# AGENDA <br> PLANNING \& ZONING COMMISSION REGULAR MEETING <br> THURSDAY, JULY 8, 2021-3:30 PM <br> MCALLEN PUBLIC LIBARARY, ROOMS A\&B, 4100 NORTH 23RD STREET <br> Web: https://zoom.us/join or phone: (346) 248-7799 <br> Meeting ID: 6724231883 

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 from the meeting held on June 16, 2021 and Special Meeting held on June 25, 2021.
2) ELECTION OFFICERS
a) Chairperson
b) Vice-Chairperson
3) PUBLIC HEARING
a) CONDITIONAL USE PERMITS:
1. Request of Tony De La Tejera on behalf of Bada Real Estate LLC, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12', at Lot 1, Millard Warehouse Subdivision No. 2, Hidalgo County, Texas; 2100 Trophy Drive. (CUP2021-0063)
2. Request of Juana M. Mendez, for a Conditional Use Permit, for one year, for a home occupation (daycare), at Lot 9, Block 6, Balboa Acres Subdivision, Hidalgo County, Texas; 2405 Elmira Avenue. (CUP 2021-0060)
3. Request of Andrea G. Ruiz, for a Conditional Use Permit, for one year, for a home occupation (Notary Office), at Lot 51, Arthur Terrace Subdivision, Hidalgo County, Texas; 6208 North 36th Street. (CUP 2021-0061)
b) REZONING:
4. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. (REZ2021-0033) (TABLED: 6/16/2021)
4) CONSENT:
a) Oxford Homes Subdivision, 2417 Oxford Avenue, Subhash \& Sarojini Bose LP, (SUB2021-00055) (FINAL) RDE
b) The Grove Subdivision, 500 South Ware Road, Tomas Gutierrez Jr., (SUB2019-0027) (FINAL) IG
c) Cascada At Tres Lagos Phase II, No Address at this time, Rhodes Development, INC. (SUB2021-0023) (FINAL) M\&H
d) 495 Commerce Center Phase XIII, 1101 East Laurel Avenue, 495 Lakeview Properties LTD, (SUB2020-0003)(FINAL)SEC
5) SITE PLAN:
a) Revised site plan approval for Lot 2, Bicentennial Crossing Subdivision, Hidalgo County, Texas; 3601 N. Bicentennial Blvd. (SPR2021-0026)
6) SUBDIVISIONS:
a) 4700 Ware Subdivision, 4920 North Ware Road, Rhodes Development, INC.(SUB20210041) (REVISED PRELIMINARY) M\&H (TABLED 6/16/2021)
b) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Antonio M. Aguirre Jr. (SUB2021-0048) (REVISED PRELIMINARY) RDE
c) Pioneer Estates Subdivision, 9400 North Shary Road, JoAnn Schoening Leibowitz (SUB2021-0066) (PRELIMINARY) MAS
d) Avanti Legacy Violet Parc, 4601 North McColl Road, Roberto Aura Salazar, (SUB20210068) (PRELIMINARY) CE
e) The Hills At Sharyland, 9200 North Shary Road, JoAnn Schoening Leibowitz, (SUB20210067) (PRELIMINARY) MAS
f) Just A Closet \#8, 4200 North Ware Road, Just A Closet \#8, LLC (SUB2021 0069) (PRELIMINARY) IG

## 7) INFORMATION ONLY:

a) City Commission Actions: June 28, 2021

## ADJOURNMENT:

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

The McAllen Planning and Zoning Commission convened in a Regular Meeting \& Public Hearing on Thursday, June 16, 2021 at 3:32 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

| Present: | Daniel Santos Michael Hovar Michael Fallek Gabriel Kamel Jose Saldana | Vice-Chairperson <br> Member <br> Member <br> Member <br> Member |
| :---: | :---: | :---: |
| Absent: | Marco Suarez | Member |
| Staff Present: | Isaac Tawil | City Attorney |
|  | Austin Stevenson | Assistant City Attorney |
|  | Michelle Rivera | Assitant City Manager |
|  | Edgar Garcia | Planning Director |
|  | Luis Mora | Planning Deputy Director |
|  | Juan Martinez | Development Coordinator |
|  | Rodrigo Sanchez | Senior Planner |
|  | Omar Sotelo | Senior Planner |
|  | Jose Humberto De La Garza | Planner III |
|  | Berenice Gonzalez | Planner III |
|  | Carlos Garza | Planner II |
|  | Kaveh Forghanparast | Planner II |
|  | Porfirio Hernandez | Planning Technician II |
|  | Jacob Salazar | Planning Technician I |
|  | Julian Hernandez | Planning Technician I |
|  | Magda Ramirez | Administrative Secretary |

CALL TO ORDER- Mr. Daniel Santos - Vice Chairperson
Meeting held via Teleconference and Video Conference.

## PLEDGE OF ALLEGIANCE

INVOCATION- Michael Hovar

1) MINUTES:
a) Minutes for Regular Meeting held on June 3, 2021

The minutes for the regular meeting held on June 3, 2021 were approved as submitted. The motion to approve was made by Mr. Juan Saldana and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

Planning and Zoning Commission Meeting

## 2) PUBLIC HEARING:

## a) CONDITIONAL USE PERMITS:

> 1. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar at LOT A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. (CUP2021-0053)

Mr. Garza stated that the property is located along the north side of Nolana Avenue between North $4^{\text {th }}$ and North $6^{\text {th }}$ Streets, 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. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. A renewal was not done for the year 2012. Code Enforcement issued a notice of violation at the time. The last permit renewal was approved for one year on March 25, 2020 by the City Commission with a variance to the distance requirement.

The applicant is proposing to continue to operate a bar/pool hall (Fast Eddie's) from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays.
The Health Department and Fire Department has inspected the establishment and found it to be in compliance. Attached is the police report from June 01, 2020 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:
a) The property line of the lot of the above mentioned business 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 business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North $4^{\text {th }}$ Street, and North $6^{\text {th }}$ Street. The existing gates on North $4^{\text {th }}$ Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
c) The abovementioned business 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

Planning and Zoning Commission Meeting
June 16, 2021
Page 3
center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed $11,875 \mathrm{sq}$. ft. bar/pool hall requires 149 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, as per section 138-400(a) of the OffStreet Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

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

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit. There was no opposition. Mr. Mark Montalvo(via zoom) stated his concerns on recommendation of allowing the current business to stay open being that it has been open for over 22 years.

Being no discussion, Board Member Michael Hovar moved to recommend disapproval with a favorable recommendation. Board Member Gabriel Kamel seconded the motion along with five members present and voting.
2. Request of Misty M. Gracia, for a Conditional Use Permit, for one year, for a Smoke Shop at Lot 5, The District at McAllen Subdivision, Hidalgo County, Texas; 3200 North McColl, Suite 110. (CUP2021-0059)

Mr. Garza stated that the property is located on the northwest corner of the intersection of North McColl Road and East Fern Avenue. The subject property is zoned C-3 (general business) District. There is C-3 district zoning to the north, south, east, and west. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail smoke shop (Smoking Hot) out of an approximate 660

Planning and Zoning Commission Meeting
June 16, 2021
Page 4
sq. ft. lease space, which is part of a multi-tenant commercial building. The proposed days and hours of operation are Monday through Sunday from 10:00 a.m. to 12:00 a.m. The commercial plaza is a mixture of retail and vacant suites The proposed 660 sq. ft. smoke shop requires 2 parking spaces, there are a total of 48 parking spaces provided as part of a common parking area.

The Fire and Health Departments have inspected the proposed location and the property is in compliance with applicable code requirements. The Planning Department has received no complaints regarding the proposed use as a smoke shop. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft . of a residential zone to the northeast;
2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North McColl Road and does not generate traffic into residential areas;
3) The abovementioned businesses must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 660 sq. ft. smoke shop requires 2 parking spaces, there are 48 total parking spaces provided on the submitted site plan;
4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

Planning and Zoning Commission Meeting
June 16, 2021
Page 5
Staff recommends disapproval of the request based on non-compliance with requirement \#1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, Jesus Barba did provide a letter(via mail), acting as council for the neighboring property owners stating they oppose, wishing not to grant the Conditional Use Permit.

After a brief discussion, Board member Mr. Gabriel Kamel moved to recommend disapproval with a favorable recommendation. Board member Mr. Michael Hovar seconded the motion, which was approved with 5 members present and voting.
3. Request of Adrian G. Garcia, Jr. for a Conditional Use Permit, for life of the use, for an Institutional Use (barber school) at Lots 4 and 5, McAllen Northwest Industrial Subdivision No.2, Hidalgo County, Texas; 5000 North 23rd Street, Suite E. (CUP2021-0057)

Mr. Forghanparast stated that the subject property was located on the east side of North $23^{\text {rd }}$ Street, between Industrial Drive and Brand Drive. It had 473.28 ft . of frontage along North $23{ }^{\text {rd }}$ Street with a depth of 280 ft . for a lot size of 3.042 acres. McAllen Northwest Industrial Subdivision was recorded on March 1, 1999, and Texas Plaza was built in 2002 according to the Appraisal District records. The applicant was requesting a conditional use permit for an institutional use (barber school) for Suite E.

The property was zoned I-1 (light industrial) District. The adjacent zoning was I-1 (light industrial) District to the north, east and south, R-3A (multifamily residential apartment) District to the west, and C-3 (general business) District to the northwest and southwest. Surrounding land uses included Move It Self Storage, Kingwood Village Plaza, offices, Tru Fit Athletic Clubs, and vacant land. An institutional use was allowed in I-1 District with a conditional use permit and in compliance with requirements.

The applicant was proposing to remodel the existing suite to operate a barber school from a 2,550 sq . ft . lease space. The proposed days and hours of operations were Monday through Friday from 9 am to 9 pm . There will be a classroom, an office, a breakroom, and a closet, in addition to the seating area. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 7 parking spaces were required, of which one parking spaces must be van accessible with an 8 ft . aisle. The required parking spaces were provided by joint parking area for Lots $4 \& 5.161$ parking spaces were provided at the front of the plaza and 43 at the rear for a total number of 204 parking spaces, 8 of which were van accessible. Staff had not received any complaints to the Conditional Use Permit request.

Fire Department inspection was still pending. 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 proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property fronted North $23{ }^{\text {rd }}$ Street;
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; 7 parking spaces were required for the barber school, and a total of 137 parking spaces were required for the plaza (based on $5,100 \mathrm{sq}$. ft. of restaurant space, $3,910 \mathrm{sq}$. ft . of office space, and 22,270 sq. ft. of commercial space). 161 parking spaces were provided at the front of the plaza and 43 at the rear for a total number of 204 parking spaces, 8 of which were van accessible. Should the number of offices and classrooms increase, then additional parking will be required;
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 those allowed by the Fire Marshal and Building Official at the time of permit issuance; The maximum capacity for Suite E was 25 persons; and
7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft . opaque fence.

Staff recommended approval of the request, for life of the use, subject to compliance with Sections 138-118 and 138-400 of the Zoning Ordinance, Building Permit, and Fire Department requirements.

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Board member Mr. Michael Hovar moved to approve with the conditions noted. Board member Mr. Juan Saldana seconded the motion, which was approved with five members present and voting.

## b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: 21.288 acres out of Lots 475 and 465, John H. Shary Subdivision, Hidalgo County, Texas; 10300 North Shary Road. (REZ2021-0001)

Planning and Zoning Commission Meeting
June 16, 2021
Page 7
Mr. Forghanparast stated that the property was located on the east side of North Shary Road, approximately $1,860 \mathrm{ft}$. south of Mile 7 Road. The tract had 1,173.76 ft. of frontage along North Shary Road with a depth of 820 ft . for a lot size of 21.288 acres.

The tract was outside the City limits and was undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District wouold become effective upon the annexation of the tract into the City. The applicant was requesting R-1 District for a proposed 92 -lot subdivision under the name of The Ravenna Subdivision which was approved in preliminary form on January 5, 2021, by the Planning and Zoning Commission.

The adjacent zoning was R-1 (single-family residential) District to the west. The properties to the north, south, and east of the subject property were outside McAllen City limits.

The property was vacant. Surrounding land uses included Sharyland Pioneer High School, singlefamily residences, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Suburban Residential, which was comparable to R-1 District.

The development trend for this area along North Shary Road was single-family residential.
The tract had been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. A subdivision application for the subject property was submitted on December 11, 2020, which was approved in revised preliminary form on January 5, 2021, by the Planning and Zoning Commission. An annexation and initial zoning requests for the subject property were scheduled to be heard at the City Commission meeting of July 12, 2021.

The requested zoning conformed to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also followed the R-1 zoning and development trend of the surrounding area.

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

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

Staff had not received any calls or emails in opposition to the rezoning request.
Staff recommended approval of the initial zoning request to R-1 (single-family residential) District.

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request, there were none.

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

Planning and Zoning Commission Meeting
June 16, 2021
Page 8
2. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 4.79 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (rear). (REZ2021-0030) (WITHDRAWN)

No discussion, case was withdrawn.
3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. (REZ2021-0033)
Staff requested item to be tabled to re-notice the rezoning. Board member Michael Hover moved to approve with Board member Mr. Gabriel Kamel seconding the motion with five members present and voting.

## 3) CONSENT:

## a. Acqualina At Tres Lagos Phase I, 6601 Tres Lagos Boulevard, Rhodes Development Inc.(SUB2021-0033)(FINAL)M\&H

Ms. Gonzalez stated Tres Lagos Boulevard: 100-149.76 ft. ROW,Paving: 65 ft . Curb \& gutter: both sides. City of McAllen Thoroughfare Plan Interior streets: 50 ft . ROW Paving: 32 ft . Curb \& gutter: both sides City of McAllen Thoroughfare Plan, Paving Curb \& gutter. 800 ft . Block Length: common areas and access walks/drives provided. Subdivision Ordinance: Section 134-118 600 ft . Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Subdivision Ordinance: Section 134-105. Front: 20 ft . minimum or greater for setbacks. Zoning Ordinance: Section 138-356. Rear: 11 ft . or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft . or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft . or greater for easements. Section 138-356. Garage: 18 ft . except where greater setback is required, greater setback applies. Zoning Ordinance: Section $138-356$. All setbacks are subject to increase for easements or approved site plan. 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. Subdivision Ordinance: Section 134-120
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, 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard. City's Access Management Policy. Common Areas, private Streets must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance 138-168 for private

Planning and Zoning Commission Meeting
June 16, 2021
Page 9
subdivisions. Lots fronting public streets: Access to subdivision from Tres Lagos Boulevard which is being dedicated by separate instrument. Zoning Ordinance: Section 138-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft . requirement and 54 ft . on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Land dedication in lieu of fee: Must be in compliance with agreement. Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording. Master Trip Generation has been approved. Master TIA is under review to determine if any improvements are needed. Master TIA is under review to determine if any improvements are needed. Comments: 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 February 17, 2021 is labeled "Aqualina" and the subdivision was approved as "Acqualina", revise plat or application as needed.

Staff recommends approval in final form, subject to conditions noted.
Being no discussion, Board member, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

## b. World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP(SUB2021-0061)(FINAL)CLH

Ms. Gonzalez stated Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW. Paving: 40 ft . Curb \& gutter: both sides. City of McAllen Thoroughfare Plan. 800 ft . Block Length. Subdivision Ordinance: Section 134-118. ROW: 24 ft . Paving: 24 ft . Alley/service drive easement required for commercial properties. Plat note provided indicating the required 24 ft . service drive will be provided and reviewed during site plan approval. Subdivision Ordinance: Section 134-106. Front: 25 ft . or greater for approved site plan or easements or in line with the average setback of existing buildings, whichever is greater. Zoning Ordinance: Section 138-356. Rear: in accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: in accordance with the zoning ordinance, or greater for approved site plan or easements. Zoning ordinance: Section 138-356. ALL SETBACKS ARE SUBJECT TO increase for easements or approved site plan. 4 ft . wide minimum sidewalk required on Dallas Avenue. Subdivision Ordinance: Section 134-120. 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. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section 138-1. Minimum lot width and lot area. Zoning

Planning and Zoning Commission Meeting
June 16, 2021
Page 10
Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020. Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording. Pending clarification on number of units proposed. Trip Generation approved per Traffic Department, no TIA is required. Comments: Must comply with City's Access Management Policy. Money must be escrowed if improvements are not built prior to recording. Engineer submitted a variance request to allow a 38 ft . back to back paving in lieu of adding the corresponding 1 ft . to complete the required 40 ft . of paving scheduled for City Commission review at the meeting of June 28, 2021.

Staff recommends approval of the subdivision in final form, subject to clarification on the requested variance.

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

## 4) SUBDIVISIONS:

a) Vida Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD.(SUB20210063)(PRELIMINARY)STIG

Mr. De la Garza stated North Shary Road (FM 494): 30 ft . ROW dedication for 60 ft . ROW from centerline for 120 ft . of total ROW. Paving: By the state Curb \& gutter: By the state. Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to final. Include "North" and "(FM 494)" on all "Shary Road" references. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Auburn Avenue (5 Mile Line-FM 676): 20 ft . dedication for 60 ft . from centerline for 120 ft . ROW. Paving: by the state Curb \& gutter: by the state. Monies must be escrowed if improvements are not built prior to recording. Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to final. Please revise street name as shown above prior to final. COM Thoroughfare Plan. Internal N/S Street (Vida Street): 60 ft . ROW. Paving: 40 ft . Curb \& gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Street name will be revised prior to final to comply with City's policy.
Please show cul-de-sac ROW to verify compliance with minimum requirements. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft . ROW back-of-curb around cul-de-sac. Subdivision Ordinance: Section 134-105. Paving Curb \& gutter. 600 ft . Maximum Cul-de-Sac: Please show cul-de-sac length to verify compliance with requirements prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or on line with existing structures or approved site plan. Lots 1-14: 10 ft . or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Rear: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Lots 1-14: 10 ft . or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106 Interior Sides: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater

Planning and Zoning Commission Meeting
June 16, 2021
Page 11
for easements or approved site plan. Lots 1-14: In Accordance with Zoning Ordinance or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots $1-14$, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Corner: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Lots 1-14: 10 ft . or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Garage: Commercial Lot east of Lots 1-7: N/A Lots 1-14: 18 ft . except where greater setback is required, greater setback applies. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots $1-14$, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. 5 ft . wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft . minimum wide sidewalk along both sides of all interior streets. Plat note must be added as shown above prior to final. 5 ft . sidewalk requirement as per Engineering Dept. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time.ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft . minimum wide sidewalk along both sides of all interior streets. Plat note must be added as shown above prior to final. 5 ft . sidewalk requirement as per Engineering Dept. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line-FM 676). Please revise plat note \#11 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Requirement subject to change after annexation and initial zoning processes are finished. Landscaping Ordinance: Section 110-46
Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676). Please add plat note as shown above prior to final. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement subject to change after annexation and initial zoning processes are finished. Please clarify number of units proposed per lot for Lots 1-14 prior to final to assure compliance with requirements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common/Detention Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document to be recorded si* Lots fronting public streets. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Zoning Ordinance: 1381multaneously with plat. Subdivision Ordinance: Section 110-72. * Existing: ETJ Proposed: C-3 and R-3A. Annexation and initial zoning approved by Planning and Zoning Board at their June 3, 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Requirements such as setbacks, buffers, accesses, etc. will be finalized after these processes are

Planning and Zoning Commission Meeting
June 16, 2021
Page 12
finished. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by Planning and Zoning Board at their June 3, 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Requirements such as setbacks, buffers, accesses, etc. will be finalized after these processes are finished. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Must comply with City's Access Management Policy .Requirements such as setbacks, buffers, accesses, etc. will be finalized after annexation and initial zoning are finished prior to final plat review. Please clarify number of units proposed per lot for Lots 1-14 prior to final to assure compliance with requirements.Annexation and initial zoning approved by Planning and Zoning Board at their June 3, 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Please show cul-de-sac ROW to verify compliance with minimum requirements. As per Fire Department, minimum 96 ft . paving face-to-face with 10 ft . ROW back-of-curb around cul-desac. As per Fire Department, number of accesses required will be determined based on number of units proposed prior to final. Please clarify if subdivision is proposed to be public or private. Private subdivision might trigger a second access depending on the amount of dwelling units. Show lot dimension on north boundary of commercial lot and everywhere applicable prior to final.

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

Being no discussion, Board member Mr. Jose Saldana moved to approve. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.
b) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc. (SUB2021-0041)(REVISED PRELIMINARY) M\&H

As per the applicants request, no action is to be taken at this time, TABLED.
Being no discussion and item being tabled, Board member Mr. Gabriel Kamel moved to approve. Mr. Michael Fallek seconded the motion, which was approved with five members present and voting.
c) Northwood Trails Block I, 10100 North 29 ${ }^{\text {th }}$ Street, Red Rock Real Estate Development Group(SUB2021-0050)(Final)QHA

Mr. De la Garza stated North 29th Street (Rooth Road): 30 ft . of dedication for 50 ft . from centerline for100 ft. total Paving: 65 ft . Curb \& gutter: Both sides must escrow monies if improvements are not built prior to recording. Please contact Utilities Department to clarify 15 ft . SWSC easement

Planning and Zoning Commission Meeting
June 16, 2021
Page 13
prior to recording. City of McAllen Thoroughfare Plan E/W Collector (South Boundary): 60 ft . required ROW, 50 ft . ROW are proposed to be dedicated by this subdivision: the other 10 ft . will be dedicated when the property to the south develops. Paving: 40 ft . are proposed to be paved by this subdivision Curb \& gutter: Both sides Must escrow moneys if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105 Entrance Streets: 60 ft . of ROW. Paving: 40 ft. Curb \& gutter: Both sides Must escrow monies if improvements are not built prior to final. Submit any applicable gate details revisions for staff to review prior to recording. Gate details may increase ROW required prior to recording. Subdivision Ordinance: Section 134-105 Internal Streets: 50 ft . ROW Paving: 32 ft . Curb \& gutter: Both sides Must escrow monies if improvements are not built prior to recording. Submit any applicable gate details revisions for staff to review prior to recording. Gate details may increase ROW required prior to recording* 800 ft . Block Length. Engineer submitted a letter on March 23, 2021 requesting a variance to allow a block length greater than the maximum 800 ft . allowed for blocks from Lots $1-10$ and Lots 29-40. Variance approved by P\&Z at their April 6, 2021 meeting and by the City Commission at their April 26, 2021 meeting. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134105. Subdivision Ordinance: Section 134-105. Front: 25 ft . or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft . except 25 ft . for double fronting lots or greater for easements. Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft . instead of the required 25 ft . for Lots 1-10 and 41-46. P\&Z Board approved variance as requested to 10 ft . double fronting setback or greater for easements instead of the required 25 ft . Plat note \#4 still shows " 25 ft . setback for double fronting lots". Please clarify if approved variance will be applied to this subdivision prior to recording. Zoning Ordinance: Section 138-356. Interior sides: 6 ft . or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft . or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft . except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 4 ft . wide minimum sidewalk required on North 29th Street, along E/W collector road along south boundary, and on both sides of all interior streets. Please revise plat note \#9 as shown above Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and along south property line. Landscaping Ordinance: Section 110-46 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. City's Access Management Policy. * Front: 25 ft . or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft . except 25 ft . for double fronting lots or greater for easements. Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft . instead of the required 25 ft . for Lots 1-10 and 41-46. P\&Z Board approved variance as requested to 10 ft . double fronting setback or greater for easements instead of the required 25 ft . Plat note \#4 still shows " 25 ft . setback for double fronting lots". Please clarify if approved variance will be applied to this subdivision prior to recording. zoning Ordinance: Section 138-356 Interior sides: 6 ft . or greater for easements. Zoning Ordinance: Section 138-35. Corner: 10 ft . or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft . except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft . Wide minimum sidewalk required on north 29th Street, along E/W collector road along south boundary, and on both sides of all interior streets. Please revise plat note \#9 as shown above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer

Planning and Zoning Commission Meeting
June 16, 2021
Page 14
required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and along south property line. Landscaping Ordinance: Section 11046. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. City's Access Management Policy. Common Areas, any private streets/drives, gates, detention/common areas, must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document will be recorded simultaneously with subdivision plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: Section. 138-356. ZONING/CUP. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Board approved a rezoning request for R-1 (single-family residential) at their December 16, 2020 meeting and City Commission approved it at their January 11, 2021 meeting. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. As per Traffic Department, TG approved for this phase only. When adjacent properties develop, a TIA will be requested. Must comply with City's Access Management Policy. Indicate dimensions of HCID No. 1 Main Canal ROW located north of proposed subdivision prior to final. As per Public Works, confirm right-of-way access to Northwest Blue Line Drain Ditch to allow for maintenance operations and outline County access road prior to recording. As per Traffic and Fire Departments, submit revised gate details for staff to review prior to recording. Any abandonments required will have to be finalized prior to final plat review. Any additional staff requirements must be revised and met prior to recording such as drainage, traffic, etc.

Staff recommends approval of the subdivision in final form subject to conditions noted.
Being no discussion, Mr. Jose Saldana moved to approve. Mr. Garbriel Kamel seconded the motion, which was approved with five members present and voting.
d) 7-11 (Ware Road) Subdivision, 1520 South Ware Road \& 1308 South Ware Road, Sunoco Retail, LLC(SUB2021-0060) (PRELIMINARY) MAS

Ms. Gonzalez stated S. Ware Road (FM 2220): Dedication as needed for 60 ft . from centerline for 120 ft . ROW Paving: by the state Curb \& gutter: by the state. City of McAllen Thoroughfare Plan. Label centerline and ROW on both sides of centerline U.S. Expressway 83 (Interstate 2) - 320 ft . ROW existing. ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106Front: Ware Road (FM 2220): 60 ft . or greater

Planning and Zoning Commission Meeting
June 16, 2021
Page 15
for approved site plan or easements. Existing plat provides for a 60 ft . setback or greater for approved site plan U.S. Expressway 83 (Interstate 2): 75 ft . or greater for approved site plan or easements. Proposing 50 ft . setback or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 5 ft . wide minimum sidewalk required on Ware Road (FM 2220) and U.S. Expressway 83 (I2) Subdivision Ordinance: Section 134-120. 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. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Per Traffic Department, all curb cuts will be honored; if relocation is needed a variance to the Access Management Policy will be required. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. It appears approximately the west 110 ft . of Ware Road Investments Subdivision was excluded from this lot. Please clarify prior to final approval to avoid creating a landlocked parcel. Zoning Ordinance: Section 138-356 Minimum lot width and lot area. Zoning Ordinance: 138-1 Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. * Trip Generation to determine if TIA is required, prior to final plat Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Label centerline and show ROW on both sides. Service drive may be required to extend once adjacent properties to develop, or note will be required on plat indicating it will be reviewed with site plan. New proposed subdivision requires to vacate the Ware Road Investments Subdivision plat to remove any established conditions differing from the proposed. It appears approximately the west 110 ft . from Ware Road Investments Subdivision was excluded from this lot. Please clarify prior to final approval to avoid creating a landlocked parcel. Reference documents for the 60 ft . ROW claimed by HC Irrigation District \#1, if an abandonment is needed, it will have to be finalized prior to final approval.

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

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.
e) Monette Subdivision, 6320 North Taylor Road, Lourdes Lerma.(SUB2021-0062) (PRELIMINARY)SE

Ms. Gonzalez stated that Lark Ave.: 50 ft . from centerline for 100 ft . ROW
Paving: 65 ft . Curb \& gutter: both sides. Owner must escrow monies for improvements if not built prior to recording. Project engineer to submit document for 50 ft . Save \& Except along Lark Ave. Label centerline to determine ROW dedication prior to final. City of McAllen Thoroughfare Plan N. Taylor Road: 40 ft . from centerline for 80 ft . ROW. Paving: 52 ft . 65 ft . Curb \& gutter: both sides Owner must escrow monies for improvements if not built prior to recording. Project engineer to

Planning and Zoning Commission Meeting
June 16, 2021
Page 16
submit document regarding the 40 ft. Save \& Except along N. Taylor Road. Label centerline to determine ROW dedication prior to final. City of McAllen Thoroughfare Plan. 800 ft . Block Length Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-10 ROW:20 ft. Paving: 16 ft . Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: - N. Taylor Rd.: 40 ft . or greater for approved site plan or easements Zoning Ordinance:Section 138-356 Rear: In accordance with the zoning ordinance or greater for approved site plan or easements Zoning Ordinance: Section 138356 Interior sides: In accordance with the zoning ordinance or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Corner: (Lark Avenue - Mile 4 N. Road): 40 ft . or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Garage: 18 ft . except where greater setback is required, greater setback applies Zoning Ordinance: Section 138356. All setbacks are subject to increase for easements or approved site plan. 4 ft . wide minimum sidewalk required on N. Taylor Road and Lark Avenue (Mile 4 North Road). Subdivision Ordinance: Section 134-120 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 on Lark Avenue (Mile 4 North) and Lark Avenue. Landscaping Ordinance: Section 110-46 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46
Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Lots fronting public streets Zoning Ordinance: Section 138-356 Minimum lot width and lot area Zoning Ordinance: 138-1 Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Park Fee of $\$ 700$ per dwelling unit lot, to be paid prior to recording. Engineer to clarify number of proposed units to determine fee to be paid prior to recording. Trip Generation has been honored, no TIA is required per Traffic Department. Comments: Must comply with City's Access Management Policy Show centerline to determine if any ROW dedication is needed prior to final approval A subdivision plat for this property was previously filed and approved in preliminary form by the P\&Z Board on September 17, 2019; therefore, approval was expired and a new subdivision was required since no extension was requested. Street light layout required by Traffic Department.

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

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

## f) Onyx Plaza, 201 Norht Ware Road, Valhe Real Estate Holdings Family, LTD. Partnership(SUB2021-0014)(REVISED PRELIMINARY)SEC

Ms. Gonzalez stated N. Ware Road (FM 2220): 120 ft . ROW Paving: 65 ft . Curb \& gutter: by the state City of McAllen Thoroughfare Plan Beech Avenue: 50 ft . ROW Paving: 32 ft . Curb \& gutter: Both sides City of McAllen Thoroughfare Plan Escrows are needed if improvements are not built

Planning and Zoning Commission Meeting
June 16, 2021
Page 17
prior to recording Cedar Avenue: 5 ft . dedication required for 60 ft . ROW Paving: 40 ft . Curb \& gutter: both sides. Revise plat to show the 5 ft . required dedication for Cedar Avenue Escrows are needed if improvements are not built prior to recording City of McAllen Thoroughfare Plan. ROW: 25 ft . Paving: 25 ft . Alley/private service drive easement required for commercial properties Label easement dedicated by plat as private. Subdivision Ordinance: Section 134-106. Front - N. Ware Road (FM 2220): 60 ft. Revise street name on plat note, include FM 2220 Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easement or approved site plan. Revise plat as noted above Zoning Ordinance: Section 138-356. Interior Sides: 10 ft . or greater for easements or approved site plan Revise plat as noted above Zoning Ordinance: Section 138-356. Side corner: 10 ft . or greater for easement or approved site plan. Revise plat as noted above Zoning Ordinance: Section 138-356All setbacks are subject to increase for easements or approved site plan 5 ft . wide minimum sidewalk required on N . Ware Road and a 4 ft . wide sidewalk is required on Beech Avenue and Cedar Avenue. Subdivision Ordinance: Section 134-120. 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. Landscaping Ordinance: Section 110-46 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Rd. Note required on plat as noted above.City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Zoning Ordinance: Section 138-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 \& C-3L Proposed: C-3L Rezoning application to be reviewed at the March 2, 2021 by the Planning and Zoning Committee; and on March 22, 2021 by City Commission.Rezoning Needed Before Final Approval. Trip Generation required per Traffic Department to determine if TIA is required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Revise plat to show dedication required along Cedar Avenue accordingly prior to final approval. Rezoning application scheduled for review at the Planning and Zoning meeting of March 2, 2021 and March 22, 2021 for City Commission. Subdivision name was revised from Rubi Plaza to now Onyx Plaza.

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

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

## g) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erika J. Mora(SUB20200048) (REVISED PRELIMINARY)(TABLED ON 6/3/2021)M\&H

Meldon \& Hunt, Ruben James, requested for item to be tabled.

## 5) DISCUSSION:

a. Commissioner Pepe Cabeza de Vaca addressed the board.

Planning and Zoning Commission Meeting June 16, 2021
Page 18
b. Planning Director Edgar Garcia announced special meeting to be held before the Planning and Zoning Regular Commission Meeting scheduled for July 8, 2021.
c. Mr. Garcia also updated Commission regarding zoom meetings that will continue to be available for public view. City Attorney, Isaac Tawil also addressed the board with information.

## ADJOURNMENT:

There being no further business to come before the Planning \& Zoning Commission, Board Member, Michael Hovar adjourned the meeting at 4:19 p.m. and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

[^0]ATTEST:
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen
The McAllen Planning and Zoning Commission convened in a Special Meeting, Friday, June 25, 2021 at 3:34p.m. in the McAllen Development Center, Executive Conference Room at 311 N. $15^{\text {th }}$ Street, Planning Department, McAllen, Texas

| Present: | Daniel Santos | Vice-Chairperson |
| :--- | :--- | :--- |
|  | Michael Hovar | Member |
|  | Michael Fallek | Member |
|  | Gabriel Kamel | Member |
|  | Jose Saldana | Member |
|  | Gabriel Kamel | Member |
| Staff Present: | Isaac Tawil | City Attorney |
|  | Michelle Rivera | Assitant City Manager |
|  | Edgar Garcia | Planning Director |
|  | Luis Mora | Planning Deputy Director |
|  | Jose Humberto De La Garza | Planner III |
|  | Berenice Gonzalez | Planner III |
|  | Magda Ramirez | Administrative Secretary |

## CALL TO ORDER- Mr. Daniel Santos - Vice Chairperson

Meeting held via Teleconference and Video Conference. PLEDGE OF ALLEGIANCE<br>INVOCATION- Michael Fallek

1) SUBDIVISIONS:
a) Kalo Subdivision, 2609 Monte Cristo Road, Gerardo \& Yolanda Ordonez(SUB2021-0065)(PRELIMINARY)REG

Ms. Gonzalez stated N. Monte Cristo Road (FM 1925): 35 ft . additional ROW required for 75 ft . from centerline for 150 ft . ROW Paving: by the state Curb \& gutter: by the state. Thoroughfare Plan. There are 10 ft . shown along the north boundary not labeled; identify as needed and label any proposed ROW as "dedicated by this plat" Show property line from centerline after accounting for any ROW dedication and label accordingly. Provide document number for the HCID \#1 75 ft . easement. Also, show its limits since it is not clear how far it extends. Agreement with HID \#1 may be required and/or land acquisition may be required since it appears this property does not front a public street. Resolve any dedication issues within HCID \#1 prior to final approval. E/W 1/4 Mile Road: 60 ft . ROW Paving: 40-44 ft. Curb \& gutter: both sides. Thorough fare plan. Revise plat to reflect dedication for 60 ft . ROW as required prior to final approval. 800 ft . Block Length . Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Alleys ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: Proposing 60 ft . or greater for easements. Zoning Ordinance: Section 138-356. Rear: 60 ft . or greater for easements. Zoning Ordinance: Section 138-356. Show document number for the 40 ft . HCID\#1 ROW easement shown in the rear portion of the lot. Also, show its limits. Sides: 15 ft . or greater for easements Revise as noted above Provide document number for any existing easements and label accordingly prior to final approval. Garage: 18 ft . or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft . wide minimum sidewalk

Planning and Zoning Special Commission Meeting June 25, 2021
Page 2
required on Monte Cristo Road (FM 1925) and 4 ft . wide sidewalk required along $1 / 4$ mile road Subdivision Ordinance: Section 134-120. Revise Note \#22 as noted above. 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. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134168. * Lots fronting public streets. Zoning Ordinance: 138-1. It appears this property does not front a public street. Provide a document number for the 75 ft . ROW owned by HCID \#1 to determine if land acquisition is required from the District. Minimum lot width and lot area Zoning Ordinance: Section. 138-356. Existing: ETJ Proposed: ETJ Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Property is located in the ETJ. Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording. Must comply with City's Access Management. Revise legal description shown for adjacent properties. Show adjacent properties' boundary lines. Depot Road is shown on the east side of the proposed plat. It appears there is land missing. i.e. Wilsher Subdivision is not identified on plat. Revise accordingly prior to final approval. Provide document number for the ROW owned by HCID \#1 along the north and south boundary. Revise street name for N. 29th Street (N. Rooth Road) and N. 23rd Street (FM 1926) on vicinity map, and revise vicinity map to reflect any recently recorded plats that ought to be referenced.

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

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

## ADJOURNMENT:

There being no further business to come before the Planning \& Zoning Commission, Board Member, Mr. Marco Suarez adjourned the meeting at 3:37 p.m. and Mr. Michael Fallek seconded the motion, which carried unanimously with six members present and voting.

Vice-Chairperson, Daniel Santos
ATTEST:
Magda Ramirez, Administrative Assistant

## ELECTIONS

## CHAIRPERSON

## VICE-CHAIRPERSON

## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 25, 2021
SUBJECT: REQUEST OF TONY DE LA TEJERA ON BEHALF OF BADA REAL ESTATE LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' X 12', AT LOT 1, MILLARD WAREHOUSE SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS; 2100 TROPHY DRIVE. (CUP2021-0063)

## BRIEF DESCRIPTION:

The subject property is located between Trophy Drive and Brand Drive, 1,970.36 ft. east of North $23^{\text {rd }}$ Street. The tract has 956 ft . of frontage along Trophy Drive, 763.556 ft . of frontage along Brand Drive, and a depth of 841.67 ft . for a lot size of 16.1867 acres.

The property is zoned $\mathrm{I}-1$ (light industrial) District, and the adjacent zoning is $\mathrm{I}-1$ District to the north, south, and west, and A-O (agricultural and open space) District to the east. Surrounding land uses include Duda Sod office, warehouses, La Casa De Mi Padre church, and vacant land. A portable building is allowed in an $\mathrm{I}-1$ District with a Conditional Use Permit and in compliance with requirements.


## REQUEST/ANALYSIS:

The applicant is proposing to utilize a portable building, measuring 24 ft . x 60 ft ., as an office for Duda Sod in the parking lot on the east side of the property. The Fire Department has conducted their inspection, and found the establishment to be in compliance. Millard Warehouse Subdivision No. 2 was recorded on June 18, 1991, and the existing warehouse was built in 1973 according to the Appraisal District records. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

1) Portable buildings must not be used for living quarters. The portable building will be used as an office only;
2) Must be located in such a manner as to have access to a public right-of-way within 200 ft . The property has access to North $23^{\text {rd }}$ Street via Trophy Drive;
3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, 11 additional parking spaces are required for the proposed portable building. The submitted site plan depicts 12 additional parking spaces. The parking lot has to be paved and striped according to Section 138400 of the Zoning Ordinance;
4) Must provide garbage and trash collection and disposal;
5) Must be connected to an approved water distribution and sewage disposal system;
6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

## RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance and Fire Department requirements.



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STTTE Of Tewan NEBeASkA：




1，the unoersigned，chairman of the planning and zoning commission of the city of meallen hereby certify that this subolisiow plat confogms to all reauriements of the subovision
resulations of this city wherein my appoval is reoured．





## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 23, 2021
SUBJECT: REQUEST OF JUANA M. MENDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE), AT LOT 9, BLOCK 6, BALBOA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2405 ELMIRA AVENUE. (CUP2021-0060)

## DESCRIPTION:

The property is located on the south side of Elmira Avenue, approximately 95 ft . west of South $24^{\text {th }}$ Street. The property has 95 ft . of frontage along Elmira Avenue and a depth of 107.5 ft . for a lot size of $10,212.5 \mathrm{sq}$. ft . and it is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions and C-3 (general business) District to the east. Surrounding land uses include single-family residences, Jessie's Meat Market, Iglesia Bautista el Cordero, a car lot and vacant land. A day care is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.


## HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on February 21, 2006. The permit was not renewed in 2007 and was again approved by the Planning and Zoning Commission on November 18, 2008. The permit was not renewed in 2009, and in 2010, the request was approved in July 6, 2010. The Applicant failed to renew the following year (2011) and applied once more in 2012. The permit was renewed
the following year but failed to be renewed in 2014. In April 9, 2015, the request was approved once more for one year, this time; the permit was being renewed annually until 2019. The last permit was issued on October 1, 2019. Applicant fail to renew on 2020, hence the submittal of a new application.

## ANALYSIS:

The applicant is proposing to operate a home day care from the existing 1,200 sq. ft. residence. The hours of operation would be from 7:30 a.m. to 6:30 p.m. Monday through Friday. The applicant is proposing one additional employee on site for the care of 12 children.

The Fire Department has inspected the property and found the establishment to be in compliance. Health Inspection is still pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed must also meet the requirements set forth in Section 138-118(8) of the Zoning Ordinance and specific requirements as follows:

1. Meet the requirements of the Department of Human Services;
2. Provide a fenced in area for outside play of children. A fenced area is provided on site;
3. Provide paved area adjacent to street for pickup and delivery of children. The existing driveway accommodates the two required parking spaces needed for the residential home and required space for the pick-up and drop off of the children;
4. Area used for the day care facility should be clearly secondary to the use of the structure;
5. Person who applies for permit must reside at location for which the permit is granted. The applicant resides at this location;
6. There shall be no more than two (2) day care facilities within 600 ft . of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft .;
7. No more than one day-care shall be located on a dead-end street or cul-de-sac; Elmira Avenue is not in a cul-de-sac; no other daycare exists on this street;
8. Day care facilities shall not be located on a half street or a street that is accessed by a half street; Elmira Avenue is not a half street or a street accessed by a half street;
9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
10. No signs are permitted; No signs are proposed;
11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing one additional employee.
12. The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner. The Applicant is the owner.

## RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(8) of the Zoning Ordinance, Health and Fire Department requirements.




Front Yard


## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 23, 2021
SUBJECT: REQUEST OF ANDREA G. RUIZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (NOTARY OFFICE) AT LOT 51, ARTHUR TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 6208 NORTH 36 ${ }^{\text {TH }}$ STREET. (CUP2021-0061)

## BRIEF DESCRIPTION:

The property is located east of North $36^{\text {th }}$ Street, approximately 233 ft . south of Lark Avenue. The property has 68 ft . of frontage along North $36^{\text {th }}$ Street and a depth of 100 ft . for a lot size of 6,800 sq. ft . and it is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, east and south, C-2 (Neighborhood Commercial) District and R-2 (Duplex- Fourplex) District to the west. Surrounding land uses include multifamily apartment complex, single-family residences, El Rodeo Meat Market and vacant land. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements


## HISTORY:

There is a pending enforcement case for running a business in a residential zone without a CUP. The enforcement case was created in May 25, 2021 and in June 1, 2021; the applicant submitted the CUP application for home occupation for a notary office.

## REQUEST/ANALYSIS:

The applicant is proposing to operate a home notary from an approximately $1,792 \mathrm{sq}$. ft. residence. Business would only take place on the rear part of the house on a 200 sq. ft. area; this area has access through the inside and outside of the residence. Applicant stated that the hours of operation are from Monday through Saturday from 10:00 AM to 2:00 PM. The applicant stated that it would only be per appointment, no walk-ins.

The Fire Department has inspected the residence, and found the property to be in compliance. The home occupation use may not operate until requirements are compliant and the process for a request for a conditional use permit has been completed and approval is granted. 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 home occupation must also comply with requirements set forth in Section 138-118 (a) (1) of the Zoning Ordinance and other specific requirements as follows:

1) The home occupation shall be clearly secondary to the residential use. The applicant lives at the residence.
2) Signs shall not be permitted except a nameplate bearing the person's name or occupation; and attached against the wall of the main building; and not exceeding 2 square feet located within R-2 to R-4 districts. There is no signage proposed.
3) No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
4) No more than 1 additional unrelated employee other than immediate family members residing on the premises shall be permitted. 1 additional employee is proposed.
5) No outside storage of materials or products shall be permitted. There would be no outside storage.
6) Traffic generated by the proposed use shall not exceed $10 \%$ of the average load per hour per street.
7) No retail sales shall be permitted. (items can be delivered).
8) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
9) The proposed use shall take place in the primary residential structure rather than a detached garage or accessory building.
10) The proposed use shall take place at the location specified on the permit.

## RECOMMENDATION:

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






## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 28, 2021
SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 4.112 ACRES OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4200 NORTH WARE ROAD. (REZ2021-0033)

LOCATION: The property is located on the northeast corner of North $34^{\text {th }}$ Street and Primrose Avenue. The tract has 300 ft . of frontage along Primerose Avenue, with a depth of 597.06 ft ., for a lot size of $179,118 \mathrm{sq}$. ft.

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


ADJACENT ZONING: The adjacent zoning is C-3 (general business) District on all directions.
LAND USE: The subject property is currently vacant. Surrounding land uses include Covenant Christian Academy, McAllen Sport Park, Target, a retail commercial plaza, and St. Mary's Plaza.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designate the future land use for the subject property as Urban Center, which is comparable to C-3L (light industrial) District to C-3 (general business) Districts.

DEVELOPMENT TREND: The development trend for this area along north $34^{\text {th }}$ Street is a mix of residential and commercial.

HISTORY: The subject property was zoned A-O (agriculture and open space) District during comprehensive zoning in 1979. A rezoning request for the subject property to $\mathrm{C}-3$ (general business) District was approved by the City Commission, on August 24, 2015 during the city initiated A-O rezoning project.

ANALYSIS: The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the zoning trend along North $34^{\text {th }}$ Street is both commercial and residential.

If the request is approved, it may encourage other property owners to apply for a rezoning to R-3A (multi-family residential apartment) District as well, which will increase the density and traffic in the area.

The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units ( $1,500 \mathrm{sq}$. ft.) per acre to 43 one-bedroom apartment units ( 1000 sq . ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 116 threebedroom units to 172 one-bedroom units.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process. Required parkland dedication or a fee in lieu of land comprising $\$ 700$ per dwelling unit might be required prior to building permit issuance.

Staff has not received any calls or emails in opposition to the rezoning request.
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District.







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

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

Subdivision Name
OXFORD HOMES SUBDIVISION
OXFORD HOMES SUBDIVISION IS LOCATED APPROX
Location AND 23RD STREET，SOUTH OF OXFORD ROAD
City Address or Block Number
Number of lots 49
Existing Zoning $\qquad$ R－1 Proposed Gross acres 14.28 Net acres 10.69 Existing Land UseagriculturalProposed Land Use $\qquad$ RESIDENTIAL $\qquad$ Irrigation District \＃ 1 Residential Replat Yes $\square$ No Commercial Replat Yes $\square$ No ETJ Yes $\square$ No Agricultural Tax Exempt Yes $\square$ No $\quad$ Estimated Rollback tax due Tax Dept．Review
BEING A 14.28 ACRES TRACT OF LAND OUT OF AND FORMING PART OR
PORTION OF LOT 37，LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY＇S SUBDIVISION，HIDALGO COUNTY COUNTY，TEXAS．

Name SUBHASH \＆SAROJINI BOSE LP
Phone $\qquad$
Address 7007 N． 1 ST LANE
City MCALLEN State TEXAS Zip 78504
E－mail SCBOSE7007＠YAHOO．COM
Name SUBHASH \＆SAROJINI BOSE LP
Address 7007 N．1ST LANE
City MCALLEN
Contact Person SUBHASH BOSE
State TEXAS
Phone $\qquad$

E－mail SCBOSE7007＠YAHOO．COM
Name RIO DELTA ENGINEERING
Address 921 S．10TH AVENUE
City EDINBURG State $\qquad$ Zip 78539 Contact Person IVAN GARCIA P．E．，R．P．L．S．
E－mail RIODELTA2004＠YAHOO．COM
Surveyor
Name RIO DELTA ENGINEERING
Address 921 S．10TH AVENUE
City EDINBURG State TEXAS Phone 956－380－515层 RF IV E ED

## Proposed Plat Submittal

$\qquad$ $\$ 225$ Preliminary Review Fee and $\$ 75$ Final Approval Fee Title Report
$\qquad$ $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies
 2 Location Maps
$28 \frac{1 / 2 "}{}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat
$\checkmark$ 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat

## $\checkmark$

 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:

$\checkmark$ Metes and bounds
$\checkmark$ Lots numbered with dimensions and area of irregular lots noted
$\checkmark$ Surrounding platted lots and/or lot lines for uplatted tracts
$\checkmark$ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
$\checkmark$ North arrow, scale and vicinity map
$\checkmark$ 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 $8 \frac{1}{2 \prime \prime}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

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 h que attached written evidence of such authorization. Signature Print Name $\qquad$ , PE,RPLS, $-12 i$ Date


Ivan Claudia
Owner



Reviewed On: 6/28/2021

| SUBDIVISION NAME: OXFORD HOMES |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| Oxford Avenue: 15 ft . of ROW dedication for 40 ft from centerline for 80 ft . of total ROW Paving: 52 ft . Curb \& gutter: Both sides <br> ${ }^{* *}$ Must escrow monies if improvements are not built prior to recording. <br> ***Label ROW on both sides of centerline to verify if any additional dedication is required. <br> ****City of McAllen Thoroughfare Plan | Applied |
| Northgate Lane: 50 ft . ROW <br> Paving: 32 ft . Curb \& gutter: both sides <br> *Owner must escrow monies for improvements not built prior to plat recording ******City of McAllen Thoroughfare Plan | Applied |
| Internal Streets: 50 ft . ROW <br> Paving: 32 ft . Curb \& gutter: Both sides <br> **Must escrow monies if improvements are not built prior to final. <br> ***Subdivision Ordinance: Section 134-105 | Applied |
| Paving ___ Curb \& gutter___ | Applied |
| * 800 ft . Block Length. <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac. <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Subdivision Ordinance: Section 134-106 | NA |
| SETBACKS |  |
| * Front: 25 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 10 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Interior sides: 6 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 ft . or greater for easements <br> ***Zoning Ordinance: Section 138-356 | Applied |
| * Garage: 18 ft . except where greater setback is required; greater setback applies. <br> ***Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |


| SIDEWALKS |  |
| :---: | :---: |
| * 4 ft . wide minimum sidewalk required on Oxford Avenue and both sides of internal streets. <br> ****Subdivision Ordinance: Section 134-120 <br> * 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 Oxford Road <br> **Landscaping Ordinance: Section 110-46 <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Applied <br> Applied <br> Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along Oxford Avenue. <br> **City's Access Management Policy <br> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. <br> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <br> * Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 <br> * 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. <br> **Section 110-72 applies if subdivision is proposed to be public. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 <br> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **HOA will be recorded simultaneously with plat. <br> **Subdivision Ordinance: Section 110-72 | Applied <br> NA <br> NA <br> Required <br> Required <br> Required |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area. <br> **Zoning Ordinance: Section. 138-356 <br> * Lots fronting public streets. <br> **Zoning Ordinance: 138-1 | Compliance |
| ZONING/CUP |  |
| * Existing: R-1 Proposed: R-1 (single family residential) <br> **Zoning Ordinance: Section 138-176 <br> * Rezoning Needed Before Final Approval <br> **Zoning Ordinance: Section 138-176 | Compliance |

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

| PARKS |  |
| :---: | :---: |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, Preliminary plats shows 48 lots are proposed; there fore, $\$ 33,600$ are payable prior to recording. Park fees will be adjusted accordingly if proposed number of lots changes. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, No TIA required. <br> * As per Traffic Department, Trip Generation approved, No TIA required. | Completed |
|  | NA |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy ${ }^{* *}$ As per engineer, subdivision is proposed to be public. <br> ****Label Detention Area with a lot letter or number prior to recording | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |


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1300 Houston Avenue McAllen，TX 78501

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

FROM THE INTERSECTION OF WARE RD．
Location AND U．S．HIGHWAY 832,900 FEET NORTH ON THE WEST SIDE OF WARE RD．
City Address or Block Number 500 S．WARE RD
Number of lots $\qquad$ 2 Gross acres $\qquad$ Net acres 7．15 ACRES $\qquad$
Existing Zoning $\qquad$ Proposed R－3AAND C．3＿Rezoning Applied For $\square$ Yes $\boxtimes$ No Date $\qquad$
 Residential Replat Yes $\square$ No $\otimes$ Commercial Replat Yes $\square$ No凶 ETJ Yes $\square$ No凶 Agricultural Tax Exemption Yes $\square$ No 区 639，DEED RECORDS OF HIDALGO COUNTY．TEXAS：

Name MDM LAND COMPANY，LLC Phone（956）445－7631
Address 2515 COLORADO STREET，SUITE 6
City MISSION State TX＿Zip 78572
E－mail TGUTIERREZ＠MOONRISETRADING．COM

| $\begin{aligned} & \text { む } \\ & \frac{0}{0} \\ & 0 \\ & \hline \mathbf{0} \\ & \vdots \\ & 0 \end{aligned}$ | Name MDM LAND COMPANY，LLC $\qquad$ Phone $\qquad$ <br> Address 2515 COLORADO STREET，SUITE 6 |
| :---: | :---: |
|  | City $\quad$ MISSION State TX $\quad$ Zip 78572 |
|  | Contact Person TOMAS GUTIRREZ JR． |
|  | E－mail TGUTIERREZ＠MOONRISETRADING．COM |
|  | Name IVAN GARCIA，PE．．2R．P．L．S．Phone（956）380－5152 |
|  | Address 921 S． 10 TH AVE． |
|  | City EDINBURG＿State TX Zip 78539 |
|  | Contact Person IVAN GARCIA，P．E．，R．P．L．S． |
|  | E－mail RIODELTA2004＠YAHOO．COM |
| 2 | Name IVAN GARCIA，PE．，R．P．L．S．Phone（956）380－5152 |
|  | Address 921 S ． 10 TH AVE． |

## Proposed Plat Submittal

$\qquad$ $\$ 225$ Preliminary Review Fee and $\$ 75$ Final Approval Fee Title Report
$\qquad$ $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Sealed Survey showing existing structures/easements

[^1] or 3 blueline copies
___ 2 Location Maps $281 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow __ 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad DWG file 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:

$\checkmark$ Metes and bounds
$\checkmark$ Lots numbered with dimensions and area of irregular lots noted
$\checkmark$ Surrounding platted lots and/or lot lines for uplatted tracts
$\checkmark$ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
$\checkmark$ North arrow, scale and vicinity map
$\checkmark$ 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 $8 \frac{1 / 2 "}{}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

I ceriify 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 $\qquad$
Print Name Tomas Gutierrez

Owner a

Authorized Agent $\square$




# City of McAllen <br> SUBDIVISION PLAT REVIEW 

Reviewed On: 7/1/2021

| SUBDIVISION NAME: THE GROVE |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| S. Ware Road: - 60 ft . from centerline for 120 ft ROW Paving: by the state Curb \& gutter: by the state | Applied |
| Collector Road (E/W): 80 ft . of ROW <br> Paving: 52-65 ft. Curb \& gutter: Both sides <br> **Monies must be escrowed if improvements are not built prior to recording <br> ***Alignment of any applicable streets as shown on the Thoroughfare Plan will be finalized prior to final. | NA |
| * 800 ft . Block Length. | NA |
| * 600 ft . Maximum Cul-de-Sac. | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties | Compliance |
| SETBACKS |  |
| * Front: 60 ft . or in line with the existing average building setbacks, or easements or approved site plan, whichever is greater. | Compliance |
| * Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. | Compliance |
| * Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. | Compliance |
| * Corner: As proposed, not a corner lot. | NA |
| * Garage: 18 ft . except where setback is required, greater setback applies. <br> **Please revise plat note \#2 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 5 ft . wide minimum sidewalk required on South Ware Road. <br> **Please revise plat note prior to final. | Applied |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Ware Road. | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along. | TBD |
| * Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. | Applied |

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

| * Common Areas, Private Drives/Streets must be maintained by the lot owners and not the City of McAllen | Applied |
| :---: | :---: |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | 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 requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions | TBD |
| * 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. | Applied |
| * Minimum lot width and lot area. | Compliance |
| ZONING/CUP |  |
| * Existing: C-3 and R-3A Proposed: C-3 and R-3A | Compliance |
| * Rezoning Needed Before Final Approval. <br> **Rezoning from C-3 to R-3A was approved by P\&Z Board on August 16, 2019 and City Commission on August 26, 2019. | Completed |
| PARKS |  |
| * Land dedication in lieu of fee <br> **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay $50 \%$ prior to recording and the remaining $50 \%$ of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019. | Applied |
| * Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording $\times 139$ units $=$ $\$ 97,300$ due <br> **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay $50 \%$ prior to recording and the remaining $50 \%$ of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019 | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. <br> **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay $50 \%$ prior to recording and the remaining $50 \%$ of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019 | Applied |
| TRAFFIC |  |
| * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation and TIA have been approved. | Completed |
| * Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, TIA has been approved. | Completed |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy. <br> **Planning and Zoning Commission approved the subdivision in preliminary form, with conditions, at the meeting of May 21, 2019. <br> ***Preliminary approval has expired, pending review by the Board. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |





# SUBDIVISION MAP OF <br> CASCADA AT TRES LAGOS PHASE II SUBDIVISION 

## METES AND BOUNDS DESCRIPTION <br> 27.970 ACRES OUT OF SECTIONS 227 \& 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, <br> HIDALGO COUNTY, TEXAS

## City of McAllen

SUBDIVISION PLAT REVIEW
Reviewed On: 6/29/2021

| SUBDIVISION NAME: CASCADA AT TRES LAGOS PHASE II |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| Interior streets (Chalk Ridge Dr. and <br> Cascada Bend Road): 50 ft . ROW <br> Paving: min. 32 ft . Curb \& gutter: both sides <br> **Money must be escrowed if improvements are not built prior to recording <br> **Subdivision Ordinance: Sec. 134-105 | Applied |
| 9 Mile Road: 100 ft . ROW <br> Paving: 65 ft . Curb \& gutter: both sides <br> **Show document number for abandoned ROW for 9 Mile Road on plat prior to recording <br> ***Subdivision ordinance: Sec. 134-105 | Required |
| * 800 ft . Block Length: Common areas and access walks/drives provided per agreement. <br> **Subdivision Ordinance: Section 134-118 | 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. <br> **Subdivision Ordinance: Section 134-105 | Applied |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Subdivision Ordinance: Section 134-105 | NA |
| SETBACKS |  |
| * Front: 20 ft . minimum or greater for easements *Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 11 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Interior sides: 5 ft . or greater for easements <br> * Zoning ordinance: Section 138-356 | Applied |
| * Side corner: 10 ft . or greater for easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Garage: 18 ft . except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on <br> *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 filed with City. | NA |
| * 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 <br> *Landscaping Ordinance: Section 110-46 | Applied |


| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <br> **Landscaping Ordinance: Section 110-46 | Applied |
| :---: | :---: |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along | NA |
| * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. | Applied |
| * Common areas, private services drives, etc. must be maintained by the lot owners and not the City of McAllen <br> Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | 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. | Applied |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | Required |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> *Zoning Ordinance: Section 138-1 | Applied |
| * Minimum lot width and lot area | Compliance |
| ZONING/CUP |  |
| * Existing: R-1 Proposed: R-1 <br> **Zoning Ordinance: Section 138-176 | Applied |
| * Rezoning Needed Before Final Approval <br> * Zoning Ordinance: Section 138-176 | NA |
| PARKS |  |
| * Land dedication in lieu of fee. | Completed |
| * 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. | Applied |
| TRAFFIC |  |
| * Trip Generation approved per Traffic Department. | Completed |
| * Trips from Traffic Impact Analysis (TIA) submitted in 2016 have been honored, per Traffic Department. | Completed |
| COMMENTS |  |
| Comments: <br> Abandonment document number needs to be referenced on plat prior to recording | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM. | Applied |



# - City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 

311 North $15^{\text {th }}$ Street McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Subdivision Name 495 Commerce Center Phase XIII
Location NW corner of E. Laurel Avenue and N. Commerce Center Street City Address or Block Number__/lO/ E. LAVREL A
$\qquad$ NE Number of lots 1 1 Gross acres 4.76 Net acres 4.76 Existing Zoning C-3 _Proposed C-3 Rezoning Applied For $\square$ res oNo Date $\qquad$ Existing Land Use vacant_Proposed Land Use commercial_Irrigation District \# 2 Residential Replat Yes $\square$ No $\otimes$ Commercial Replat Yes $\square$ No $\otimes$ ETJ Yes $\square$ No $\star$ Agricultural Tax Exempt Yes $\square$ No $x \quad$ Estimated Rollback tax due No ag Parcel No. S5950-00-011.0001-18 Tax Dept. Review Legal Description 4.76 acres out of Lot 1, Block 11, Steele \& Pershing Subdivision, and Lot 1, Block 6, A.J. McColl Subdivision

Name 495 Lakeview Properties, Ltd. Phone 956-630-9400
Address 900 E. Lakeview Drive
City McAllen State TX Zip 78501

E-mail michaelr@rioco.com
Name same as Owner Phone $\qquad$
Address $\qquad$
City $\qquad$ State $\qquad$ Zip $\qquad$
Contact Person Mike Rabinowitz
E-mail michaelr@rioco.com
Name Spoor Engineering Consultants, Inc. Phone 956-683-1000
Address 202 So. 4th Street
City McAllen State IX Zip 78501
Contact Person Steve Spoor, P.E.
E-mail SEC@SpoorEng.com
Name Pena Engineering Phone 956-682-8812
Address 1001 Whitewing Avenue

Zip 78501



## MAP <br> or 195 COMMERCE CENTER PHASE XIII

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 OLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 6, A.J. McCOL SUBDIVISION, OF PORCION 68, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21,

## 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 <br> SUBDIVISION PLAT REVIEW

Reviewed On: 7/1/2021

| 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 |
| N. J. Street: 50 ft . ROW Paving: 32 ft . Curb \& gutter: Both sides | Applied |
| E. Lakeside Drive: 25 ft . required for 50 ft . ROW Paving: 32 ft . Curb \& gutter: Both sides | Applied |
| * 800 ft . Block Length | Applied |
| * 600 ft . Maximum Cul-de-Sac | Applied |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Plat note required indicating service drive will be reviewed once site plan is submitted | Required |
| SETBACKS |  |
| * Front: E. Laurel Avenue 30 ft ., except 10 ft . for unenclosed carport. | Compliance |
| * 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 | 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 | 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 | NA |
| * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. | Required |


| * Common areas, private service drives and access easements must be maintained by the lot | 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 requirments 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 | Compliance |
| * Rezoning Needed Before Final Approval | NA |
| PARKS |  |
| * Land dedication in lieu of fee | NA |
| * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording | 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. | Applied |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Applied |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |



## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 28, 2021
SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 2, BICENTENNIAL CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS; 3601 N. BICENTENNIAL BLVD. (SPR2021-0026)

LOCATION: The subject property is located at the northwest corner of Kerria Ave. and N. Bicentennial Blvd., and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, R-1 (single family residential) district to the east, and R-3C (multifamily condominiums) District to the south. Surrounding land uses include commercial retail, restaurants, and offices. Bicentennial Crossing Subdivision was recorded on September 23, 2014 and has a note indicating a Site Plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

PROPOSAL: The applicant is proposing construct two restaurant buildings, which one will be a coffee shop.


ANALYSIS: The applicant is proposing to construct two restaurants; one at 2,240 sq. ft. building for a coffee shop and a $2,688 \mathrm{sq}$. ft. building for a restaurant. Based on $4,928 \mathrm{sq}$. ft. of restaurant use, 50 parking spaces are required and 61 parking spaces are provided on site. Three of the provided parking spaces must be accessible, one which must be van accessible with an 8 ft . wide aisle. Access proposed from existing curb cut along N. Bicentennial Blvd., Kerria Ave., and Nolana Ave. Required landscaping is 5,748 sq. ft. with trees required as follows: $18-21 / 2$ " caliper trees, or $9-4$ " caliper trees, or $105-6$ " caliper trees, or 6 palm trees (not to exceed $80 \%$ ). A minimum 10 ft . wide landscape strip is required inside the property line along N. Bicentennial Blvd. and Kerria Ave. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. Existing sidewalk along N. Bicentennial Blvd., Nolana Ave., and Kerria Ave. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Engineered detention plan must be provided at the time of building permit.

## RECOMMENDATION:

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







## Proposed Plat Submittal

## $\checkmark$ <br> $\qquad$ \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report

 $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps $281 / 2$ " by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat (1) $24 \times 36$ via email 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:

$\checkmark$ Metes and bounds
$\checkmark$ Lots numbered with dimensions and area of irregular lots noted
$\checkmark$ Surrounding platted lots and/or lot lines for uplatted tracts
$\checkmark$ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
$\checkmark$ North arrow, scale and vicinity map
$\checkmark$ 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 $8 \frac{1}{2 \prime \prime}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

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 Print Name

$\qquad$ Anile



BEING A SUBDIVISION OF A 9.333 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 100, LA LOMITA IRRIGATION \&
CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

Reviewed On: 6/10/2021

| SUBDIVISION NAME: 4700 WARE SUBDIVISION |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| North Ware Road: 75 ft . from centerline for 150 ft . of total ROW <br> Paving: by the state Curb \& gutter: by the state <br> **Please clarify if property will have access/frontage through North Ware Road prior to final to determine ROW dedication requirements, street paving requirements, paving improvements, etc. <br> ***COM Thoroughfare Plan | TBD |
| North 34th Street: 60 ft . ROW <br> Paving: 40 ft . Curb \& gutter: Both sides <br> **Monies must be escrowed if improvements are not built prior to recording. <br> ${ }^{* * *}$ Street must be extended to connect north and south ends. Plat must be revised prior to final to comply with requirements. <br> ****Dead-end streets are not permitted. <br> *****Engineer submitted a letter requesting a variance to not extend North 34th Street to connect the north and south ends. <br> *******Subdivision Ordinance: Section 134-105 | Non-compliance |
| Paving Curb \& gutter | Applied |
| * 800 ft . Block Length. <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac. <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley required for commercial properties. <br> **Subdivision Ordinance: Section 134-106 | Applied |
| SETBACKS |  |
| * Front: 20 ft . or greater for easements or approver site plan. <br> **Please clarify frontage prior to final. <br> ${ }^{* * * *}$ Setbacks are subject to change prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Please clarify frontage prior to final. <br> ****Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Please clarify frontage prior to final. <br> ****Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Please clarify frontage prior to final. <br> ****Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |


| * Garage: 18 ft . except where greater setback is required; greater setback applies. <br> **Zoning Ordinance: Section 138-356 | Applied |
| :---: | :---: |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on both sides of North 34th Street. <br> **Please revise plat note \#7 as shown above. <br> ***Please clarify if access on North Ware Road will be proposed prior to Final to determine sidewalk requirements. <br> ****Subdivision Ordinance: Section 134-120 | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along west property line, and others as needed prior to final. <br> **Please revise plat note as shown above prior to final. <br> **Landscaping Ordinance: Section 110-46 | Non-compliance |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and others as needed prior to final. <br> **Please revise plat note as shown above prior to final. <br> **Landscaping Ordinance: Section 110-46 | Non-compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along. <br> **City's Access Management Policy | TBD |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied |
| * Common Areas, private streets/drives, detention and common areas, etc. must be maintained by the lot owners and not the City of McAllen | Required |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | Applied |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Subdivision Ordinance: Section 110-72 | Applied |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area. <br> **Zoning Ordinance: 138-1 | Compliance |
| * Lots fronting public streets. <br> **Plat must be revised to show extension of North 34th Street prior to final. <br> ***Please clarify if access/frontage from North Ware Road is being proposed prior to final. <br> **Zoning Ordinance: Section. 138-356 | Non-compliance |
| ZONING/CUP |  |


| * Existing : R-3A Proposed: R-3A <br> **Rezoning to R-3A approved by Planning and Zoning Board at their P\&Z meeting of November 3, 2020 and by City commission on November 9, 2020. <br> **Zoning Ordinance: Article V | Complete |
| :---: | :---: |
| * Rezoning Needed Before Final Approval. <br> **Rezoning to R-3A approved by Planning and Zoning Board at their P\&Z meeting of November 3, 2020 and by City commission on November 9, 2020. <br> **Zoning Ordinance: Article V | Completed |
| PARKS |  |
| * Land dedication in lieu of fee. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording. | TBD |
| * Park Fee of $\$ 700$ per dwelling unit to be paid prior to recording. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording. | TBD |
| * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording. | TBD |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, no TIA required. | Completed |
| * As per Traffic Department, Trip Generation approved, no TIA required. | N/A |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy <br> **Clarify if access from North Ware Road is proposed. <br> ***North 34th Street must be extended to connect north and south end; dead-end streets are not permitted. Please revise plat prior to final to comply with requirements. <br> ****As per Fire Department, a second access might be required depending on the number of unit proposed. <br> *****Please provide copy of Doc. 1190263 ( 37.5 ft . easement) along the north property line prior to final for staff to review. <br> ******City Departments have reviewed proposed layout and recommend compliance with the required extension of North 34th Street. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE. | Applied |



# City of McAllen Planning Dept. 

Attn: Edgar Garcia, Planning Director
311 N. 15th St.
McAllen, TX 78501
Re: 4700 Ware Road Subdivision - Variance Request to City of McAllen's Quarter Mile Collector

Dear Mr. Garcia:
On behalf of Rhodes Development, we respectfully request a variance to the City of McAllen's Quarter Mile Collector requirements. 4700 Ware Road Subdivision is requesting to not extend $34^{\text {th }}$ St. to connect Ware Heights and Wisteria Estates. As part of the change of zone process the developer, project engineer, and Councilmen Joaquin "J.J." Zamora held a meeting with residents of the surrounding community to inform and get a consensus the proposed development. For the most part, the residents of the community did not express opposition to the proposed project but did request that $34^{\text {th }}$ street not be extended due to concerns with traffic. The request by the residents is also in-line with intent of the project. We hope you and your board of directors will strongly consider the request for the continued safe growth of the City.

Your attention and consideration on this matter is greatly appreciated. If you have any questions or comments, please do not hesitate to contact our office. Thank you.

Respectfully,


Mario A. Reyna, P.E.
Vice-President
cc: Rhodes Development, Inc.

## SUB2021-0048

## - City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

311 North $15^{\text {th }}$ Street McAllen, TX 78501 P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

|  | Subdivision Name VILLA TORRE AT NORTH BENTSEN ESTATES <br> APPROX. 1400 FEET SOUTH OF THE INTERSECTION OF AUBURN AVENUE \& BENTSEN ROAD ON THE Location EAST R.O.W. OF BENTSEN ROAD. <br> City Address or Block Number_7500 N. $\qquad$ Gross acres $\qquad$ 5.00 Net acres $\qquad$ 4.83 <br> Existing Zoning $\qquad$ R-1 Proposed $\qquad$ R-1 Rezoning Applied For $\square$ Yes XINo Date $\square$ $\qquad$ <br> Existing Land Use SINGLE EAMILY Proposed Land Use $\qquad$ FAMILY Irrigation District \# 1 $\qquad$ <br> Residential Replat Yes $\square$ No X Commercial Replat Yes $\square$ No X ETJ Yes $\square$ No X <br> Agricultural Tax Exempt Yes $\square$ No $\square \quad$ Estimated Rollback tax due $\qquad$ <br> Parcel No. $\qquad$ Tax Dept. Review $\qquad$ <br> Legal Description BEING A 5.00 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 214, PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS. |
| :---: | :---: |
| ¢ | Name ANTONIO M. AGUIRRE JR. <br> RIVERSIDE DEVELOPMENT SERVICES, LLLC  Phone 956-867-0036 |
| $\begin{aligned} & \text { ㄴ } \\ & 0 \\ & 0 \\ & 0 \\ & \hline 0 \\ & 0 \\ & 0 \end{aligned}$ |  |
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## Proposed Plat Submittal

## \$225 Preliminary Review Fee and \$75 Final Approval Fee

 Title Report$81 / 2$ " by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps $28 \frac{1}{2 \prime \prime}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying 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:

$\checkmark$ Metes and bounds
$\checkmark$ Lots numbered with dimensions and area of irregular lots noted
$\checkmark$ Surrounding platted lots and/or lot lines for uplatted tracts
$\checkmark$ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
$\checkmark$ North arrow, scale and vicinity map
$\checkmark$ 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 $8 \frac{1 / 2 "}{}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

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


Date


Print Name IVAN GARCIA



Reviewed On: 7/1/2021


| SIDEWALKS |  |
| :---: | :---: |
| * 4 ft . wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. <br> **Please revise plat note \#9 as shown above prior to final. <br> ****Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Non-compliance |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road. <br> **Please revise plat note \#11 as shown above prior to final. <br> **Landscaping Ordinance: Section 110-46 <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Non-compliance |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along North Bentsen Road. <br> **Please revise plat note \#14 as shown above prior to final. <br> ***City's Access Management Policy <br> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <br> * Common Areas, any private streets/drives, common areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen <br> * 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. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 <br> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **HOA document will be required to be recorded simultaneously with plat. <br> **Subdivision Ordinance: Section 110-72 | Non-compliance <br> NA <br> NA <br> Required <br> Required <br> Required |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area. <br> ** If ROW is widened, lot dimensions might have to be revised to comply with minimum lot area requirements prior to final. <br> ***Zoning Ordinance: 138-1 <br> * Lots fronting public streets. <br> **Zoning Ordinance: Section. 138-356 | Applied |

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

| ZONING/CUP |  |
| :---: | :---: |
| * Existing: R-1 Proposed: R-1 <br> **Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval <br> **If any rezonings are needed, they must be finalized prior to final plat review. <br> **Zoning Ordinance: Article V | NA |
| PARKS |  |
| * Land dedication in lieu of fee. <br> * Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, 26 single-family lots are proposed, therefore, $\$ 18,200$ are due prior to recording. <br> * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
|  | Required |
|  | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required. <br> * As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required. | NA |
|  | NA |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy ***Internal street name will be assigned prior to final. <br> ${ }^{* * * *}$ As per Fire Department, minimum 96 ft . of paving diameter face-to-face with 10 ft . ROW back of curb required. <br> ${ }^{* * * * *}$ Additional documents as may be required by Public Works and Fire Departments to verify compliance with cul-de-sac maneuverability prior to final. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE. | Applied |



RIO DELTA ENGINEERING<br>CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT<br>TEXAS REGISTERED ENGINEERING FIRM F-7628<br>TEXAS LICENSED SURVEYING FIRM \#10194027

June 17, 2021
Planning and Zoning Commission
City of McAllen
1300 Houston Ave.
McAllen, TX 78501
Re: Villa Torre at North Bentsen Estates Subdivision, City requirement for cul-de-sac shall not exceed 600 feet in length in residential areas (Sec. 134-105).

Dear Sirs,
On behalf of Riverside Development Services, LLC, property owner of the subdivision to be named "Villa Torre at North Bentsen Estates Subdivision", we are requesting a waiver for the city requirements of:

1) Cul-de-sac shall not exceed 600 feet in length in residential areas (Sec. 134-105).

Villa Torre at North Bentsen Estates Subdivision is a proposed 26 single family residential development described as follows:

BEING A 5.00 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 214, PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

This subdivision is located approx. 1300 feet south of the intersection of Bentsen Road and Auburn Ave. This property is zoned as R-1 Single Family Residential. The proposed subdivision layout was developed centered on the limitations of the lot dimensions and configuration; and designed to comply with minimum City of McAllen subdivision ordinance standards.

The reason why we are requesting this variance is because if we were to modify the street and subdivision configuration to meet the 600 feet length requirement, this would result on reducing the total number of proposed lots. The subdivision layout was developed in an effort to maximize the number of lots within the geometry of the property. In addition to this, due to the size and location of the subdivision, there is no requirement for any street connections that would allow for any future connections for thru traffic. The present layout is the most efficient and economical configuration for the development this property.

The proposed site plan complies with all other City of McAllen development and construction requirements. Attached is the proposed development layout for your reference.

Your consideration of this request is greatly appreciated.
Respectfully submitted,
Tvan Garcia P.E., R.P.L.S, C.F.M.
Agent

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City of McAllen
Planning Department APPLICATION FOR

Su82021-0066
1300 Houston Avenue McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax) SUBDIVISION PLAT REVIEW

Subdivision Name $\qquad$ Pioneer Estates Subdivision-
Location Cent heat conner of N. SharyRt and C Mile Line
City Address or Block Number. 9400 N . SHAKY RD
Number of lots - 90 mAy Gross acres 18.298 Net acres $17^{\text {NA }} 408$
Existing Zoning A o Proposed $\ell-1$ Rezoning Applied For $\square$ Yes $\square$ No Date__ Existing Land Use Lacer f Proposed Land Use Leriop-lid/Irrigation District \#. Chat
Residential Replat Yes oNo $\square$ Commercial Replat Yes $口$ No $[$ ETJ Yes $\square$ No u Agricultural Tax Exemption Yes d/ No ロ Estimated Rollback tax due un/<nown Legal Description $\qquad$ Acer, ont if $\cot 4 \cdot 5$ of John H. Shay S. Hitwiwn
Name Jo Ann Schocning Leibavitz Phone $\square$ 259. $721-2350$ Inovipdally \& Truman
$\qquad$ State Tx Zip 76503
E-mail phile LNINsurande group. Com
Name No th showy and mile 6 il Phone (456) 764-1747
Address 8130 Blue Hern
City Fo th wroth state TExas Zip 76108
Contact Person Enc Alcason
Email thensur (ami con
$\qquad$ MAS Engineerny' LLC, Phone
Name 3911
$\qquad$ City M.Al/r State Tex a L Zip 78501 City M.Al/r State Tex a L Zip 78501
$\qquad$
Contact Person Mario A. Salines
E-mail Us salinas C973 co aH net
Name Salinas Engmerniy is Ans oc Phone $\qquad$
Address $\qquad$ 2221
City $\mu_{\text {revlon }}$ State $\qquad$ Texas zip 78501 Email dsalimes esaliajeengracening. com ind



Reviewed On: 6/25/2021

| SUBDIVISION NAME: PIONEER ESTATES SUBDIVISION |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| North Shary Road: 30 ft . ROW dedication for 60 ft . from centerline for 120 ft . total ROW Paving: By the state Curb \& gutter: By the state <br> **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. <br> ***Please show document wherein the existing 60 ft . ROW was dedicated prior to final. <br> ${ }^{* * * *}$ Label strip of land located north of Lots $33-48$ prior to final to establish ROW requirements. <br> *****COM Thoroughfare Plan <br> 6 Mile Line: 50 ft . from centerline for 100 ft . total ROW <br> Paving: 65 ft . Curb \& gutter: Both sides <br> **Must escrow monies if improvements are not built prior to recording. <br> **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. <br> ***Please show document wherein the existing 40 ft . ROW was dedicated prior to final. <br> ${ }^{* * * *}$ Label strip of land located north of Lots $33-48$ prior to final to establish ROW requirements. | Non-compliance <br>  <br> Non-compliance |
| North 56th Street (N/S Collector Road-east boundary line): 60-70 ft. ROW <br> Paving: 40-44 ft. Curb \& gutter: Both sides <br> ${ }^{* *}$ Must escrow monies if improvements are not built prior to final. <br> **Subdivision Ordinance: Section 134-105 | Non-compliance |
| Internal Streets: 50 ft . ROW <br> Paving: 32 ft . Curb \& gutter: Both sides <br> **Must escrow monies if improvements are not built prior to recording. <br> ****Submit gate details prior to final if applicable. Gate details might increase ROW requirements. <br> *****Street names will be established prior to final. <br> ******Include ROW radius for knuckles prior to final to verify compliance with requirements. <br> **Subdivision Ordinance: Section 134-105 | Non-compliance |
| Paving ___ Curb \& gutter | Applied |
| * 800 ft . Block Length exceeded. Block length for lots 55-72 is approximately 920 ft . Please revise subdivision layout to comply with requirements prior to final. <br> **Subdivision Ordinance: Section 134-118 | Non-compliance |
| * 600 ft . Maximum Cul-de-Sac. <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties. | NA |
| SETBACKS |  |
| * Front: 25 ft . or greater for easements. <br> **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. <br> ***Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 10 ft . except 25 ft . for double fronting lots or greater for easements. <br> **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if | Non-compliance |

These comments are for subdivision requirements only - additional requirements may apply at time of site plan review
annexation is requested.
***Zoning Ordinance: Section 138-356

* Interior Sides: 6 ft . or greater for easements.

Applied
**Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested.
***Zoning Ordinance: Section 138-356

* Corner: 10 ft . or grater for easements.
**Add plat note as shown above prior to final.
**Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested.
***Zoning Ordinance: Section 138-356
* Garage: 18 ft . except where greater setback is required; greater setback applies.

Applied
**Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested.
***Zoning Ordinance: Section 138-356
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN
SIDEWALKS

* 5 ft . wide minimum sidewalk required on North Shary Road and 4 ft . wide minimum sidewalk required on 6 Mile Line., and both side of all interior streets.
**Please revise plat note as shown above prior to final.
*** 5 ft . sidewalks required along North Shary Road as per Engineering Department.
****Subdivision Ordinance: Section 134-120
* Perimeter sidewalks must be built or money escrowed if not built at this time.

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road and 6 Mile Line, North 56th Street and any other applicable prior to final.
**Please revise plat note as shown above prior to final.
**Landscaping Ordinance: Section 110-46
* 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
**Landscaping Ordinance: Section 110-46
*Perimeter buffers must be built at time of Subdivision Improvements.
Non-compliance

TES

* No curb cut, access, or lot frontage permitted along North Shary Road, 6 Mile Linen and North 56th Street.
**Please add plat note as shown above prior to final.
**City's Access Management Policy
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.
**Please remove plat note \# 16 since is not required.
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the

Non-compliance

City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.
**Section 110-72 applies if subdivision is proposed to be public.
**Landscaping Ordinance: Section 110-72
**Subdivision Ordinance: Section 134-168

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.
**HOA will be recorded simultaneously with plat.
**Subdivision Ordinance: Section 110-72


## ZONING/CUP

| * Existing: ETJ Proposed: Single-family residences <br> ${ }^{* *}$ If annexation and initial zoning is requested, both processes must finalized prior to final plat review. <br> **Zoning Ordinance: Article V | Applied |
| :---: | :---: |
| * Rezoning Needed Before Final Approval <br> ${ }^{* *}$ If annexation and initial zoning is requested, both processes must finalized prior to final plat review. <br> **Zoning Ordinance: Article V | TBD |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area. <br> **Lot 54 does not comply with the minimum width for a corner lot of 54 ft . Please revise subdivision layout prior to final to comply with requirements. <br> ${ }^{* * *}$ Include all lots dimensions to verify compliance with this requirement prior to final. <br> **Zoning Ordinance: Section. 138-356 | Non-compliance |
| * Lots fronting public streets. <br> **Zoning Ordinance: 138-1 | Applied |
| PARKS |  |
| * Land dedication in lieu of fee. As per Parks Department, Park Department requirements will apply if property gets annexed. | NA |
| * Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department requirements will apply if property gets annexed. | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Park Department requirements will apply if property gets annexed. | NA |
| TRAFFIC |  |
| As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final. | Non-compliance |
| As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final. | TBD |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy ***Internal street names will be established prior to final. <br> ***Label Drainage Area with a letter or number prior to final. <br> ****Clarify "Temporary Construction Easement" along east subdivision boundary prior to final. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS. | Applied |



## - City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

311 North $15^{\text {th }}$ Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)


## Proposed Plat Submittal


\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report
$81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies
X
X 2 Location Maps
X 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application)
X Autocad 2005 DWG file and PDF of plat
$x$ Letter of Authorization from the owner, if applicable
$\qquad$ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

$\checkmark$ Metes and bounds
$\checkmark$ Lots numbered with dimensions and area of irregular lots noted
$\checkmark$ Surrounding platted lots and/or lot lines for uplatted tracts
$\checkmark$ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
$\checkmark$ North arrow, scale and vicinity map
$\checkmark$ 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 $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

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


Print Name

[^2]Owner



Reviewed On: 6/23/2021

| SUBDIVISION NAME: AVANTI LEGACY VIOLET PARC |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| North McColl Road: 60 ft . dedication for 60 ft . from centerline for 120 ft . total ROW. Paving: By the state Curb \& gutter: By the state **Please label clearly amount (feet) of ROW being dedicated prior to final. ***Remove utility lines, site plan, curb cuts, etc. from plat prior to final. COM Thoroughfare Plan | Non-compliance |
| Paving ___ Curb \& gutter | Applied |
| * 800 ft . Block Length. <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac. <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties | Applied |
| SETBACKS |  |
| * Front: In accordance with Zoning Ordinance or greater for easements or approved site plan or in line with existing structures. <br> **Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> ${ }_{* * * *}$ Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| * Garage: 18 ft . except where greater setback is required; greater setback applies. <br> ${ }^{* * * *}$ Setbacks will be established prior to final. <br> **Zoning Ordinance: Section 138-356 | TBD |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |


| SIDEWALKS |  |
| :---: | :---: |
| * 5 ft . wide minimum sidewalk required on North McColl Road. <br> **Please revise plat note \# 13 as shown above prior to final. <br> $* * * 5 \mathrm{ft}$. sidewalk requirements as per Engineering Department. <br> ****Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Non-compliance |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Applied <br> Applied <br> Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along. <br> ${ }^{* *}$ City's Access Management Policy <br> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <br> * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen <br> * 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. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 <br> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Subdivision Ordinance: Section 110-72 | TBD <br> Required <br> Required <br> Required <br> Applied <br> Applied |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area. <br> **Zoning Ordinance: 138-1 <br> * Lots fronting public streets. <br> **Zoning Ordinance: Section. 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: R-3A \& C-3 Proposed: R-3A \& C-3 <br> **Zoning Ordinance: Article V <br> * Rezoning Needed Before Final Approval <br> **Zoning Ordinance: Article V | Applied |


| PARKS |  |
| :---: | :---: |
| * Land dedication in lieu of fee. | TBD |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. | TBD |
| * Pending review by the Parkland Dedication Advisory Board and City Commission based on the 84 units proposed. | Non-compliance |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation needed to determine if TIA will be required prior tc final. | Non-compliance |
| * As per Traffic Department, Trip Generation needed to determine if TIA will be required prior tc final. | TBD |
| COMMENTS |  |
| Comments: Must comply with City's Access Management Policy <br> **Please remove utility layout, shaded areas, site plan, curb cuts, etc. from plat prior to final. <br> ***Number of units proposed for Lot 1 required to determine requirements such as number of accesses, setbacks, Parks Dept. requirements, etc. prior to final. <br> ****Please submit any gate details if applicable prior to final. <br> *****Clarify if any "Central Power and Light Company Easements" are located within subdivision boundaries. <br> ******For Lot 2 (existing law office), parking spaces might have to be relocated to not be within the proposed ROW dedication. If any license agreements are requested, they will have to be reviewed by TX-Dot and must be finalized prior to final plat review. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS. | Applied |


$52990-00-000-0445-00$
Subzo21.0067
-II City of McAllen APPLICATION FOR

1300 Houston Avenue McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250 (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW
Subdivision Name The Hills at shargland

Existing Zoning Ao Proposed $R-2$ Rezoning Applied For $\square$ Yes $\square$ No Date Existing Land UseVacca Proposed Land Use foup (ox Irrigation District \#LNe
Residential Replat Yes $\square$ No a Commercial Replat Yes $a$ No $\square$ ETJ Yes $\square$ Nou Agricultural Tax Exemption Yes $\quad$ No $\quad$ Estimated Rollback tax due un Known Legal Description $\qquad$ GGL Acre, outot $6 .+445$
folm H. Stery
Name Jo AnN Sertoevirly Leibowith
Phone $\square$
$254-721-2350$
$\qquad$
City $\qquad$工 Zip $\qquad$ (152)764-

E-mail phile LNinsurancegroup.com
$\qquad$ Doth shany and Milcollc. Phone
$\qquad$
$\qquad$ State $\qquad$ Texal Zip 7C108 Contact Person Zac tlenson E-mail z hansonc gavei l cam
$\qquad$ MA) Enginecony th 39 C Phone $926 / 537 \cdot 1311$


Name $\qquad$ Address





DATE OF PREPARATION: MAY 14. 2021

VGINE
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MAS



## City of McAllen

SUBDIVISION PLAT REVIEW
Reviewed On: 7/2/2021

| SUBDIVISION NAME: THE HILLS AT SHARYLAND |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| N. Shary Road: 30 ft . of ROW dedicated for 60 ft . ROW required from centerline for 120 ft . total ROW <br> Paving: min. 65 ft . Curb \& gutter: both sides <br> *Label centerline and show street name on plat prior to final approval <br> **City of McAllen Thoroughfare Plan | Non-compliance |
| N. 56th Street: 35 ft . ROW dedication required for future 70 ft . ROW <br> Paving: 44 ft . Curb \& gutter: both sides <br> *Owner must escrow monies for improvements if not built prior to plat recording. <br> **Revise plat accordingly to reflect required dedication for N. 56th Street prior to final approval. <br> ${ }^{* * *}$ City of McAllen Thoroughfare Plan | Non-compliance |
| E/W Collector: 30 ft . ROW dedication required for 60 ft . ROW <br> Paving: 40 ft . Curb \& gutter: both sides <br> *Owner must escrow monies for improvements if not built prior to plat recording <br> **Revise plat accordingly to reflect required dedication for future collector road prior to final <br> ${ }^{* * *}$ City of McAllen Thoroughfare Plan | Non-compliance |
| Interior Streets: 60 ft . ROW <br> Paving: 40 ft . Curb \& gutter: both sides <br> *Owner must escrow monies for improvements if not built prior to plat recording. <br> **Required ROW is 60 ft ., revise plat accordingly <br> ${ }^{* * *}$ City of McAllen Thoroughfare Plan | Non-compliance |
| * 800 ft . Block Length <br> *Label street length since it appears to exceed maximum length permitted, if so, revise plat accordingly prior to final approval <br> **Subdivision Ordinance: Section 134-118 | Non-compliance |
| * 600 ft . Maximum Cul-de-Sac <br> *Revise plat prior to final, label street length <br> **96 ft. paving diameter required (face to face) per Fire Department <br> **Subdivision Ordinance: Section 134-105 | Non-compliance |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Subdivision Ordinance: Section 134-106 | TBD |
| SETBACKS |  |
| * Front: Proposing 25 ft . or greater for easement <br> *A 20 ft . setback applies for the proposed R-2 use, revise accordingly prior to final <br> **Zoning Ordinance: Section 138-356 | Non-compliance |
| * Rear: 10 ft . or greater for easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Sides: 6 ft . or greater for approved site plan or easement <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 ft . or in accordance with the zoning ordinance or greater for approved site plan or easement <br> *Revise plat as noted above <br> **Zoning Ordinance: Section 138-356 | Non-compliance |


| * Garage: 18 ft . except where a greater setback is require, greater setback applies <br> *Zoning Ordinance: Section 138-356 | Applied |
| :---: | :---: |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 5 ft . wide minimum sidewalk required on the east side of N . Shary Road and 4 ft . wide minimum wide sidewalk N. 56th Street, both sides of interior streets and east/west <br> collector road on the south boundary <br> *Revise plat as noted above <br> **Subdivision Ordinance: Section 134-120 | 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 and along N. Shary Rd., N. 56th St. and E/W collector street <br> **Landscaping Ordinance: Section 110-46 | Non-compliance |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along N. Shary Rd., N. 56th Street and E/W Collector road on the south boundary <br> *City's Access Management Policy | TBD |
| * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. | Required |
| * Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | 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. <br> *Section 110-72 applies for public subdivisions | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Subdivision Ordinance: Section 110-72 | Applied |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> *Zoning Ordinance: 138-1 | Applied |
| * Minimum lot width and lot area <br> *Zoning Ordinance: 138-1 | Compliance |
| ZONING/CUP |  |
| * Existing: ETJ Proposed: R-2 <br> **Rezoning needs to be finalized prior to final approval. No application on file yet. | Applied |
| * Rezoning Needed Before Final Approval | Required |
| PARKS |  |
| * Land dedication in lieu of fee | NA |


| * Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording <br> **Property is currently in the ETJ, if annexed Park Board review will be needed since land is over one acre. If fees are applied $\$ 38,500$ are due prior to recording for proposed 55 lots. <br> * Pending review by the Parkland Dedication Advisory Board and CC. | TBD |
| :---: | :---: |
|  | NA |
| TRAFFIC |  |
| * Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat. | Non-compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy <br> **Show 35 ft . required ROW dedication for N . 56th Street and the required 30 ft . for the east/west collector road along the south side of the property <br> ***Clarify whether annexation will be sought <br> ****Annexation and rezoning needs to be finalized prior to final approval. <br> *****Label interior street width <br> ******Need to Label Detention with a letter or number <br> *******Secondary access needed per Fire Department since development is over 30 lots | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS. | Applied |



# - City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 

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

| $\begin{aligned} & \text { 든 } \\ & \text { 인 } \\ & \text { 는 } \\ & \text { © } \\ & 0 \end{aligned}$ | Subdivision Name JUST A CLOSET \#8 |
| :---: | :---: |
|  | Location NORTHEAST CORNER OF INTERSECTION OF WARE ROAD AND PRIMROSE AVENU |
|  | City Address or Block Number_ 4200 N. WARE ROAD McALLEN, TX 78504 |
|  | Number of lots 2 Gross acres ${ }^{8.227}$ _ Net acres ${ }_{8} 8.007$ |
|  | Existing Zoning $\frac{\mathrm{C}-3}{\text { GENERAL }}$ Proposed C-3, R-3A Rezoning Applied For 『Yes $\square$ No Date Existing Land Use business Proposed Land Use \&apartments Irrigation District \#_ _ |
|  |  |
| U | Agricultural Tax Exempt Yes $\square$ No $\square \quad$ Estimated Rollback tax due |
| $\bigcirc$ | Parcel No. $\qquad$ Tax Dept. Review |
| - | Legal Description BEING A 8.227 ACRES TRACT OF LAND OUT OF THE SOUTHWEST 10 ACRES OF LOT 105, LA LOMITA IRRAGTION AND CONSTRUCTION COMPANY'S SUBDIVISION, VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS. |

Name JUST A CLOSET \#8, LLC Phone (956)-213-8244
Address P.O. BOX 610

City MCALLEN
State TEXAS
Zip 78505
E-mail JWHOLAND@VERTURO.COM
Name JUST A CLOSET \#8, LLC Phone (956)-213-8244

Address P.O.BOX 610
City MCALLEN State TEXAS Zip 78505

## Contact Person JOSEPH W HOLAND

E-mail JWHOLAND@VERTURO.COM
Name RIO DELTA ENGINEERING Phone (956)-380-5152 Address 921 S . 10 TH AVE
City EDINBURG
State $\qquad$ Zip $\qquad$
Contact Person IVAN GARCIA, P.E., R.P.L.S.
E-mail RIODELTA2004@YAHOO.COM
Name IVAN GARCIA, P.E., R.P.L.S. Phone (956)-380-5152

Address 921 S. 10 TH AVE.
City EDINBURG State TEXAS Zip



Reviewed On: 7/2/2021

| SUBDIVISION NAME: JUST A CLOSET \#8 |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| N. Ware Road: 15 ft . additional ROW for 75 ft . from centerline for 150 ft . total ROW Paving: by the state Curb \& gutter: by the state *City of McAllen Thoroughfare Plan | Compliance |
| Primrose Avenue: 70 ft . ROW <br> Paving: 44 ft . Curb \& gutter: both sides <br> *Revise plat to show document number for the existing 33.5 ft . of ROW shown to determine if any additional ROW is required. <br> **City of McAllen Thoroughfare Plan | Non-compliance |
| N. 34th Street: 70 ft . ROW <br> Paving: 44 ft . Curb \& gutter: both sides <br> *City of McAllen Thoroughfare Plan | Applied |
| ing Curb | Applied |
| * 800 ft . Block Length <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> ${ }^{* *}$ Note \#13 indicates service drive will be reviewed with site plan and will be maintained by lot owners. | Required |
| SETBACKS |  |
| *N. Ware Road: Proposing 60 ft . or greater for approved site plan or easements *Zoning Ordinance: Section 138-356 <br> Primrose Avenue: Proposing 35 ft . or greater for approved site plan or easements **Zoning Ordinance: Section 138-356 | Non-compliance |
| * Rear: in accordance with the zoning ordinance or greater for approved site plan or easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Interior Sides: in accordance with the zoning ordinance or greater for easements or approved site plan <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner <br> *To be established prior to final approval as may be needed <br> *Zoning Ordinance: Section 138-356 | TBD |
| * Garage <br> **Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |

SUB2021-0069

| SIDEWALKS |  |
| :---: | :---: |
| * 5 ft . wide minimum sidewalk required on N . Ware Road and 4 ft . wide minimum sidewalk required along Primrose Avenue and N. 34th Street. <br> *Revise plat Note \#8 as noted above <br> **Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Non-compliance |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses <br> *Revise Note \#11 since it references different streets other than this location. <br> **Additional bufferer along streets as needed prior to final <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Non-compliance |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along Ware Road <br> ${ }^{* *}$ Variance required for any new accesses proposed along N. Ware Road, per Traffic Department <br> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> * Common areas, private service roads, etc. must be maintained by the lot owners and not the City of McAllen <br> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <br> * 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. <br> *Section 110-72 applies for public subdivisions <br> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | Non-compliance <br> Applied <br> Applied <br> Applied <br> Applied <br> Applied |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> **Zoning Ordinance: Section 138-356 <br> * Minimum lot width and lot area <br> **Zoning Ordinance: 138-1 | Applied |
| ZONING/CUP |  |
| * Existing: C-3 Proposed: C-3 \& R-3A <br> *Rezoning application will be reviewed by P\&Z on July 8, 2021, and City Commission on July 12, 2021. <br> * Rezoning Needed Before Final Approval | Non-compliance |
| PARKS |  |
| * Land dedication in lieu of fee <br> * Park Fee of $\$ 700$ per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording <br> * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification on proposed number of units to determine if Board review and approval is required. | TBD <br> Required <br> TBD |

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

| TRAFFIC |  |
| :--- | :---: |
| *Trip Generation to determine if TIA is required, prior to final plat. | Non-compliance |
| ${ }^{*}$ Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS | Applied |
| Comments: <br> *Must comply with City's Access Management Policy <br> **Rezoning needed prior to final approval <br> ***Revise Note \#11 and reference applicable streets |  |
| RECOMMENDATION | Applied |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN |  |
| PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE |  |
| APPROVALS. |  |



# Planning <br> Department 

## Memo

TO: Planning \& Zoning Commission
FROM Edgar I. Garcia, AICP, CNU-A
DATE: July 2, 2021

## SUBJECT: City Commission Actions on June 28, 2021

## REZONING:

1. Rezone from C-2 District to C-3 District: Lot 104, Valley Gardens Subdivision; 3616 N $23^{\text {rd }}$ St

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

2. Rezone from R-2 to R-3A District: Lots 4 \& 5, Gartman's Subdivision; 2101 and 2105 N $12^{\text {th }}$ St

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

3. Rezone from A-O to R-1 District: 14.615 acres out of Lot 317, John H. Shary Subdivision; 4128 N Taylor Rd

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

4. Initial zoning to R-3A District: 4.85-acre tract of land out of the west 10.0 acres of the north 20.0 acres of Lot 405, John H. Shary Subdivision; 5899 Mile 5 Rd

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

5. Initial zoning to C-3 District: 3.41-acre tract of land out of the west 10.0 acres of the north 20.0 acres of Lot 405, John H. Shary Subdivision; 5961 Mile 5 Rd

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

6. Initial zoning to R-1 District: 2.2 acres out of Lot 386, John H. Shary Subdivision; 7017 N Taylor RdPie

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended


## CONDITIONAL USE PERMITS:

1. Request of Armando R. Aleman, for a Conditional Use Permit, for one year, for a smoke shop: Lot 21-A, Northeast Industrial Subdivision; 2101 N Jackson Rd, Suite 10

- Planning and Zoning Commission disapproved with a favorable recommendation
- City Commission approved as recommended

2. Request of Juan Ludwig, on behalf of AEP Texas Inc. for a Conditional Use Permit, for life of the use, for an electric substation: an irregular shaped 3.04-acre tract of land out of Lot 5, Block 2, C.E. Hammond Subdivision; 3800 Pecan Blvd

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended


## ANNEXATION:

1. Annexation of 8.26 acres out of the west 10 acres of the north 20 acres of Lot 405 , John H. Shary Subdivision,; 5951 Mile 5 Rd

- Staff recommended adoption ordinance and annexation of property
- City Commission approved as recommended

2. Annexation of 2.2 acres out of Lot 386 , John H. Shary Subdivision,; 7017 N Taylor Rd

- Staff recommended adoption ordinance and annexation of property
- City Commission approved as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

|  | $\begin{aligned} & \bar{N} \\ & \stackrel{N}{O} \\ & \stackrel{\rightharpoonup}{0} \end{aligned}$ | $\begin{aligned} & \frac{\Gamma}{N} \\ & \frac{1}{2} \end{aligned}$ | $\begin{aligned} & \stackrel{\rightharpoonup}{N} \\ & \text { NO } \\ & \text { N} \end{aligned}$ | $\begin{aligned} & \stackrel{\rightharpoonup}{N} \\ & \stackrel{\rightharpoonup}{\mathrm{O}} \end{aligned}$ | $\begin{aligned} & \stackrel{\rightharpoonup}{N} \\ & \text { N} \\ & \text { Noल } \end{aligned}$ | $\begin{aligned} & \frac{\Gamma}{N} \\ & \frac{0}{N} \\ & \hline 0 \end{aligned}$ | $\begin{aligned} & \bar{N} \\ & \stackrel{0}{\circ} \\ & \text { O} \end{aligned}$ | $\begin{aligned} & \bar{N} \\ & \stackrel{N}{N} \\ & \stackrel{y}{c} \end{aligned}$ | $\begin{aligned} & \underset{N}{N} \\ & \text { U } \\ & \stackrel{1}{0} \end{aligned}$ | $\begin{aligned} & \stackrel{-}{N} \\ & \frac{\infty}{\infty} \\ & \stackrel{N}{0} \end{aligned}$ | $\begin{aligned} & \stackrel{\Gamma}{N} \\ & \text { O} \\ & \text { O} \end{aligned}$ | $\begin{aligned} & \stackrel{\rightharpoonup}{\mathrm{N}} \\ & \stackrel{1}{\mathbf{O}} \end{aligned}$ | $\begin{aligned} & \stackrel{\rightharpoonup}{N} \\ & \text { O} \\ & \stackrel{1}{\mathrm{O}} \\ & \hline \end{aligned}$ | $\begin{aligned} & \underset{N}{N} \\ & \underset{N}{N} \\ & \underset{\sim}{n} \end{aligned}$ | $\begin{aligned} & \stackrel{\Gamma}{N} \\ & \stackrel{N}{O} \\ & \underset{O}{\circ} \end{aligned}$ | $\frac{\Gamma}{N}$ | $\begin{aligned} & \text { N } \\ & \stackrel{1}{N} \\ & \stackrel{0}{8} \end{aligned}$ | $\begin{aligned} & \bar{N} \\ & \stackrel{N}{N} \\ & \stackrel{\rightharpoonup}{\circ} \end{aligned}$ | N <br> N <br> 잉 |  | $\begin{aligned} & \stackrel{\rightharpoonup}{N} \\ & \stackrel{N}{\mathrm{~N}} \\ & \stackrel{y}{n} \end{aligned}$ | $\begin{aligned} & \stackrel{\Gamma}{N} \\ & \stackrel{i}{\top} \\ & \end{aligned}$ | त N - N |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Pepe Cabeza de Vaca | P | P | P | P | P | P | P | P | A | P | P |  |  |  |  |  |  |  |  |  |  |  |  |
| Daniel Santos | A | A | P | P | P | A | P | P | P | P | P | P |  |  |  |  |  |  |  |  |  |  |  |
| Mike Hovar | P | P | P | P | P | P | P | P | P | P | P | P |  |  |  |  |  |  |  |  |  |  |  |
| Rogelio Cervantes | P | A | A | A | A | A | A |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Gabriel Kamel | P | P | P | P | P | P | P | P | A | A | P | P |  |  |  |  |  |  |  |  |  |  |  |
| Michael Fallek | P | P | P | P | P | P | P | P | P | P | P | P |  |  |  |  |  |  |  |  |  |  |  |
| Jose B. Saldana | P | A | A | P | A | P | P | A | P | A | A | P |  |  |  |  |  |  |  |  |  |  |  |
| Marco Suarez |  |  |  |  |  |  |  | P | P | P | P | A |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## 2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS



Marco Suarez

## PLANNING DEPARTMENT

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

## 2021 CALENDAR

## City Commission A Public Utility Board HPC - Historic Preservation Council

## Meetings:

| JANUARY 2021 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|  |  |  |  |  | H0:LIDAY |  |
| $3$ | A-1/19 \& $1 / 20$ |  | $\begin{aligned} & 6 \\ & \begin{array}{l} 6-1 / 19 \& 1 / 20 \\ 0.112 \& 2 / 3 \end{array} \end{aligned}$ $[0-2 / 2 \& 2 / 3$ |  | ${ }^{8}$ |  |
| 10 | ${ }^{11}$ | ${ }^{2}$ - | ${ }^{13}$ | ${ }^{14}$ | ${ }^{15}$ | ${ }^{16}$ |
| 17 |  | 9 | $\begin{array}{c\|} \mathrm{HPC} \\ \mathrm{~N}-122 \text { \& } 23 \\ \mathrm{D}-2116 \& 2117 \end{array}$ | ${ }^{21}$ | 22 | ${ }^{23}$ |
| $24$ | 25 | ${ }^{6}$ - |  | ${ }^{28}$ | 29 | ${ }^{30}$ |

Planning \& Zoning Board
Zoning Board of Adjustment

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

* Holiday - Office is closed

| MARCH 2021 |  |  |  |  |  |  | APRIL 2021 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|  | A-3/16 $23 / 17$ |  | $\begin{array}{\|l\|} \hline 3 \\ N-3 / 16 \& 3 / 17 \\ \hline D-4 / 6 \& 4 / 7 \\ \hline \end{array}$ |  |  |  |  |  |  |  |  | ${ }^{2} \mathrm{HOLIDAY}$ |  |
|  | 8 | 4 | 10 | ${ }^{11}$ | ${ }^{12}$ | ${ }^{13}$ |  | A-4/20 $4 / 4121$ |  | N-4120 \& 4/21 D. 514 \& $5 / 5$ |  |  | 10 |
| ${ }^{14}$ | 15 |  | $\begin{array}{\|l\|} \hline 17 \\ 0-4 / 20 \& 4 / 21 \\ \hline \end{array}$ | 18 | 19 | ${ }^{20}$ | ${ }^{11}$ | ${ }^{12} \bigcirc$ |  |  | ${ }^{15}$ | ${ }^{16}$ | ${ }^{17}$ |
| ${ }^{21}$ | $\begin{array}{\|cc} 22 & 0 \\ A-416847 \end{array}$ |  | $\begin{array}{\|l\|} \hline 24 \\ \hline \\ \mathrm{~N}-4168 \mathrm{HPC} \\ \hline \end{array}$ | ${ }^{25}$ | ${ }^{26}$ | ${ }^{27}$ | ${ }^{18}$ |  |  | $\begin{aligned} & 21 \mathrm{HPC} \\ & \mathrm{~N} \cdot 5 / 4 \& 5 / 5 \\ & \mathrm{D} 5 / 1 / 8.8 / 19 \end{aligned}$ | 22 | ${ }^{23}$ | ${ }^{24}$ |
| 28 | 29 |  | ${ }^{31}$ |  |  |  | ${ }^{25}$ | ${ }^{26} \quad$ O | - | ${ }^{28}$ | ${ }^{29}$ | ${ }^{30}$ |  |


| MAY 2021 |  |  |  |  |  |  | JUNE 2021 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|  |  |  |  |  |  |  |  |  | ${ }^{2}$ | $\begin{array}{\|l\|} \hline \begin{array}{l} 2 \\ \frac{N}{6} / 16 \& 617 \\ \hline 0.716 \& 777 \\ \hline \end{array} \\ \hline \end{array}$ | $x_{1}^{3} P_{1}^{\frac{1}{2}}$ |  |  |
| 2 |  |  | D: 611 \& $6 / 2$ N-5/18 \& 5/19 |  |  |  |  |  | ${ }^{3}$ | 9 | 10 | ${ }^{11}$ | ${ }^{12}$ |
| $9$ | ${ }^{10} \bigcirc$ | A | 12 | ${ }^{13}$ | ${ }^{14}$ | ${ }^{15}$ | ${ }^{13}$ |  | $15 \quad \Delta$ |  | ${ }^{17}$ | ${ }^{18}$ | 19 |
| 16 | $\left\lvert\, \begin{aligned} & 17 \\ & A_{A-6 / 1} \times 6 / 2 \end{aligned}\right.$ |  | 19 <br> N.611 \& 6/2 <br> $0.6 / 16 \& 6 / 17$ | 20 | ${ }^{21}$ | 22 | ${ }^{20}$ | $\begin{array}{\|l\|} \hline 21 \\ A-7 / 6 \& 7 \pi \end{array}$ | 22 | $\left.\right\|^{23} \mathrm{HPC}$ | ${ }^{24}$ | ${ }^{25}$ | ${ }^{26}$ |
|  | $\begin{array}{ll} 24 & { }^{24} \\ \text { notioar }^{21} \end{array}$ |  | ${ }^{26} \mathrm{HPC}$ | ${ }^{27}$ |  | ${ }^{29}$ |  |  | 29 - | 30 |  |  |  |


| McAllen |  |  | PLANNING DEPARTMENT <br> 311 N 15th Street McAllen, TX 78501 Phone: 956-681-1250 Fax: 956-681-1279 2021 CALENDAR |  |  |  |  |  |  |  | $17 \text { Bumpion }$ |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  <br> City Commission <br> Meetings:  <br> $\mathbf{A}$ Public Utility Board $\square$ <br> HPC - Historic Pres Council $\square$ $\mathbf{l}$ |  |  |  | Planning \& Zoning Board Zoning Board of Adjustment |  |  | D- Zoning/CUP Application Deadlines: <br> $*$ Holiday - Office is closed |  |  |  | $N$ - Public | Notificatio |  |
|  |  |  |  |  |  |  |  |  | AUG | NUST 20 |  |  |  |
|  |  |  |  | Thu | Fri | Sat | Sun | Mon | Tue | Wed | Thu | Pri | Sat |
|  |  |  |  |  | $20 \& 7 / 21$ |  |  |  |  | $\begin{array}{\|l\|} \hline 4 \text { Exec. cbn } \\ \hline N-8 / 17 \& 8 / 18 \\ \mathrm{D}-9 / 1 \& 9 / 2 \\ \hline \end{array}$ |  |  |  |
|  | ${ }^{\text {s molidar }}$ |  |  |  |  | 10 |  | $\bigcirc$ | ${ }^{10}$ - |  | 12 | 3 |  |
|  | - |  |  |  |  |  |  |  | 17. | 为 |  |  |  |
| ${ }^{18}$ |  |  | $\begin{array}{\|l\|l\|} \hline 21 & \mathrm{HPC} \\ \mathrm{~N}-8 / 3 \& 8 / 4 \\ \mathrm{D}-8 / 17 & \& 8 / 18 \\ \hline \end{array}$ |  |  |  | ${ }^{22}$ |  |  | $\begin{aligned} & 25 \\ & \begin{array}{l} \text { HPC } \\ \text { N.PZ } 2 \pi \end{array} \\ & \hline \end{aligned}$ |  |  |  |
| $25$ |  |  |  |  |  | ${ }^{1}$ |  |  |  |  |  |  |  |
|  |  | EPTE | CMBER | 2021 |  |  |  |  | OCTO | OBER 2 | 021 |  |  |
| Sun | Mon | Tue | Wed | Thu | Pri | Sat | Sun | Mon | Tue | Wed | Thu | Pri | Sat |
|  |  |  | $\begin{array}{\|l\|l\|} \hline \text { N-ZBA 9/15 } \\ \hline \text { D-10/5 \& 10/6 } \\ \hline \end{array}$ |  | A-PZ 9/21 |  |  |  |  |  |  |  |  |
|  | ${ }^{\text {B }}$ Holilar ${ }^{\text {a }}$ |  |  |  |  |  |  | A.01019810 |  |  |  |  |  |
| 12 |  |  | 15 |  |  |  |  |  |  |  |  | 15 | ${ }^{6}$ |
| 19 | $20$ |  |  |  |  |  |  |  |  |  | $\int_{7} p \underline{i}$ | 2 | 3 |
| 6 |  |  |  | ${ }^{30}$ |  |  |  |  |  | ${ }^{27}$ HPC |  |  | 0 |
| NOVEMBER 2021 |  |  |  |  |  |  | DECEMBER 2021 |  |  |  |  |  |  |
| Sun | Mon | Tue | Wed | Thu | Pri | Sat | Sum | Mon | Tue | Wed | Thu | Fri | Sat |
|  | $1111681$ |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  | ${ }^{3}$ |  | $a_{\text {A.P2 } 1221}$ |  | $\begin{aligned} & 9 . P 21221 \\ & \hline \end{aligned}$ |  | 0 |  |
| 14 | $\begin{array}{\|l\|} \hline 15 \\ A^{18} \mathrm{ZBA} 1211 \end{array}$ |  |  | ${ }^{18}$ |  | ${ }^{\circ}$ | ${ }^{12}$ |  | $\Delta$ |  |  | , | ${ }^{18}$ |
|  | $2$ |  | $\begin{aligned} & 24 \\ & \begin{array}{l} 24 \\ N \cdot P Z 1227 \end{array} \\ & \hline \end{aligned}$ | $\left.\right\|_{\text {Hollor }} ^{25}$ |  |  | ${ }^{19}$ |  |  |  | holitar | holluar |  |
|  | $\left\lvert\, \begin{aligned} & 29 \\ & \text { AZBA } 21215 \end{aligned}\right.$ |  |  |  |  |  | ${ }^{28}$ |  | ${ }^{28}$ | ${ }^{29}$ |  | ${ }^{31} \mathrm{Holl}^{1 / \mathrm{Par}}$ |  |


[^0]:    Vice-Chairperson, Daniel Santos

[^1]:    Application

[^2]:    Enrique Flores, Madhouse Development, Inc.

