

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 2, 2022 - 3:30 PM
MCALLEN PUBLIC LIBRARY, ROOMS A&B, 4001 NORTH 23RD STREET MCALLEN, TEXAS

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes for the meeting held on February 1, 2022
- b) Minutes from the meeting held on February 16, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for a 2nd amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. **(CUP2022-00010)**
- 2. Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. **(CUP2022-00023)**
- 3. Request of Anabel Aguayo for a Conditional Use Permit, for one year, for a Home Occupation (office) at Lot 5, Oaks Place Subdivision, Hidalgo County, Texas; 2821 Hawk Court. **(CUP2022-0014)**
- 4. Request of Wanda Guerra Cavazos for a Conditional Use Permit, for one year, for a Home Occupation (online candle orders) at Lot 138, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1809 Queens Avenue. **(CUP2022-0016)**
- 5. Request of Sherry Li, for a Conditional Use Permit, for life of the use, for a portable building greater than 10' x 12', at Lot 2, Nolana Centre Subdivision Phase II, Hidalgo County, Texas; 421 East Nolana Avenue. **(CUP2022-0025)**

b) REZONING:

- 1. Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lots 16 and 17, Block 2, Cathay Courts Subdivision, Hidalgo County, Texas; 200 South Cynthia Street. **(REZ2022-0001)**

3) SITE PLAN:

- a) Revised Site Plan approval for Lot 1, Comar Subdivision; 4000 Expressway 83(**SPR2022-0003**)
- b) Site plan approval for Lots 10-26, IGOA Buisness Campus Subdivision Phase I; 1401 E. Primrose Avenue(**SPR2021-0045**)

4) SUBDIVISIONS:

- a) Florencia Subdivision, 2700 South McColl Road, Patricia Lorenzo (**SUB2022-0020**)(**PRELIMINARY**)**SEC**
- b) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero (**SUB2022-0021**)(**PRELIMINARY**)**SE**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, February 1, 2022 at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue, City Commission Chambers 3rd Floor.

Present:	Michael Fallek Gabriel Kamel Michael Hovar Jose Saldana Emilio Santos Jr.	Vice-Chairperson Member Member Member Member
Absent:	Marco Suarez	Member
Staff Present:	Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Rod Sanchez Beto De La Garza Liliana Garza Hebert Camacho Jose Flores Porfirio Hernandez Jacob Salazar Magda Ramirez	Assistant City Attorney Assistant City Manager Planning Director Planning Deputy Director Senior Planner Planner III Planner III Planner II Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Vice-Chairperson Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for Regular Meeting held on January 4, 2022 and January 18, 2022.

The minutes for the regular meetings held on January 4, 2022 and January 18, 2022 were approved as submitted by Mr. Gabriel Kamel. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Alberto Martinez Chontal, for a Conditional Use Permit, for one year, for an Institutional Use at the North 120 ft. of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 316 North 29th Street, Suite 60.
(CUP2021-0186)

Mr. Hebert Camacho stated that the property is located on the east side of North 29th Street, approximately 750 ft. north of U.S. Business Highway 83. The subject property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 to the north, south and west and R-3A (multifamily residential apartments) District to the east. Surrounding land uses include apartments, warehouse, a commercial plaza (with a variety of restaurants, an insurance office and beauty salon), vacant land and Church Bethesda. An institutional use is permitted in the I-1 zone with a conditional use permit and in compliance with requirements.

There is an existing suite with approximately 499 sq. ft., that was approved for a church at the P&Z Meeting of May 5, 2020. The permit was approved for one year, applicant failed to renew on time, hence a new application is presented to the Board.

The church was proposing seating of 24 in the main auditorium; however, due to the Building Permits and Inspection Department requirements, maximum occupancy is 15. The suite consists of an open area, and one restroom. The applicant proposes to operate a church (Porque la pequeña Belén?) on Tuesdays and Thursdays from 7:00 pm to 9:00 pm and on Sundays from 5:00 am to 7:00 am and 1:00 pm to 3:00pm.

Based on a seating capacity of 15 in the main auditorium, 4 parking spaces are required; 23 parking spaces are provided as part of the common parking area for the retail plaza. One of the provided parking spaces must be van accessible with an 8 ft. wide aisle. One van accessible parking is provided.

A site inspection revealed that the parking does not comply with Section 138-400 (a) & (b) of the Zoning Ordinance, parking lot must be clear of potholes and grass and parking lanes must be properly restriped. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement.

The Fire Department has conducted the necessary inspections for this property and failed initial inspections; a follow up inspection is needed. 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 use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 29th 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. Based on the seating area of 25 seats, four parking spaces are required; 23 parking spaces are provided on site. One of the provided parking spaces is required to be van accessible with an 8 ft. wide aisle. The parking must be clear of potholes and properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by an 6 ft. opaque fence.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

Vice Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 2) Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174) (TABLED: 12/21/2021) (REMAINED TABLED: 01/04/2022 and 1/18/2022) WITHDRAWN**

Vice Chairman Mr. Michael Fallek asked if item was still withdrawn. Mr. Hebert Camacho confirmed. No action was taken. Item is withdrawn.

3) CONSENT:

- a) Onyx Plaza Subdivision, 221 North Ware Road, Valhe Real Estate Holdings Family, LTD. Partnership **(SUB2022-0008)(FINAL)SEC**
- b) Premier Storage Subdivision, 301 East Trenton Road, El Norte Holdings, LLC. **(SUB2022-0014)(FINAL)M&H**

- c) Go Car Wash Subdivision, 2913 Nolana Avenue, Said A. Shuaib/Hason H. Mohammed **(SUB2021-0145)(FINAL)M&H**

Being no discussion, Mr. Michael Hovar moved to approve final. Mr. Gabriel Kamel seconded the motion, which items a, b and c were approved with five members present and voting.

5) SUBDIVISIONS:

- a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib **(SUB2022-0006)(PRELIMINARY)BCD**

Ms. Liliana Garza stated that North 29th Street: dedication as required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides Clarify document (VOL. 1282, PG. 983) to determine easement width being referenced and to establish what the total ROW dedication will be prior to final. Label Total ROW dedication after accounting for ROW dedication prior to final Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback. Revise plat #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. Revise plat # 1 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. Revise plat #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify if any garages are being proposed since property use is commercial. Zoning Ordinance: Section 138-356. 4 ft. wide minimum sidewalk required on North 29th Street. 5 ft. sidewalk as per Engineering Department may be required prior to final. 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. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required 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. Please provide ownership map to verify that no landlocked properties exist or will be created. Please clarify if existing drive on the south is an access easement or if it will be dedicated for a road. Street requirements may be required, if drive is dedicated as a road.

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

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

- b) Rosewood Estates Subdivision, 7729 North Ware Road, J.
Oscar Barrera Jr. **(SUB2022-0002)(PRELIMINARY)JHE**

Ms. Liliana Garza stated that Auburn Avenue: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides Provide ROW dimension from centerlines on both sides and total ROW prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North Ware Road: 15 ft. additional dedication required for 75 ft. from centerline for 150 ft. ROW Paving: By the state curb & gutter: By the state Provide ROW dimension on both sides of centerline and total ROW prior to final. Label ROW dedication dimension prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 40th Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides must match existing improvements to the south. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Internal Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: Both sides: Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. 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. A 5 ft. wide minimum sidewalk required along N. Ware Rd. and Auburn Ave. A 4 ft. wide minimum sidewalk required on both sides of N. 40th Street and all interior streets. A 5 ft. sidewalk might be required on N. 40th Street and all interior streets by Engineering Department. Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for N. 40th Street and all interior streets prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Rd. and Auburn Ave. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, 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. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. The Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (75 dwelling units X \$700 = \$52,500). In accordance with McAllen's Park Land Dedication and Parks development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. As per Traffic Department, Trip Generation is approved and no TIA is required. Must comply with City's Access Management Policy. Please provide ownership map to assure that parcel located west of lots 22-24 complies with lot requirements.

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

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

- c) The Grove at Ware Road Subdivision, 2401 North Ware Road, Bell Family Management Trust, **(SUB2022 0013)**
(PRELIMINARY) M&H

Ms. Liliana Garza stated that North Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides. Provide ROW centerline to determine if any ROW dedication is required prior to final. Label reference to dash line and identify ROW by plat or instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW. Paving: 52 ft. Curb & gutter: both sides. Revise street name as shown above prior to final. Label ROW centerline to finalize dedication prior to final. Label reference for dash and solid lines on the south side of lots 1 to 30; provide documents referenced on survey, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Internal Streets for R-1 (lots 112 to 275): 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Provide ROW dimension for all entry and internal streets. North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Internal Streets for R-3A (lots 1 to 111): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Provide ROW dimension for all internal streets. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N-S Street on West Boundary: Proposing 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Label dash line on west side to determine any ROW dedication. (May affect lot 233) Revise plat accordingly to accommodate ROW. Street name will be assigned prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3A Zone Districts. Subdivision layout does not comply with block

length requirement, please revise accordingly prior to final. Subdivision Ordinance: Section 134-118. 1,200 ft. Block Length for R-1 District. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. Subdivision Ordinance: Section 134-118. Non-compliance. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Public Works Department might require dumpster easements or alley to provide waste collection service for the R-3A lots prior to final. Subdivision Ordinance: Section 134-106. Front: Lots 1 to 111 (multifamily lots): 20 ft. or greater for easement. Front: Lots 112 to 275 (single family lots): 25 ft. or greater for easement. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easement. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10ft. or greater for easement. Please revise plat note #3 as shown above prior to final. 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. 5 ft. wide minimum sidewalk required along N. Ware Road 4 ft. wide minimum sidewalk required on both sides of all internal streets and Warrior Dr. (Vine Ave.). A 5ft. sidewalk might be required on both sides of internal street by Engineering Department. Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for all internal streets prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Warrior Dr. (Vine Ave.) and N. Ware Rd. Please revise plat note # 9 as shown above. Additional buffers may be required prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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 and Warrior Dr. (Vine Ave.). Please revise plat note #13 as shown above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. Common Areas, any private streets/drives, gate areas, 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. Must finalize plat notes for HOA prior to recording. 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. Must finalize plat notes for HOA prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: A-O Proposed: R-1 & R-3A. Rezoning is going to be presented at City Commission on 2/14/22. Zoning Ordinance: Article V. Rezoning Needed Before Final. Rezoning is going to be presented at City Commission on 2/14/22. Zoning Ordinance: Article V Land dedication in lieu of fee. Must comply with Park Department requirements. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.

Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot/and land dedication. As per Traffic Department, Trip Generation required 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. Subdivision name must be changed prior to final as there is subdivision with similar name. North 40th Street on the north subdivision, "Arrowhead Sub. Ph II," must extend south or must provide city standard cul-de-sac at the end of the street, will affect lots 259 to 260. Cul-de-sac requires 96 ft. paving face to face as per Fire Department. Label reference for dash line on the west side side of proposed north to south street on the west boundary. Label parcel on the west side of the west boundary line. Label reference for the dash and solid lines on the south side of lots 1 to 30 Clarify if subdivision will be public or private. Based on clarification additional comments may be required. Should the subdivision be private, please provide gate details.

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

Vice Chairman Mr. Michael Fallek asked the Engineer if they are in contact with the community as requested at the previous meeting. Mr. Ruben De Jesus, Melden & Hunt Engineer, stated that they are having a community meeting on Friday, February 4, 2022.

After a brief discussion, Mr. Jose Saldana moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

d) Oak Valley Subdivision, 9600 North Bryan Road, Raymundo P. Platas/Oak Valley LLP.(SUB2021-0087)(REVISED PRELIMINARY) RB

Mr. Beto De la Garza stated that North Bryan Road: 40 ft. dedication for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Add "North" to all Bryan Road references prior to final. Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it will be encroaching into the required ROW dedication. Any abandonments must be finalized prior to final. Engineer submitted a is requesting a variance to allow a 30 ft. dedication instead of the required 40 ft. from for 60 ft. from centerline. COM Thoroughfare Plan Entrance Street: 90 ft. ROW Paving: 23 ft. of paving on each side of island proposed Curb & gutter: Both sides monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording. Gate details must be approved prior to final. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Internal Streets: 50-60 ft. ROW Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. Curb & gutter: Both sides monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording. Street names will be assigned prior to final. Please provide detailed paving layout showing the paving width of the different sections throughout the subdivision prior to final to verify compliance with minimum requirements. Middle E/W street is proposed with 50 ft. ROW and 43 ft. of paving face-face. Cul-de-sacs streets are proposed to be 50 ft. ROW with 40 ft. paving face-face. Include paving proposed for N/S street stubbed out to the south. Island are still shown on paving layout. As per engineer and developer, islands will be removed to comply with paving requirements prior to final.

Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. Subdivision Ordinance: Section 134-105. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Show knuckles radius to make sure they comply with requirements prior to final. Cul-de-sacs radius must be increased to comply with paving requirements and ROW required back-of-curb. 96 ft. of paving face-face required as per Fire Dept. and 10 ft. of ROW required back-of-curb along cul-de-sac perimeter. Subdivision Ordinance: Section 134-105. Front: 20 ft. except 15 ft. for unenclosed carport only or greater for easements. Variance will be required for carport setbacks prior to final. Zoning Ordinance: Section 138-356 Rear: In Accordance with the Zoning Ordinance or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In Accordance with the Zoning Ordinance or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18ft. except where greater setback is required; greater setback is proposed. 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 Bryan Road, both sides of all interior streets, and any other streets that may be applicable including 6 Mile 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, North Bryan Road and North 6 Mile Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. City's Access Management Policy. Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen Add plat note as shown above prior to final. Section 110-72 applies if private subdivision is proposed. 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. 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 needs to be recorded simultaneously with plat. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356 Existing: R-3A Proposed: R-3A. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Zoning Ordinance: Article V. Rezoning Needed before Final Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with Access Management Policy Gate details must be approved prior to final. Street names will be assigned prior to final. Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. Annexation and initial zoning approved at City Commission meeting of November 22, 2021.

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

The Board questioned staff about the surrounding areas and the feasibility of the future expansion of North Bryan Road. Mr. De la Garza mentioned that most properties between 6 Mile Line and State Highway 107 are mainly undeveloped and the expansion of North Bryan Road will happen.

Rene Barrera, P. E., mentioned that this section of North Bryan Road was expanded and constructed approximately 10 years ago when the subdivision was initially proposed. The dedication of 10 additional feet could potentially create issues with an existing waterline from Sharyland Water Supply Corporation that runs along the west boundary of the subdivision.

The Board indicated that staff and the engineer should get together to try to resolve this issue and see if 5 additional feet could be dedicated instead of the required 10 feet.

After a lengthy discussion, Mr. Michael Hovar moved to Table the item until the following Planning & Zoning meeting scheduled for February 16, 2022. Mr. Gabriel Kamel seconded the motion, which was approved to table with five members present and voting.

- e) Proposed Brier Village Subdivision, 4501 Nolana Avenue and 4701 Nolana Avenue, Loretta Williams and Daniel E. Prukop
(SUB2022-0007)(PRELIMINARY)M&H

Mr. Beto De la Garza stated that Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides. Label CL, ROW both sides of CL and total ROW after accounting for dedication to verify compliance with ROW dedication requirements. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. COM Thoroughfare Plan. North Bentsen Road: 50 ft. from centerline for 100 ft of total ROW Paving: 65 ft. Curb & gutter: Both sides Label CL, ROW both sides of CL and total ROW after accounting for dedication to verify compliance with ROW dedication requirements prior to final. Label "20 ft." reference shown on North Bentsen Road prior to final. Clarify if 5 ft. Gas Line Easement will be within the proposed ROW prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Internal Road: 60 ft. Paving: 40 ft. Curb & gutter: Both sides Clarify if subdivision is proposed to be private. If so, provide gate details prior to final to finalize ROW requirements. Street name will be issued prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1/4 Mile Collector (North 48th Street): 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides provide ownership map of surrounding areas to verify if ROW dedication will be required prior to final. Landlocked properties to the south might exist. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Please provide block length prior to final to v Front: 20 ft. or greater for easements. Clarify proposed setbacks prior to final. Clarify if carports along the front will be proposed prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. Revise plat note prior to final as shown above. Zoning Ordinance: Section 138-356. Interior Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan. Revise plat note prior to final as shown

above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. 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 Bentsen Road and Nolana Avenue, both sides of all internal streets, and any other applicable streets prior to final. 5 ft. sidewalk might be required by Engineering Dept. prior to final. 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 along North Bentsen Road and Nolana Avenue. Revise plat note #9 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. This might be required along south and east property line where adjacent to single 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 Nolana Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. This requirements might be triggered depending on the amount of units proposed per lot. Verify compliance with this requirement. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements. Clarify proposed setbacks prior to final. Clarify if carports along the front will be proposed prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. Revise plat note prior to final as shown above. Zoning Ordinance: Section 138-356. Interior Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan. Revise plat note prior to final as shown above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. 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 Bentsen Road and Nolana Avenue, both sides of all internal streets, and any other applicable streets prior to final. 5 ft. sidewalk might be required by Engineering Dept. prior to final. 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 along North Bentsen Road and Nolana Avenue. Revise plat note #9 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. This might be required along south and east property line where adjacent to single-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 Nolana Avenue. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. This requirements might be triggered depending on the amount of units proposed per lot setbacks, landscaping, etc. A Common Areas, any private streets/drives, gate areas, 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. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance:

Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Label and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: r-1 and R-3A Proposed: R-3A. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. Zoning Ordinance: Article V Rezoning Needed before Final Approval Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. If any rezoning are needed, they must be finalized prior to final plat approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to final to determine total amount of park fees. As per Traffic Department, Trip Generation required 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 and provide dimensions for triangular area located east of Lot 11 prior to final to determine compliance with requirements. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. Provide ownership map of surrounding areas to verify if ROW dedication will be required prior to final. Landlocked properties to the south might exist.

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

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

f) Los Girasoles Subdivision, 4601 South Old 10th Street, Lazaro Beas Mireles (SUB2022-0001)(PRELIMINARY)M2E

Mr. Beto De la Garza stated that South Old 10th Street: 98.58 ft. ROW proposed Paving: 65 ft. Curb & gutter: Both sides Label Centerline, existing ROW on both sides of centerline, and total ROW after accounting for ROW dedication to verify compliance with ROW dedication requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan E/W Internal Road (north boundary): 30-35 ft. dedication for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: Both sides Please submit copy of document for "30 ft. roadway easement" to verify compliance with ROW dedication requirements. Roadway easement might have to be identified as ROW on plat. Street name will be determined prior to final. Temporary turn-around and/or barricades to be provided as required. Clarify if future connection to South 10th Street is proposed. Cul-de-sac must be provided when adjacent properties to the east develop to avoid dead-end streets. This road might serve as 1/4 mile collector road if connection to South 10th Street is proposed. Masterplan might be required to review street layout. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Cul-de-sac might have to be provided when adjacent properties to the east develop. 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: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #2 as shown above. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #2 as shown

above. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #2 as shown above. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #2 as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify if any garages are proposed prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Old 10th Street and both sides of all internal streets. Plat note #16 to be revised as shown above prior to final. 5 ft. sidewalk might be required prior to final by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat note #17 to be revised as shown above prior to final. Landscaping Ordinance: Section 110-46. 8ft. 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 South Old 10th Street. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: Clarify proposed use to verify compliance with Zoning Requirements prior to final. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Clarify proposed use to verify compliance with Zoning Requirements prior to final. Zoning Ordinance: Article V. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required 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. Clarify if Gas Easement along north boundary line will remain or be abandoned prior to final plat. Existing 30 ft. Roadway Easement might have to be dedicated as ROW prior to final. Provide copy of document "Save and Except Vol. 1062 Pg. 315" prior to final for staff to review. Signature blocks to be revised prior to final to comply with City of McAllen ordinance.

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

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

6) DISCUSSION:

a) Election of Officers

Mr. Michael Hovar nominated Mr. Michael Fallek to Chairman. Mr. Michael Fallek accepted the nomination. Mr. Gabriel Kamel second the nomination which was approved by five members present and voting.

Mr. Gabriel Kamel nominated Mr. Michael Hovar for Vice Chairman. Mr. Michael Hovar declined

the nomination. He will be sitting on a different board and will not be part of the Planning & Zoning board after February 2, 2022.

Mr. Michael Fallek nominated Mr. Gabriel Kamel for Vice Chairperson. Mr. Emilio Santos Jr. second the nomination which was approved by five members present and voting.

Assistant City Manager, Michelle Rivera, announced Beto De la Garza's promotion to Development Coordinator.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:01p.m. and Mr. Jose Saldana seconded the motion, which carried unanimously with five members present and voting.

Vice Chairperson, Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, February 16, 2022 at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue, City Commission Chambers 3rd Floor.

Present:	Gabriel Kamel Jose Saldana Marco Suarez Rudy Elizondo Erica de la Garza-Lopez	Vice-Chairperson Member Member Member Member
Absent:	Michael Fallek Emilio Santos Jr.	Chairperson Member
Staff Present:	Austin Stevenson Edgar Garcia Luis Mora Rod Sanchez Omar Sotelo Beto De La Garza Liliana Garza Katia Sanchez Jose Flores Porfirio Hernandez Jacob Salazar Carmen White	Assistant City Attorney Planning Director Planning Deputy Director Senior Planner Senior Planner Planner III Planner III Planner I Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Vice-Chairperson Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION- Marco Suarez

1) MINUTES:

- a) Minutes for Regular Meeting held on February 1, 2022 will be added to the next meeting of March 2, 2022.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Mauricio De La Vega on behalf of De La Vega Autoplex LLC, for a Conditional Use Permit, for one year, for a parking facility associated with uses permitted in a C-3 Zoning District at Lot 5, Quincy Subdivision, Hidalgo County, Texas; 1613 Quebec Avenue. **(CUP2022-0009)**

Ms. Katia Sanchez stated that the subject property is located along the south side of Quebec Avenue (Frontage Road of U.S. Expressway 83), and east of Bicentennial Boulevard. As per the plat, the subject property has 60 feet of frontage along Quebec Avenue and a depth of 118.75 feet for a lot size of 7,125 square feet.

The property is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is C-3 (general business) District to the east, south, and west. Surrounding land uses include Cinemark Movies 6, Payne Pre-Owned McAllen, Budget Car Rental, and De La Vega Autoplex LLC. A parking facility for C-1 (office building) District to C-3 (general business) District uses is allowed in an R-2 District with a Conditional Use Permit and in compliance with requirements.

The applicant initially submitted an application for a Conditional Use Permit for a parking facility on January 21, 2022.

The applicant is proposing to utilize the existing parking lot for business-related use of a car lot on Lot 5 to the Autoplex known as De La Vega Autoplex LLC located at 1613 Quebec Avenue. De La Vega Autoplex LLC is located on Lot 4 which is adjacent to the subject property to the east. Access is provided from the 20 feet alley which is located at the rear of the lot. The submitted site plan depicts that 13 required parking spaces will be provided. The parking lot has to be striped and existing landscaped areas are to be maintained.

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 parking facility must comply with landscaping, buffer, parking, and right of way requirements. It must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The property has historically been used as a parking lot since at least 2003. No re-development is involved with the proposed use;
- 2) The parking area is adjacent to the primary use, and both lots have the same owner;
- 3) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities. Lighting shall be shielded from residential areas;
- 4) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 5) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118 of the Zoning Ordinance.

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

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

- 2) Request of Elizabeth Buentello for a Conditional Use Permit, for one year, for an event center at lot 1, Uptown Plaza Subdivision, Hidalgo County, Texas, 4500 North 10th Street Suite 90. **(CUP2022-0002)**

Mr. Marco Rivera stated that the property is located at the Southeast corner of North 10TH Street and Violet Avenue, and is zoned C-3 (general business) District. The adjacent zoning is R-1 (Single-family residential) District to the east side and R-3A (multifamily residential apartment) to the North. There is C-3 district to the North, South and West. Surrounding land uses includes commercial businesses, restaurants, apartments and residential. An event center is allowed in C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a Conditional Use Permit at this location, for the first time.

The applicant is proposing to operate an event center from the existing building, approximately 1,491 sq. ft. in size. The proposed hours of operation are from 10:00 AM to 9:00 PM Thursday - Sunday.

The Fire Department is pending inspection for the establishment. The establishment must also meet the 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 businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to 10th Street and Violet Avenue and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 15 parking spaces are required which one would have to be accessible to persons with disabilities. Two hundred forty two parking spaces are provided on site, as part of common parking and access point. The parking lot has to be clear of potholes and must be striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility

from a public street in order to discourage vandalism and criminal activities;

6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff received a call with regards of the use of the place, with no opposition.

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

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Board Member, Ms. Erica De la Garza-Lopez asked what type of event center was being proposed. Applicant, Ms. Elizabeth Buentello (2606 Cassandra Street, Mission Texas), stated that the event center will be used for day events such as baby showers, baptisms, bridal shower etc. No alcoholic beverages or loud music will be allowed in the events.

After a brief discussion, Mr. Rudy Elizondo moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with five members present and voting.

- 3) Request of Jorge G. Martinez, for a conditional use permit, for one year, for an event center at lot 5a, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5245 North 23rd Street. **(CUP2022-0005)**

Mr. Marco Rivera stated that the property is located on the West side of North 23rd Street, North of Zinnia Avenue and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) and R-3A (multifamily residential apartments) District to the South across Zinnia Avenue. Surrounding land uses includes commercial businesses, restaurants, apartments and residential. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a Conditional Use Permit at this location, for the first time.

The applicant is proposing to operate an event center from the existing building that is approximately 2,229 sq. ft. in size. The proposed hours of operation are from 08:00 AM to 12:00 AM Monday – Sunday by reservation.

The Fire Department is pending inspection of the establishment. An inspection by the Health Department was performed, and requirements were satisfactory. The establishment must also meet the 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 businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and apartment zoned area.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to Zinnia Avenue and 23rd Street and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 22 parking spaces are required one of which should be for persons with disability. The parking lot is common area and should be clear of potholes and striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with five members present and voting.

- 4) Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County, Texas; 2801 Expressway 83, Building 200, Suites 280 & 290. **(CUP2022-0003)**

Mr. Mario Escamilla stated that the property is located at the southeast corner of South 29th Street and U.S. Expressway 83 and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and west, R-1 (single family residential) District to the south, and C-4

(commercial industrial) District to the southwest. Surrounding land uses include commercial businesses, restaurants, single family residences, and vacant land. A bar is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

There was a conditional use permit for IL Regalo Preferito which was approved initially on January 12, 2015. The establishment changed its name to Elephant Bar and Cigar Lounge in 2017. The last conditional use permit was approved on February 8, 2021 by the City Commission with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property. The permit must be renewed annually therefore, it must be presented before the Planning and Zoning Commission and City Commission.

The applicant is proposing to continue to operate a retail store for Cigars & Luxury Goods and a lounge (Elephant Bar and Cigar Lounge) out of an approximate 2,950 sq. ft. lease area, from an existing 15,872 sq. ft. multi-tenant commercial building. The proposed days and hours of operation are Monday through Saturday from 12:00 p.m. to 2:00 a.m. 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 Fire Department has inspected the establishment and is compliant with Fire code requirements. The Health Department inspection is still pending. Attached is a police report from February 2021 to the present. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The bar must also 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed bar is within 400 ft. of the adjacent residential zone and use to the south.
- 2) The business must be as close as possible to a major arterial and shall not allow traffic generated by such businesses onto residential streets or allow such traffic to exit into a disrupt residential areas. The bar has access to U.S. Expressway 83 and South 29th Street, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 2,950 sq. ft. combined retail and lounge area would require a total of 16 parking spaces. The above mentioned business meets zoning ordinance parking requirements;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing

onto adjacent properties; and

- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to disapprove with favorable recommendation and Mr. Marco Suarez seconded the motion, which was disapproved with five members present and voting.

- 5) Request of Sebastian Barron, for a Conditional Use Permit, for one year, for a bar (social club) at Lot 10-A, Block 4A, Market Center Subdivision, Hidalgo County, Texas; 1335 East Jasmine Avenue. **(CUP2022-0007)**

Mr. Mario Escamilla stated that the property is located on the Northside of East Jasmine Avenue approximately 390 feet west of North Jackson Road. The subject property is zoned C-4 (commercial-industrial) District. The adjacent zoning is C-3 (general business) District and I-1 (light industrial) District to the north, and C-4 (commercial-industrial) District to the east, south and west. Surrounding land uses include commercial plazas with individual suites, American legion Post#37, and El Bingo Grande. A bar/social club is allowed in the C-4 District with a conditional use permit and in compliance with requirements.

The applicant is proposing a bar/social club (Cobra Social Club), out of an existing 3,000 sq. ft. building. The proposed hours of operation are from 12:00 P.M. to 2:00 A.M. daily. Based on the square footage of approximately 1,653 sq. ft. that is being utilized, 20 parking spaces are required. There are a total of 32 parking spaces being proposed on the submitted site plan as part of a common parking area of the existing commercial development.

A Conditional Use Permit is required for a bar/social club. The applicant must also comply with the Health and Fire Department requirements. The establishment must also meet the requirements set forth in Section 138-118(a) (4) of the Zoning Ordinance and specific requirements as follows:

- 8) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.
- 9) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along East Jasmine Avenue and is located approximately 390 feet west of North Jackson Road, a

principle arterial;

- 10) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed bar/social club requires 20 parking spaces, there are 32 total parking spaces being proposed. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes;
- 11) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 12) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 13) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 14) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends approval of the request, for one year, subject to compliance with the conditions noted, Zoning Ordinance, Building permits and inspections Department, Fire Department and Health Department permit requirements.

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

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

- 6) Request of Kevin Pagan on behalf of McAllen Baptist Temple Church for a Conditional Use Permit, for life of the use, for a church, at the Amended Map of Lot "A", Baptist Temple Subdivision, Hidalgo County, Texas, 2001 Trenton Road. **(CUP2022-0004)**

Mr. Jose Flores stated that the property is located on the south side of Trenton Rd, approximately 500 ft. west of Bicentennial Blvd, and is zoned A-O (agricultural and open space) District. The adjacent zoning is R-1 (single family residential) to the north, south, and east, and C-3 (general business) District to the west. Surrounding land uses include residential houses, other religious

worship centers, commercial businesses and a bank. A church is allowed in an A-O zone with a Conditional Use Permit and in compliance with the requirements.

The applicant is proposing to operate a church from existing buildings that previously served as a recreational space for worship. The applicant is proposing to construct a recreational activity space, by remodeling the inside of the current building, replacing the roof with new material and constructing a new concrete basketball court, two canopy's to south side of the current existing building along with a new sand volleyball court. The hours of operation of the church (BT Church) will be from 6:00 p.m. to 9:00 p.m. Tuesdays and Wednesdays for student worship and Saturdays and Sundays only for special events within the center.

Based on the number of seats in the main sanctuary, 57 parking spaces are required of which 3 parking spaces must be accessible with an 8 ft aisle. There is an existing parking lot with 585 parking spaces and 26 handicap parking spots, as shown on the submitted site plan.

The Fire Department is pending to conduct the necessary inspection. 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 use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Trenton Rd and is approximately 600 ft. West of Bicentennial Blvd.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 225 seats, 57 parking spaces are required; 585 parking spaces are provided on site including 24 handicap spots and 4 van accessible spots. The parking lot is in good condition and in compliance with city requirements.
- 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary;

Staff recommends approval of the request, for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Permits and Fire Department requirements.

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to approve and Ms. Erica De la Garza-Lopez seconded the motion, which was approved with five members present and voting.

- 7) Request of Juan Guerrero for a Conditional Use Permit, for one year, for a bar, at 3.66 net acres of Lot 16, Block 3, C.E Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street. **(CUP2022-0006)**

Mr. Jose Flores stated that the property is located on the east side of South 23rd Street, approximately 100 ft. north of Uvalde Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, south, and east, and A-O (agricultural and open space) District to the west. Surrounding land uses include Auto 281 LLC an auto sales and repair shop, Aguilera medical plaza, J & F tire repair shop, the McAllen International Airport, Boeye Reservoir and vacant land. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The initial Conditional Use Permit was approved for this use at this location by the Planning and Zoning Commission on July 7, 1998. The permit had been renewed annually by different tenants until August 2009. In August 2011, a new application for a conditional use permit was submitted; therefore, the new request had to be appealed and approved by the City Commission. The permit was approved for one year with a variance to the distance requirement on September 26, 2011. The last permit renewal was approved for one year, on June 24, 2019, by the City Commission with a variance to the distance requirement however, this permit has since expired and a new tenant is applying for a new conditional use permit.

The applicant is proposing to open a night club (El Toro Club II) from the existing 3,540 sq. ft. building. The hours of operation will be from 12:00 p.m. to 2:00 a.m. daily.

A police activity report from January 2021 has not been attached since the establishment remained closed due to the ongoing pandemic. The Fire Department has completed their inspection and set forward conditions for the establishment. The Health Department has completed their inspection and determined the establishment is in compliance. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- 15) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of publicly owned properties (Boeye Reservoir and McAllen International Airport);
- 16) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to South 23rd Street and does not generate traffic into residential areas;
- 17) The business must provide parking in accordance with the McAllen Off-Street Parking

Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 3,540 sq. ft., 36 parking spaces are required; 43 parking spaces are provided. Upon the inspection, the parking area provided is in compliance with striping and maintenance requirements.

- 18) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 19) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 20) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 21) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 99 persons.

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance to publicly owned land (McAllen Airport, Boeye Reservoir) of Section 138-118a(4)a of the Zoning Ordinance.

Vice-Chairperson Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Rudy Elizondo seconded the motion, which was disapproved with five members present and voting.

3) CONSENT:

- a) The Medici Subdivision, 5801 North Bentsen Road; Sharyland I.S.D. **(SUB2021-0056) (FINAL) M&H**
- b) The Villas on Freddy Phase III Subdivision, 10320 North 13th Street; The Villas on Freddy, LLC **(SUB2021-0147) (FINAL) M&H**
- c) Up North on Ware Road Apartments & Business Center Subdivision, 9500 North Ware Road; Ware Road Holding, LLC **(SUB02021-0096) (REVISED FINAL) HE**

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Jose Saldana seconded the motion, which Items a, b, and c were approved with five members present and voting.

4) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street; Antonio Esparza **(SUB2022-0016) (PRELIMINARY) TE**

Ms. Liliana Garza stated that N. Bicentennial Blvd: 75 ft. from centerline for 150 ft. ROW Paving: min. 65 ft. curb & gutter on both sides. Label N. Bicentennial Blvd. on plat prior to final. Provide existing ROW from centerline to determine if any ROW dedication is required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Northgate Lane: 15 ft. dedication for 35 ft. from centerline for 70 ft. ROW Paving: 40 ft. - 44 ft. curb & gutter on both sides. Provide ROW dimension from centerline on both sides and total ROW prior to final. Label ROW dedication dimension prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. curb & gutter on both sides. ROW dimensions must be legible, please revise accordingly prior to final Provide existing ROW from centerline to determine if any ROW dedication is required prior to final Provide document referenced on survey prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Main Street: 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. curb & gutter on both sides. ROW dimensions must be legible, please revise accordingly prior to final. Provide existing ROW from centerline to determine if any ROW dedication is required prior to final. Provide document referenced on survey prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N/S Internal Street: 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. Provide ROW dimension for internal street. Street name will be assigned prior to final. Internal street cannot have curb cut along N. Bicentennial, please revise layout prior to final. If a cul-de-sac is proposed, it cannot exceed 600 ft. in length. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. * Front: 25 ft. or greater for easements. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: A 6 ft. or greater for easements. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Please revise plat note #2 as shown above prior to final. Lot 1 as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. A 5 ft. sidewalk might be required on N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets by Engineering Department. Plat note #15 will need to be revised as shown above, and once sidewalk requirements are determined. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Blvd. Revise plat note #16 as shown above prior to final. Other buffers may be required prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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. Bicentennial Blvd. Please add plat note as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, 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. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Lots fronting public streets. Clarify property boundaries for lots 4 to 6 prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Clarify property boundaries for lots 4 to 6 prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must comply with Park Department requirements. Park Fee of \$4,200 based on (6 X \$700 per lot/dwelling unit) to be paid prior to recording. Total amount of park fees is subject to change if amount of proposed lots and dwelling units change. Must comply with Park Department requirements. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. As per Traffic Department, Trip Generation required 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. Clarify property boundaries for lots 4 to 6 prior to final. Clarify proposed 12 ft. access drive on the south prior to final. Clarify if it's a private development or proposed to be public prior to final. Clarify wording shown for the owner's signature block.

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

After a brief discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Ms. Erica De la Garza-Lopez seconded the motion, which was approved with four members present and voting and one member, Mr. Rudy Elizondo, abstaining from voting.

b) North McAllen Lot 7A Block 16 Subdivision, 612 North 11th Street; Daniel Olivarez (SUB2022-0018) (PRELIMINARY) SE

Ms. Lilita Garza stated that South 11th Street: 32.5 ft. from centerline for 65 ft. of ROW Paving: 40 ft. curb & gutter on both sides. Approximately 36 ft. of paving existing, clarify total paving prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Gumwood Avenue: 25 ft. from centerline for 50 ft. ROW Paving: 40 ft. Approximately 30 ft. existing curb & gutter on both sides. Approximately 30 ft. of paving existing, clarify total paving prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Existing alley must be properly paved to city standards. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 25 ft. or greater for easements or approved site plan or in line with the average of existing structures, whichever is greater. Clarify plat note #1 regarding front setback prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or approved

site plan or greater for easements; whichever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on South 11th Street and Gumwood Avenue. Please revise plat note #4 as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement might be triggered depending on the # of units proposed on multifamily lot. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must clarify number of units to determine if land dedication or park fees will be required prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Must clarify number of units to determine if land dedication or park fees will be required prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Must clarify number of units to determine if land dedication or park fees will be required prior to final. As per Traffic Department, Trip Generation required 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. Existing plat notes remain the same as now they exist. Subdivision name will need to be revised to North McAllen Lot 7A Block 16 prior to final.

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

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

c) TNB 3 Lot 1A Subdivision, 6901 North 10th Street; Texas National Bank (SUB2022-0015) (PRELIMINARY) QHA

Ms. Liliana Garza stated that N. 10th Street: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Robin Avenue: 30 ft. from centerline for 60 ft. - 70 ft. ROW Paving: 40 ft. - 44 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. The proposed plat does not show the existing 24 ft. private service drive easement; if proposing to remove vacating of plat applicable. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: N. 10th Street: 60 ft. or greater for approved site plan or easements. Robin Avenue: 30 ft. or greater for approved site plan or easements. Revise plat note #4 as shown above prior to final. Vacating plat applicable if

proposing to remove Robin Avenue setback restriction from existing recorded plat. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for approved site plan or easements. 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. Corner Robin Avenue: 30 ft. or greater for approved site plan or easements. Vacating plat applicable if proposing to change Robin Avenue setback restriction from existing recorded plat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on N. 10th Street as per Engineering Department. A 4 ft. wide minimum sidewalk required on Robin Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Revise plat #11 as shown above prior to final. Common Areas, any private streets/service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required 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. Subdivision name will need to be revised to TNB 3 Lot 1A prior to final. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat.

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

Being no discussion, Mr. Rudy Elizondo moved to approve. Ms. Erica De la Garza-Lopez seconded the motion, which was approved with five members present and voting.

**d) Oak Valley Subdivision, 9600 North Bryan Road; Raymundo P. Platas/Oak Valley LLP
(SUB2021-0087) (REVISED PRELIMINARY) RB (TABLED: 2/1/2022)**

Vice Chairperson Mr. Gabriel Kamel asked if item will remain tabled. Mr. Jose Saldana motioned to remove from table. Mr. Rudy Elizondo seconded the motion, which was approved with five members present and voting.

Mr. Beto De la Garza stated North Bryan Road: 40 ft. dedication for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. Add "North" to all Bryan Road references prior to final. Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it will be encroaching into the required ROW dedication. Any abandonments must be finalized prior to final. Engineer submitted a is requesting a variance to allow a 30 ft. dedication instead of the required 40 ft. from for 60 ft. from centerline.

COM Thoroughfare Plan. Entrance Street: 90 ft. ROW Paving: 23 ft. of paving on each side of island proposed curb & gutter on both sides. Monies must be escrowed if any of the improvements

are pending or not accepted by City prior to recording. Gate details must be approved prior to final. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. Internal Streets: 50-60 ft. ROW Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. curb & gutter on both sides. Monies must be escrowed if any of the improvements are pending or not accepted by City prior to recording. Street names will be assigned prior to final. Please provide detailed paving layout showing the paving width of the different sections throughout the subdivision prior to final to verify compliance with minimum requirements. Middle E/W Street is proposed with 50 ft. ROW and 43 ft. of paving face-face. Cul-de-sacs streets are proposed to be 50 ft. ROW with 40 ft. paving face-face. Include paving proposed for N/S Street stubbed out to the south. Island are still shown on paving layout. As per engineer and developer, islands will be removed to comply with paving requirements prior to final. Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. Subdivision Ordinance: Section 134-105. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Show knuckles radius to make sure they comply with requirements prior to final. Cul-de-sacs radius must be increased to comply with paving requirements and ROW required back-of-curb. 96 ft. of paving face-face required as per Fire Dept. and 10 ft. of ROW required back-of-curb along cul-de-sac perimeter. Subdivision Ordinance: Section 134-105. Front: 20 ft. except 15 ft. for unenclosed carport only or greater for easements. Revise plat note to "20 ft. or greater for easements." As per engineer, plat note will be revised to comply with requirements prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with the Zoning Ordinance or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In Accordance with the Zoning Ordinance or greater for easements. Revise plat note as shown above prior to final. 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 is proposed. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North Bryan Road, both sides of all interior streets, and any other streets that may be applicable including 6 Mile north Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, north Bryan Road and North 6 Mile Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. City's Access Management Policy. Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above prior to final. Section 110-72 applies if private subdivision is proposed. 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. 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 needs to be recorded simultaneously with plat. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: 138. Lots fronting public streets. Zoning Ordinance: Section. 138-356.

Existing: R-3A Proposed: R-3A. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Zoning Ordinance: Article V As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with Access Management Policy. Gate details must be approved prior to final. Street names will be assigned prior to final. Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. Engineer to show who owns 80 ft. Canal ROW on plat prior to final. Annexation and initial zoning approved at City Commission meeting of November 22, 2021. Subdivision tabled at P&Z meeting of February 1, 2022 pending clarification on requested variance.

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

Mr. De la Garza indicated to the Board that staff had met with the engineer and the developer of this subdivision. During this meeting, the engineer had shown them an exhibit showing a 55 ft. dedication from centerline which should suffice with City's requirements for any future expansion of North Bryan Road. Also, due to the fact that the construction of the road had been done when the requirement was only 50 ft. from centerline and the existing waterline along the road, staff would recommend approval of this variance only. Future development of surrounding areas would have to comply with ROW requirements shown in the Thoroughfare Plan.

After a brief discussion, Mr. Rudy Elizondo moved to approve with a variance for 55 ft. dedication from centerline instead of the required 60 ft. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:58 p.m. and Mr. Jose Saldana seconded the motion, which carried unanimously with five members present and voting.

Vice-Chairperson, Gabriel Kamel

ATTEST: _____
Carmen White, Administrative Assistant

Planning Department

Memo

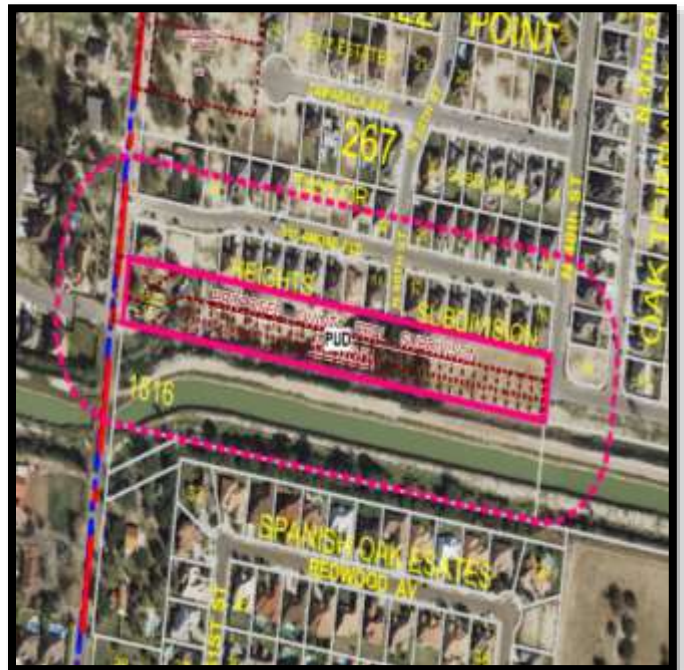
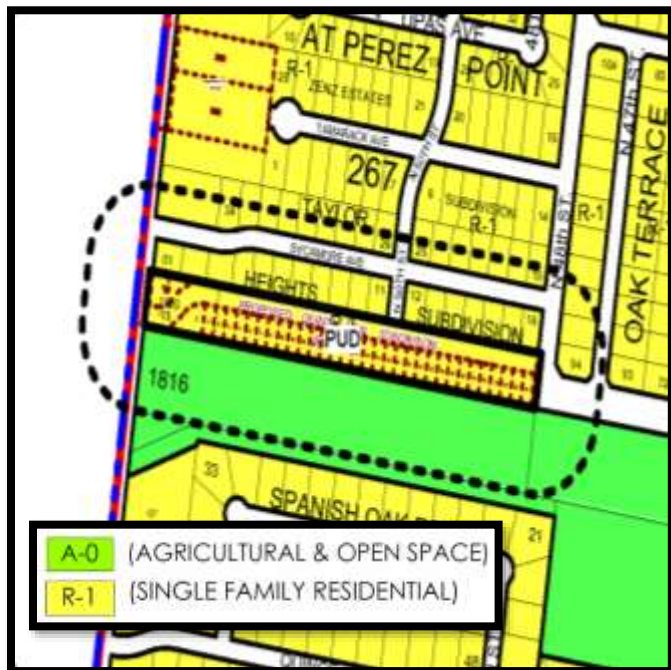
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 22, 2022

SUBJECT: REQUEST OF JAVIER QUINTANILLA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A 2ND AMENDED PLANNED UNIT DEVELOPMENT AT QUINTA REAL SUBDIVISION, HIDALGO COUNTY, TEXAS, 1820 NORTH TAYLOR ROAD. (CUP2022-0010)

LOCATION: The subject property is located on the east side of North Taylor Road, approximately 70 ft. south of Sycamore Avenue. The rectangular-shaped tract in question has been already recorded under the name of "Quinta Real". The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south and southeast, R-1 District to the south, north and northeast and outside city limits to the west. Surrounding land use include single-family residential, commercial business and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY: Quinta Real Subdivision was recorded on September 29, 2021. The first Planned Unit Development for the subdivision was approved with variances at the City Commission Meeting of January 23, 2017, but it was recorded on September 29, 2021. The first amendment was approved at City Commission Meeting of December 13, 2021.

The variances were the following:

1. Provide only one 6 ft. side yard setback of landscape
2. Not meeting the minimum 5 acres requirement
3. 22.67 ft. distance from center line to center line of North 25th Street
4. Proposing 10 ft. of front yard setback
5. Provide 165 SF of landscape instead of the 175 SF required of Lots 2-30
6. Allow maximum height to be 30 ft. instead of the 25 ft. required

The subdivision owner came to amend the PUD by flipping the driveway location of Lots 2, 3, 7-9, 13-15, 19-21 and 25-27.

REQUEST/ANALYSIS: The property is Quinta Real Subdivision, which consist of thirty (30) lots, with three Common Areas (detentions areas). The applicant is proposing to develop a Planned Unit Development, which will include townhouses and common areas.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing townhouses in an R-1 Zone and common areas.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Lots 2-30 have an area of 2,800 SF, for a requirement of 175 SF. Lots 2,-30 are only proving 165 SF, being 10 SF short of the requirement. A minimum of one tree is required per lot. A Japanese Blackberry tree is being proposed at every lot.
5. STREETS AND SETBACKS: All requirements for Street development have been approved by the corresponding Departments thorough the Subdivision review and variances. Setbacks are:
 - Front: North Taylor Road – 45 ft. or line with the average setback of the existing structures, whichever is greater.
 - Front: Sequoia Avenue- 10 ft., except 18 ft. for garage, or greater for easements.
 - Rear: in accordance with the Zoning Ordinance,
 - Interior Sides: in accordance with the city
 - Corner: 10 ft. or greater for easements; and
 - Garage: 18 ft. except where greater setback is required.

An R-1 zone require side yard setbacks of 6 ft. The development is proposing 0 ft. side yard setbacks on both sides. A 4 ft. wide minimum sidewalk required on North Taylor Road, N. 48th Street and both sides of interior streets

6. DRAINAGE: Quinta Real drainage detention and design and drainage plan have been approved, as the subdivision is already recorded. .

7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 3.956 acres and is providing mixed uses, which include townhouses and common area.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does show the required acknowledgements.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Quinta Real Subdivision has been recorded.

The request to amend the PUD for a second time is to change the driveway location of Lots 2, 3, 7-9, 13-15, 19-21 and 25-27 to accommodate Electrical meters. See attached proposed Site Plan.

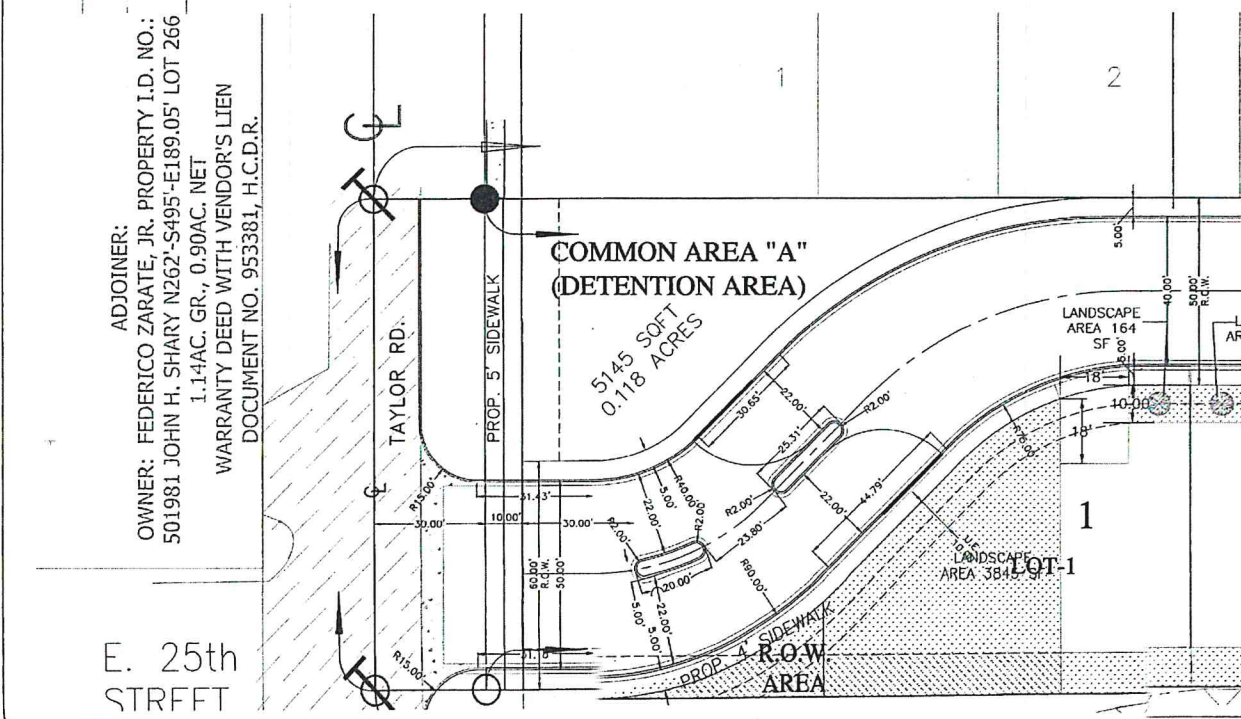
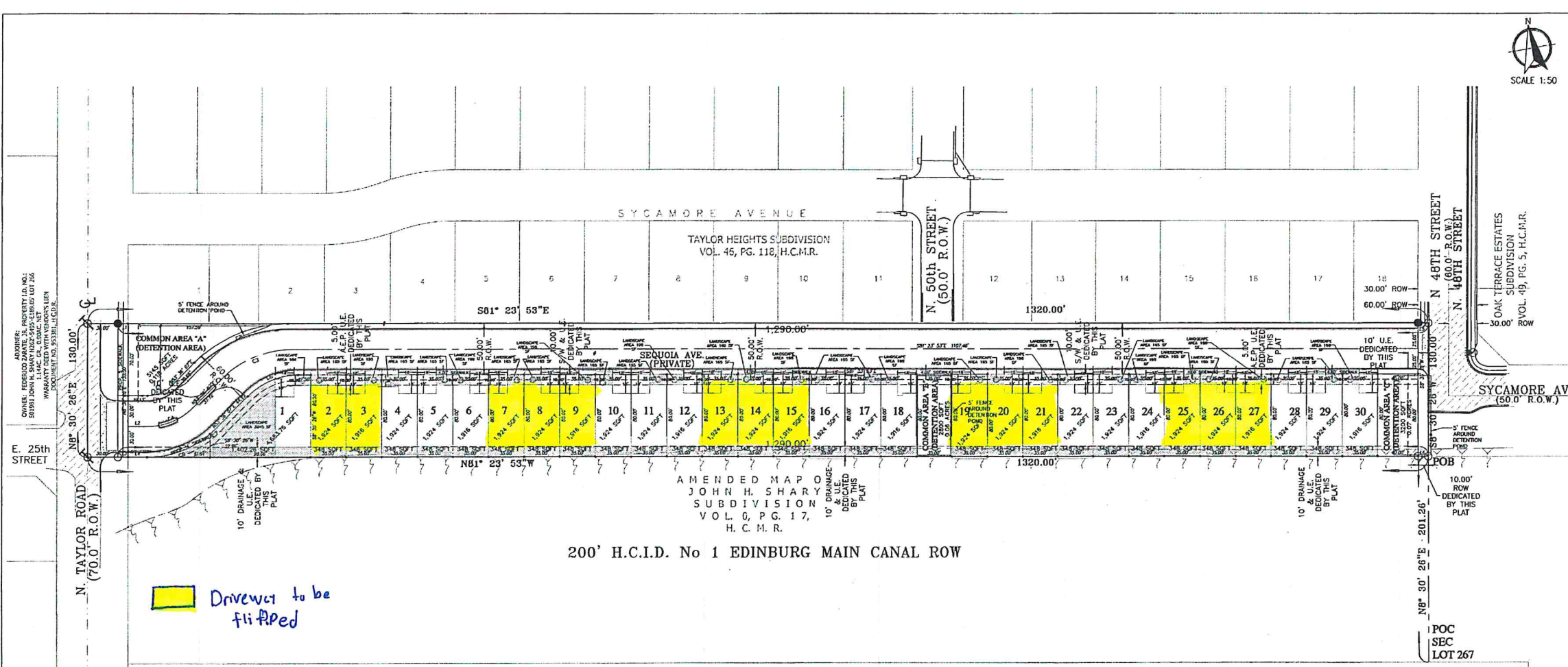
The request must comply with requirements set forth in the Zoning and Subdivision ordinance. Specific modifications required for approval are the following:

- Request to allow the change the driveway location for Lots 2, 3, 7-9, 13-15, 19-21 and 25-27

If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

RECOMMENDATION:

Staff recommends approval of the request, subject to conditions noted. All site plans submitted to Building Permits, must comply with the PUD Site Plan Subdivision. Must comply with Building permits, Fire and Engineering requirements.



- GENERAL NOTES
1. QUINTA REAL SUBDIVISION IS SUBJECT TO CITY OF McALLEN ORDINANCE AS PER SECTION 134-152 AND QUINTA REAL SUBDIVISION RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT LIMITED TO TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON AREAS INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNER'S ASSOCIATION RESTRICTIONS DOC# 3267925
 2. ONLY ONE 6FT. SIDEYARD SETBACK IS REQUIRED TO BE LANDSCAPED WITHIN THE FRONT YARD.
 3. 30 FT HEIGHT ELEVATION FOR ALL BUILDINGS
 4. 0 FT SIDE SETBACK
 5. IN EVERY LOT A JAPANESE BLACKBERRY TREE MUST BE PLANTED.

ENTERED
JAN 24 2022
Initial: OM

PROJECT NAME: QUINTA REAL SUBDIVISION		
ADDRESS: MCALLEN, TEXAS		
CLIENT INFORMATION: QUINTANILLA'S CONSTRUCTION		
FIRM NO. F-15499		
E-MAIL: MSALINAS6973@ATT.NET		
PH: (956) 537-1311		
3911 N. 10TH ST. STE H MCALLEN, TEXAS, 78501		
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.		
SHEET NAME: SITE PLAN		
REVISION: 1	BY: JB	APPROVED BY: MAS
DATE PREPARED: 01-20-22		
PROJECT No. C-1	SHEET No. C-1	

El Bruno
11-20-22

MAP OF
QUINTA REAL SUBDIVISION
(Private Subdivision)

McALLEN, TEXAS



BEING A 3.956 ACRE TRACT OF LAND OUT OF LOT 267, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND CALLED THE NORTH 3.94 ACRES OUT OF THE SOUTH 10 ACRES OF SAID LOT 267, BY CORRECTION WARRANTY DEED FROM OPAL FAY WILLIAMS TO BARBARA BURNETT, DATED DECEMBER 11, 1998, RECORDED IN DOC # 1282107, DEED RECORDS HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS QUINTA REAL SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF QUINTA REAL HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF N. TAYLOR ROAD AND NORTH 48TH STREET FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN.

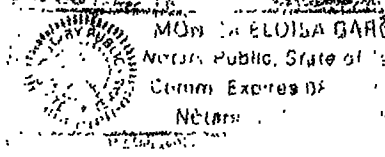
Javier Quintanilla
QUINTANILLA'S CONSTRUCTION, LLC
JAVIER QUINTANILLA, PRESIDENT & MEMBER
1201 S. HIBISCUS ST, PHARR, TEXAS 78577

08-13-21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER QUINTANILLA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY 13 OF August, 2021

Notary Public
NOTARY PUBLIC



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

Chairman
CHAIRMAN, PLANNING COMMISSION

9-16-21
DATE

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

MAYOR, CITY OF MCALLEN

9/22/21
DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: *Raul E. Sesin*
RAUL E. SESIN, P.E., DISTRICT MANAGER

09-23-21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LA QUINTA REAL SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

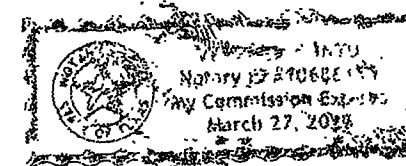
S. David Deanda, Jr.
BY: S. DAVID DEANDA, JR. - TRUSTEE
LONE STAR NATIONAL BANK
PO BOX 1127
PHARR, TEXAS 78577

8-15-21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. DAVID DEANDA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE 15th DAY OF August, 2021

Notary Public
NOTARY PUBLIC



DATE OF PREPARATION: 08-03-2021

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH ST, STE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

METES AND BOUNDS DESCRIPTION

BEING A 3.956 ACRE TRACT OF LAND OUT OF LOT 267, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND CALLED THE NORTH 3.94 ACRES OUT OF THE SOUTH 10 ACRES OF SAID LOT 267, BY CORRECTION WARRANTY DEED FROM OPAL FAY WILLIAMS TO BARBARA BURNETT, DATED DECEMBER 11, 1998, RECORDED IN DOC # 1282107, DEED RECORDS HIDALGO COUNTY, TEXAS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 267, SAME BEING A POINT ON THE SOUTH LINE OF THE 200.00 FOOT, H.C.I.D. NO. 1, EDINBURG MAIN CANAL ROW;

THENCE, N 08 30'26"E, ALONG THE EAST LINE OF SAID LOT 267, A DISTANCE OF 200.00 FEET TO A CAPPED IRON ROD FOUND ON THE NORTH LINE OF THE SAID 200.00 FOOT H.C.I.D. NO. 1, EDINBURG MAIN CANAL ROW, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE N 81 20'13"W ALONG THE NORTH LINE OF THE SAID CANAL ROW, SAME BEING THE SOUTH LINE OF THE SAID BURNETT TRACT, A DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08 30'26"E ALONG THE WEST LINE OF SAID LOT 267, AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 129.85 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81 23'53"E ALONG THE SOUTH LINE OF THE SAID TAYLOR HEIGHTS SUBDIVISION, SAME BEING THE NORTH LINE OF THE BURNETT TRACT, A DISTANCE OF 1320.00 FEET TO AN X IN CONCRETE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08 30'26"W ALONG THE EAST LINE IF THE SAID LOT 267, A DISTANCE OF 131.26 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.956 ACRES OF LAND, MORE OR LESS.

NOTES:

1.- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: N. TAYLOR ROAD - 45 FEET OR IN LINE WITH THE AVERAGE SETBACK OF THE EXISTING STRUCTURES, WHICHEVER IS GREATER.
FRONT: SEQUOIA AVE. - 10 FEET, EXCEPT 18 FEET FOR GARAGE, OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: 10 FEET OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET EXCEPT WHERE GRATER SETBACK IS REQUIRED, OR GREATER SETBACK APPLIES.

2.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOTS.

3.- THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0010 C, MAP REVISED: NOVEMBER 2, 1982.
FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

4.- STORM WATER DETENTION OF 0.22 AC-FT. (30,492 C.F.) IS REQUIRED FOR THIS SUBDIVISION.

5.- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6.- A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. TAYLOR ROAD, N. 48TH STREET AND BOTH SIDES OF INTERIOR STREET.

7.- BENCHMARK: CITY OF MCALLEN SURVEY CONTROL POINT (MC 69) IS LOCATED AT THE NORTH BOUND OF FM 495. 90 FT EAST OF TAYLOR RD. AND 7 FT. NORTH FROM BACK OF CURB OF FM 495. ELEV=123.59 FT.

8.- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON N. TAYLOR ROAD AND N. 48TH STREET.

9.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES, ALONG THE NORTH BOUNDARY OF THE SUBDIVISION, AND AS REQUIRED AS PART OF THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT.

10.- A 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, ALONG N. TAYLOR ROAD AND N. 48TH STREET, AND AS REQUIRED AS PART OF THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT.

11.- COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS/HOMEOWNER ASSOCIATION, NOT THE CITY OF MCALLEN.

12.- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

13.-SUBDIVISION APPROVED AS A PLANNING UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF JANUARY 23, 2017.

14.-AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR QUINTA REAL SUBDIVISION RECORDED AS DOCUMENT NUMBER 3267925 HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OR REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.



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

ON: 9-29-21 AT 3:18 PM
INSTRUMENT NUMBER 3267923
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Honorable Jorge J. J.* DEPUTY

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD
- SET 60-D NAIL

Line Table

Line #	Length	Bearing
L1	10.00'	N81° 23' 52.93"W
L2	19.08'	S81° 23' 52.93"E
L3	10.00'	S80° 43' 11.55"E
L4	19.03'	S81° 23' 52.93"E
L5	10.00'	N81° 23' 52.93"W
L6	10.00'	S81° 23' 52.93"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.49'	35.00'	45°00'00"	N76° 06' 07"E	26.79'
C2	102.10'	130.00'	45°00'00"	S76° 06' 07"W	99.50'
C3	78.54'	100.00'	45°00'00"	S76° 06' 07"W	76.54'
C4	51.05'	65.00'	45°00'00"	N76° 06' 07"E	49.75'
C5	74.61'	95.00'	45°00'00"	N76° 06' 07"E	72.71'
C6	54.98'	70.00'	45°00'00"	S76° 06' 07"W	53.58'
C7	7.23'	95.00'	4°21'33"	N58° 46' 54"E	7.23'
C8	67.38'	95.00'	40°38'27"	N78° 16' 54"E	65.98'

STATE OF TEXAS
COUNTY OF HIDALGO

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

David O. Salinas
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFOIL AVE.
MCALLEN, TEXAS 78501
(956) 682-9081



8/26/21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

Mario A. Salinas
MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

8/31/21
DATE



Quinta Real Subdiviso

QUINTA
REAL

NOTICE
PLANNED UNIT
DEVELOPMENT
FOR
THIS PROPERTY
CUP2022-0010

 CITY OF McALLEN PLANNING DEPT
361-684-1333
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

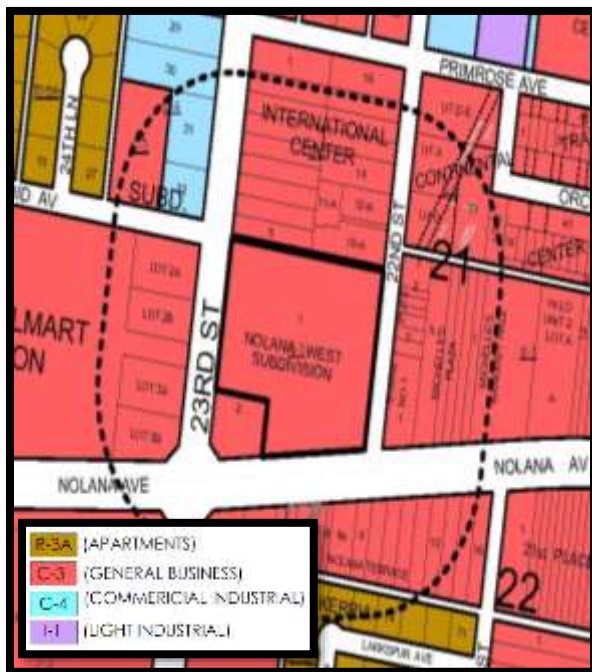
FROM: Planning Staff

DATE: February 18, 2022

SUBJECT: REQUEST OF SAMUEL AVILA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR FOR A BAR AT LOT 1, NOLANA WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 NOLANA AVENUE, SUITES 2212 & 2214. (CUP2022-0023)

BRIEF DESCRIPTION:

The property is located at the northeast corner of North 23rd Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana West. Surrounding land uses include BBVA Bank, Rana's Bar, Rebecca's Mexican Restaurant, Whataburger, New Life Family Church and McAllen's Public Library. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial Conditional Use Permit was approved by the City Commission on June 22, 2009 with a variance to the 600 ft. distance requirement. The last approval by the City Commission was on March 8, 2021 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

REQUEST/ANALYSIS:

The applicant is proposing to continue operating a bar (Cigar Bar) from combined suites 2212 and 2214 with an area of 4,500 sq. ft. as shown on the submitted site plan. The applicant is also proposing an outdoor seating area as shown on the submitted site plan which will increase the floor area of the establishment to 4,650 sq. ft. The applicant will be utilizing the area for outdoor dining and as well as provide customers a place to smoke. The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and the property is in compliance with applicable code requirements. The police activity report for service calls from February 2021 to present is attached. The Planning Department has received no complaints regarding the present use as a bar. 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 businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 23rd Street and Nolana Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 4,650 sq. ft. bar would require 47 parking spaces; there are 305 parking spaces provided on site. In a site visit conducted by staff, staff noticed that the parking lot was repaved, restriped and re-configured.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

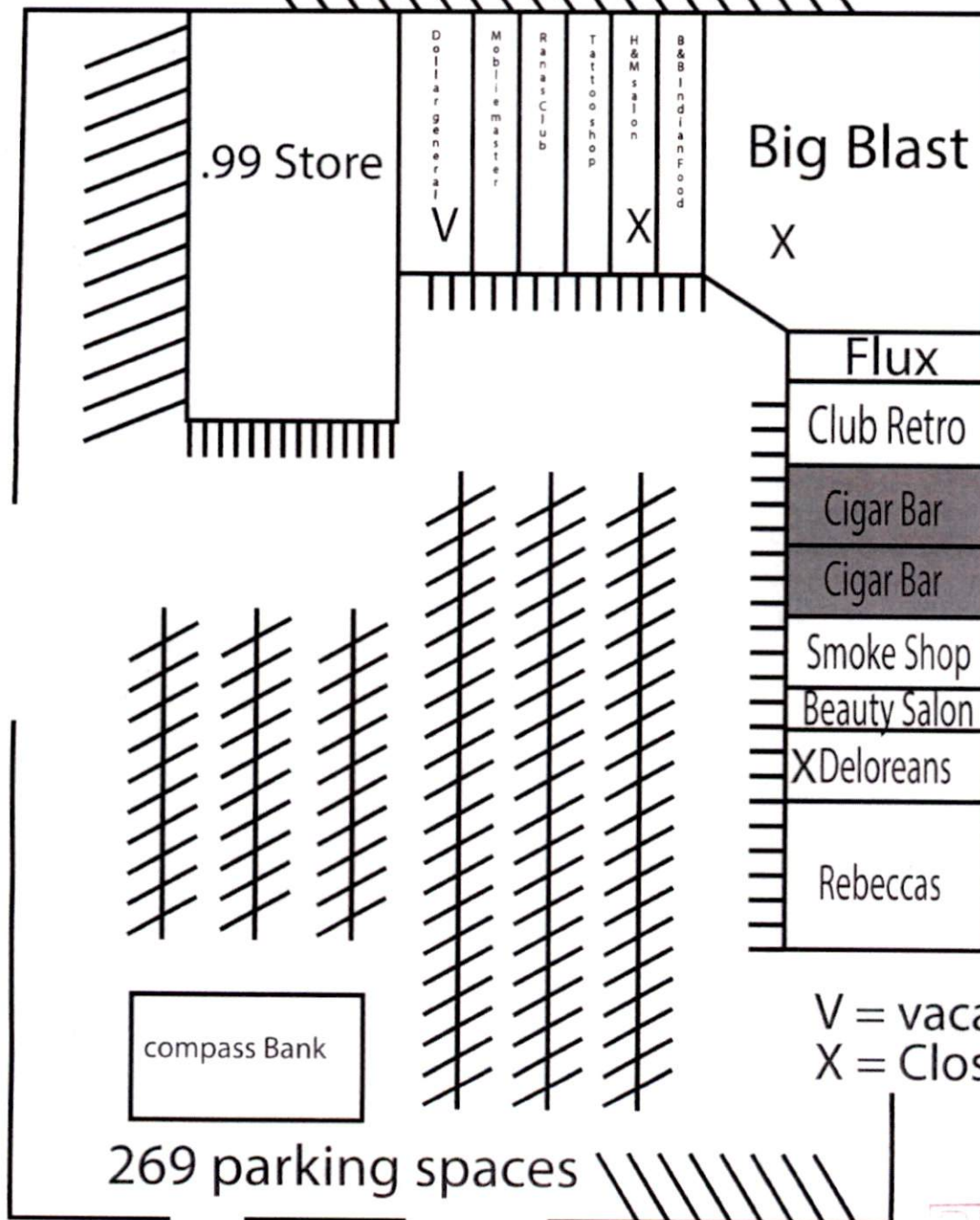
RECOMMENDATION:

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

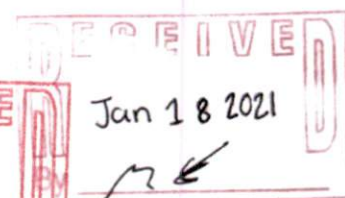
Back of Building

23rd street

22nd street



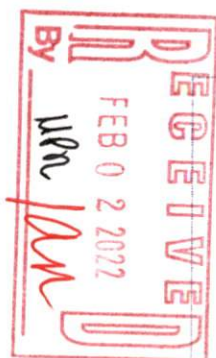
Nolana



you?
remains the same

15 ft from edge of curb to wall
12.5ft from edge of table to curb

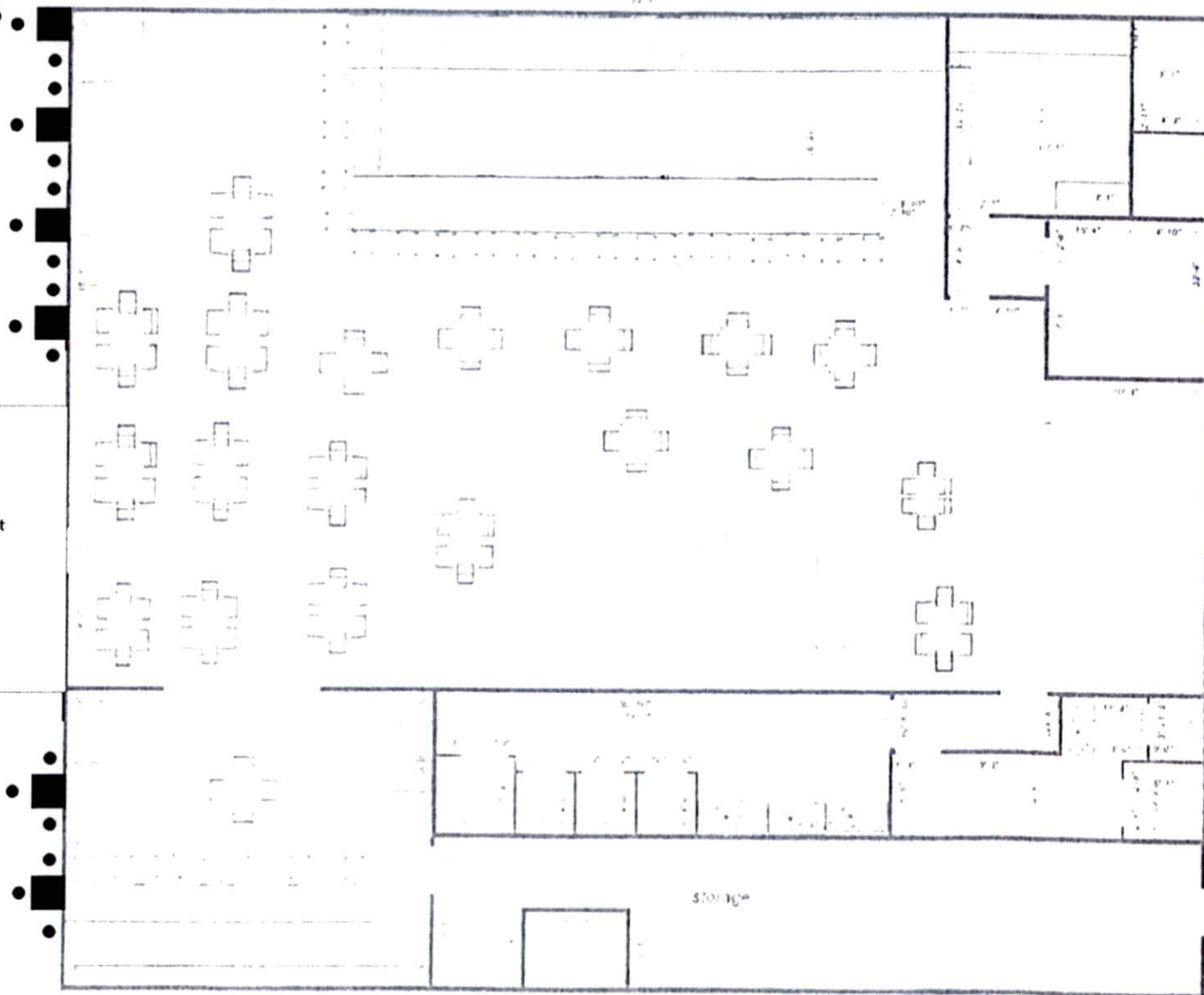
Remains the same



10 ft



Black squares are 30"x30" tables.



**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0023**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



JOJO JASSO
Fort Bend County
Countywide
Criminal Justice

W OPEN

R ←
Restaurant



Incident Analysis Report

Summary

Print Date/Time: 02/23/2022 12:14
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 02/22/2021 00:01
To Date: 02/23/2022 12:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2200 NOLANA AVE 2212,

Incident Date/Time	Incident Number	Incident Type	Location
02/23/2021 13:00	2021-00013588	Alarm Burglary	2200 NOLANA AVE 2212
02/25/2021 22:07	2021-00014179	Domestic Disturbance	2200 NOLANA AVE 2212
03/05/2021 11:51	2021-00016184	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
03/07/2021 01:27	2021-00016664	Intoxicated Person	2200 NOLANA AVE 2212
04/09/2021 06:31	2021-00025082	Alarm Burglary	2200 NOLANA AVE 2212
04/29/2021 22:09	2021-00030554	Police Services	2200 NOLANA AVE 2212
05/15/2021 01:01	2021-00034820	MINOR ACC	2200 NOLANA AVE 2212
05/15/2021 01:39	2021-00034832	Domestic Disturbance	2200 NOLANA AVE 2212
06/13/2021 22:15	2021-00042579	Traffic Hazard	2200 NOLANA AVE 2212
07/03/2021 02:05	2021-00047625	Hit and Run	2200 NOLANA AVE 2212
07/21/2021 00:06	2021-00052353	Theft	2200 NOLANA AVE 2212
09/18/2021 15:50	2021-00067081	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
10/25/2021 03:44	2021-00076338	Alarm Burglary	2200 NOLANA AVE 2212
11/06/2021 19:32	2021-00079645	Domestic Disturbance	2200 NOLANA AVE 2212
11/22/2021 00:47	2021-00083442	Assist Other Agency	2200 NOLANA AVE 2212
11/27/2021 17:55	2021-00084784	Hit and Run	2200 NOLANA AVE 2212
12/04/2021 16:10	2021-00086588	MINOR ACC	2200 NOLANA AVE 2212
12/05/2021 10:47	2021-00086823	Alarm Burglary	2200 NOLANA AVE 2212
12/14/2021 03:25	2021-00089096	Alarm Burglary	2200 NOLANA AVE 2212
12/19/2021 02:08	2021-00090419	Theft	2200 NOLANA AVE 2212
12/20/2021 15:21	2021-00090767	MINOR ACC	2200 NOLANA AVE 2212
01/17/2022 07:39	2022-00003791	Alarm Burglary	2200 NOLANA AVE 2212

Total Matches: 22



Incident Analysis Report

Summary

Print Date/Time: 02/23/2022 12:16
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 02/22/2021 00:01
To Date: 02/23/2022 12:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2200 NOLANA AVE 2214,

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

Planning Department

Memo

TO: Planning and Zoning Commission

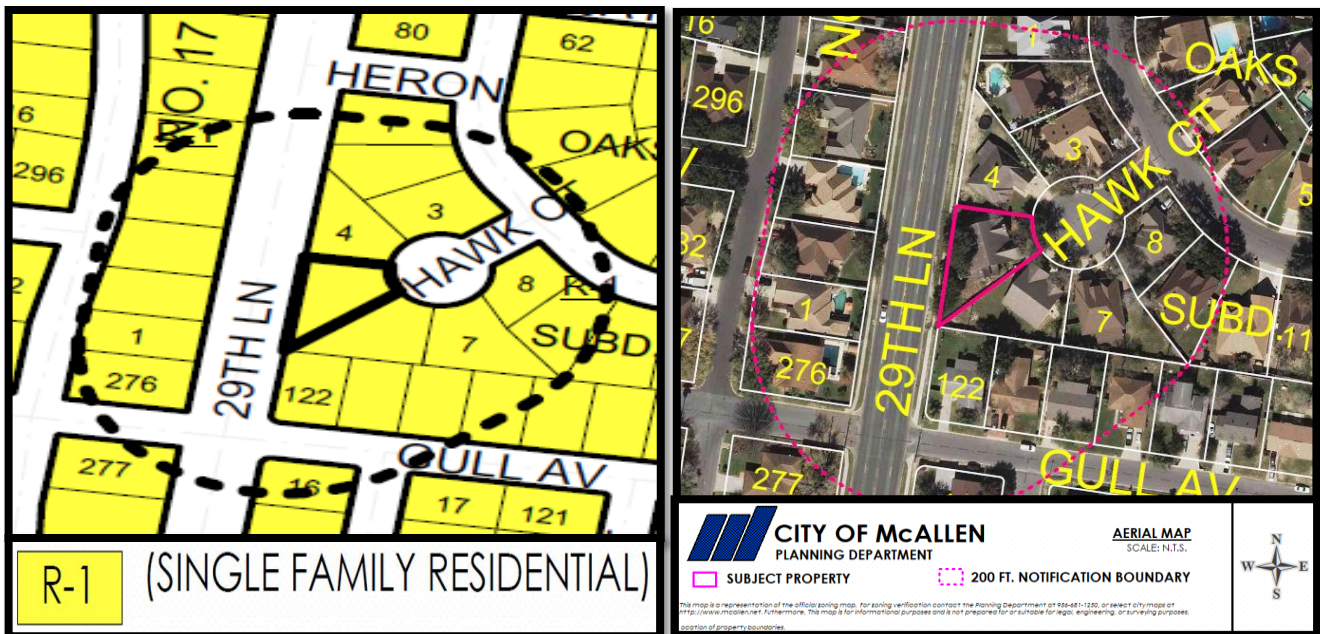
FROM: Planning Staff

DATE: February 8, 2022

SUBJECT: Request of Anabel Aguayo for a Conditional Use Permit, for one year, for a Home Occupation (office) at Lot 5, Oaks Place Subdivision, Hidalgo County, Texas; 2821 Hawk Court. (CUP2022-0014)

BRIEF DESCRIPTION:

The subject property is located on a cul-de-sac at the end of Hawk Court, adjacent to North 29th Lane. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate an office from a 120 square feet area inside the existing residence as per the submitted floor plan. The proposed hours of operation will be from 8:00 a.m. to 4:00 p.m. Monday through Friday.

As per the applicant, the office space would allow the applicant to have access to a desk, copy

machine, and computer. The resources found in the office would be used solely to file and key documents for the applicant's construction company.

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 occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

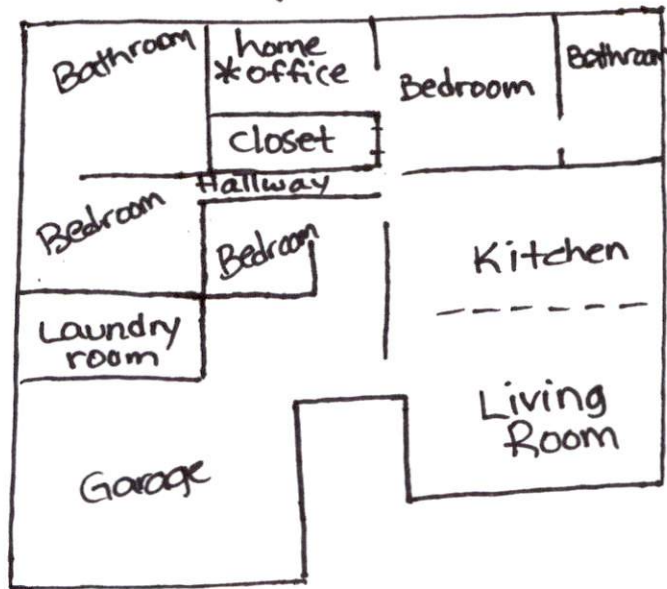
- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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

29th Street

15x8 ft



2,347 sq ft

2821 Hawk Ct.

ENTERED

JAN 27 2012

Initial:

an



Subject property: 2821 Hawk Court



NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP2022-0014

2821

Memo

TO: Planning and Zoning Commission

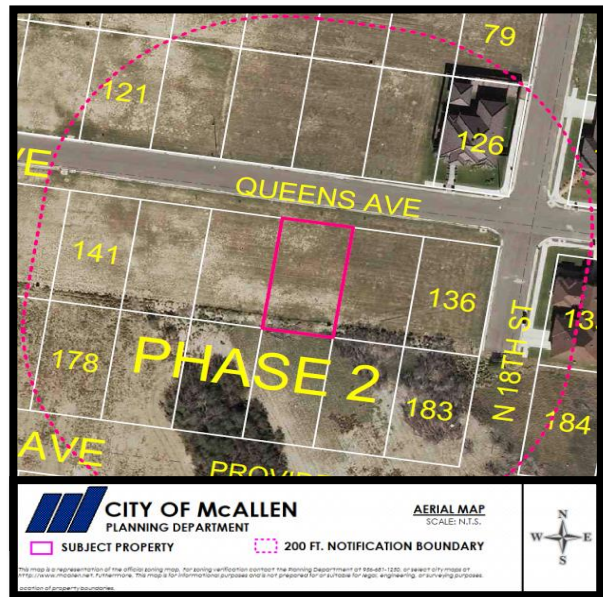
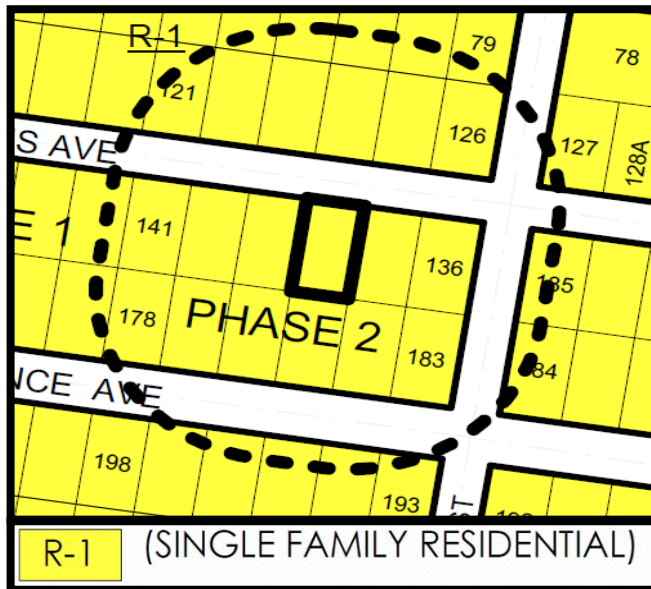
FROM: Planning Staff

DATE: February 14, 2022

SUBJECT: Request of Wanda Guerra Cavazos for a Conditional Use Permit, for one year, for a Home Occupation (online candle orders) at Lot 138, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1809 Queens Avenue. (CUP2022-0016)

BRIEF DESCRIPTION:

The subject property is located along the south side of Queens Avenue, to the west of North 18th Street. The property is zoned R-1 (single-family residential) District and the adjacent zoning is R-1 (single-family residential) District in all directions. The surrounding land is single-family residential. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate an office from a 110 square feet area inside the existing residence as per the submitted floor plan. The applicant will use the office for her proposed organic candle business. The applicant proposes to make homemade soy wax candles (5 at a time), customers will place orders online and the applicant will ship the orders to the customers. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Sunday.

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 occupation may not be operational until issuance of the certificate. The Fire Department has inspected the building and determined compliance with minimum standards and requirements. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

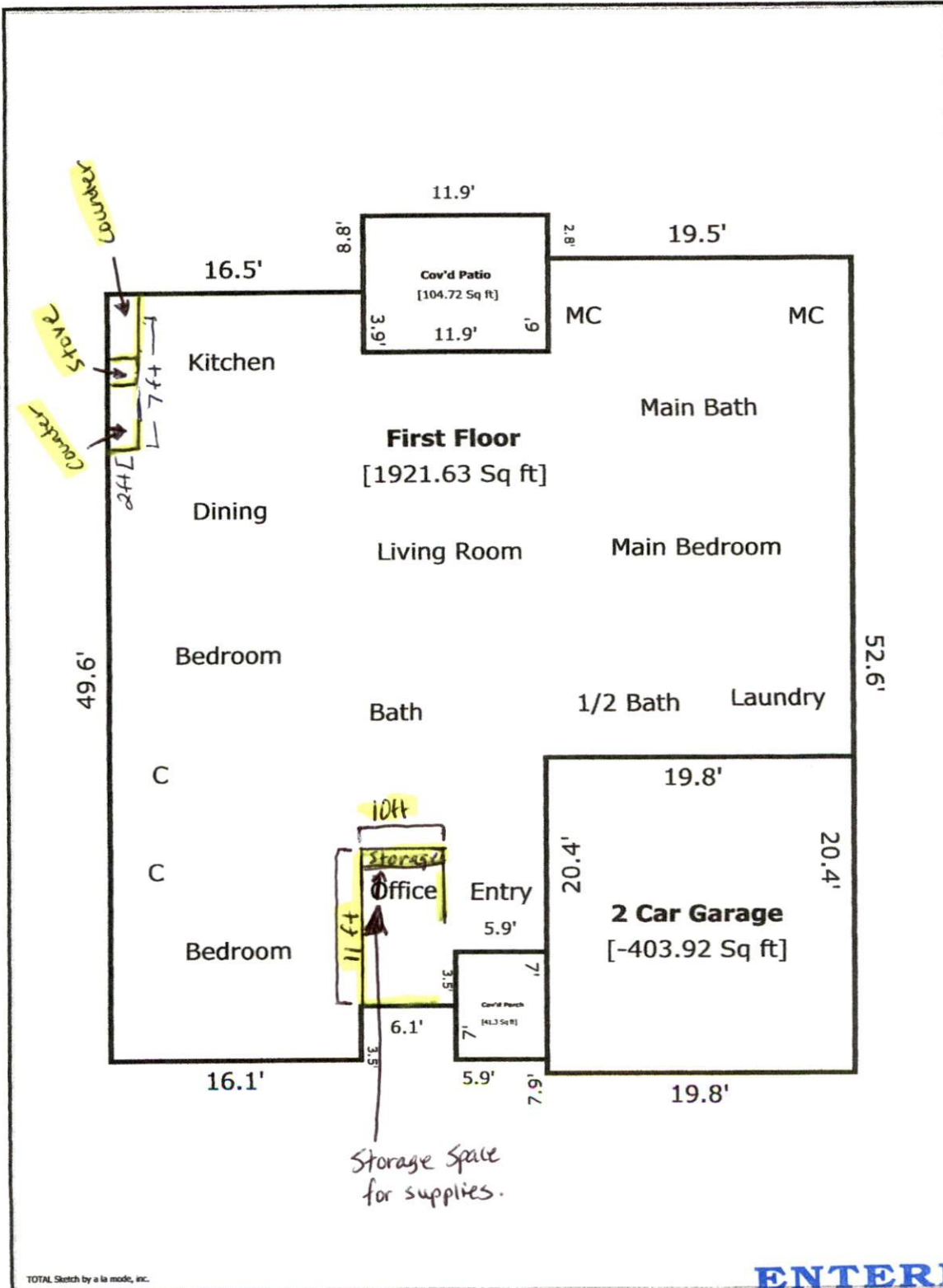
- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signage proposed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration of the building nor exterior display;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting to transact business on the subject property;
- 7) No retail sales (items can be delivered). The proposed use will solely involve online orders;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

RECOMMENDATION:

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

Building Sketch (Page - 1)

Borrower	Matias Cavazos IV				
Property Address	1809 Queens Ave				
City	McAllen	County	Hidalgo	State	TX
				Zip Code	78504-2293
Lender/Client	Academy Mortgage Corp-3151020000/VA				



ENTERED

JAN 27 2022

Initial:

Am



Subject property: 1809 Queens Avenue



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

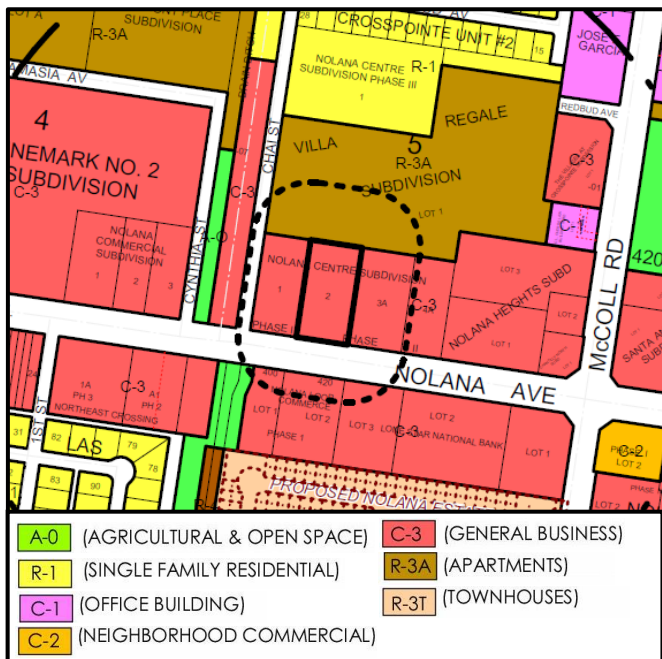
DATE: February 21, 2022

SUBJECT: REQUEST OF SHERRY LI, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PORTABLE BUILDING GREATER THAN 10' X 12', AT LOT 2, NOLANA CENTRE SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 421 EAST NOLANA AVENUE. (CUP2022-0025)

BRIEF DESCRIPTION:

The subject property is located on the north side of East Nolana Avenue, approximately 800 ft. west of North McColl Road. The tract has 180 ft. of frontage along East Nolana Avenue, and a depth of 340 ft. for a lot size of 1.405 acres.

The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east, west, and south, and R-3A (multifamily residential apartment) District to the north. Surrounding land uses include restaurants including Denny's, Chili's, Khan's Grill, Popeye's, Lin's, and Villa Regale Apartments. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

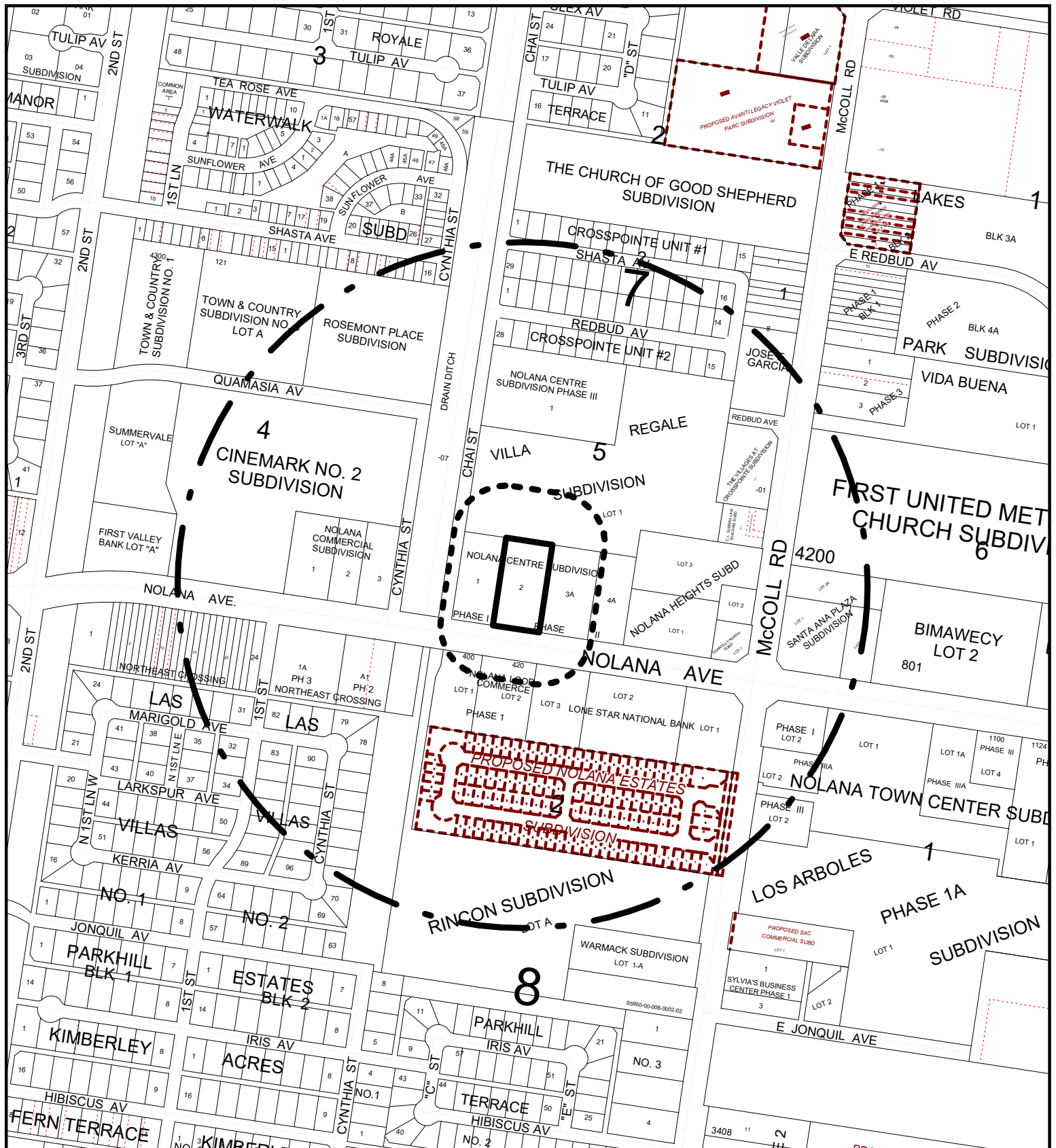
The applicant is requesting a conditional use permit for an existing portable building, measuring 12 ft. x 14 ft., proposed to be used as a storage building to store kitchen supplies for Surfing Crab Restaurant. The portable building is to be located in the parking lot at the rear side of the property and occupies one parking spot. The Fire Department has conducted their inspection, and approved to continue the CUP application process. Nolana Centre Subdivision Phase II was recorded on July 20, 1999, and the existing restaurant was also built in 1999 according to the Appraisal District records. On January 10, 2022 the applicant requested a building permit for change of tenant which was disapproved for not having a CUP for a portable building larger than 10' x 12'. The applicant stated that they have leased the property for 10 years and they have the option of renewing it for 10 more years.

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 a storage building 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 East Nolana Avenue;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the Appraisal District records the property has 6,326 sq. ft. of restaurant use which requires 64 parking spaces. The submitted site plan shows that 97 parking spaces are available. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) 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 disapproval of the request, for life of the use, and alternatively approve the request for 10 years since the lease is for 10 years, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance, Fire and Building Departments requirements.



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

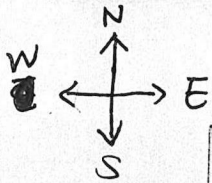
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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



Denny's

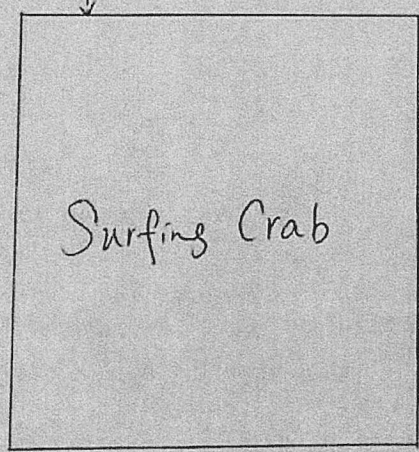
Chili's



Total Parking Spaces : 97

Nolana Ave

Nolana Ave.



Storage

Tree

Tree

12x14

Height (12)

46.50

60.70

116.20

60.40



SURFING
A SURF SEASIDE MOLL
CRAB



**NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2022-0025**

 CITY OF MCALLEN PLANNING DEPT.
326-681-1230
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: February 22, 2022

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOTS 16 AND 17, BLOCK 2, CATHAY COURTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 200 SOUTH CYNTHIA STREET. (REZ2022-0001)

LOCATION: The property is located on the west side of South Cynthia Street, 207.52 ft. south of East Highway 83. The tract consists of two lots and has 140 ft. of frontage along South Cynthia Street and a depth of 125 ft. for a lot size of 17,500 sq. ft.

PROPOSAL: The applicant is requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a duplex on each lot. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, west, and south, and C-3 (general business) District to the east.



LAND USE: There is a house and a parking lot on the subject property proposed to be demolished. Surrounding land uses include single-family residences, Cristo Jesus Church, Frontera Auto parts, and Toys Auto Sales LLC.

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

DEVELOPMENT TRENDS: The development trend for this area along South Cynthia Street is single-family and multifamily residences and commercial.

HISTORY: The tract was zoned R-1 (single-family residential) District during the comprehensive zoning in 1979. There has been no rezoning request for the subject property since then. A Conditional Use Permit for a parking lot for the subject property was approved by the City Commission for one year on April 14, 2015.

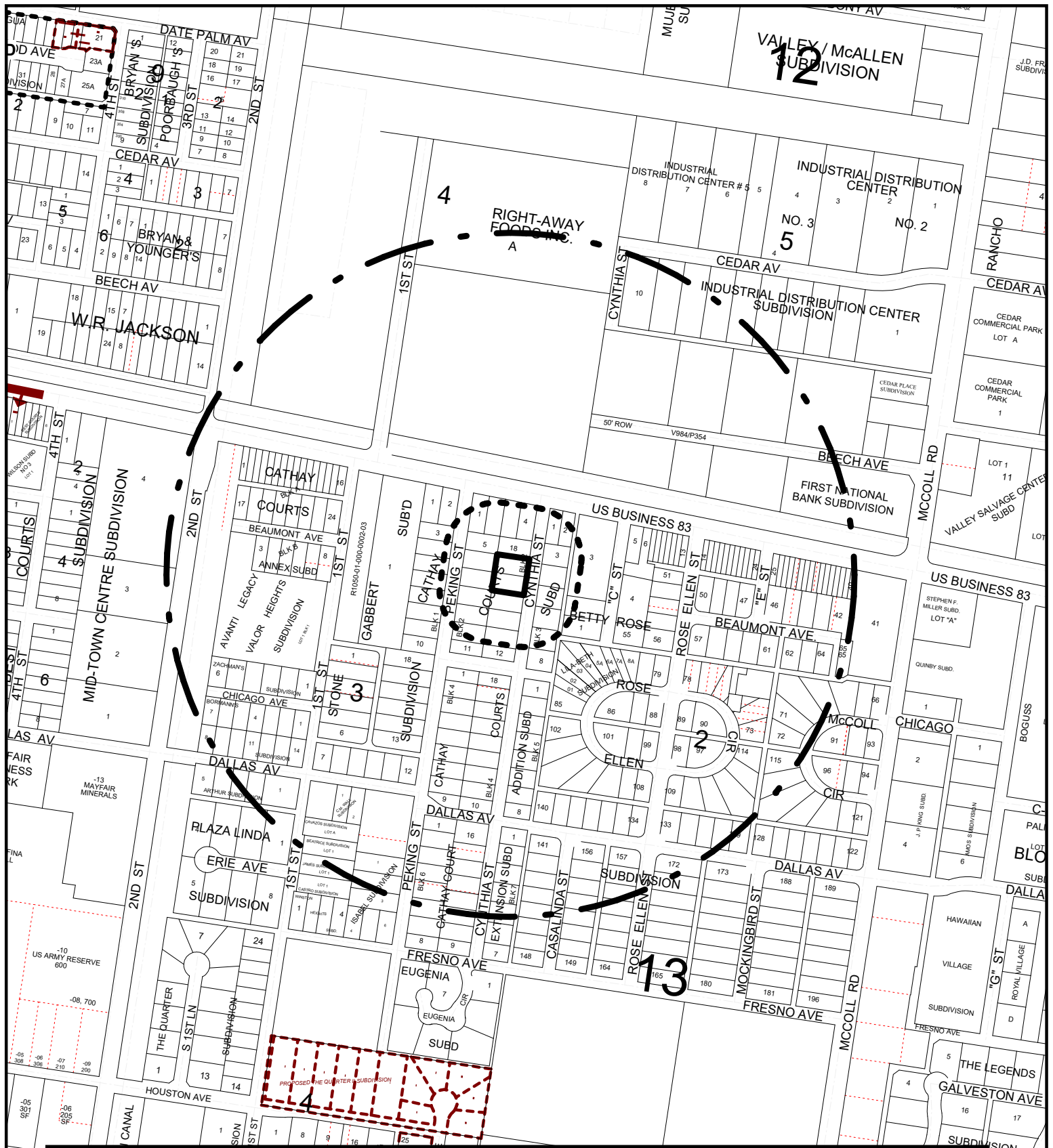
The City Commission approved a rezoning request to R-2 (duplex-fourplex residential) District for the property located at 205 South Cynthia Street on March 23, 2020. A triplex is currently under construction on the subject property. The City Commission approved a rezoning request to R-2 (duplex-fourplex residential) District for the property located at 109 South Peking Street on January 10, 2005.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation. However, it follows the rezoning trend in this area to R-2 (duplex-fourplex residential) District.

Required park land 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 emails or phone calls in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District since it follows the rezoning trend in this area.



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2022-0001**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Memo

TO: Planning and Zoning Commission

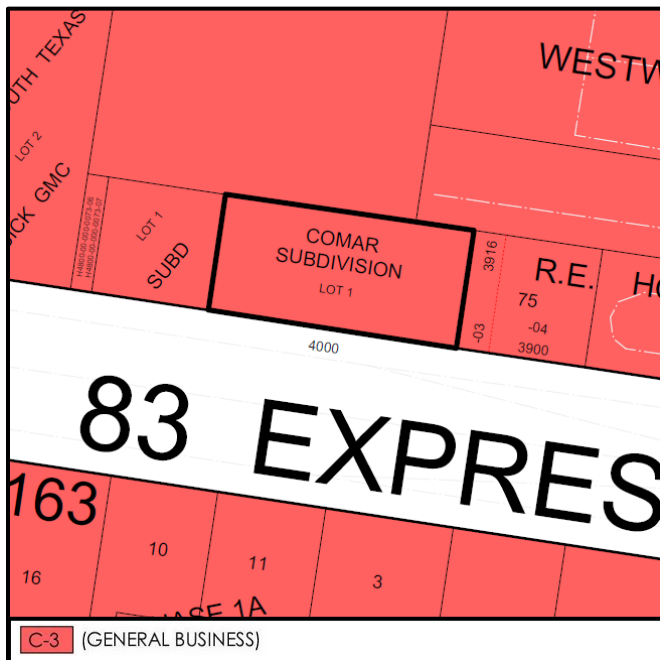
FROM: Planning Staff

DATE: February 23, 2022

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 1, COMAR SUBDIVISION; 4000 EXPRESSWAY 83. (SPR2022-0003)

LOCATION: The property is located on the north side of Expressway 83, approximately 940 ft. east of South Bentsen Road. The property has 495 ft. of frontage along Expressway 83 and a depth of 197.31 ft. at its deepest point for a lot size of 2.24 acres. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District in all directions.

PROPOSAL: The applicant is proposing to remove the existing buildings to accommodate two 7,200 sq. ft. buildings for an existing non-conforming heavy equipment rental use. One building is proposed for sales office use and the other one as a mechanic shop and wash area as an accessory use for onsite equipment only.



ANALYSIS: The applicant is proposing to construct 7,200 sq. ft. of sales office use and 7,200 sq. ft. of mechanic shop and wash area for an existing non-conforming use, heavy equipment rental. Based on the square footage of the building 57 parking spaces are required; 57 parking spaces are provided. Three of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is from an existing 50 ft. curb cut on the frontage road. Required landscaping for the lot is 9,758 sq. ft., 13,028 sq. ft. is provided, with trees required as follows: 26 – 2 ½" caliper trees, or 13 – 4" caliper trees, or 7 – 6" caliper trees, or 4 palm trees and 24 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum

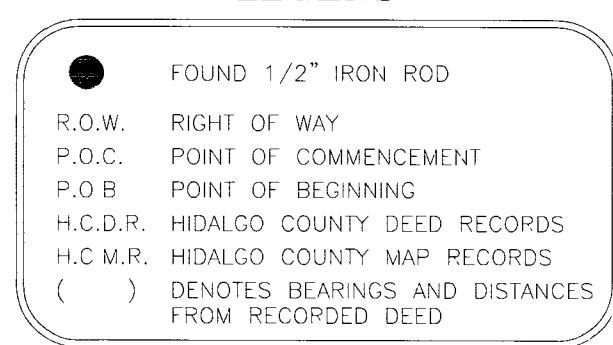
10 ft. wide landscaped strip is required inside the property line along the Frontage Rd. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk is required along U.S. Expressway 83. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on April 14, 2021, with a front setback of 75 ft. or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

No outdoor work or outdoor storage of parts is allowed. If the mechanic shop is used as a primary use, a Conditional Use Permit will be required.

RECOMMENDATION:

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



SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10085700)
CONSULTING ENGINEERS & SURVEYORS
2221 DARTFORD - McALEEN, TEXAS 78501
(956) 682-9081
TBPIS 12100 PARK 35 CIRCLE BLDG A, SUITE 158, MC-230, AUSTIN, TEXAS 78753 (512) 238-5283

Memo

TO: Planning and Zoning Commission

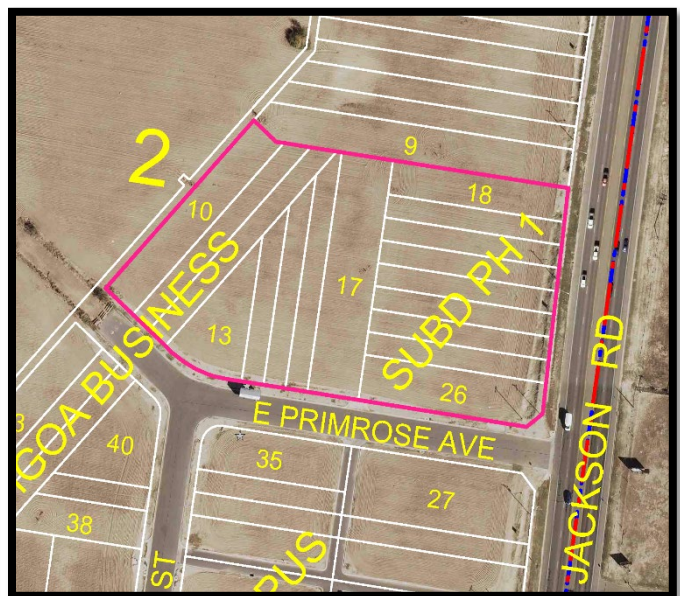
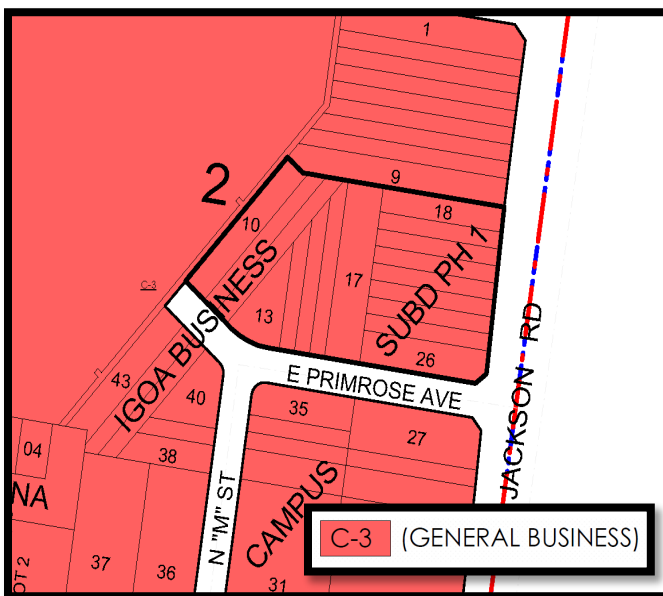
FROM: Planning Staff

DATE: February 24, 2022

SUBJECT: SITE PLAN APPROVAL FOR LOTS 10-26, IGOA BUSINESS CAMPUS SUBDIVISION PHASE I; 1401 E. PRIMROSE AVENUE. (SPR2021-0045)

LOCATION: The property is located on the northwest corner of N. Jackson Road and E. Primrose Avenue, approximately 600 ft. north of Nolana Avenue. The property has 615 ft. of frontage along E. Primrose Avenue and a depth of 195 ft. at its deepest point for a lot size of 3.70 acres. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District to the north, west and south and outside city limits to the east.

PROPOSAL: The applicant is proposing to develop the land in order to build a 43,000 SF medical office building.



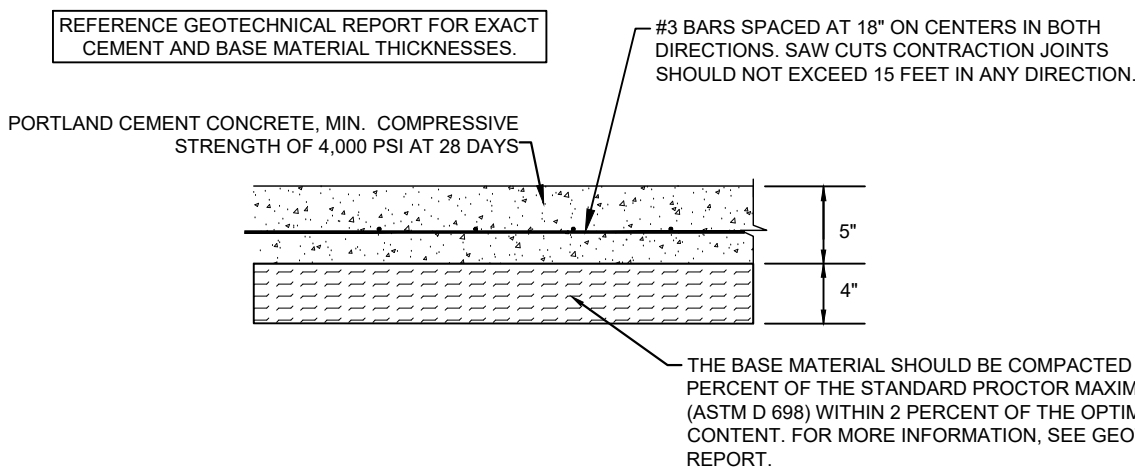
ANALYSIS: The applicant is proposing to construct 43,000 SF building for a medical office plaza. Based on the square footage of the building 218 parking spaces are required; 229 parking spaces are provided. Seven of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is from an existing 30 ft. curb cut on, an existing 25 ft. curb cut and a proposed 25 ft. access drive along the frontage road. Required landscaping for the lot is 16,741 SF, 47,667 SF is provided, with trees required as follows: 35 – 2 ½" caliper trees, or 18 – 4" caliper trees, or 9 – 6" caliper trees, or 7 palm trees and 32 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along E. Primrose Avenue. 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. A 5 ft. wide sidewalk is required along E. Primrose Avenue

and N. Jackson Road. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on September 5, 2008, with a front setback of 100 ft. for lots 18-26 and 30 ft. for lots 10-17. Other setbacks as per zoning ordinance or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

RECOMMENDATION:

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



REFERENCE GEOTECHNICAL REPORT FOR EXACT
CEMENT AND BASE MATERIAL THICKNESSES.

PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE
STRENGTH OF 4,000 PSI AT 28 DAYS

#3 BARS SPACED AT 18" ON CENTERS IN BOTH
DIRECTIONS. SAW CUTS CONTRACTION JOINTS
SHOULD NOT EXCEED 15 FEET IN ANY DIRECTION

6"
6"

THE BASE MATERIAL SHOULD BE COMPACTED TO
95 PERCENT OF THE STANDARD PROCTOR MAXIM.
(ASTM D 698) WITHIN 2 PERCENT OF THE OPTIM.
CONTENT. FOR MORE INFORMATION, SEE GEO
REPORT

PORTLAND CEMENT CONCRETE, MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS

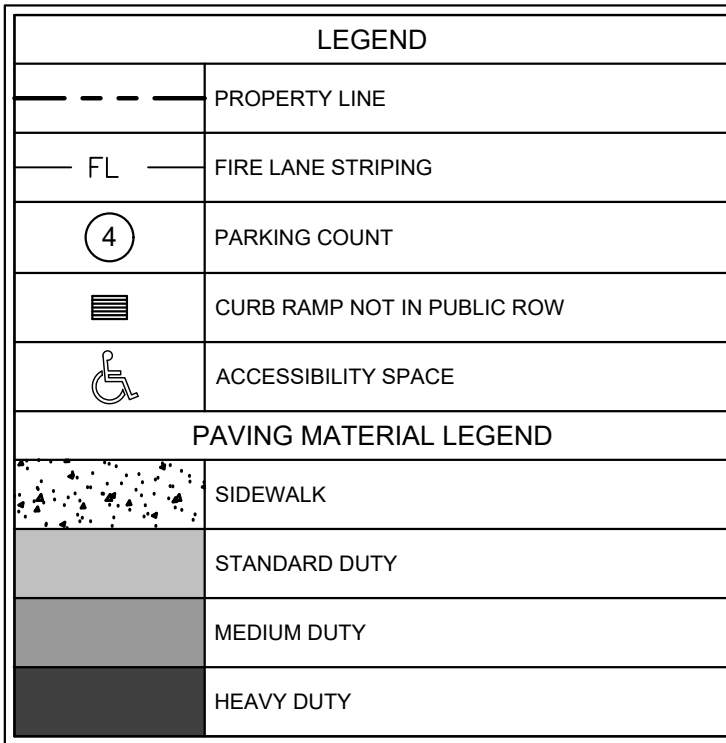
#3 BARS SPACED AT 18" ON CENTERS IN BOTH DIRECTIONS. SAW CUTS CONTRACTION JOINTS SHOULD NOT EXCEED 15 FEET IN ANY DIRECTION

7"

8"

THE BASE MATERIAL SHOULD BE COMPACTED PERCENT OF THE STANDARD PROCTOR MAXIMUM (ASTM D 698) WITHIN 2 PERCENT OF THE OPTIMUM CONTENT. FOR MORE INFORMATION, SEE GEO REPORT.

HEAVY DUTY CONCRETE PAVEMENT SECTION



KEYED NOTES	
1	PARKING LOT STRIPING: 4" SOLID WHITE STRIPE
2	PROPOSED 6" CURB.
3	ACCESSIBLE RAMP
4	4" SOLID WHITE STRIPING, 2'-0" O.C. @ 45°
5	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
6	END OF 6" CURB. INSTALL CURB TERMINATION.
7	PROPOSED 6" CURB. TIE INTO EXISTING CURB.
8	PROPOSED 8" CHAIN LINK FENCE W/ BLACK FINISH. REFER TO DETAIL ON SHEET C8.2
9	PROPOSED CHAIN LINK GATE W/ BLACK FINISH. REFER TO DETAIL ON SHEET C8.2
10	PROPOSED SAWCUT/MATCH EXISTING PAVEMENT LINE

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 3' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND T&S.
7. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
8. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LINE STRIPING, DIRECTIONAL ARROWS, ETC.
9. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
10. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

PARKING SUMMARY			
PARKING REQUIRED			
USE	SQUARE FOOTAGE	RATIO REQUIRED	STALLS REQUIRED
MEDICAL OFFICE BUILDING	43,000	4 : 1ST 200 S.F. 1 : ADD'L 200 S.F.	218
TOTAL			218
PARKING PROVIDED			
STANDARD STALLS PROVIDED			221
ACCESSIBLE STALLS PROVIDED			7
TOTAL STALLS PROVIDED			228

Know what's **below**.
Call before you dig.

EXISTING UNDERGROUND UTILITIES IN THE AREA
CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE
HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE
RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE
TO DAMAGE INCURRED DURING CONSTRUCTION.
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY
DISCREPANCIES ON THE PLANS.



DATE	02/18/2022
SCALE	AS SHOWN
DESIGNED BY	JR
DRAWN BY	JR
CHECKED BY	KI

DIMENSION CONTROL AND PAVING PLAN

McALLEN MOB
PREPARED FOR
HAMMES PARTNERS

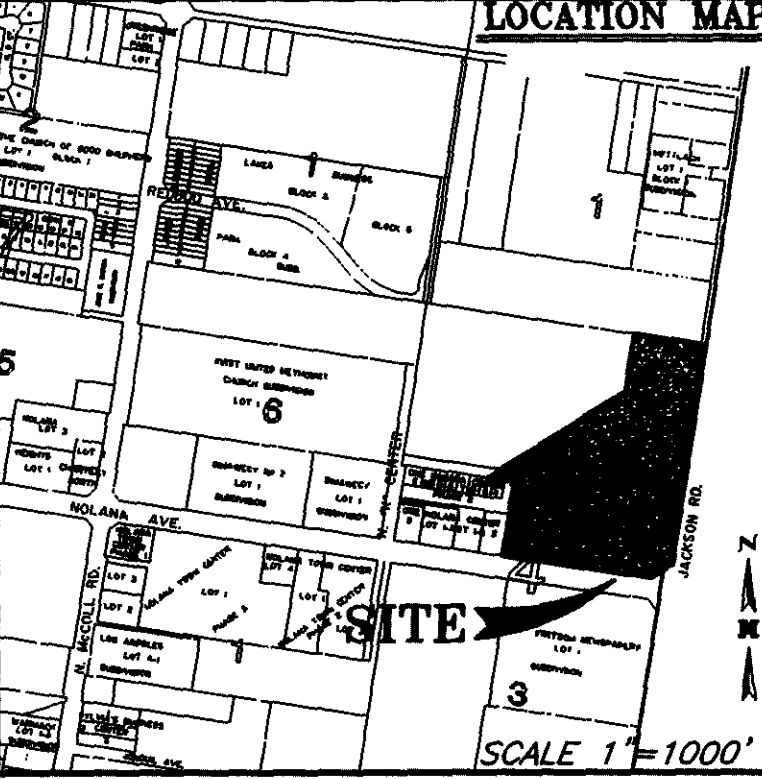
SHEET NUMBER
C3.0

WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-922

WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-922

WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-922



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	223.37	11519.99	481.24	240.66	481.21	S0724°57'W
C2	223.37	11519.99	478.22	238.14	478.18	S0724°57'W
C3	000.13	11519.99	0.72	0.36	0.72	S0836°39'W
C4	008.57	11519.99	30.00	15.00	30.00	S0832°04'W
C5	008.57	11519.99	30.00	15.00	30.00	S0823°06'W
C6	008.57	11519.99	30.00	15.00	30.00	S0814°09'W
C7	008.57	11519.99	30.00	15.00	30.00	S0805°12'W
C8	014.55	11519.99	50.01	25.00	50.01	S0753°16'W
C9	013.19	11519.99	44.61	22.31	44.61	S0719°09'W
C10	008.57	11519.99	30.01	15.00	30.01	S0728°01'W
C11	008.57	11519.99	30.01	15.01	30.01	S0719°03'W
C12	008.57	11519.99	30.01	15.01	30.01	S0710°06'W
C13	008.57	11519.99	30.01	15.01	30.01	S0701°09'W
C14	008.57	11519.99	30.02	15.01	30.02	S0652°11'W
C15	008.58	11519.99	30.02	15.01	30.02	S0643°14'W
C16	008.58	11519.99	30.02	15.01	30.02	S0634°16'W
C17	011.57	11519.99	40.08	20.03	40.08	S0623°49'W
C18	021.08	11399.18	70.06	35.03	70.06	S0642°53'W
C19	009.03	11399.18	30.02	15.01	30.02	S0575°59'W
C20	016.45	11399.18	55.52	27.76	55.52	S0710°52'W
C21	117.51	11399.18	257.01	128.51	257.01	S0758°00'W
C22	90°11'35"	25.00	39.35	25.08	35.41	N53°31'18"E
C23	55°42'37"	25.00	24.31	13.21	23.36	S19°13'49"E
C24	34°05'48"	145.00	86.29	44.46	85.02	N64°08'01"W

DRAWN BY: ROEL HENANDEZ/D.J. DATE: 9/25/07
SURVEY CHECKED BY: *[Signature]* DATE: 9/14/08
FINAL CHECK BY: *[Signature]* DATE: 4-9-08

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PH: (956) 381-0981 FAX: (956) 381-1839
515 E. 2nd St. RIO GRANDE CITY, TX 78252
PH: (956) 487-8256 FAX: (956) 488-8591
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MAP OF
IGOA BUSINESS CAMPUS SUBDIVISION - PHASE I
BEING A SUBDIVISION OF 17.782 ACRES
OUT OF LOT 2, BLOCK 4
A. J. MCCOLL SUBDIVISION
VOLUME 21, PAGE 598
H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

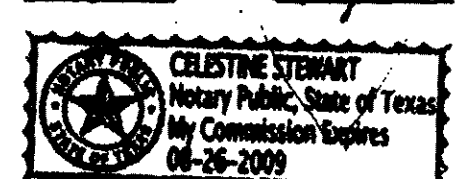
STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "IGOA BUSINESS CAMPUS SUBDIVISION PHASE I" TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

[Signature] ISABEL CRISTINA IGIOA, G.P. 200 WICHITA, McALLEN, TX. 78503
JCAJ, LTD. C/O JOSE ESTEBAN IGIOA, G.P. 200 WICHITA, McALLEN, TX. 78503
JONATHAN IGIOA, G.P. 200 WICHITA, McALLEN, TX. 78503

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISABEL CRISTINA IGIOA, JONATHAN IGIOA, JONATHAN IGIOA, JUNIOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF August, 2008.

[Signature] Notary Public, for the State of Texas
MY COMMISSION EXPIRES: 8-26-2009



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

[Signature] Chairman, Planning/Commission

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

[Signature] Mayor, City of McAllen

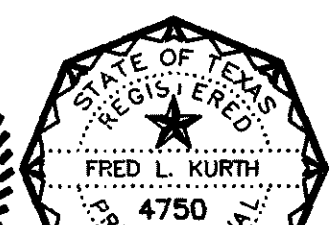
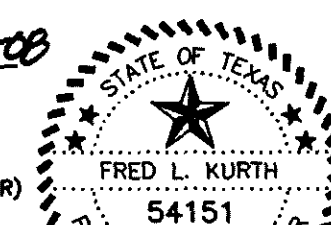
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THE 20th DAY OF March, 2008.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST:
[Signature] President
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

[Signature] 4-0-08
FRED L. KURTH, R.P.S. 54151, R.L.S. 4750
DATE SURVEYED: WEDNESDAY, JULY 13, 2005
DATE PREPARED: WEDNESDAY, JANUARY 10, 2007
JOB NO. 05132 (ENG)
JOB NO. 05006.75 (SUR)



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: *[Signature]*

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.21 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

GENERAL NOTES:
1. MINIMUM SETBACKS AS FOLLOWS: FRONT: LOTS 1-9, 214 FT.; 100 FT. FOR LOTS 8-26; 76 FT. FOR LOTS 27-29; AND 64 FT. FOR LOT 30 ALONG N. JACKSON ROAD
LOTS 30, 31 & 32-37: 84 FT. ALONG NOLANA AVENUE
INTERIOR STREETS: 30 FT. FOR LOTS 10-17; 33-34, 36-43
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
OTHER SETBACKS SEE NOTE 1. SETBACKS CONTINUE ABOVE.

- MINIMUM PERMISSIBLE FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT THE MID POINT OF THE LOT.
- BENCH MARK 1: CITY OF McALLEN BENCHMARK: "M.C. 68" 30" ALUMINUM MONUMENT CAP ON TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. ELEVATION = 111.23
- BENCH MARK 2: SITE BENCHMARK: SQUARE CUT ON TOP OF AN EXISTING STORM SEWER INLET LOCATED ALONG THE WEST CURB LINE ALONG JACKSON ROAD APPROXIMATELY 17' DIRECTLY EAST OF THE NORTHEAST CORNER OF THIS PROPERTY. ELEVATION = 109.02
- THIS SUBDIVISION IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 04250, REVISED NOV. 16, 1982. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- DRAINAGE DETENTION REQUIRED OF 4.218 ACRE-FT.
- DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
- COMMON AREAS ARE FOR THE BENEFIT OF ALL LOT OWNERS AND WILL BE MAINTAINED BY ALL THE LOT OWNERS, AND WILL INCLUDE SHARED PARKING, ACCESS, LANDSCAPING, SETBACKS, ETC.
- A 4' SIDEWALK WILL BE REQUIRED ON NOLANA, NORTH JACKSON ROAD, E. REDBUD AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- A 6' BUFFER WILL BE REQUIRED FROM ADJACENT RESIDENTIAL ZONE USE.
- A 25'x25' CORNER CLIP EASEMENT IS HEREBY DEDICATED AT ALL STREET INTERSECTIONS.
- A 10'x10' SIGHT OBSTRUCTION EASEMENT AT ACCESS/ SERVICE DRIVE EASEMENTS AND STREET INTERSECTIONS.
- OWNER/ DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF McALLEN.
- THE CITY OF McALLEN IS HEREBY GRANTED A USE EASEMENT TO ALLOW DRAINAGE INTO THE DETENTION FACILITY FROM THE PUBLIC RIGHT-OF-WAY.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.782 ACRES, SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF LOT 2, BLOCK 4, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 17.782 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 5 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 2, ONE NOLANA CENTER (VOL. 33, PG. 110 A, H.C.M.R.) FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 37' 30" E ALONG THE EAST LINES OF SAID ONE NOLANA CENTER AND ONE NOLANA CENTER PHASE II (VOL. 39, PG. 89, H.C.M.R.) A DISTANCE OF 401.00 FEET TO A NO. 5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID ONE NOLANA CENTER PHASE II FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 81° 08' 30" W ALONG THE NORTH LINE OF SAID ONE NOLANA CENTER PHASE II, AT A DISTANCE OF 57.32 FEET TO A NO. 4 REBAR SET FOR THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT;

THENCE N 42° 54' 53" E A DISTANCE OF 115.12 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 47° 05' 07" W A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 42° 54' 53" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 47° 05' 07" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 42° 54' 53" E A DISTANCE OF 400.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 47° 05' 07" W A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 47° 05' 07" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 42° 54' 53" E A DISTANCE OF 233.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 08° 49' 05" E A DISTANCE OF 192.64 FEET PASS A NO. 4 REBAR SET FOR THE SOUTH SIDE OF A 30 FOOT DEDICATED RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 378.32 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 91° 10' 55" E ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 4 A DISTANCE OF 378.32 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 37' 30" W ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, A DISTANCE OF 178.28 FEET TO A NO. 5 REBAR FOUND FOR THE POINT OF CURVATURE FOR A CURVE TO THE LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD AND SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 02° 23' 37", A RADIUS OF 11,518.00 FEET, AN ARC LENGTH OF 481.84 FEET, A TANGENT OF 240.66 FEET, AND A CHORD THAT BEARS S 07° 24' 57" W A DISTANCE OF 481.21 FEET TO A NO. 5 REBAR FOUND FOR THE POINT OF TANGENCY;

THENCE S 91° 10' 55" E ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 4 A DISTANCE OF 378.32 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 37' 30" W ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, A DISTANCE OF 178.28 FEET TO A NO. 5 REBAR FOUND FOR THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT;

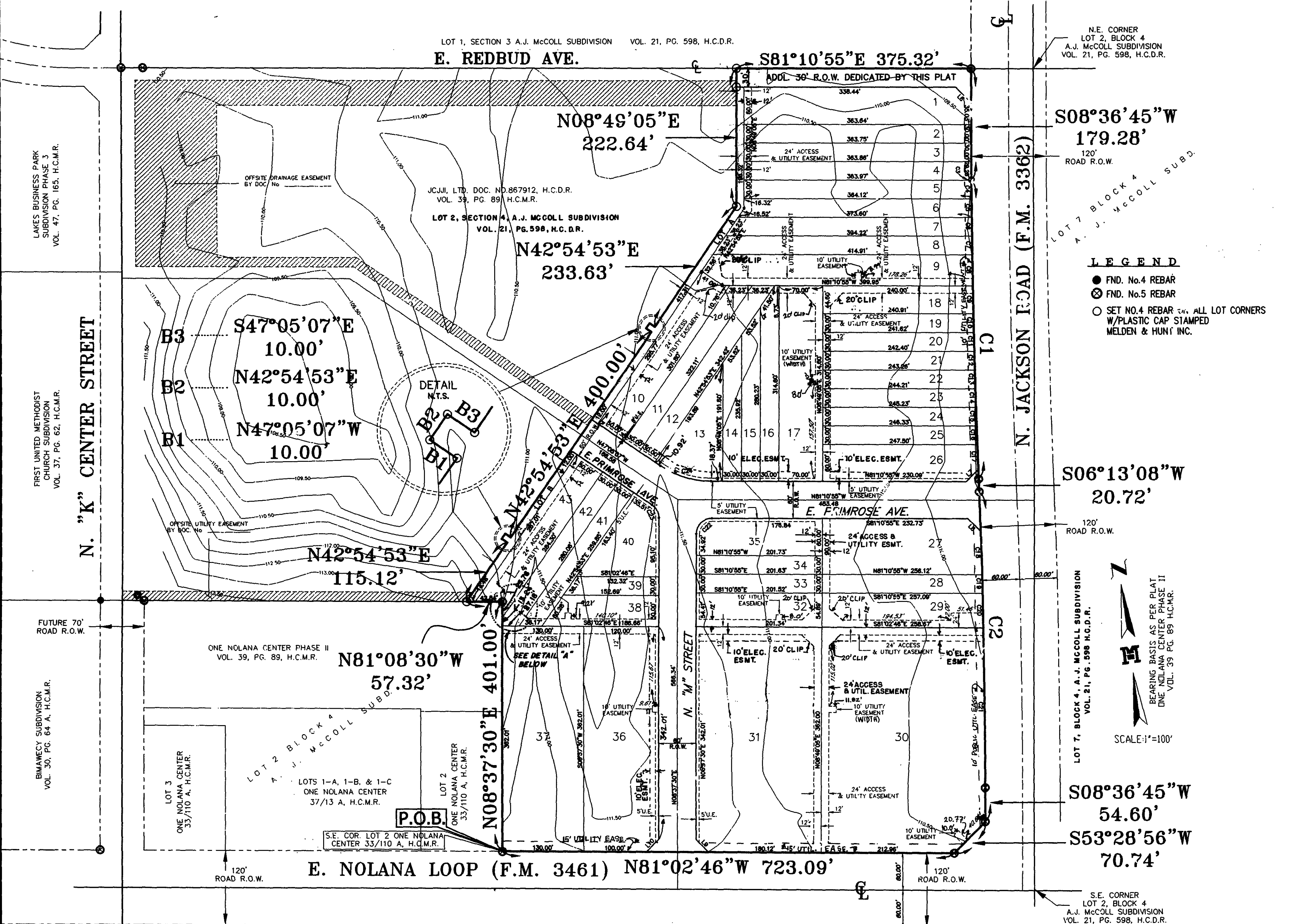
THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD AND SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 02° 23' 37", A RADIUS OF 11,518.00 FEET, AN ARC LENGTH OF 481.84 FEET, A TANGENT OF 240.66 FEET, AND A CHORD THAT BEARS S 07° 24' 57" W A DISTANCE OF 481.21 FEET TO A NO. 5 REBAR FOUND FOR THE POINT OF TANGENCY;

THENCE S 08° 37' 30" W ALONG THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD, A DISTANCE OF 178.28 FEET TO A NO. 5 REBAR FOUND FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;

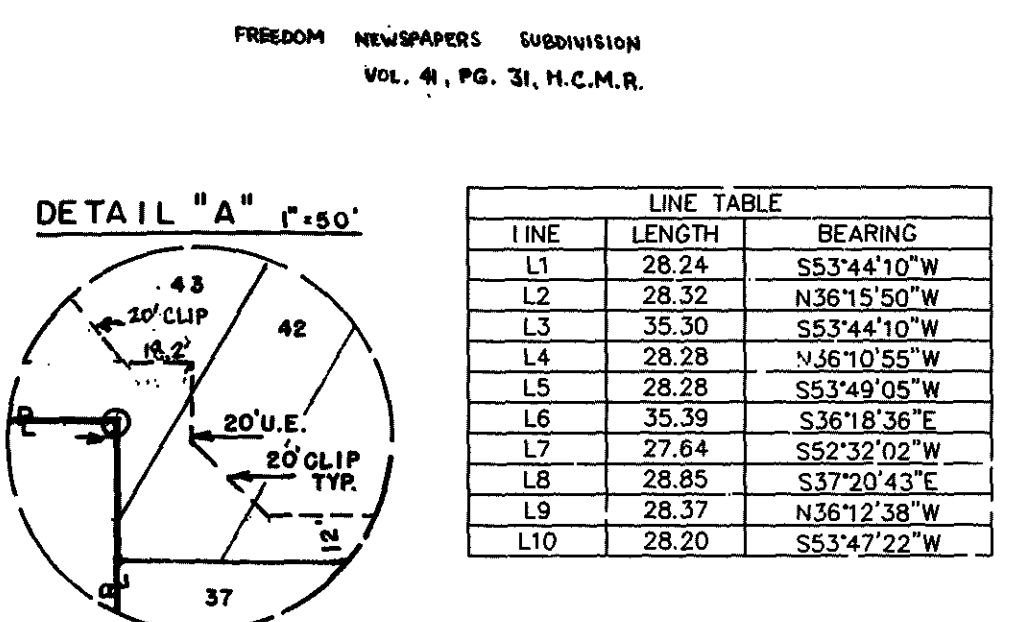
THENCE N 81° 08' 30" W ALONG THE NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP (F.M. 3461) A DISTANCE OF 723.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.782 ACRES OF LAND, MORE OR LESS.

NOTE 1. SETBACKS CONTINUE:
CORNER: 30 FT. ALONG REDBUD AVENUE AND ALONG INTERIOR STREETS.

* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.



LOT	PERIMETER	AREA	ACRES	LOT	PERIMETER	AREA	ACRES	LOT	PERIMETER	AREA	ACRES
LOT 1	PERIMETER: 828.51	AREA: 21,000 SQ. FT.	0.48 ACRES	LOT 13	PERIMETER: 501.08	AREA: 11,187 SQ. FT.	0.26 ACRES	LOT 25	PERIMETER: 653.81	AREA: 7,407 SQ. FT.	0.17 ACRES
LOT 2	PERIMETER: 787.40	AREA: 14,811 SQ. FT.	0.34 ACRES	LOT 14	PERIMETER: 511.04	AREA: 6,415 SQ. FT.	0.15 ACRES	LOT 26	PERIMETER: 605.58	AREA: 14,727 SQ. FT.	0.34 ACRES
LOT 3	PERIMETER: 787.81	AREA: 14,814 SQ. FT.	0.34 ACRES	LOT 15	PERIMETER: 586.87	AREA: 7,742 SQ. FT.	0.18 ACRES	LOT 27	PERIMETER: 677.77	AREA: 35,704 SQ. FT.	0.82 ACRES
LOT 4	PERIMETER: 787.83	AREA: 14,817 SQ. FT.	0.34 ACRES	LOT 16	PERIMETER: 570.32	AREA: 6,008 SQ. FT.	0.14 ACRES	LOT 28	PERIMETER: 570.32	AREA: 7,988 SQ. FT.	0.18 ACRES
LOT 5	PERIMETER: 786.08	AREA: 14,801 SQ. FT.	0.34 ACRES	LOT 17	PERIMETER: 768.30	AREA: 32,032 SQ. FT.	0.74 ACRES	LOT 29	PERIMETER: 626.17	AREA: 14,334 SQ. FT.	0.33 ACRES
LOT 6	PERIMETER: 800.08	AREA: 10,090 SQ. FT.	0.23 ACRES	LOT 18	PERIMETER: 570.12	AREA: 10,724 SQ. FT.	0.25 ACRES	LOT 30	PERIMETER: 1218.88	AREA: 84,417 SQ. FT.	2.14 ACRES
LOT 7	PERIMETER: 824.05	AREA: 11,817 SQ. FT.	0.28 ACRES	LOT 19	PERIMETER: 545.83	AREA: 7,238 SQ. FT.	0.17 ACRES	LOT 31	PERIMETER: 1115.84	AREA: 72,483 SQ. FT.	1.66 ACRES
LOT 8	PERIMETER: 825.36	AREA: 14,815 SQ. FT.	0.34 ACRES	LOT 20	PERIMETER: 545.88	AREA: 7,280 SQ. FT.	0.17 ACRES	LOT 32	PERIMETER: 512.16	AREA: 6,047 SQ. FT.	0.14 ACRES
LOT 9	PERIMETER: 826.52	AREA: 21,000 SQ. FT.	0.48 ACRES	LOT 21	PERIMETER: 547.48	AREA: 7,311 SQ. FT.	0.17 ACRES	LOT 33	PERIMETER: 463.32	AREA: 6,000 SQ. FT.	0.14 ACRES
LOT 10	PERIMETER: 890.43	AREA: 14,815 SQ. FT.	0.34 ACRES	LOT 22	PERIMETER: 548.45	AREA: 7,341 SQ. FT.	0.17 ACRES	LOT 34	PERIMETER: 512.84	AREA: 11,875 SQ. FT.	0.27 ACRES
LOT 11	PERIMETER: 892.14	AREA: 8,329 SQ. FT.	0.21 ACRES	LOT 23	PERIMETER: 501.57	AREA: 7,375 SQ. FT.	0.17 ACRES	LOT 35	PERIMETER: 852.22	AREA: 43,341 SQ. FT.	0.99 ACRES
LOT 12	PERIMETER: 700.74	AREA: 8,888 SQ. FT.	0.21 ACRES								



FILED FOR RECORD IN
HIDALGO COUNTY
AT 10:00 AM, 9-5-08
HIDALGO COUNTY CLERK

ON 9-5-08 AT 3:56 AM
INSTRUMENT NUMBER 1925769
RECORDED IN VOLUME 55 PAGE 148
OF THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS

[Signature] Deputy



City of McAllen
Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Sub2022-0020

Project Information	Subdivision Name <u>Florencia Subdivision</u>	
	Location <u>South McColl Road at La Cantera Avenue</u>	
	City Address or Block Number <u>2700 S McColl RD</u>	
	Number of Lots <u>1</u>	Gross Acres <u>2.32</u> Net Acres <u>2.32</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3L</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u> <i>as of today</i>	
	Parcel # <u>1351918</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.32 Acres out of Lot 2, Block 16, Steele and Pershing Subd.</u>		
Owner	Name <u>Patricia Lorenzo</u>	Phone <u>956-683-100</u>
	Address <u>2301 Tanglewood Drive</u>	E-mail <u>patricialorenzo28@yahoo.com</u>
	City <u>Weslaco</u> State <u>Texas</u>	Zip <u>78596</u>
Developer	Name <u>Same as Owner</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____	Zip _____
	Contact Person _____	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>	Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u>	E-mail <u>sec@spooreseng.com</u>
	City <u>McAllen</u> State <u>Texas</u>	Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors</u>	Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>	E-mail <u>cvq@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>Texas</u>	Zip <u>78501</u>
	Contact Person <u>Carlos Vasquez</u>	

ENTERED

FEB 11 2022

Initial: CV

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided 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 and PDF files can be submitted via email at subdivisions@mcallen.net

Owners Signature

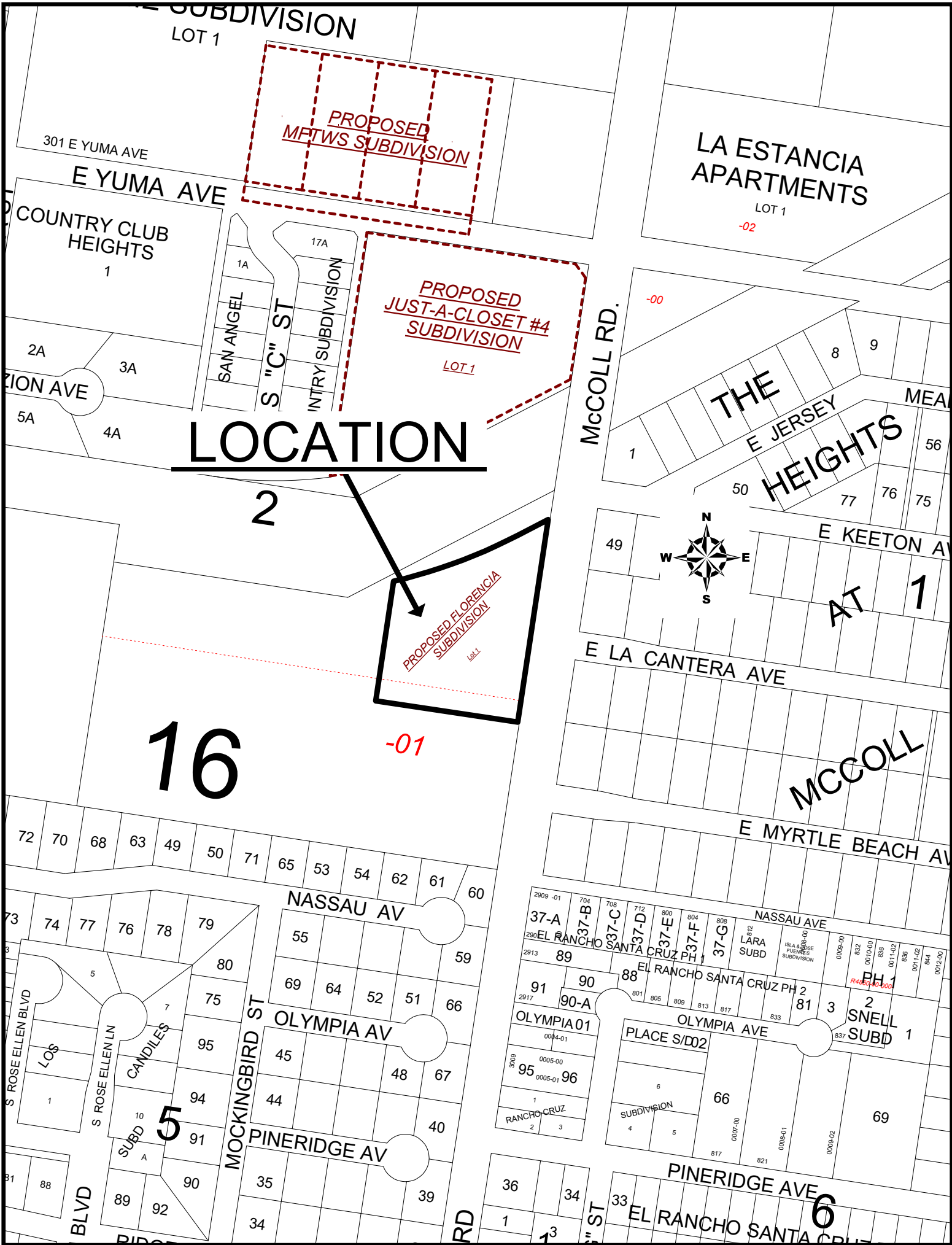
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 02/11/22

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



SUBDIVISION
LOT 1

301 E YUMA AVE

E YUMA AVE

PROPOSED
MPTWS SUBDIVISION

LA ESTANCIA
APARTMENTS
LOT 1
-02

COUNTRY CLUB
HEIGHTS
1

SAN ANGEL
1A

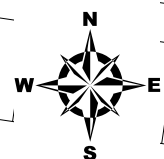
S "C" ST

ENTRY SUBDIVISION
17A

PROPOSED
JUST-A-CLOSET #4
SUBDIVISION
LOT 1

McCOLL RD.

THE
HEIGHTS
E JERSEY
E KEETON AV



AT 1

LOCATION

2

PROPOSED FLORENCIA
SUBDIVISION
LOT 1

16

-01

MCCOLL

E MYRTLE BEACH AV

NASSAU AV

OLYMPIA AV

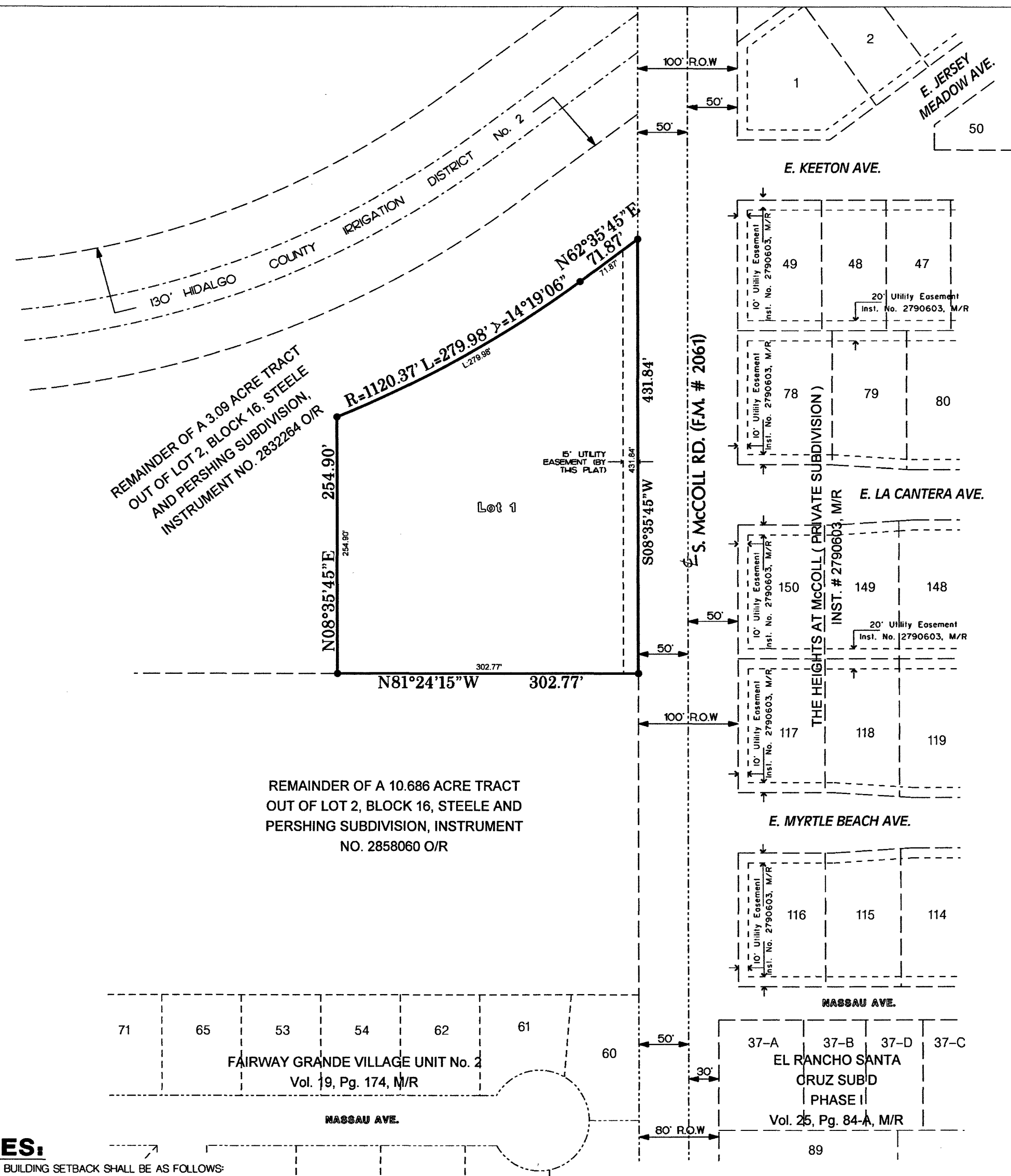
PINERIDGE AV

PINERIDGE AV

EL RANCHO SANTA CRUZ

5

6



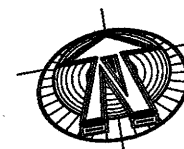
NOTES:

- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A- FRONT: -50 FT. OR GREATER FOR EASEMENT
B- REAR: -10 FT. OR GREATER FOR EASEMENT
C- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
D- GARAGE: -18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- 3) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480343 0010C, REVISED NOV. 2, 1982.
- 4) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5) 40' SIDEWALK REQUIRED ALONG S. MCCOLL ROAD
- 6) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 7) STORM WATER DETENTION OF 8700 CUBIC FEET OR 0.20 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
- 8) BENCHMARK- STATION NAME: MC 79 SET BY ARANDA & ASSOCIATES. LOCATED AT THE NORTHEAST CORNER OF MCCOLL RD. AND U.S. BUSINESS 83. ELEV.- 116.20 (NAVD83)
- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A TRACT OF LAND CONTAINING 2.32 ACRES, SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 2, BLOCK 16, STEELE AND PERSHING SUBDIVISION, MAP REFERENCE: VOLUME 8, PAGE 115, H.C.D.R., AND SAID 2.32 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING on the Southeast corner of said Lot 2 in the Right of Way of S. McColl Road; THENCE North 81 degrees 24 minutes 09 seconds West, along the South line of said Lot 2, a distance of 50.0 feet to a found "x" iron rod on the West right-of-way line of said McColl Road; THENCE North 08 degrees 35 minutes 45 seconds East, along the West right-of-way line of said McColl Road, a distance of 319.97 feet to a set "x" iron rod with a plastic cap stamped "CVOLS"; for the Southeast corner of this tract and the POINT OF BEGINNING; THENCE North 81 degrees 24 minutes 15 seconds West, along the South line of said 2.32 acre tract, a distance of 302.77 feet to a found "x" iron rod with plastic cap stamped "CVOLS"; on the Southeast corner of a 3.09 acre tract being retained acreage of the partial release of Surface Use Agreement tract, recorded in Document No. 2832264 H.C.D.R., for the Southwest corner of this tract; THENCE, North 08 degrees 35 minutes 45 seconds East, along the East line of said 3.09 acre tract, a distance of 254.90 feet to a found "x" iron rod with a plastic cap stamped "CVOLS"; on a curve and an inside corner of said 3.09 acre tract, for the Northwest corner of this tract; THENCE, continuing along the Northern most south line of said 3.09 acre tract and said curve to the left, with an interior angle of 14 degrees 19 minutes 06 seconds, a radius of 1120.37, an arc length of 279.98 feet, a tangent of 140.72 feet and a chord that bears North 69 degrees 45 minutes 24 seconds East, a distance of 279.25 feet to a found "x" iron rod with a plastic cap stamped "CVOLS" on a point of tangency of said 3.09 acre tract, for a point of tangency of this tract; THENCE, North 62 degrees 35 minutes 51 seconds East, continuing along the Northern most South line of said 3.09 acre tract, a distance of 718.7 feet to a found "x" iron rod, on the West right-of-way line of said McColl Road and the Northern most Southeast corner to said 3.09 acre tract, for the Northeast corner of this tract; THENCE, South 08 degrees 35 minutes 45 seconds West, along the West line right-of-way line of said McColl Road, a distance of 431.84 feet to the POINT OF BEGINNING, containing 2.32 acres of land, more or less.



Sep. 30, 2021
Scale: 1"=100'

MAP OF FLORENCIA SUBDIVISION

McALLEN, TEXAS
BEING A SUBDIVISION OF A 2.32 AC.
TRACT OF LAND OUT OF LOT 2, BLOCK 16,
STEELE & PERSHING SUBDIVISION,
HIDALGO COUNTY, TEXAS.
ACCORDING TO PLAT RECORDED IN
VOL. 8, PG. 115, DEED RECORDS,
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICIA LORENZO, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

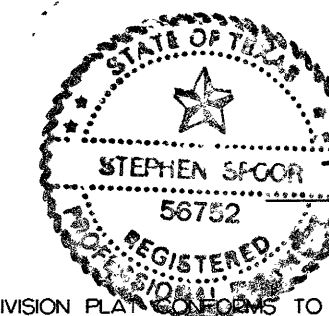
I, THE UNDERSIGNED, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED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

CARLOS VASQUEZ, RPLS 4608
CIVIL LAND SURVEYOR
57 BEAUMONT AVE
McALLEN, TEXAS 78501
TPELS FIRM # 1019600

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



02-11-22
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

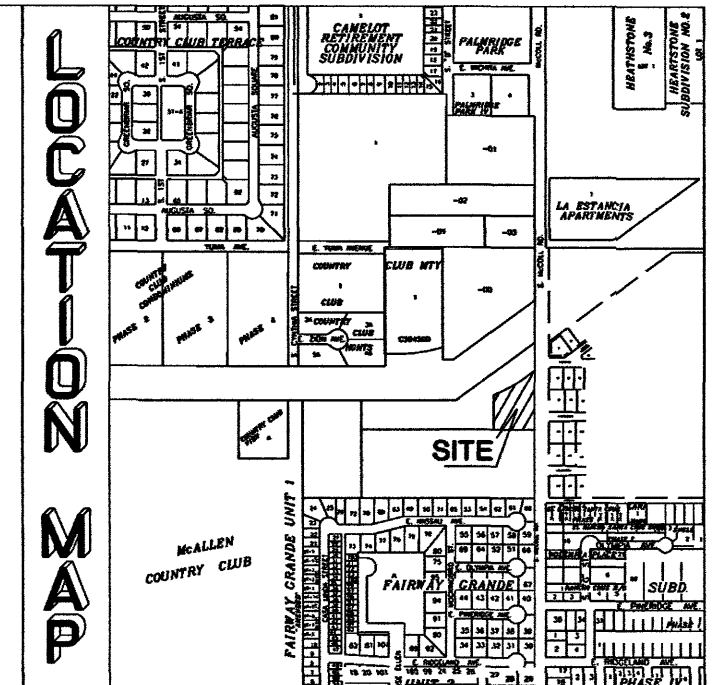
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., CFM.
GENERAL MANAGER

DATE

By: Patricia Lorenzo
2301 Tanglewood Lane,
Westlaco, Texas 78596

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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2022

SUBDIVISION NAME: FLORENCIA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. McColl Rd: 50 ft. from centerline for 100 ft. ROW
 Paving: 65 ft. Curb & gutter: both sides
 ***Please clarify how 50 ft. from centerline was dedicated on plat and include document numbers as needed prior to final
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording
 **COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length
 **Subdivision Ordinance: Section 134-118
 * 900 ft. Block Length for R-3 Zone Districts
 **Subdivision Ordinance: Section 134-118
 * 600 ft. Maximum Cul-de-Sac
 **Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a minor arterial road as per Section 134-106
 **Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Proposing: Front: 50 ft. or greater for easements or inline with the average of existing structures, whichever is greater
 **Please revise plat note #1 as shown above without the word proposing prior to final
 **Clarify note #1 regarding front setback prior to final
 **Zoning Ordinance: Section 138-356
 * Rear: 10 ft. or greater for easement
 **Zoning Ordinance: Section 138-356
 * Sides: 6 ft. or greater for easements
 **Zoning Ordinance: Section 138-356
 * Corner
 **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

Non-compliance

Applied

Applied

NA

Applied

Applied

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. McColl Rd. **5ft. sidewalk might be required on S. McColl Rd. by Engineering Department **Plat note #5 may need to be revised as shown above once sidewalk requirement are determine prior to final **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	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. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * 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 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3L Proposed: R-1 **Rezoning will be required prior to final ***Zoning Ordinance: Article V 	Non-compliance

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. **Must comply with Park Department requirements. **Clarify if use other than single family residential prior to final	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. **Must comply with Park Department requirements. **Clarify if use other than single family residential prior to final	TBD
**Must comply with Park Department requirements. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. **Clarify if use other than single family residential prior to final	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 1 single family residential house. Please advise if use or number of units change.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Please provide ownership map to assure no parcels are landlock prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTES, DRAINAGE AND UTILITIES APPROVAL.	Applied





City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>GRACE HAVEN SUBD.</u> MILE 7	
	Location <u>+/- 1320' WEST OF GLASSCOCK ALONG N. SIDE OF</u>	
	City Address or Block Number <u>7100 7 MILE LINE</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.10</u> Net Acres <u>1.10</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>UNITED</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>—</u> Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>52950-00-000-0491-18</u> Tax Dept. Review <u>533610</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.10 AC. O/O LOT 492, JOHN H. SHARP SUBD.</u>		
Owner	Name <u>ISIDRO QUINTERO</u> Phone <u>289-0898</u>	
	Address <u>7200 MILE 7 ROAD</u> E-mail <u>KM PHILLIPS 1988@</u>	
	City <u>MISSION</u> State <u>TX</u> Zip <u>78574</u> <u>gmail.com</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>David Salinas</u> Phone <u>682-9081</u>	
	Address <u>2221 DAFFODIL AVE.</u> E-mail _____	
	City <u>MEANED</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>dsalinas</u>	
Surveyor	Name <u>SAME AS ENGR.</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

ENTERED

FEB 15 2022

Initial: NM

2NB055-0021

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners 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 Isidro Quintero Date 11/11/2021

Print Name Isidro Quintero

Owner ☒ Authorized Agent ☐

CANTU
LOT 1
SUBD.

7200

LOCATION

STATE HIGHWAY 107

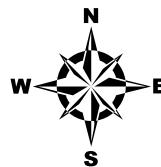
BOGERT SUBD

MCALLEN SH 107
SUBDIVISION

LOT 1

PROPOSED GRACE
HAVEN
SUBDIVISION

492



LZ S/D

-05
7329

PROPOSED MORALES
MORALES SUBD
SUBDIVISION

7 MILE LINE (11000)

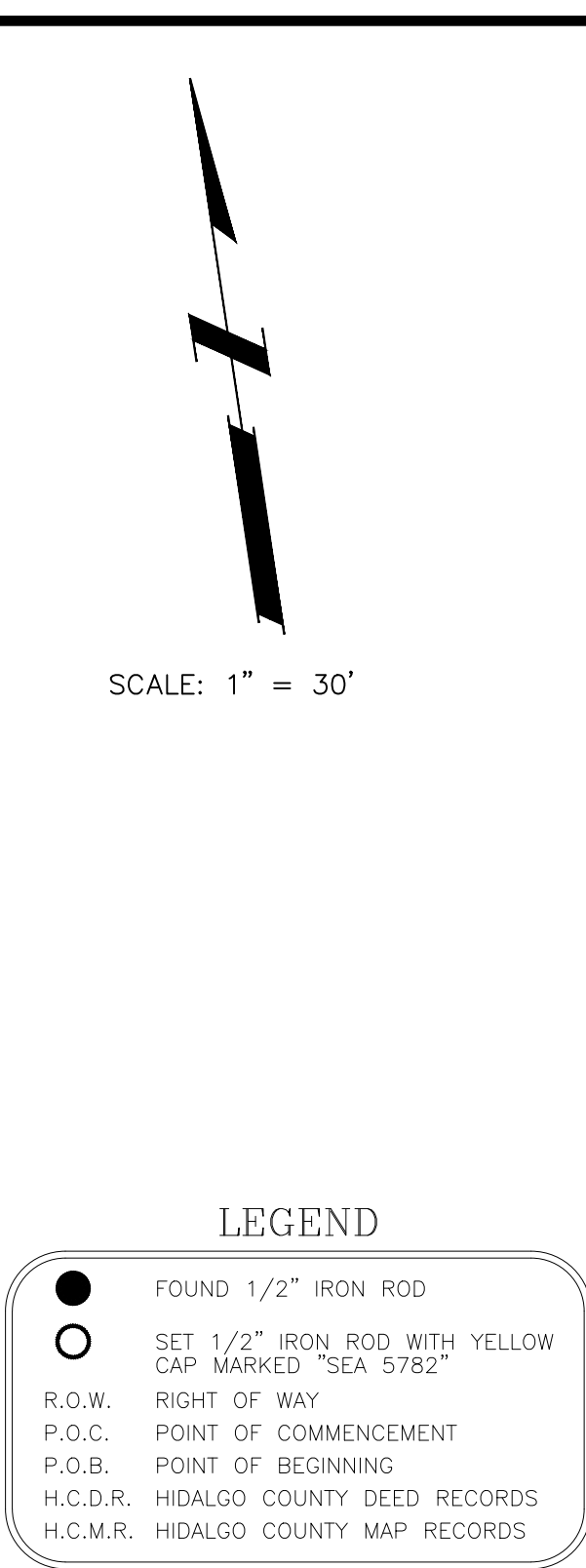
GLASS COCK ST

PROPOSED STEC TRES LAGOS
SUBDIVISION

LOT

~~482~~

OUTSIDE CITY LIMITS



DATE _____

SCALE : 1" = 1000'

(5) THENCE, NORTH 81 DEGREES 04 MINUTE 524 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, CONTAINING 1.10 ACRES OF LAND, MORE OR LESS.

BY: _____ DEPUTY _____

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	<u>KATHRYN QUINTERO</u>	<u>P-7209 MILE 7 ROAD</u>	<u>MISSION, TEXAS 78573</u>	<u>(956) 289-0898</u>	<u>NONE</u>
ENGINEER:	<u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>
SURVEYOR:	<u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>

OWNER: ISIDRO QUINTERO
P-2709 MILE 7 ROAD
MISSION, TEXAS 78573

SE
A
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DARTMOUTH - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5555



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2022

SUBDIVISION NAME: GRACE HAVEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

7 Mile Line: 5 ft. dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: Both Sides

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

N/S 1/4 Mile Street (west boundary): 35 ft. dedication for 70 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

**Staff reviewing 1/4 mile street requirement on west boundary lot line prior to final.

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

**Monies must be escrowed if improvements are required prior to final

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a major collector road as per Section 134-106

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater

**Please revise plat note #1 as shown above prior to final

**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.

**Zoning Ordinance: Section 138-356

* Sides: In accordance with the zoning ordinance , or greater for easements.

**Zoning Ordinance: Section 138-356

* Corner:

**Remove corner setback reference under plat note #1 as it may not apply to this subdivision.

**Finalize prior to final if 1/4 mile street is required on west boundary.

**Zoning Ordinance: Section 138-356

Non-compliance

Applied

Applied

TBD

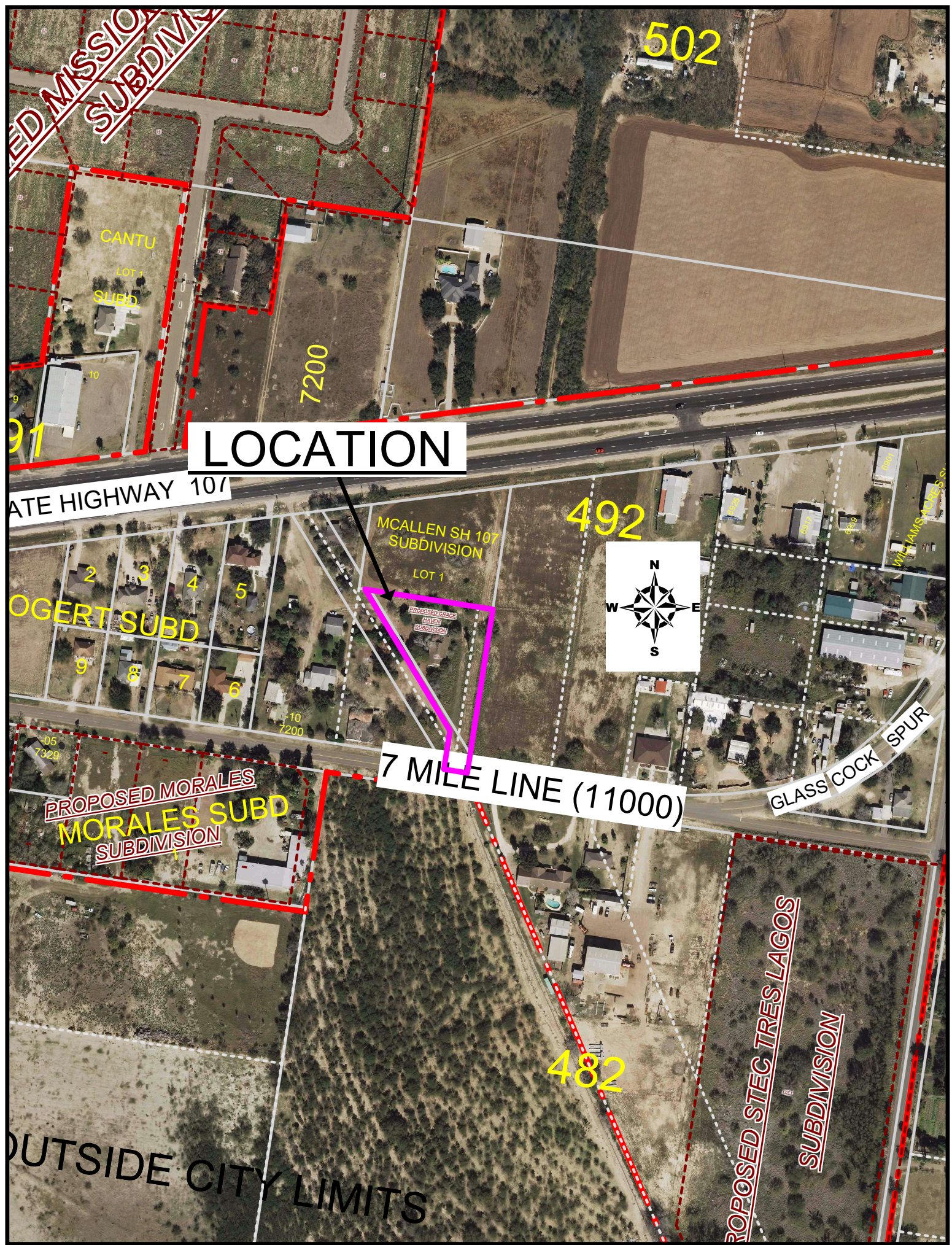
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 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 7 Mile Line **5 ft. sidewalk might be required on 7 Mile Line by Engineering Department **Please revise plat note #4 as shown above and once sidewalk requirement is determined prior to final. **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. **Please revise plat note #7 as shown above prior to final. **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. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, 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.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

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 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee. **Must comply with Park Department requirements. **Clarify if use other than single family residential prior to final	TBD
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TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 1 single family residential house. Please advise if use or number of units change.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please provide ownership map to assure no parcels are landlock prior to final. **Please provide dimension from west boundary point of property to the west lot line of Lot 492	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

LOCATION



ED MISSION
SUBDIVISION

502

CANTU
LOT 1
SUBD

7200

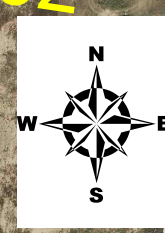
91
ATE HIGHWAY 107

ROBERT SUBD

MCALLEN SH 107
SUBDIVISION

LOT 1

492



7 MILE LINE (11000)

GLASS COCK SPUR

PROPOSED MORALES
MORALES SUBD
SUBDIVISION

482

OUTSIDE CITY LIMITS

PROPOSED STEC TRES LAGOS
SUBDIVISION







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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

JUNE 2022

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

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



PLANNING DEPARTMENT

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



2022 CALENDAR

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Deadlines:

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

* Holiday - Office is closed

JULY 2022

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

AUGUST 2022

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

SEPTEMBER 2022

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

OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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

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.

[illegible][illegible]