

AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING TUESDAY, MARCH 10, 2020 - 3:30 PM DEVELOPMENT CENTER, 311 NORTH 15TH STREET EXECUTIVE CONFERENCE ROOM

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) SUBDIVISIONS:

- a) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(Final) (Tabled 2/18/2020) (Remained Tabled 3/3/2020) (SUB2020-0004)** UIG
- b) 2621 South 23rd Subdivision; 2621 South 23rd Street- Joel De Leon **(Final) (SUB2019-0096)** SEA
- c) Reynolds Estates Subdivision; 4600 North 29th Street- Reynolds Estates LLC **(Preliminary) (SUB2020-0011)** AEC
- d) Genesis 2nd Subdivision; 4701 North Ware Road- Carl & Sherri Rowland **(Preliminary) (SUB2020-0014)** TE&M

2) DISCUSSION:

- a) Consideration and Possible Approval on Ordinance Exempting Restaurants From Certain ECOD Requirements

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.

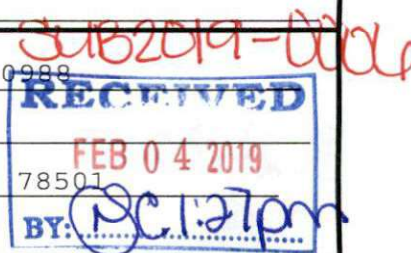


City of McAllen
Planning Department

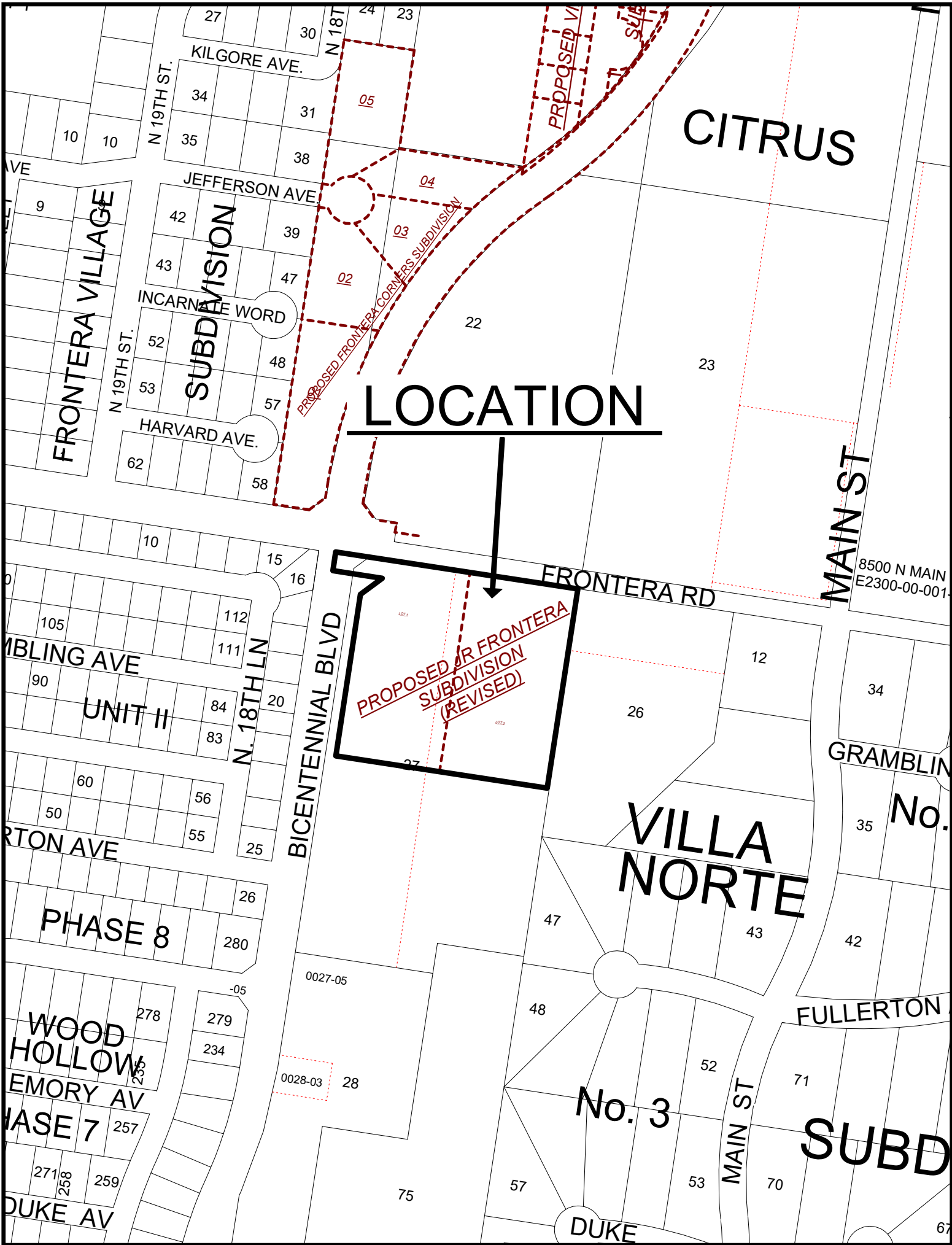
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>JR Frontera Subdivision</u>
	Location <u>Frontera Ave., approximately 2,364 ft east of 23rd st.</u>
City Address or Block Number _____	Number of lots <u>2</u> Gross acres <u>4.127</u> Net acres <u>4.07</u>
	Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u>
Existing Land Use <u>Resd.</u> Proposed Land Use <u>Resd.</u> Irrigation District # <u>2</u>	Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u>
Legal Description <u>A tract of land 4.127-acres more or less out of</u>	<u>lot 27, Ebony Heights Citrus Groves Unit #1 Subdivision.</u>
Owner	Name <u>John Rodriguez</u> Phone <u>(956) 249-3811</u>
	Address <u>P.O. BOX 720728</u>
City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	E-mail <u>jjrs.rodriguez81@gmail</u>
Developer	Name <u>John Rodriguez</u> Phone <u>(956) 249-3811</u>
	Address <u>P.O. BOX 720728</u>
City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	Contact Person <u>John Rodriguez</u>
	E-mail <u>jjrs.rodriguez81@gmail</u>
Engineer	Name <u>Urban Infrastructure Group</u> Phone <u>(956) 464-4710</u>
	Address <u>1704 E. Roberts Ave.</u>
City <u>Donna</u> State <u>Texas</u> Zip <u>78537</u>	Contact Person <u>Craig Gonzalez, P.E.</u>
	E-mail <u>cgonzalez@uigtexas.com</u>
Surveyor	Name <u>Homero L. Gutierrez</u> Phone <u>(956) 369-0988</u>
	Address <u>P.O. BOX 548</u>
City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	



Ret# 411989 pd \$2250



LOCATION

PROPOSED JR FRONTERA
SUBDIVISION
(REVISED)

CITRUS

VILLA
NORTE

SUBD

SUBDIVISION

FRONTERA VILLAGE

UNIT II

PHASE 8

WOOD
HOLLOW
EMORY AV
PHASE 7

DUKE AV

MAIN ST

8500 N MAIN
E2300-00-001

GRAMBLIN
No.

FULLERTON

No. 3

DUKE

MAIN ST

BICENTENNIAL BLVD

FRONTERA RD

N. 18TH LN

N 19TH ST.

N 18TH

KILGORE AVE.

JEFFERSON AVE.

INCARNATE WORD

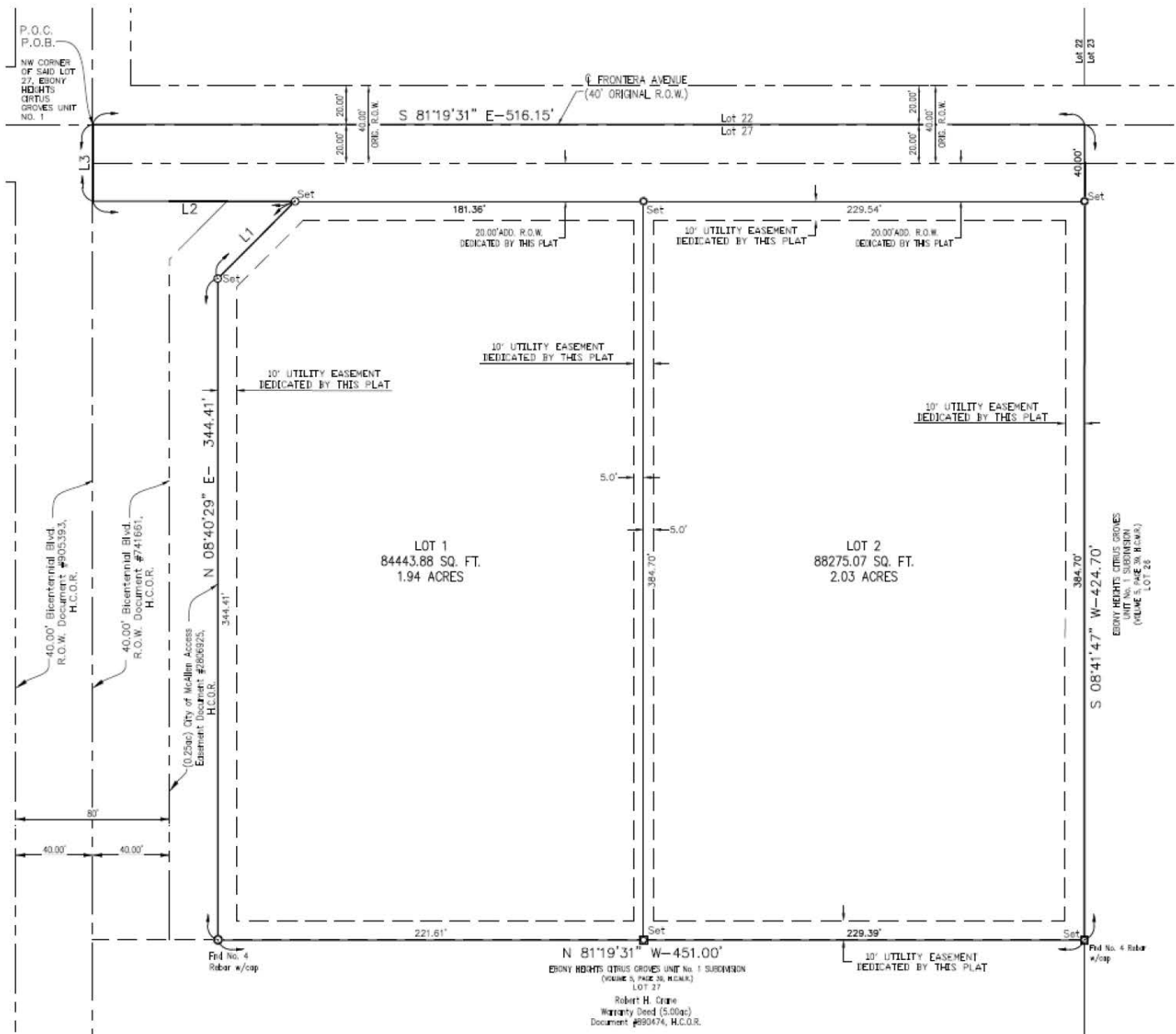
HARVARD AVE.

GRAMBLING AVE

FULLERTON AVE

EMORY AV

DUKE AV



SCALE: 1"=40'

BASIS OF BEARING AS PER THE NORTH PROPERTY LINE.

JR FRONTERA SUBDIVISION PLAT

LOT 1: RESIDENTIAL LOT 2: RESIDENTIAL

SURVEY PLAT SHOWING
A TRACT OF LAND 4.44-ACRES MORE OR LESS OUT OF LOT 27, EBONY
HEIGHTS CITRUS GROVES UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY,
TEXAS, VOLUME 5, PAGES 39, H.C.M.R.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:	JOHN RODRIGUEZ	P.O. BOX 720728 MCALLEN, TEXAS 78504	(956) 249-3811
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	407 N. SALINAS BLVD., DONNA, TEXAS 78537	(956) 464-4710
SURVEYOR: HOMERO L. GUTIERREZ	HOMERO L. GUTIERREZ	P.O. BOX 548 MCALLEN, TEXAS 78501	(956) 369-0988



1704 E. ROBERTS AVE. (956) 464-4710
PO BOX 729
DONNA, TEXAS 78537 TBPE FIRM NO. F-13094
WWW.UIGTEXAS.COM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/14/2020

SUBDIVISION NAME: JR FRONTERA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Frontera Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: min. 52 ft. Curb & gutter: both sides **Must escrow monies, prior to plat recording, if not constructed at this time.</p>	Applied
<p>Bicentennial Blvd. - 150 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides **Thoroughfare plan shows 150 ft. ROW for Bicentennial. ***Plat submitted by the engineer on February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist.</p>	Applied
<p>Paving _____ Curb & gutter _____</p>	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
SETBACKS	
* Front: 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater.	Applied
* Rear: Proposing 15 ft. or greater for easements.	Applied
* Sides: Proposing 6 ft. or greater for easements.	Applied
* Corner: Applies only if the property is along Bicentennial Blvd. - finalize prior to final.	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Frontera Road. **Revise Note #8 as noted above</p>	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Bicentennial Boulevard. **Plat submitted February 10, 2020 shows Note regarding 6 ft. buffer</p>	Compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note required as noted above, prior to final.</p>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Bicentennial Boulevard.	Applied

<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 * Rezoning Needed Before Final Approval 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. **Park fee of \$1,400 (based on 2 dwelling units/lots x \$700) required to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Applied
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been waived for 2 single residential homes * Traffic Impact Analysis (TIA) required prior to final plat. 	Complete
	NA
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <p>**Must escrow monies for required improvements, prior to plat recording, if not constructed at this time.</p> <p>***Finalize Bicentennial Blvd. alignment and whether it affects this property, prior to final as needed. Based on submitted January 6, 2020 a 35 ft. dedication is required.</p> <p>****Plat submitted February 10, 2020 shows no additional dedication is required for Bicentennial Blvd. ***Plat submitted February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



SUB2019-0041



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

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

Project Description	Subdivision Name <u>2621 S. 23RD</u> Location <u>S. 23RD @ JORDAN ROAD, EAST SIDE OF</u> City Address or Block Number <u>2621 S. 23RD ST.</u> <u>S. 23RD ST.</u> Number of lots <u>1</u> Gross acres <u>1.00</u> Net acres <u>0.89</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>COMMERCIAL</u> Proposed Land Use <u>COMMERCIAL</u> Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500</u> Legal Description <u>1.0 AC. 0/0 LOT 18, Bk. 3, C.E.</u> <u>HAMMOND'S SUBD., H.C.T.</u>
Owner	Name <u>JOEL DELEON</u> Phone <u>956-605-2680</u> Address <u>2621 S. 23RD ST.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail _____
Developer	Name <u>BIG STAR MGMT.</u> Phone <u>(713) 823-8786</u> Address <u>303 S. 66TH ST.</u> City <u>HOUSTON</u> State <u>TX</u> Zip <u>77011</u> Contact Person <u>ADNAN MOHAMMAD</u> E-mail <u>MAIL@BIGSTARMGMT.COM</u>
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFFODIL AVE.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS ENGR.</u> Phone _____ Address _____ City _____ State _____ Zip _____

RECEIVED
JUN 14 2019
BX 12:45pm

LOCATION

SOUTH AIRPORT
SUBDIVISION

ANDRADES
SUBDIVISION
LOT 1

PROPOSED 2621 S. 23RD STREET
SUBDIVISION
LOT 1

LOT 1

DELUXE AUTO SUBD
LOT 1

V-REYNA
SUBDIVISION
LOT 1

JORDAN RD

**SOUTH DEPOT ROAD
SUBDIVISION**

23RD ST

GONZALEZ-CHAPA SUBD
LOT A

ALONZO BARRERA
LOT 1

1

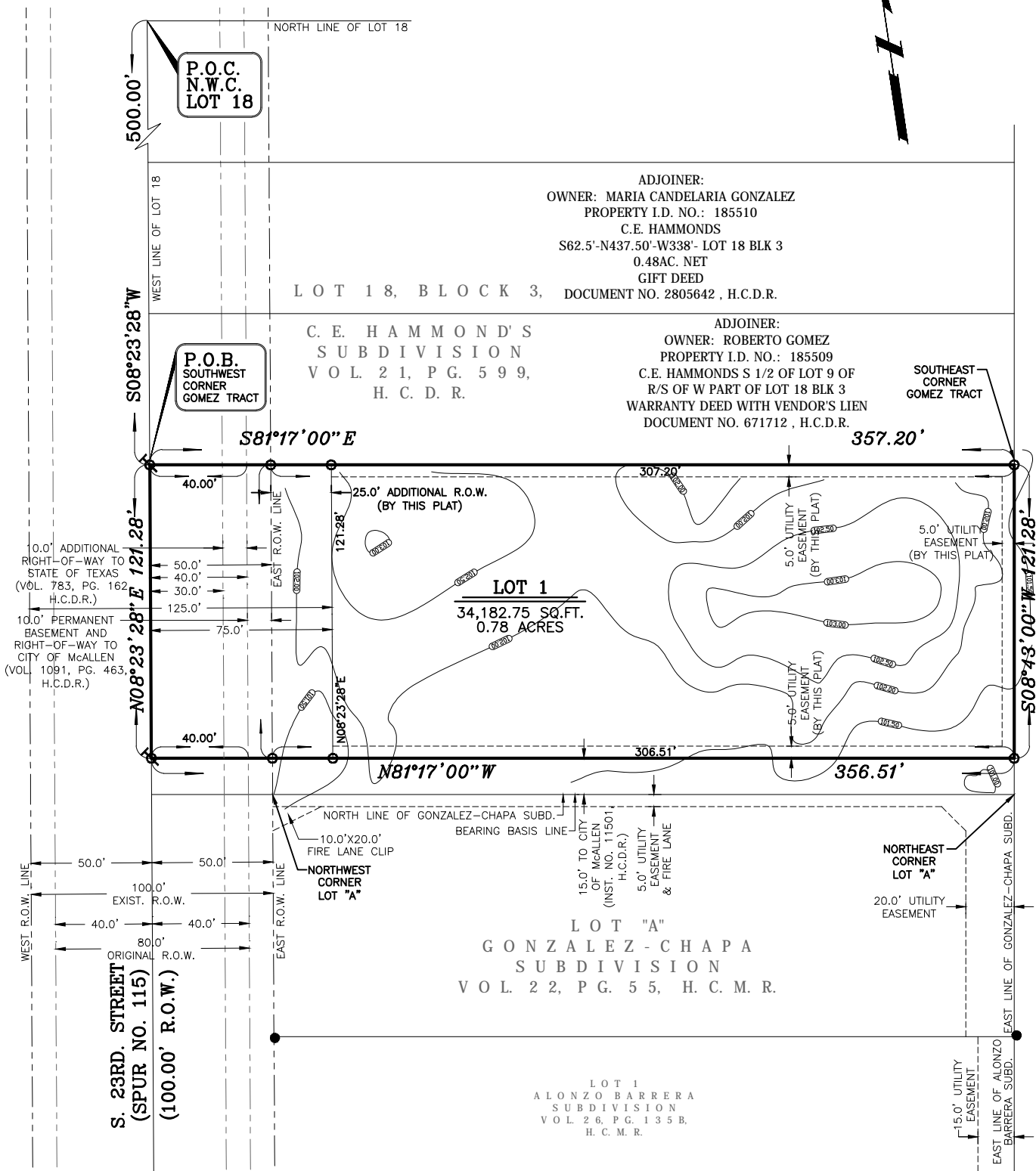
14

BLK 1

AZTECA AV

BLK 2

LA LINDA HEIGHTS
SUBDIVISION



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 20, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RECEIVED

By Nikki Marie Cavazos at 11:08 am, Feb 20, 2020

RECEIVED VIA EMAIL 02/19/2020 AT 7:18 PM

SEA
SALINAS ENGINEERING & ASSOCIATES
(P-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFODIL - McALLEN, TEXAS 78501
(956) 882-9081 (956) 886-1489 (FAX)
THPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

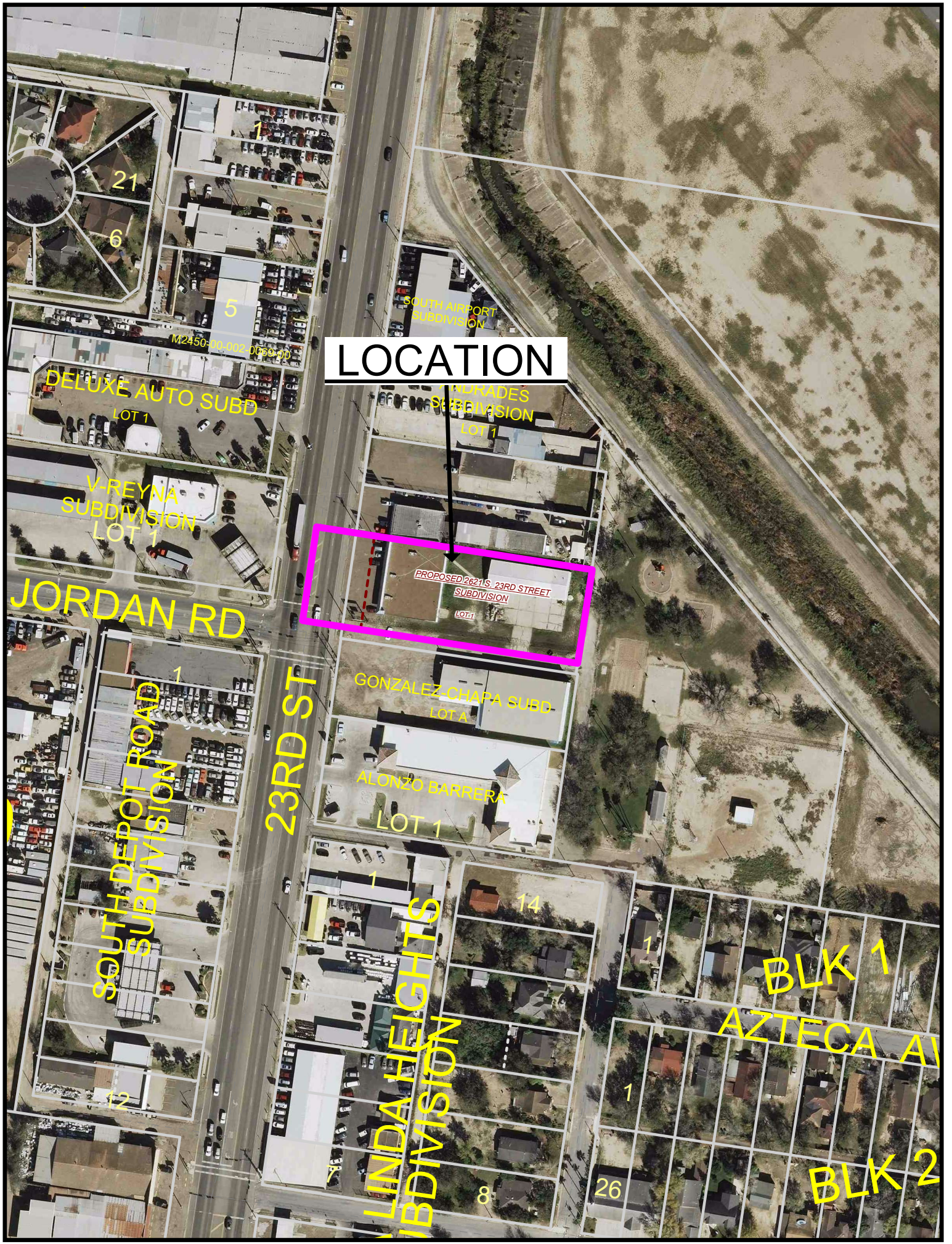
SUBDIVISION PLAT REVIEW

Reviewed On: 3/6/2020

SUBDIVISION NAME: 2621 S. 23RD STREET	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 23rd Street: 25 ft. dedication for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state **Plat submitted February 20, 2020 provides the required 25 ft. dedication for S. 23rd Street. Engineer also submitted a letter on February 27, 2020 indicating he does not want to pursue the license agreement recommended by the P&Z Board on December 3, 2019.	Applied
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ***Clarify existing easement on the south, prior to final. ****Plat submitted on February 20, 2020 shows adjacent tracts south and east owned by the City.	Applied
SETBACKS	
* Front: 50 ft. or greater for approved site plan or easements.	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Applied
* Corner	NA
* Garage **Revise Note #1 on plat submitted February 20, 2020 since garage setbacks do not apply for commercial properties.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. 23rd Street.	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial	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 **Engineer submitted a variance request to allow one curb cut at the entrance along the east side of S. 23rd Street.	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Applied

* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: **Remove reference to garage setback ***Engineer submitted a variance requesting a curb cut along S. 23rd Street	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION



SEA

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081/(956) 686-1489 FACSIMILE
(956) 648-8899 CELL
DSALINAS@SALINASENGINEERING.COM

INTRA-OFFICE MEMORANDUM

TO: Ms. Berenice Gonzalez, Planner

SUBJECT

2621 S. 23rd. Street Subd.
License Agreement

CITY OF MCALLEN
(Via Email on 02/27/20)

FROM David Omar Salinas, P.E., MSEE,
R.P.L.S., CFM

DATE: 02/27/20 JOB NO:

Berenice, effective immediately please remove for the time being any further consideration of the License Agreement for the 2621 S. 23rd. Street Plat. We have as you know agreed to dedicate the 25 feet of additional ROW along S. 23rd. Street without conditions. Do not discard the license agreement packet we have provided to the City. The issue of the license agreement may come up at a later time. Thank-you.

n:\subdivisionplats\2621 S. 23rd. Street.sub\berenicegonzalez.memo.001.022720

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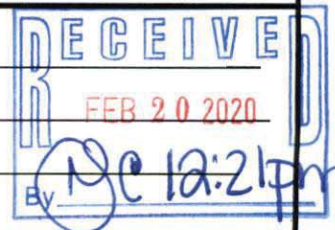
SUB2020-0011



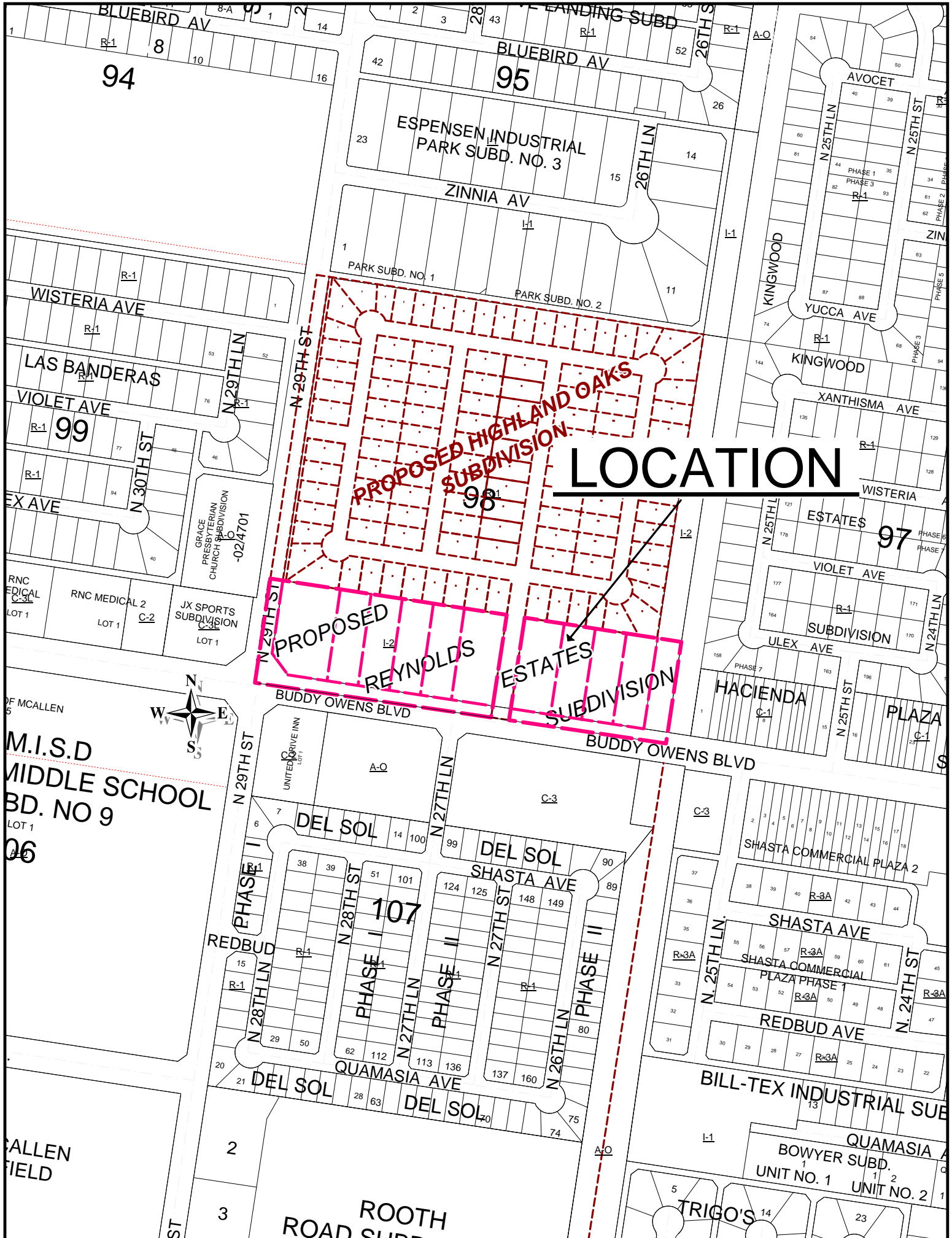
City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Reynolds Estates Subdivision</u> Location <u>Northwest corner of Mile 3 Rd (Buddy Owens Blvd.) and N. 29th Street</u> City Address or Block Number <u>Address not assigned yet</u> Number of lots <u>10</u> Gross acres <u>9.558 ac</u> Net acres <u>7.01 ac</u> Existing Zoning <u>Industrial</u> Proposed <u>Industrial</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Vacant</u> Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>19</u> Parcel No. _____ Tax Dept. Review <u>0-</u> Legal Description <u>A subdivision of 9.558 acres gross out of Lot 98, La Lomita Irrigation and Construction Company Subdivision, Volume 24, Page 68, H.C.M.R. City of McAllen, Texas</u>
Owner	Name <u>Reuben Bar-Yardin</u> Phone <u>956-380-6558</u> Address <u>4629 Macro Dr.</u> City <u>San Antonio</u> State <u>Texas</u> Zip <u>78218</u> E-mail _____
Developer	Name <u>Reuben Bar-Yardin</u> Phone <u>956-380-6558</u> Address <u>4629 Macro Dr.</u> City <u>San Antonio</u> State <u>Texas</u> Zip <u>78218</u> Contact Person <u>AEC Engineering, LLC.</u> (956) 380-6558 E-mail <u>carlos@aecengineering.net</u>
Engineer	Name <u>Carlos Garza, P.E.</u> Phone <u>956-380-6558</u> Address <u>P.O. Box 480</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78540</u> Contact Person <u>Carlos Garza, P.E.</u> E-mail <u>carlos@aecengineering.net</u>
Surveyor	Name <u>Jose Mario Gonzalez, RPLS</u> Phone <u>956-380-5154</u> Address <u>8207 Mateo Escobar</u> City <u>Monte Alto</u> State <u>Texas</u> Zip <u>78538</u>



Act# 698896 pd \$300



LOCATION

**PROPOSED HIGHLAND OAKS
SUBDIVISION**

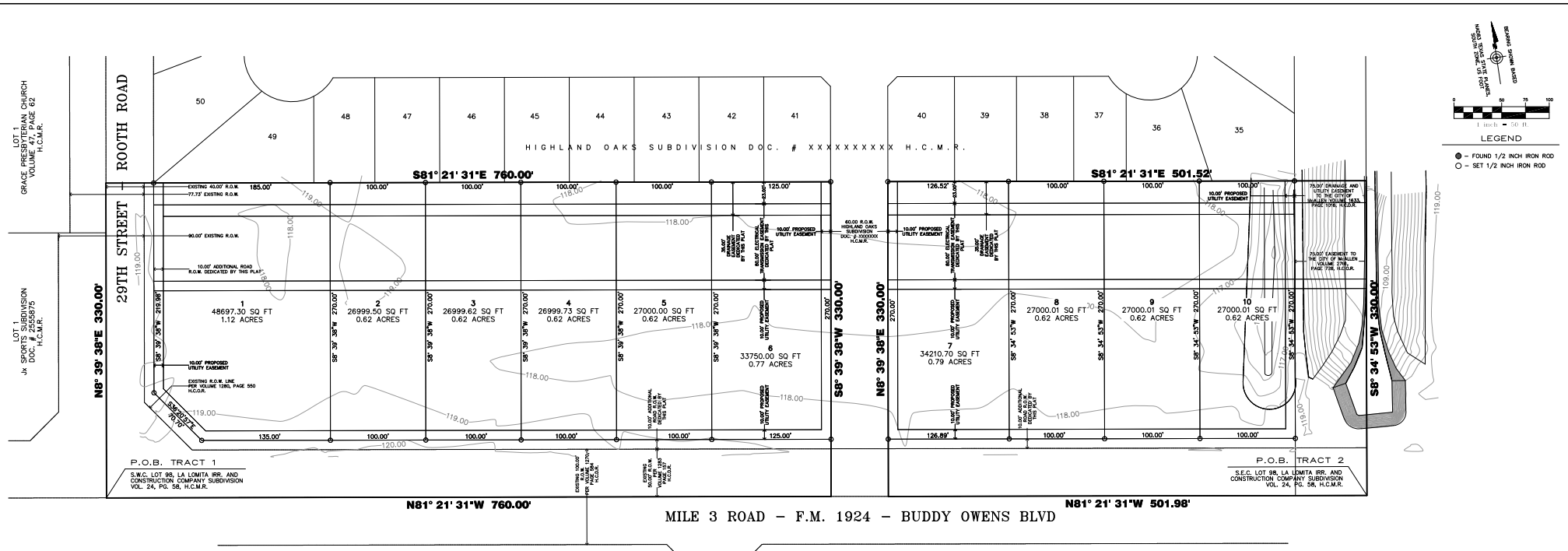
PROPOSED

REYNOLDS

**ESTATES
SUBDIVISION**

**M.I.S.D
MIDDLE SCHOOL
BD. NO 9
06**





Reynolds Estates Subdivision

A SUBDIVISION OF 9.558 ACRES (GROSS), 7.01 ACRES (NET)
OUT OF LOT 98
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION
VOLUME 24, PAGE 68, H.C.D.R.
CITY OF McALLEN, TEXAS - HIDALGO COUNTY, TEXAS
10 Industrial Lots

Plat Scale: 1"=50' JOB # 1141.038

Date: February 18, 2020

Drawn by: R. Hernandez

A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, LLC.
Agricultural * Environmental * Civil

P.O. Box 480 Office: (956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

RECEIVED

By Nikki Marie Cavazos at 9:03 am, Feb 26, 2020

RECEIVED VIA EMAIL 02/20/2020 AT 9:16 AM



City of McAllen

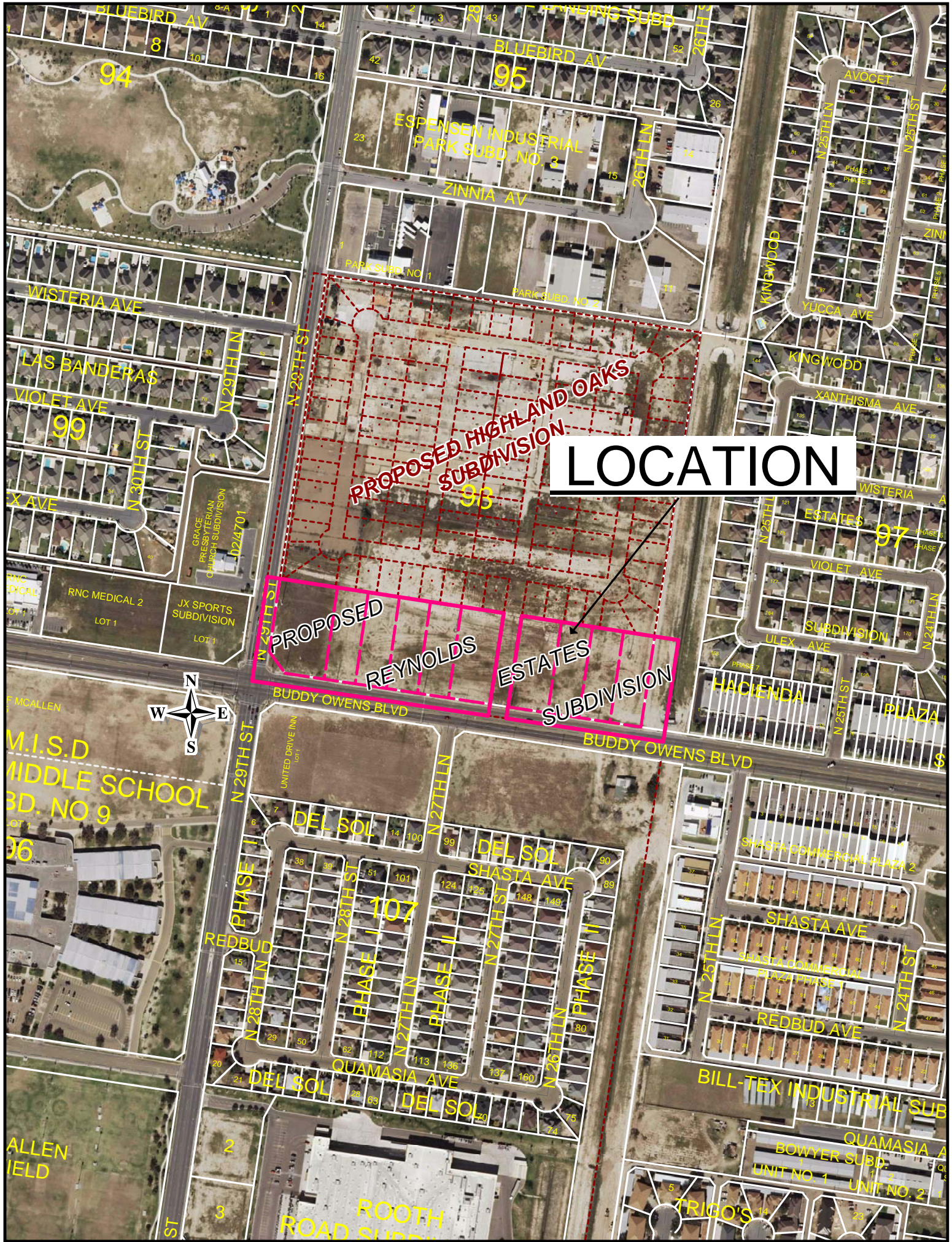
SUBDIVISION PLAT REVIEW

Reviewed On: 3/5/2020

SUBDIVISION NAME: REYNOLDS ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Buddy Owens Blvd. (Mile 3 Rd. - FM 1924): Proposed 10 ft. dedication for 60 ft. from centerline Paving: 65 ft. Curb & gutter: By the state **Plat shows 10 ft. dedication, show centerline to verify dedication required prior to final. ***Use a parenthesis for Mile 3 Rd. - FM 1924	Non-compliance
N. 29th Street (Rooth Road): Proposed 10 ft. dedication for 50 ft. from centerline Paving: 65 ft. Curb & gutter: Both sides **Label centerline on plat and show how much ROW exists at various points on both sides to finalize dedication. ***Once information is provided we will finalize any additional ROW dedication. ****Rooth Road should be in parenthesis and reference N. 29th Street, instead of 29th Street currently shown.	Non-compliance
* North/south interior street: Plat references 60 ft. ROW between Lots 6 and 7 from Highland Oaks which is not a recorded plat yet. Highland Oaks shows this street to be private, clarify prior to final to address street requirements. Paving: 40 ft. Curb & gutter: Both sides	Non-compliance
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Plat submitted February 20, 2020 needs to be revised to provide for alley or private service drive. **Alley cannot dead end ***If a private service drive is proposed , it cannot dead end and should have a 24 ft. pavement width with turnaround as needed.	Non-compliance
SETBACKS	
Setbacks on: Buddy Owens Blvd. (Mile 3 Road - FM 1924) 60 ft. or greater for easements or approved site plan N. 29th Street (Rooth Rd.) - 50 ft. or greater for easements or approved site plan **Revise Note #3 accordingly.	Required
* Rear: **Plat shows proposed 50 ft. rear setback, however plat submitted reflects a total of 113 ft. of different easements, need to clarify.	Non-compliance
* Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. **Revise sides as noted above.	Non-compliance

<ul style="list-style-type: none"> * Corner: Lots 6 & 7: 10 ft. or greater for easements or approved site plan **Final plat will reflect street name once established. * Garage *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Required
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. 29th Street, Buddy Owens Blvd and both sides of interior street. **Sidewalk along Buddy Owens Blvd. may increase to 5 ft. per Engineering requirement. ***Note #7 will need to be revised accordingly prior to final. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Note needed on plat as shown above. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Note needed on plat as shown above *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Non-compliance
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City's Access Management Policy **Highland Oaks Subdivision was approved as a private development with N. 27th Street being a private street. Clarify prior to final. * 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., between the lots? **Is there intent to share common parking, landscaping, access, etc? Who will be responsible for maintenance? Need to clarify so we can establish proper notes. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	TBD
	Required
	Required
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area **Does Lot 10 include a drainage easement, or is it proposed to be a common area? Need to be labeled on plat accordingly. ***Remove design and label it as easement or identify it with a lot number. 	Compliance
	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: I-2 Proposed: I-2 * Rezoning Needed Before Final Approval 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee 	NA

* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department needs to submit Trip Generation to determine if a TIA will be required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: **Remove any references to "proposed" easements or ROW, simply reference "by this plat" ***N. 27th St. is a private street as part of proposed Highland Oaks Subdivision. Need to clarify. ****Plat should show legal descriptions in all directions. The north side references lots and subdivision that has not been recorded which may need to be revised depending on which plat gets recorded first. *****Revise vicinity map to show subdivision boundaries.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS IN ADDITION TO THE VARIANCE REQUEST.	Applied



LOCATION

Sub 2020-0014

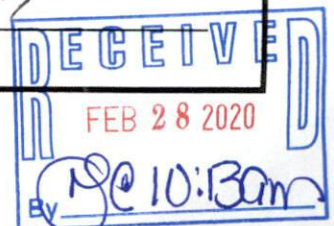


City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Genesis 2nd</u></p> <p>Location <u>West of North Ware Road (See UMAP on plat)</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>1.5022</u> Net acres <u>1.5022</u></p> <p>Existing Zoning <u>C-3</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>AG</u> Proposed Land Use <u>Commercial</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>yes</u></p> <p>Parcel No. <u>B2050-00-000-0001-10</u> Tax Dept. Review <u>Aguesia</u></p> <p>Legal Description <u>See legal description on lower right hand corner of plat below name of plat</u></p>
Owner	<p>Name <u>CARL BISHERRI ROWLAND</u> Phone <u>956-330-2657</u></p> <p>Address <u>5509 N. WARE RD</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>carlbudrowland@gmail.com</u></p>
Developer	<p>Name <u>Same as owner info</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Chad Nervadba</u> Phone <u>281-491-2525</u></p> <p>Address <u>12718 Century Drive</u></p> <p>City <u>Stafford</u> State <u>Texas</u> Zip <u>77477</u></p> <p>Contact Person <u>Chad Nervadba w/ Texas Engineering and Mapping Company</u></p> <p>E-mail <u>cnervadba@team-civil.com</u></p>
Surveyor	<p>Name <u>Brian Nervadba</u> Phone <u>284-491-2525</u></p> <p>Address <u>12718 Century Drive</u></p> <p>City <u>Stafford</u> State <u>Texas</u> Zip <u>77477</u></p> <p><u>b.nervadba@team-civil.com</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

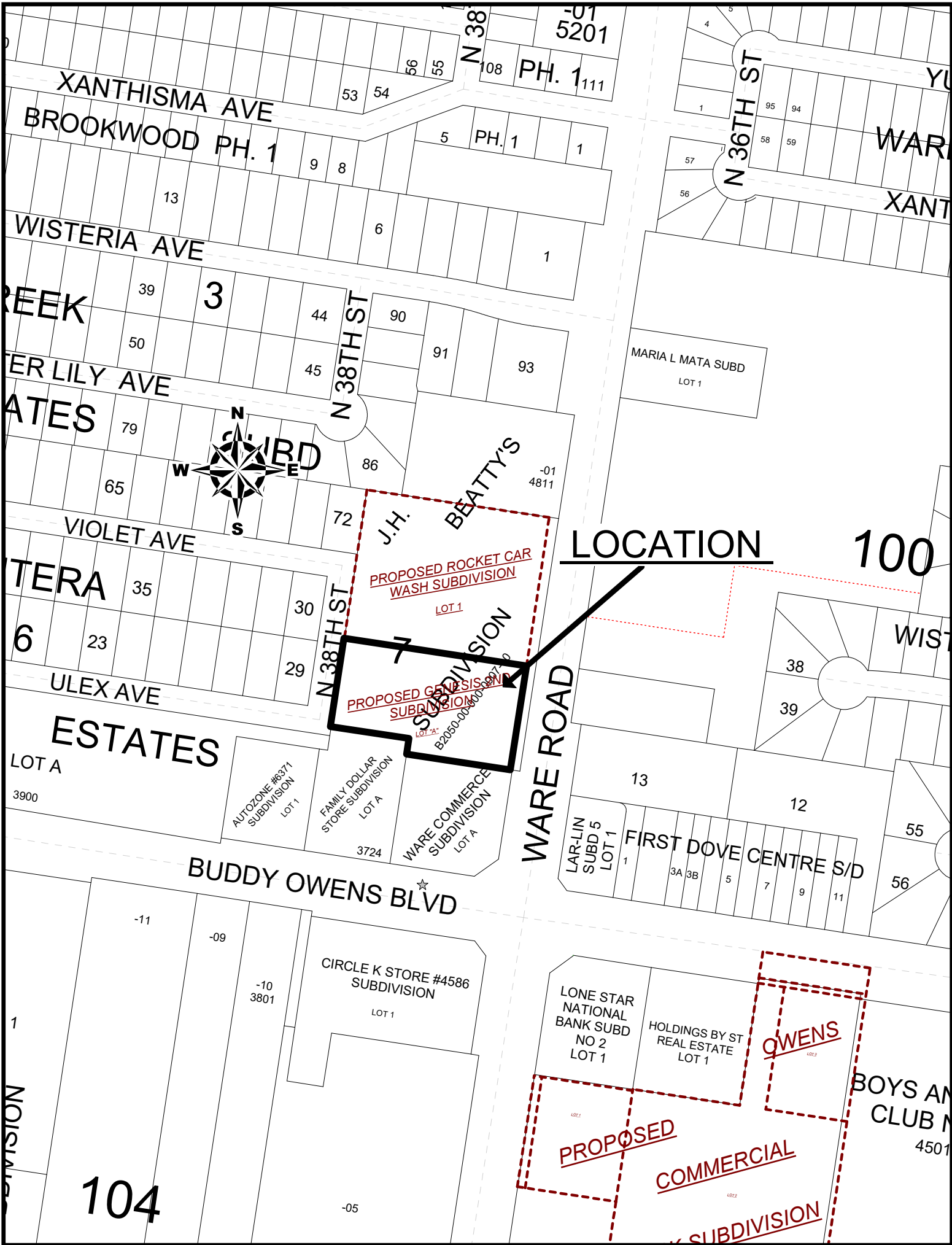
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *Carl B. Rowland* Date 1/17/2020

Print Name CARL B. Rowland

Owner ☒

Authorized Agent ☐



XANTHISMA AVE
BROOKWOOD PH. 1

WISTERIA AVE

REEK
ER LILY AVE
ATES

VIOLET AVE

TERA

ULEX AVE

ESTATES

BUDDY OWENS BLVD

PROPOSED ROCKET CAR
WASH SUBDIVISION

PROPOSED GENESIS
SUBDIVISION

LOCATION

100

WARE ROAD

LONE STAR
NATIONAL
BANK SUBD
NO 2
LOT 1

HOLDINGS BY ST
REAL ESTATE
LOT 1

OWENS

PROPOSED

COMMERCIAL

SUBDIVISION

BOYS AN
CLUB N
4501

104

NOISIVISION



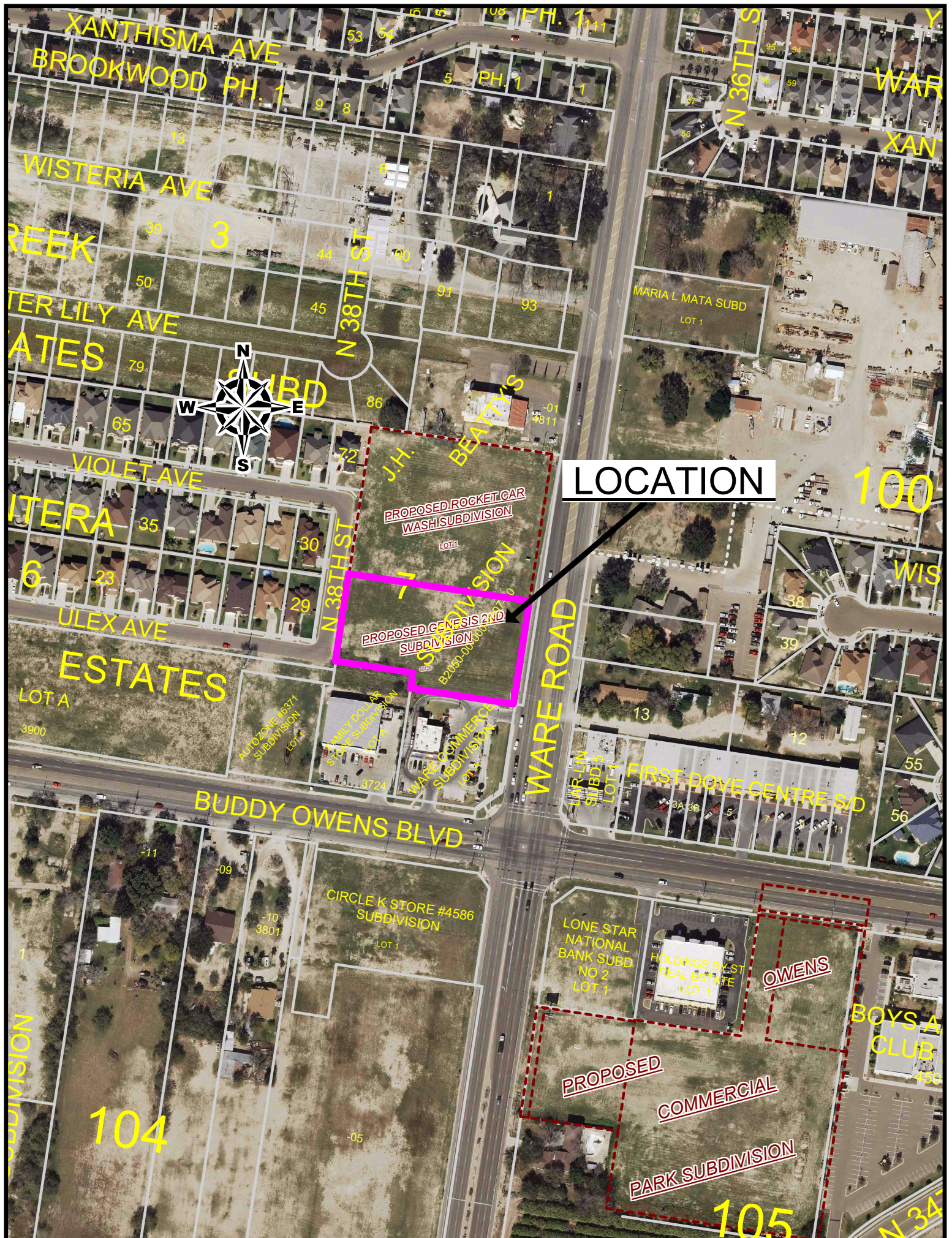
RECEIVED VIA EMAIL 03/06/2020 AT 9:08 AM



Reviewed On: 3/5/2020

SUBDIVISION NAME: GENESIS 2ND	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
*North Ware Road: 15 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state	Non-compliance
*North 38th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides ** Must escrow monies if improvements are not built prior to recording.	Applied
* 800 ft. Block Length.	NA
* 600 ft. Maximum Cul-de-Sac.	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Non-compliance
SETBACKS	
* Front: 75 ft. or greater for easements or approved site plan. **Add note to plat as noted above prior to final.	Non-compliance
* Rear: In accordance with Zoning Ordinance, or greater for easements or approved site plan. **Add note to plat as noted above prior to final.	Non-compliance
* Sides: In accordance with Zoning Ordinance, or greater for easements or approved site plan. *Add note to plat as noted above prior to final.	Non-compliance
* Corner:	NA
* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*4 ft. wide minimum sidewalk required along North 38th Street **5 ft. wide minimum sidewalk required on N. Ware Road (as per Engineering Dept.) and ***Note must be added to plat prior to final.	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 North 38th Street. **Note must be added to plat prior to final.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Add note to plat as noted above prior to final.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along North 38th Street. **Add note to plat prior to final.	Non-compliance
* Site plan must be approved by the Planning Department and other development departments prior to building permit issuance.	Applied
* Common Areas and any private service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. must be maintained by the owners and not the City of McAllen. **Add note to plat as noted above.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets.	Compliance
* Minimum lot width and lot area.	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Complete
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, must submit Trip of Generation to determine if a TIA will be required prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Public Works Department has requested a site plan to establish drives, and dumpster locations, etc. ***Comply with Traffic Department requirements regarding access and throat length requirements for drives on site plan.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVAL.	Applied



Memo

TO: Planning & Zoning Commission

FROM: Edgar I. Garcia, AICP, CNU-A Director

DATE: March 6, 2020

SUBJECT: ORDINANCE EXEMPTING RESTAURANTS IN THE ECOD FROM CERTAIN REQUIREMENTS

BACKGROUND:

Currently, all entertainment and cultural establishments, which includes restaurants, in the Entertainment and Cultural Overlay District (ECOD) are required to make necessary and reasonable efforts to discourage criminal activity and vandalism. Part of these requirements include providing security personnel, installing security cameras, and the use of age-verification devices and the marking of all occupants under the age of 21 with UV ink.

The Planning Department has fielded concerns from restaurants within the ECOD in regards to being required to provide security personnel as well as the use of age-verification devices. Specifically, restaurant owners believe the presence of security personnel affects the ambience of their establishment and causes patrons to believe the restaurants have safety issues. Likewise, restaurants operating during normal lunch and dinner hours believe the use of UV ink on all occupants under the age of 21 to be excessive.

DISCUSSION:

ECOD regulations presently do not distinguish between restaurants and bars. All ECOD requirements apply equally to any entertainment or cultural establishments, which are defined as cabarets, dancehalls, discotheques, discos, music venues, nightclubs, restaurants, bars, and schools of dance. The proposed ordinance would exempt restaurants in the ECOD from safety requirements aimed at bars, nightclubs, and cabarets. All other ECOD requirements would remain unchanged.

ACTIONS:

1. Recommend approval of ordinance exempting restaurants in the ECOD from providing security personnel
2. Recommend disapproval of ordinance exempting restaurants in the ECOD from providing security personnel
3. Take no recommendation action and send ordinance back to Ordinance Review Committee for further discussion

ORDINANCE NO. 2020- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE V ("DISTRICTS"), DIVISION 13 ("HEART OF THE CITY OVERLAY DISTRICTS"), PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires to regulate the Entertainment and Cultural Overlay District to promote public safety and general welfare,

WHEREAS, the City of McAllen desires said regulations with economic development and business interests,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article V ("Districts"), Division 13 ("Heart of the City Overlay Districts") is amended at Section 138-333(d)(3) as follows:

Sec. 138-333- Entertainment and Cultural Overlay District; location; special permits.

...

(d) ECOD special permits may be issued to entertainment or cultural establishments within the boundaries of the ECOD, for a period of three years, subject to the following requirements and limitations:

...

(3) A special permittee operating as a bar shall make necessary and reasonable efforts to discourage criminal activity and vandalism, both on the site and on adjacent properties.

Such measures may include the provision of adequate and sufficient lighting, the elimination of dark areas, and the hiring of security personnel.

....

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 138, Article V, Division 13, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of _____, 2020, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at

which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day _____, 2020.

CITY OF McALLEN

By: _____
James E. Darling, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Austin W. Stevenson, Assistant City Attorney

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

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

2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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