

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, FEBRUARY 4, 2020 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER PLEDGE OF ALLEGIANCE INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on January 21, 2020

2) ELECTION OF OFFICERS:

- a) Chairperson
- b) Vice-Chairperson

3) SUBDIVISIONS:

- a) Gumwood Commerce Subdivision; 705 North 23rd Street- DG and GG Investments LLC
(Revised Final) (SUB2019-0015) SE
- b) Penitas, Lots 1A and 1B Subdivision; 7108 North 23rd Street - Martmore Real Estate LLC
(Preliminary) (SUB2020-0006) HLG
- c) Cris-Auto Service Subdivision; 7500 North 23rd Street- Cris Auto Service LLC
(Preliminary) (SUB2020-0007) HLG
- d) Mission Valley Estates Subdivision; 7321 Mile 7 1/2 Road- Falcon International Bank
(Revised Preliminary Extension) (SUB2018-0052) SEA

4) PUBLIC HEARING (to be conducted at 3:30 p.m.)

a) REZONING:

- 1. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 1.724-acre tract of land out of the north 359.20 ft. of the east 3.0 acres of Lot 14, Stewart's Addition, Hidalgo County, Texas; 615 Dallas Avenue.
(REZ2019-0056)

b) CONDITIONAL USE PERMITS:

1. Request of Jesus A. Garza, for a Conditional Use Permit, For Life of the Use, For an event center at Lot A, Marleen's Center Subdivision, Hidalgo County, Texas, 124 South Ware Road. **(CUP2019-0197)**

5) INFORMATION ONLY:

- a) City Commission Actions: January 27, 2020

ADJOURNMENT:

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

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, February 4, 2020

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 31st day of January, 2020. at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 31st day of January, 2020.

Jessica Cavazos, Administrative Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, January 21, 2020 at 3:31 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present:	Daniel Santos Michael Hovar Rogelio Cervantes Gabriel Kamel Michael Fallek Jose B. Saldana	Vice-Chairperson Member Member Member Member Member
Absent:	Pepe Cabeza de Vaca	Chairperson
Staff Present:	Evaristo Garcia Michelle Rivera Edgar Garcia Luis Mora Kimberly Guajardo Berenice Gonzalez Jose De La Garza Juan Martinez Ryan Cortes Porfirio Hernandez Claudia Mariscal	Assistant City Attorney Assistant City Manager Planning Director Deputy Director Senior Planner – Long Range Planner III Planner II Development Coordinator Engineering Department Technician II Administrative Secretary

CALL TO ORDER- Acting Chairperson- Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on January 07, 2020

The minutes for the regular meeting held on January 07, 2020 were approved as submitted. The motion to approve was made by Mr. Gabriel Kamel. The motion was seconded, and the item received unanimous approval with six members present and voting.

2) CONSENT:

a) B.B.E. Ranchette Subdivision; 909 East Whalen Road- Cynthia Molia (Revised Final) (SUB2019-0058) SEA

Ms. Gonzalez stated the subject property was located on E. Whalen Road: Revised plat shows 40 ft. existing ROW with no additional dedication proposed Paving: min. 32 ft. Curb & gutter: both sides Previous approval had a 10 ft. dedication for 50 ft. ROW E. Military Highway (F.M. 1016) along the north portion of the property: 40 ft. ROW existing - 55 ft. dedication on either side for 75 ft. from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides If a state road,

improvements to be done by the state. Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. If the plat is revised to include other streets, requirements will be established accordingly. Loop/Expressway Road (RMA) - 350 ft. ROW Paving: by the state Curb & gutter: by the state Engineer to verify if the road affects this plat, prior to final. Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. If the plat is revised to include other streets, requirements will be established accordingly. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Property is zoned R-1 District. Front: E. Whalen Road: 45 ft. or greater for easements. If the plat is revised to include other street, setbacks will be revised to establish requirements. Rear: In accordance with the Zoning Ordinance or greater for easements. If the plat is revised to include other streets, requirements will be established accordingly. Sides: In accordance with the Zoning Ordinance, or greater for easements. Corner: Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. If the plat is revised to include other streets, requirements will be established accordingly. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. 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. No curb cut, access, or lot frontage permitted along: Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. If the plat is revised to include other streets, requirements will be established accordingly. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. The new plat area is approximately 170 south of the roadway. If the plat is revised to include other streets, requirements will be established accordingly. Minimum lot width and lot area: Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. Lot must meet minimum size requirements as required by McAllen Public Utility. If the plat is revised to include other streets, requirements will be established accordingly. Existing: R-1 Proposed: R-1 Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation waived for 1 single family residence. Must comply with City's Access Management Policy. Need to address street requirements, including any RMA road that affects this property. Revised plat submitted March 8, 2018 does not extend to the location of E. Military Highway. The new plat area is approximately 170 south of the roadway. Lot must meet minimum size requirements as required by McAllen Public Utility. P&Z approved the plat in preliminary form at the meeting of November 6, 2018. P&Z approved the subdivision in revised preliminary form, with conditions, at the meeting of April 16, 2019. P&Z approved the subdivision in final form, with conditions, at the meeting of August

20, 2019 If the plat is revised to include other streets, requirements will be established accordingly.

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

Mr. Gabriel Kamel moved to approve Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

3) SUBDIVISIONS:

a) Cascada At Tres Lagos Subdivision; 6500 Tres Lagos Boulevard **(Final) (SUB2020-0001) M&H**

Mr. Mora stated the subject property was zoned R-1 and was located at Tres Lagos Blvd has 100 ft. of ROW with paving: 65 ft. and curb & gutter on both sides. The ROW will be dedicated by separate document with document number noted on the plat prior to recording. Interior streets (Capote Falls Ln., Chalk Ridge Dr., Cascada Bend and Dolan Falls Ln.) have 50 ft. of ROW with a paving a min. of 32 ft. and curb & gutter on both sides. Common areas and access walks/drives provided. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Front: 20 ft. minimum or greater for easements, per the agreement. Rear: 11 ft. or greater for easements, except 20 ft. for double fronting lots, including lots 9-14 and the rear west portion of Lot 70 as applicable along Tres Lagos Blvd. Sides: 5 ft. or greater for easements, per agreement. Corner: 10 ft. or greater for easements. Except 20 ft. for lots 58, 69 & west interior of Lot 70 along Tres Lagos Blvd. Required Garage: 18 ft. except where greater setback is required, greater setback applies. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Tres Lagos Blvd. 8 ft. masonry wall required between single family residential and commercial, industrial, or a multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas, any Private Streets must be maintained by the lot owners/PID 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 if a public subdivision. Public Improvements District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets and access to subdivision will be from Tres Lagos Blvd. which is being dedicated by separate instrument. Lots must comply with the minimum 50 ft. and 54 ft. frontage on corner lots requirements, or in compliance per agreement. Must be in compliance with agreement regarding parks. Per Traffic Department, Trip Generation was approved; no TIA required. Must comply with the Agreement and Public Improvement District (PID) conditions. Per Traffic Department, must comply with City's Access Management Policy. Must comply with other requirements, as may be applicable, prior to final. Acreage and number of lots have been reduced from 40.96 acres to 31.958 and 154 lots to 120 lots.

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

After a brief discussion, Mr. Michael Fallek **moved** to approve based on staff recommendation with

conditions noted. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

b) Dove Commercial Park No. 2 Subdivision; 2001 Dove Avenue- Primrose Development Co., Inc- (Preliminary) (SUB2020-0002) SEC

Ms. Gonzalez stated that the subject property was located at Dove Avenue: 75 ft. dedication for 150 ft. ROW Paving: 52 ft. min. Curb & gutter: Both sides Plat submitted December 27, 2019 proposes 60 ft. from centerline with no additional dedication proposed per variance approval for Harry's Subdivision. Staff is reviewing ROW dedication requirement prior to final Must escrow monies if improvements are not built prior to recording. N. 21st Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Alley/service drive easement required for commercial properties Plat submitted December 27, 2019 provides for a 26 ft. service drive Front: 60 ft. or greater for approved site plan or easements (proposed) Front setback will be finalized based on Dove Ave. ROW prior to final Rear: In accordance with zoning ordinance or greater for easements Sides: In accordance with zoning ordinance or greater for easements Corner: In accordance with zoning ordinance or greater for easements Garage All setbacks are subject to increase for easements or approved site plan. wide minimum sidewalk required on Dove Avenue and N. 21st Street Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Site plan must be approved by Planning and Zoning Commission prior to building permit issuance. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Existing: C-2/C-3 Proposed: C-3 Rezoning to be finalized prior to final Rezoning Needed Before Final Approval P&Z Board recommended approval at the January 7, 2020 meeting, scheduled for City Commission consideration on January 27, 2020. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a Trip Generation to determine if TIA will be required, prior to final Traffic Impact Analysis (TIA) required prior to final plat. Need to clarify if previously approved variance for ROW along Dove Ave. will be honored or dedication for 150 ft. ROW will be required, prior to final. Must comply with City's Access Management Policy Existing plat notes remain the same as now exist Staff is reviewing and has discussed with engineer whether the property to the east should be included as part of this plat, prior to final

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

After a brief discussion, Mr. Michael Fallek moved to approve based on staff recommendation with conditions noted. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

c) 495 Commerce Center Phase XIII Subdivision; 1101 East Laurel Avenue- 495 Lakeview Properties, LTD. (Preliminary) (SUB2020-0003) SEC

Ms. Gonzalez stated the subject property was located on E. Laurel Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides N. Commerce Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Interior Streets: N. J. Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides E. Lakeside Drive: 25 ft. required for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Alley/service drive easement required for commercial properties Front: E. Laurel Avenue 30 ft. Revise note on plat regarding unenclosed carports. Rear: In accordance with Zoning Ordinance or greater for easements Sides: In accordance with Zoning Ordinance or greater for easements Corner: In accordance with Zoning Ordinance or greater for easements. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on E. Laurel Avenue, N. Commerce Center Street and all interior streets Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Required Common Areas, service drives and access easements must be maintained by the lot owners and not the City of McAllen Note required on plat Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and Existing: C-3 Proposed: C-3 Compliance Rezoning Needed Before Final Approval. Trip Generation 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 Revise Note #2 to include interior streets Label interior street on the west boundary Label ROW at different curve points on N Commerce Center Street Include note on plat regarding maintenance of interior streets to be done by lot owners and not City of McAllen Revise plat to include note regarding 25 x 25 corner sight obstruction at all street intersections

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

After a brief discussion, Mr. Jose Saldana moved to approve based on staff recommendation with conditions noted. Mr. Michael Fallek seconded the motion, which was approved with six members present and voting.

d) Shops at Nolana Lot 1 Subdivision; 2901 Nolana Avenue- Ponderosa Retail, LTD. (Preliminary) (SUB2020-0005)

Ms. Gonzalez stated that the subject property was located at Nolana Avenue: existing 60 ft. from centerline for 120 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides N. 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. ROW. Paving: min. 52 ft. Curb & gutter: Both sides Show ROW on both sides of centerline to determine any dedication requirements, prior to final.

Alley/service drive easement required for commercial properties Plat submitted January 3, 2020 does not propose any alleys, need to revise plat prior to final. Front: Nolana Avenue - 60 ft. or greater for easements or approved site plan. Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. Corner: N. 29th Street - 50 ft. or greater for approved site plan or easements Garage All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Nolana Avenue and North 29th Street Revise Note #12 as noted above prior to final. Should Engineering Department reference a 5 ft. sidewalk, note will be reviewed accordingly prior to final. Perimeter sidewalks must be built or money escrowed if not built at this time. 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 Plat submitted January 3, 2020 references this requirement twice on Notes #10 and #11. Incorporate requirement into one note on the plat. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance. Clarify Note #13 referenced on plat submitted January 3, 2020. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area Existing: C-3 Proposed: C-3 Rezoning Needed Before Final Approval. 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 prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Include note regarding common areas and service drives to be maintained by lot owners and not the City of McAllen as may be needed prior to final. Public Works requested master plan to address waste collection service Revise name to Nolana Avenue instead of Nolana Loop

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

After a brief discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

e) Los Vecinos Subdivision; 2801 South Bentsen Road- Tres Vecinos, LLC (Preliminary) (SUB2019-0088) HA

Ms. Gonzalez stated that the subject property was located at S. Bentsen Rd. 20 ft. dedication. for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Neuhaus Drive - min. 10 ft. dedication for 60 ft. ROW, and must match existing to east Paving: 40 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Plat submitted January 7, 2020 provides for a 20 ft. dedication S. 41st Street - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Align/match with

existing street to the north. Other interior streets - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides As proposed block length is approximately 900 ft. without cross streets or stub out streets. Front: 25 ft. or greater for easements. Clarify reference to 30 ft. setback on Bentsen Road and 40 ft. on Neuhaus Drive, Note will be finalized prior to final once this has been clarified. Rear: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots as may be applicable. Note #5 to be revised once established, prior to final., Interior sides: In accordance with the Zoning Ordinance, or greater for easements. Corner: 10 ft. or greater for easements. Revise Note #5 as noted above. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. Plat submitted January 7, 2020 includes such requirement. 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. No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas, any private streets, detention areas, etc., must be maintained by the lot owners and not the City of McAllen. Note on the plat will be required once established, prior to final/recording., 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. If a public subdivision, section 110-72 applies. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area. Plat submitted January 7, 2020 shows that some lots appear to have less than the required lot frontage width. Verify that all lots meet minimum 50 ft. wide frontage requirement with corner lots minimum 54 ft. frontage for R-1 zone requirements, prior to final. Existing: R-1 Proposed: R-1 Not all lots appear to meet minimum requirements; revise plat as needed. Rezoning Needed Before Final Approval Land dedication in lieu of fee: Pending review by the Parkland Dedication Advisory Board and City Commission to establish requirements, prior to final. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and City Commission to establish requirements, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Required prior to final to establish requirements, etc. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department need to submit Trip Generation to determine if TIA will be needed prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Drainage area needs to have lot # or common lot A,B, etc. Need note on plat regarding maintenance of common lots, detention areas, etc., prior to final/recording. HOA notes also required on plat, prior to final/recording. Subdivision disapproved in preliminary form at the meeting of November 19, 2019; due to missing ownership documentation.

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

Mr. Kamel asked where the detention area was, after it was pointed out, Ms. Gonzalez said that the lots needed to be identified with a letter or number however it already had a number so it would

have to be a letter but it would be discussed with the engineer before final approval.

After a brief discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with conditions noted. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

4) PUBLIC HEARING:

a) REZONINGS:

1. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 1.659-acre tract of land out of the East 3.0 acres of Lot 14, Stewart's Addition, Hidalgo County, Texas; 615 Dallas Avenue **(REZ2019-0056) WITHDRAWN**

No Action needed.

a) CONDITIONAL USE PERMITS

1. Request of Eli Lara, on behalf of New Life Family Church, for a Conditional Use Permit, for life of use, for an institutional use (Church) at lots 12, 13 , and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 & 2117 Nolana Avenue **(CUP2019-0193)**

Mr. De La Garza stated that the property is located on the south side of Nolana Avenue, approximately 125 ft. west of North 21st Street and is zoned C-3 (general business) District.

An existing church (New Life Family Church) received a conditional use permit for the duration of the 5 year parking agreement, approved by City Commission on March 25, 2019 on lots 13 and 14 at 2109 Nolana Ave. They are requesting a new CUP to include unit 2117 Nolana Ave. (3,393 sq. ft.) to their church for youth classrooms.

The adjacent zoning is C-3 District to the north, east, and west, and R-3A (multi-family residential apartments) District to the south. Surrounding land uses include commercial businesses, and multi-family residential. A church is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

There is an existing 9,910 sq. ft. building which has been operating as a church. The applicant is proposing to continue to utilize this building as a church and adding the unit next door (3,393 sq. ft.) for youth classrooms. The days and hours of the services will be Sunday from 8:30am to 12:00pm, as well as Thursdays from 6:00pm – 9:00pm. The applicant stated that the church will also provide ministry meetings during the week, which will include bible studies, prayer meetings on Saturdays, and outreach activities.

The Fire Department has conducted and approved their inspection. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The business fronts Nolana Avenue;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area, 100 parking spaces are required; 40 parking spaces are provided on site. Parking agreements have been submitted for an additional 65 parking spaces with adjacent properties. Parking agreements were made on a 5-year term;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

Staff recommends approval of the request for the duration of the parking agreements, which requires a minimum of 5 years, subject to the conditions noted, compliance with Section 138-118 of the Zoning Ordinance, building permit and Fire Department requirements.

Mr. Kamel asked how they can approve something for the life of use if there was subject to an a parking agreement that they have for 5 years. Mr. De La Garza explained that was why staff recommended approval for the duration of the parking agreement which is 5 years and City Commission approved 5 years. Mr. Kamel also asked why they were applying for life of the use if they had a 5 year and Mr. De La Garza said that the applicaton only two options which is 1 Year or Life of the Use which indicates that its more than one year. Mr. Daniel Santos stated that it looked like it was modified to where it was either 1 year or life of the use but life of the use has a condition on it is that it is every 5 years it is going to be renewed. Mr. Daniel Santos reminded the applicant that people are not supposed to park on the right-of-way. Mr. Michael Fallek asked if there was new 5 year term on the parking agreement, to which Mr. De La Garza said yes.

After the discussion, Mr. Gabriel Kamel moved to approve based on staff recommendation with conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

2. Request of Jessica Aguilar, for a conditional use permit, for one year, for a bar & grill, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue Suites N-1 and N-2. **(CUP2019-0196)**

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

The initial conditional use permit for this establishment was approved by the City commission on May 28, 2019 with a variance to the distance requirement. The applicant is proposing to expand the existing bar & grill from 2,505 sq. ft. to 6,585 sq. ft.

The applicant is proposing to expand the existing bar & grill (Suerte) from the existing 2,505 sq. ft. suite to a 6,585 sq. ft. lease space from which only 4,945 sq. ft. will be used for the bar & grill. The remainder 1,640 sq. ft. will be used for storage and will not be accessible to the public. The hours of operation would remain the same and would be from 11:00 a.m. to 2:00 a.m. Monday through Saturday.

The Health Department has inspected the establishment, and the property is in compliance. Fire Department has conducted an initial inspection; however, a follow-up inspection is pending. A police activity report from January 2019 to January 2020 was attached. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of any of the above mentioned businesses must be at least 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 residential zones and uses, and a water tower;
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- c) 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. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed bar & grill is required 51 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site;
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

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

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

g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. The occupancy load for this establishment will be established by the Building department as part of the building permit review.

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

Mr. Hovar asked staff if parking lot at the rear was being used for this use. Mr. De La Garza said yes.

After discussion, Mr. Gabriel Kamel moved to disapprove with a favorable recommendation for the commission. Mr. Jose Saldana seconded the motion, with seven members present and voting.

5) INFORMATION ONLY:

a) City Commission Actions: January 13,2020

Mr. Edgar Garcia, Planning Director, stated that there 7 items at City commission 2 were for rezoning and 5 Conditional Use Permit everything was approved except one Conditional Use Permit which was the event center on State Highway 107. Also there will be elections at the next Planning and Zoning meeting.

Mr. Daniel Santos questioned how many votes by City Commission are required to overturn the decision that is made by the board.

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamal adjourned the meeting at 4:04 p.m. Mr. Jose Saldana seconded the motion, which carried unanimously with six members present and voting.

Vice- Chairperson, Daniel Santos

ATTEST: _____
Claudia Mariscal, Secretary

Sub 2017-0090



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)

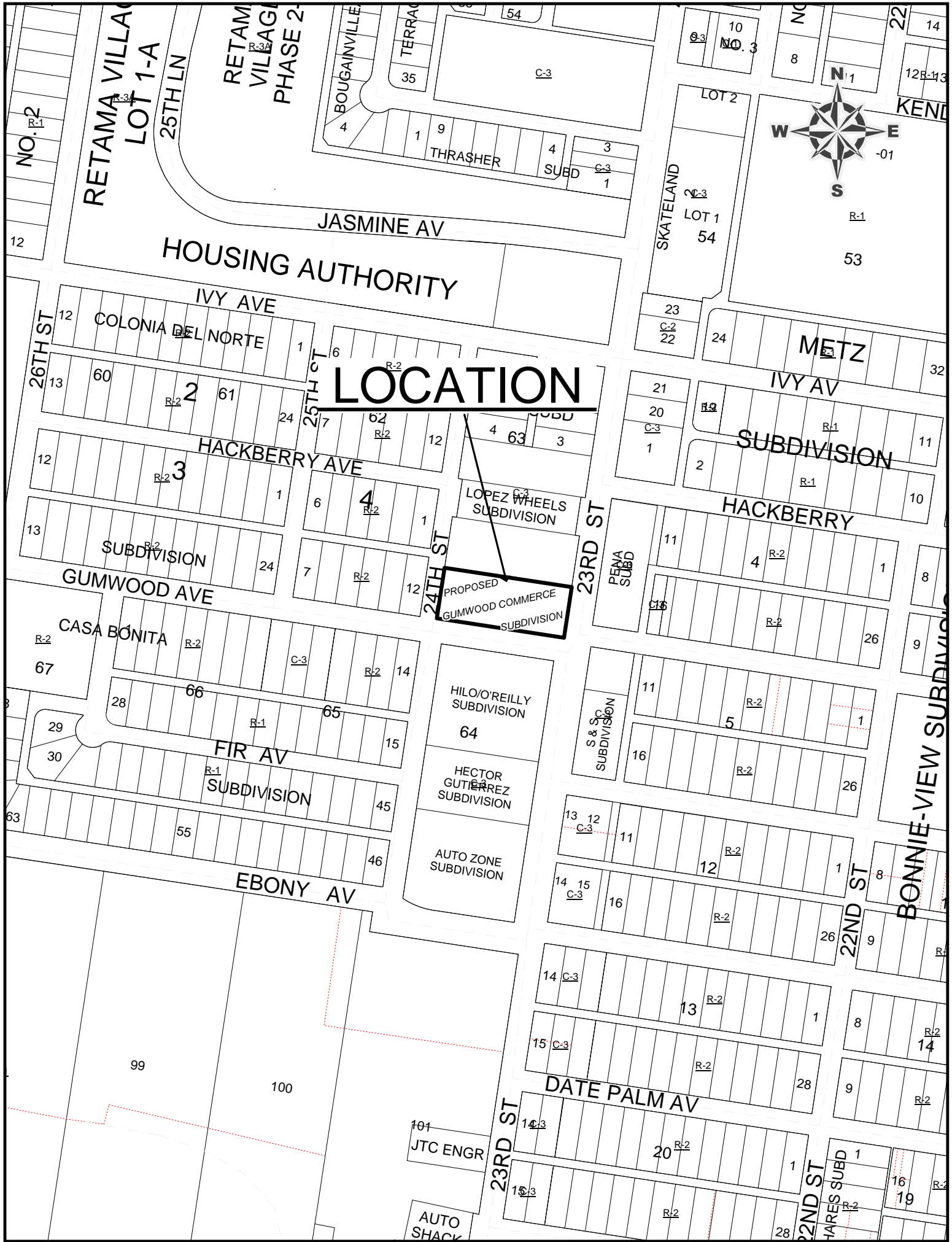
Project Description	<p>Subdivision Name <u>Gumwood Commerce</u></p> <p>Location <u>Northwest corner of Gumwood Ave. and N. 23rd Street</u></p> <p>City Address or Block Number <u>803 N. 23rd Street</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.85</u> Net acres <u>0.85</u></p> <p>Existing Zoning <u>C3</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>comm.</u> Proposed Land Use <u>comm.</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Legal Description <u>Lot 63, Block 2, C.E. Hammond's Subdivision</u></p>
Owner	<p>Name <u>DG & GG Investments, LLC</u> Phone <u>683-1000</u></p> <p>Address <u>4605 Vermont Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>E-mail <u>briseidag@hotmail.com</u></p>
Developer	<p>Name <u>DG & GG Investments, LLC</u> Phone <u>683-1000</u></p> <p>Address <u>4605 Vermont Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u></p> <p>Contact Person <u>Delfino Gaona</u></p> <p>E-mail <u>briseidag@hotmail.com</u></p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>(956)683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
Surveyor	<p>Name <u>Aranda & Associates, Inc.</u> Phone <u>(956)631-0944</u></p> <p>Address <u>1552 Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p>

Rct# 513495 pd \$225-

RECEIVED

DEC 13 2017

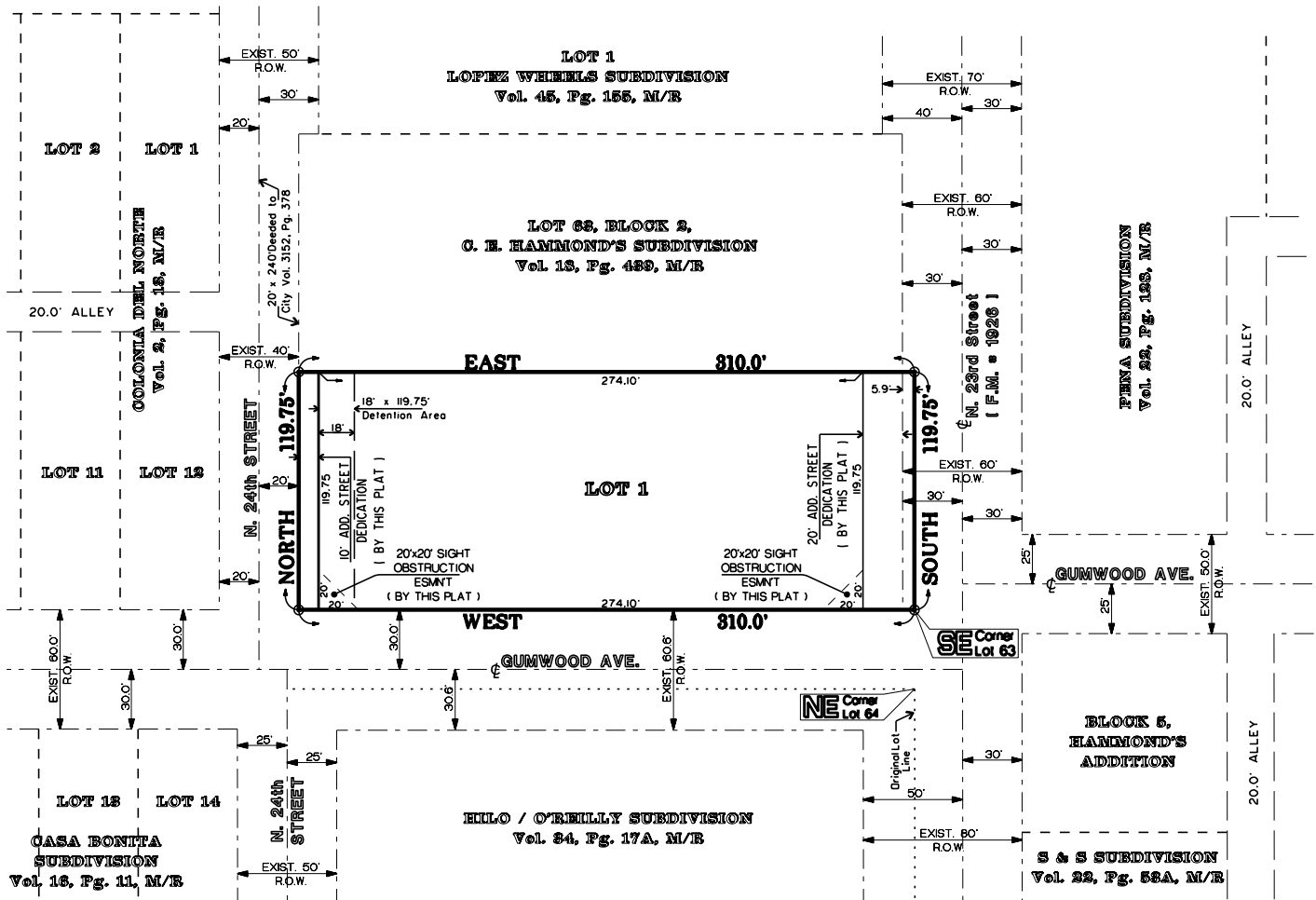
BY: 4004:39 pm



LOCATION

PROPOSED
GUMWOOD COMMERCE
SUBDIVISION

BONNIE-VIEW SUBDIVISION



MAP
OF
**GUMWOOD COMMERCE
SUBDIVISION**

McAllen, Texas
BEING A SUBDIVISION OF A 0.85 Ac.
TRACT OF LAND OUT OF LOT 63,
BLOCK 2, C.E. HAMMOND'S SUBD,
Hidalgo County, Texas,
RECORDED IN VOL. 1, PG. 18, M/R,
HIDALGO COUNTY, TEXAS

RECEIVED

By Nikki Marie Cavazos at 2:49 pm, Mar 01, 2019

RECEIVED VIA EMAIL 02/28/2019 AT 3:47 PM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/28/2020

SUBDIVISION NAME: GUMWOOD COMMERCE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street - 20 ft. additional dedication for 50 ft. from centerline; 100 ft. ROW. Paving: by the state Curb & gutter: by the state **Show ROW from centerline and total ROW to new property line after accounting for ROW dedication.	Applied
N. 24th Street: 10 ft. dedication for 30 ft. from centerline; future 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Engineer to show ROW from centerline and total ROW to new property line after accounting for ROW dedication.	Applied
Gumwood Ave.: 30 ft. from centerline existing; 60.06 ft. total ROW existing Paving: 40 ft. Curb & gutter: both sides	Compliance
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **N. 24th Street is located at the rear of the lot, making it a double fronting lot. ***Plat needs to be revised to show Service drive easement required by Public Works Department for waste collection services.	Non-compliance
SETBACKS	
* Front: N. 23rd Street - 50 ft. or greater for easements, or in line with existing buildings, whichever is greater.	Compliance
* Rear: N. 24th Street - 30 ft. or greater for easements, or in line with existing buildings, whichever is greater. **Received letter January 24, 2020 for a variance request for 18 ft. setback for the double fronting lot along N. 24th Street.	Applied
* Interior sides: In accordance with the Zoning Ordinance or greater for easements.	Compliance
* Corner: Along Gumwood Avenue - 10 ft. or greater for easements	Compliance
* Garage: N/A	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 24th Street and Gumwood Ave., and a 5 ft. wide minimum sidewalk required on N. 23rd Street. **5 ft. sidewalk required along N. 23rd Street, as per Engineering Department, revise Note # 7 as noted above.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. **Revise Note # 4 as noted above.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or	Compliance

multi-family residential zones/uses.	
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 24th Street	Applied
* Site plan must be approved by the Planning Department and other development departments prior to building permit issuance.	Applied
* Common Areas, service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets: Double fronting lot with frontage on N. 23rd Street and N. 24th Street.	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee - Commercial development	NA
* Park Fee of \$_____ to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, TG has been approved; no TIA required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Escrow monies for improvements, including sidewalks along the perimeter streets if not constructed prior to plat recording. **Comply with City's Access Management Policy ***Provide for a private service drive easement on the plat per Traffic comments. ****Pubic Works has asked for a site plan to address dumpster locations, etc. *****Comply with other department requirements, as may be applicable, prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED, AND CLARIFICATION OF THE REQUESTED SETBACKS.	Applied



LOCATION

PROPOSED
GUMWOOD COMMERCE
SUBDIVISION

January 10, 2020

Luis Mora
McAllen Planning Dept.
311 N. 15th Street
McAllen, Texas 78501

Re: Gumwood Commerce

Luis,

Because of my oversight, the building setback lines for the above referenced subdivision were approved by the Planning and Zoning Commission greater than was being proposed by the Owner.

Attached is a proposed site plan showing a building setback of 18 feet that accommodates drainage detention. This 18 foot setback is proposed to replace the setback approved for final plat approval of, "30 feet or greater for easements, or in line with existing structures, whichever is greater."

We believe the 18 foot setback is reasonable because of no access to 24th Street from this lot and because of the 6 foot buffer required along the west lot line.

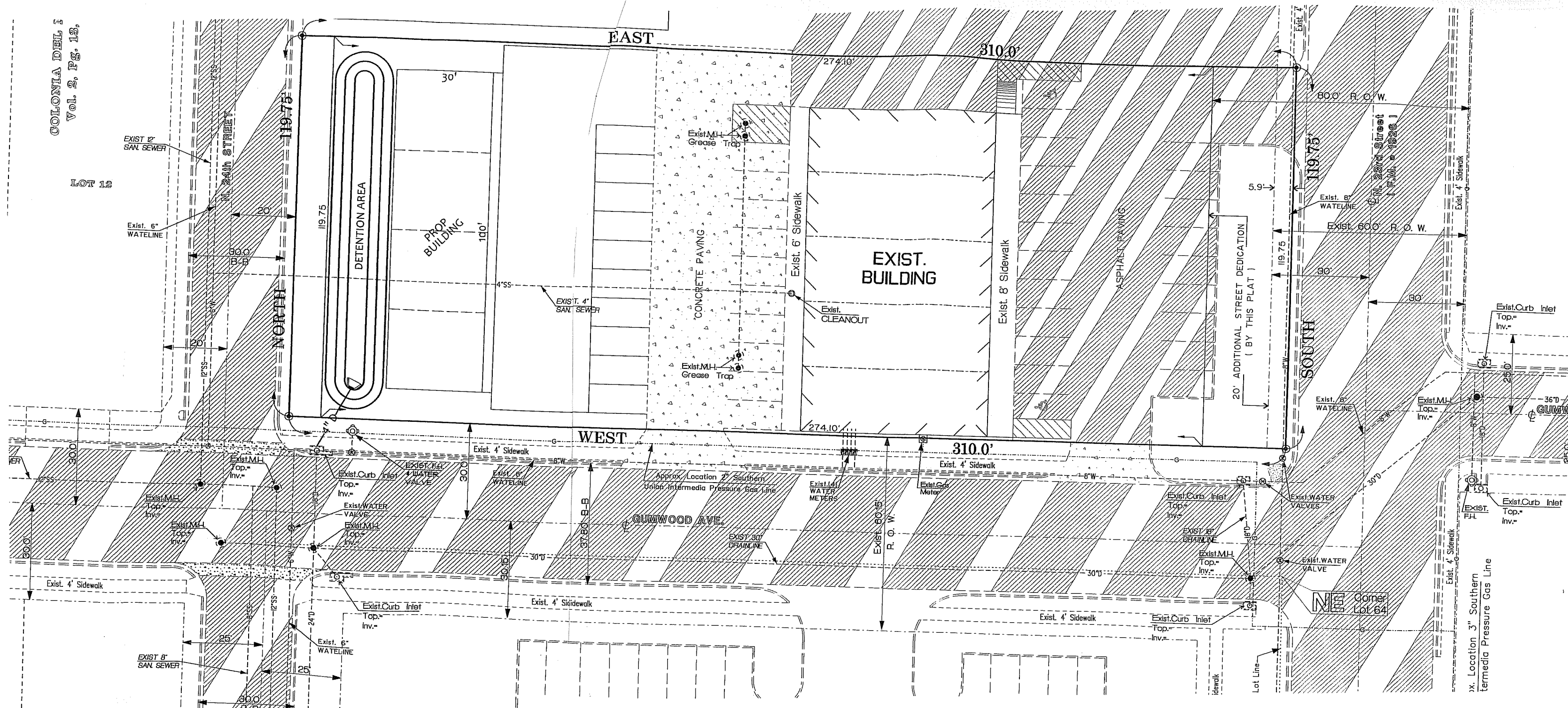
Please advise if you need additional information.

Sincerely,

Steve Spoor

Steve Spoor, P.E.

LOT 12



PROJECT

GUMWOOD COMMERCE

City of McAllen, Texas

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th Street McALLEN, TEXAS 78501

SEC@sporeng.com

(956) 683 1000



SUB2020-0000



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>Re-Subdivision of Lot 1, Penitas Subdivision</u></p> <p>Location <u>On the east side of N 23rd Street, 450 feet South of Trenton Road</u></p> <p>City Address or Block Number <u>7108 N 23rd Street</u></p> <p>Number of lots <u>2</u> Gross acres <u>0.964</u> Net acres <u>0.964</u></p> <p>Existing Zoning <u>C3</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>n/a</u></p> <p>Existing Land Use <u>Comm</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>P5470-00-000-0001-00</u> Tax Dept. Review <u>ng</u></p> <p>Legal Description <u>All of Lot 1, Penitas Subdivision, Vol. 43, Pg. 142, H.C.M.R.</u></p>
Owner	<p>Name <u>Roman Martinez Mendez-President</u> Phone <u>(956) 522-1777</u></p> <p><u>Martmore Real Estate LLC</u></p> <p>Address <u>118 W. FLAMINGO CT.</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail <u>rommtz@gmail.com</u></p>
Developer	<p>Name <u>same as above</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>HLG Plan Review Services</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78505</u></p> <p>Contact Person <u>Homero L. Gutierrez, P.E. / Isidro Fernandez</u> (956) 854-5515</p> <p>E-mail <u>ifernandez@land-mark-services.com</u></p>
Surveyor	<p>Name <u>HLG Plan Review Services</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78505</u></p> <p><u>homero_gutierrez@sbcglobal.net</u></p>



Pct # 684730 pd \$300

PALMHURST SUBDIVISION
Valley
Substation
-03
LOT 2

61

-02

23RD ST

WARBLER AVE.

TRENTON COMMERCIAL PARK

BLK 2
07
BLK 1

WOODHOLLOW

22ND ST

PHASE 5

TRENTON RD

LOCATION

HUNDERBIRD AV

SUBDIVISION

DIVISION PHASE 3

ANDPIPER AV

PHASE 1

DD MANOR SUBD
PHASE 6

PHASE 2

ALLOW AV

2

ASE 1

OBIN AV

[illegible]

1

WOOD
ELICA

ELICAN AV

ATES

GSLEY

23RD ST

C.F.C.

PENITIAS SUBD

LOT 1

SUBDIVISION

CALVARY BAPTIST
SUBDIVISION

21ST ST

-03

-04

-20

10

GREEN MEADOWS

ROBIN AV

1A
REDBUD
1B

PELICAN AV

TS DM



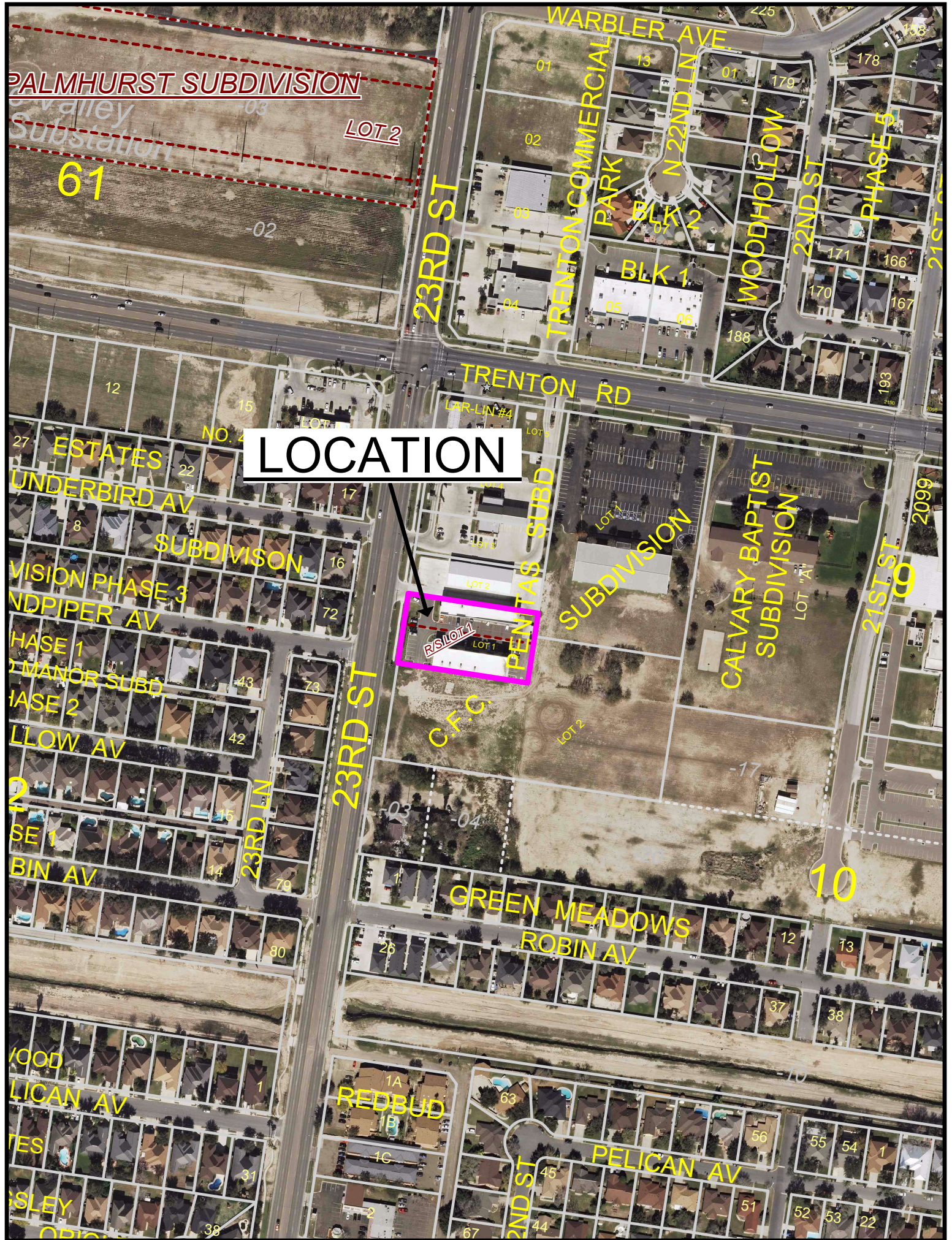
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/28/2020

SUBDIVISION NAME: PENITAS, RESUBDIVISION OF LOT 1	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street: 120 ft. ROW Paving: min. 65 ft. Curb & gutter: Both sides **Show Centerline and how much ROW exists on both sides of centerline for N. 23rd Street	Required
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Plat showing 25 ft. common access easement should indicate that it is private and paved. ***On NW corner of plat, common access easement overlaps into adjacent property. Indicate document number allowing for shared access as part of this plat. ****Remove "prop" from the common access easement shown on plat	Compliance
SETBACKS	
* Front: N. 23rd Street - 60 ft. or greater for approved site plan or easements	Applied
* Rear: In accordance with the zoning ordinance or greater for easements	Required
* Sides: In accordance with the zoning ordinance or greater for easements	Required
* Corner: In accordance with the zoning ordinance or greater for easements	Required
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 23rd Street as per note on existing recorded plat. **Minimum width may be increased to 5 ft. as per Engineering Department.	TBD
* 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 **Revise Note #10 as noted above.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Note required on plat as noted above, prior to final.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Revise Note #8 as per recorded plat as follows: Site Plan must be approved by the Planning	Required

and Zoning Commission prior to issuance of building permits. The number and location of curb cuts will be reviewed as part of site plan approval.	
* Common Areas, Private Common Access Easements must be maintained by the lot owners and not the City of McAllen	Required
**Revise Note #15 as noted above, prior to final.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-3 Proposed:	Incomplete
**Application needs to be completed, proposed use was left blank.	
* Rezoning Needed Before Final Approval	Applied
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, need to submit a Trip Generation to determine if a TIA will be required, prior to final.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Name needs to be revised on plat and application as follows: Penitas, Lots 1A and 1B Subdivision. ****On plat show lots as Lot 1A and Lot 1B *****Existing plat notes remain as now exist. *****Need clarification regarding proposed zoning *****Public hearing required at time of final approval for this resubdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, AND DRAINAGE AND UTILITY APPROVALS.	Applied



LOCATION

LOT 1
R/S LOT 1

PALMHURST SUBDIVISION

LOT 2

61

23RD ST

WARBLER AVE

TRENTON COMMERCIAL PARK

BLK 2

BLK 1

WOODHOLLOW

22ND ST

PHASE 5

TRENTON RD

ESTATES UNDERBIRD AV

SUBDIVISION

VISION PHASE 3
ND P I P E R A V

HASE 1

MANOR SUBD

HASE 2

LLOW AV

SE 1

BIN AV

WOOD

LICAN AV

TES

SLEY

OPION

PENTAS SUBD

CALVARY BAPTIST
SUBDIVISION

21ST ST

GREEN MEADOWS
ROBIN AV

REDBUD

PELICAN AV

2ND ST

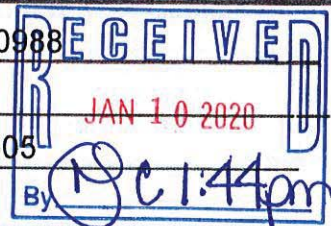
SUB2020-0007



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>Cris-Auto Service Subdivision</u></p> <p>Location <u>On the northeast intersection of N. 23rd street and Warbler Ave.</u></p> <p>City Address or Block Number <u>N. 23rd Street Block Number 7500</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.523</u> Net acres <u>0.490</u></p> <p>Existing Zoning <u>C3</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>n/a</u></p> <p>Existing Land Use <u>Comm</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>T6860-00-014-0000-00</u> Tax Dept. Review <u>[Signature]</u></p> <p>Legal Description <u>0.523 TRENTON PARK ESTATES PHASE II SUBDIVISION, LOT 14</u></p> <p><u>HIDALGO COUNTY, TEXAS, VOL. 23, PGS. 29-30 H.C.M.R.</u></p>
Owner	<p>Name <u>Cristobal Moreno-President</u> Phone <u>(956) 358-0452</u></p> <p><u>Cris Auto Service LLC</u></p> <p>Address <u>7613 N. 25th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail <u>moreno_cris1@hotmail.com</u></p>
Developer	<p>Name <u>same as above</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>HLG Plan Review Services</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78505</u></p> <p>Contact Person <u>Homero L. Gutierrez, P.E. / Isidro Fernandez (956) 854-5515</u></p> <p>E-mail <u>ifernandez@land-mark-services.com</u></p>
Surveyor	<p>Name <u>HLG Plan Review Services</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78505</u></p> <p><u>homero_gutierrez@sbcglobal.net</u></p>



Act # 486731 pd \$3000

HERWOOD SUBD. PHASE 1

ZENaida AVE

HERWOOD SUBD. PHASE 2

LOWHAMMER AVE

23RD LN

23RD ST

LOT 3

AUBURN AVE

WESTER BAYLOR AVE

SUBDIVISION

38

30

11

12

6-A

5-A

TRENTON PARK 9-A

10-A

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-02

23RD ST

WARBLER AVE.

TRENTON COMMERCIAL PARK

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N 22ND LN

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21ST ST

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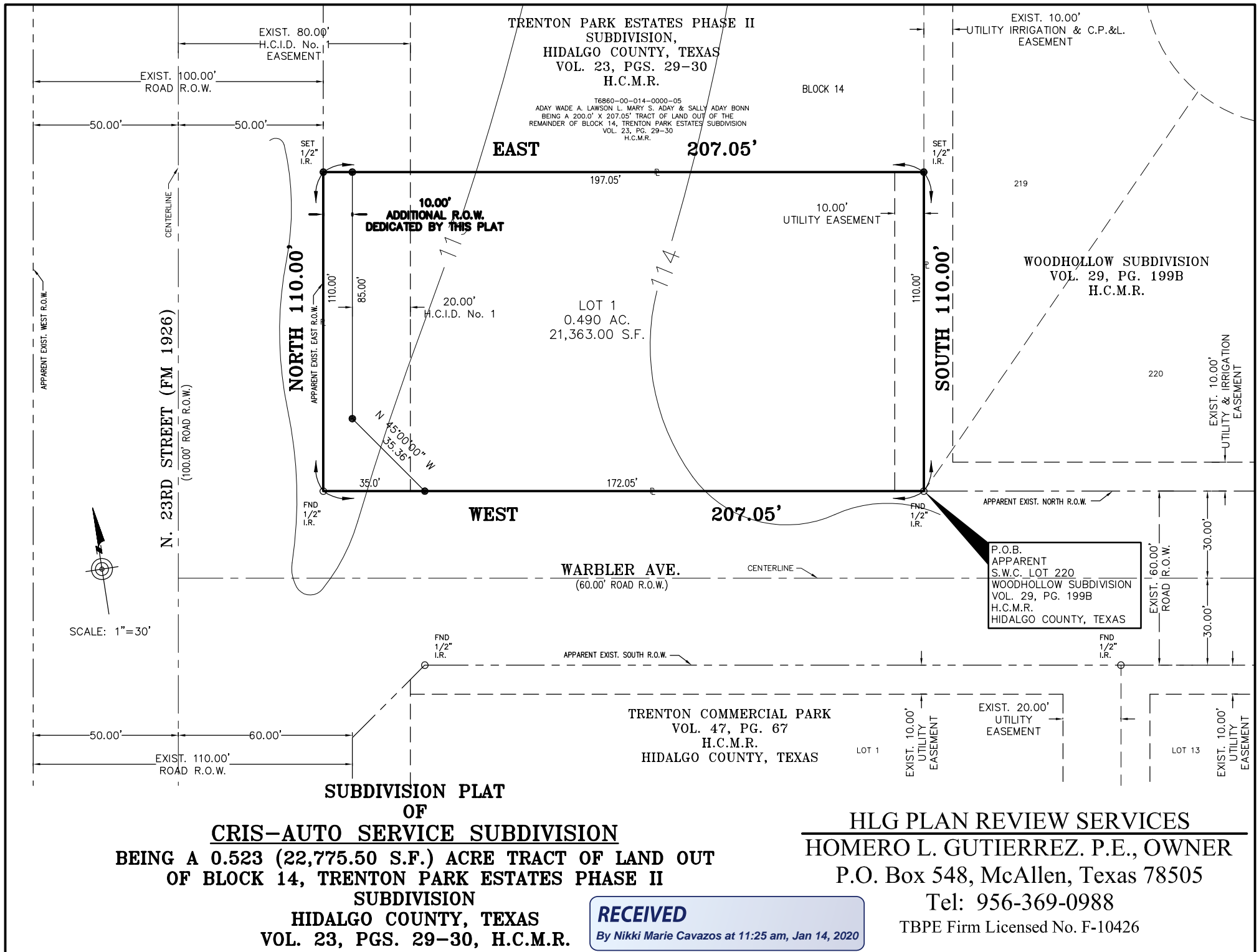
LOT 296

LOT 297

LOT 298

LOT 299

LOT 300



RECEIVED

By Nikki Marie Cavazos at 11:25 am, Jan 14, 2020

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

RECEIVED VIA CD 01/10/2020 AT 1:44 PM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/27/2020

SUBDIVISION NAME: CRIS-AUTO SERVICE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street: 10 ft. dedicated for 60 ft. from centerline for 120 ft. ROW Paving: By the state Curb & gutter: By the state **Show ROW from centerline and total ROW on N. 23rd Street to new property line after accounting for ROW dedication.	Applied
Warbler Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Plat needs to be revised to reflect this requirement.	Non-compliance
SETBACKS	
* Front: N. 23rd Street - 60 ft. or greater for approved site plan or easements. **Revise note on plat as noted above, prior to final.	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for approved site plan or easements **Revise note on plat as noted above, prior to final.	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for approved site plan or easements **Revise note on plat as noted above, prior to final.	Non-compliance
* Corner: Warbler Avenue - 30 ft. or greater for approved site plan or easements **Revise note on plat as noted above, prior to final.	Non-compliance
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. 23rd Street and 4 ft. wide minimum sidewalk required on Warbler Ave. **Required 5 ft. along N. 23rd Street as per Engineering.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Revise Note #10 as noted above, prior to final.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Non-compliance

**Add a note to plat as noted above.	
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. 23rd Street with access only from Warbler Avenue shown on proposed plat. **As per Note #14 shown on plat at time of initial submittal, need to clarify Note #14 currently shown and finalize access, prior to final.	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Clarify Note #8 currently shown on plat regarding site plan, prior to final.	Applied
* Common Areas, private service access easements, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Applied
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C3 Proposed: **Application needs to be revised, proposed zoning was left blank * Rezoning Needed Before Final Approval	Incomplete
	TBD
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, need to submit a Trip Generation to determine if a TIA will be required, prior to final. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Need clarification regarding proposed zoning ***Conditional use permit required for an automotive service facility in a C-3 zone, prior to final approval.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS.	Applied



LOCATION

SUB2018-0052



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>MISSION VALLEY ESTATES</u> Location <u>+/- 600' EAST OF STEWART ROAD ALONG W. SIDE OF S.W. 107</u> City Address or Block Number <u>UNKNOWN</u> Number of lots <u>5348</u> Gross acres <u>33.58</u> Net acres <u>33.58</u> Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>OPEN</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>7:14</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>3500⁰⁰</u> Legal Description <u>33.58 AC. 0% LOTS 491 : 501, JOHN H. SHARY, H.C.T.</u>
Owner	Name <u>Falcon International Bank</u> Phone <u>956-794-9781</u> Address <u>7718 McPherson Road, Bldg F</u> City <u>Laredo</u> State <u>Texas</u> Zip <u>78045</u> E-mail <u>chrissy@falconbank.com</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFODIL AVE.</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person _____ E-mail _____
Surveyor	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ <div data-bbox="1104 1743 1485 1932"> <div>RECEIVED</div> <div>JUL 20 2018</div> <div>BY: [Signature] 3:52pm</div> </div>

RC# 569057 pd \$225-19

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:

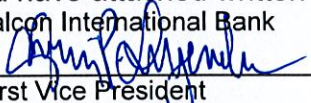
- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and
surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ 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.

Falcon International Bank

Signature By:  Date June 20, 2018

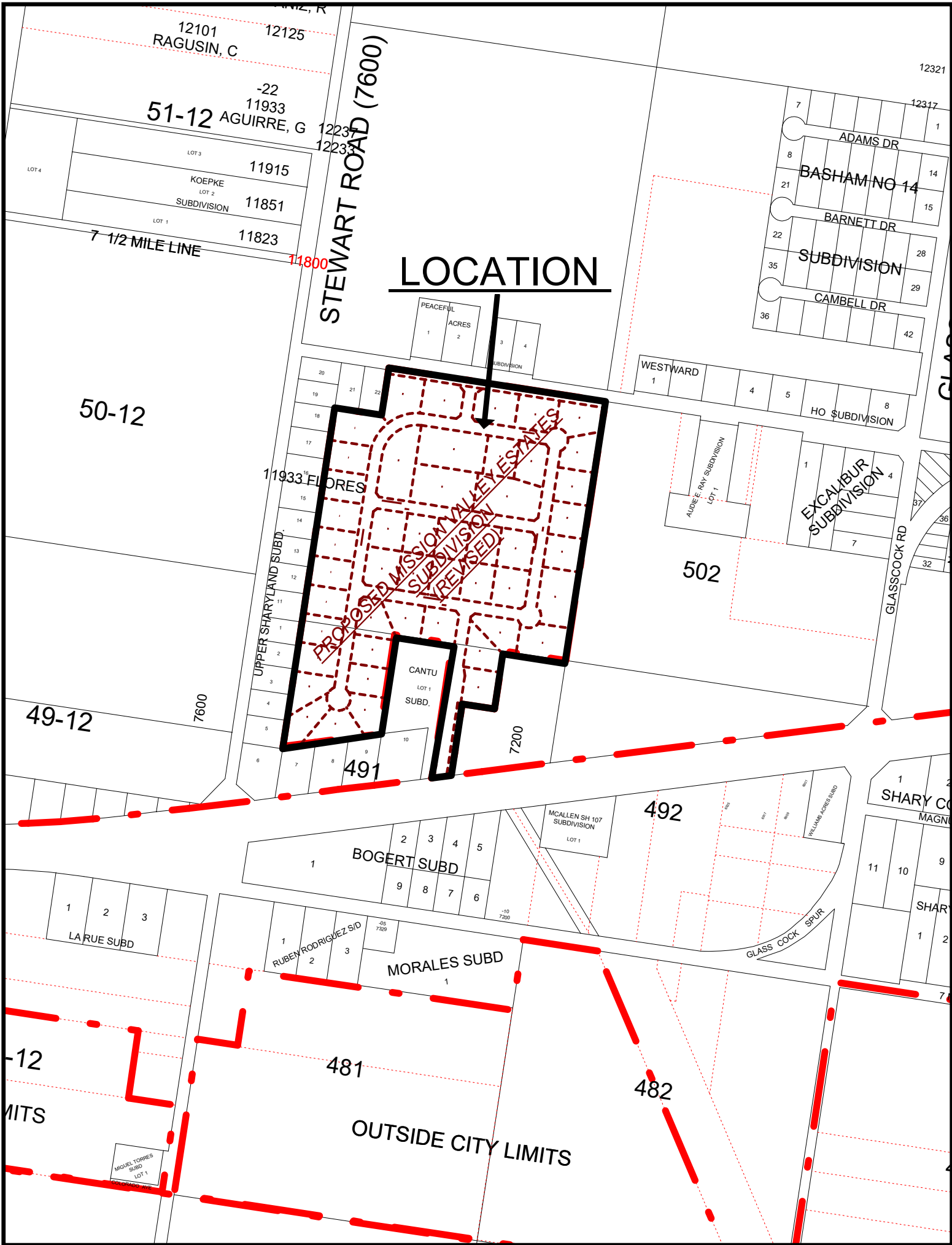
First Vice President

Print Name Chrissy P. Leyendecker

Owner ☐

Authorized Agent ☒

09/15



LOCATION

STEWART ROAD (7600)

12101 RAGUSIN, C
12125
-22
11933
51-12 AGUIRRE, G
12237
12238

7 1/2 MILE LINE

50-12

11933 ELDRES

PROPOSED MISSION VALLEY ESTATES
SUBDIVISION
(REVISED)

CANTU
LOT 1
SUBD.

502

49-12

7600

7200

491

492

BOGERT SUBD

MCALLEN SH 107
SUBDIVISION
LOT 1

SHARY CO
MAGN

SHAR

GLASS COCK SPUR

MORALES SUBD

RUBEN RODRIGUEZ SID

481

482

OUTSIDE CITY LIMITS

-12

ITS

MIQUEL TORRES
SUBD
LOT 1



City of McAllen

SUBDIVISION PLAT REVIEW

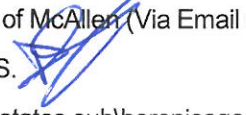
Reviewed On: 1/29/2020

SUBDIVISION NAME: MISSION VALLEY ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. H. 107: 172 ft. ROW existing Paving: by the state Curb & gutter: both sides	Applied
Mile 7 1/2 North Road: 15 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Non-compliance
Entry Street from S.H. 107: 58 ft. ROW minimum as previously approved Paving: 32 ft. Curb & gutter: both sides *Engineer needs to show/label ROW on the plat	Non-compliance
Entry Street from Mile 7 1/2 North Road: 73 ft. as previously approved Paving: 46 ft. Curb & gutter: both sides *Engineer to shown/label ROW on the plat	Non-compliance
Other Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides.	Applied
* 800 ft. Block Length: No stub streets proposed to the east and west.	TBD
* 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. or greater for easements	Compliance
* Rear: 10 ft. or greater for easements, except 25 ft. for double fronting lots along Mile 7 1/2 North Road. **Revise rear setback note as noted above.	Non-compliance
* Sides: 6 ft. or greater for easements.	Compliance
* Corner: 10 ft. or greater for easements.	Compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. **No construction allowed over any easements. ***Provide distances from lot lines or corner pins to locate the easements on each lot.	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S.H. 107, Mile 7 1/2 North Road and both sides of all interior streets. **Sidewalks on S.H. 107 and Mile 7 1/2 North Road may increase to 5 ft. - per Engineering Department. ***Note #11 will need to be revised once the sidewalk widths on S.H. 107 and Mile 1/2 North road are established.	Applied
* 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, or multi-family residential zones/uses, and along Mile 7 1/2 North Road. * 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. 	Non-compliance
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Mile 7 1/2 North Road. **Revise Note #21 shown on the plat as noted above. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. **Engineer needs to clarify if this will be a public or private subdivision. * 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. **Engineer needs to clarify if this is a public or private subdivision. If public, the note will reference Section 110-72. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Applied
	NA
	NA
	Applied
	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Engineer needs to clarify if this will be a public or private subdivision. * Minimum lot width and lot area: 	Applied
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning Needed Before Final Approval. 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit to be paid prior to recording. Park fee of \$37,100 (based on \$700 x 53 dwelling units/lots) to be paid prior to recording. If the number of dwelling units/lots changes, the fees will be adjusted accordingly. Per Parks Department, the park fee is adjusted based on the reduction of lots from 53 to 48 lots. A park of \$33,600 must be paid prior to recording (48 lots x \$700 per lot/dwelling unit). Park fees are subject to change if the number of lots changes again. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, must submit a Trip Generation to determine if a TIA is required, prior to final. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments: Need to clarify if this is a public or private subdivision so that comments can properly reflect the development. **Gate and gate mechanism details must be submitted for review/approval, prior to final. ***Minimum 20 ft. pavement on both sides of islands along gate entry required. 	Applied

****Must escrow monies, prior to recording, for improvements not constructed at this time, including paving, curb & gutter, sidewalks, etc. *****If streets are to be private, must be built to City standards and maintained by the owners, not the City of McAllen. ***** P&Z approved the subdivision in preliminary form, with conditions, at the meeting of August 7, 2018. ***** Subdivision was approved in revised preliminary form at the P&Z meeting of February 5, 2019, engineer requested a six month extension.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL FOR A SIX MONTH EXTENSION ON REVISED PRELIMINARY PLAT.	Applied

Memo

To: Berenice Gonzalez, Planner, City of McAllen (Via Email on 01/13/20)
From: David Omar Salinas, P.E., R.P.L.S. 
CC: n:\subdivisionplats\missionvalleyestates.sub\berenicegonzalez.001; Chrissy Leyendecker
Date: 1/13/2020
Re: Mission Valley Estates Preliminary Plat Approval 6-Month Extension

Ms. Gonzalez, please accept this as my formal request to extend the preliminary approval for Mission Valley Estates Subd. six months from the date of City preliminary approval (February, 2019). Let me know if you have any questions. Thank-you.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

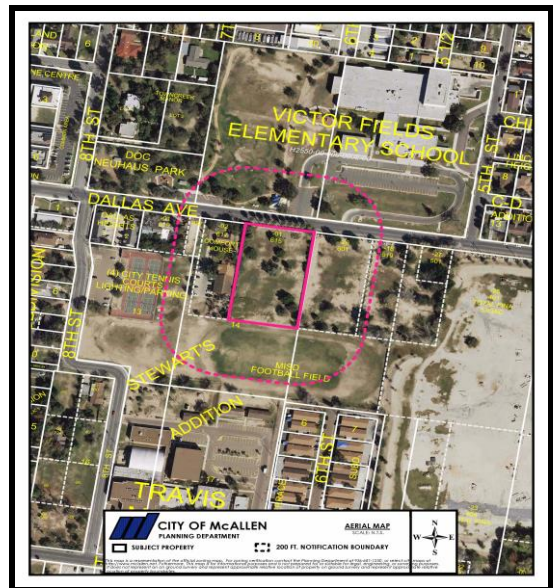
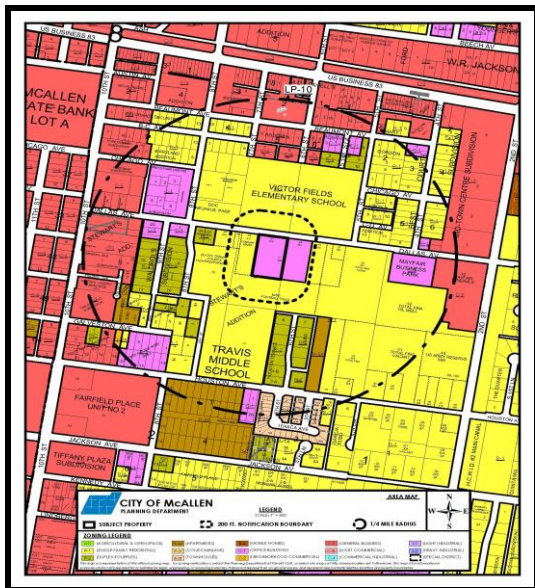
DATE: January 31, 2020

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 1.724 ACRE TRACT OF LAND OUT OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, HIDALGO COUNTY, TEXAS; 615 DALLAS AVENUE. (REZ2019-0056)

LOCATION: The property is located on the south side of Dallas Avenue approximately 450 ft. east of South 8th Street. The lot has frontage of 209.10 ft. along Dallas Avenue and a depth of 359.2 ft. for a total area of 75,108 sq. ft. or 1.724 acres.

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to construct a 32-unit two story apartment complex. A revised feasibility plan was submitted.

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



LAND USE: The subject property is vacant. Surrounding land uses are Victor Fields Elementary School, Victor Fields Park, Travis Middle School, the Comfort House Hospice, single family residences, and fourplexes.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future

land use for this property as Estate Residential, which is comparable to R-1 District.

DEVELOPMENT TRENDS:

The development trend for this area along Dallas Avenue is residential. The property was zoned to R-3T (multifamily residential townhomes) District in 1978. A rezoning request for the subject property to C-1 (office building) District was approved by the City Commission in July 2000 but no development occurred.

ANALYSIS: The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The applicant submitted a feasibility plan that shows a two story 32 2-bedroom unit apartment complex. 64 parking spaces would be required and 64 are proposed.

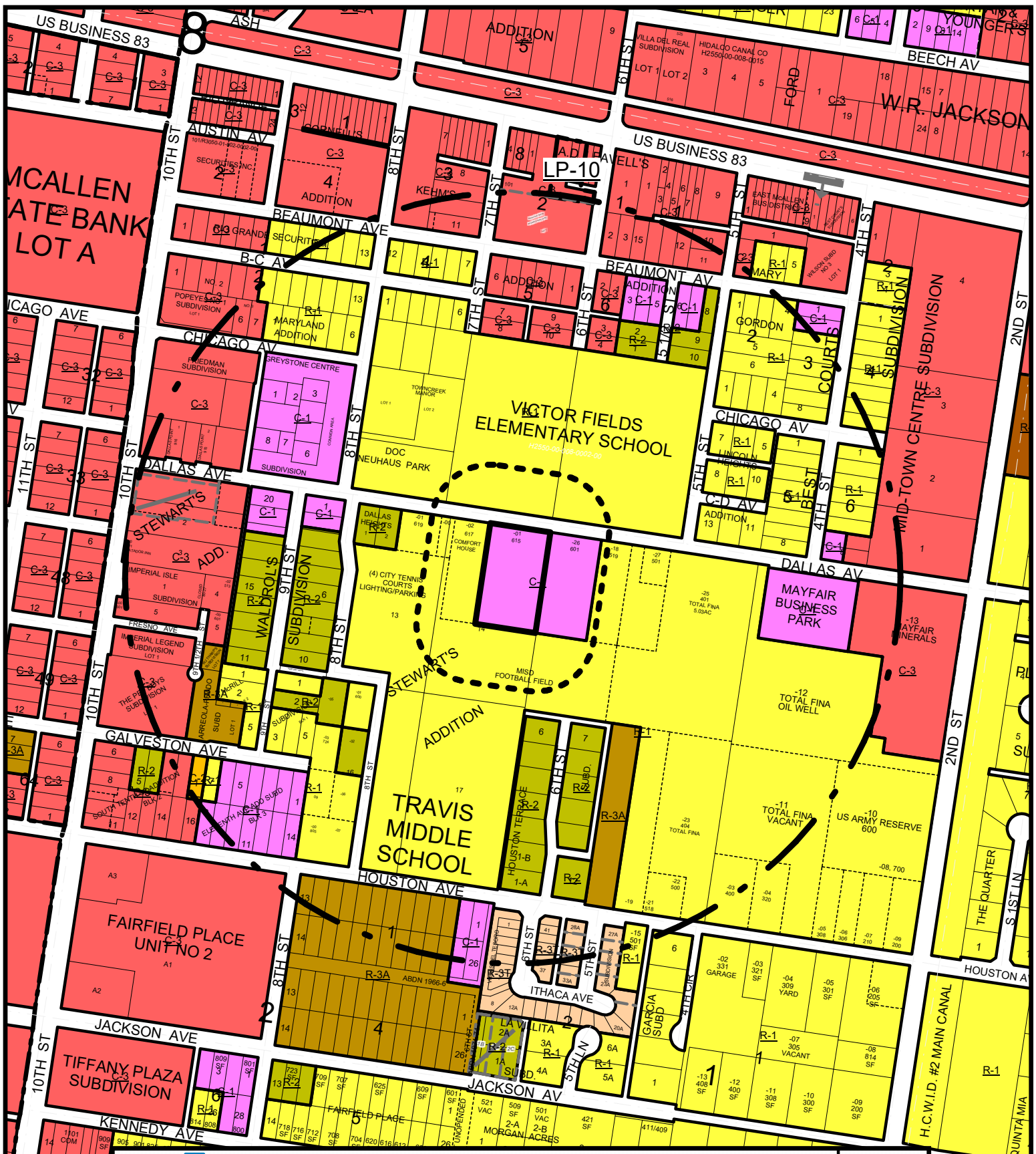
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight feet in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proximity of the proposed development to an elementary school are compatible uses since institutional uses locate within residential neighborhoods.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required Parkland Dedication or a variance for fees in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

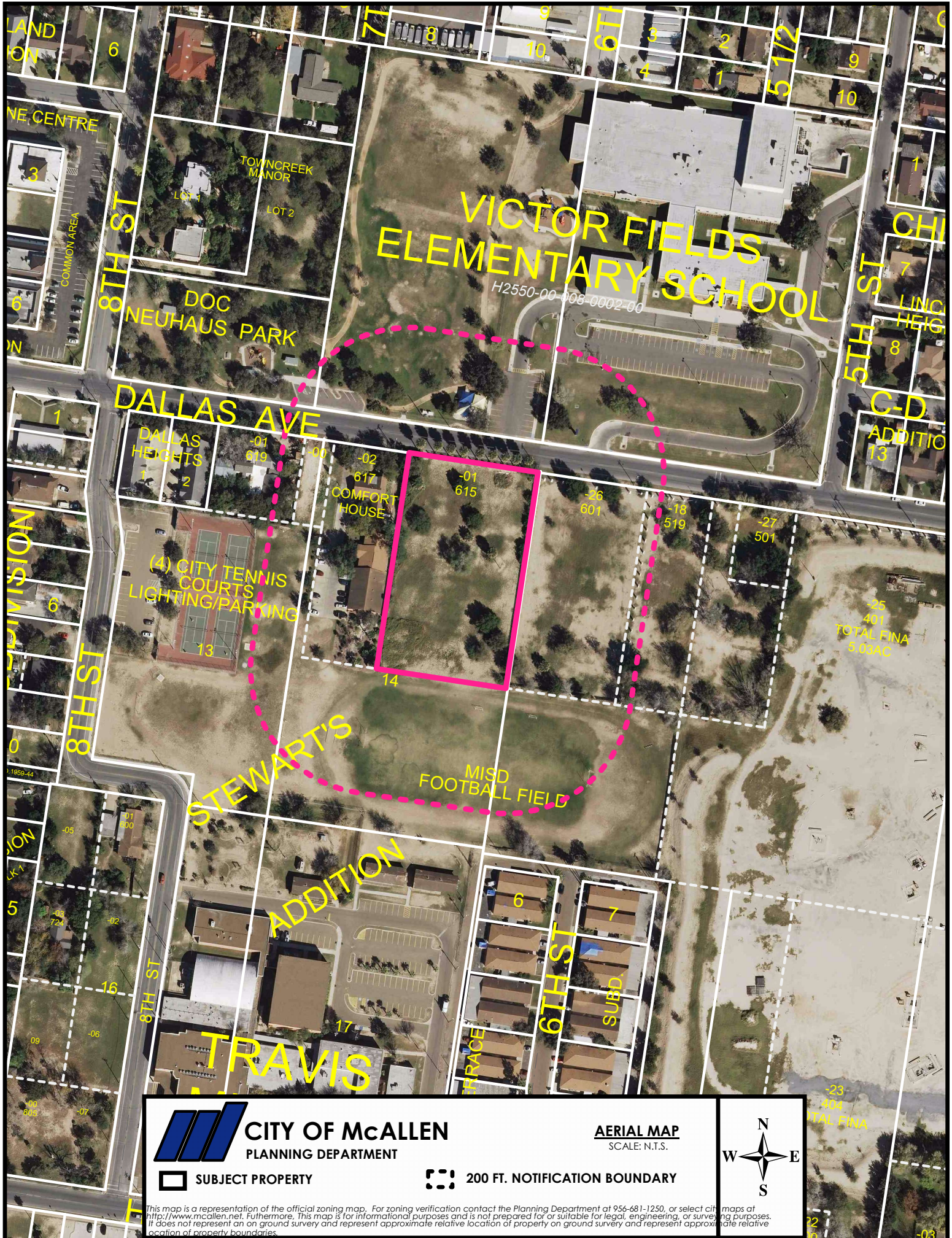
1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

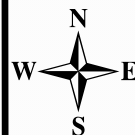
AERIAL MAP
SCALE: N.T.S.



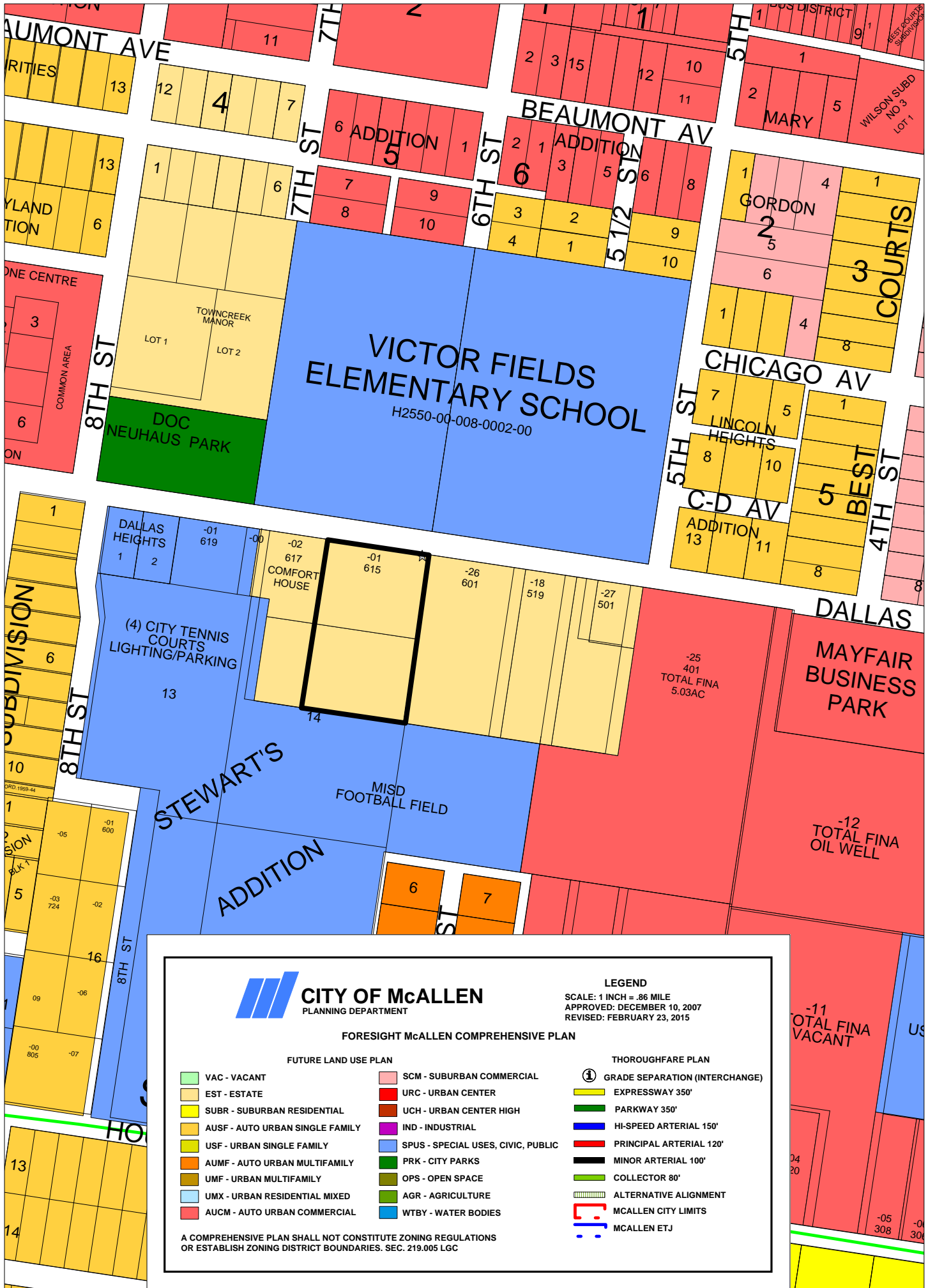
SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



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CITY OF McALLEN

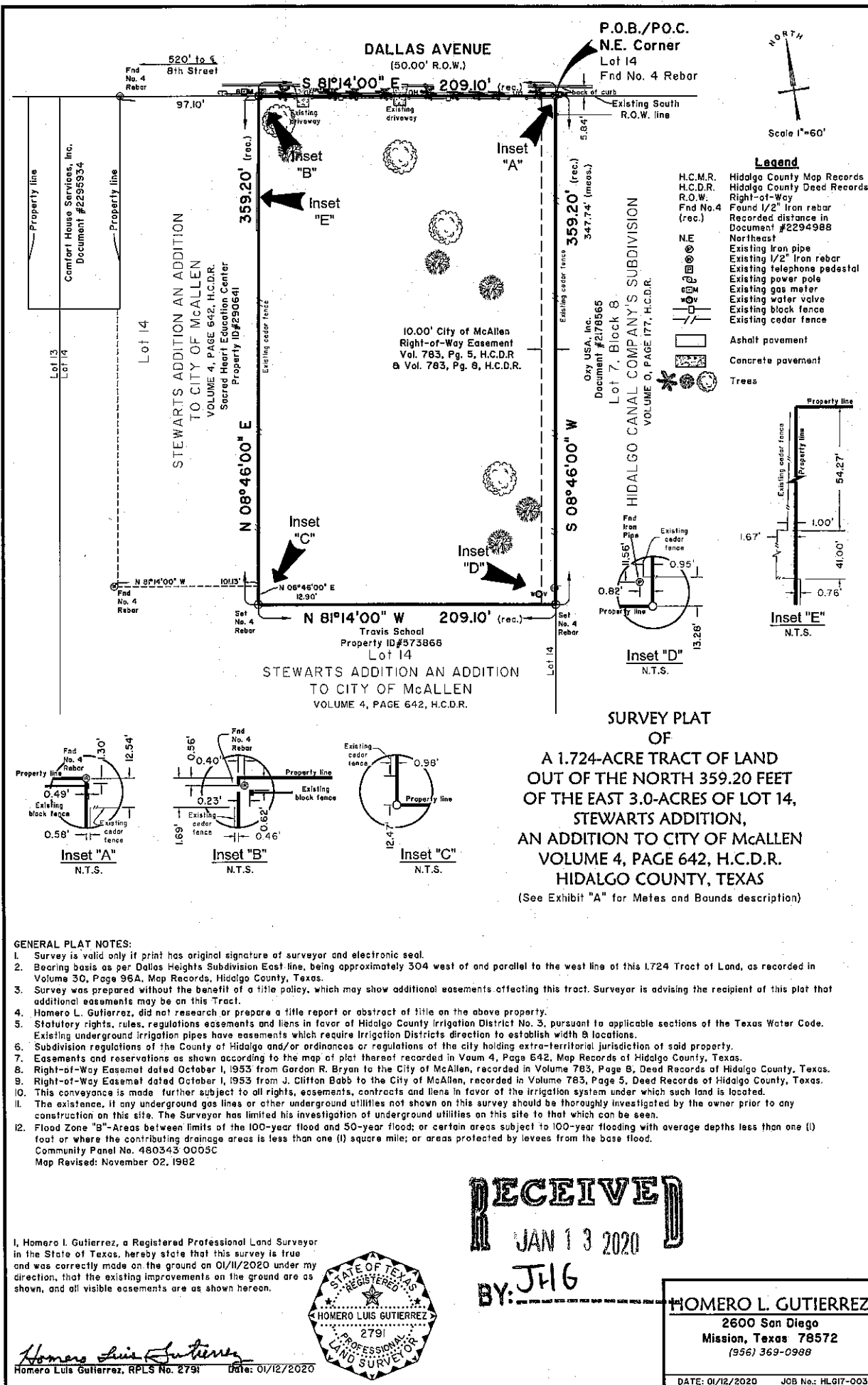
PLANNING DEPARTMENT

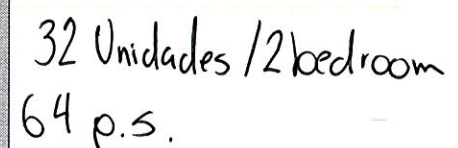
FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN			THOROUGHFARE PLAN	
VAC - VACANT	SCM - SUBURBAN COMMERCIAL	GRADE SEPARATION (INTERCHANGE)		
EST - ESTATE	URC - URBAN CENTER	EXPRESSWAY 350'		
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH	PARKWAY 350'		
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL	HI-SPEED ARTERIAL 150'		
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC	PRINCIPAL ARTERIAL 120'		
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS	MINOR ARTERIAL 100'		
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE	COLLECTOR 80'		
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE	ALTERNATIVE ALIGNMENT		
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES	MCALLEN CITY LIMITS		
			MCALLEN ETJ	



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

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





RECEIVED
JAN 07 2000
By JHIG

AREAS	
LIVING	28,096.0 SF
BALCONY	3,900.0 SF
PAVEMENT	20,664.4 SF
PARKING (58)	9,396.0 SF
 DETENTION POND	11,196.8 SF
 GREEN AREA	9,714.0 SF



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0056

FOR SALE
THE
pecina
REAL ESTATE
group
pecinagroup.com
956-929-7125

Memo

TO: Planning and Zoning Commission

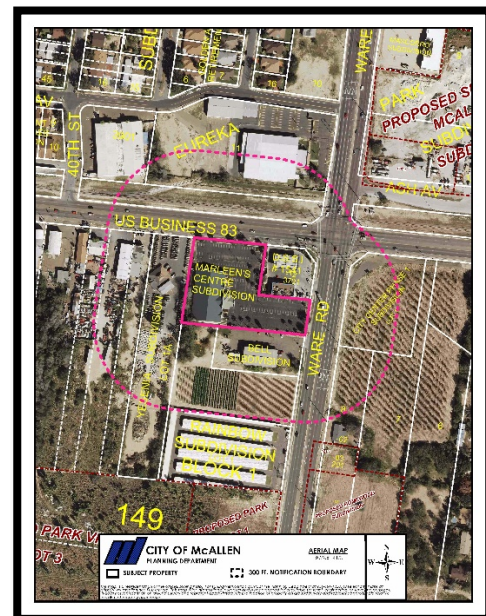
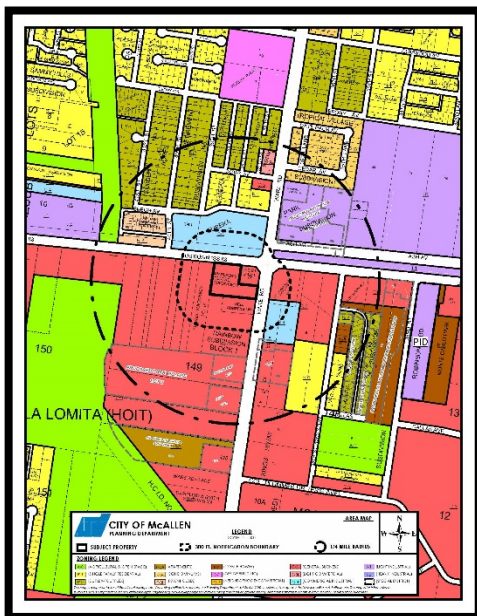
FROM: Planning Staff

DATE: January 28, 2020

SUBJECT: REQUEST OF JESUS A. GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN EVENT CENTRE AT LOT A, MARLEEN'S CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS, 124 SOUTH WARE ROAD. (CUP2019-0197)

BRIEF DESCRIPTION:

The property is located at the southwest corner of South Ware Road and U.S. Business 83, and is zoned C-3 (general business) District. The L-shaped property has 121 ft. of frontage on South Ware Road and 246 ft. of frontage on U.S. Business Highway 83. The adjacent zoning is C-3 to the east, south and west, and C-4 (commercial industrial) District to the north. Surrounding land uses include a Valero and Stripes convenience store, Bell's Farm Market store, industrial and commercial businesses. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on December 16, 1997 and has been renewed annually. The permit was last renewed on December 19, 2018 by Planning and Zoning Commission. The applicant submitted an application for Life of the Use on December 20, 2019.

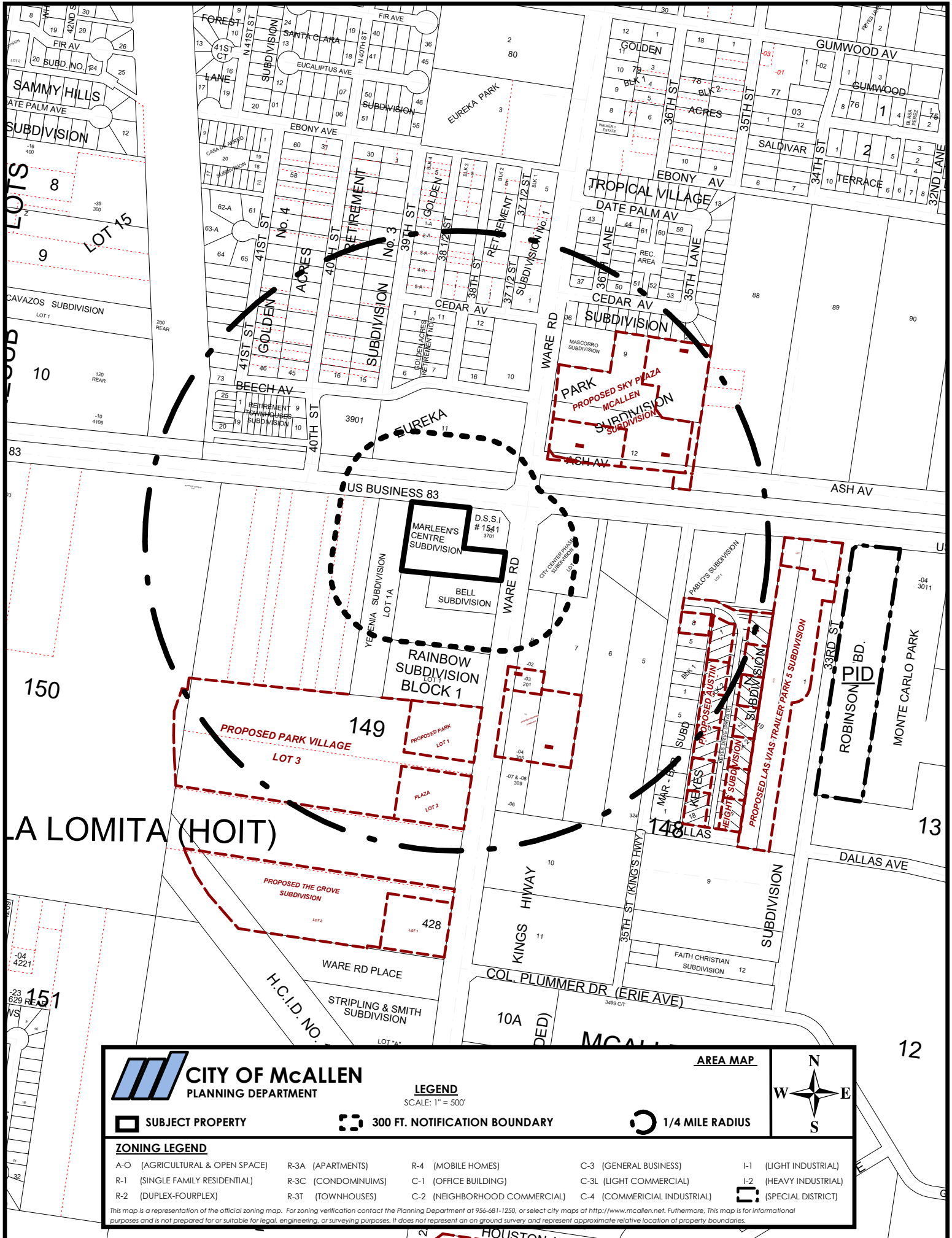
REQUEST/ANALYSIS:

The applicant is proposing to continue to operate a 15, 000 sq. ft. event center (Marleen's) in the existing building, which accommodates special events such as wedding receptions and quinceñeras. The Health Department has conducted their inspection but Fire Department is still pending their inspection. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance as indicated below:

- 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 not within 400 ft. of any of the above-reference uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on S. Ware Rd. and U.S. Business 83, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 15,000 sq. ft. building, 150 parking spaces are required and 180 parking spaces are provided;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. Establishment will have to comply with conditions of building permit.

RECOMMENDATION:

Staff recommends approval of the request, for Life of the Use, subject to Section 138-118 (4) of the Zoning Ordinance, and Health and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

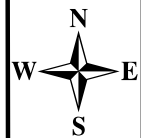
LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

300 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

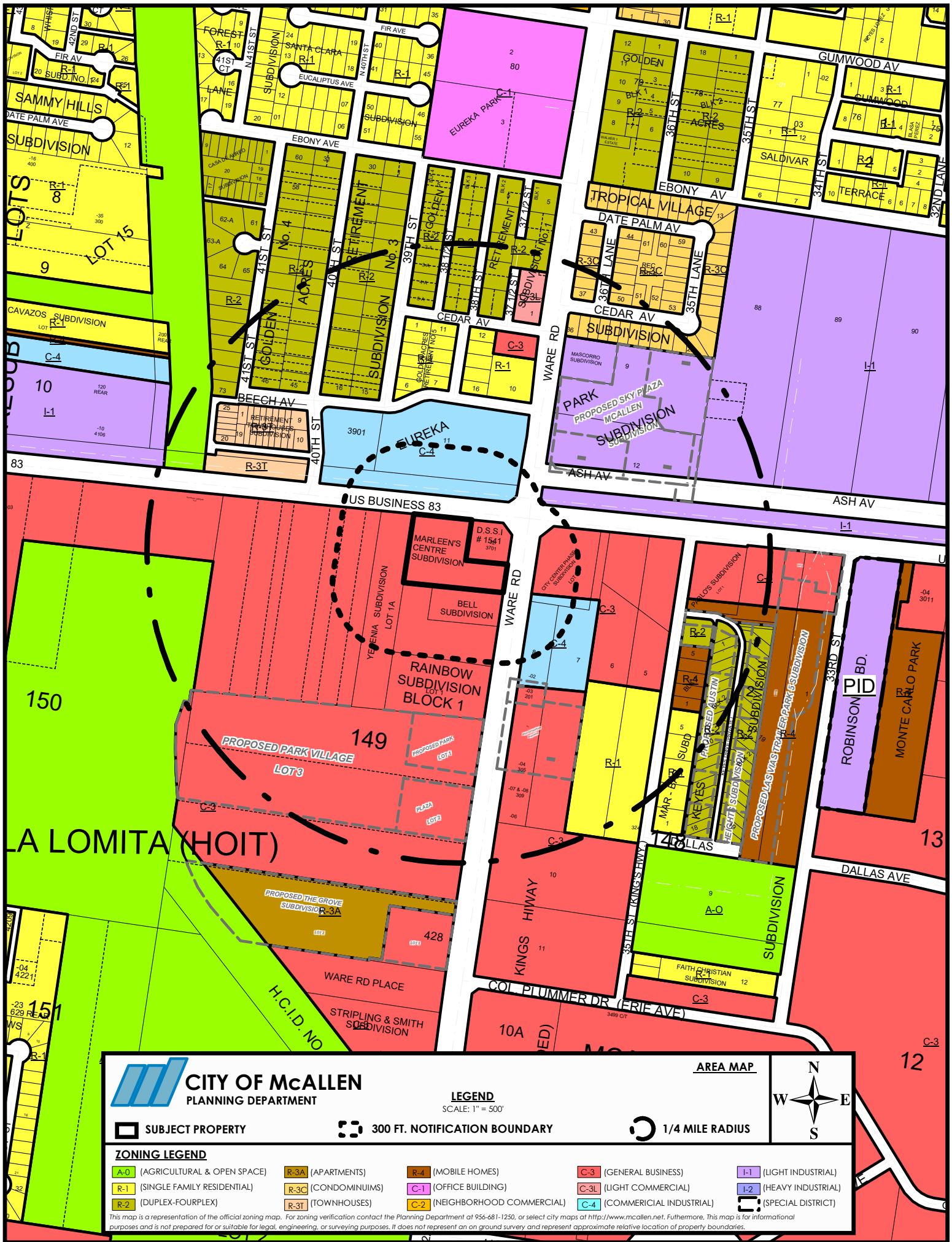
AREA MAP



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)

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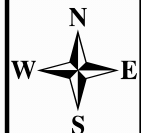
CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

300 FT. NOTIFICATION BOUNDARY

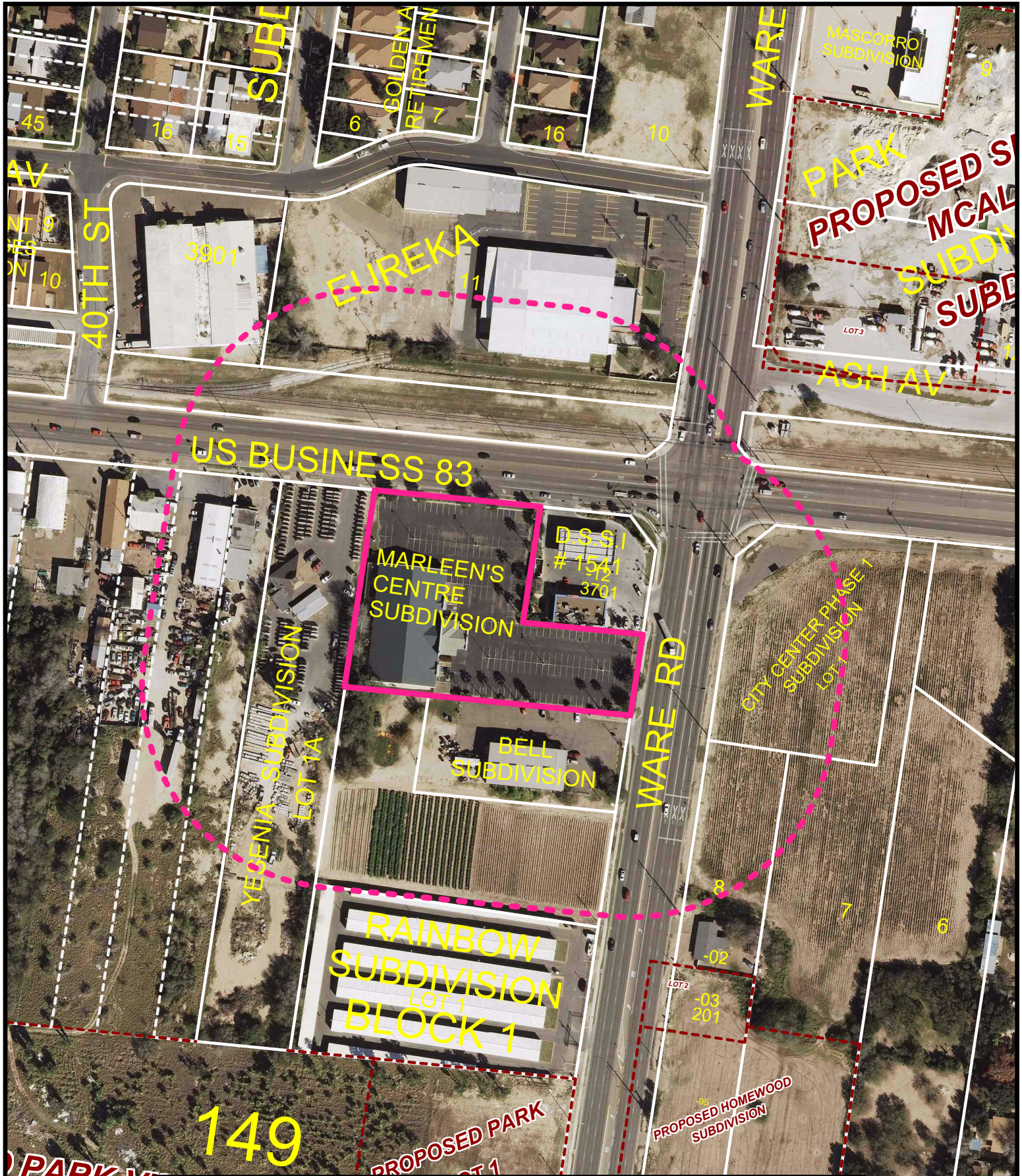
1/4 MILE RADIUS



ZONING LEGEND

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

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149



CITY OF McALLEN
PLANNING DEPARTMENT

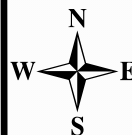


SUBJECT PROPERTY



300 FT. NOTIFICATION BOUNDARY

AERIAL MAP
SCALE: N.T.S.



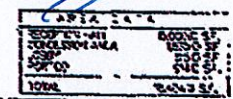
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[illegible]

WARE ROAD

12-20-2019

RECEIVED
DEC 20 2019
By SC1052an



12-20-2019

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

RECEIVED
DEC 20 2019
By: *Sc 10:52am*



NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2019-0197

SPERRY
AVAILABLE
956-682-1111
Adrian A. Arriaga, Broker
SIOB, CCIM, CPM



Incident Analysis Report

Summary

Print Date/Time: 01/27/2020 10:18
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 12/01/2018 00:01
To Date: 01/27/2020 10:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 124 S WARE RD, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
12/13/2018 01:54	2018-00090312	Alarm Burglary	124 S WARE RD
02/08/2019 21:36	2019-00009239	Alarm Burglary	124 S WARE RD
02/09/2019 02:02	2019-00009290	Alarm Burglary	124 S WARE RD
06/15/2019 01:11	2019-00042435	Alarm Burglary	124 S WARE RD
06/22/2019 11:58	2019-00044277	Alarm Burglary	124 S WARE RD
06/29/2019 16:51	2019-00046238	Alarm Burglary	124 S WARE RD
07/11/2019 13:28	2019-00049382	BURG OF VEH	124 S WARE RD
09/20/2019 12:56	2019-00067877	CIVIL MATTER	124 S WARE RD
01/03/2020 12:18	2020-00000611	Alarm Burglary	124 S WARE RD

Total Matches: 9

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: January 31, 2020
SUBJECT: City Commission Actions on January 27, 2020

REZONINGS:

1. Rezone From R-1 (Single-family residential) District to R-2 (Duplex-Fourplex) District: Lot 7, Block 3, Eleventh Avenue Addition; 821 Galveston Ave.
 - Planning & Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone From C-2 (Neighborhood Commercial) District to C-3 (General Business) District: 1.522 acre tract out of Lot 1, Harry's Hill Subdivision; 1921 Dove Ave.
 - Planning & Zoning Commission recommended approval
 - City Commission approved as recommended



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

- D - Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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