

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 21, 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 7, 2020

2) CONSENT:

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

3) SUBDIVISIONS:

- a) Cascada At Tres Lagos Subdivision; 6500 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(Final)** **(SUB2020-0001)** M&H
- b) Dove Commercial Park No. 2 Subdivision; 2001 Dove Avenue- Primrose Development Co., Inc. **(Preliminary)** **(SUB2020-0002)** SEC
- c) 495 Commerce Center Phase XIII Subdivision; 1101 East Laurel Avenue- 495 Lakeview Properties, LTD. **(Preliminary)** **(SUB2020-0003)** SEC
- d) Shops at Nolana Lot 1 Subdivision; 2901 Nolana Avenue- Ponderosa Retail, LTD. **(Preliminary)** **(SUB2020-0005)** HA
- e) Los Vecinos Subdivision; 2801 South Bentsen Road- Tres Vecinos, LLC **(Preliminary)**
(SUB2019-0088) HA

4) PUBLIC HEARING

- a) 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 **(REZ2019-0056)** **(WITHDRAWN)**

b) 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)**
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)**

5) INFORMATION ONLY:

- a)** City Commission Actions: January 13, 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, January 21, 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 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

Gardenia Perez, 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 7, 2020 at 3:31 p.m. in the Development Center, 311 N. 15th Street, Executive Conference Room, McAllen, Texas.

| | | |
|-----------------------|----------------------------|------------------------------------|
| Present: | Pepe Cabeza De Vaca | Chairperson |
| | Daniel Santos | Vice-Chairperson |
| | Michael Hovar | Member |
| | Rogelio Cervantes | Member |
| | Gabriel Kamel | Member |
| | Michael Fallek | Member |
| | Jose B. Saldana | Member |
| Staff Present: | Mark Swaim | Assistant City Attorney |
| | Michelle Rivera | Assistant City Manager |
| | Edgar Garcia | Planning Director |
| | Luis Mora | Deputy Director |
| | Kimberly Guajardo | Senior Planner – Long Range |
| | Rodrigo Sanchez | Senior Planner |
| | Berenice Gonzalez | Planner III |
| | Omar Sotelo | Planner II |
| | Jose De La Garza | Planner II |
| | Carlos Garza | Planner I |
| | Juan Martinez | Development Coordinator |
| | Martina Mejia | Traffic Department |
| | Ryan Cortes | Engineering Department |
| | Porfirio Hernandez | Technician II |
| | Jessica Cavazos | Administrative Supervisor |
| | Claudia Mariscal | Administrative Secretary |

CALL TO ORDER- Chairperson, Pepe Cabeza de Vaca

PLEDGE OF ALLEGIANCE

INVOCATION- Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on December 17, 2019

The minutes for the regular meeting held on December 17, 2019 were approved as submitted. The motion to approve was made by Mr. Daniel Santos. Mr. Michael Fallek seconded the motion, which carried unanimously with seven members present and voting.

SUBDIVISIONS:

a) Nolana Retail Subdivision; 1300 East Nolana Avenue- Yadin Reuben (Preliminary) (SUB2019-0100) AEC

Ms. Gonzalez stated the subject property was located on E. Nolana Ave.: 60 ft. from centerline for

120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides Show ROW on both sides of centerline to determine any dedication required prior to final.

N. "K" Center St.: Dedication as required for 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides Show total ROW for N. "K" Center St. Also, show how much total ROW exists where the street intersects with E. Nolana Ave. to determine any dedication required prior to final. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Front: E. Nolana Ave: 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. "K" Center St.: In accordance with zoning ordinance or greater for easements, or approved site plan. Garage: 18 ft. or greater for easements All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on E. Nolana Ave. and N. "K" Center St., may increase to 5 ft. as per Engineering Department, prior to final.

6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Need plat note as noted above. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Need plat note as noted above. Perimeter buffers must be built at time of Subdivision Improvements. 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 Need plat note as noted above. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Need plat note as noted above. 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 and other Development Departments prior to building permit issuance. Common Areas, private streets and service drives must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets Minimum lot width and lot area Existing: C-3 Proposed: C-3

Chairperson Cabeza de Vaca if there were any questions or a discussion and Mr. Gabriel Kamel wanted to understand how the street on K Center goes very narrow on the south part. Ms. Gonzalez stated that they are asking the engineer to clarify on their next submittal for the plat before it gets final approval so a revised plat would be provided. Mr. Kamel said they would need to have an indication so the street can be straight. Ms. Gonzalez verified that Mr. Kamel was referring to how the right of way curves as it is approaching East Nolana. Chairperson Cabeza de Vaca confirmed.

After a brief discussion, Mr. Gabriel Kamel **moved** to approve in preliminary form. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

b) Kamary Subdivision; 4000 State Highway 107- Adolfo Gutierrez (Final) (SUB2013-0033)
SEA

Ms. Gonzalez stated the subject property was located at S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state 800 ft. Block Length: 600 ft. Maximum Cul-de-Sac: ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties 24 ft. private service drive proposed, in lieu of a public alley. 12 ft. of the drive would be by this plat and the balance to be dedicated by separate instrument. Indicate on plat the service drive by this plat and document number for offsite drive to the north prior to recording. Owner must escrow monies if not built prior

to plat recording. Temporary turn around to be provided at the west end of the alley to prohibit a dead-end alley. Alley to continue westward at such time the adjacent property develops. Proposed setbacks: Front: S.H. 107 - 75 ft. or greater for approved site plan or easements N. Ware Road - 75 ft. or greater for approved site plan or easements Rear: in accordance with the Zoning Ordinance, or greater for approved site plan or easements Interior Side: in accordance with the Zoning Ordinance, or greater for approved site plan or easements All setbacks are subject to increase for easements or approved site plan 5 ft. wide minimum sidewalk required on S. H. 107 and N. Ware Road. Per Engineering Department 5 ft. wide sidewalk required Plat note would need to reflect 5 ft. sidewalk prior to recording. 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, or industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along: Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, Service Drives must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Existing: C-3 Proposed: C-3

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

Ms. Gonzalez clarified that the alleys that there's a proposed 24 foot paved service access drive. Mr. Kamel asked that if it is in final form why were the seals not complying with the sidewalks. He also asked that since its final form it should be complying with all the requirements and Ms. Gonzalez explained that engineer is provided with a set of comments and are given within a reasonable time frame for the comments to be presented back to the board but if we don't receive anything we just make the recommendation upon contingency of complying with such requirement before recording.

Chairperson Cabeza de Vaca asked if Mr. Kamel was referring to the sidewalk on 107 and Mr. Kamel confirmed but Chairperson explained that engineering department is requiring the 5 foot sidewalk on 107 and North Ware Road.

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

- c) Cascada at Tres Lagos Phase I Subdivision; 3500 Tres Lagos Boulevard – Nick Rhodes (Final) (SUB2019-0064) M&H**

Ms. Gonzalez requested that this item be removed from the agenda and would re-advertise for the next agenda on January 21, 2020.

No action required

2) PUBLIC HEARING:

a) RESUBDIVISION:

1. Balboa Acres, the East ½ of Lot 9, Block 20 Subdivision; 3007 Covina Avenue- Jesus Ramirez **(Final) (SUB2019-0084) PE**

Ms. Gonzalez stated the subject property was located on Covina Ave. 60 ft. ROW Paving: Approx. 38 ft. existing Curb & gutter: Both sides 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW 20 ft. Paving: existing conditions remain Alley/service drive easement required for commercial properties Proposed setbacks are: Front 25 ft. Rear: In accordance with the Zoning Ordinance or greater for easements. Sides: In accordance with the Zoning Ordinance or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 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 Zoning Commission prior to building permit issuance. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen Common Areas fronting public streets. Minimum lot width and lot area: Survey for the east half of Lot 9, Block 20 shows a 48 ft. width. Existing: R-1 Proposed: R-1

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

Chairperson Cabeza de Vaca asked if there was anyone there in opposition, there were none. Then he wanted to clarify that the 48 feet front and the minimum requirements from the city, which is 50 but there is an exception for Balboa Acres that allows it to be minimum of 48 feet.

After discussion, Mr. Daniel Santos **moved** to approve based on staff recommendations. Mr. Rogelio Cervantes seconded the motion, with seven members present and voting.

2. Balboa Acres, the West ½ of Lot 9, Block 20 Subdivision; 3009 Covina Avenue- Jesus Ramirez **(Final) (SUB2019-0083) PE**

Ms. Gonzalez stated the subject property was located on Covina Ave.: 60 ft. ROW Paving: approximately 38 ft. existing Curb & gutter: both sides 800 ft. Block Length ROW: 20 ft. Paving: existing conditions remain Alley/service drive easement required for commercial properties Front: 25 ft. Rear: In accordance with the Zoning Ordinance or greater for easements. Sides: In accordance with the Zoning Ordinance or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easement or approved site plan. 4 ft. wide minimum sidewalk required on: 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. No curb cut, access, or lot frontage permitted along: Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide

for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments 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: Survey for the west half of Lot 9, Block 20 shows a 48 ft. width. Existing: R-1 Proposed: R-1

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

After discussion, Mr. Fallek moved to approve based on staff recommendations. Mr. Rogelio Cervantes seconded the motion, with seven members present and voting.

b) REZONING:

1. 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, Hidalgo County, Texas; 1921 Dove Avenue. **(REZ2019-0054)**

Mr. Gabriel Kamel abstained from this item.

Mr. Garza stated that the property is located along the south side of Dove Avenue approximately 370 feet west of North Bicentennial Boulevard. The subject property is a triangular shaped tract with 636.29 ft. of frontage along Dove Avenue, and a lot depth of 222.50 ft. at its deepest point for a tract size of 1.522 acres.

The applicant is proposing to rezone the property to C-3 (general business) District in order to build a shopping center. A feasibility plan has not been submitted to the Planning Department.

The subject property is currently zoned C-2 (neighborhood commercial) District. Adjacent zonings are C-3 (general business) District to the south, west and north, and C-2 (neighborhood commercial) District to the east.

The property is currently vacant. Surrounding land uses include Stripes convenient store, vacant land, and South Texas Federal Credit Union.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Multi Family, which is comparable to R-3A (multi-family apartments) District

The development trend along this area is commercial. The property was zoned A-O (agricultural and open space) District during comprehensive zoning in 1979. A rezoning request for the subject property to C-2 (neighborhood commercial) District was approved by the City Commission on July 8, 2013.

In 2015, the adjacent property to the south was rezoned to C-3 District during the city initiated A-O rezoning project.

A rezoning request to C-3 District for the property to the north across Dove Avenue was approved by the City Commission in 2013.

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

Dove Avenue is designated as a high speed arterial with 150 feet of right-of-way, a pavement width of 52 feet, 4 travel lanes, curb and gutter, and a posted speed of 40 mph.

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

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

After discussion, Mr. Fallek moved to approve based on staff recommendations. Mr. Jose Saldana seconded the motion, with 6 members present. 6 members of the Board voted affirmative while one member, Mr. Gabriel Kamel abstained.

2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 3, Eleventh Avenue Addition, Hidalgo County, Texas; 821 Galveston Avenue. **(REZ2019-0055)**

Mr. De La Garza stated that the subject property is located on the south side of the Galveston Avenue 388 ft. east of South 10th Street. The lot has 50 ft. of frontage along Galveston Avenue, and a lot depth of 150 ft. for a total lot size of 7,500 sq. ft.

The applicant is proposing to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a triplex. A feasibility plan was submitted to the Planning Department.

The subject property is currently zoned R-1 (single family residential) District. Adjacent zoning is C-1 (office building) District to the east and south, C-2 (neighborhood commercial) District to the west, and R-3A (multifamily residential apartments) District to the north. There is R-2 District zoning located to the west towards South 10th Street.

There is an approximately 1,350 sq. ft. residence on the property to be demolished in order to build a triplex. Surrounding land uses are single family residences, duplex-fourplex residences, apartments, Grand Terrace Nursing Home, and Pep Boys Automotive.

The Foresight McAllen Comprehensive Plan designates the future land use as auto urban single family, which is comparable to single family residential.

The development trend along this area is single family and multifamily residential uses. The property on Lot 1, Block 2, South Tenth Street Subdivision was rezoned to C-2 District on 1992 and a triplex was constructed. The property on Lot 1, Arreola-Prado Subdivision was rezoned to R-3A on 1995 and an 11 2-bedroom unit apartment complex was built.

The requested zoning does not conform to the auto urban single family land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the proposed zoning is consistent with residential uses in the area.

The applicant submitted a feasibility plan that shows 3 2-bedroom units. The applicant is proposing to provide 6 parking spaces; 6 parking spaces are required.

The lot size meets the minimum lot size requirement for a triplex development.

Compliance with off-street parking, landscaping, and various building and fire codes, are required before the issuance of any building permit. Required Parkland Dedication or a variance for fees in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to construction.

Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District.

After a brief discussion, Mr. Gabriel Kamel **moved** to approve based on staff recommendations. Mr. Jose Saldana seconded the motion, with seven members present and voting.

3. 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)

Mr. De La Garza stated that 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 75,108.72 sq. ft. or 1.659 acres.

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

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

The subject property is vacant. Surrounding land uses are Victor Fields Elementary School, Victor Fields Park, Travis Middle School, a hospice, single family residences, and fourplexes.

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

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

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

The applicant initially submitted a feasibility plan that was reviewed by staff from various departments, and a revised feasibility plan has not been submitted.

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 these institutional uses locate wherein 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.

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

Chairperson Cabeza de Vaca mentioned he was concerned with the traffic with school being there. He asked if the traffic department had taken a look at it and Mr. De La Garza said the applicant submitted a feasibility plan but there were a lot of corrections that needed to be made and the applicant had barely submitted a revised feasibility plan that day and staff had not had a chance to review it.

Chairperson Cabeza de Vaca verified that if they table the case, they would still had to review a couple of things before and Mr. De La Garza confirmed that there is a correction in the survey the applicant needs to make. Then Mr. Kamel voiced his concern being that if they were to approve to zone the property at R-3A the surrounding vacant land would also be encouraged to apply for rezoning, making the traffic in that area worse for the future.

Ms. Martina Mejia from the traffic department explained that for rezoning there are no requirements that can be applied and it will not happen until subdividing, where a trip generation can be requested. Chairperson Cabeza de Vaca asked if they would go out there and check the impact but Ms. Mejia advised them that they would not do that until the item is going through the subdivision process.

Mr. Hovar did not see that traffic would be a big problem but he felt that the item should be tabled since the applicant was not in attendance and there were questions for the applicant.

After discussion, Mr. Michael Hovar moved to table the item. Mr. Daniel Santos seconded the motion, with seven members present and voting.

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamal adjourned the meeting at 4:00 p.m. Mr. Michael Fallek seconded the motion, which carried unanimously with six members present and voting.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Claudia Mariscal, Secretary



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

SUB 2018-0074

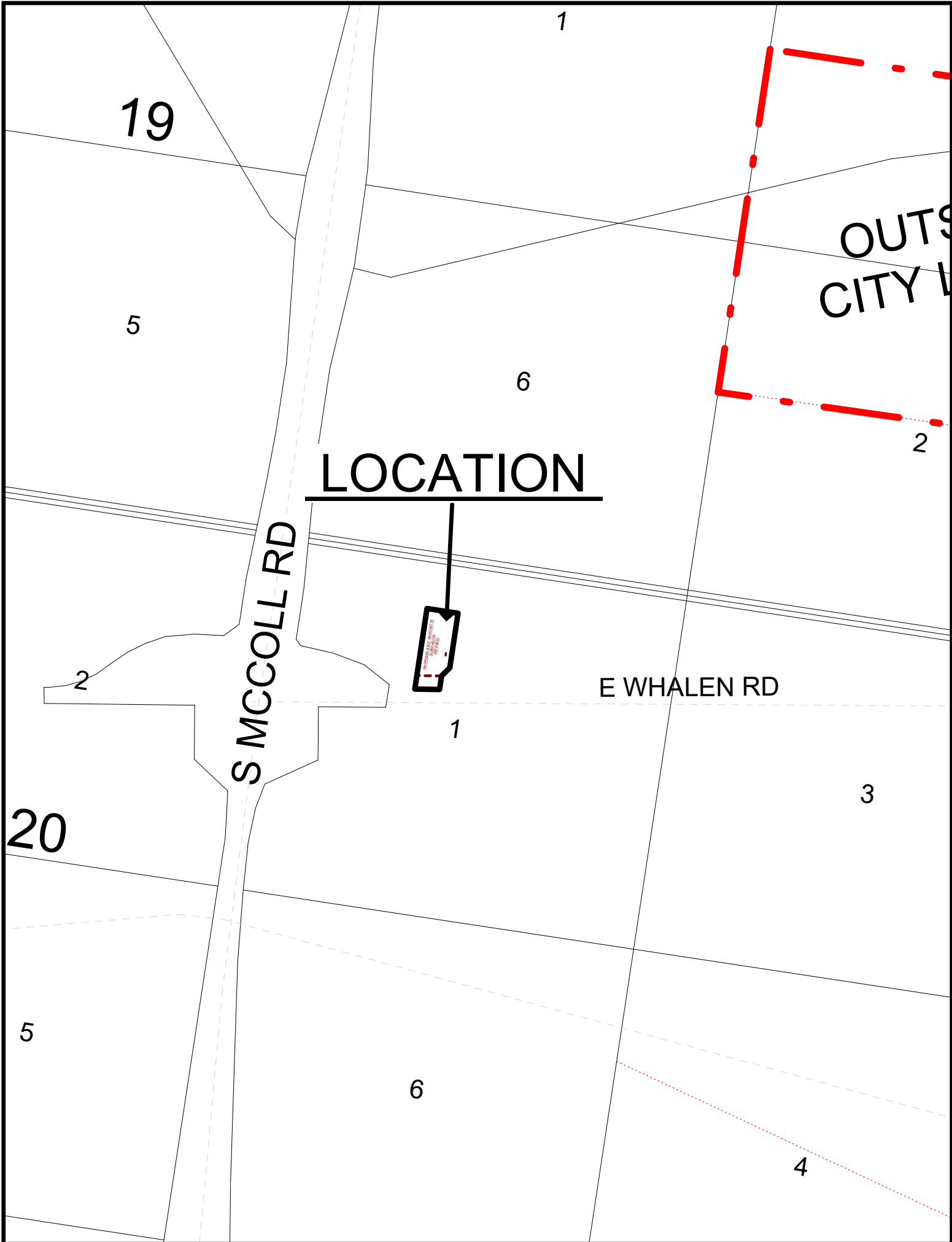
1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

| | | | | |
|---------------------|------------------------------|---|----------------------------|---|
| Project Description | Subdivision Name | <u>B. B. E. RAOCHETTE SUBD.</u> | | |
| | Location | <u>887' E. OF S. McALLAN ALONG W. SIDE OF WHALEN ROAD.</u> | | |
| | City Address or Block Number | <u>909 E. WHALEN</u> | | |
| | Number of lots | <u>1</u> | Gross acres | <u>2.296</u> Net acres <u>1.872</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>2</u> |
| | Residential Replat | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Commercial Replat | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| | Agricultural Tax Exemption | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Estimated Rollback tax due | <u>1500⁰⁰</u> |
| | Legal Description | <u>2.296 AC. 0/0 LOT 6, BIK 19: LOT 1, BIK 20, 0/0 STEELE AND PERSHING SUBD, H.C.T.</u> | | |
| | Owner | Name | <u>CYNTHIA E. MOLINA</u> | Phone |
| Address | | <u>2433 LEANNA DENAE</u> | | |
| City | | <u>MISSION</u> | State | <u>TX</u> Zip <u>78572</u> |
| E-mail | | _____ | | |
| Developer | Name | <u>SAME AS OWNER</u> | Phone | _____ |
| | Address | _____ | | |
| | City | _____ | State | _____ Zip _____ |
| | Contact Person | _____ | | |
| | E-mail | _____ | | |
| Engineer | Name | <u>DAVID D. SALINAS</u> | Phone | <u>682-9081</u> |
| | Address | <u>2221 DAKOTIL AVE.</u> | | |
| | City | <u>McALLAN</u> | State | <u>TX</u> Zip <u>78501</u> |
| | Contact Person | <u>DAVID</u> | | |
| | E-mail | <u>dsalinas@salinasengineering.com</u> | | |
| Surveyor | Name | <u>SAME AS OWNER</u> | Phone | _____ |
| | Address | _____ | | |
| | City | _____ | State | _____ Zip _____ |
| | E-mail | _____ | | |

RCT#587103701 \$225

RECEIVED
OCT 12 2018

BY: CW 3:36pm



WEST LINE LOT 1, BLOCK 20

STEELE AND
PERSHING
SUBDIVISION
VOL. 8, PG. 115,
H. C. D. R.

— NORTHEAST CORNER
2.296 ACRE TRACT

NORTH R.O.W. LINE

NORTH LINE LOT 1, BLOCK

----- SOUTH R.O.W. LINE

COUNTY ROAD—
(UN-NAMED &
UN-OPENED)
(40.0' R.O.W.)

ADJOINER:
OWNER: RICARDO GONZALEZ
PROPERTY I.D. NO.: 510277
STEELE & PERSHING
E201.61'-W887.69'-S173.35'- LOT 6, BLK. 19 &
E203.57'-W887.69'-N565.92' LOT 1, BLK. 20
EXC. 0.19AC. FOR IMPS. / 2.80AC. NET
WARRANTY DEED
DOCUMENT NO. 2846456, H.C.D.R.

LOT 1, BLOCK
STEELE AND
PERSHING
SUBDIVISION
VOL. 8, P. G. 115,
H. C. D. R.

WHALEN ROAD
(40.0' R.O.W.)

ADJOINER:
OWNER: MONICA MUNIZ
PROPERTY I.D. NO.: 290310
STEELE & PERSHING
66'-W1172.16'-S173.35'-LOT 6,
66'-W1172.16'-N522.18'-LOT 1,
2.31AC. GR., 2.00AC. NET
WARRANTY DEED WITH VENDOR
DOCUMENT NO. 2439904, H.C.

ADJOINER:
OWNER: PRIMROSE DEVELOPMENT CO. INC.
PROPERTY I.D. NO.: 290321
STEELE & PERSHING / S27.27AC. OF LOT 1, BLK. 20 / 26.81AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
VOL. 2285. PG. 110 H.C.D.R.

By Nikki Marie Cavazos at 9:58 am, Aug 14, 2019

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 13, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

BEING A 0.74 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF THAT CERTAIN 2.296
ACRE TRACT OF LAND, OUT OF LOT 1, BLOCK 20, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS
PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SE

SALINAS ENGINEERING & ASSOCIATES

(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TOLPL 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

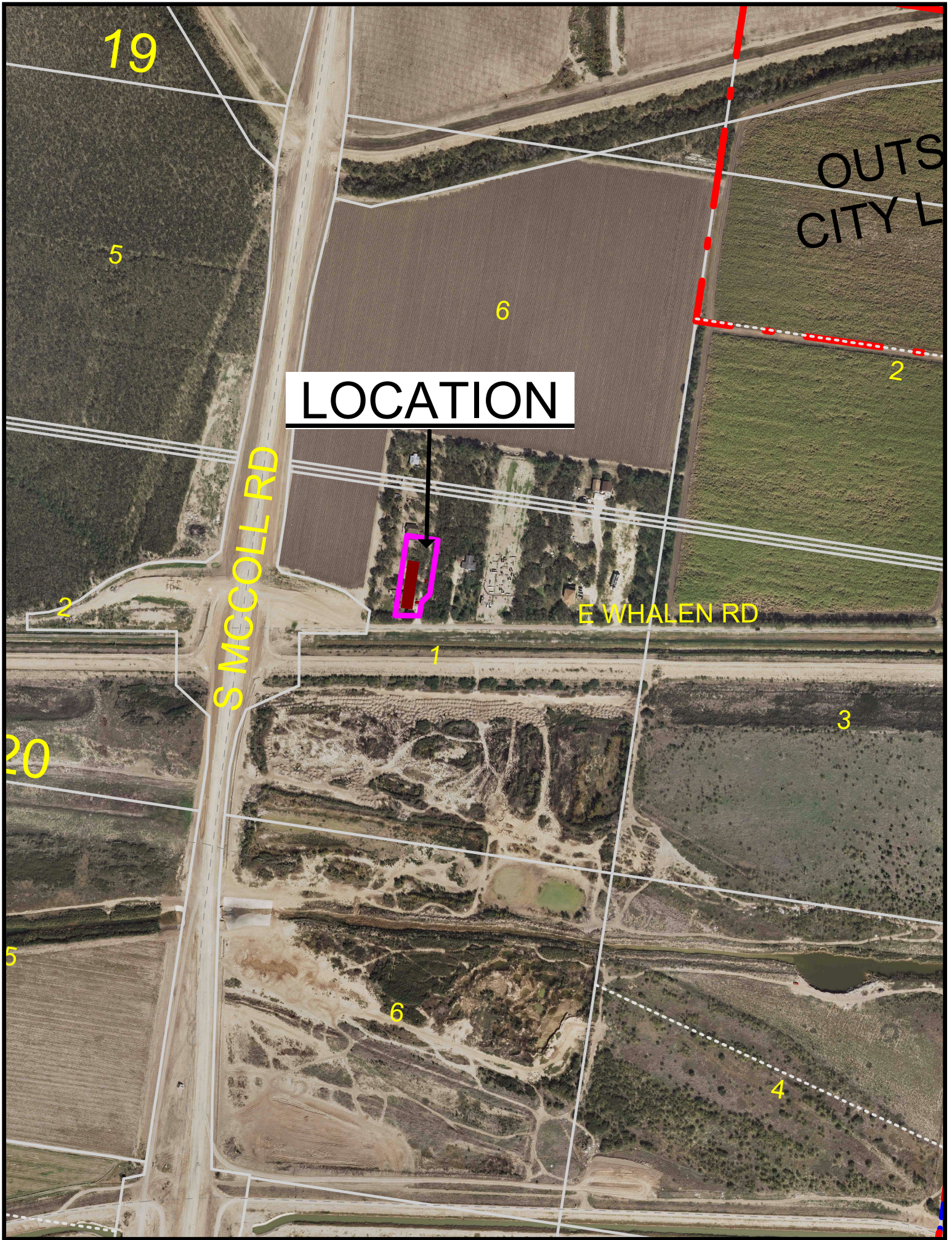
SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2020

| | |
|---|------------|
| SUBDIVISION NAME: B.B.E. RANCHETTE | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| 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 | Applied |
| 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 done by the state - to be determined 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. | NA |
| 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. | NA |
| Paving _____ Curb & gutter _____ | Applied |
| | Applied |
| * 800 ft. Block Length _____ | Compliance |
| * 600 ft. Maximum Cul-de-Sac _____ | NA |
| ALLEYS | |
| ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Property is zoned R-1 District. | NA |
| SETBACKS | |
| * 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. | Applied |
| * 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. | Applied |
| * Sides: In accordance with the Zoning Ordinance, or greater for easements. | Compliance |
| * Corner: | NA |
| * Garage: 18 ft. except where greater setback is required, greater setback applies. | Compliance |
| *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. | Applied |

| SIDEWALKS | |
|---|------------|
| <ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on E. Whalen Road. **Sidewalks subject to increase to 5 ft. wide as may be required by Engineering, prior to recording. ***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. | Applied |
| | Applied |
| BUFFERS | |
| <ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| | Applied |
| | Applied |
| NOTES | |
| <ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along: **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 * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **N/A if the property remains R-1. * 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. | Applied |
| | NA |
| | Applied |
| | NA |
| | NA |
| | NA |
| LOT REQUIREMENTS | |
| <ul style="list-style-type: none"> * Lots fronting public streets: **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. * 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. | Compliance |
| | Applied |
| ZONING/CUP | |
| <ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning Needed Before Final Approval. | Applied |
| | NA |
| PARKS | |
| <ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| | Required |

| | |
|--|----------|
| * 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, Trip Generation waived for 1 single family residence. | Complete |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| COMMENTS | |
| <p>Must comply with City's Access Management Policy.</p> <p>**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.</p> <p>***Lot must meet minimum size requirements as required by McAllen Public Utility.</p> <p>****P&Z approved the plat in preliminary form at the meeting of November 6, 2018.</p> <p>*****P&Z approved the subdivision in revised preliminary form, with conditions, at the meeting of April 16, 2019.</p> <p>*****P&Z approved the subdivision in final form, with conditions, at the meeting of August 20, 2019</p> <p>*****If the plat is revised to include other streets, requirements will be established accordingly.</p> | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED. | Applied |



19

5

6

LOCATION

OUTS
CITY L

2

2

SMCCOLL RD

E WHALEN RD

1

3

20

5

6

4

S-B2019-DD4

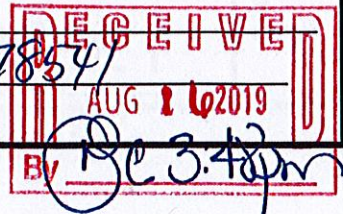


City of McAllen
Planning Department

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 | Cascada at Tres Lagos Phase 1 | | | |
| | Location | South side of Tres Lagos Blvd across TAMU | | | |
| | City Address or Block Number | 6500 TRES LAGOS BLVD | | | |
| | Number of lots | 151 120 ^{xx} | Gross acres | 40.967 40.967 | |
| | Net acres | 13.958 13.958 | 11/22/19 | 13.958 ^{xx} 11/22/19 | |
| | Existing Zoning | R-1 | Proposed | R-1 | |
| | Rezoning Applied For | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Date | |
| Existing Land Use | Vacant | Proposed Land Use | residential | Irrigation District # | U.I.D. |
| 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 | 13.958 ^{xx} 11/22/19 \$67,110.46 | | |
| Legal Description | Approx. 40.967 ac o/p Section 227, Texas - Mexican Railway Company's Survey | | | | |
| Owner | Name | Rhodes Enterprises, Inc. | | | |
| | Phone | (956) 287-2800 | | | |
| | Address | 200 S. 10th, Ste 1400 | | | |
| | City | McAllen | State | Tx | |
| | Zip | 78501 | | | |
| E-mail | nick@esperanza.homes.com/mike@mlrhodes.com | | | | |
| Developer | Name | Rhodes Enterprises, Inc. | | | |
| | Phone | (956) 287-2800 | | | |
| | Address | 200 S. 10th St., Ste. 1400 | | | |
| | City | McAllen | State | TX | |
| | Zip | 78501 | | | |
| Contact Person | Mike Rhodes | | | | |
| E-mail | mike@mlrhodes.com | | | | |
| Engineer | Name | Melden & Hunt, Inc. | | | |
| | Phone | (956) 381-0981 | | | |
| | Address | 115 N. McIntyre St. | | | |
| | City | Edinburg | State | Tx | |
| | Zip | 78541 | | | |
| Contact Person | Fred L. Kurth | | | | |
| E-mail | f.kurth@meldenandhunt.com | | | | |
| Surveyor | Name | Melden & Hunt, Inc. | | | |
| | Phone | (956) 381-0981 | | | |
| | Address | 115 N. McIntyre St. | | | |
| City | Edinburg | State | Tx | Zip | 78541 |



Pct # 454692 Pd \$300.00

TEXAS A&M TRES LAGOS SUBDIVISION

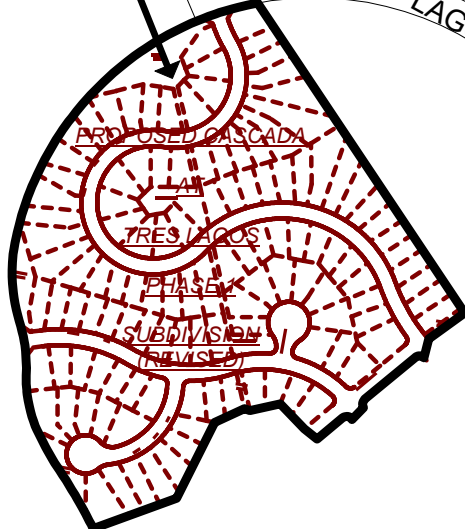
LOT 1

LOCATION

TRES

LAGOS

BLVD



PROPOSED
CHURCH
S

SHARY RD

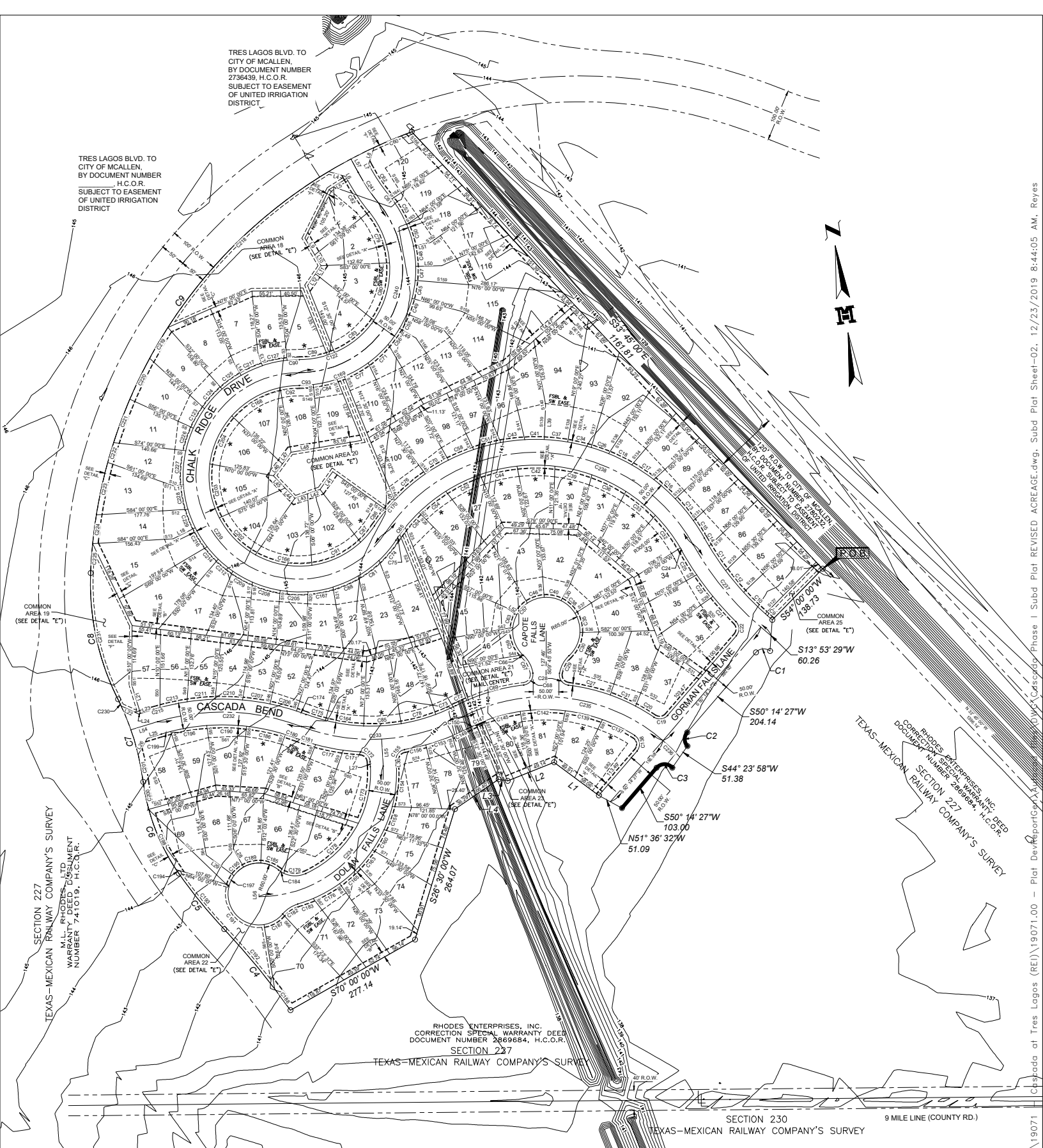
RUSSELL

68

SUBDIVISION

TRES LAGOS BLVD. TO
CITY OF McALLEN,
BY DOCUMENT NUMBER
2736439, H.C.O.R.
SUBJECT TO EASEMENT
OF UNITED IRRIGATION
DISTRICT

TRES LAGOS BLVD. TO
CITY OF McALLEN,
BY DOCUMENT NUMBER
2736439, H.C.O.R.
SUBJECT TO EASEMENT
OF UNITED IRRIGATION
DISTRICT



RHODES ENTERPRISES, INC.
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.
SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

RHODES ENTERPRISES, INC.
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.
SECTION 222
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

SUBDIVISION MAP OF CASCADA AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 31.958 ACRES
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

RECEIVED

By Nikki Marie Cavazos at 11:09 am, Dec 27, 2019

SECTION 230
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
9 MILE LINE (COUNTY RD.)



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2020

| | |
|---|------------|
| SUBDIVISION NAME: CASCADA AT TRES LAGOS PHASE I | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| Tres Lagos Blvd.: 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides *ROW to be dedicated by separate document with document number noted on the plat prior to recording. | Compliance |
| Interior streets (Capote Falls Ln., Chalk Ridge Dr., Cascada Bend and Dolan Falls Ln.): 50 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides | Applied |
| * 800 ft. Block Length: Common areas and access walks/drives provided. | Applied |
| * 600 ft. Maximum Cul-de-Sac: 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. | Applied |
| ALLEYS | |
| ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties | NA |
| SETBACKS | |
| * Front: 20 ft. minimum or greater for easements, per the agreement. | Applied |
| * 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. | Required |
| * Sides: 5 ft. or greater for easements, per agreement. | Compliance |
| * 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. | Compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. ****Revise Note #18 to reflect Tres Lagos Blvd. Plat submitted December, 2019 references Shary Rd., should reflect Tres Lagos Blvd. | Required |
| * 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 Tres Lagos Blvd. | Compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ***Plat submitted December 19, 2019 addresses this requirement. | Compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. | Compliance |

| | |
|---|------------|
| * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. | NA |
| * Common Areas, any Private Streets must be maintained by the lot owners/PID and not the City of McAllen | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 if a public subdivision. | Applied |
| **Finalize wording, etc. on the plat prior to recording. | |
| * Public Improvements District (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | Applied |
| LOT REQUIREMENTS | |
| * Lots fronting public streets: Access to subdivision will be from Tres Lagos Blvd. which is being dedicated by separate instrument. | Applied |
| * Minimum lot width and lot area: Lots must comply with the minimum 50 ft. and 54 ft. frontage on corner lots requirements, or in compliance per agreement. | Applied |
| **Provide copy of addendum/agreement regarding lot frontage | |
| ZONING/CUP | |
| * Existing: R-1 Proposed: R-1 | Applied |
| * Rezoning Needed Before Final Approval | NA |
| PARKS | |
| * Land dedication in lieu of fee: Must be in compliance with agreement. | Compliance |
| * Park Fee of \$700 per dwelling unit 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, Trip Generation has been approved. | Complete |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| COMMENTS | |
| Comments: Subdivision proposed to be public. **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. *****Plat submitted December 19, 2019 indicates this subdivision is 31.958 acres, please revise as needed to reflect acreage proposed prior to recording. *****Acreage and number of lots have been reduced from 40.96 acres to 31.958 and 154 lots to 120 lots. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. | Applied |

TEXAS A&M TRES LAGOS SUBDIVISION

LOCATION

LOT 1

TRES

LAGOS

BLVD

PROPOSED CASCADA

TRES LAGOS

PHASE 1

SUBDIVISION
(REVISED)

PROPOSED
CHURCH
ST

SHAW RD

68

SUBDIVISION

SUB 2020-0002



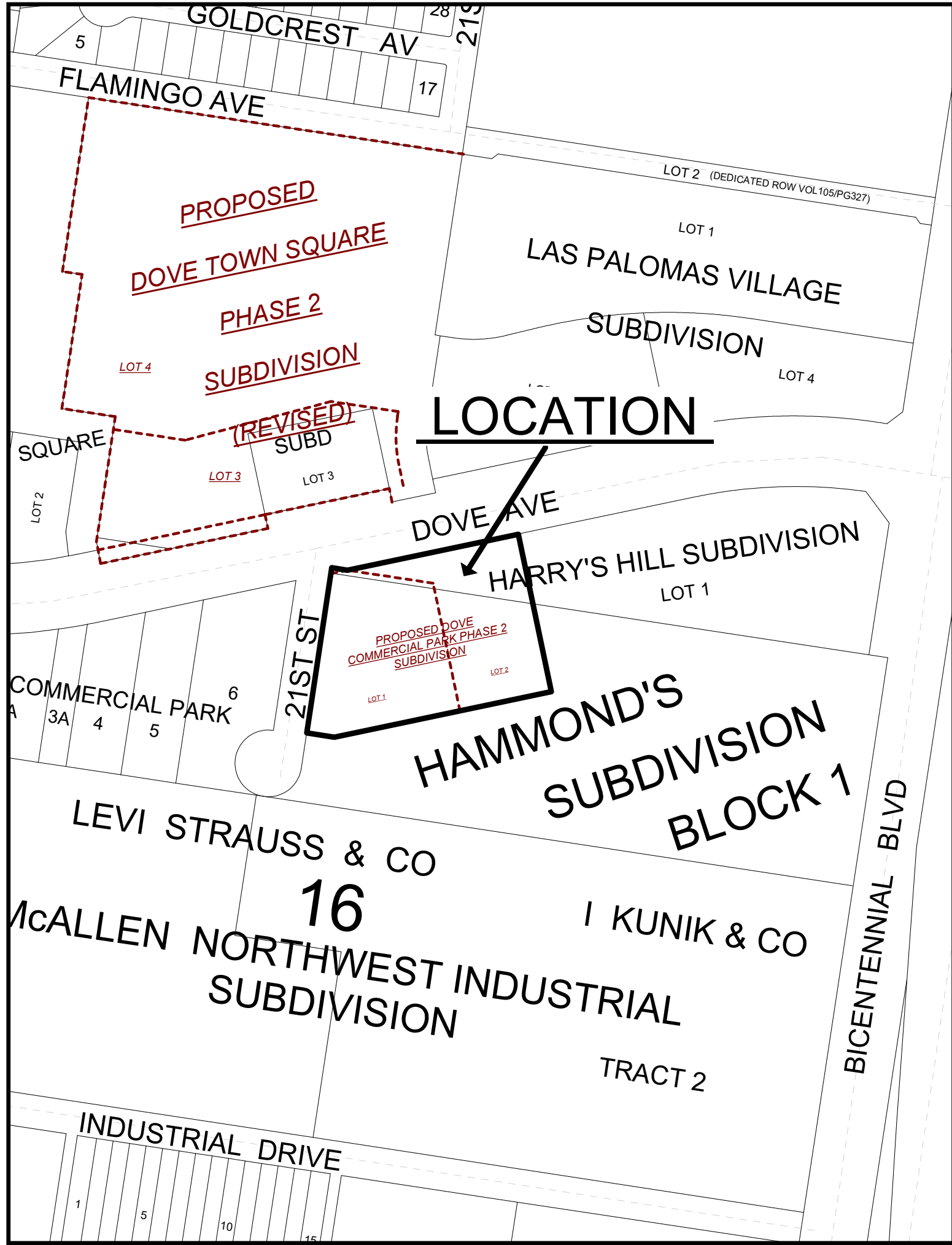
City of McAllen
Planning Department

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>Dove Commercial Park No. 2</u></p> <p>Location <u>S.E. corner of Dove Avenue and N. 21st Street</u></p> <p>City Address or Block Number <u>2001 Dove Avenue</u></p> <p>Number of lots <u>2</u> Gross acres <u>2.64</u> Net acres <u>2.64</u></p> <p>Existing Zoning <u>C2/C3</u> Proposed <u>C-3</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>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 checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u> <u>yes</u></p> <p>Parcel No. <u>H1351-00-000001-05</u> Tax Dept. Review <u>Agnera</u></p> <p>Legal Description <u>2.22 acres out of Lot 16, Block 1, C.E. Hammond Subdivision and 0.42 acres out of Lot 1, Harry's Hill Subdivision</u></p> |
| Owner | <p>Name <u>Primrose Development Co., Inc.</u> Phone <u>956-682-8373</u></p> <p>Address <u>1633 N. 10th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>wmoschel@att.net</u></p> |
| Developer | <p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person <u>Bill Moschel, VP</u></p> <p>E-mail _____</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>TX</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>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Act # <u>682604</u> pd \$ <u>225</u> <u>PD</u></p> |







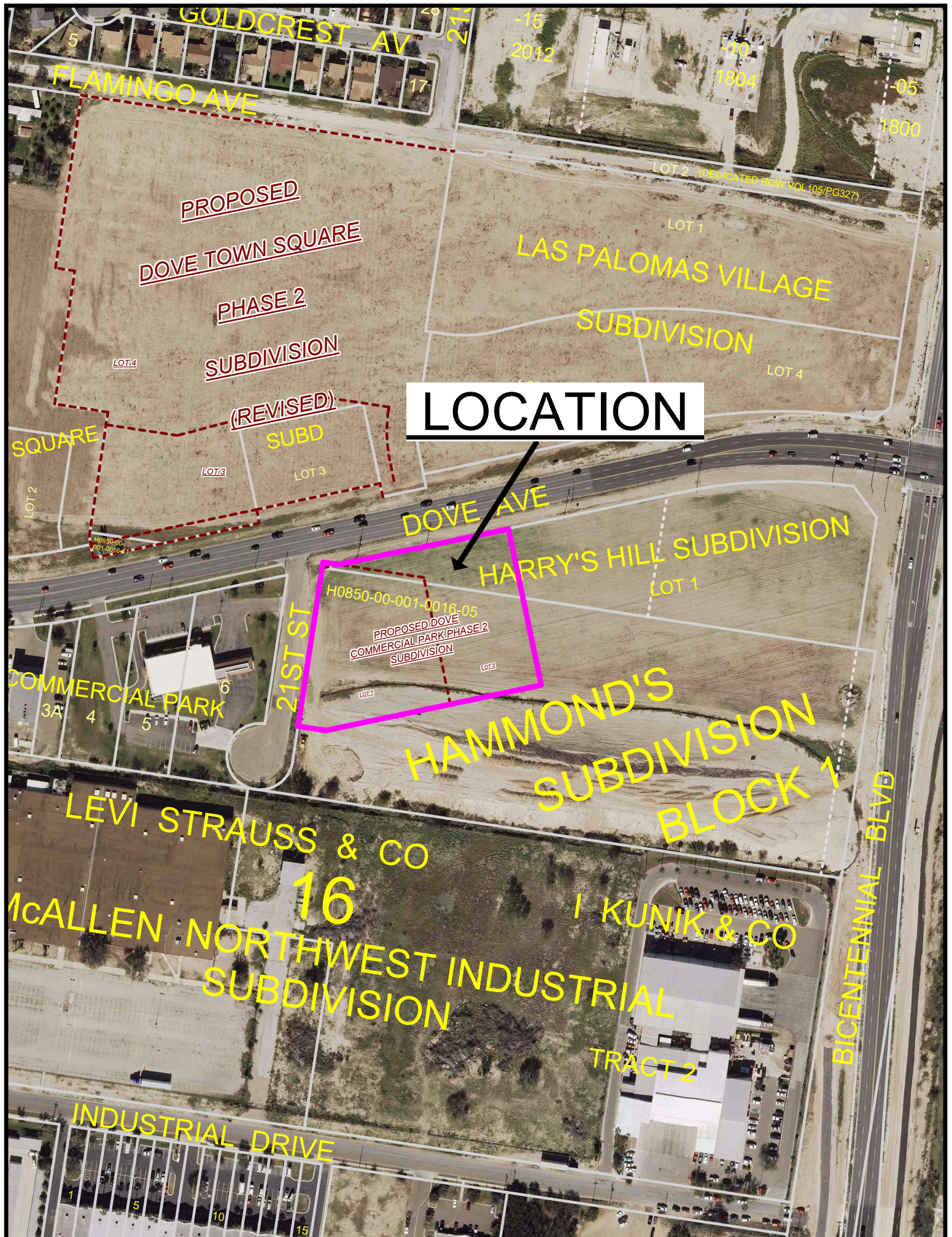
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2020

| | |
|---|------------|
| SUBDIVISION NAME: DOVE COMMERCIAL PARK NO. 2 | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| 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. | TBD |
| N. 21st Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. | 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 submitted December 27, 2019 provides for a 26 ft. service drive | Compliance |
| SETBACKS | |
| * 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 | TBD |
| * Rear: In accordance with zoning ordinance or greater for easements | Applied |
| * Sides: In accordance with zoning ordinance or greater for easements | Applied |
| * Corner: In accordance with zoning ordinance or greater for easements | Applied |
| * Garage | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 4 ft. wide minimum sidewalk required on Dove Avenue and N. 21st Street | Compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS | |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses | Compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses | Compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along | TBD |

| | |
|---|----------------|
| * Site plan must be approved by Planning and Zoning Commission prior to building permit issuance. | Required |
| * Common Areas and 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 | Compliance |
| * Minimum lot width and lot area | Compliance |
| ZONING/CUP | |
| * Existing: C-2/C-3 Proposed: C-3 *Rezoning to be finalized prior to final | Incomplete |
| * 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. | Required |
| PARKS | |
| * Land dedication in lieu of fee | NA |
| * Park Fee of \$700 per lot/dwelling unit 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, need to submit a Trip Generation to determine if TIA will be required, prior to final | Non-compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS | |
| Comments: *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 | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THIS SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND UTILITY AND DRAINAGE APPROVALS. | Applied |



SUB2020-0003



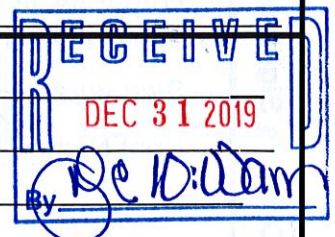
City of McAllen
Planning Department
APPLICATION FOR

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>495 Commerce Center Phase XIII</u></p> <p>Location <u>NW corner of E. Laurel Avenue and N. Commerce Center Street</u></p> <p>City Address or Block Number <u>1101 E. LAUREL AVE</u></p> <p>Number of lots <u>1</u> Gross acres <u>4.76</u> Net acres <u>4.76</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>No ag</u></p> <p>Parcel No. <u>S5950-00-011-0001-18</u> Tax Dept. Review <u>Ag</u></p> <p>Legal Description <u>4.76 acres out of Lot 1, Block 11, Steele & Pershing Subdivision, and Lot 1, Block 6, A.J. McColl Subdivision</u></p> |
| Owner | <p>Name <u>495 Lakeview Properties, Ltd.</u> Phone <u>956-630-9400</u></p> <p>Address <u>900 E. Lakeview Drive</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>michaelr@rioco.com</u></p> |
| Developer | <p>Name <u>same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person <u>Mike Rabinowitz</u></p> <p>E-mail <u>michaelr@rioco.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>TX</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>Pena Engineering</u> Phone <u>956-682-8812</u></p> <p>Address <u>1001 Whitewing Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> |

Act # 483133 pd \$225



PECAN BLVD

PRO

1

495 COMMERCE
PHASE 12
LOT H

LOCATION

R (PVT)

LAKEVIEW DR (PVT)

ERCE
HASE 1

495 COMMERCE
CENTER PHASE 5

PROPOSED
495 COMMERCE PHASE XIII
SUBDIVISION
LOT "G"

COMMERCE CENTER ST (K)

495 COMMERCE
CENTER PHASE 9

E LAUREL AVE

SE 15

495 COMMERCE
CENTER PHASE 14
LOT 1

6

495 COMMERCE
CENTER PHASE 4

LOT A

CENTER

E JASMINE AVE

COMMERCE
HASE 11

ERCE CENTER ST (K)

MARK
BLOCK

BLOCK

1-A

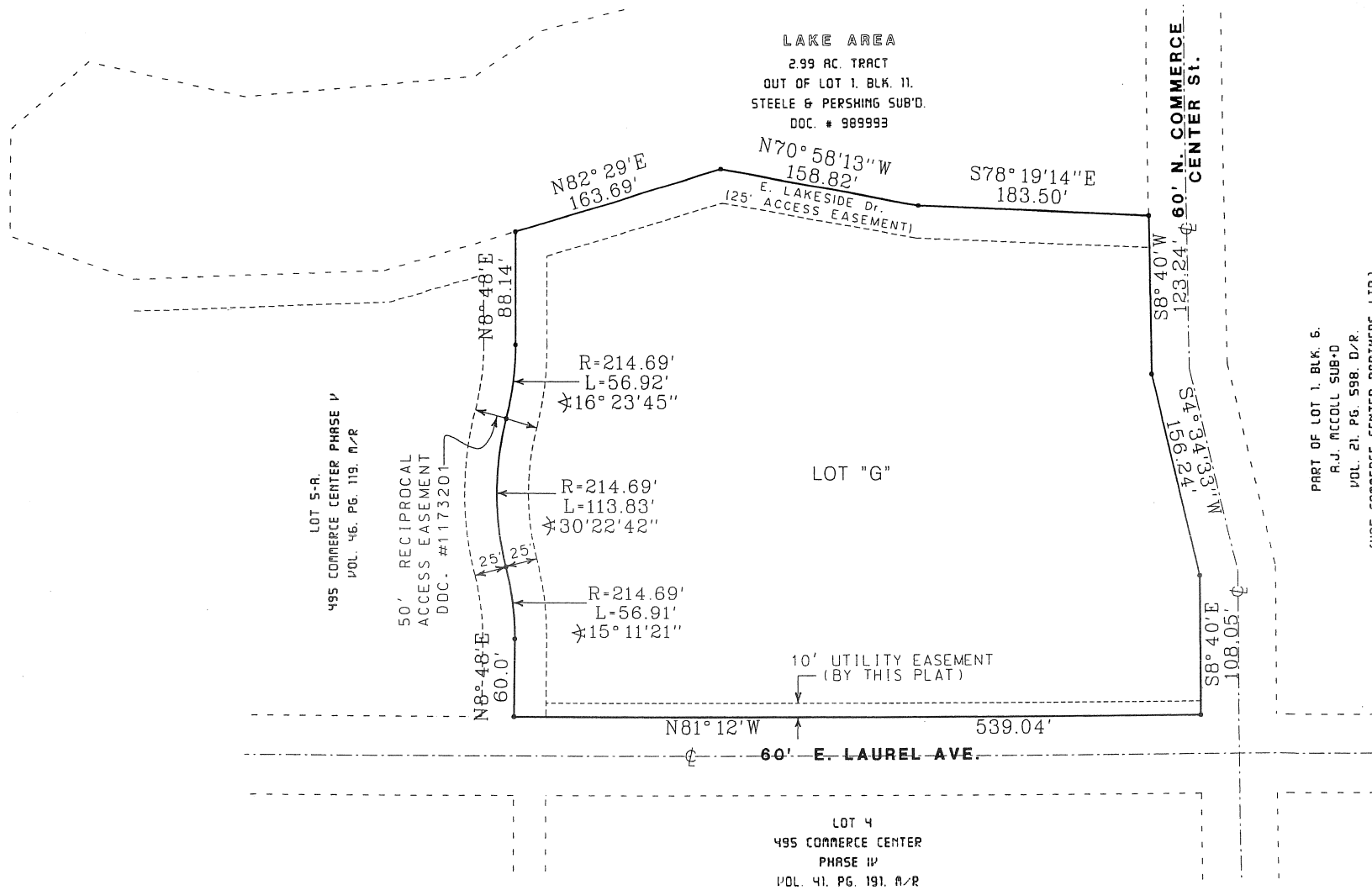
2-A

3-A

4-A

5-A

6-A



MAP OF 495 COMMERCE CENTER PHASE XIII

McALLEN, TEXAS

BEING A SUBDIVISION OF A 4.76 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 11, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 6, A.J. MCCOLL SUBDIVISION, OF PORCION 68, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

RECEIVED

By Nikki Marie Cavazos at 11:20 am, Jan 02, 2020

RECEIVED VIA EMAIL 12/30/2019 AST 9:24 AM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2020

| | |
|--|----------------|
| SUBDIVISION NAME: 495 COMMERCE CENTER PHASE XIII | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| E. Laurel Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides | Applied |
| N. Commerce Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides | Applied |
| Interior Streets: | Applied |
| 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 | |
| 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 | Required |
| SETBACKS | |
| * Front: E. Laurel Avenue 30 ft. **Revise note on plat regarding unenclosed carports | Required |
| * Rear: In accordance with Zoning Ordinance or greater for easements | Compliance |
| * Sides: In accordance with Zoning Ordinance or greater for easements | Compliance |
| * Corner: In accordance with Zoning Ordinance or greater for easements | Non-compliance |
| * Garage | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 4 ft. wide minimum sidewalk required on E. Laurel Avenue, N. Commerce Center Street and all interior streets | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required |
| BUFFERS | |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses | Compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses | Compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |

| NOTES | |
|---|------------|
| * No curb cut, access, or lot frontage permitted along | TBD |
| * 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 | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| LOT REQUIREMENTS | |
| * Lots fronting public streets | Compliance |
| * Minimum lot width and | Compliance |
| ZONING/CUP | |
| * Existing: C-3 Proposed: C-3 | Compliance |
| * 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. | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS | |
| Comments: 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 | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVAL. | Applied |

LOCATION

1

495 COMMERCE
PHASE 12
LOT H

PROPOSED
495 COMMERCE PHASE XIII
SUBDIVISION
LOT 1G

495 COMMERCE
CENTER PHASE 5
901

495 COMMERCE
CENTER PHASE 9

E LAUREL AVE

495 COMMERCE
CENTER PHASE 14
LOT 1

495 COMMERCE
CENTER PHASE 4

MARK
BLOCK

BLOCK

6

LOT A

1130
service

E JASMINE AVE

N "J" ST

DISTRICT NO 1 R.O.W

COMMERCE CENTER

COMMERCE CENTER ST (K)

COMMERCE
PHASE 17

LOT B

DRAINAGE

1-A

2-A

3-A

4-A

5-A

6-A

1A

1B

2A

2B

RCE

DR (PVT)

IERCE
PHASE 1

SE 15

EN CLINIC

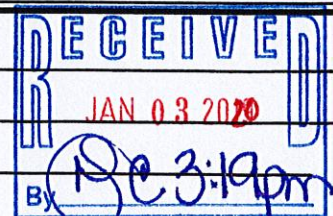
SUBAD20-0005



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>Shops at Nolana - Lot 1</u> Location <u>Southwest corner of the intersection between N 29th St and W Nolana Ave</u> City Address or Block Number <u>N/A</u> Number of lots <u>1</u> Gross acres <u>1.484</u> Net acres <u>1.484</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Undev.</u> Proposed Land Use <u>General Bus.</u> Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>L130000000011715</u> Tax Dept. Review _____ Legal Description BEING a 1.484 acre tract (64,663 sq. ft.) out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.987 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records Hidalgo County, Texas (O.R.H.C.T.); |
| Owner | Name <u>Ponderosa Retail, Ltd.</u> Phone <u>210-630-0480</u> Address <u>900 E. Lakeview Dr</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>jwcollins@rioco.com</u> |
| Developer | Name <u>Terracor</u> Phone <u>210-541-2005</u> Address <u>10101 Reunion Place, Suite 500</u> City <u>San Antonio</u> State <u>TX</u> Zip <u>78216</u> Contact Person <u>Will Collins</u> E-mail <u>will.collins@terracortx.com</u> |
| Engineer | Name <u>Halff Associates Inc</u> Phone <u>956-445-5235</u> Address <u>5000 W Military Hwy Suite 100</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Raul Garcia Jr., PE and Robert Saenz, PE</u> E-mail <u>rgarcia@halff.com , rsaenz@halff.com</u> |
| Surveyor | Name <u>Same as Engineer</u> Phone _____ Address _____ City _____ State _____ Zip _____ |



RC# 4840087d \$300-00



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 Shops at Nolana - Lot 1
Location Southwest corner of the intersection between N 29th St and W Nolana Ave
City Address or Block Number N/A
Number of lots 1 Gross acres 1.484 Net acres 1.484
Existing Zoning C-3 Proposed C-3 Rezoning Applied For ☐ Yes ☒ No Date _____
Existing Land Use Undev. Proposed Land Use General Bus. Irrigation District # _____
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☐
Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due yes
Parcel No. L130000000011715 Tax Dept. Review ry

Legal Description BEING a 1.484 acre tract (64,663 sq. ft.) out of Lot 118, of LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records Hidalgo County, Texas, (D.R.H.C.T.), same being out of that certain called 13.98 acre tract conveyed to Ponderosa Retail, LTD, as described in Document No. 2009-1959277 of the Official Records Hidalgo County, Texas (O.R.H.C.T.);

Owner

Name Ponderosa Retail, Ltd. Phone 210-630-0480
Address 900 E. Lakeview Dr
City McAllen State TX Zip 78501
E-mail jwcollins@rioco.com

Developer

Name Terracor Phone 210-541-2005
Address 10101 Reunion Place, Suite 500
City San Antonio State TX Zip 78216
Contact Person Will Collins
E-mail will.collins@terracortx.com

Engineer

Name Halff Associates Inc Phone 956-445-5235
Address 5000 W Military Hwy Suite 100
City McAllen State TX Zip 78503
Contact Person Raul Garcia Jr., PE and Robert Saenz, PE
E-mail rgarcia@halff.com , rsaenz@halff.com

Surveyor

Name Same as Engineer Phone _____
Address _____
City _____ State _____ Zip _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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


PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 1-3-2020

Print Name Robert L. Starz

Owner ☐

Authorized Agent ☒

GREEN
SOCCER FIELD

OMITA 111

(HOIT)

ROOT
ROAD SUBD

110

LOCATION

BOX
#3971

NOLANA AV

PROPOSED SHOPS AT
NOLANA SUBDIVISION

29TH ST

29TH PLACE
SUB'D

1 ASIAN

VALLEY

119 SUBD

BRYN-MAR TERRACE

JONQUIL AV

3612
L1300-00-000-0119-04

A AVE

PHASE 2

PONDEROSA

31ST ST

8

PHASE 1

29TH LN

IRIS AV.

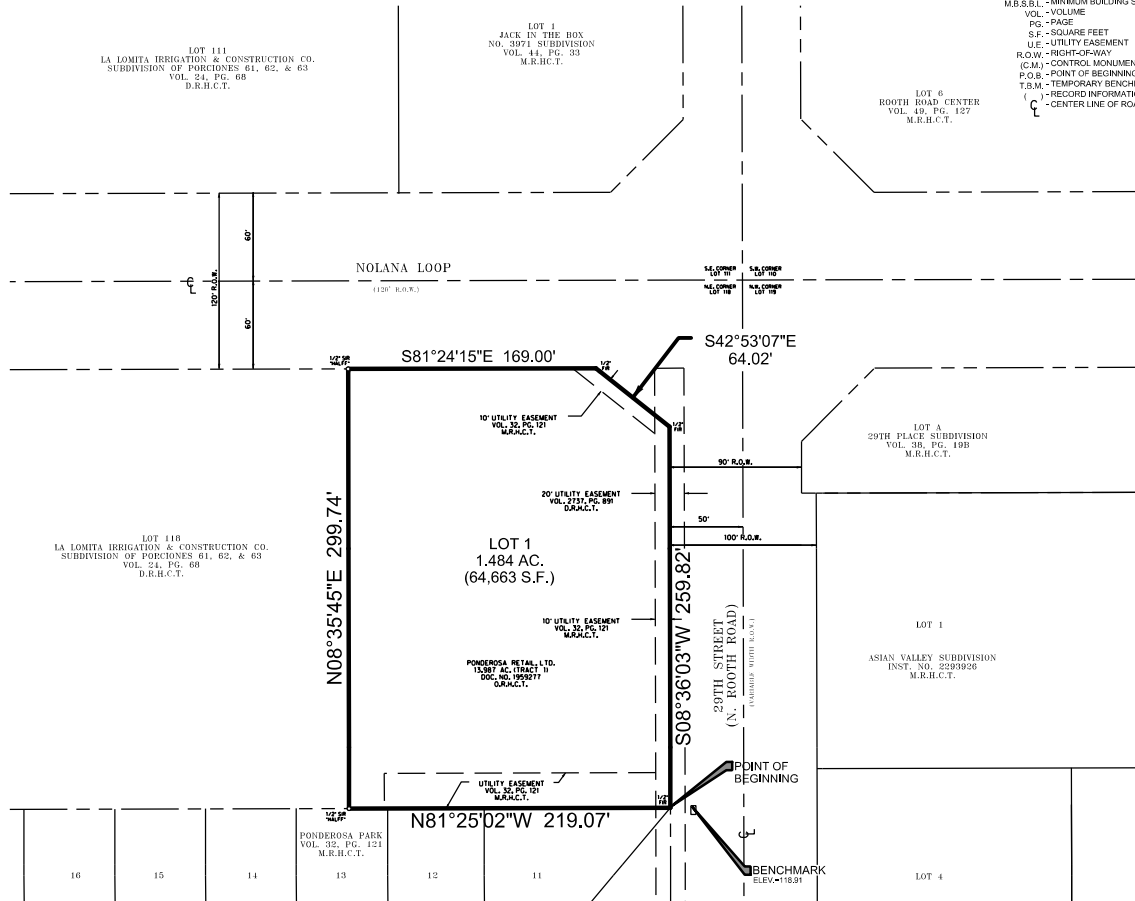
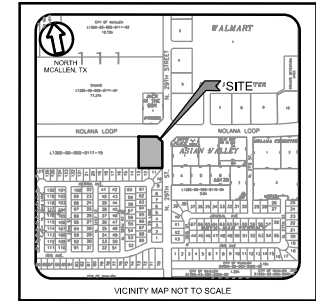
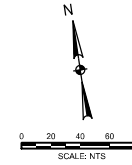
29TH ST

IRIS AV
SUBDIVISION

FFF ELE

LEGEND

- - 1/2" INCH FOUND IRON ROD OR AS NOTED
- - 1/2" INCH SET IRON ROD WITH CAP STAMPED "HALFF"
- - 1/2" INCH FOUND IRON PIPE
- - CALCULATED POINT
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE
- VOL. - VOLUME
- P.G. - PAGE
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT-OF-WAY
- (C.M.) - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING
- T.B.M. - TEMPORARY BENCHMARK
- () - RECORD INFORMATION
- C - CENTER LINE OF ROAD



RECEIVED

By Nikki Marie Cavazos at 9:26 am, Jan 08, 2020

RECEIVED VIA CD 01/03/20 AT 3:19 PM

PRELIMINARY PLAT SHOPS AT NOLANA - LOT 1 SUBDIVISION

A SUBDIVISION OF 1.484 ACRES
SITUATED IN THE CITY OF McALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 118
LA LOMITA IRRIGATION & CONSTRUCTION CO.
SUBDIVISION OF PORCIONES 61, 62 & 63

AVO: 001714-001
DATE OF PREPARATION: 1/3/2020
BY



PRINCIPAL CONTACTS
OWNER: PONDEROSA RETAIL, LTD.
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

900 E. LAKEVIEW DR.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

MCALLEN, TX 78501
MCALLEN, TX 78503
MCALLEN, TX 78503

PH: (956) 664-0286
PH: (956) 664-0286
PH: (956) 664-0286

5300 WEST WILHELMY, SUITE 100
MCALLEN, TX 78503
(956) 664-0286
TPOPLS NO. 10194444



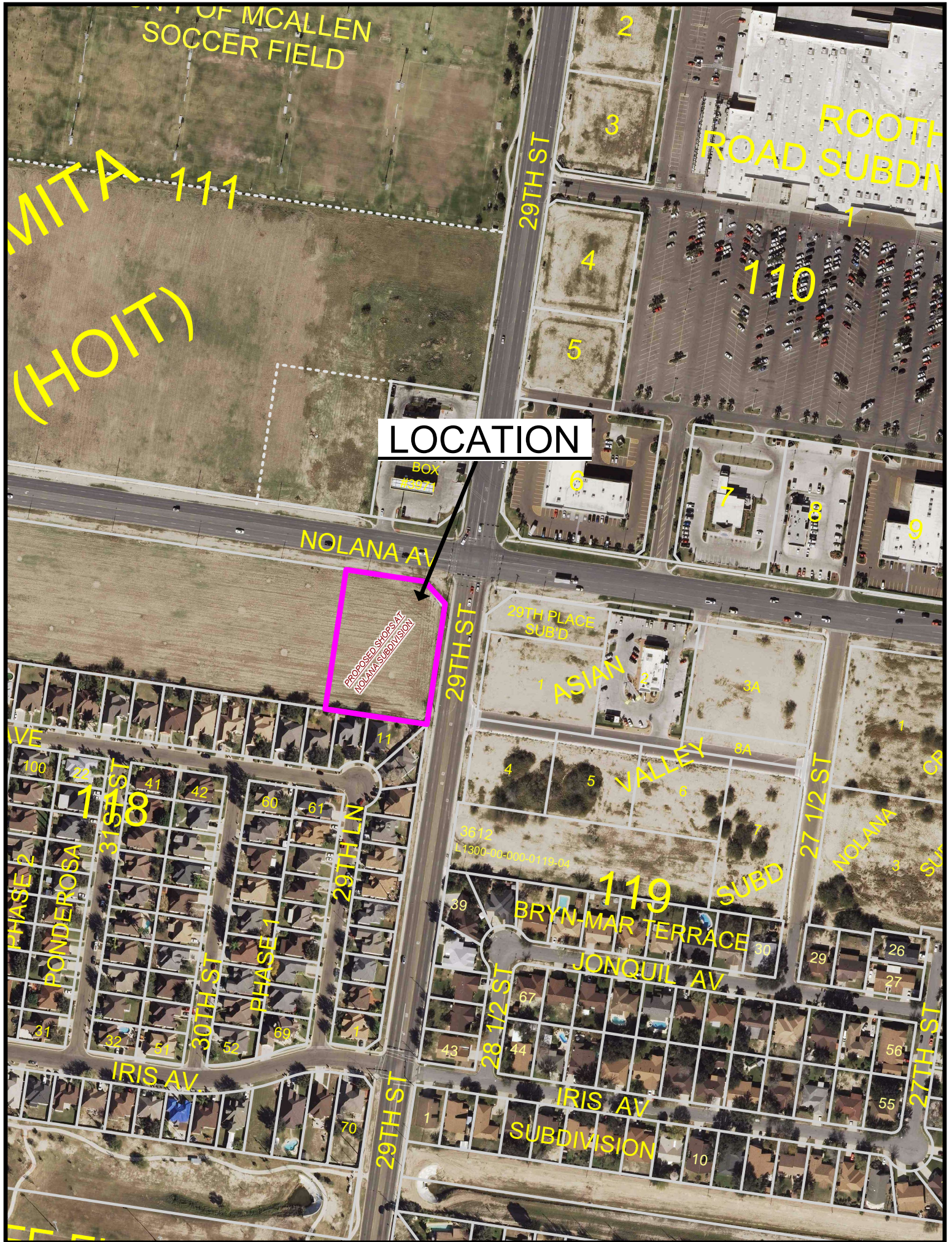
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/17/2020

| | |
|---|----------------|
| SUBDIVISION NAME: SHOPS AT NOLANA- LOT 1 | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| Nolana Avenue: existing 60 ft. from centerline for 120 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides | Applied |
| 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. | Required |
| Paving _____ Curb & gutter _____ | 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 submitted January 3, 2020 does not propose any alleys, need to revise plat prior to final. | Non-compliance |
| SETBACKS | |
| * Front: Nolana Avenue - 60 ft. or greater for easements or approved site plan. | Compliance |
| * Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. | Compliance |
| * Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. | Compliance |
| * Corner: N. 29th Street - 50 ft. or greater for approved site plan or easements | Non-compliance |
| * Garage | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| * 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. | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required |
| BUFFERS | |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses | Compliance |
| * 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. | Required |

| | |
|--|------------|
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along | TBD |
| * Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance. | Required |
| *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 | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| LOT REQUIREMENTS | |
| * Lots fronting public streets | Compliance |
| * Minimum lot width and lot area | Compliance |
| ZONING/CUP | |
| * Existing: C-3 Proposed: C-3 | Applied |
| * Rezoning Needed Before Final Approval | NA |
| PARKS | |
| * Land dedication in lieu of fee | NA |
| * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording | 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 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 *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 | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS. | Applied |





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

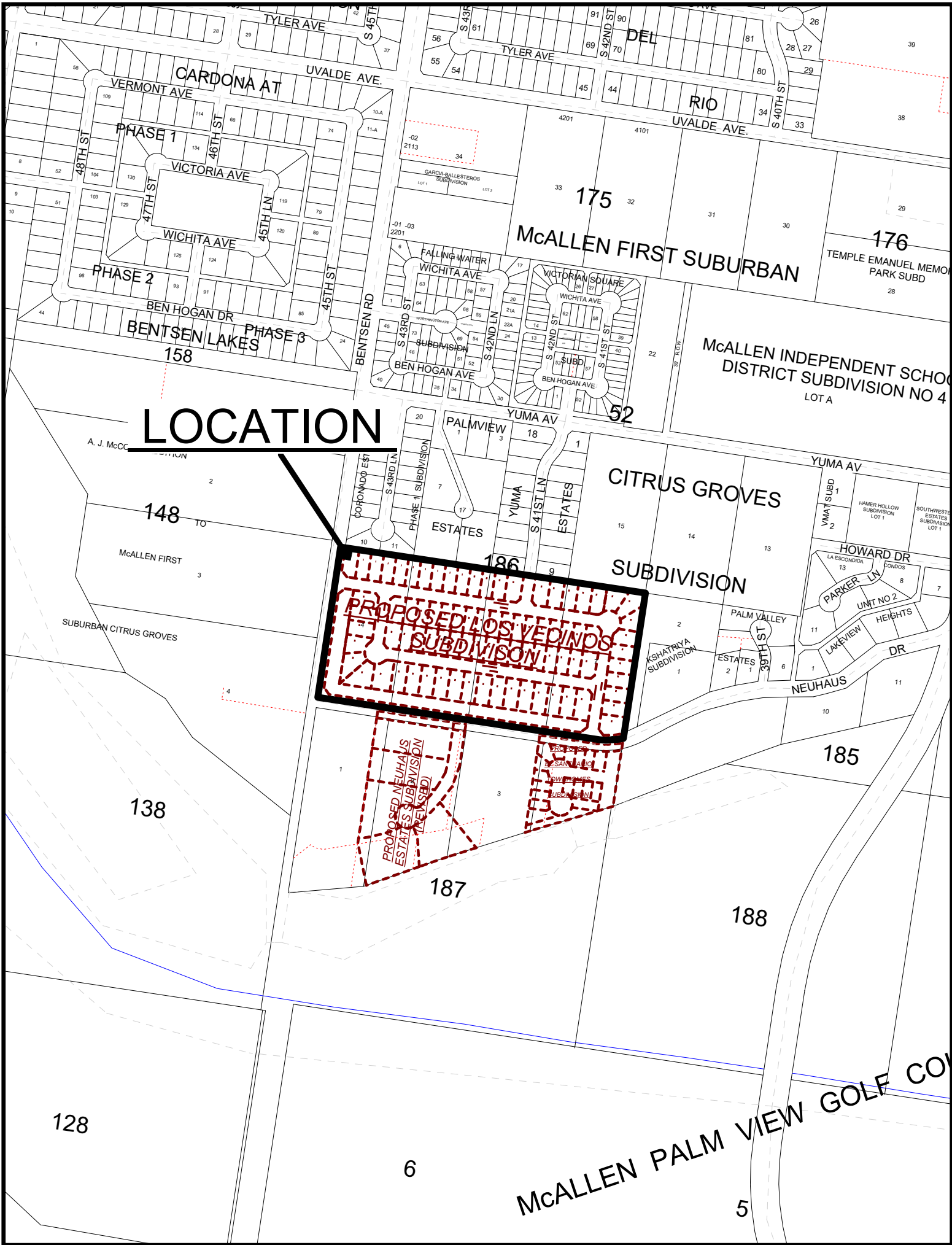
8082019-0088

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

| | |
|---------------------|---|
| Project Description | Subdivision Name <u>Los Vecinos Subdivision</u> At the northeast corner of the intersection of Location <u>Neauhaus Road and Bensten Road</u> City Address or Block Number <u>Lots 4,5,6 & 7 of the McAllen First Suburan</u> <u>Citrus Grove</u> Number of lots <u>83</u> Gross acres <u>19.106</u> Net acres <u>19.106</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>N/A</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A subdivision of 19.106 acres situated in the City of McAllen</u> <u>Hidalgo County, Texas and being out of Lots 4,5,6 & 7 of the</u> <u>McAllen First Suburan Citrus Groves Subdivision</u> |
| | |
| Owner | Name <u>Tres Vecinos, LLC</u> Phone <u>956-802-9070</u> Address <u>P.O. Box 1258</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78573</u> E-mail <u>dannydoublea@aol.com</u> |
| Developer | Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____ |
| Engineer | Name <u>Halff Associates Inc</u> Phone <u>956-445-5227</u> Address <u>5000 W Military Hwy Suite 100</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Raul Garcia, PE or Roxxie Mann, EIT</u> E-mail <u>rgarcia@halff.com or rmann@halff.com</u> |
| Surveyor | Name <u>Same as Engineer</u> Phone _____ Address _____ City _____ State _____ Zip _____ E-mail _____ |

Rct# L071450pd \$3000





LOCATION

PROPOSED LOS YEPINDO
SUBDIVISION

PROPOSED NEUHAUS
ESTATES SUBDIVISION
(REVISED)

VALLEY ESTATES
SUBDIVISION

McALLEN PALM VIEW GOLF COURSE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/16/2020

| | |
|---|----------------|
| SUBDIVISION NAME: LOS VECINOS | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| <p>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.</p> | Required |
| <p>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</p> | Required |
| <p>S. 41st Street - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Align/match with existing street to the north.</p> | Applied |
| <p>Other interior streets - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides</p> | Applied |
| <p>Paving _____ Curb & gutter _____</p> | Applied |
| <p>* 800 ft. Block Length - As proposed block length is approximately 900 ft. without cross streets or stub out streets.</p> | Non-compliance |
| <p>* 600 ft. Maximum Cul-de-Sac</p> | NA |
| ALLEYS | |
| <p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p> | NA |
| SETBACKS | |
| <p>* Front: 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.</p> | Applied |
| <p>* 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.,</p> | Applied |
| <p>* Interior sides: In accordance with the Zoning Ordinance, or greater for easements.</p> | Compliance |
| <p>* Corner: 10 ft. or greater for easements. **Revise Note #5 as noted above.</p> | Applied |
| <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> | Applied |
| <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p> | Applied |
| SIDEWALKS | |
| <p>* 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets.</p> | Compliance |
| <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p> | Applied |
| BUFFERS | |

| | |
|--|----------------|
| <ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses 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. | Compliance |
| | Applied |
| | Applied |
| NOTES | |
| <ul style="list-style-type: none"> * 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. | Compliance |
| | NA |
| | Required |
| | NA |
| | Required |
| | Applied |
| LOT REQUIREMENTS | |
| <ul style="list-style-type: none"> * 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. | Compliance |
| | Non-compliance |
| ZONING/CUP | |
| <ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 **Not all lots appear to meet minimum requirements; revise plat as needed. * Rezoning Needed Before Final Approval | Applied |
| | NA |
| PARKS | |
| <ul style="list-style-type: none"> * 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. | TBD |
| | TBD |
| | Required |
| TRAFFIC | |
| <ul style="list-style-type: none"> * 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. | Non-compliance |
| | TBD |
| COMMENTS | |
| <ul style="list-style-type: none"> Comments: 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 | Applied |

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

LOCATION

PROPOSED LOS VECINOS
SUBDIVISION

PROPOSED NEUHAUS
ESTATE SUBDIVISION

McALLEN PALM VIEW GOLF CO

WITHDRAWN

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

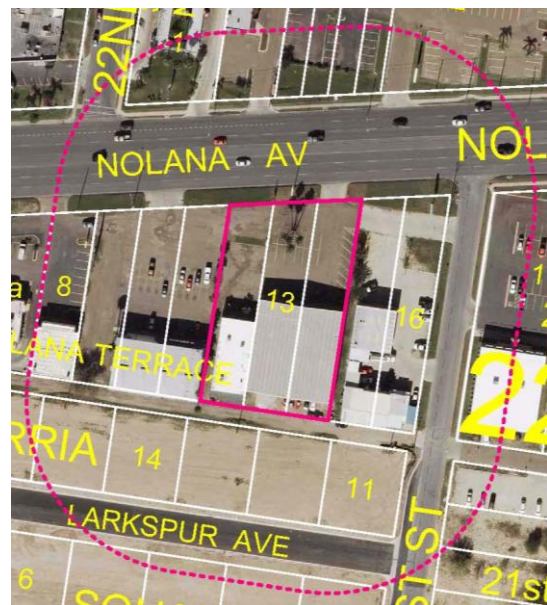
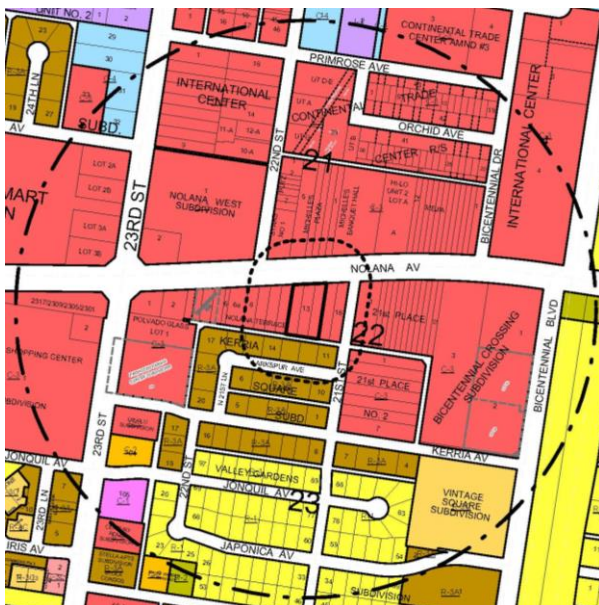
DATE: January 15, 2020

SUBJECT: 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, HIGALGO COUNTY, TEXAS; 2109 & 2117 NOLANA AVENUE. (CUP2019-0193)

LOCATION: 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.

PROPOSAL: 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.

ADJACENT ZONING: 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.



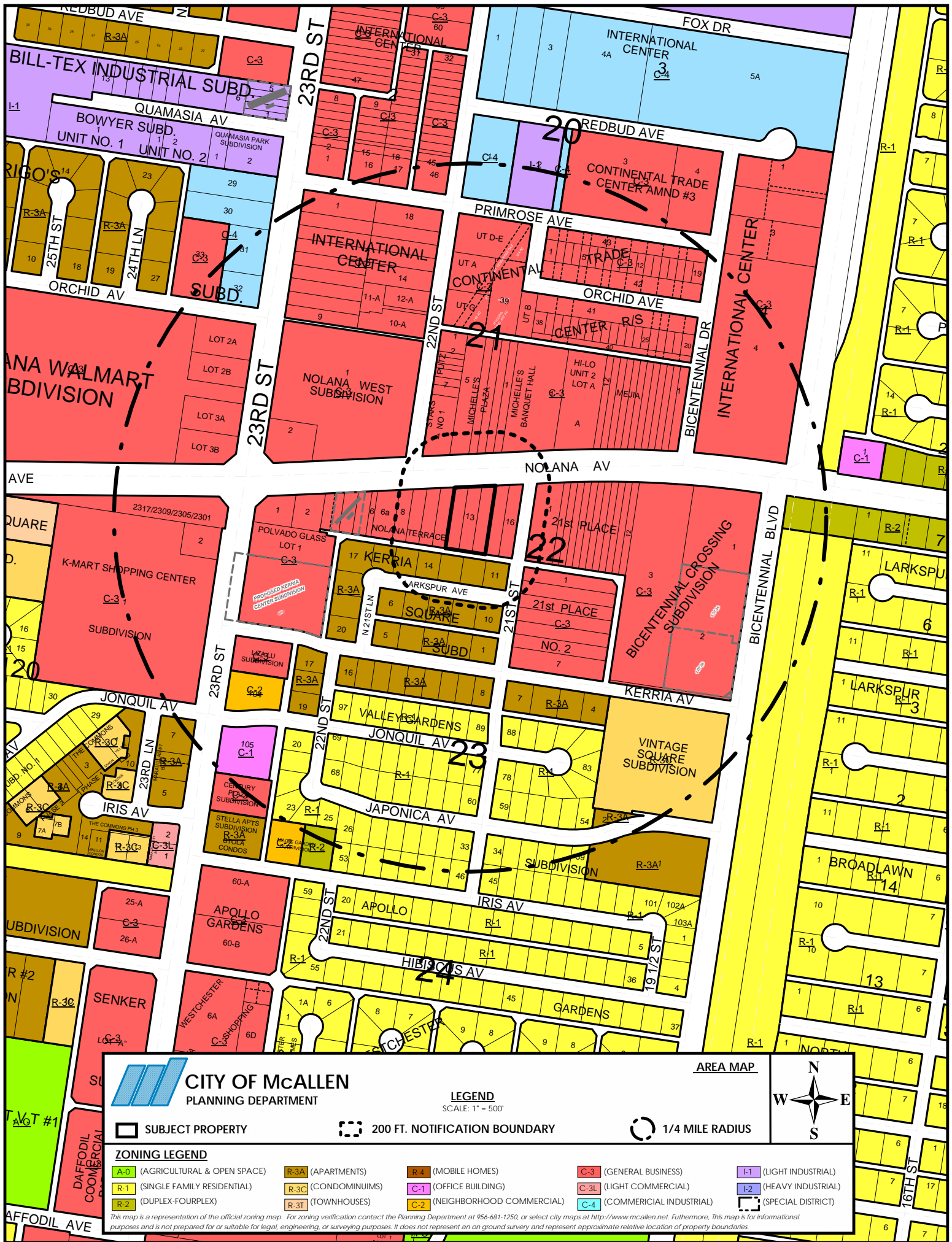
ANALYSIS: There is an existing 9,910 sq. ft. building which has been operating as a church. The applicant is proposing to continue to utilize this building as a church and adding the unit next door (3,393 sq. ft.) for youth classrooms. The days and hours of the services will be Sunday from 8:30am to 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.

RECOMMENDATION:

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.



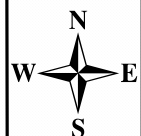
CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

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

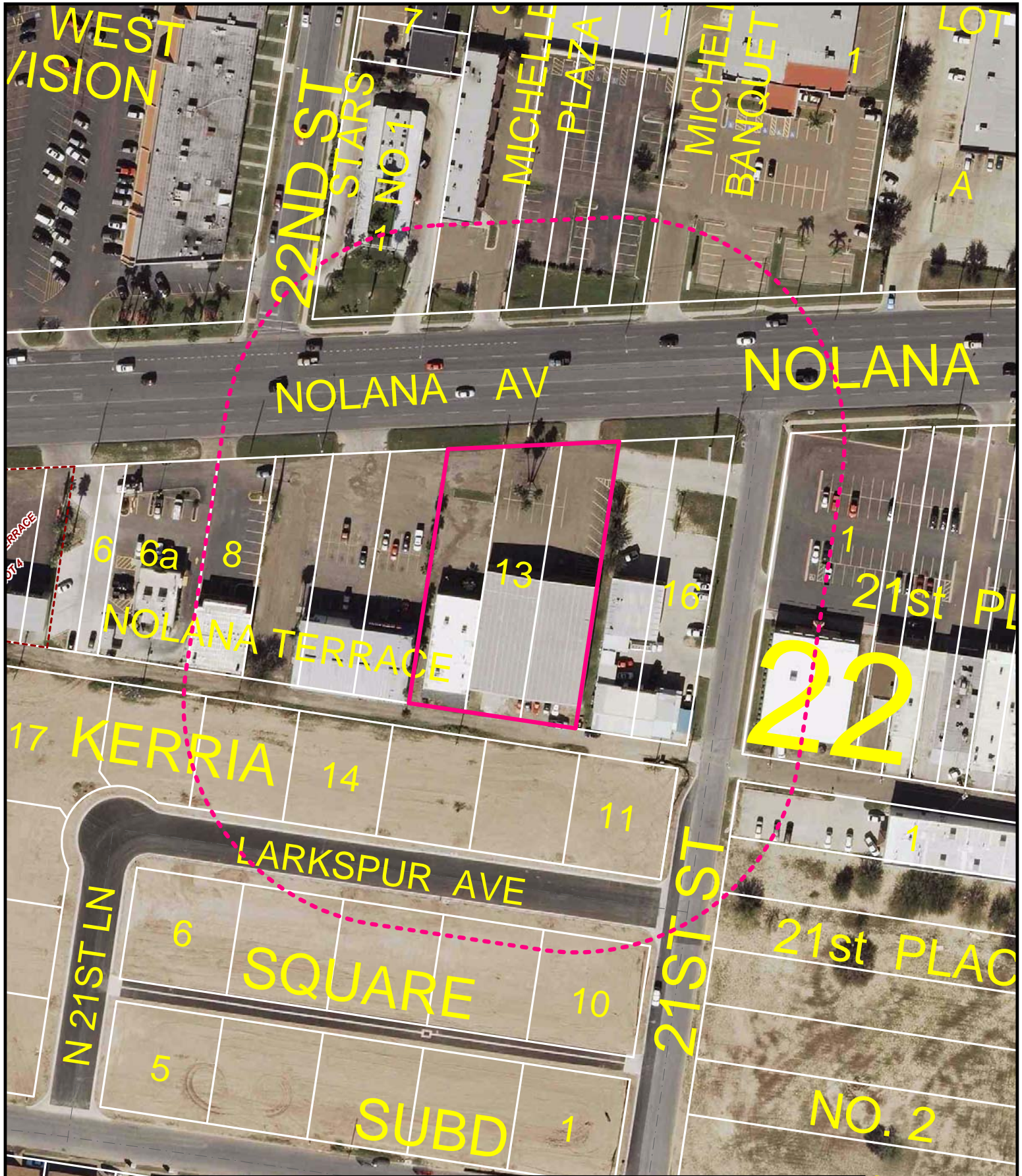
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-31 (TOWNHOUSES)

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

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

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

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CITY OF McALLEN
PLANNING DEPARTMENT

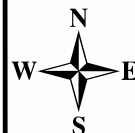
AERIAL MAP
SCALE: N.T.S.



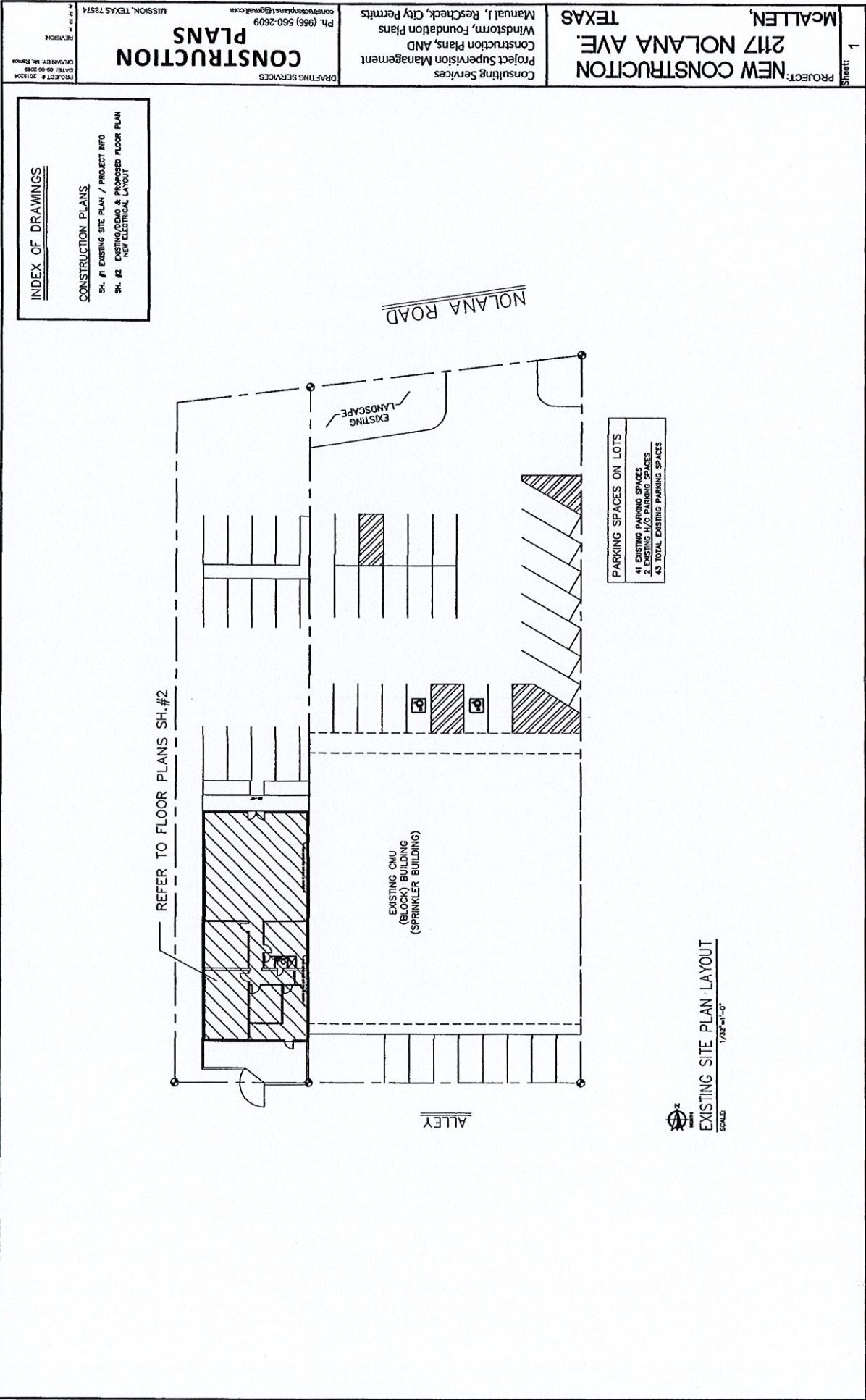
SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



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KAWAIIAN
CENOSA

NOTICE
INSTITUTION
FOR
THIS PROPERTY
CUP2011-0193

Memo

TO: Planning and Zoning Commission

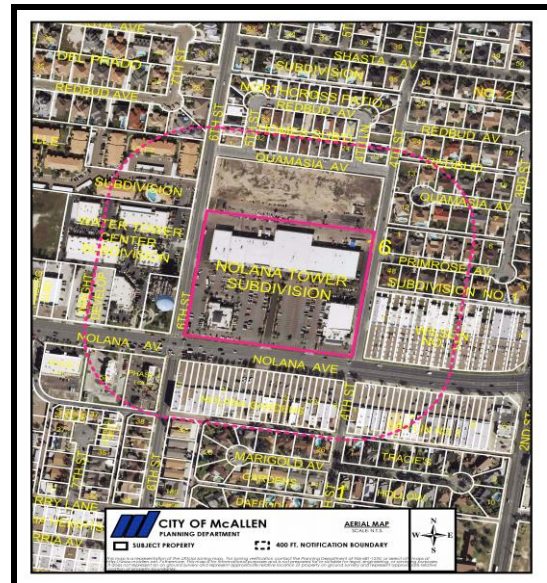
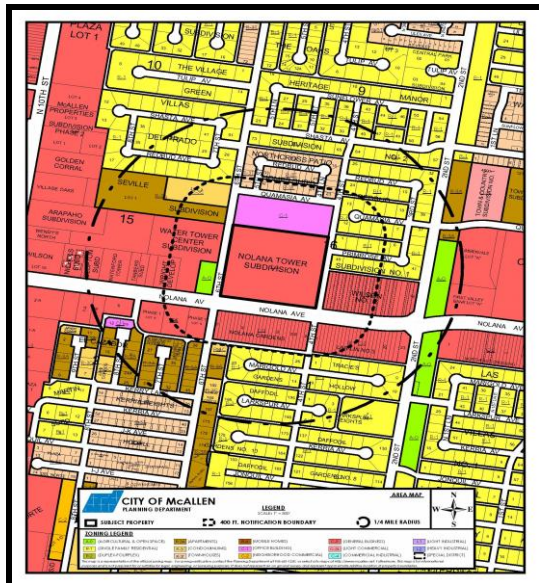
FROM: Planning Staff

DATE: January 16, 2020

SUBJECT: 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)

BRIEF DESCRIPTION:

The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 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.



HISTORY:

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.

REQUEST/ANALYSIS:

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. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

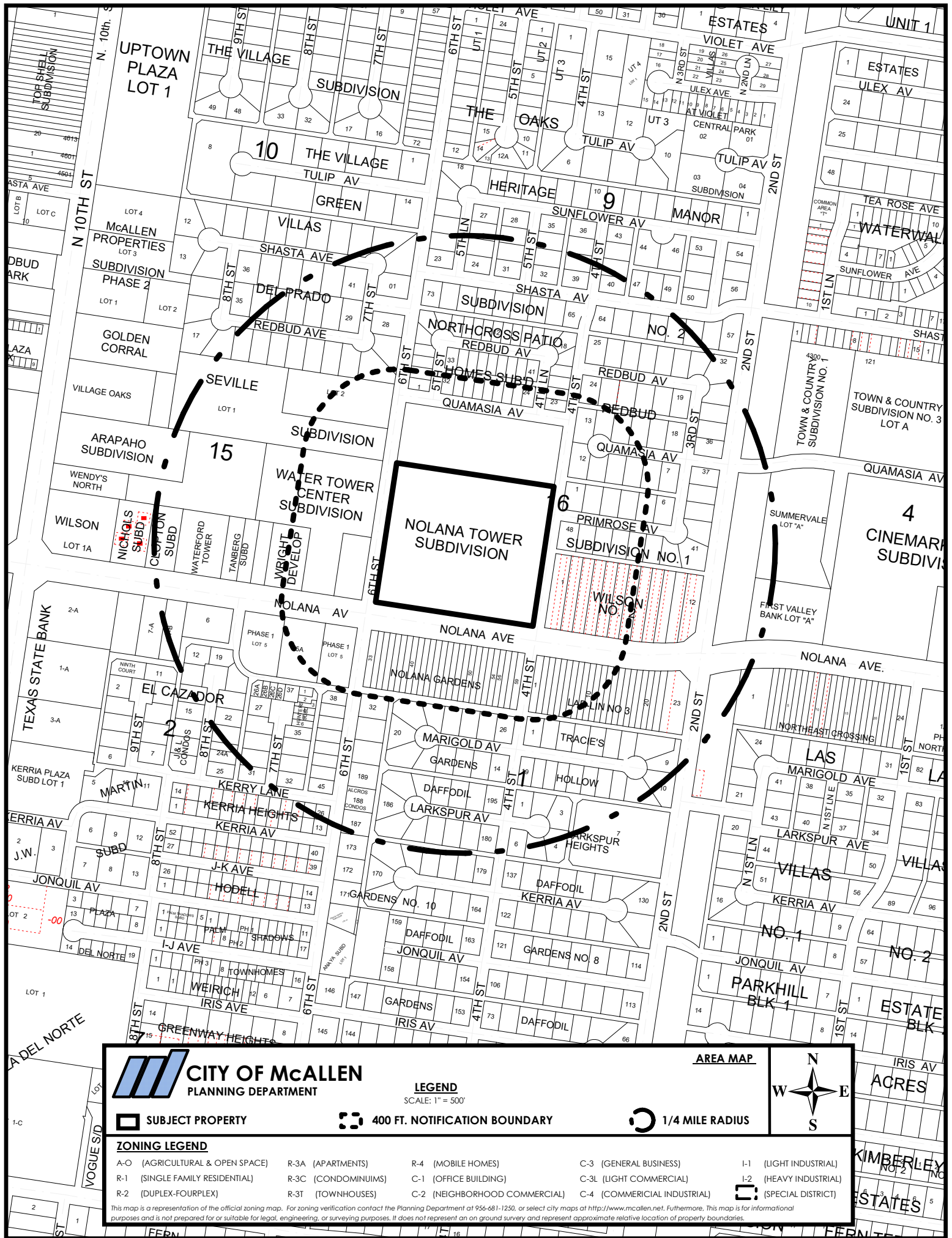
- a) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must 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

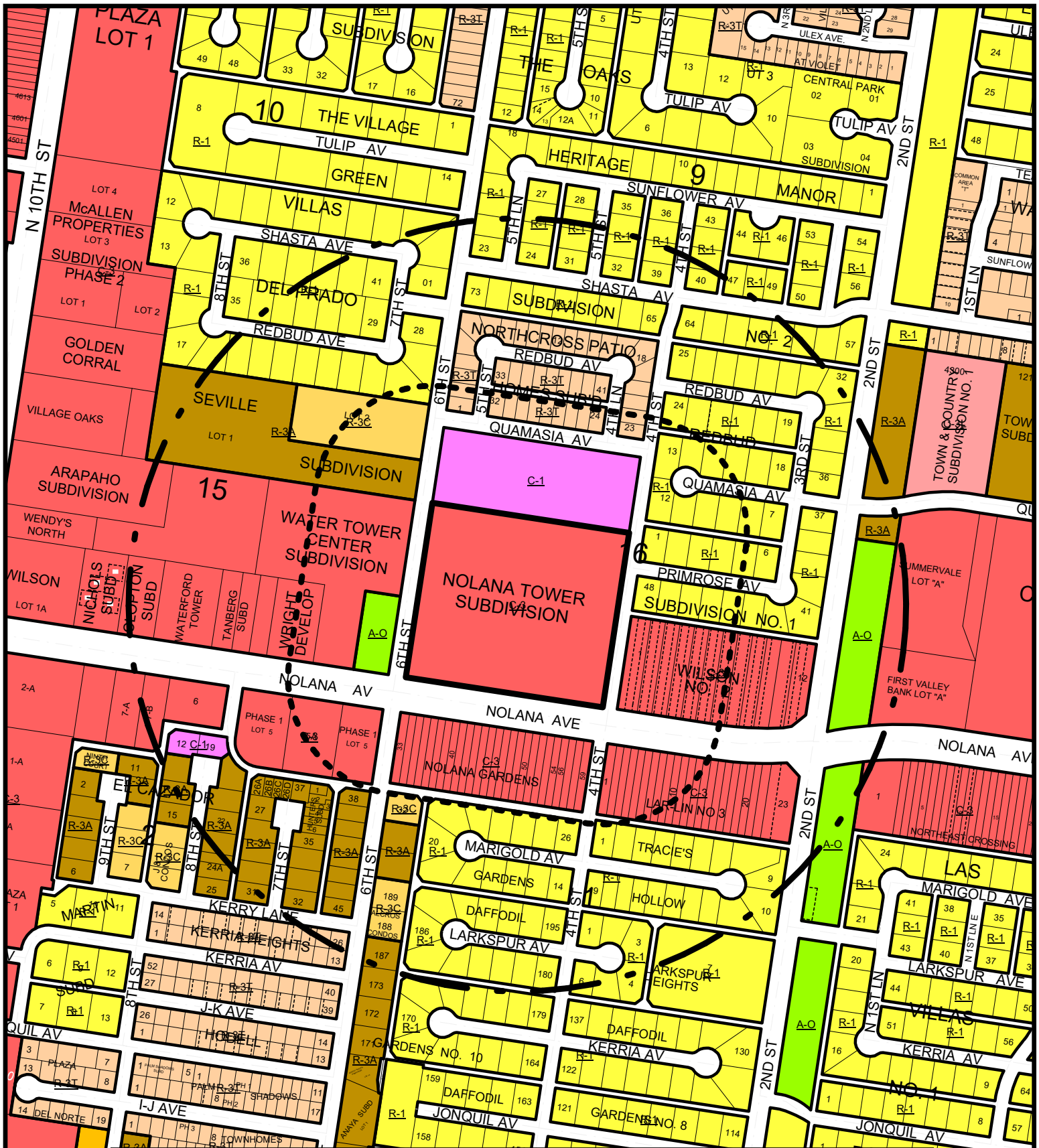
maximum visibility as much as possible of the site from a public street;


- 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.

RECOMMENDATION:

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










CITY OF McALLEN
PLANNING DEPARTMENT
















LEGEND
SCALE: 1" = 500'

 **SUBJECT PROPERTY**

 **400 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

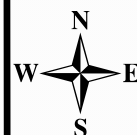
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



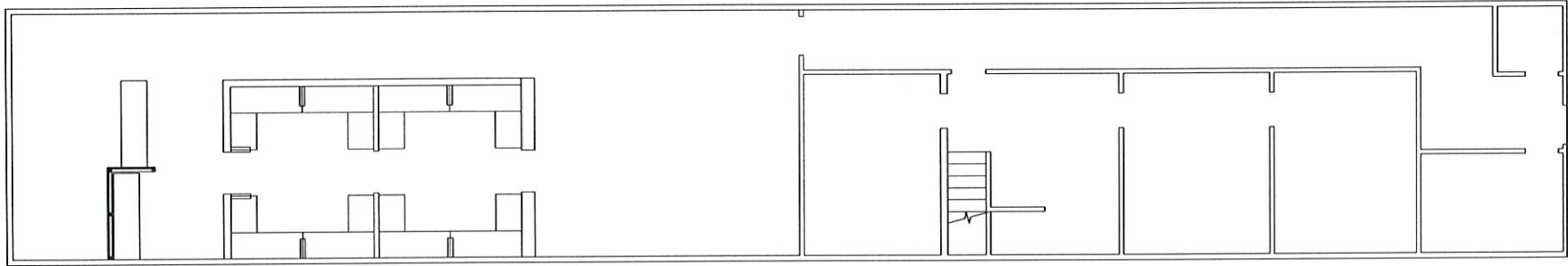
400 FT. NOTIFICATION BOUNDARY



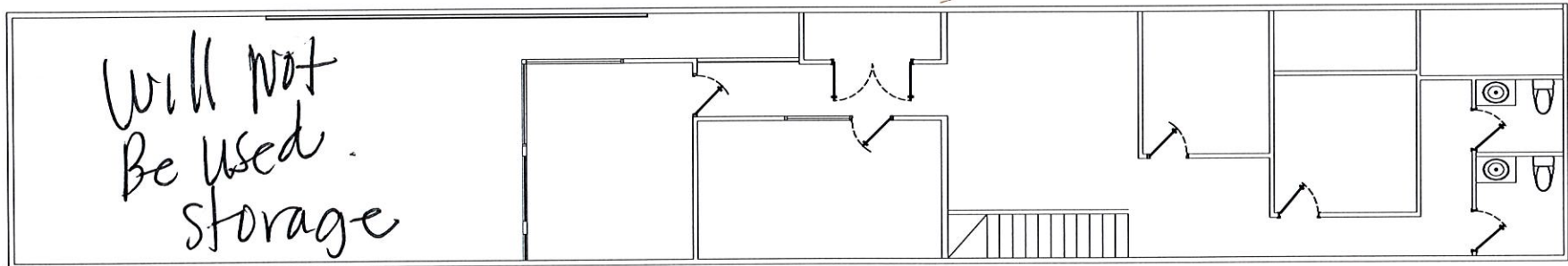
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RECEIVED
DEC 19 2019
By *Ne8:44am*

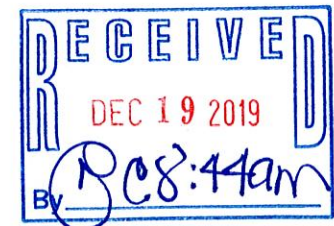
400 Nolana Avenue
Ste N2



FIRST FLOOR=2,440 SQ. FT.



SECOND FLOOR=1,640 SQ. FT.



OPEN WALKWAY
TO SUITE 20FT

SUITE SIDE

400 NOLA Avenue
Ste N2

FRONT
20 FT

BAR
20 FT
6 FT

120 FT

30 FT

18 FT

32 FT

HALLWAY

REST
Room

Hallway

closet

20 FT

15 FT

15 FT

5 FT

5 FT 10'

18 FT

32 FT

5 FT

Rest
Room

RECEIVED
DEC 19 2019
BY SC 8:44 am





Incident Analysis Report

Summary

Print Date/Time: 01/17/2020 10:49
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 05/01/2019 00:01
To Date: 01/17/2020 10:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 400 NOLANA AVE N-1, MCALLEN

| Incident Date/Time | Incident Number | Incident Type | Location |
|--------------------|-----------------|---------------|----------|
| Total Matches: 0 | | | |

Memo

TO: Planning & Zoning Commission
FROM Edgar I. Garcia, AICP, CNU-A
DATE: January 16, 2020
SUBJECT: City Commission Actions on January 13, 2020

REZONINGS:

1. Rezone From R-1 (Single-family residential) District to C-1 (Office Building) District: West ½ of Lot 12 and all of Lot 13, Block 5, Thomas Terrace Subdivision; 410 Pecan Blvd.
 - Planning & Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone From C-3 (General Business) District to R-3A (Multifamily Residential) District: Lots 8, 9, and 10, Block 49 McAllen Addition; 605, 611, & 613 S. 11th
 - Planning & Zoning Commission recommended approval
 - City Commission approved as recommended

CONDITIONAL USE PERMITS:

1. Request of Yanitza Martinez, appealing the decision of the Planning & Zoning Commission of the December 3, 2019 meeting denying a conditional use permit, for a year, for an event center at Lots 1 and 2, Block 24 Young's Subdivision; 300 S. 23rd St.
 - Planning & Zoning Commission disapproved with a favorable recommendation
 - City Commission approved with a variance to distance
2. Request of Samuel Avila, appealing the decision of the Planning & Zoning Commission of the December 3, 2019 meeting denying a conditional use permit, for one year, for a bar at Lot 1, Nolana West Subdivision; 2200 Nolana Ave., Suites 2212 & 2214
 - Planning & Zoning Commission disapproved with a favorable recommendation
 - City Commission approved with a variance to distance
3. Request of Erika Medina, appealing the decision of the Planning & Zoning Commission of the November 19, 2019 meeting denying a conditional use permit, for one year, for a tire shop at Lot 2, Block 3, Altamira Subdivision; 2605 Business U.S. Expressway 83

- Planning & Zoning Commission recommended approval w/favorable recommendation to parking deficiency
 - City Commission approved as recommended
4. Request of Jorge Gonzalez, appealing the decision of the Planning & Zoning Commission of the December 17, 2019 meeting denying a conditional use permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision; 2801 U.S. Expressway 83, Building 200, Suites 280-290.
 - Planning & Zoning Commission disapproved with a favorable recommendation
 - City Commission approved with a variance to distance
 5. Request of Rigoberto Yepez, appealing the decision of the Planning & Zoning Commission of December 17, 2019 meeting denying a conditional use permit, for one year, for an event center at an irregular tract of land consisting of the East 211.29' of Lot 507, John H. Shary Subdivision, 4801 SH 107.
 - Planning & Zoning Commission unanimously disapproved
 - City Commission unanimously disapproved

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

| 2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
|---|--|--|--|--|--|--|--|--|--|

[illegible]



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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



PLANNING DEPARTMENT

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2020 CALENDAR

Meetings:

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

Deadlines:

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

* Holiday - Office is closed

JULY 2020

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---------------------|-----------------------|----------------------------|---------------------|-------------|--------------|-----|
| | | | 1 D-8/4 & 8/5 | 2 CENSUS | 3 HOLIDAY | 4 |
| 5 A-8/4 & 8/5 | 6 | 7 | 8 N-8/4 & 8/5 | 9 | 10 | 11 |
| 12 | 13 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 | | |

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