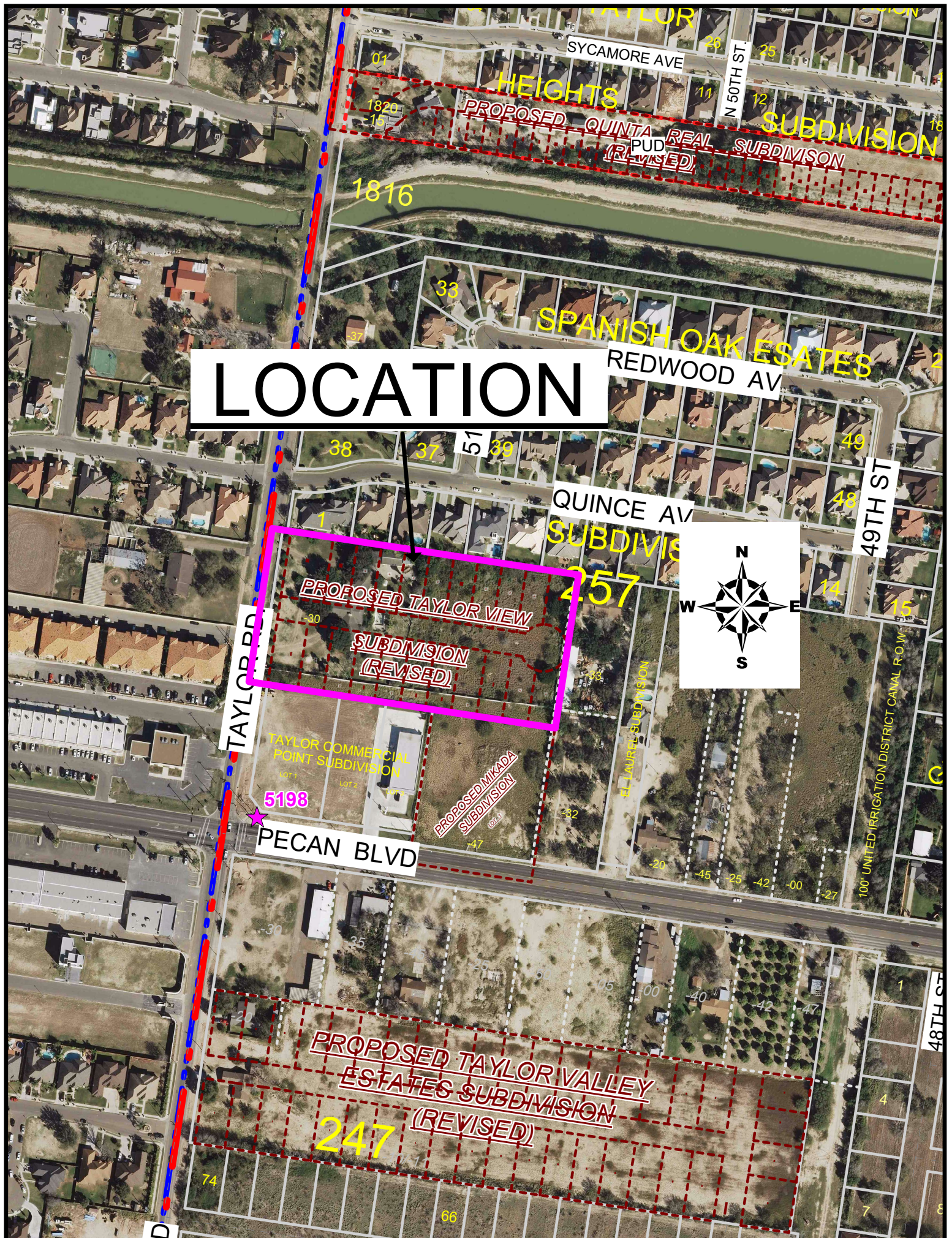
Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Taylor Road. **Revise spelling for Taylor Road on Note #11 prior to recording * Site plan must be approved by the Planning and other Development Department prior to building permit issuance. * Common areas, private services drives, etc. must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Required
	NA
	Applied
	NA
	Applied
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning application reviewed by Planning and Zoning Board at the meeting of November 17, 2020 and approved by City Commission on December 14, 2020 	Compliance
	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per 21 proposed lots = \$14,700 to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation has been waived, per Traffic Department. No TIA required. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy **Subdivision was approved in revised preliminary form at the meeting of November 3, 2020 ***Rezoning application from R-3T to R-1 reviewed by Planning and Zoning Board at the meeting of November 17, 2020 and approved by City Commission on December 14, 2020 	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOCATION





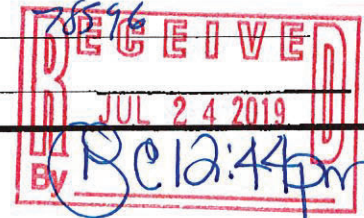
**City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW**

SUB2019-0052

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>BENTSEN VILLAGE</u> Location <u>WEST SIDE OF SOUTH BENTSEN RD, 1/4 mile south of BOSS 83.</u> City Address or Block Number _____ Number of lots <u>24</u> Gross acres <u>2.70 Ac</u> Net acres <u>2.70 Ac</u> Existing Zoning <u>R-3T</u> Proposed <u>NO</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhouses</u> Irrigation District # <u>C.I.P.</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>A 2.70 ACRE TRACT OF LAND OUT OF LOT 198 AND LOT 208, JOINED IN SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS.</u>
Owner	Name <u>Arnoldo P. Gonzalez</u> Phone <u>209-0000</u> Address <u>2507 Flamingo Ave.</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78574</u> E-mail _____
Developer	Name <u>Arnoldo P. Gonzalez</u> Phone <u>209-0000</u> Address <u>2507 Flamingo Ave</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78574</u> Contact Person <u>Arnoldo Gonzalez</u> E-mail _____
Engineer	Name <u>Willie Arwatic</u> Phone <u>784-0218</u> Address <u>526 N. 5th St.</u> City <u>Donna</u> State <u>Tx</u> Zip <u>78537</u> Contact Person <u>Willie</u> E-mail <u>namengineering@yahoo.com</u>
Surveyor	Name <u>Reynaldo Robles</u> Phone <u>968-2422</u> Address <u>167 W. Huisache St.</u> City <u>Westlaco</u> State <u>Tx</u> Zip <u>78596</u> E-mail _____

RC# 449385 pd \$225



LOCATION

BENTSEN VILLAGE

A 2.70 ACRE TRACT OF LAND OUT OF LOT 198, AND LOT 208, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.70 ACRE TRACT OF LAND OUT OF LOT 198 AND LOT 208, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 208 AND THE NORTHEAST CORNER OF LOT 198, THENCE: S 75° 37' 14" W ALONG THE WEST R.O.W. LINE OF BENTSEN ROAD (S. 44TH STREET) A DISTANCE OF 65.18 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT:

THENCE: S 08° 36' 57" W, ALONG THE WEST R.O.W. LINE OF BENTSEN ROAD (S. 44TH STREET), A DISTANCE OF 219.27 FEET TO A 1/2" IRON ROD STAMPED "CVO LS" FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE: N 75° 37' 14" W, A DISTANCE OF 583.22 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT:

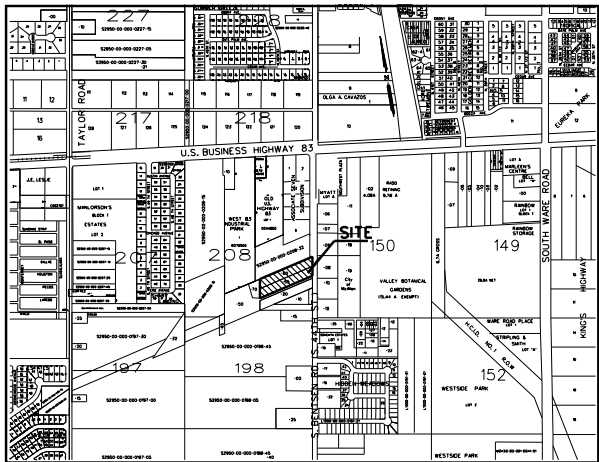
THENCE: N 08° 39' 07" E, A DISTANCE OF 219.33 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE: N 75° 37' 14" E, ALONG THE SOUTH LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT No. 1 A DISTANCE OF 583.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.70 ACRES OF LAND OF LAND MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 10.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
FRONT: CUL-DE-SAC 10.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
SIDES: AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR: AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
CORNER: AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
- FLOOD ZONE DESIGNATION: ZONE "B" (medium shading)
FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL No. 480343 0005 C
MAP REVISED: NOVEMBER 16, 1982
- ALL LOT CORNERS MARKED WITH NO. 4 REBAR UNLESS OTHERWISE NOTED.
- BENCH MARK: 110.73', TOP OF SANITARY SEWER MANHOLE AT SOUTHEAST CORNER OF THIS TRACT
- DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS: 0.52 ACRE-Feet
- SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
- A 6.0 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
A 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON THE WEST SIDE OF S. BENTSEN ROAD AND BOTH SIDES OF INTERIOR STREET

CURVE TABLE			
NO.	DELTA	LENGTH	RADIUS
A	48° 05' 16"	38.85'	60.00'
B	86° 45' 03"	85.54'	60.00'
C	31° 08' 56"	32.39'	60.00'
D	47° 35' 13"	46.36'	60.00'
E	56° 15' 59"	46.54'	60.00'



LOCATION MAP



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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: ARNOLDO R. GONZALEZ SR. DATE OWNER: ARNOLDO R. GONZALEZ JR. DATE
ADDRESS: 814 CIMARRON DRIVE ADDRESS: 814 CIMARRON DRIVE
MISSION, TEXAS, 78572 MISSION, TEXAS, 78572

OWNER: GUILLERMO A. CORTEZ DATE
ADDRESS: 814 CIMARRON DRIVE
MISSION, TEXAS, 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNOLDO R. GONZALEZ SR., ARNOLDO R. GONZALEZ JR. AND GUILLERMO A. CORTEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO ROBLES DATE
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS, 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia PE 3/28/2021 DATE
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



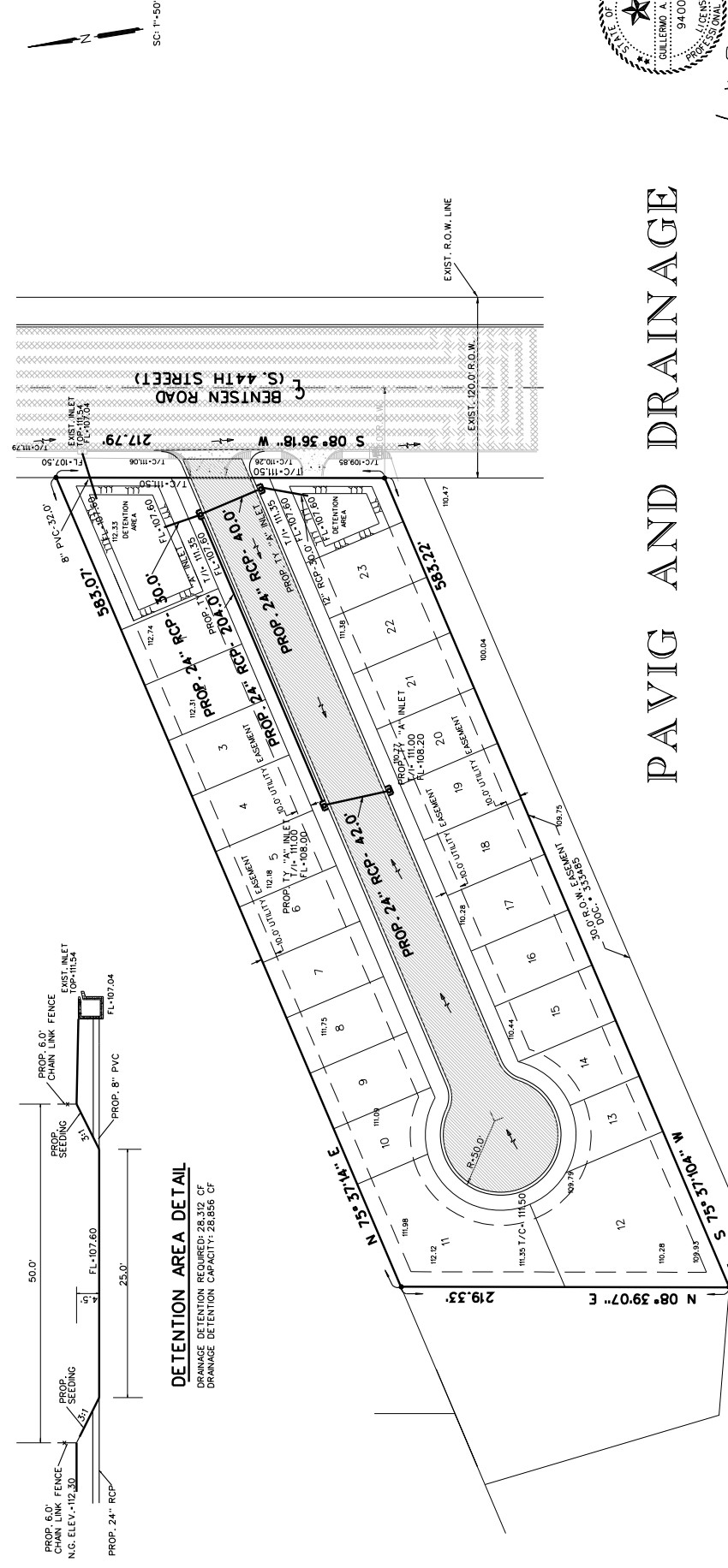
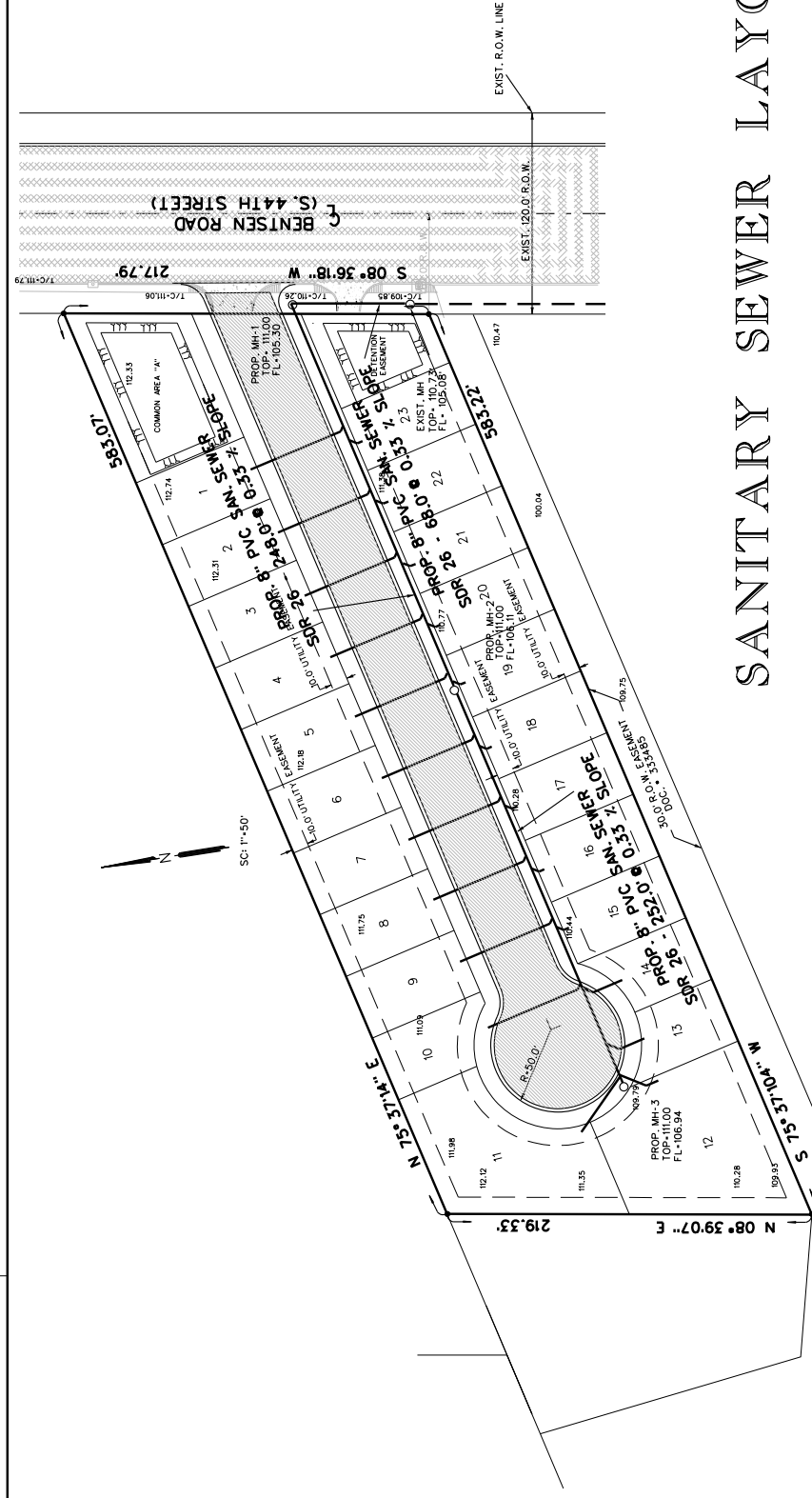
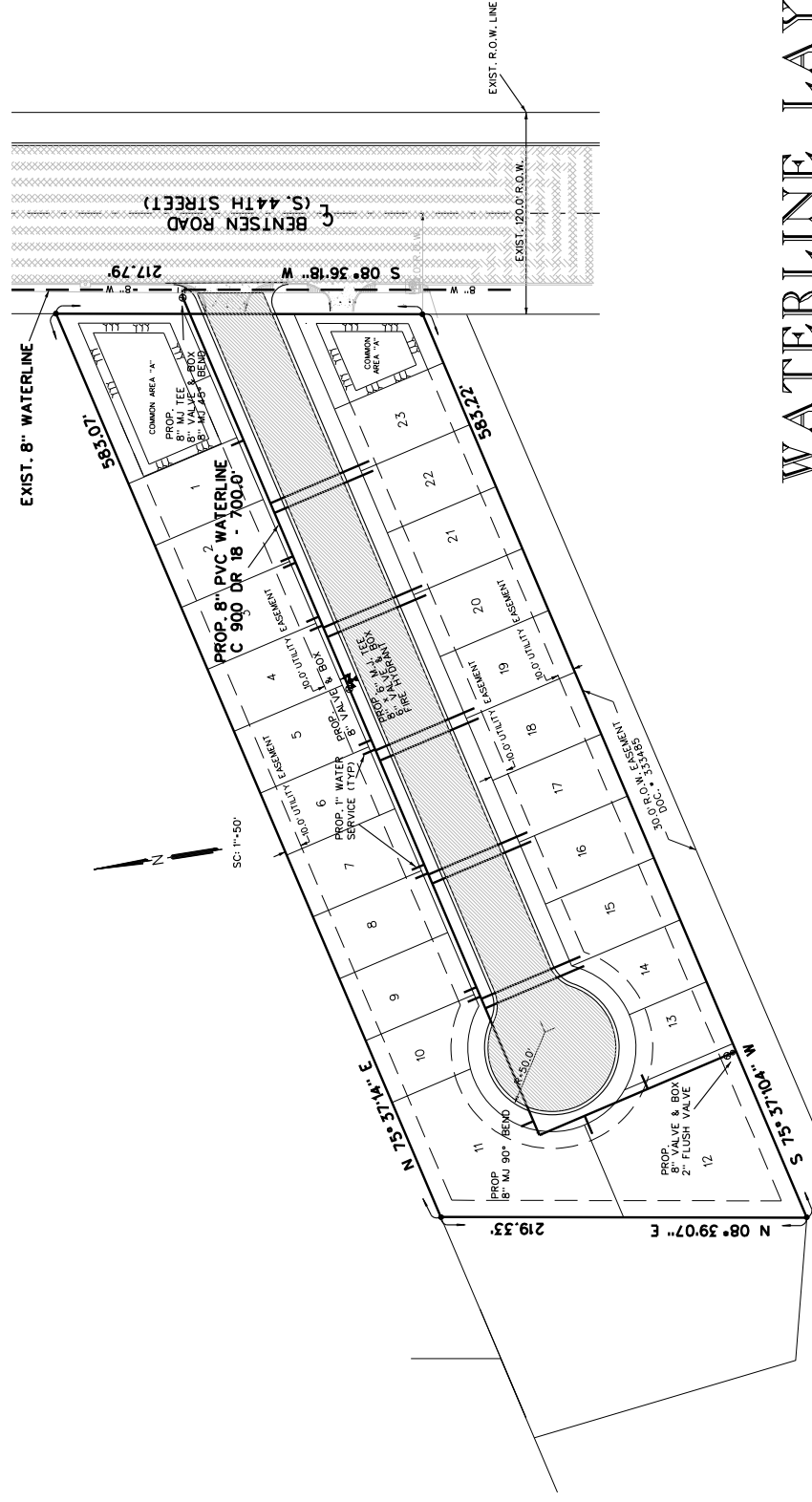
DATE OF PREPARATION: SEPTEMBER 2, 2016

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS, 78537

FIRM NO. F-9050

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F-9050
526 N. 5TH STREET
DONNA, TEXAS, 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

CONSULTING ENGINEER

FIRM No. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

FIRM No. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

FIRM No. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

UTILITY LAYOUT & TOPOGRAPHY

UTILITY LAYOUT & TOPOGRAPHY

UTILITY LAYOUT & TOPOGRAPHY

UTILITY LAYOUT & TOPOGRAPHY

UTILITY LAYOUT & TOPOGRAPHY

BENTSSEN VILLAGE

BENTSSEN VILLAGE



City of McAllen

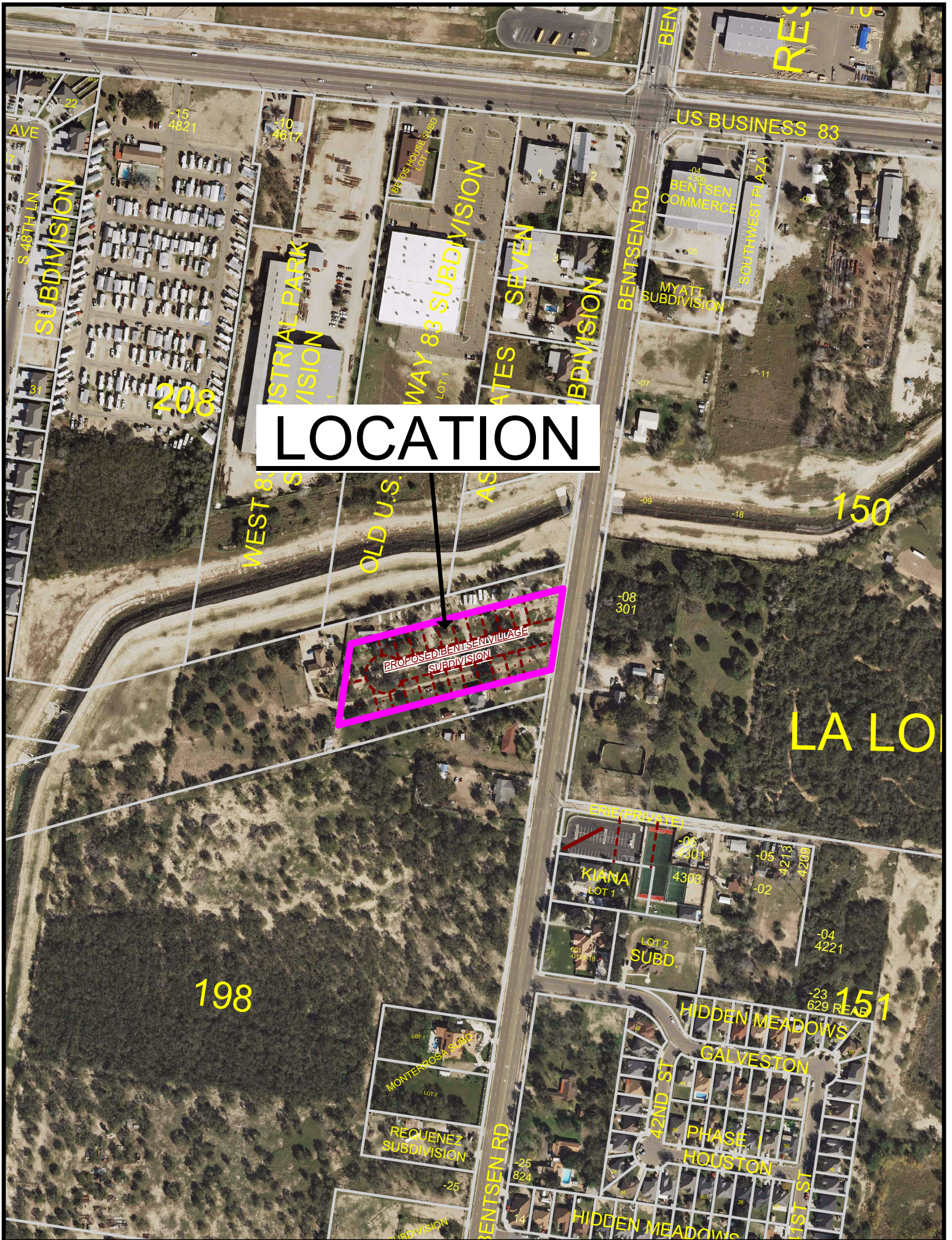
SUBDIVISION PLAT REVIEW

Reviewed On: 4/9/2021

SUBDIVISION NAME: BENTSEN VILLAGE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. Bentsen Road: Plat indicates an existing 60 ft. ROW from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides</p> <p>*Must escrow or pay reimbursements as needed for improvements, prior to recording.</p> <p>***Indicate on the plat the document number or how the ROW was dedicated, prior to final.</p> <p>Interior Street: 60 ft. ROW</p> <p>Paving: 40 ft. Curb & gutter: both sides</p> <p>**Street extension of the interior is under review and may be required to provide frontage for any landlocked property, prior to final.</p> <p>Paving _____ Curb & gutter _____</p> <p>* 800 ft. Block Length.</p> <p>* 600 ft. Maximum Cul-de-Sac.</p> <p>**Per Fire Department, 96 ft. paving diameter required on the cul-de-sac.</p> <p>***Increase ROW diameter of the cul-de-sac as needed to provide a min. 10 ft. ROW back of curb, etc.</p> <p>****As proposed, the cul-de-sac is approximately 520 ft. - verify prior to final.</p>	<p>Applied</p> <p>TBD</p> <p>Applied</p> <p>Compliance</p> <p>Non-compliance</p>
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties</p>	NA
SETBACKS	
<p>* Front: 10 ft. or greater for easements.</p> <p>**If the property is rezoned other than R-3T, setbacks will increase accordingly.</p> <p>* Rear: In accordance with the Zoning Ordinance, or greater for easement</p> <p>* Sides: In accordance with the Zoning Ordinance, or greater for easements,</p> <p>* Corner: As now proposed, the plat shows two detention areas along S. Bentsen Road and are not for construction/buildings. Should this change, setbacks will be established as may be applicable, but no less than the Zoning Ordinance, prior to final.,</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Need to add a note as noted above on plat submitted March 29, 2021</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Non-compliance</p> <p>Applied</p>
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. Bentsen Road and both sides of all interior streets.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p> <p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Bentsen Road.</p> <p>**Revise Note #9 as noted.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	<p>Applied</p> <p>Compliance</p>

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along S. Bentsen Road. **Need note on the plat as noted.	Non-compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section referenced will be 110-72 if it will be a public subdivision.	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Is the proposed development public or private - please clarify.	Applied
* Minimum lot width and lot area. Based on R-3T zoning. If the use zoning changes, the lot size, frontage requirements, etc. will need to meet requirements as required.	Applied
ZONING/CUP	
* Existing: R-3T Proposed: R-3T	Applied
* Rezoning Needed Before Final Approval. **If the use changes, rezoning will be required, prior to final.	Applied
PARKS	
* Land dedication in lieu of fee - based on 24 lots.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees apply at a rate of \$700 per dwelling unit. 24 X \$700 = \$16,800 and payable prior to plat recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC - based on 24 lots.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a trip generation to see if a TIA is required, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Need to clarify if the property will be private or public. ***Need to submit an ownership map to assure no landlocked property exists, or if additional streets are required to provide street frontage to adjacent properties, prior to final. **Street extension of the interior is under review and may be required to provide frontage for any landlocked property, prior to final. ****Engineer to label the detention areas as Common Areas A, B, etc. or lot number with corresponding plat notes. Also, what would be permitted in the common areas as needed by Engineering. *****Subdivision was approved in preliminary form at the P&Z meeting held August 20, 2019. *****Engineer submitted a six-month extension request to the original preliminary approval	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND CLARIFICATION ON THE REQUESTED VARIANCES.	Applied



LOCATION

PROPOSED BENTSEN VILLAGE
SUBDIVISION

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

January 7, 2021

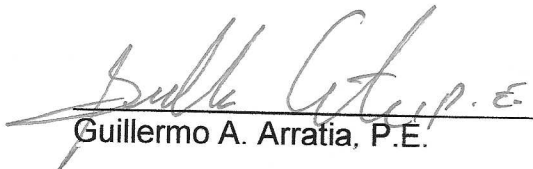
Edgar I Garcia,
Director of Planning
City of McAllen

Re: BENTSEN VILLAGE SUBDIVISION

Dear Mr. Garcia

Let this letter serve as our request for a time extension in order to complete the subdivision process for Bentsen Park Subdivision. We need more time to complete the project.

If you have any questions or need additional information, please call me at 956-784-0218


Guillermo A. Arratia, P.E.

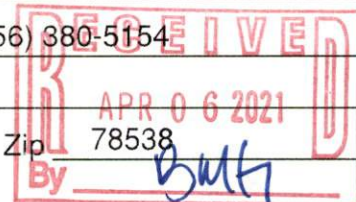
SUB2021-0038



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

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

Project Description	Subdivision Name <u>Tesoro Del Valle</u> Location <u>N Rooth Road</u> City Address or Block Number <u>N/A</u> Number of lots <u>10</u> Gross acres <u>6.48</u> Net acres <u>5.98</u> Existing Zoning <u>N/A</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>A-O</u> Proposed Land Use <u>R-1</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 checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> Parcel No. <u>N/A</u> Tax Dept. Review <u>N/A</u> Legal Description _____ <u>A 6.48 Acre Tract of Land O/O Block 2, M&M Subdivision (Vol. 8 Pg 20 H.C.M.R.)</u>
Owner	Name <u>Javier Ledesma</u> Phone <u>(956) 330-3956</u> Address <u>7134 S.H. 107</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78573</u> E-mail <u>jledesma107@aol.com</u>
Developer	Name <u>Javier Ledesma</u> Phone <u>(956) 330-3956</u> Address <u>7134 S.H. 107</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78573</u> Contact Person <u>Javier Ledesma</u> E-mail <u>jledesma107@aol.com</u>
Engineer	Name <u>M Garcia Engineering, LLC</u> Phone <u>(956) 687-9421</u> Address <u>400 Nolana Ste H2</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Mariano Garcia, P.E.</u> E-mail <u>mariano@mgarciaengineering.com</u>
Surveyor	Name <u>Mario Gonzalez, RPLS</u> Phone <u>(956) 380-5154</u> Address <u>24593 FM 88</u> City <u>Monte Alto</u> State <u>Texas</u> Zip <u>78538</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

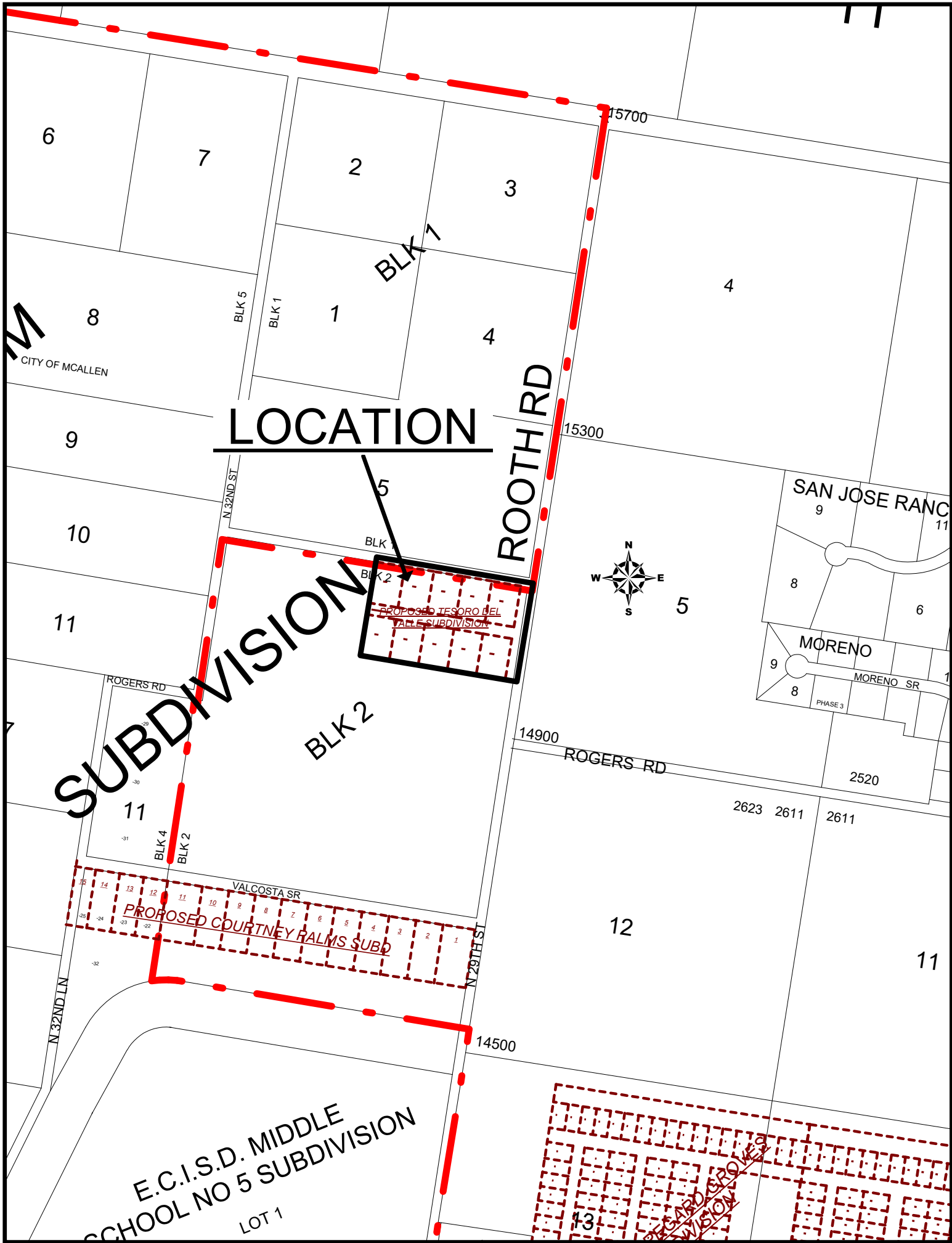
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 04-05-2021

Print Name Javier Ledesma

Owner ☒

Authorized Agent ☐



LOCATION

SUBDIVISION

**E.C.I.S.D. MIDDLE
SCHOOL NO 5 SUBDIVISION**

SAN JOSE RANG

MORENO

BLK 1

BLK 2

BLK 4

BLK 5

BLK 2

ROOTH RD

ROGERS RD

N 32ND ST

VALCOSTA SR

N 29TH ST

PROPOSED COURTNEY PALMS SUBD

PROPOSED TESORO DEL VALLE SUBDIVISION



15700

15300

14900

14500

2520

2623 2611

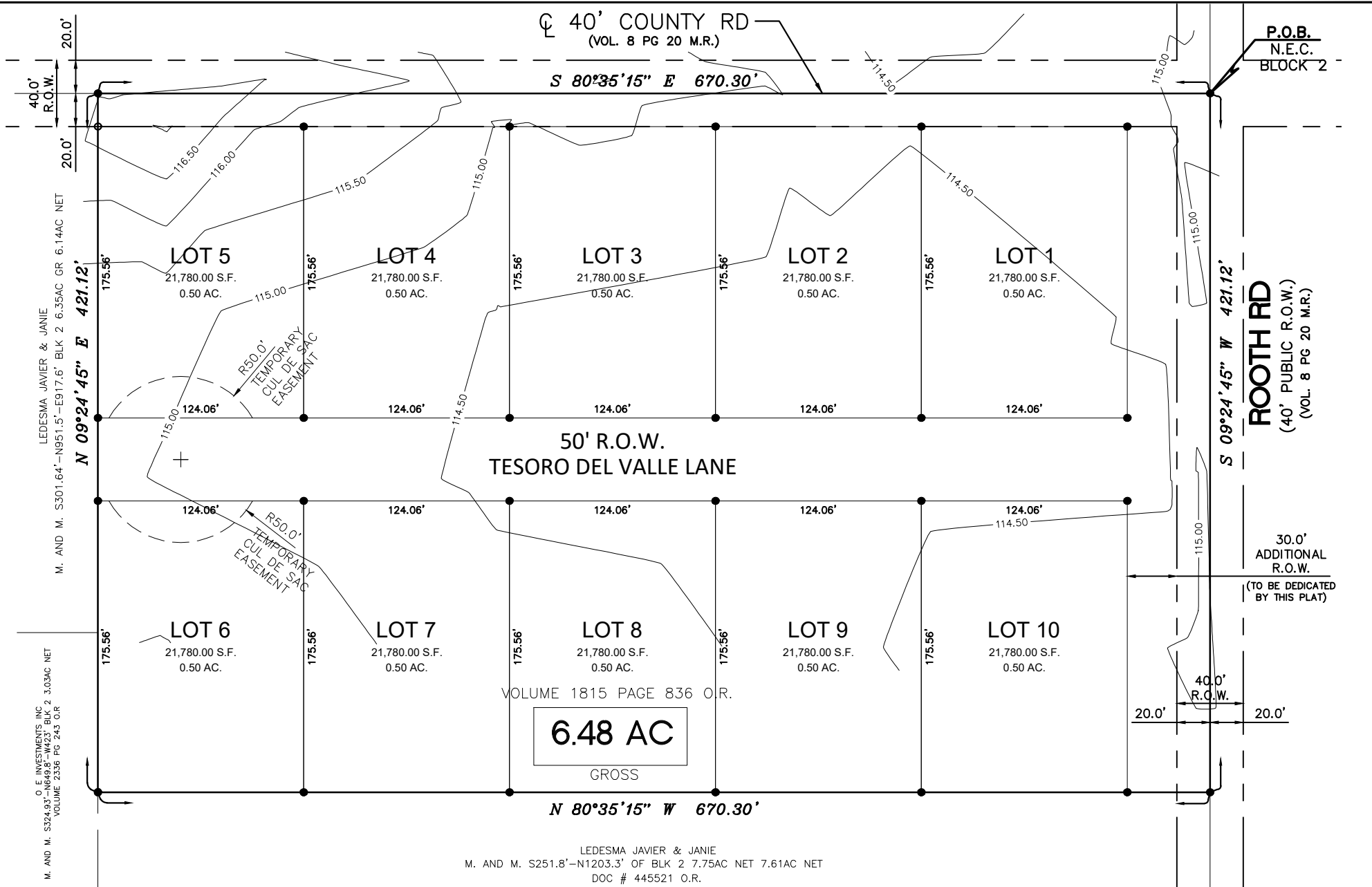
2611

12

11

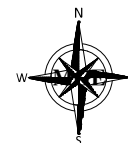
13

PROPOSED TESORO DEL VALLE SUBDIVISION



PLAT OF TESORO DEL VALLE SUBDIVISION

A 6.48 ACRE TRACT OF LAND OUT OF BLOCK 2, M & M SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 8 PAGE 20 MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 6.48 ACRE TRACT OF LAND BEING PART OF THE SAME LAND DESCRIBED IN VOLUME 1815 PAGE 836, OFFICIAL RECORDS AND IN DOC # 445521 O.R.



SCALE: 1"=80'

M GARCIA ENGINEERING
CIVIL ENGINEERING LLC

400 W. Nolana Suite H.2

Bus. 956.687.9421

www.mgarciaengineering.com

McAllen, Texas 78504

Fax 956.687.3211

TBPE FIRM REG. No. F-9 8 2 8



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2021

SUBDIVISION NAME: TESORO DEL VALLE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Rooth Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW
Paving: 65 ft. Curb & gutter: Both Sides
**Monies must be escrowed if improvements are not built prior to recording.
***Label centerline to verify if any additional ROW dedication is required prior to final.
**** Add "North" to every Rooth Road wherever is applicable prior to final.
*****Verify alignment of North Rooth Road with TX-Dot prior to final.
*****COM Thoroughfare Plan

Non-compliance

County Road E/W: 10 ft. dedication for 30 ft. from centerline for 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
*****Subdivision Ordinance: Section 134-105

TBD

Tesoro Del Valle Lane (Interior E/W Road): 50 ft. ROW
Paving: 32 ft. Curb & gutter: both sides
**Monies must be escrowed if improvements are not built prior to recording.
*** Please clarify use to determine if ROW dedication will be required to be increased prior to final.
****Temporary turnaround/barricades as required prior to recording on the west end of interior street.
*****Tesoro del Valle Lane (Interior E/W Road) will be extended once property to the west develops.
*****Street names might have to be revised prior to final.
*****Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.
**Provide ownership map and master plan prior to final to determine compliance with this requirement.
*** N/S ROW dedication might be required along west property line assure compliance with this requirement for future development.
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac.
**Subdivision Ordinance: Section 134-105

Required

Compliance

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley required for commercial properties.
**Subdivision Ordinance: Section 134-106

TBD

SETBACKS

* Front: 25 ft. or greater for easements.
**Plat note must be added prior to final as shown above.
**Zoning Ordinance: Section 138-356

Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. **Please add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: 6 ft. or greater for easements. **Please add plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. **Please add plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required; greater setback applies. **Please add plat note as shown above. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN **Required setbacks are based on R-1 (single-family use). if a different use or annexation is proposed, different setbacks might be required. 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along North Rooth Road, and all perimeter and both sides of interior streets as may be applicable prior to final. **Sidewalk requirements will be established prior to final. ****Subdivision Ordinance: Section 134-120 	TBD
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North 29th Street, and any other perimeter streets as may be applicable prior to final. **Plat note must be added prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note must be added prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 29th Street, E/W street along north property line, and any other perimeter street as may be applicable prior to final. **City's Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, temporary turnarounds, barricades, etc. must be maintained by the lot owners and not the City of McAllen 	Required

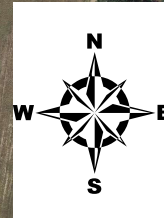
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	Required
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. * Lots fronting public streets. 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ (Single-family residential) ** Engineer must clarify if property is proposed to be annexed. If annexation and initial zoning are proposed; they must be must be finalized prior to final plat review. **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ** Engineer must clarify if property is proposed to be annexed. If annexation and initial zoning are proposed; they must be must be finalized prior to final plat review. **Zoning Ordinance: Article V 	Required
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If annexation is proposed, Park Fees might be required to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	TBD
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is waived for 10 single-family residences. If number of lot changes, new requirements might be triggered. No TIA required. * As per Traffic Department, Trip Generation is waived for 10 single-family residences. If number of lot changes, new requirements might be triggered. No TIA required. 	NA
	NA
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <p>**Engineer must clarify if property is proposed to be annexed. If annexation and initial zoning are proposed; they must be must be finalized prior to final plat review.</p> <p>***Street names might have to be revised prior to final.</p> <p>****Provide ownership map prior to final to determine compliance with requirements prior to final.</p> <p>*****Please clarify if subdivision is proposed to be public or private prior to final.</p> <p>*****Submit a master plan to finalize requirements prior to final such as street requirements, setbacks, block length, sidewalks, etc.</p>	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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

LOCATION

ROOTH RD



UBDIVISION

BLK 2

PROPOSED TESORO DEL VALLE SUBDIVISION

BLK 2

ROGERS RD

ROGERS RD

VALCOSTA SR

N 29TH ST

PROPOSED COURTNEY PALMS SUBD

N 32ND ST

15300

14900

14500

BLK 1

BLK 5

BLK 1

1

2

3

4

4

5

8

8

11

BLK 4

BLK 2

12

2623

2611

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: April 15, 2021
SUBJECT: City Commission Actions on April 12, 2021

REZONING:

1. Rezone from A-O District to R-3A District: 20.983 acres out of Lot 4, Block 4, A.J. McColl Subdivisions; 3601, 3517, 3501, & 3401 N Jackson Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Initial zoning to R-1 District to A-O District: the north 10.04 acres of the south 20 acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey; 13800 N 29th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

ANNEXATION:

1. Ordinance providing for the annexation of the north 10.04 acres of the south 20 acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey; 13800 N 29th St
 - Staff recommended adoption of ordinance annexing property
 - City Commission adopted ordinance as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

--

[illegible]



PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings: City Commission Public Utility Board Planning & Zoning Board Zoning Board of Adjustment HPC - Historic Preservation Council							Deadlines: D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed						
---	--	--	--	--	--	--	---	--	--	--	--	--	--

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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




JUNE 2021

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

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

2021 CALENDAR

Meetings:

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

Deadlines:

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

* Holiday - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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