

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 3, 2020 - 3:00 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **INVOCATION**

#### **1) MINUTES:**

- a) Minutes for Regular Meeting held on February 18, 2020.

#### **2) SUBDIVISIONS:**

- a) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(SUB2020-0004)**  
**(Tabled) (Final)** UIG
- b) DLG Acres Subdivision; 4501 8 1/2 Mile Road- Rafael De La Garza- **(SUB2019-0097)**  
**(Final)** UIG
- c) Cantabria Subdivision; 315 Wisconsin Road- Troyo Construction LLC **(SUB2019-0062)**  
**(Final)** SAMES
- d) The Villas on Freddy Phase I Subdivision; 1400 Freddy Gonzalez Road- Rhodes  
Enterprises Inc. **(SUB2020-0012) (Final)** M&H
- e) McAllen Temple Subdivision; 300 Trenton Road- The Church of Jesus Christ Latter Day  
Saints **(SUB2020-0010) (Preliminary)** M&H
- f) Bentsen Park Subdivision; 5200 North Bentsen Road - So TX Partners, LLC **(SUB2020-0009) (Preliminary)** SDI

#### **3) PUBLIC HEARING**

##### **a) REZONING:**

- 1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 0.862-acre tract of land out of Lot 151, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 609 South Bentsen Road. **(REZ2020-0001)**
- 2. Rezone from C-3 (general business) District to R-2 (duplex-fourplex residential) District: Lot 6, Block 3, Cathay Courts Subdivision, Hidalgo County, Texas; 205 South Cynthia Street. **(REZ2020-0002)**

**b) CONDITIONAL USE PERMITS:**

1. Request of Alim U. Ansari, for a Conditional Use Permit, for life of the use, for an institutional use (school) at Lots 5 through 12, Block 36; North McAllen Subdivision, Hidalgo County, Texas, 320 North Main Street. **(CUP2020-0002)**
2. Request of Guillermo Vazquez, for a Conditional Use Permit, for one year, for a bar/night club at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite A-3. **(CUP2020-0003)**
3. Request of Richard S. Nares, for a Conditional Use Permit, for one year, for a bar at the 1.10-acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6925 State Highway 107. **(CUP2020-0004)**
4. Request of Upbring Lutheran Social Services of the South Inc., for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at the 2.72 acres coming out of Lot 6, Block 11, Steele and Pershing Subdivision, Hidalgo County, Texas; 1000 North McColl Road. **(CUP2020-0005)**
5. Request of Ricardo Manzo, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop) at Tract 13 out of an unnumbered Lot, Unit 1; Retiree Haven #1 Assessors Subdivision, Hidalgo County, Texas; 6416 South 10th Street. **(CUP2020-0006)**

**4) INFORMATION ONLY:**

- a) City Commission Actions: February 24, 2020

**ADJOURNMENT:**

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



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 18, 2020 at 3:30 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Daniel Santos</b> <b>Michael Hovar</b> <b>Rogelio Cervantes</b> <b>Gabriel Kamel</b> <b>Michael Fallek</b>	<b>Vice-Chairperson</b> <b>Member</b> <b>Member</b> <b>Member</b> <b>Member</b>
<b>Absent:</b>	<b>Pepe Cabeza de Vaca</b> <b>Jose B. Saldana</b>	<b>Chairperson</b> <b>Member</b>
<b>Staff Present:</b>	<b>Evaristo Garcia</b> <b>Michelle Rivera</b> <b>Edgar Garcia</b> <b>Luis Mora</b> <b>Kimberly Guajardo</b> <b>Berenice Gonzalez</b> <b>Omar Sotelo</b> <b>Juan Martinez</b> <b>Ryan Cortes</b> <b>Porfirio Hernandez</b> <b>Jessica Cavazos</b> <b>Claudia Mariscal</b>	<b>Assistant City Attorney</b> <b>Assistant City Manager</b> <b>Planning Director</b> <b>Deputy Director</b>  <b>Planner III</b>  <b>Development Coordinator</b> <b>Engineering Department</b> <b>Technician II</b> <b>Administrative Supervisor</b> <b>Administrative Secretary</b>

**CALL TO ORDER – Daniel Santos, Vice- Chairperson**

**PLEDGE OF ALLEGIANCE**

**INVOCATION- Rogelio Cervantes**

**1) MINUTES:**

**a)** Minutes for Regular Meeting held on February 4, 2020.

The minutes for the regular meeting held on February 4, 2020 were approved as submitted. The motion to approve was made by Mr. Michael Fallek. The motion was seconded by Mr. Gabriel Kamel, and the item received unanimous approval with three members present and voting.

**2) SITE PLAN:**

**a)** Revised Site Plan Approval for Lot B, Emily Sasser No. 2 Subdivision; 720 East Jackson Avenue (**SPR2020-0002**)

Mr. Sotelo stated that this subject property is located on the south side of E. Jackson Avenue approximately 200 ft. east of S. McColl Rd. and is zoned C-3 (general business) District. The surrounding zoning is R-1 (single-family residential) District to the north, C-1 (office building) District to the west and east, and C-3 to the south.

The applicant is requesting to revise an approved site plan for Emily Sasser No. 2 Subdivision. The customer is proposing to close their current curb cut along E. Jackson Ave and relocate it approximately 60 ft. to west. The new curb cut is proposed to be 40 ft. in width in order to provide access to both Lots A and B from E. Jackson Ave. The plat was recorded in June 15, 2018 and site plan was approved by Planning and Zoning Commission in March 6, 2018

The proposed curb cut will not affect the existing site and both buildings will be kept as originally approved for both lots. The original curb cut on the east side of the property will become part of the landscaping and will have 100% sod with irrigation. The applicant will be adding trees along the front and along the rear section of Lot B. The new 40 ft. wide curb cut has been approved by the Engineering Department. Public works has also approved the new location of the dumpster. Must comply with previously approved sidewalks, landscaping, buffers, and setbacks. The Development Staff has reviewed the modification to the site and has approved as shown on the attached site plan.

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

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

**b) Revised Site Plan Approval for Lot C, McAllen Pavilion Subdivision; 606 East U.S. Expressway 83 (SPR2019-0001)**

Mr. Sotelo stated that this subject property is located on the south side of U.S. Expressway 83, approximately 280 ft. west of S. McColl Rd. The property is zoned C-3 (general business) District and the surrounding zoning is C-3 in all directions.

The applicant is requesting to modify an approved site plan for Lot C of McAllen Pavilion Subdivision. The customer is proposing to add a drive thru to the existing restaurant building. The Plat was recorded in 1992 and site plan was approved by Planning and Zoning Commission in August 1992.

The existing restaurant building will remain and the applicant will be modifying the site to accommodate a drive thru window on the east side of the building. The restaurant requires 54 parking spaces; 68 parking spaces are provided. Four of the provided parking spaces are required to be accessible spaces. The new stacking area will eliminate approximately 14 parking spaces in the rear of the property. There is an existing landscape island at the rear of the property that will be removed and a new landscape island will be added to accommodate the drive thru stacking. They are proposing to eliminate 1,316 sq. ft. of landscaping as well as a 15-inch caliper tree and will be replacing with 1,425 sq. ft. of landscaping along with 6 trees at 2.5-inch caliper. The Development Staff has reviewed the modification to the site plan and has approved as shown on the attached site plan. The new landscape area will have 100% sod as well as irrigation system.

Staff recommends approval of the site plan subject to the conditions noted, paving and building

permit requirements, and the subdivision and zoning ordinances.

Vice chairperson Daniel Santos asked if this location was the old Palenque Grill and Mr. Sotelo confirmed that it was and was being converted to Taco Palenque. Mr. Fallek asked if there was set number of car stacking for the drive-thru, which Mr. Sotelo told him there was eleven and that they will have one on the rear property. And they would also have the clearing in front of the property and there will also be an assigned parking on the north side of the building where one can park and wait for their order and Mr. Fallek asked if count was allowed, Mr. Sotelo confirmed that it was. Mr. Sotelo also informed the board that there was no clearly on the property so it was allowed.

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

### 3) SUBDIVISIONS:

- a) JR Frontera Subdivision; 1701 Frontera Road- John Rodriguez **(Final) (SUB2020-0004)**  
UIG

### **Mr. Michael Hovar entered the meeting**

Ms. Gonzalez stated the subject property was zoned C-3 and was located on Frontera Road. There is 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: min. 52 ft. curb & gutter: both sides Must escrow monies, prior to plat recording, if not constructed at this time. Bicentennial Blvd. - 150 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides Thoroughfare plan shows 150 ft. ROW for Bicentennial. Plat submitted by the engineer on February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Setbacks are 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater. Rear: Proposing 15 ft. or greater for easements. Sides: 6 ft. or greater for easements. Corner: Applies only if the property is along Bicentennial Blvd. Plat submitted on 2/10/20 shows that property does not extend to Bicentennial Blvd. Should the plat again be revised to extend to Bicentennial Blvd. required setbacks would be applicable. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Frontera Road. Revise Note #8 as noted above prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time, 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Plat submitted February 10, 2020 shows Note regarding 6 ft. buffer. Should plat be revised to again be extended to Bicentennial Blvd required buffers will be applicable. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat note required as noted above, prior to recording. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Bicentennial Blvd. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of

McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area Existing zoning R-1 Proposed: R-1 Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Park fee of \$1,400 (based on 2 dwelling units/lots x \$700) required to be paid prior to recording. Per Traffic Department, Trip Generation has been waived for 2 single residential homes. Must comply with City's Access Management Policy. Must escrow monies for required improvements, prior to plat recording, if not constructed at this time. Finalize Bicentennial Blvd. alignment and whether it affects this property. Based on plat submitted January 6, 2020 a 35 ft. dedication is required. Plat submitted February 10, 2020 shows no additional dedication is required for Bicentennial Blvd. Plat submitted February 10, 2020 shows that this property does not connect to Bicentennial Blvd. as there is a strip of land owned by a different owner, thus no dedication is proposed. Existing 80 ft. ROW remains as now exist.

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

Mr. Gabriel Kamel asked why the subdivision plat was not attached. Mr. Kamel thought that the item was going to be a big subdivision but Ms. Gonzalez informed him that it was only going to be a 2-lot subdivision. Vice-chairperson Daniel Santos confirmed that it was a two lot residential subdivision. Ezekiel Garcia from UIG Engineering whom is working with this item asked he could add something to the item and Mr. Fallek asked if they were changing something. Mr. Garcia explained that he had just received a call from the owner of the property behind the proposed subdivision; he owns the access along Bicentennial that is not continuous to the two lots. Mr. Crane the owner said that he had a warranty deed that has not been recorded but instead of it being 25 feet wide it is 36 feet wide. Mr. Garcia that it was an easy correction for them to make and that the owner would go have the warranty deed would get recorded in the next few days. Mr. Crane thought it was recorded, but Mr. Garcia explained to him that it was not recorded which is why it was not on the map and they cannot show anything that has not been recorded. Vice chairperson Daniel Santos informed Mr. Garcia that if there was going to be any change and they had it in final form it would be ideal to see the situation in its final form as it is presented to them. He also said that it would be the last time they see this. Mr. Garcia said that they only change there would be, would be the shape of the subdivision and the metes bounds would reflect the width of the access road. Mr. Kamel spoke and said that the board should not approve something that is not recorded. Mr. Fallek explained that it is going to reduce the size of the parcels that are trying to be recorded for the developer this is just an access way on the perimeter of it. It is just changing one sides dimension and some on each side of the property. Mr. Mora suggested the item to be tabled or can be approved as presented and if there were a change, it would come back as revised final. It does affect his property because his plat potentially includes property that he does not own and that is an issue in approving. Vice chairperson asked about the time it would take to table the item and when the item would return to the board. Mr. Mora informed him that if it was tabled it would come back in the next meeting and if were to be recorded if approved it would not be recorded within two weeks because items need to be lined up to record. If it were tabled or approved in final form subject to revise final with changes will come back to the meeting.

After the discussion, Mr. Michael Fallek moved to table the item. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

**b) Highland Oaks Subdivision; 4900 North 29<sup>th</sup> Street- RBY Reynolds Estates, LLC (Final)  
(SUB2020-0008) M&H**

Ms. Gonzalez stated that the subject property was located at; 4900 North 29<sup>th</sup> Street. Buddy Owens Blvd. requires min. 10 ft. dedication or 60 ft. from centerline for 120 for ROW Paving: 65 ft. Curb & gutter: both sides Must escrow monies as needed if improvements are not constructed prior to recording. N. 29th Street requires: min. 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Must escrow monies as needed if improvements are not constructed prior to recording. N. 27th Lane: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Must comply with gate detail requirements including 20 ft. face to face paving width on both sides of center island Violet Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: both Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides 800 ft. Block Length. 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Rezoning to R-1 approved during the City Commission meeting of November 25, 2019. Front: 25 ft. or greater for easements. Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. Interior Sides: 6 ft. or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior streets, including both sides of the entry streets, and along Buddy Owens Boulevard and N. 29th Street. Note #7 on plat submitted February 10, 2020 needs to be revised as noted above prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 29th Street. Plat submitted on February 11, 2020 shows note to comply with this requirement. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat submitted on February 11, 2020 shows note to comply with this requirement. Perimeter buffers must be built at time of Subdivision Improvements No curb cut, access, or lot frontage permitted along N. 29th street. Plat submitted on February 11, 2020 shows note to comply with this requirement. Common Areas, private streets/service drives, Lot A Common Detention Area, 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Need HOA documents for review prior to recording Lots fronting public streets. Streets proposed to be private. Lot proposed for drainage detention needs to be identified with a letter or number and must meet minimum lot width requirements fronting a street. Plat submitted February 10, 2020 identifies Lot "A" common detention area with frontage of 25 ft. Existing: I-2 Proposed: R-1 Rezoning Needed Before Final Approval P&Z Board recommended approval for R-1 zoning on November 15, 2019, and City Commission approved R-1 zoning on November 25, 2019. Land dedication in lieu of fee Must comply with Parks Department requirements Park Fee of \$80,500 (Based on 115 lots/dwelling units at \$700 lots/dwelling units) must be paid prior to record as per Parks Department. Should the number of lots/dwelling units change, the Park fees will be adjusted accordingly prior to recording. Must comply with Parks Department requirement Considered by the Parks Board on December 18, 2019 and approved by City Commission on January 13, 2020. Approval was for fees to be paid in lieu of land dedication. Per Traffic Department Trip Generation and TIA have been approved. Must comply with City's Access Management Policy Note required on plat regarding maintenance of detention pond and perimeter fence by HOA and not the City of McAllen.

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

Mr. Gabriel Kamel asked if it was a public or private subdivision and Ms. Gonzalez informed him that it was a private subdivision.

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

**c) The Shops at Tres Lagos Subdivision; 4401 Tres Lagos Boulevard- Rhodes Enterprises Inc. (Revised Preliminary) (SUB2019-0050) M&H**

Mr. Mora stated the subject property was located on N. Ware Road: Dedication for 75 ft. from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road. Also, as the road curves westward heading north, there appears to be the need for more ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Needed to be clarified, prior to final. The plat references future 150 ft. ROW - clarify, prior to final. Tres Lagos Blvd.: 100 ft. - 190 ft. ROW Paving: approx. 65 ft. provided with approximately 35 ft. of pavement on either side of the boulevards. curb & gutter on both sides Show document number on the plat indicating dedication of the street ROW. Common areas and access walks/drives provided. 600 ft. Maximum Cul-de-Sac: de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Service drive to be reviewed as part of the site plan. Approximate 30 ft. common access easement proposed/provided for city services, finalize prior to final. Is the common access drive reduced to 25 ft. now on plans submitted August 29, 2019? Front: In accordance with the zoning ordinance, or greater for easements or approved site plan. Need to establish setbacks as the interior front of the lots are on a proposed Common Access Parking & Utility Easement. Engineer submitted variance request letter. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements or approved site plan. Setbacks along N. Ware Road and Tres Lagos Blvd. as required could affect rear setbacks. Finalize prior to final. Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. To be established prior to final. Corner: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. To be established prior to final. Need to clearly show setbacks to closest points on all property lines. All setbacks are subject to increase for easements. A 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. On perimeter streets, minimum a 4 ft. sidewalk was required on N. Ware Road and Tres Lagos Blvd. Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. 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. Ware Road and Tres Lagos Blvd. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Road. Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. Common Areas,

private service drives, access easements, etc. must be maintained by the lot owners/PID and not the City of Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Public Improvement District (PID) or 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 it's a public subdivision. Finalize wording, etc. on the plat prior to recording. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets: As proposed, lots fronting a Common Access, parking & utility easement - not a street. Engineer has submitted a letter requesting a variance to allow the lots to front onto a common access, parking and utility easement with access from N. Ware Rd. instead of a street. Zoning Existing is Per Traffic Department, need to submit a trip generation to see if trips fall within the existing master TIA of Tres Lagos, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. License Agreements may be needed for islands, boulevards, etc. within the ROW. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with Fire Department requirements regarding access drives, etc., prior to final. Plat was approved in preliminary form at the P&Z meeting of August 6, 2019. Engineer submitted variance letter request on February 12, 2020 for fronting on an access and utility easement instead of a public street. Must comply with Department requirements as applicable prior to final/recording.

Staff recommended approval in revised preliminary form subject to conditions noted, drainage approval and clarification on the requested variance to lot frontage requirements.

Michael Fallek moved to approve with staff recommendations and Vice Chairperson Daniel Santos clarified if it was with the variance. Mr. Fallek asked if staff was supportive of the variance to which Mr. Mora said that they have had plats like this in the past and they worked out so they were supportive. Vice chairperson Daniel Santos explained that it lets the development be broken down in parts. Mr. Mora added that normally the city approves the variances for when they build the common area all at one time. In this case, they would build the first half only which would have the necessary circulation required by the fire department and public works. No permits would be issued in the second phase until the improvements were completed. Mr. Fallek also asked if there was ability to oversee and mandate that there is full continuity for traffic where there is no dead ends that are going to be because parking lots are not complete or any required infrastructure is not yet complete because the second phase has not began. Mr. Mora informed Mr. Fallek, for the parking, itself one of the things that was discussed with the engineer, fire department, and public works where the parking lot ends; it backs into an aisle so there's circulation provided for the fire department. If and when they ask for the permit for the second phase that will trigger completion for the rest of improvements to provide circulation for public works or fire department. And it would be noted on the plat or the approval in the minutes so that it is reflected. Mr. Fallek asked if it could be kept tracked of sufficiently. Mr. Mora informed him that it could be kept track of either through plat notes or minutes, and when staff gets permits they will be aware of that requirement. Mr. Gabriel Kamel asked if they needed to approve two variances and Mr. Mora explained that the only variance needed was to allow lots not fronting onto the street. Mr. Kamel then referred to the item description about the second part which says a construction portion of the common access utility easement parking area therefore requesting variance for complete construction. Mr. Mora explained that if the variance is granted it can be conditioned that no permits issued on the second phase until those improvements are completed. Vice chairperson Daniel Santos asked what was

the time frame was for second phase and Mr. Mora referred him over to the engineer working on the project. Mr. Fred Kurth with Melden and Hunt was present and explained that in the first phase they have two buildings ready to go as soon as the improvements are done. There is not an exact schedule for the rest but there is a lot of interest and activity such as restaurants and a gym. Vice chairperson asked if the second phase was going to be based on interest driven or making sure the first phase is up and running and Mr. Kurth confirmed. Mr. Michael Hovar asked about the fact that Mr. Kurth mentioned restaurants being located there and he addressed that restaurants require to having a higher amount of parking and there have been situations where developments have taken place where they've been built out but can not be fully occupied because of not enough parking and with looking at the second phase there is not a lot of parking. Mr. Hovar also asked if the engineer will ask for another variance regarding parking. Mr. Mora informed them that if they build a restaurant in phase one and do not have enough parking then that permit will not be issued until they do the parking in phase two. Mr. Fallek asked what the percentage approximately on what is being completed now and Mr. Kurth said about fifty percent. Mr. Kamel asked if they were building buildings A, B, and C and Mr. Kurth confirmed. Vice Chairperson Santos commented that typically the buildings are supposed to be facing a street, but since it is going to be circular drive and a parking area. Mr. Mora added that normally that interior private loop would be a street but with the way they laid it out they phase it into the common parking areas. Mr. Fallek said if it was submitted by the parking count and the roads are connected such that there is proper circulation without safety issues I don't see a reason to hold them up. Vice Chairperson Santos asked about the motion and Mr. Fallek said it included the variance.

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

**d) Shops at Nolana Subdivision; 2901 Nolana Avenue- Ponderosa Retail, LTD (Revised Preliminary) (SUB2020-0005) HA**

Mr. Mora stated that the subject property was located at Nolana Avenue: existing 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides A N. 29th Street: Existing 50 ft. from centerline for 100 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides Show ROW on both sides of centerline to determine any dedication requirements, prior to final. 24 ft. Alley/service drive easement required for commercial properties In lieu of an alley, the plat proposes a 24 ft. paved private service access easement. Private service drive access easement shown on plat should have a minimum width of 24 ft. by this plat. Plat submitted February 3, 2020 shows a 20 ft. private service drive, need to increase width to 24 ft. Provide temporary turnaround/barricades as needed at the west end of the drive or loop to side parking areas to provide city services setbacks are Front: Nolana Avenue - 60 ft. or greater for easements or approved site plan. Rear setbacks were in accordance with zoning ordinance, or greater for easements or approved site plan. Side setbacks were in accordance with zoning ordinance, or greater for easements or approved site plan. Corner: N. 29th Street - 50 ft. or greater for approved site plan or easements Garage All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Nolana Avenue and North 29th Street. May increase to 5 ft. per Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses and an 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at



time of Subdivision Improvements. Regarding curb cut or access, or lot frontage permitted along: must comply with Traffic Department requirements on both streets. Site plan must be approved by the Planning Department and other Development Departments prior to building permit issuance. Common Areas and service drives must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Provide/show offsite access easement with document number on the plat prior to recording. Existing zoning C-3. Per Traffic Department need to submit a Trip Generation to determine if a TIA will be required prior to final. Must comply with City's Access Management Policy. Subdivision was previously approved in preliminary form at the P&Z meeting of January 21, 2020. The acreage for this subdivision increased from 1.484 to 1.608; which requires revised preliminary approval. Engineer indicated that an offsite access easement from this property extending into the property to the west is proposed in order to comply with driveway spacing requirements as required by Traffic Department. Need to show on plat the reciprocal offsite access easement with the recording document number prior to final/recording; this should include the width of the access drive.

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

Mr. Fallek asked if the access component on to Nolana will be built at the same time that the infrastructure is provided for and Mr. Mora confirmed that it would otherwise it would not have an access or curb cut on to Nolana. Mr. Fallek stated that it was not shown and Mr. Mora explained that it is not shown because it is still in the works that when it comes back for final should be shown as an off side easement and the document number may not be in place at the time of final, but there will be visual of what will be provided,. Mr. Fallek asked if the service drive on the rear of the property meets the city's minimum width requirements. Mr. Mora said that they need to increase from the 20 feet to 24 feet. Mr. Mora included that a temporary turn around on the west side with barricades, or it needed to be looped back to the parking lot so that circulation is provided for city services. It will be looked at as part of the site plan. Mr. Fallek asked if it was going to continue to the west as well, Mr. Mora explained that as properties to the west develop there will be a note on the plat to indicate that service drive will be extended and will be in lieu of an alley for the city to provide services in the rear of the commercial developments. Mr. Fallek asked if the access to the back will be looped to the front so that services trucks can get in and out. Mr. Mora informed him that one of the preliminary site plans showed the drive looped to the front and then going out toward Nolana if does not work out that way then they would have to provide a temporary turn around on the west end. Vice Chairperson D. Mora explained that there have been others so that when it gets extended it gets replaced.

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

#### **4) INFORMATION ONLY:**

##### **a) City Commission Actions; February 10, 2020**

Mr. Edgar Garcia, Planning Director, stated that there were two Conditional Use Permits one for Bar Suerte for renewal and was approved as recommended. The other was for a Life of Use for a

church that was expanding their footprint and was approved as well.

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:11 p.m. Mr. Rogelio Cervantes seconded the motion, which carried unanimously with seven members present and voting.

\_\_\_\_\_  
Vice- Chairperson, Daniel Santos

ATTEST: \_\_\_\_\_  
Claudia Mariscal, Secretary

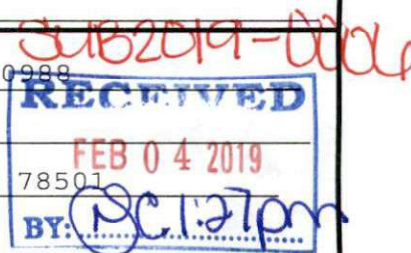


City of McAllen  
Planning Department

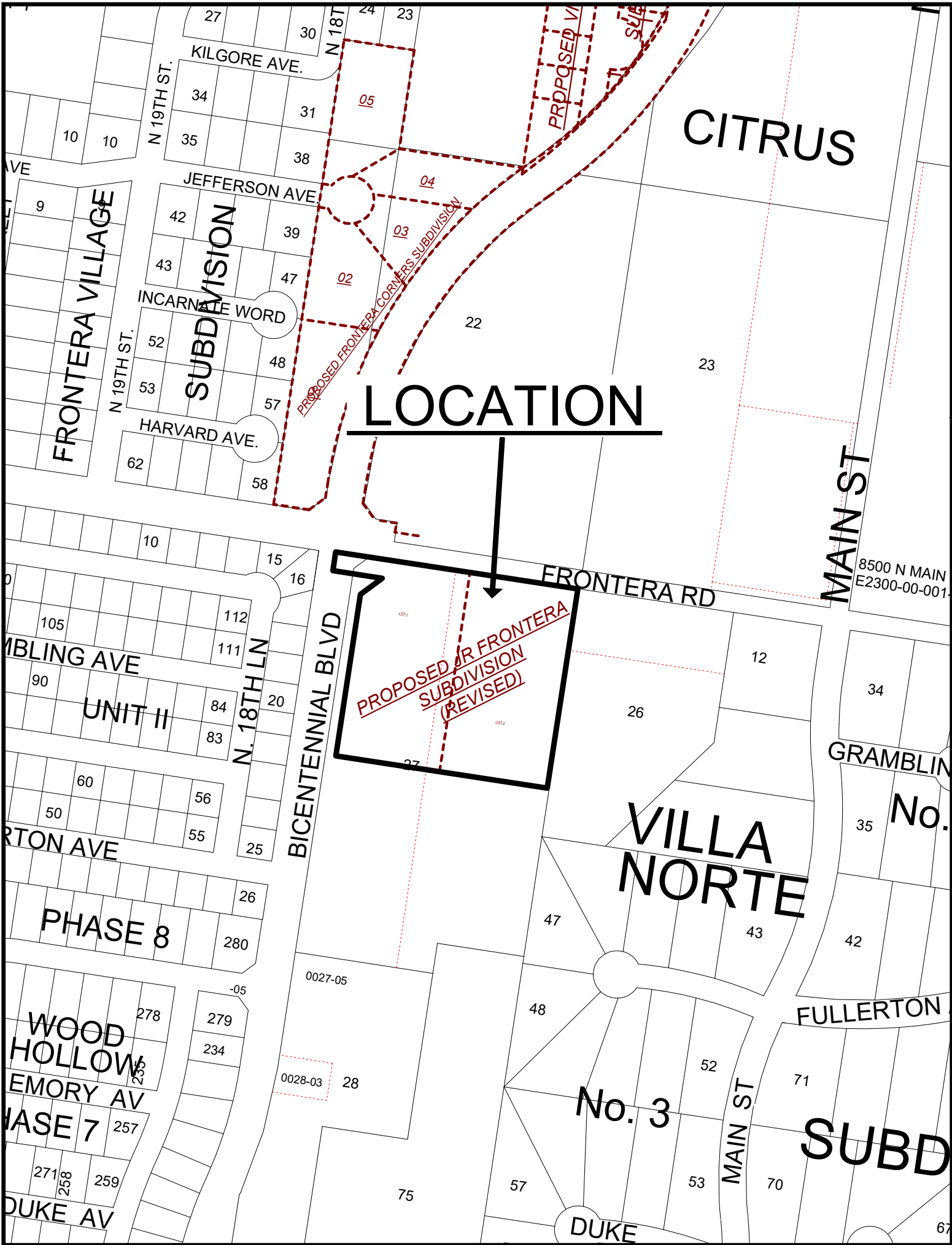
APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

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



Rct# 411989 pd \$2250









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/14/2020

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

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





LOCATION

PROPOSED JR FRONTERA  
SUBDIVISION  
(REVISED)

CITRUS

VILLA  
NORTE

SUBD

No. 3

GRAMBLING

No. 4

DUKE

FULLERTON AV

8500 N MAIN  
E2300-00-001-00

MAIN ST

FRONTERA RD

BICENTENNIAL BLVD

N 18TH LN

SUBDIVISION

FRONTERA VILLAGE

INCARNATE WORD

HARVARD AVE

JEFFERSON AVE

KILGORE AVE

N 19TH ST

UNIT II

PHASE 8

WOOD  
HOLLOW  
MORY AV  
SE 7

DUKE AV





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

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

**Project Description**

Subdivision Name DLG Acres Subdivision  
Location Mile 8 1/2 Road  
City Address or Block Number \_\_\_\_\_  
Number of lots 1 Gross acres 2.46 Net acres 2.32  
Existing Zoning N/A Proposed N/A Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
Existing Land Use \_\_\_\_\_ Proposed Land Use Commercial Irrigation District # United  
**Residential** Replat Yes ☐ No ☒ **Commercial** Replat Yes ☒ No ☐ **ETJ** Yes ☒ No ☐  
Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due N/A  
Legal Description BEING A 2.46 ACRE TRACT OF LAND BEING THE NORTH 2.46 ACRES OF THE WEST ONE-HALF OF LOT 20, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 12 PAGE 22 OF THE MAP RECORDS OF SAID COUNTY.

**Owner**

Name Rafael De La Garza Phone 956-215-6834  
Address 9816 NORTH WARE ROAD  
City MCALLEN State TX Zip 78504  
E-mail \_\_\_\_\_

**Developer**

Name Same as owner. Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_  
E-mail \_\_\_\_\_

**Engineer**

Name URBAN INFRASTRUCTURE GROUP Phone 956-464-4710  
Address P.O.BOX 729  
City DONNA State TX Zip 78537  
Contact Person CRAIG GONZALEZ, PE  
E-mail cgonzalez@uigtexas.com

**Surveyor**

Name PAUL PENA, RPLS Phone 956-682-8812  
Address 1001 WHITEWING AVE.  
City MCALLEN State TX Zip 78501



REC# 198453



229

**LOCATION**

**SUBDIVISION**

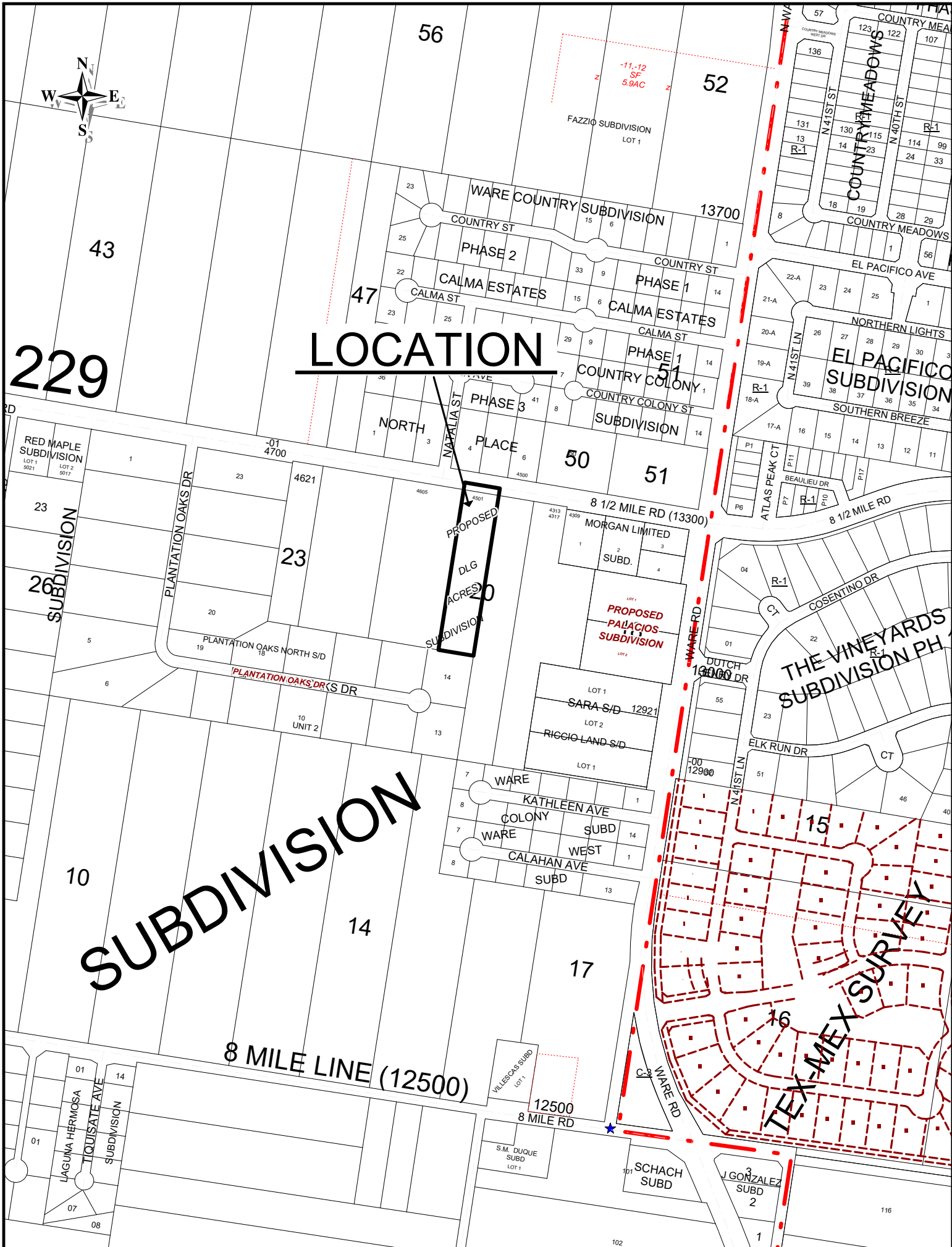
8 MILE LINE (12500)

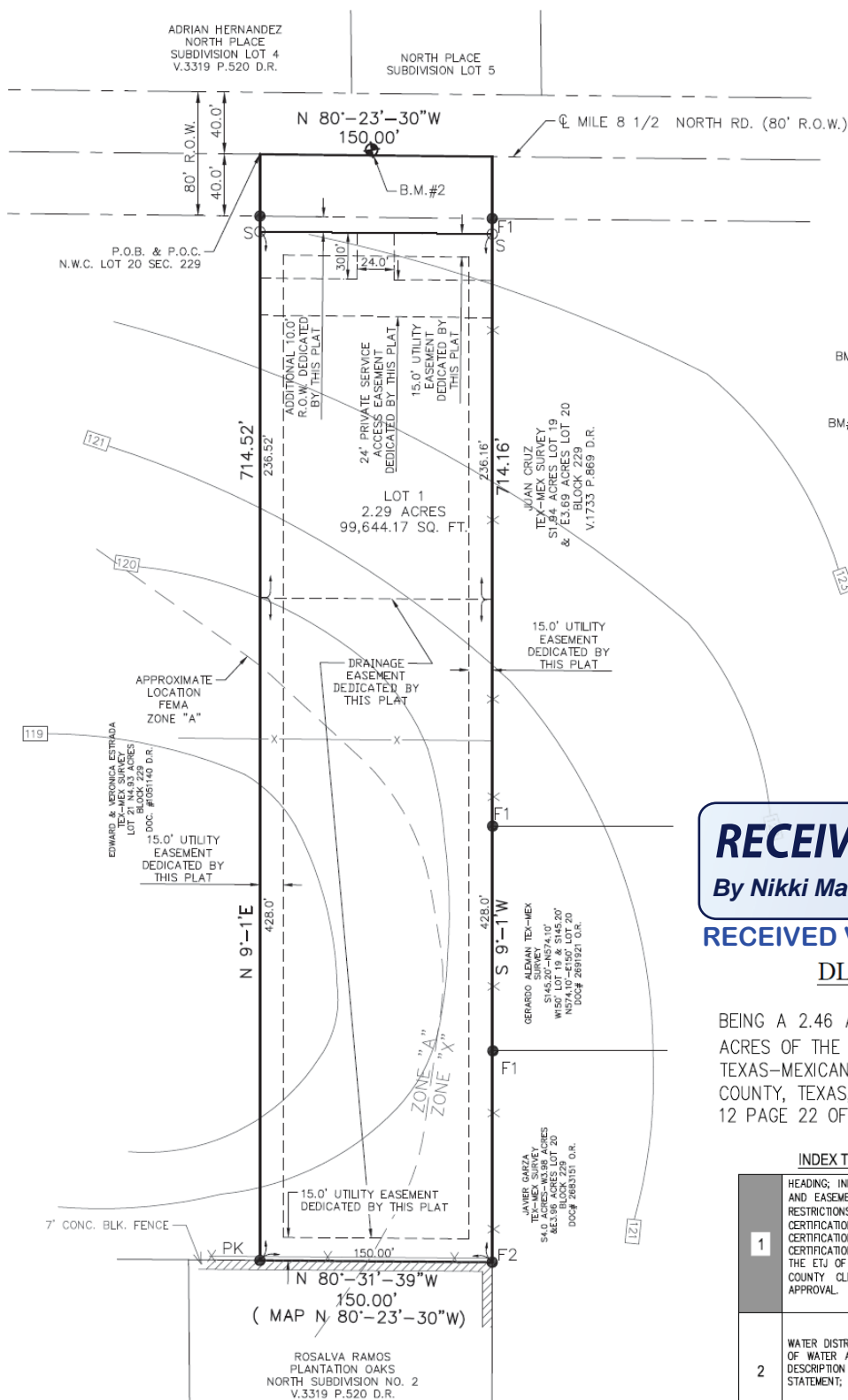
PROPOSED  
DLG  
ACRES 20

-11,-12  
SF  
5.9AC

PROPOSED  
PALACIOS  
SUBDIVISION

TEX-MEX SURVEY





**RECEIVED**

By Nikki Marie Cavazos at 11:59 am, Feb 19, 2020

RECEIVED VIA EMAIL 02/17/2020 AT 4:02 PM

DLG ACRES SUBDIVISION

BEING A 2.46 ACRE TRACT OF LAND BEING THE NORTH 2.46 ACRES OF THE WEST ONE-HALF ( $\frac{1}{2}$ ) OF LOT 20, SECTION 229, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 12 PAGE 22 OF THE MAP RECORDS OF SAID COUNTY.

INDEX TO SHEETS OF DLG ACRES SUBDIVISION PLAT

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MCALLEN PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEERING CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF UTILITIES; REVISION NOTES.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:	RAFAEL DE LA GARZA III	9816 NORTH WARE RD., MCALLEN TX 78504	
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ	1704 E. ROBERTS AVE., DONNA, TX 78537	(956) 464-4710
SURVEYOR: PENA ENGINEERING	PABLO PENA III	P.O. BOX 4320 MCALLEN, TX 78504	(956) 682-8812



**URBAN  
INFRASTRUCTURE  
GROUP, INC.**

1704 E. ROBERTS AVE.  
PO BOX 729  
DONNA, TEXAS 78537

(956) 464-4710  
TBPE FIRM NO. F-13094  
WWW.UIGTexas.COM



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/28/2020

### SUBDIVISION NAME: DLG ACRES SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Mile 8 1/2 North Road - 10 ft. min. dedication, or as needed, for 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

\*Must escrow monies if improvements are not constructed prior to recording.

Pending additional streets, prior to final 50 ft. - 60 ft. ROW

Paving: 32 ft. - 40 ft. Curb & gutter: both sides

\*\*Engineer submitted ownership map with no landlocked properties existing behind this subdivision, no additional streets provided/required.

\* 800 ft. Block Length

\* 600 ft. Maximum Cul-de-Sac: Per ownership map December 9, 2019 no additional streets are required, no landlocked properties behind this subdivision.

Compliance

NA

Applied

NA

##### ALLEYS

ROW: 20 ft. Paving- 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Plat submitted December 6, 2019 provides for a 24' private service access easement which will be extended to the east and west as adjacent properties develop. The plat submitted on February 17, 2020 provides a 24 ft. private service drive, which also connects to Mile 8 1/2 North Rd. Location as required by Traffic Department with dimensions noted prior to recording. Must comply with Traffic requirements. Note on plat regarding extension of the drive required prior to recording.

\*\*\*Remove "dedicated" from and reference as: 24 ft. private service access easement by this plat.

Applied

##### SETBACKS

\* Front: Mile 8 1/2 North Road - 54 ft. or greater for easements

\*\*Revise Note #2 as noted above prior to recording.

\* Rear: 428 ft. for drainage easement.

\*\*Revise Note #2 as needed prior to recording

\* Sides: 15 ft. for easements.

\*\*Revise Note #2 as needed, prior to recording

\* Corner:

\* Garage:

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

Required

Required

Required

NA

NA

Applied

##### SIDEWALKS

\* 4 ft. wide minimum sidewalk required on Mile 8 1/2 North Road.

\*\*Plat submitted February 17, 2020 does not provide note regarding 4 ft. wide minimum sidewalk. Include note on plat as noted above prior to recording.

\* Perimeter sidewalks must be built or money escrowed if not built at this time

Required

Required

##### BUFFERS

\* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.

\*\*Plat submitted January 6, 2020 reflects this requirement

Compliance



<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Plat submitted January 6, 2020 reflects this requirement</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Compliance
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</li> <li>* Common Areas, Private service access easements, detention areas, etc. must be maintained by the lot owners and not the City of McAllen</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Not applicable for proposed commercial use.</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul>	NA
	NA
	Compliance
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets - Mile 8 1/2 North Road</li> <li>* Minimum lot width and lot area</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed: ETJ - Commercial Use proposed</li> <li>* Rezoning Needed Before Final Approval</li> </ul>	No
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee _</li> <li>* Park Fee of \$700 per dwelling unit to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* Trip Generation to determine if TIA is required, prior to final plat.</li> <li>**Per Traffic Department Trip Generation has been waived, no TIA required.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**Trip generation has been waived, no TIA required.</li> </ul>	Applied
	NA
<b>COMMENTS</b>	
<p>Comments: Must comply with City's Access Management Policy.</p> <p>**Ownership map submitted by the engineer does not reflect landlocked properties behind this subdivision.</p> <p>***Plat submitted February 17, 2020 is missing note regarding required 4 ft. sidewalk along Mile 8 1/2 North Rd.</p> <p>****Note # 15 previously shown on plat has been removed. Plat needs show a note reflecting the following:</p> <p>Minimum 24 ft. wide private service access easement, with access from Mile 8 1/2 North Rd. will be extended to east and west when adjacent properties develop to provide a continuous drive for City Services. Note on plat required prior to recording.</p>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied









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

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

**Project Description**

Subdivision Name CANTABRIA SUBDIVISION  
Location \_\_\_\_\_  
City Address or Block Number 315 WISCONSIN RD  
Number of lots 7 Gross acres 5.24 Net acres 5.00  
Existing Zoning \_\_\_\_\_ Proposed \_\_\_\_\_ Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
Existing Land Use residential Proposed Land Use residential Irrigation District # 3  
**Residential** Replat Yes ☒ No ☐ **Commercial** Replat Yes ☐ No ☐ **ETJ** Yes ☐ No ☒  
Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due 0  
Legal Description Hidalgo Canal Company CO- MC W262- - E732' - N831.72' Lot 9 Block 13 5.24 Ac. Gross  
5.00 Ac. Net

**Owner**

Name ~~Troy Construction LLC~~ PIGO Properties, LLC. Jm 2/7/2020 Phone 956-605-0230  
Address 4900 N. 10th Street Ste C4  
City McAllen State TEXAS Zip 78504  
E-mail egamba@aregtx.com

**Developer**

Name Luis Alberto Rosas Calderon Phone 956-605-0230  
Address 4900 N. 10th Street Ste C4 Jm 2/7/2020  
City McAllen State TEXAS Zip 78504  
Contact Person Eduardo Gamba  
E-mail egamba@aregtx.com

**Engineer**

Name SAMES, INC. Phone 956-702-8880  
Address 200 S. 10th St Ste 1500  
City McAllen State TEXAS Zip 78501  
Contact Person Samuel D. Maldonado  
E-mail alex@samengineering-surveying.com

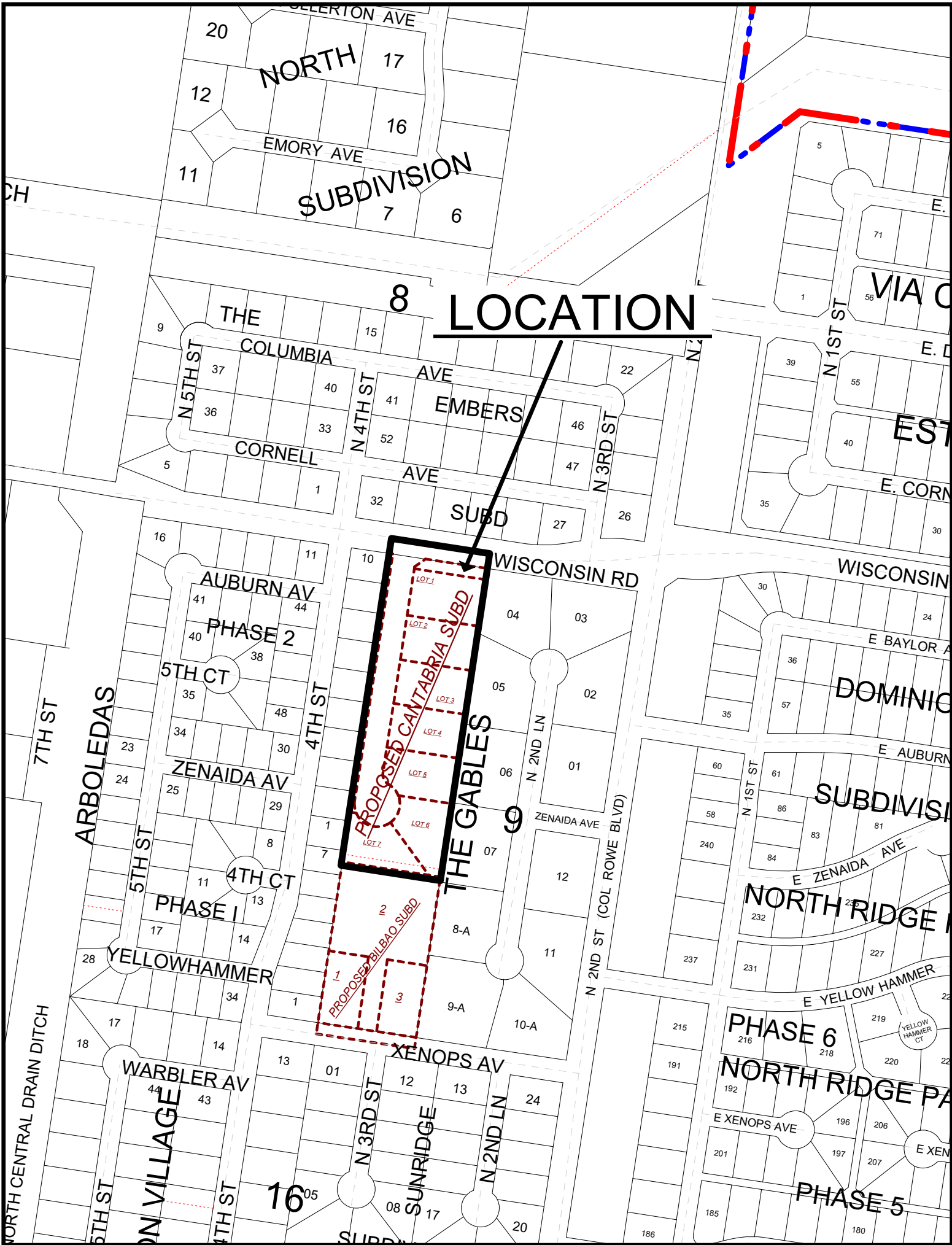
**Surveyor**

Name SAMES, INC. Phone 956-702-8880  
Address 200 S. 10th St Ste 1500  
City McAllen State TEXAS Zip 78501



BY: Jm

REC# 654710



**LOCATION**

**SUBDIVISION**

**8**

**THE GABLES**

**9**

**PROPOSED CANTABRIA SUBD**

**PROPOSED BILBAO SUBD**

**SUBDIVISION**

**NORTH RIDGE**

**PHASE 6**

**NORTH RIDGE PA**

**PHASE 5**

**WARBLER AV**

**XENOPS AV**

**ZENAIDA AVE**

**WISCONSIN RD**

**COLUMBIA**

**EMBERS**

**CORNELL**

**EMORY AVE**

**NORTH**

**ARBOLEDAS**

**ON VILLAGE**

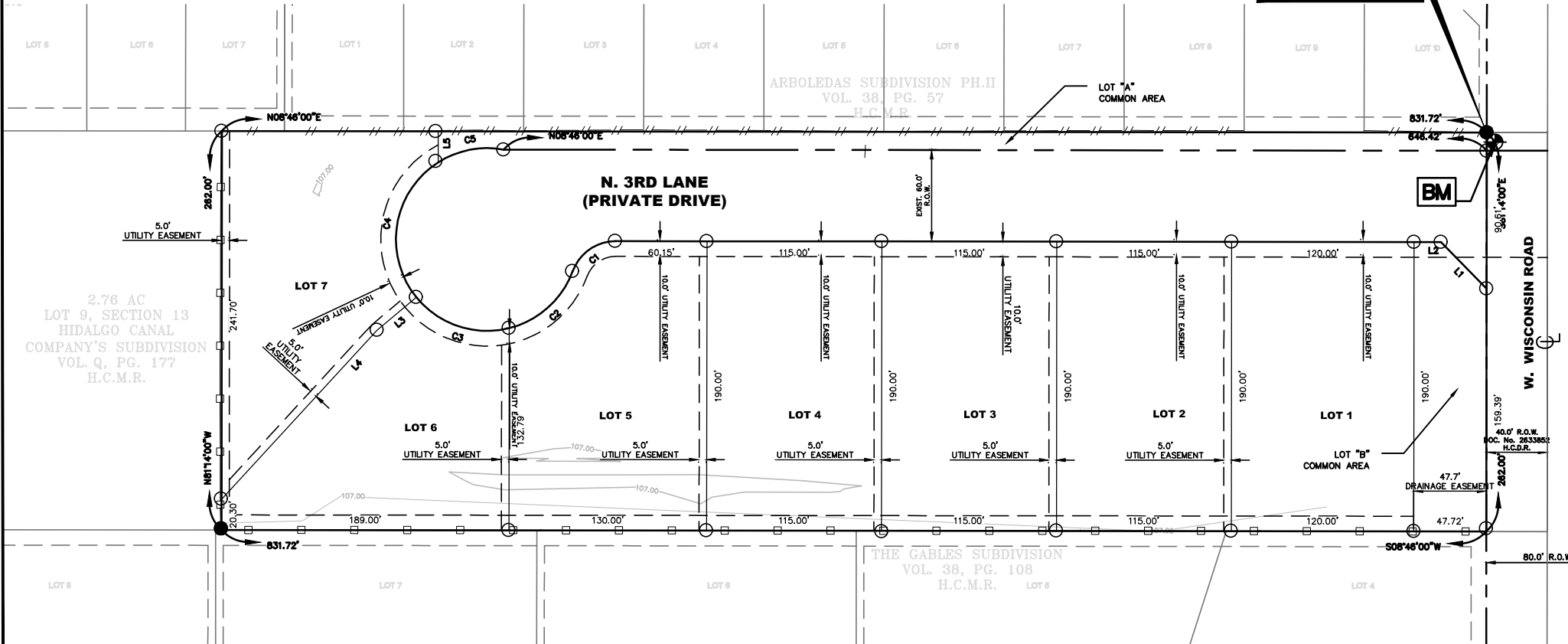
**NORTH CENTRAL DRAIN DITCH**





NOT TO SCALE

P.O.C./P.O.B.  
FND. (1/2) INCH IRON ROD  
X: 1078895.19  
Y: 16625159.00  
N.E. CORNER OF  
ABROLEDAS SUBD



## CANTABRIA ESTATES (PRIVATE SUBDIVISION)

NO.	SHEET	REVISION	DATE	APPROVED

### PRINCIPAL CONTACTS:

OWNER:	PRGO PROPERTIES LLC	ADDRESS:	4800 N. 10TH STREET	CITY & ZIP:	McALLEN, TX 78504	PHONE:	(956) 702-0630	FAX:	
ENGINEER:	JESSICA M. WALDOMADO, P.E.		200 S. 10TH ST. STE. 1900		McALLEN, TEXAS 78501		(956) 702-8880		(956) 702-8883
SURVEYOR:	SAMUEL D. WALDOMADO, R.S.L.S.		200 S. 10TH ST. STE. 1900		McALLEN, TEXAS 78501		(956) 702-8880		(956) 702-8883

DATE OF PREPARATION: FEBRUARY 2020

REGISTRATION # F-10802

**SAMES** SAM Engineering & Surveying, Inc.  
200 S. 10th St. Ste. 1500  
McAllen, TEXAS 78501  
TEL: (956) 702-8880  
FAX: (956) 702-8883



# City of McAllen

## SUBDIVISION PLAT REVIEW

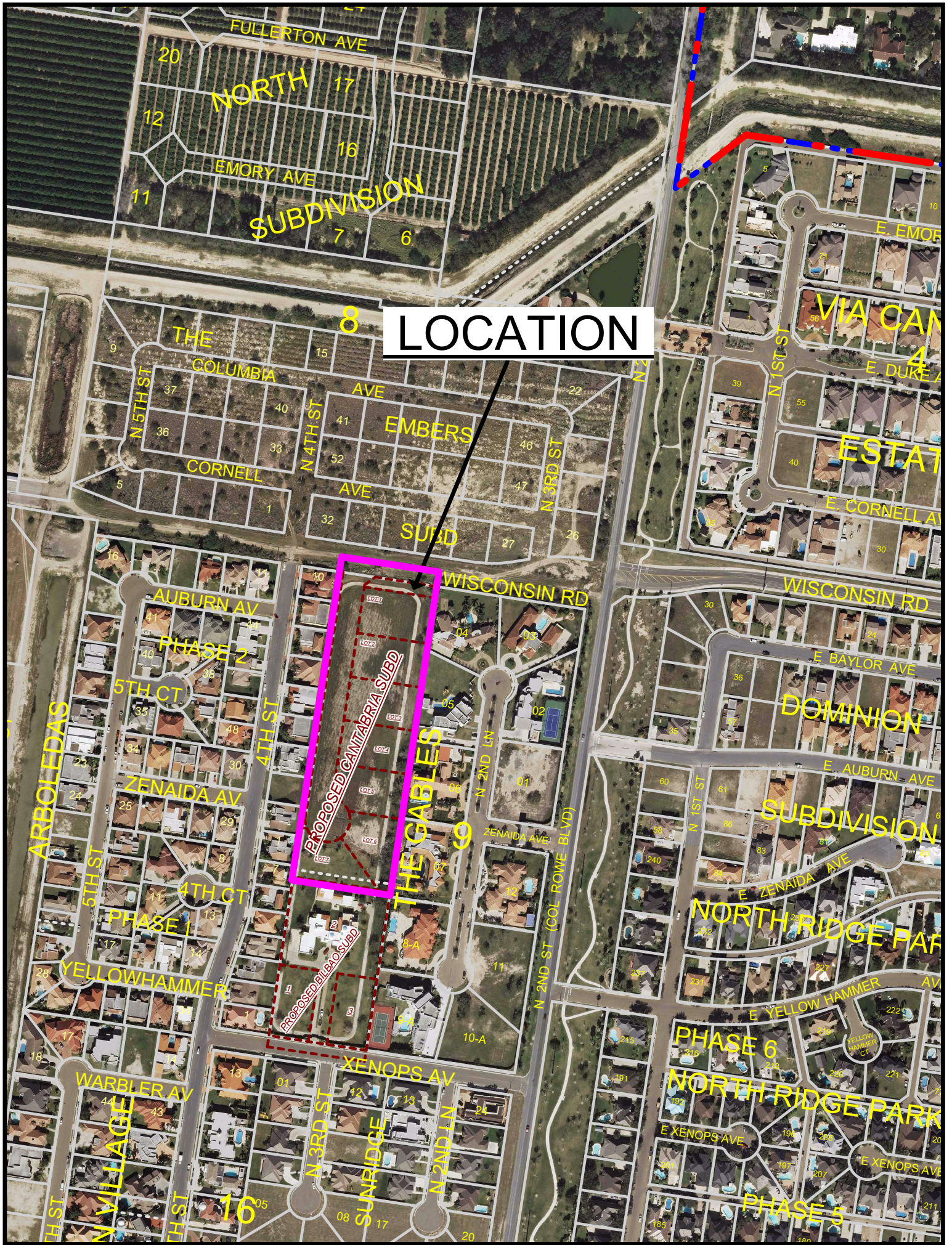
Reviewed On: 2/28/2020

<b>SUBDIVISION NAME: CANTABRIA</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW  Paving: min. 52 ft. Curb &amp; gutter: both sides  **Plat submitted February 12, 2020 does not show centerline, revise as noted above prior to final. Plat submitted February 26, 2020 reflects the centerline.  ***Was the 40 ft. shown on plat previously dedicated by separate document? If so, please reference document number on plat. Plat submitted February 26, 2020 provides the document number.</p>	Applied
<p>Interior Street: 60 ft. ROW  Paving: 47 ft. shown on plans Curb &amp; gutter: both sides.  **Minimum 20 ft. paving width required on both sides of the boulevards and gate areas</p>	Applied
<p>Paving _____ Curb &amp; gutter _____  * 800 ft. Block Length</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac: As proposed, the cul-de-sac street is approximately 750 ft. in length.  **A variance was previously approved by the City Commission on December 9, 2013 to allow the cul-de-sac street to exceed the maximum 600 ft. subject to a minimum of 40 ft. of pavement width. The previous plat was not recorded. Variance will be applied to this plat.  ***Paving diameter of 96 ft. as may be required by Fire Department. If an island is proposed in the cul-de-sac, must be approved by the Fire Department with an adequate paving width to allow for circulation, etc. The ROW is subject to increase for the cul-de-sac to provide for a minimum of 10 ft. of ROW back of curb as needed, prior to recording.  ****Plat submitted February 12, 2020 does not show any islands on cul de sac, remove island shown on drainage and utilities layout.  *****Clarify paving diameter on cul-de-sac and does plan provide for a minimum 10 ft. ROW back of curb?</p>	Compliance
	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. or greater for easements.</p>	Compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements.</p>	Compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements.</p>	Applied
<p>* Corner: 10 ft. or greater for easements.</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of the interior street</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Wisconsin Road.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Wisconsin Road.	Compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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.	Required
**Revise HOA notes on plat as needed. Plat submitted on February 26 provides for HOA notes.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
**Revised wording for Note #14 shown on plat submitted February 26, 2020.	
LOT REQUIREMENTS	
Lots fronting public streets: Lots fronting a private street which must be built to city standards.	Applied
* Minimum lot width and lot area.	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Compliance
* Rezoning Needed Before Final Approval	Applied
PARKS	
* Land dedication in lieu of fee. Should the use change from single family dwelling per lot, subject to comply with Park requirements.	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Parks Department has indicated that for an R-1 single family use, a park fee of \$4,900 (based on \$700 x 7 lots/dwelling units) must be paid prior to recording. If the use changes or the number of lots/dwelling units change, the park fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per traffic Department, Trip Gen will remained waived if land use and number of units has not varied.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation was waived.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Use a smaller font for the private subdivision reference and make it less bold. ***Property line needs to be a solid line instead of dashed currently shown. ****Label common areas shown on plat as "Lot A Common Area" and "Lot B Common Area" *****Vicinity map appears to show different boundaries as it seems to extend to Xenops Ave., revise as applicable.	Applied

*****Remove street design details on plat (islands in the middle of the street, sidewalk along Wisconsin Rd., etc.) *****Remove Note #11 regarding park fees. Revise Note #13 regarding HOA and their obligations. Plat submitted February 26, 2020 provides for the revised notes. *****Finalize with Engineering the exclusive use of the detention areas, etc. with a proper note as needed, prior to recording. *****Identify Lot "A" and Lot "B" Common Areas for detention, etc. with proper notes as required by Engineering prior to recording.	
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied









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

8UB 2019-0020

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

Project Description	<p>Subdivision Name <u>The Villas on Freddy Ph. I.</u> <i>ox2 4/12/19</i></p> <p>Location <u>Northeast corner Freddy Gonzalez &amp; Bicentennial</u></p> <p>City Address or Block Number <u>1400 FREDDY GONZALEZ RD</u></p> <p>Number of lots <u>193</u> <i>ox2 4/12/19</i> Gross acres <u>28.718</u> Net acres <u>28.04</u> <i>14.657 ox2 4/12/19</i></p> <p>Existing Zoning <u>R3T</u> Proposed <u>R3T</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>    </u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> <i>15.129 ox2 4/12/19</i> Estimated Rollback tax due <u>\$156,308.80</u></p> <p>Legal Description <u>Approx 28.718 acres out of Lot 5, Section 278 Texas-Mexican Railway Company's Survey Subd.</u></p>
Owner	<p>Name <del>Richard F. Rhodes</del> <u>Malinda Mager</u> <i>ox2 4/12/19</i> Phone <u>The Villas on Freddy LLC</u> <i>ox2 2/27/20 10:50 AM</i></p> <p>Address <del>1222 Sylvan Road SE</del> <u>200 S. 10th St. Ste 1400</u></p> <p>City <del>Roanoke</del> <u>McAllen</u> <i>ox2</i> State <u>TX</u> Zip <u>78504</u> <i>2510</i></p> <p>E-mail <u>Nick@mlrhodes.com/aguirreconsulting@me.com</u> <i>ox2</i></p>
Developer	<p>Name <u>Riverside Development</u> Phone <u>(956) 207-1047</u></p> <p>Address <u>4405 N. 22nd St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Tony Aguirre</u></p> <p>E-mail <u>taquirreconsulting@me.com</u></p>
Engineer	<p>Name <u>Melden &amp; Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Fred L Kurth</u></p> <p>E-mail <u>fkurth@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden &amp; Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>E-mail <u>fkurth@meldenandhunt.com</u></p>

Ret # 421235 pd \$300

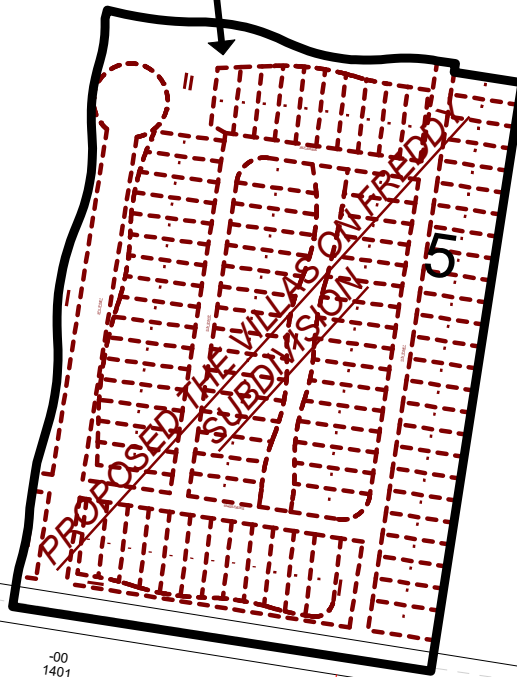


4  
TRIPLE "B" MOBILE PARK  
SUBDIVISION

LOT 1

TRIPLE "B" MOBILE PARK II

LOCATION



PALM ESTATES

12TH ST

YALE AVE

LAS TORRES  
SUB

FREDDY GONZALEZ RD

2

FREDDY

10TH ST

EBONY PLAZA  
SUBDIVISION

12









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/28/2020

<b>SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE I</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Freddy Gonzalez - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving: 65 ft. Curb &amp; gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.</p>	Compliance
<p>N. 16th Street (Private): 60 ft. ROW Paving 40 ft., Curb &amp; gutter both sides * City Commission approved variance request for proposed 36 ft. pavement in 50 ft. ROW with 5 ft. easement</p>	Compliance
<p>Yale Avenue, Xavier Avenue, N. 15th Street and N 13th. Street (Private): 30 ft. ROW Paving 30 ft. Curb &amp; gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements. **Yale Avenue and Xavier Avenue should be identified as private streets on plat, as noted above.</p>	Applied
<p>* 800 ft. Block Length **Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac - N. 16th Street appropriately 632 ft. in length **Variance request to the 600 ft. maximum length approved by City Commission at the May 13, 2019 meeting.</p>	Compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
<b>SETBACKS</b>	
<p>* Front: Lots 1-70: 10 ft. or greater for easements *Plat identifies the frontage of each lot where setback applies. Lots 71-95: 23 ft. proposed (fronting west)</p>	Applied
<p>* Rear: Lots 1-70: 23 ft. proposed *Plat identifies the frontage of each lot where setback applies. Lots 71-95: 10 ft. or greater for easements</p>	Applied
<p>* Interior Sides: As follows: Lots 1-12: 3 ft. west side and 7 ft. east side Lots 13-28: 3 ft. north side and 7 ft. south side Lots 29-44: 7 ft. north and 3 ft. south side Lots 45-60: 3 ft. north side and 7 ft. south side Lots 61-70: 7 ft. west side and 3 ft. east side Lots 71-95: 3 ft. north side and 7 ft. south side</p>	Applied
<p>* Corner: 5 ft. or greater for easements as approved by Planning and Zoning Commission on May 7, 2019.</p>	Applied
<p>* Garage: 23 ft. proposed except where greater setback is required, greater setbacks applies. **Garage setback proposed so vehicles don't overhang over the sidewalks</p>	Applied

<p>***Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd and both sides of all interior streets; however Engineer has submitted a Walking Trails plan which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas.</p> <p>*****Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez.</p>	Compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	Compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along Freddy Gonzalez.</p> <p>**Will apply to Bicentennial Blvd. also - located on the west side of the property as part of Phase 2 based on meetings with engineer/developer and staff.</p>	Applied
<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p>	NA
<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</p>	Compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* 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.</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Applied
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets</p>	Compliance
<p>* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.</p>	Required
<b>ZONING/CUP</b>	
<p>* Existing: R3T Proposed: R3T</p> <p>**Conditional Use Permit for Associated Recreation prior to recording, as may be required.</p>	Applied
<p>* Rezoning Needed Before Final Approval</p>	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee</p> <p>**Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.</p>	Applied
<p>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording</p> <p>**Park Land Dedication Advisory Board approved variance for land dedication in lieu of fees at</p>	Applied

<p>the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>**Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.</p>	Complete
<b>TRAFFIC</b>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p> <p>**Trip Generation has been approved per Traffic Department, TIA waived.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Complete
<b>COMMENTS</b>	NA
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Engineers to clarify 50 ft. canal ROW on the north side of the property as it is not shown in the plat, and finalize proposal not to have east/west collector street on the north side, part of Phase 2.</p> <p>***Engineer to clarify 12.5 ft./25 ft. additional ROW dedication for Bicentennial Blvd. on the west side as it is not indicated in plat, part of Phase 2.</p> <p>****Based on meetings with the engineer/developer and staff, need to show Bicentennial Blvd. on the west boundary with the ROW and dedication for 150 ft. ROW. Alignment should reflect city plans for the extension of Bicentennial Blvd., as part of Phase 2.</p> <p>*****Must comply with secondary street access requirements for private subdivisions over 30 lots, as well as Fire Department secondary access requirements.</p> <p>*****Gate detail must be submitted and approved, prior to recording</p> <p>*****Conditional Use Permit for Associated Recreation prior to recording, as may be required.</p> <p>*****Tabled by P&amp;Z at the meeting of April 16, 2019, at the next P&amp;Z meeting on May 7, 2019 the Board approved the subdivision in revised preliminary form, with conditions; including recommendation regarding variances requested for 1. cul-de-sac length, 2. 800 block length, 3. sidewalks, and 4. street paving width and ROW. City Commission unanimously approved the requested variances on May 13, 2019.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.</p>	Applied



4  
TRIPLE "B" MOBILE PARK  
SUBDIVISION

LOT 1

TRIPLE "B" MOBILE PARK II

# LOCATION

PROPOSED THE WILLAS ON FREDDY  
SUBDIVISION

5

PALM ESTATES

12TH ST

YALE AVE

LASTORRES  
SUB

FREDDY GONZALEZ RD

10TH ST

EBONY PLAZA  
SUBDIVISION

LOT 1

12

-00  
1401

-08  
1101

-07  
1001

-22  
9901

-09  
9905

Z RD

TARY  
ON



SUB2020-0010



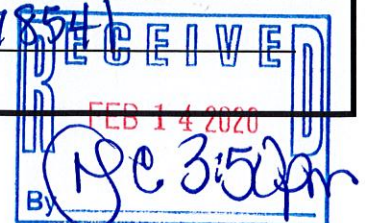
City of McAllen  
Planning Department  
**APPLICATION FOR**

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

**SUBDIVISION PLAT REVIEW**

<b>Project Description</b>	<p>Subdivision Name <u>McAllen Temple Subdivision</u></p> <p>Location <u>NW 1/4 N. 2nd St. &amp; Trenton Road</u></p> <p>City Address or Block Number <u>NONE At this time</u></p> <p>Number of lots <u>1</u> Gross acres <u>10.615</u> Net acres <u>10.615</u></p> <p>Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>church</u> Irrigation District # <u>3</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>\$15,311.25</u></p> <p>Parcel No. <u>189897</u> Tax Dept. Review <u>10/</u></p> <p>Legal Description <u>Approx. 10.615 ac o/o Lot 16 Section 13</u> <u>Hidalgo Canal Co. Subdivision</u></p>
<b>Owner</b>	<p>Name <u>The church of Jesus Chrst LDS</u> Phone <u>40(956) 381-0981</u></p> <p>Address <u>50 East North Temple St., 12th Floor</u></p> <p>City <u>Salt Lake City</u> State <u>UT</u> Zip <u>84150</u></p> <p>E-mail <u>40 mario@meldenandhunt.com</u></p>
<b>Developer</b>	<p>Name <u>VCBO Architecture</u> Phone <u>40(956) 381-0981</u></p> <p>Address <u>524 South 600 East</u></p> <p>City <u>Salt Lake City</u> State <u>UT</u> Zip <u>84102</u></p> <p>Contact Person <u>Phil Haderlie</u></p> <p>E-mail <u>phaderlie@vcbo.com</u></p>
<b>Engineer</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Mario A. Reyna, P.E.</u></p> <p>E-mail <u>mario@meldenandhunt.com</u></p>
<b>Surveyor</b>	<p>Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

Act # 497794 Pd \$300





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

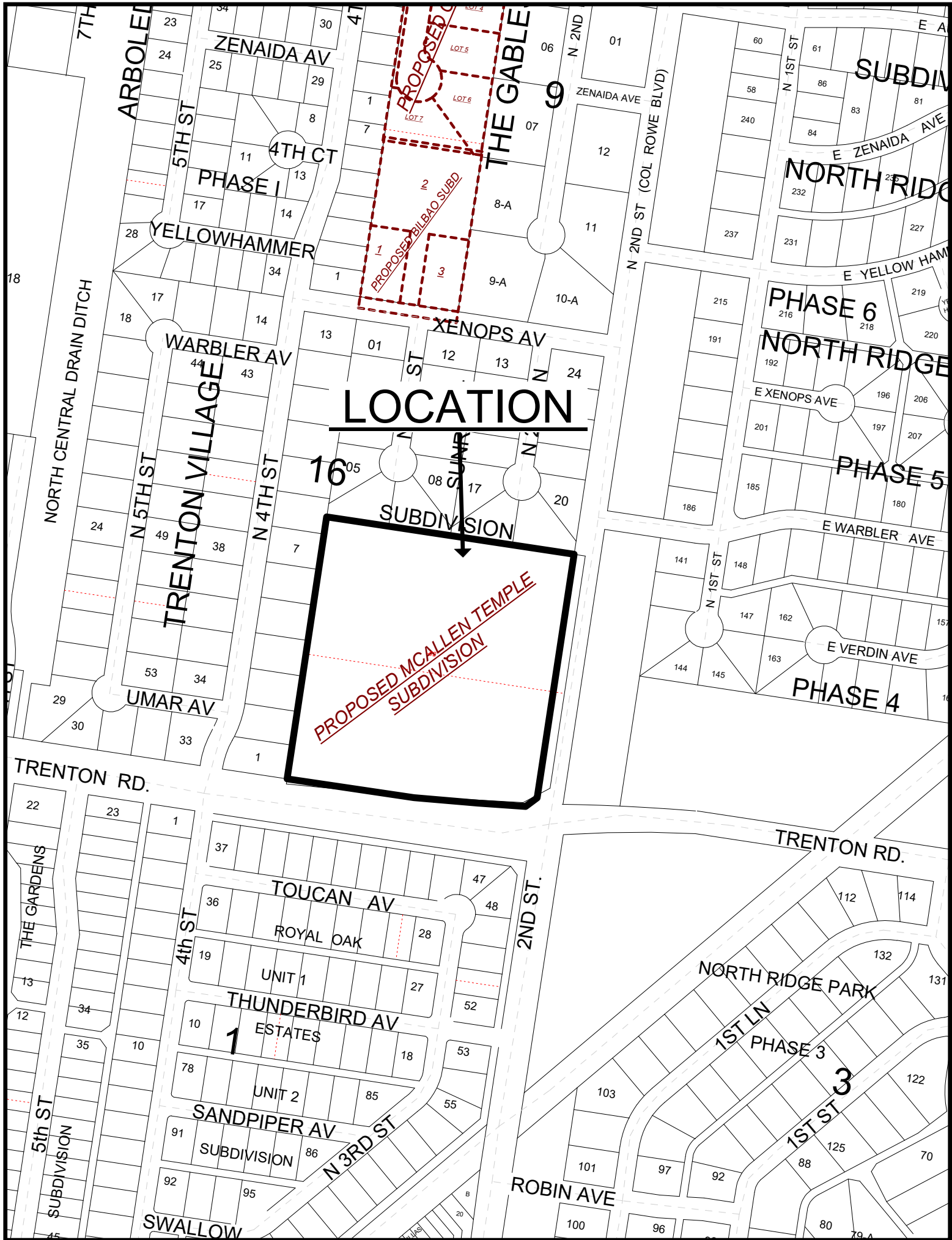
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 2-12-2020

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒











Reviewed On: 2/27/2020

<b>SUBDIVISION NAME: MCALLEN TEMPLE</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
* North 2nd Street: 70 ft. ROW existing. Dedication as needed to provide for 60 ft. from centerline for 120 ft. ROW. Paving: Minimum 65 ft. Curb & gutter: Both sides. **Show centerline on North 2nd Street to determine dedication prior to final. ***Must escrow monies if improvements are not constructed prior to recording.	Applied
Trenton Road: Show range of dedication to provide for 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft Curb & gutter: Both sides **Show centerline on Trenton Road to determine dedication prior to final. ***Must escrow monies if improvements are not constructed prior to recording.	Applied
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
<b>ALLEYS</b>	
*ROW: 20 ft. Paving: 16 ft. **Provide Service Drive as part of site plan. Minimum 24 ft. paved private service drive easement to be provided as part of site plan for city services.	Non-compliance
<b>SETBACKS</b>	
* Front: Trenton Road- 60 ft. or greater for approved site plan or easement. * N. 2nd Street- To be established prior to final, but no less than in accordance with the Zoning Ordinance, or easements, or site plan requirements, whichever is greater. **Revise Note #3 as it indicates streets that are not related to this plat prior to final.	Required
* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
* Corner: See front setbacks.	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along North 2nd Street and Trenton Road. **Revise Note #9 as indicated above prior to final.	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Revise Note #10 as noted above prior to final.	Required

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Site Plan will be reviewed as part of the required conditional use permit.	Applied
* Common Areas, private drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets.	Compliance
* Minimum lot width and lot area.	Compliance
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1	Required
**CUP for institutional use will be required prior to final.	NA
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication not applicable for institutional uses. If use changes from institutional to residential, land dedication might be applicable.	NA
* Park Fee of \$700 to be paid prior to recording not applicable. If use changes from institutional to residential, Park fee might be applicable.	NA
* Review by the Parkland Dedication Advisory Board and CC not applicable. If use changes from institutional to residential, review by Parkland Dedication Advisory Board and C.C. might be applicable.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final.	Non-compliance
**As per Traffic Department, must submit Trip Generation to determine if a TIA will be required prior to final.	
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management policy. **As per Traffic, dimensions needed for acceleration and deceleration lanes to see appropriate transition space is shown. ***Comment noted above as may be applicable on Trenton Road and North 2nd Street.	Applied

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



# LOCATION





SUB2020-0009



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

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

## Project Description

Subdivision Name Bentsen Park Subdivision  
 Location On the East side of Bentsen Road approximately 1,600' North of Mile 3 North Road  
 City Address or Block Number 5004 N Bentsen Road, McAllen Tx  
 Number of lots 34 Gross acres 7.540 Net acres 7.540  
 Existing Zoning R1 Proposed R1 Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
 Existing Land Use R1-SFAM Proposed Land Use Residential Irrigation District # 1  
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒  
 Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due 19  
 Legal Description 7.540 Acre Track of land, more or less, out of the South 5 Acres of Lot 239 and all of  
Lot 240, Pride O' Texas Subd, Hidalgo County, Texas as perm map or plat thereof recorded in Vol 5, Pg 58-59

## Owner

Name So Tex Partners, LLC Phone (956) 454-6090  
 Address 10043 N. Conway Ave  
 City Mission State Tx Zip 78573  
 E-mail josegar@msn.com

## Developer

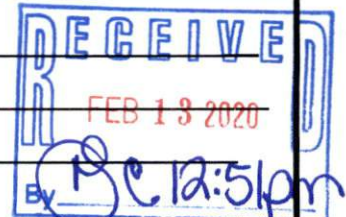
Name So Tx Partners, LLC Phone (956) 454-6090  
 Address 10043 N. Conway Ave  
 City Mission State Tx Zip 78573  
 Contact Person Jose L. Garcia, President  
 E-mail josegar@msn.com

## Engineer

Name SDI Engineering, LLC Phone (956) 287-1818  
 Address 5602 E Iowa Rd  
 City Edinburg State Tx Zip 78542  
 Contact Person Isael Posadas, P.E.  
 E-mail iposadas@sdi-engineering.com psanchez@sdi-engineering.com

## Surveyor

Name Rodriguez Engineering Phone (956) 491-1013  
 Address PO Box 1830  
 City Edinburg State Tx Zip 78540



Act# 497403 pd \$300-18

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 2/14/20

Print Name Jose L. Garcia, President

Owner ☒

Authorized Agent ☐



LOT 2

5801

SUBDIVISION

BENTSEN RD

N 43RD LANE

GOLDCREST AVE

BLOSSOM RIDGE

FLAMINGO AVE

FALCON AVE

SUBDIVISION

EAGLE AVE

90

N 42ND STREET

DOVE AVE

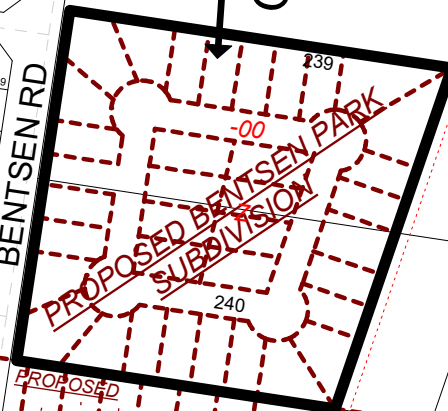
D. PALOMAS VILLAGE  
SUBDIVISION

348

LOCATION

OF

TEXAS



BENTSEN RD

RANCH

N 44TH LN

ESPANOLA

XANTHISMA AVE

WISTERIA AVE

PRIDE

4.21AC  
GREG AUTO  
SERVICE

H.C.I.D. #1

SILVER

XANTHIS  
BROOKWOOD

CREEK

WATER LILY AVE  
ESTATES

LA

VIOLET AVE

CANTERA

TITO'S  
LOT "A"  
SUBD.

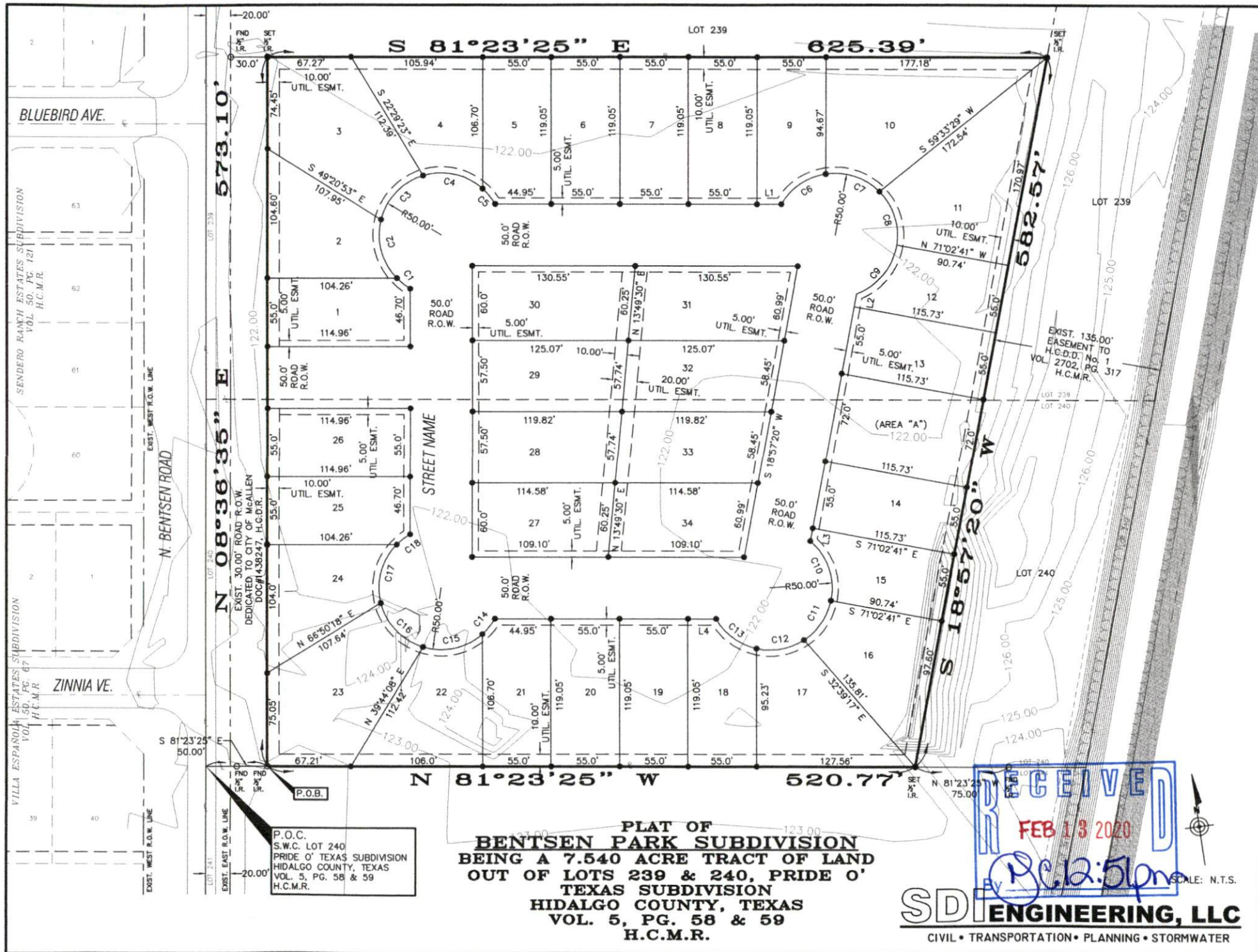
KINGDOM

AVE

BENTSEN RD

CREST SUBDIVISION

TH ST





Reviewed On: 2/28/2020

**SUBDIVISION NAME: BENTSEN PARK****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

- \* North Bentsen Road: 50 ft. from centerline for 100 ft. ROW.  
 Paving: 65 ft. Curb & gutter : Both sides  
 \*Provide copy of document referenced on plat for ROW dedication on east side of North Bentsen Road.  
 \*\*Centerline must be labeled to verify ROW dedication.  
 \*\*\*Indicate the total ROW on North Bentsen Road  
 \*\*\*\*Must escrow monies if improvements are not constructed prior to final.
- \*North 42nd Street: 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: Both sides.  
 \*\*Street needs to be extended north for future connection as adjacent properties develop, prior to final.  
 \*\*\*ROW and paving should match existing street stub out to the north.  
 \*\*\*\*Revise plat to provide for street extension to the north prior to final.  
 \*\*\*\*\*Barricade and/or temporary turnaround at the north end of the street as needed.
- Other interior streets: 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: Both Sides  
 \*Need to finalize street names for the two internal streets running from north to south along lots 27-30 and lots 31-34 prior to final.  
 \*\*Barricade and/or temporary turnaround at the north end of easternmost street.  
 \*\*\*Streets names are subject to change prior to final.
- Entry Street from North Bentsen Road: 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: Both Sides.  
 \*Streets names are subject to change prior to final.
- Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_
- \* 800 ft. Block Length
- \* 600 ft. Maximum Cul-de-Sac

Required

Non-compliance

Non-compliance

Applied

Applied

Compliance

NA

**ALLEYS**

- ROW: 20 ft. Paving: 16 ft
- \*Alley/service drive easement required for commercial properties

NA

**SETBACKS**

- \* Front: 25 ft. or greater for easements.
- \* Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements.
- \* Interior sides: 6 ft. or greater for easements.
- \* Corner: 10 ft. or greater for easements.  
 \*\*Only reference "Corner" not "Side Corner Lot" on Note #1. Revise note accordingly prior to final.
- \* Garage: 18 ft. except where greater setback is required, grater set back applies.  
 \*\*Need note on plat as noted above prior to final.

Compliance

Non-compliance

Compliance

Required

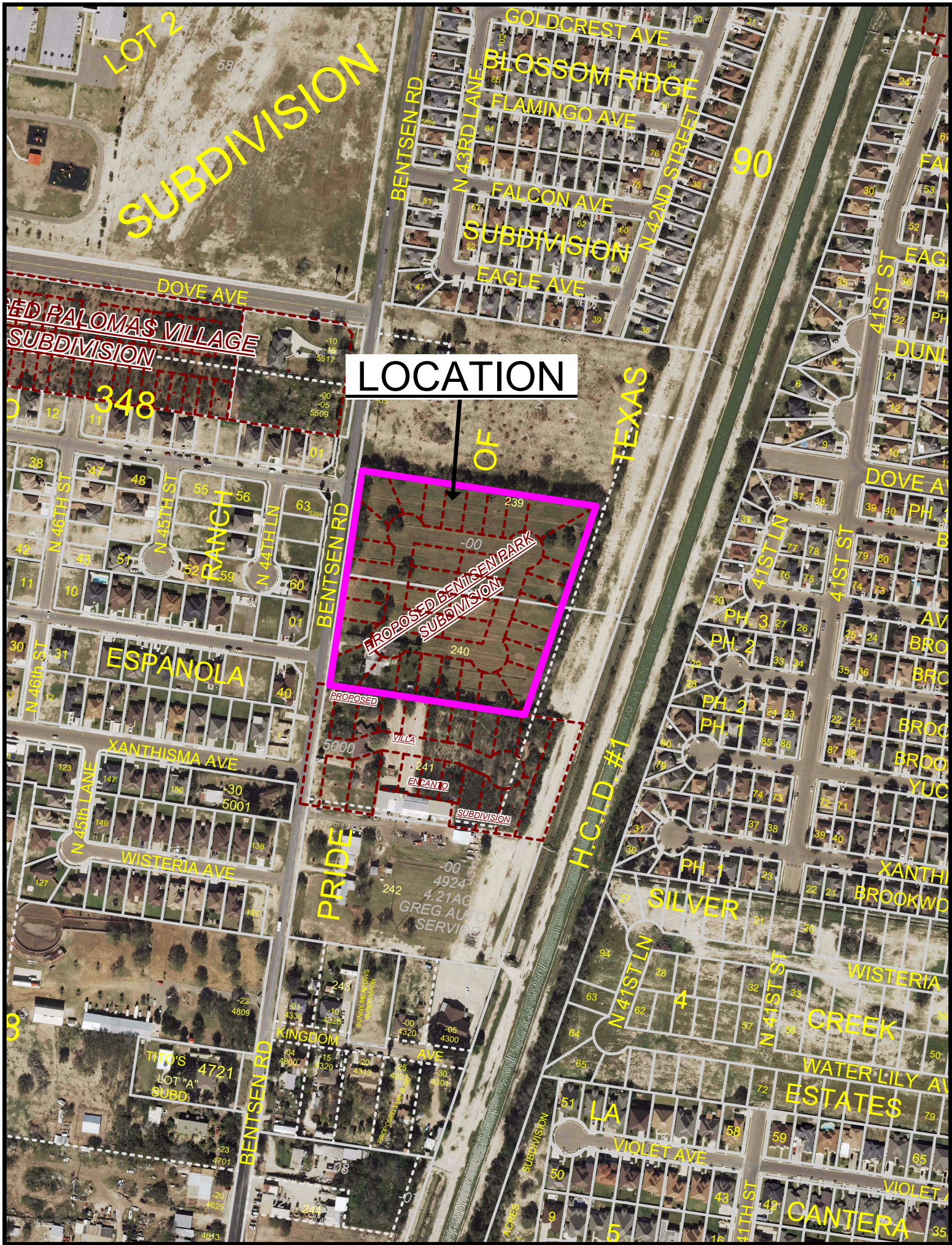
Non-compliance



*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on North Bentsen Road, and both sides of all interior streets.</li> <li>**Perimeter sidewalks subject to increase to 5 ft. as may be required by Engineering, prior to Final.</li> <li>*** Note 7 now shown will need to be revised accordingly.</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bentsen Road.</li> <li>**Remove "Hibiscus Avenue" from Note #10 and revise as noted above prior to final.</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Non-compliance
	Compliance
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along North Bentsen Road.</li> <li>**Need note on plat as noted above prior to final.</li> <li>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</li> <li>* Common Areas must be maintained by the lot owners and not the City of McAllen</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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 will be 110-72 if it's a public subdivision.</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul>	Non-compliance
	NA
	Applied
	NA
	Required
	Applied
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets. Engineer needs to clarify if subdivision is public or private prior to final.</li> <li>* Minimum lot width and lot area.</li> <li>** Lots 10, 11, 16, and 17 do not have the required 50 ft. of frontage. Revise plat so that all lots meet minimum 50 ft. of frontage interior lots and 54 ft. for corner lots, prior to final.</li> </ul>	Applied
	Non-compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>* Rezoning Needed Before Final Approval</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee</li> <li>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per Parks Department, plat shows 34 lots. Park fees apply at rate of \$700 per dwelling unit and payable prior to plat recording. In this case fees come to \$23,800.</li> </ul>	NA
	Required

* Pending review by the Parkland Dedication Advisory Board and CC. Per Parks Department, plat shows 34 lots.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit trip generation to determine if TIA is required, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: Must comply with City's Access Management Policy. * Per Traffic Department and Fire Department, a secondary access is required based on the number of lots. Extension to the north of North 42nd Street would accommodate for the secondary access required. **Engineer to clarify if the subdivision is public or private. ***If private, need to submit gate details for staff review to assure compliance ****Street names subject to change.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS.	Applied





LOT 2  
SUBDIVISION

RED PALOMAS VILLAGE  
SUBDIVISION

LOCATION

PROPOSED BENISEN PARK  
SUBDIVISION

ESPANOLA

XANTHISMA AVE

WISTERIA AVE

TITO'S  
LOT "A"  
SUBD

PRIDE

KINGDOM

GREG AUTO  
SERVICE

TEXAS

HOLD #1

SILVER

CREEK

WATER LILY  
ESTATES

LA

VIOLET AVE

CANTERA

GOLDCREST AVE  
BLOSSOM RIDGE  
FLAMINGO AVE  
FALCON AVE  
SUBDIVISION  
EAGLE AVE

BENTSEN RD

N 43RD LANE

N 42ND STREET

90

41ST ST

41ST LN

41ST ST

N 46TH ST

N 45TH ST

N 44TH LN

BENTSEN RD

N 46th ST

N 45th LANE

N 45th LANE

N 45th LANE

N 45th LANE

N 45th LANE

N 41ST LN

N 41ST ST

41ST ST

41ST ST



## Memo

**TO:** Planning and Zoning Commission

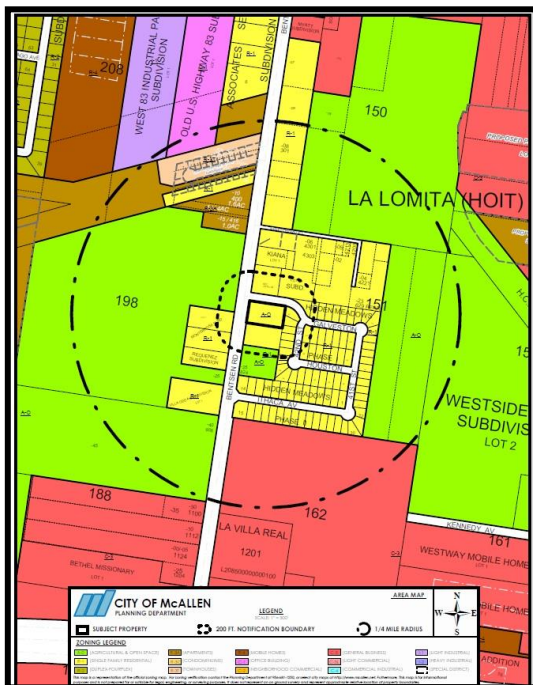
**FROM:** Planning Staff

**DATE:** February 27, 2020

**SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 0.862 ACRE TRACT OF LAND OUT OF LOT 151, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 609 SOUTH BENTSEN ROAD. (REZ2020-0001)**

**LOCATION:** The property is located at the southeast corner of South Bentsen Road and Galveston Avenue. The tract has 151.20 feet of frontage along South Bentsen Road and a depth of 248.21 feet of frontage on Galveston Avenue and comprises a total area of 37,548.72 square feet.

**PROPOSAL:** The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to build apartments. A feasibility plan has not been submitted to the Planning Department.



**ADJACENT ZONING:** The adjacent zoning is R-1 (single family residential) District in all directions and there is an A-O (agriculture and open space) District to the northwest.

**LAND USE:** The property is currently vacant. Surrounding land uses are single family residences

and vacant land.

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

DEVELOPMENT TRENDS: The development trend for the area along South Bentsen Road is single family residential. The property was zoned A-O (agricultural and open space) District during comprehensive zoning in 1979. A rezoning request for the subject property to R-1 (single family residential) District was approved by the City Commission on April 27, 2015 during the city initiated A-O rezoning project.

Various other rezoning requests this area of South Bentsen Road have been approved for R-1 District.

ANALYSIS: The requested zoning does not conform to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is not consistent with the development and rezoning trends for this area. The number of apartment units likely to be constructed would be limited based upon parking and landscaping requirements.

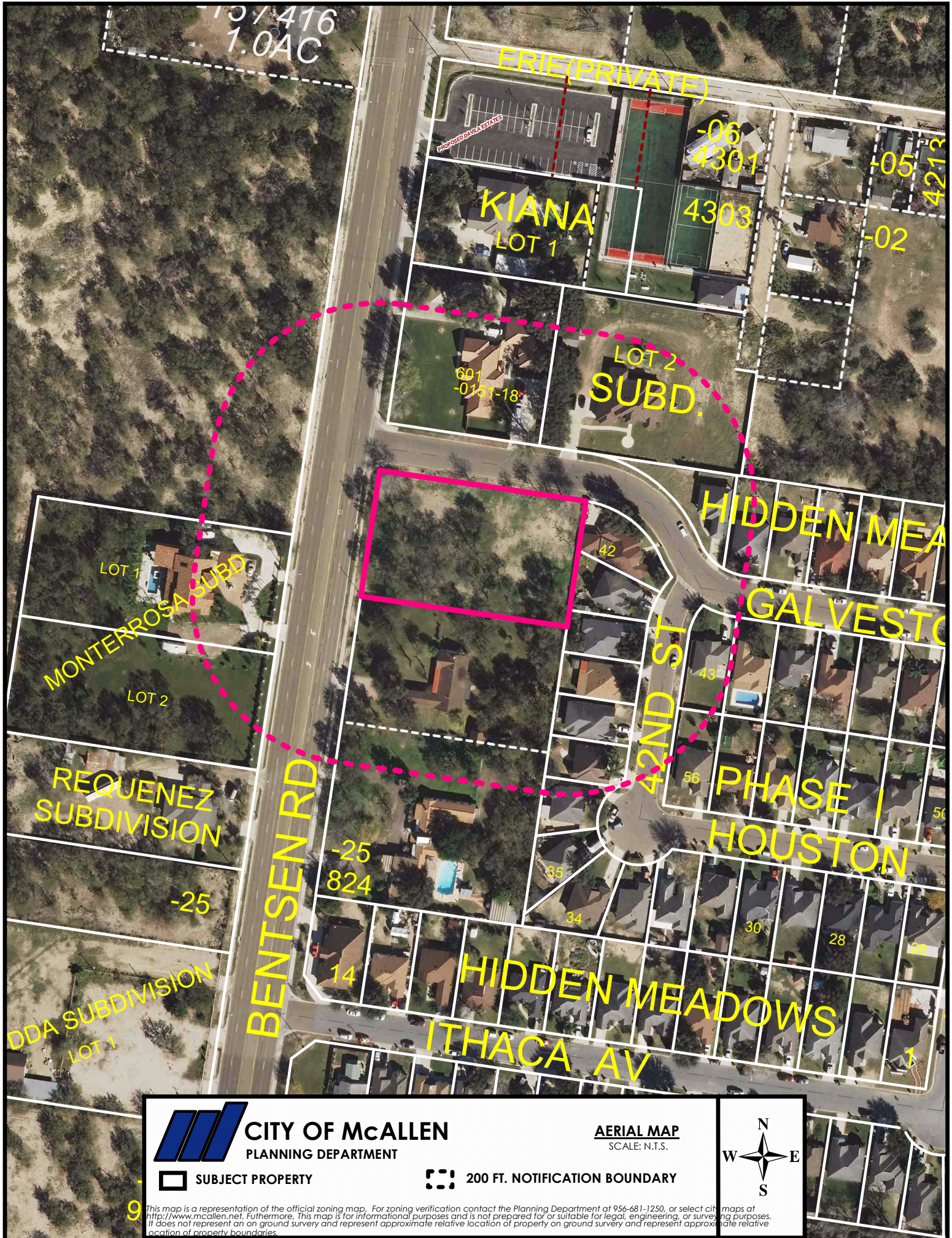
There have been no calls received in opposition to the request.

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

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







**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY



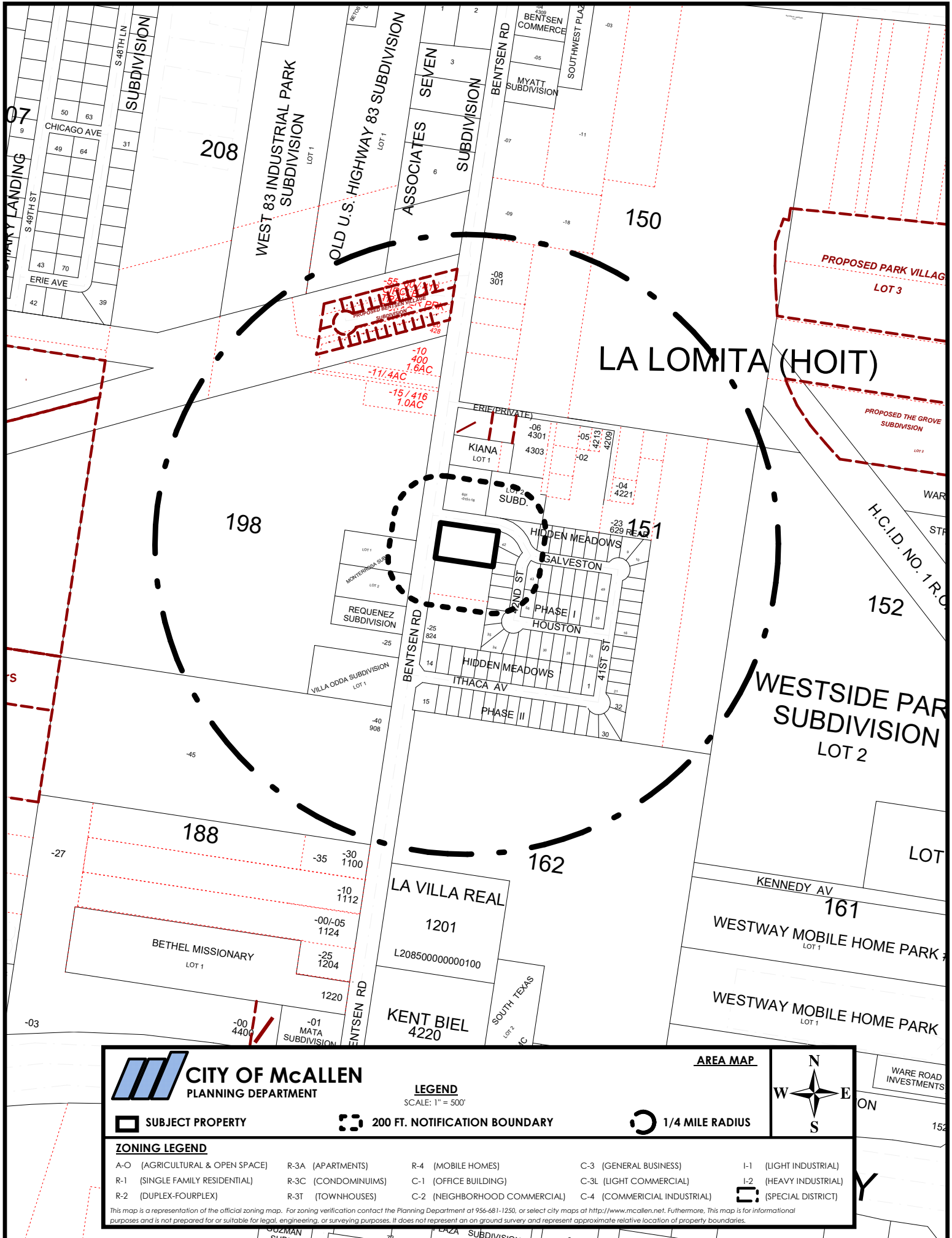
200 FT. NOTIFICATION BOUNDARY




9

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 on ground survey and represent approximate relative location of property boundaries.










**CITY OF McALLEN**  
PLANNING DEPARTMENT


**LEGEND**  
SCALE: 1" = 500'

 **SUBJECT PROPERTY**


 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

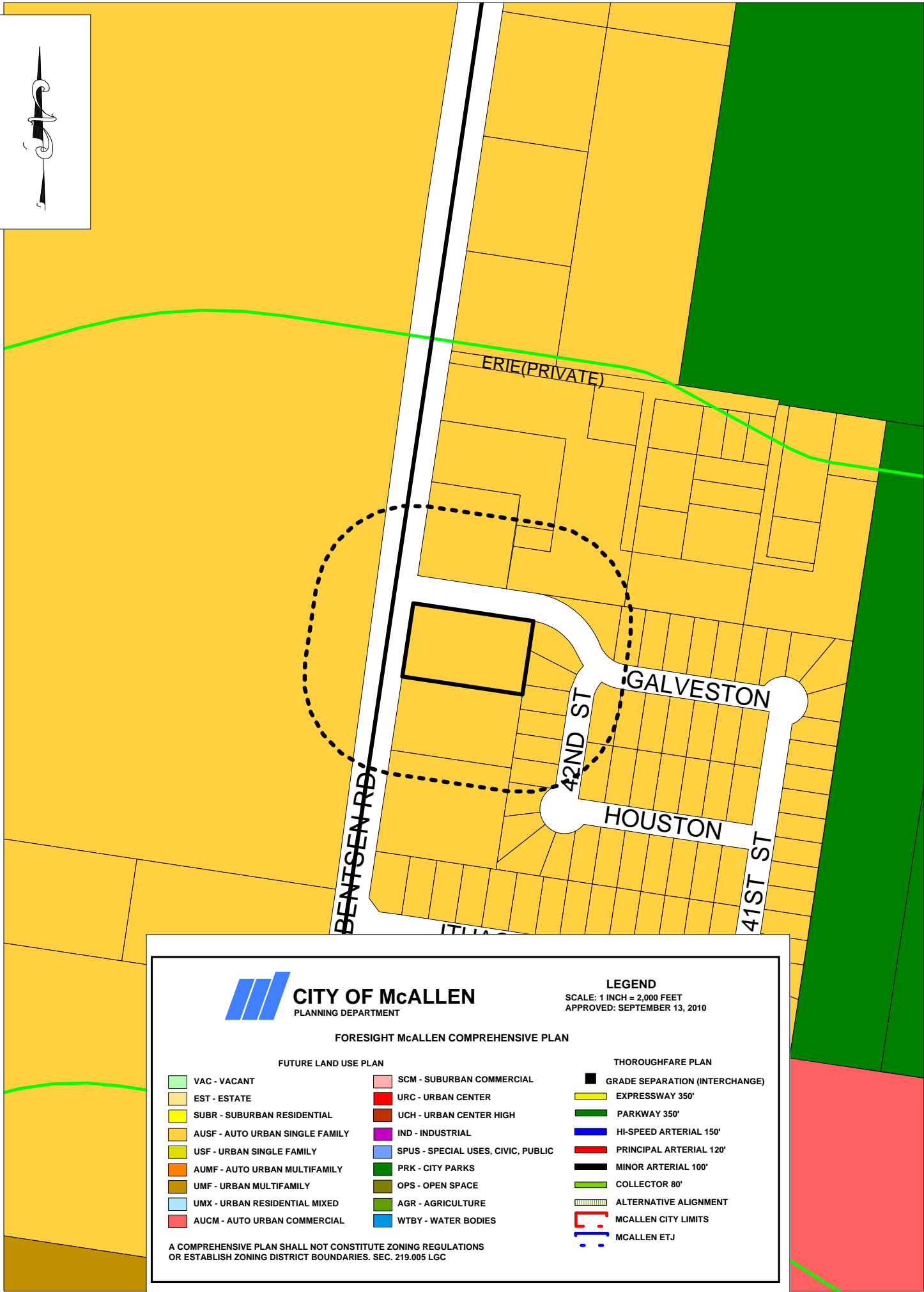
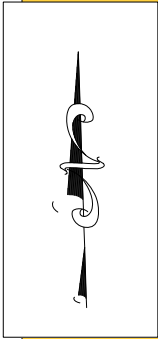
**AREA MAP**



**ZONING LEGEND**

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

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



# CITY OF McALLEN

PLANNING DEPARTMENT

## FORESIGHT McALLEN COMPREHENSIVE PLAN

### FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

### LEGEND

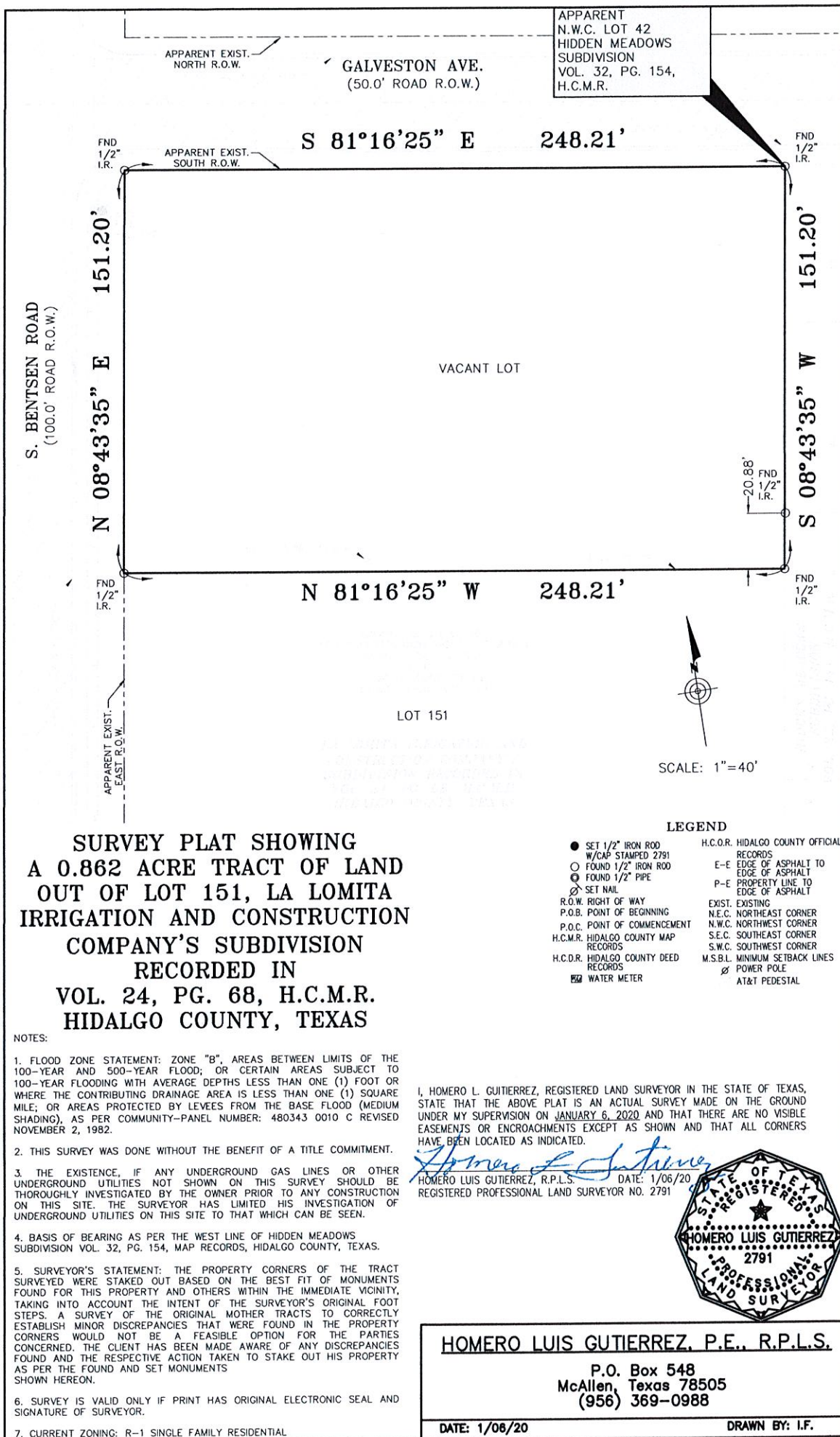
SCALE: 1 INCH = 2,000 FEET  
APPROVED: SEPTEMBER 13, 2010

### THOROUGHFARE PLAN

GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
MCALLEN CITY LIMITS
MCALLEN ETJ

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





## **Memo**

**TO:** Planning and Zoning Commission

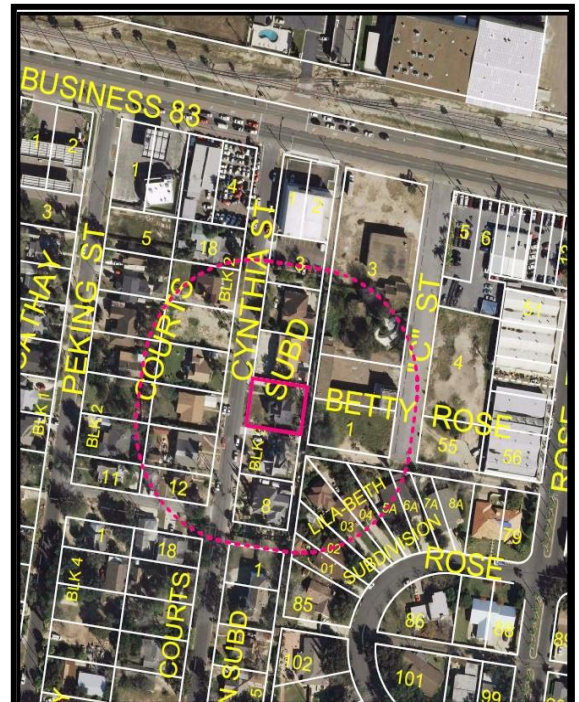
**FROM:** Planning Staff

**DATE:** February 28, 2020

**SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 6, BLOCK 3, CATHAY COURTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 205 SOUTH CYNTHIA STREET. (REZ2020-0002)**

**LOCATION:** The property is located along the east side of Cynthia Street approximately 380 feet South of US Business 83. The tract has 81.41 ft. of frontage along Cynthia Street and a depth of 100 ft. for a total area of 8,141 square ft.

**PROPOSAL:** The applicant is requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a proposed triplex. A feasibility plan has been submitted to the Planning Department.



**ADJACENT ZONING:** The subject property is currently zoned C-3 (general business) District. Adjacent zoning is C-3 (general business) District to the north and east, R-1 (single family residential) to the south and west, and R-2 (duplex-fourplex) District to the southeast.

**LAND USE:** There is an existing vacant single family residence located on the subject property. Surrounding land uses include single family residences, duplexes, Iglesia Apostolica de la Fe en Cristo Jesus, and Frontera Collision Auto Parts.

**COMPREHENSIVE PLAN:** The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential, which is comparable to R-1 (single family residential) District.

**DEVELOPMENT TRENDS:** The development trend along the area to the south of the subject property is stable single family residential. The property was zoned C-3 (general business) District during comprehensive zoning in 1979.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Residential land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan.

The R-2 District would provide a transition between C-3 District and R-1 District. The lot size of 8,141 square feet complies with the minimum lot size requirement for a Triplex in the R-2 District.

Lila Beth Subdivision is located to the southeast and is zoned R-2 (duplex-fourplex residential) District, with duplex development.

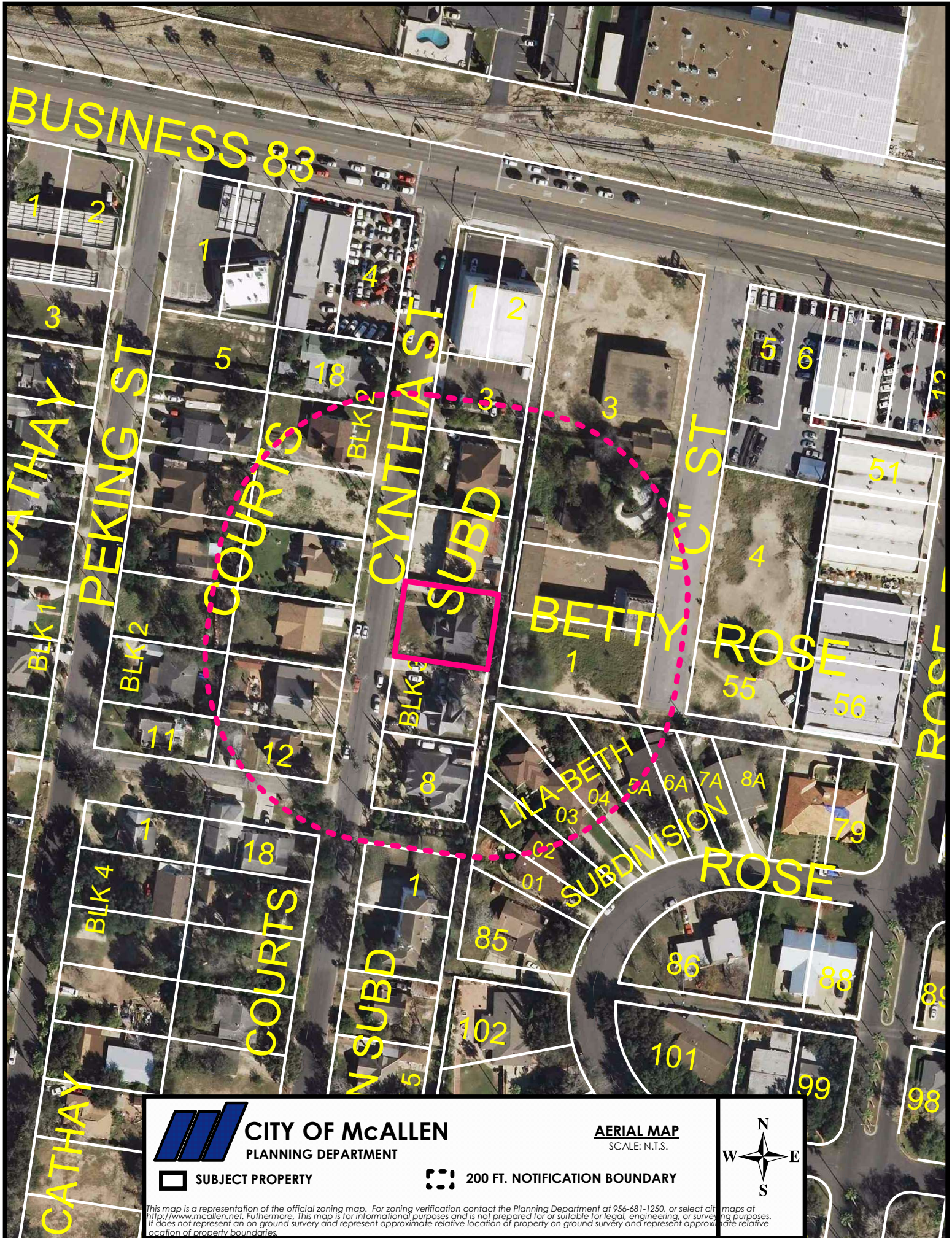
An approved site plan is required prior to issuance of any building permit.

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









**CITY OF McALLEN**  
PLANNING DEPARTMENT

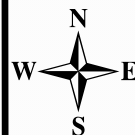
**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**200 FT. NOTIFICATION BOUNDARY**



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 on ground survey and represent approximate relative location of property boundaries.



# PLAT SHOWING:

A 0.187 ACRE [8,140.00 SQ.FT.] TRACT  
BEING LOT 6, BLOCK 3, CATHAY COURTS SUBDIVISION, AN  
ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS,  
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN  
VOLUME 4, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



0 10' 20'  
SCALE: 1"=20'

BASIS OF BEARINGS:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE 4205

← CYNTHIA AVENUE [50' R.O.W.]

## LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- x x CHAINLINK FENCE
- ROADWAY CENTERLINE
- CONCRETE CURB AND EDGE OF PAVEMENT
- CONCRETE
- FOUND 1/2" IRON ROD W/CAP
- SET 1/2" IRON ROD W/PINK CAP
- POWER POLE
- MAIL BOX
- SEWER CLEAN OUT
- TREE
- LANDSCAPING PLANT
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- CONC. - CONCRETE
- DW. - DRIVEWAY
- SW. - SIDEWALK
- AFH. - AFFIDAVIT OF HEIRSHIP
- AWD. - ASSUMPTION WARRANTY DEED
- SWDL. - SPECIAL WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS

## NOTES:

1. SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED 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", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480343 0005 C, DATED NOVEMBER 2, 1982.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.

THE FOLLOWING ITEMS ARE LISTED IN THE DEED OF SUBJECT PROPERTY:

3. EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT.

4. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. 20016

LOT 1  
BETTY-ROSE SUBDIVISION  
VOL. 8 PG. 34  
M.R.H.C.T.

LOT 2  
BETTY-ROSE SUBDIVISION  
VOL. 8 PG. 34  
M.R.H.C.T.



Carrizales  
Land  
Surveying, LLC

Texas Registered Surveying Firm  
TBP# 18RM No. 10194417  
4807 Bandola Avenue,  
Edinburg, TX 78542  
Office: 956-567-2167  
www.cls.land

RECEIVED

NOV 4 2020

BY: [Signature]

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JANUARY, 2020 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

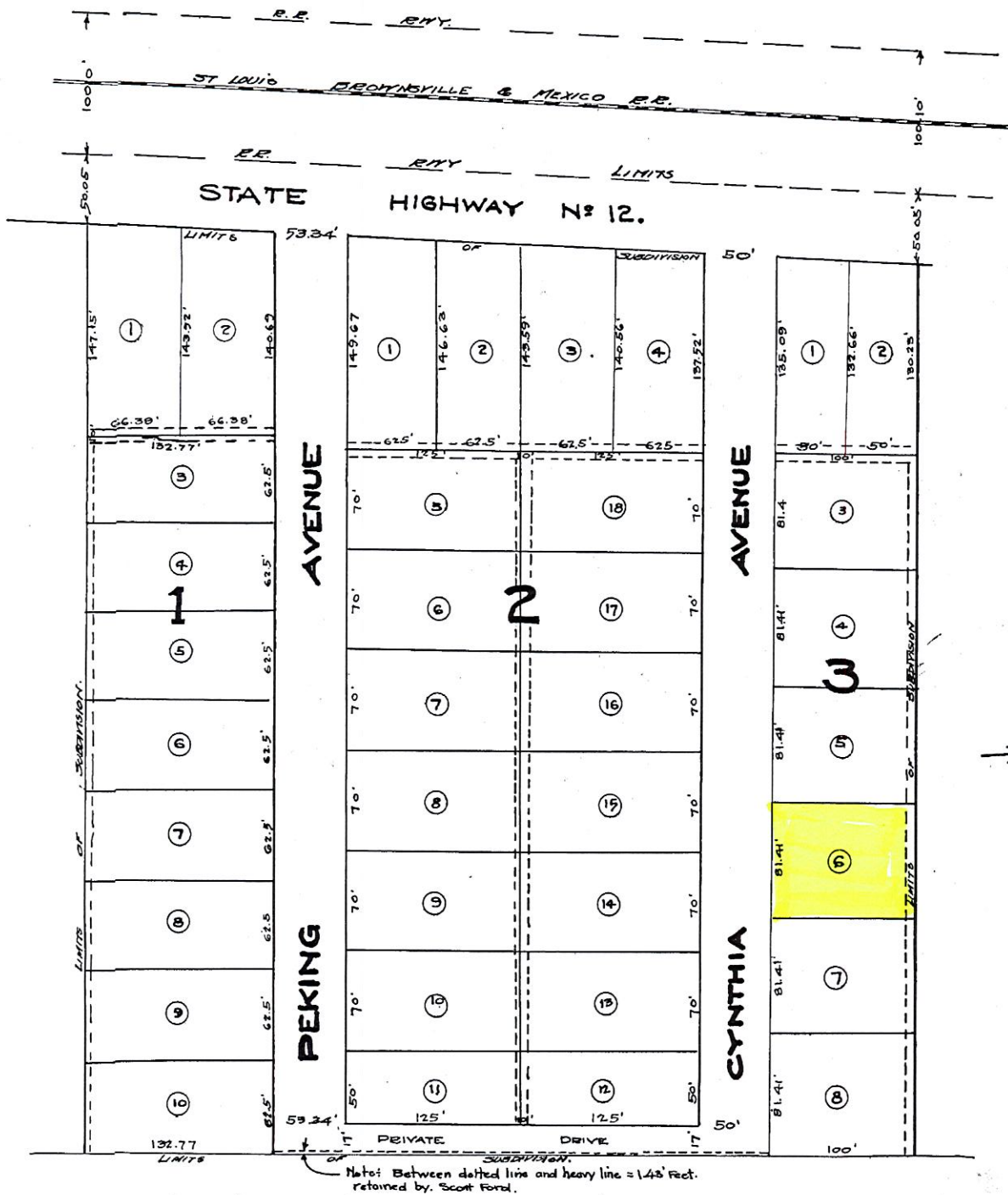
MANUEL CARRIZALES  
R.P.L.S. #6388

DATE





# CATHAY COURTS



## MAP OF

CATHAY COURTS A RESUBDIVISION OF LOT 1  
AND PART OF LOT 2 OUT OF RANCHO DE LA FRUTA  
SUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOT 3,  
AND NORTH HALF OF LOT 4, BLOCK 13, OF THE SANTA  
CRUZ PLANTATION SUBDIVISION OF PORCIONES 66 & 67  
HIDALGO COUNTY, TEXAS.

SCALE 1" INCH = 50' FEET

THE STATE OF TEXAS  
COUNTY OF HIDALGO

KNOWN ALL MEN BY THESE PRESENTS,

That Scott Ford and S. U. Young have caused to be surveyed and resubdivided and platted by M. B. Gore, Civil Engineer and Surveyor a tract of 7.92 acres of land, more or less, in Hidalgo County, Texas, being Lot 1 and part of Lot 2, of the Rancho de la Fruta Subdivision of Lot 3 and North half of Lot 4, Block 13, as the same appears of record in the office of the County Clerk of Hidalgo County, Texas.

The said Scott Ford and S. U. Young in making such Resub-  
division reserve a right-of-way and easement over and across each and every  
Lot 1 Street and alley shown on this Plat, for the purpose of constructing and  
maintaining ditches and Canals for irrigation, telephone, telegraph and electric  
light lines, and water, gas and sewer lines.

Witness my hand, 15<sup>th</sup> day of December A. D. 1926

THE STATE OF TEXAS

COUNTY OF HIDALGO: Before me, By Scott Ford and S. U. Young  
personally appeared Scott Ford and S. U. Young, known to me to be the persons  
whose names are subscribed to the foregoing instrument and acknowledged  
to me they executed the same for the purposes and considerations therein  
expressed

Given under my hand and Seal of office this the 15<sup>th</sup>  
day of December, A. D. 1926.

By Scott Ford and S. U. Young  
Notary Public HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS,  
COUNTY OF HIDALGO.

I M. B. Gore Civil Engineer and  
Surveyor, do hereby certify that this map is a true and  
correct map of Cathay Courts a Resubdivision in Hidalgo  
County, Texas, as surveyed, mapped and platted by me during  
the month of December 1926, that it truly and correctly  
delineates all Blocks, Lots, Avenues and Alley with in the  
limits of said Subdivision, that the limits of said subdiv-  
-ision comprise 7.92 Acres being the same 7.92 Acres of land  
particularly described in the deed of dedication executed this  
day by Scott Ford and S. U. Young trustee owners and filed for  
record in the office of the County Clerk of said County.

Hand at Pharr this 28<sup>th</sup> day of December, 1926

Eng'r M. B. Gore

Sworn to and subscribed before me this 28<sup>th</sup> day of December 1926

John J. Nolasco  
Notary Public in and for Hidalgo County, Texas.

THE STATE OF TEXAS,  
COUNTY OF HIDALGO

I Cam E Hill, Clerk of said County do  
hereby certify that the attached map, certified to by M. B. Gore  
Civil Engineer and Surveyor, on the 28<sup>th</sup> day of December 1926  
was filed for record in my office this 17<sup>th</sup> day of January  
1927 at 1:58 o'clock P. M. and duly recorded on the 17<sup>th</sup> day of  
January 1927, A. M. in the map records of said County in  
Volume 4 Page 3

Witness my hand and seal of said  
court at my office in Edinburg, Texas, this the day and year last  
witnessed above.

CAM E. HILL  
County Clerk of Hidalgo County, Texas.

By

C. S. Ruggles  
Deputy

M. B. Gore, Eng'r & Contr.

Filed for Record this day.

Jan. 15<sup>th</sup> 1927

At 1:58 O'clock P. M.

Cam E. Hill  
Clerk County Court, Hidalgo County, Texas.

By C. S. Ruggles  
Deputy.

Recorded Jan 17, 1927 at 8:30 A. M.

RECEIVED  
FEB 04 2020

BY:

## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** February 24, 2020

**SUBJECT: REQUEST OF ALIM U. ANSARI FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (SCHOOL) AT LOTS 5 THROUGH 12, BLOCK 36, NORTH MCALLEN TOWNSITE SUBDIVISION, HIDALGO COUNTY, TEXAS; 320 NORTH MAIN STREET. (CUP2020-0002)**

---

### **DESCRIPTION:**

The property is located along the east side of North Main Street, between Cedar and Date Palm Avenues. The L-shaped property goes from the intersection of North Main Street and Date Palm Avenue south on North Main Street to Cedar Avenue bearing east to North Broadway. The property is zoned C-3 (general business) District and R-3A (apartments) District. The adjacent zoning is C-3 to the south, west and north, and R-3A to the northeast and east. Surrounding land uses include the Renaissance Hotel, Archer Park, The Village Condominiums, commercial and office buildings, and residences and apartments. An institutional use (school) is permitted in the C-3 zone with a conditional use permit.

### **HISTORY:**

The initial conditional use permit was requested for the life of the use; however, it was approved for one year by the Planning and Zoning Commission on June 21, 2011 to allow for the renovation of the building, allow staff to review any changes, and evaluate traffic circulation in the area. The permit has been renewed every year from 2011 to 2018. The last permit was approved for one year only, at the Planning and Zoning Commission meeting of December 4, 2018.

### **REQUEST/ANALYSIS:**

Currently, there is a two-story building and an existing pavilion which is located on Lot 6, Block 36; on the property and are part of the Horizon Montessori Elementary and Horizon Middle School expansion. The applicant is proposing to continue to operate a school from the existing building. The school building is accommodating 6<sup>th</sup> through 8<sup>th</sup> graders; with approximately 428 students according to their Student Records department. The total number of classrooms and offices for the school is 31. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required. The Traffic Department has recommended approval for one year in order to continue monitoring the traffic flow. The Traffic



Department has recommended approval for year in order to continue monitoring the traffic flow.

Following a trip generation worksheet approval and a revised traffic circulation plan from the last permit approval, a circulation pattern was established for the use of the school, which was approved by the Traffic Commission. The intersection of North Main Street and Cedar Avenue is under a stop sign control by the school's security guard, who sets out portable crosswalk pedestrian warning signs before school hours and during the day. The portable crosswalk pedestrian warning signs are to be removed after school hours.

The Health and Fire Departments have conducted their respective inspections; however follow up inspections are required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

The Traffic Department expressed concern over the following items:

- a) Traffic Control Plan – Parents only using the entrance on Cedar Avenue for pick-up and drop-off
- b) Eliminating the crossing guard on Main Street – Since there is no longer a school site on the west side of Main Street, there should be no need to hinder traffic on Main Street
- c) Arrange or designate off-site parking for parents where crossing Main Street is no longer a necessity

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The property has direct access to North Main Street, Broadway Avenue and Cedar Avenue;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, then additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

**RECOMMENDATION:**

Staff recommends disapproval of the request for life of the use. However, recommend approval for one year, subject to compliance with the Zoning Ordinance, circulation pattern as approved by the Traffic Operations Department, and Health Fire Department requirements.





**CITY OF McALLEN**  
PLANNING DEPARTMENT

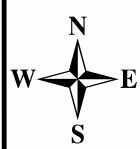
**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY

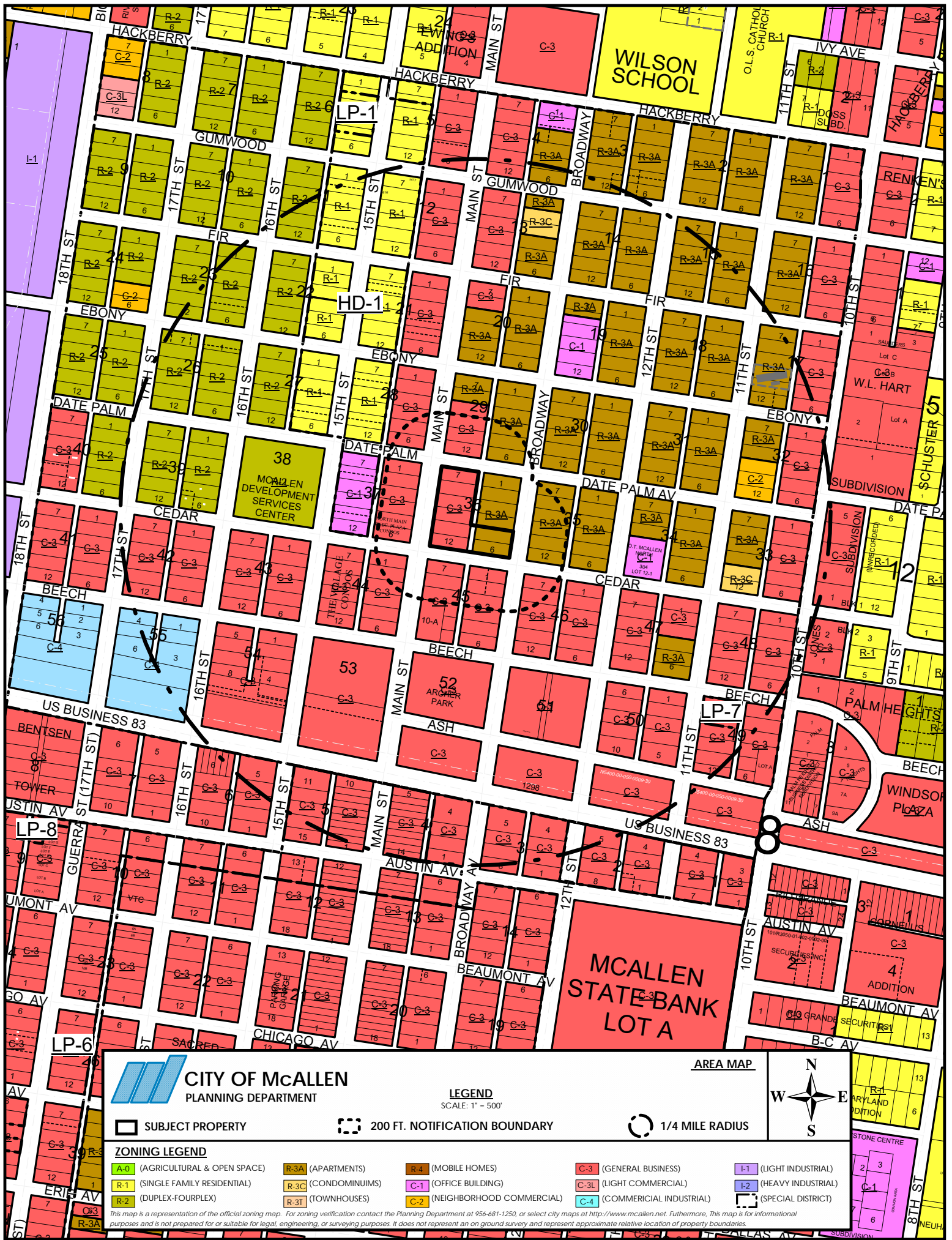


200 FT. NOTIFICATION BOUNDARY



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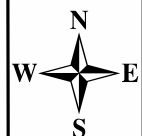
**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'

**SUBJECT PROPERTY**

**200 FT. NOTIFICATION BOUNDARY**

**1/4 MILE RADIUS**



**ZONING LEGEND**

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

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

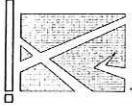
**R-4** (MOBILE HOMES)  
**C-1** (OFFICE BUILDING)  
**C-2** (NEIGHBORHOOD COMMERCIAL)

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

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

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THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY ALTERATION TO ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN APPROVAL OF JMERCE DESIGN SERVICE, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JMERCE DESIGN SERVICE, INC.

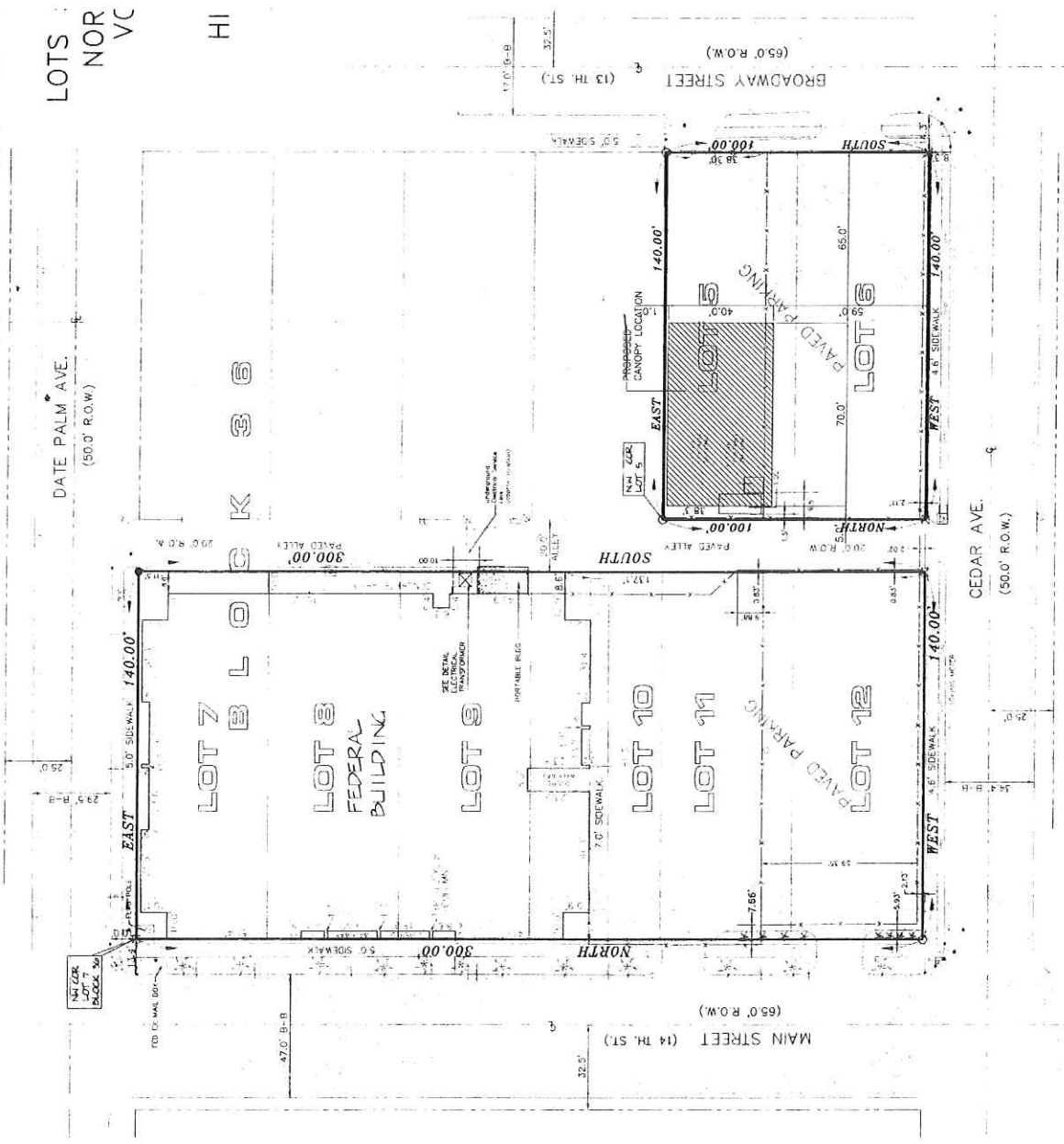
Horizon Montessori Parking Canopy  
320 N. Main St  
Maitlen, Texas

DATE	12/15/2023
BY	JM
CHECKED BY	JM
SCALE	AS SHOWN

DATE: 12/15/2023  
BY: JM  
CHECKED BY: JM  
SCALE: AS SHOWN

SHEET NUMBER

X1.1

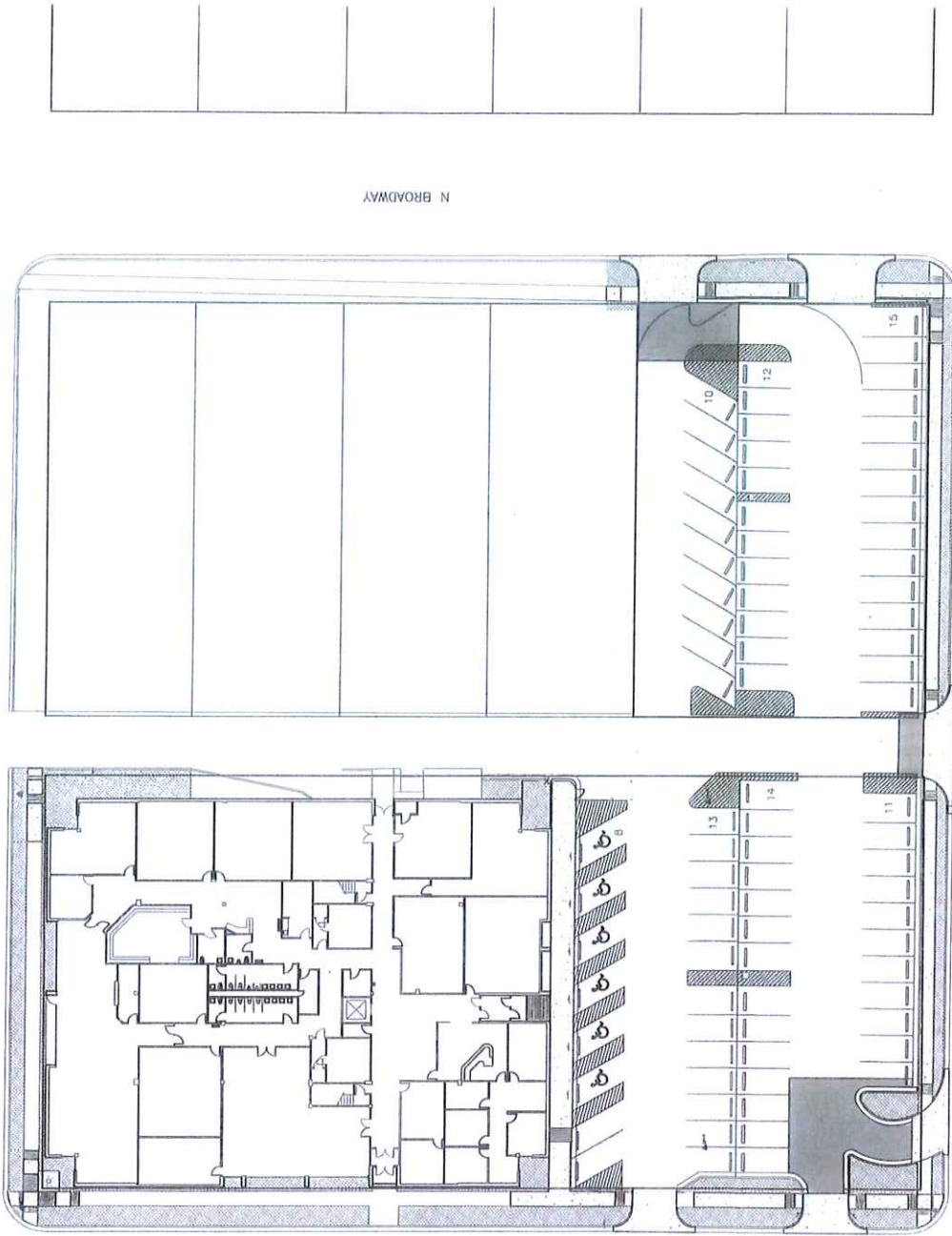


1\"/>



SCALE 1/4"=20'

DATE PALM AVE



N BROADWAY

N MAIN ST

CEDAR AVE

REVISIONS

DESIGNED BY: SLV  
DRAWN BY: KRY  
CHECKED BY: SLV  
APPROVED BY: RS  
DATE: JANUARY 2011



**DANNENBAUM**  
ENGINEERING COMPANY - MCALLEN, LLC  
1100 MOLANA LOOP, STE 200 MCALLEN, TX 78501 (956) 882-3577  
T.B.A.E. FIRM REGISTRATION #19724

South Texas Educational Technologies, Inc.  
**Horizon Montessori Middle School**  
McAllen Texas

SITE PLAN

PROJECT No.  
4831-01  
DRAWING No.  
A-02  
SHEET No.  
4



SCALE BAR IS ONE INCH  
ON SHOWN DRAWINGS







**SECOND FLOOR  
- FLOOR PLAN**

SCALE BAR IS ONE INCH  
ON ORIGINAL DRAWINGS

SHEET No: A 4.0

South Texas Educational Technologies, Inc  
Horizon Montessori Middle School



**DANNENBAUM**  
ENGINEERING COMPANY - McALLEN, LLC  
T.B.P.E. FIRM REGISTRATION #5998  
11106 NOLANA LOOP, STE 208 McALLEN, TX 78204 (361) 442-3177



DESIGNED BY: HRPV/MR			REVISIONS		DATE	BY
DRAWN BY:	HRPV/MR		NO.	DATE	DESCRIPTION	APPROVED BY:
CHECKED BY:	SLM		A	SEPTEMBER 2013	ISSUED FOR REVIEW	SLM
APPROVED BY:						
DATE:	SEPTEMBER 2013					

**FLOOR PLAN**



# Traffic Circulation Plan



Datepalm Avenue

Proposed  
Horizon Montessori  
Middle School

N. Main Street

N. Broadway Street

Cedar Avenue

Student  
Drop-off and  
Pick-up

Traffic cones to be  
placed by school  
during drop-off and  
pick-up hours

Approximately 1000 linear  
feet for vehicular stacking

Existing  
driveways to  
be closed

Existing  
driveway to  
be closed

Proposed entrance  
driveway (designed  
for right-turn only)

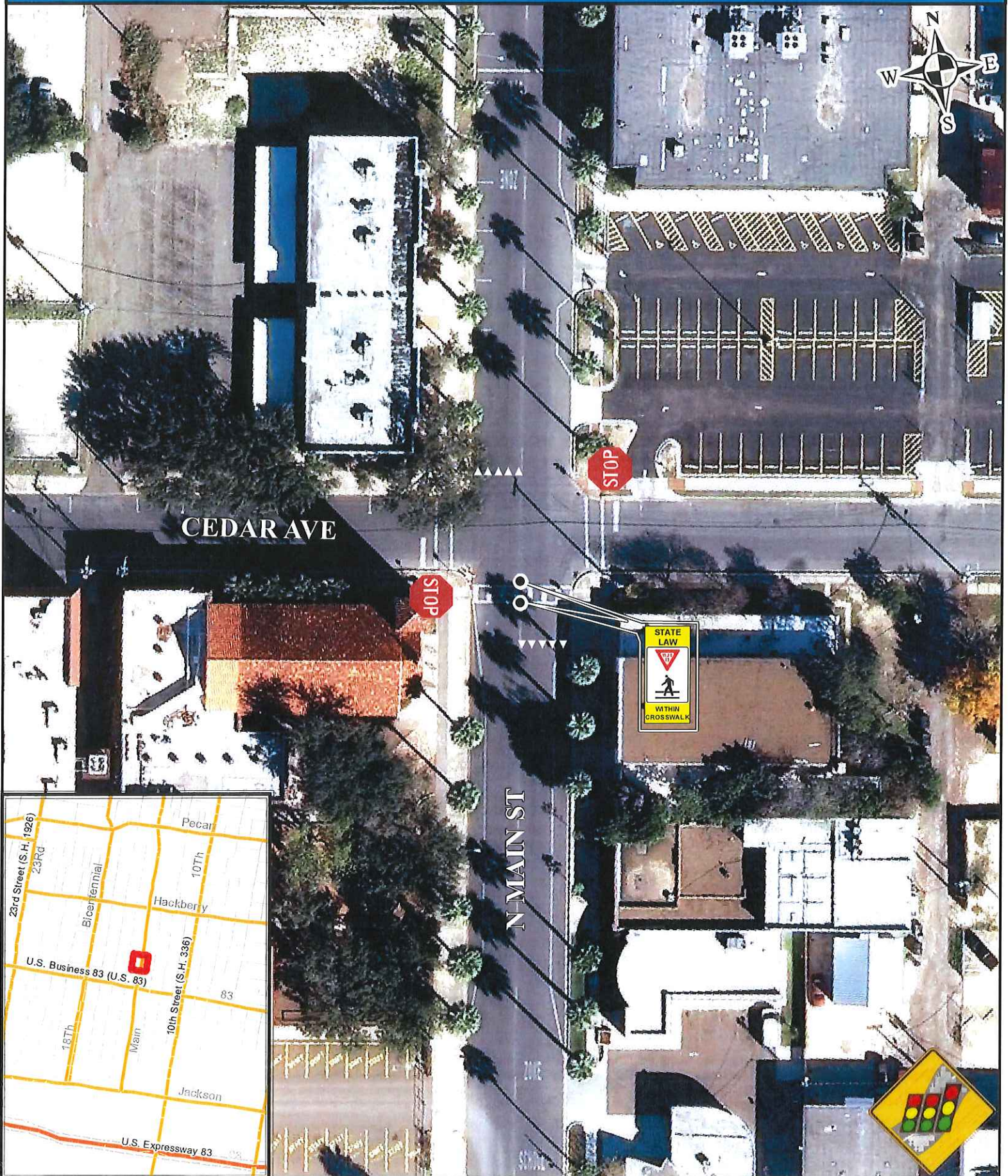


Traffic plan



# MAIN STREET & CEDAR AVENUE

## ALTERNATIVE





# Planning Department

## Memo

**TO:** Planning and Zoning Commission

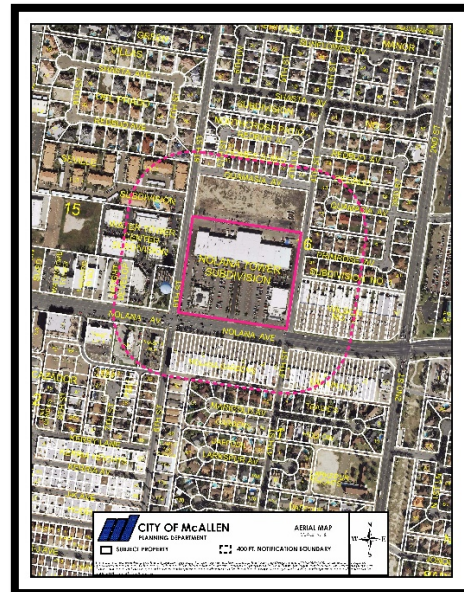
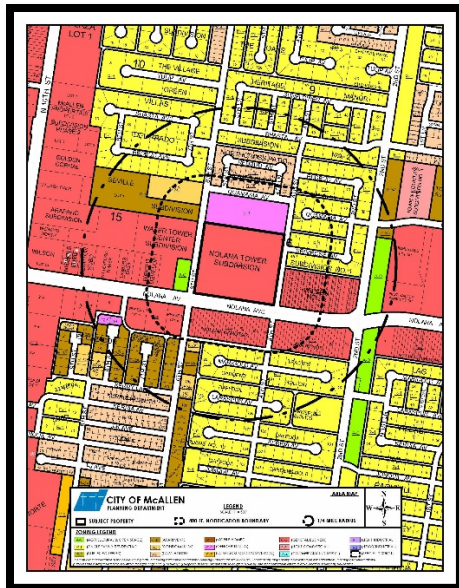
**FROM:** Planning Staff

**DATE:** February 26, 2020

**SUBJECT: REQUEST OF GUILLERMO VAZQUEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR/NIGHT CLUB, AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE A-3. (CUP2020-0003)**

### BRIEF DESCRIPTION:

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



### HISTORY:

The initial conditional use permit for this establishment was approved by the City commission on March 8, 2010 with a variance to the distance requirement. The last permit

was approved by the City Commission on March 28, 2016 for one year with a variance to the distance requirement. The bar has been in operation without a Conditional Use Permit.

**REQUEST/ANALYSIS:**

The applicant is proposing to continue to operate a bar (Los Rieles) from a 8,500 sq. ft. lease space within the shopping center. The hours of operation will be from 9:00 p.m. to 2:00 a.m. Tuesday thru Saturday.

The Health Department has inspected the establishment, and the property is in compliance. Fire Department has conducted an initial inspection; however, a follow-up inspection is pending. Attached is the police report from February 1, 2019 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- c) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed bar is required 85 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site;
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides

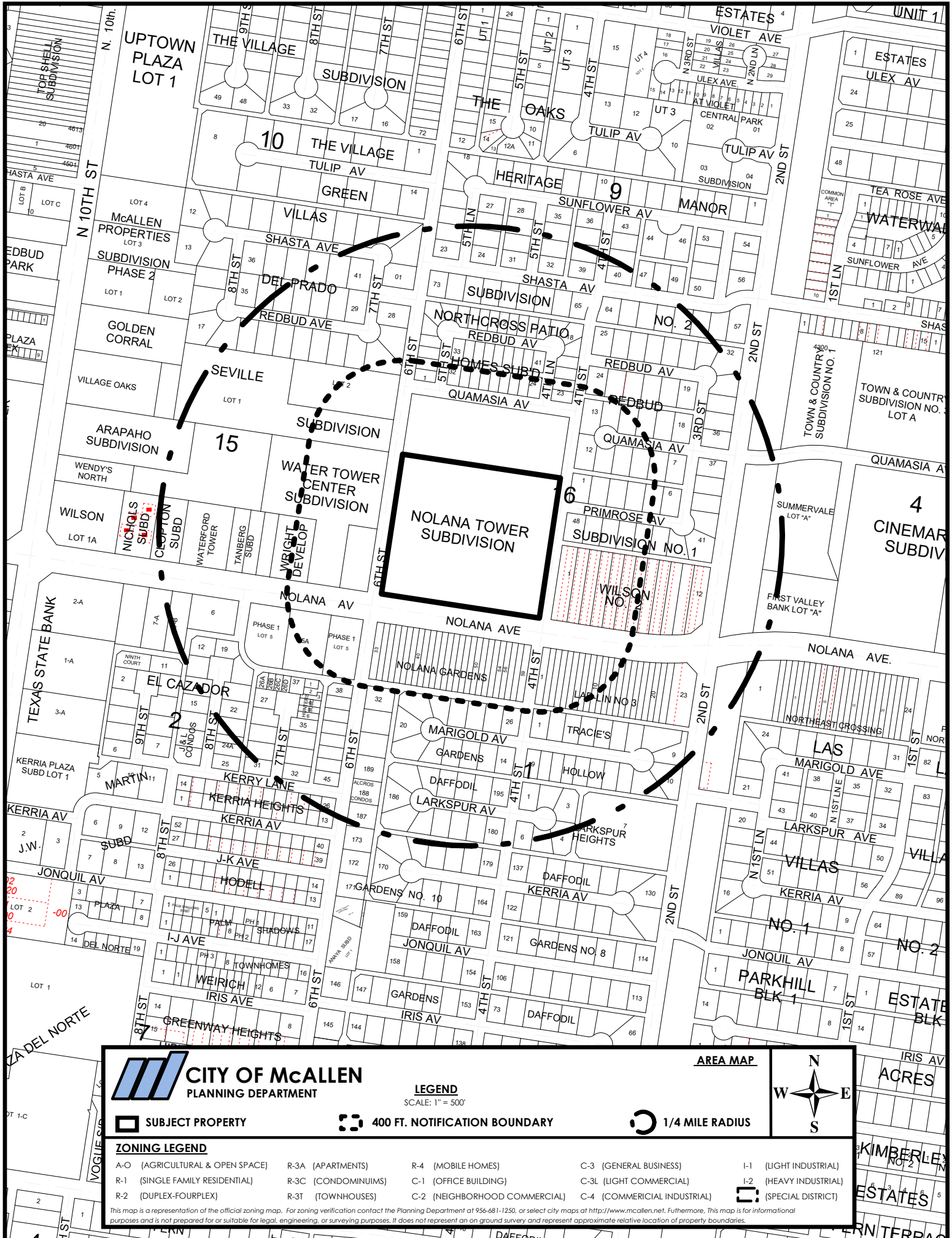


maximum visibility as much as possible of the site from a public street;

- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building department as part of the building permit review.

**RECOMMENDATION:**

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



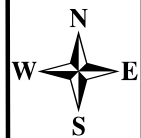
# CITY OF McALLEN PLANNING DEPARTMENT

LEGEND  
SCALE: 1" = 500'

SUBJECT PROPERTY

400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

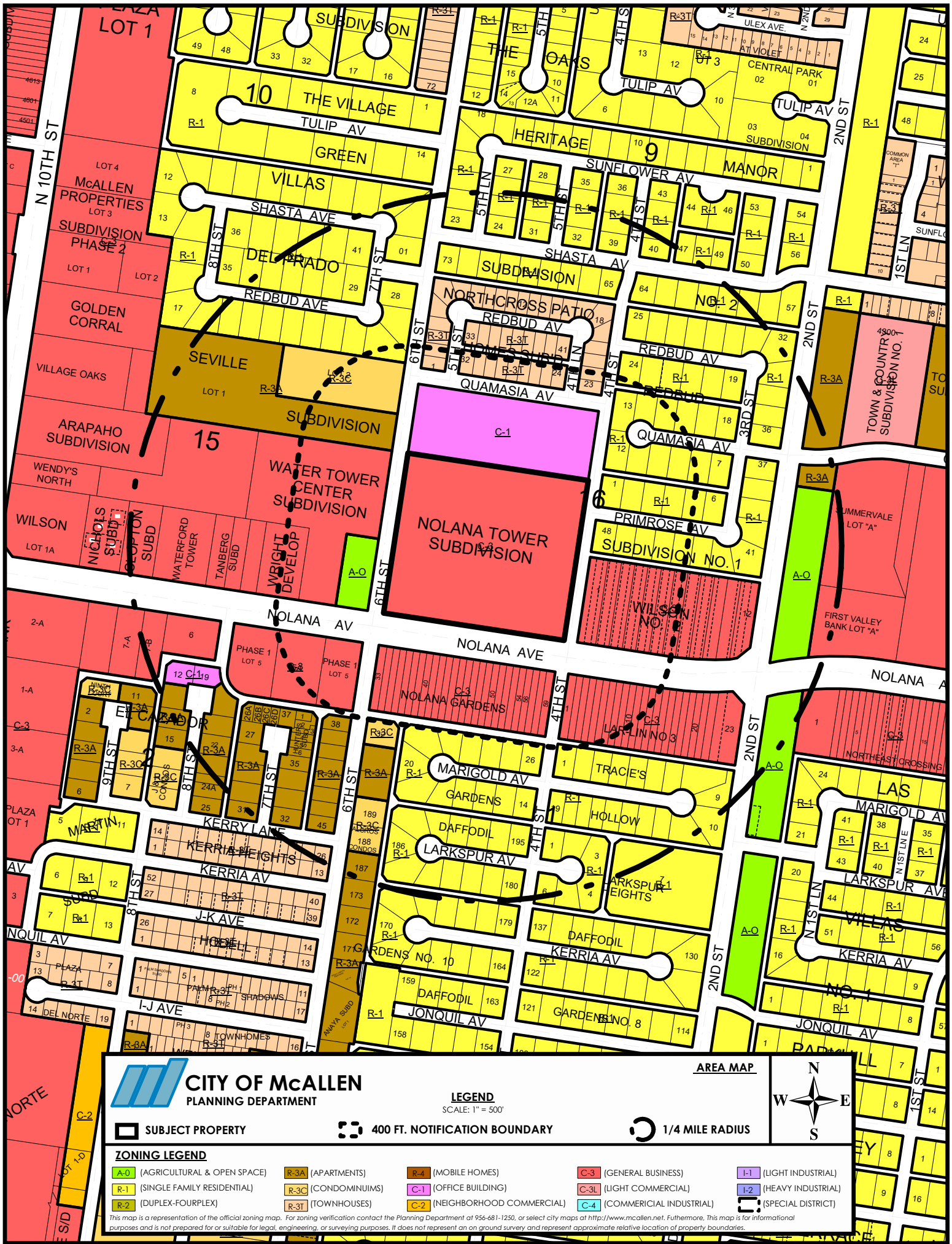


## ZONING LEGEND

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 (DUPLICATE-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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# CITY OF McALLEN PLANNING DEPARTMENT

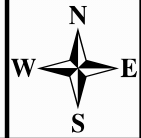
## LEGEND

SCALE: 1" = 500'

SUBJECT PROPERTY

400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



### ZONING LEGEND

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

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

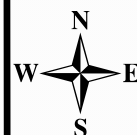


SUBJECT PROPERTY



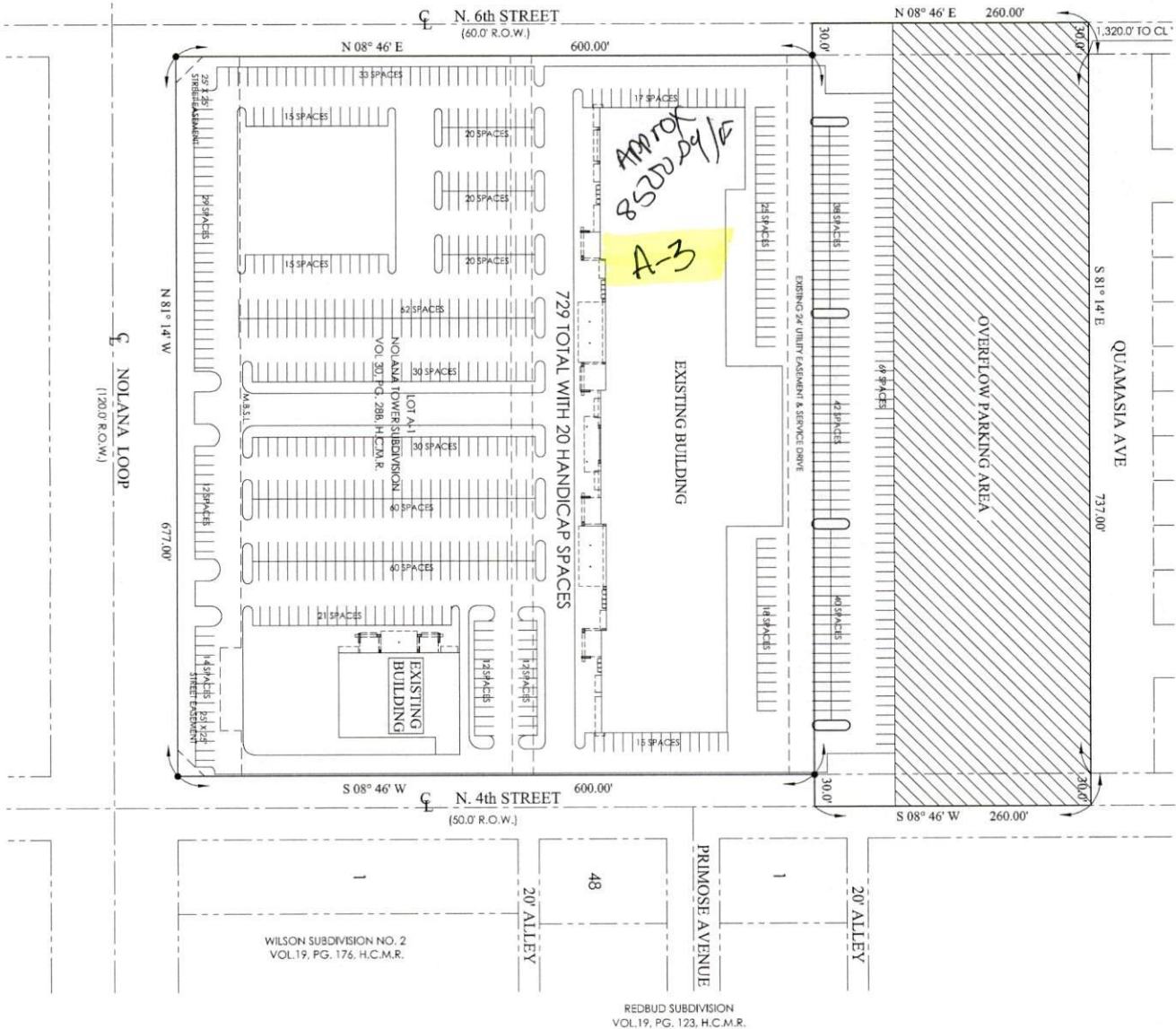

400 FT. NOTIFICATION BOUNDARY

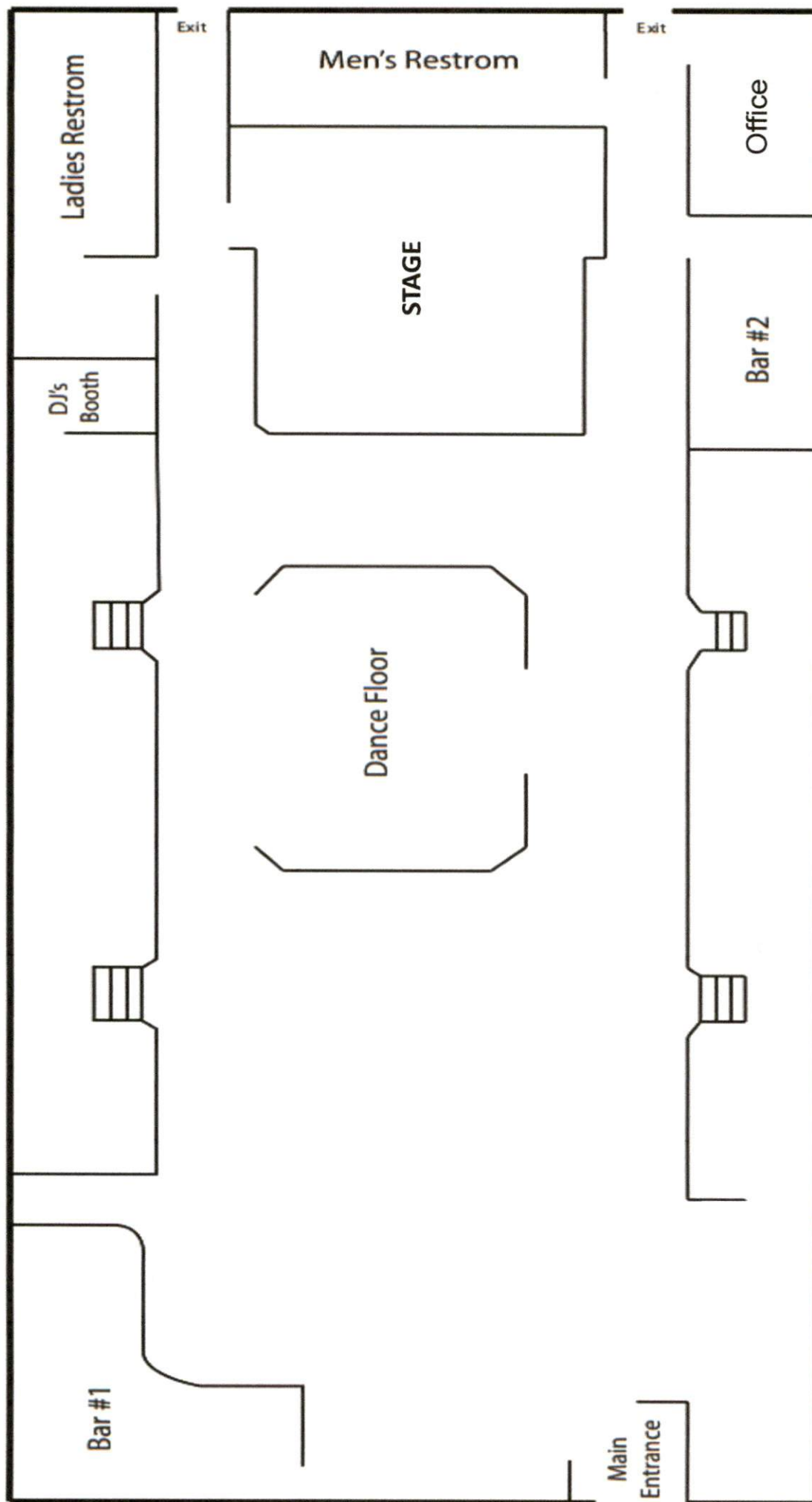
**AERIAL MAP**  
SCALE: N.T.S.



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 on ground survey and represent approximate relative location of property boundaries.









RCBJ GROUP, LLC  
LOS RIELES McALLEN  
400 W. Nolana Ave. Suite A-3  
McAllen, TX 78504  
(956)618-1444

February 17, 2020

To whom it may concern,

I, Guillermo Vazquez Jr give my full authorization to Sandra Ramirez to fill out all forms for the Conditional Use Permit application, to talk with the fire inspectors and to represent Me and RCBJ Group, LLC in any meetings with the City of McAllen.

Sincerely Yours,

*Guillermo Vazquez*

Guillermo Vazquez Jr  
956-458-8350





# Incident Analysis Report

## Summary

**Print Date/Time:** 02/20/2020 12:52  
**Login ID:** mcpd7004  
**Incident Type:** All  
**Call Source:** All

**From Date:** 02/01/2019 00:01  
**To Date:** 02/20/2020 12:00

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 400 NOLANA AVE A3, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
--------------------	-----------------	---------------	----------

**Total Matches:** 0



## Memo

**TO:** Planning and Zoning Commission

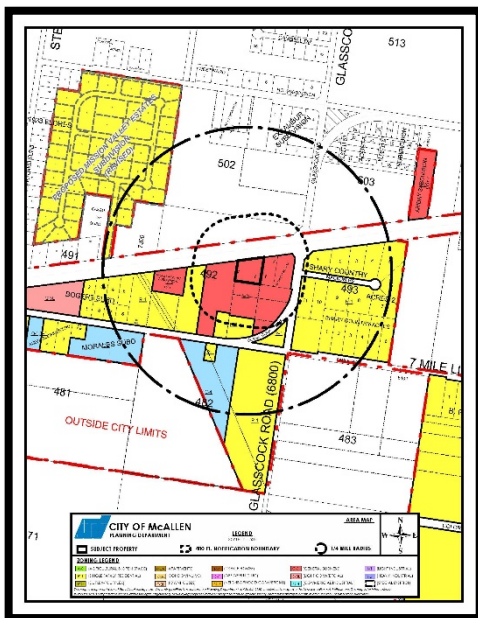
**FROM:** Planning Staff

**DATE:** February 26, 2020

**SUBJECT: REQUEST OF RICHARD S. NARES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT THE 1.10 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, 6925 STATE HIGHWAY 107. (CUP2020-0004)**

### BRIEF DESCRIPTION:

The property is located 500 ft. west of the southwest corner of Glasscock Road and Highway 107 and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, west, and south. The area to the north of State Hwy 107 is in McAllen's ETJ. Surrounding land uses include commercial businesses, single family residences, and vacant land. 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 for this establishment by the City Commission with a variance to the distance requirement on February 12, 2018. The business underwent a change of ownership and the applicant was unaware that a CUP was required.

**REQUEST/ANALYSIS:**

The applicant is proposing to continue to operate a 2,390 sq. ft. building as a drive thru. The drive thru will continue to operate with the sale of pre-packaged beer and wine, and snacks. The applicant is proposing to continue to operate a 414 sq. ft. area within the existing building for a bar. The bar area has tables, seats and televisions and will give the customers the option to consume the pre-packaged beer and wine on site. The hours of operation will be from 11:00 am to 12:00 am Sunday thru Friday and 11:00 am to 1:00 am on Saturday. Based on 414 sq. ft. of bar use, 5 parking spaces are required and based on 1,977 sq. ft. of retail use, 8 parking spaces are required, for a total of 13 parking spaces required. There are 5 parking spaces in compliance shown on the site plan; however, the property owner is allowing the applicant to use an adjacent parking lot to the east side, as additional parking.

The Health Department has conducted their inspection but Fire Department is still pending their inspection. Attached is the police report from February 1, 2019 until present. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance as indicated below:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of any of the above-reference uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on State Highway 107, 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 414 sq. ft. of bar use, 5 parking spaces are required and based on 1,977 sq. ft. of retail use, 8 parking spaces are required, a total of 13 parking spaces are required.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. Establishment will have to comply with conditions of building permit.

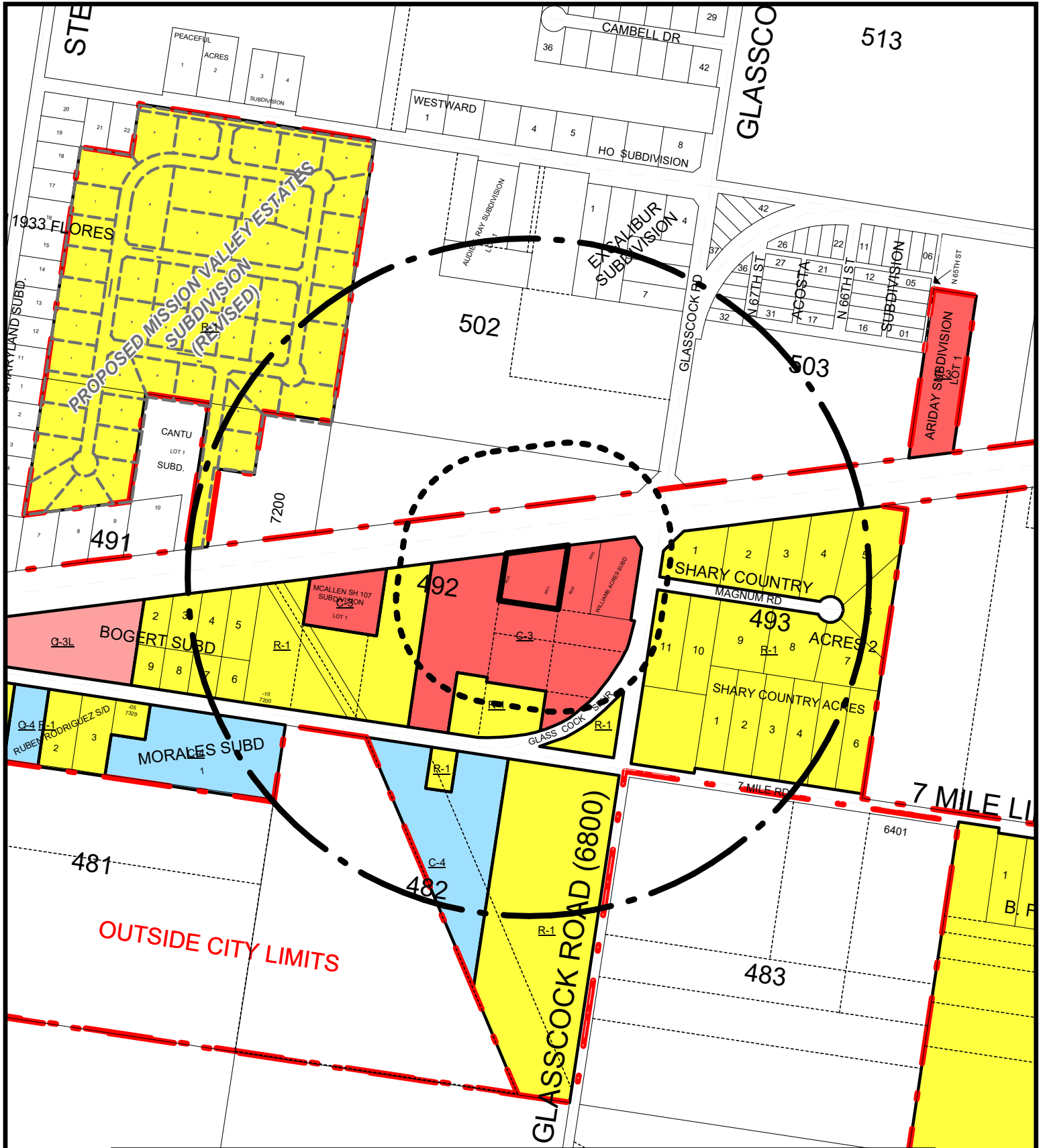



**RECOMMENDATION:**

Staff recommends disapproval of the request, based on non-compliance to the requirement #1 (distance) of Section 138-118 (4) of the Zoning Ordinance, and Health and Fire Department requirements.





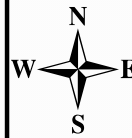






**CITY OF McALLEN**  
PLANNING DEPARTMENT


**LEGEND**  
SCALE: 1" = 500'

**AREA MAP**



 **SUBJECT PROPERTY**

 **400 FT. NOTIFICATION BOUNDARY**

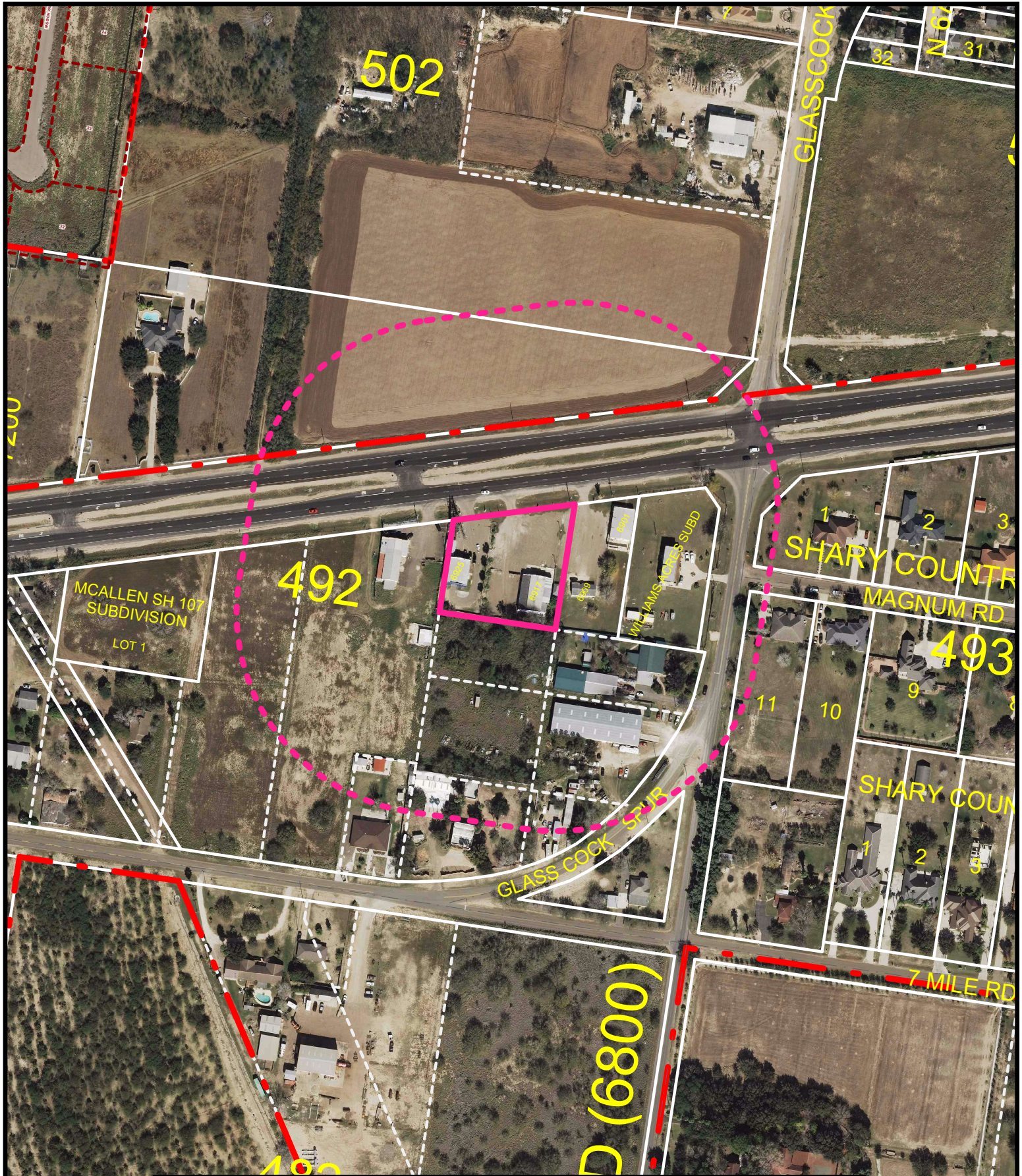
 **1/4 MILE RADIUS**

**ZONING LEGEND**

<div style="display: flex; justify-content: space-between;"> <div> <span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A-0</span> (AGRICULTURAL &amp; OPEN SPACE)  <span style="background-color: #FFFFE0; border: 1px solid black; padding: 2px;">R-1</span> (SINGLE FAMILY RESIDENTIAL)  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-2</span> (DUPLEX-FOURPLEX)         </div> <div> <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-3A</span> (APARTMENTS)  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-3C</span> (CONDOMINIUMS)  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-31</span> (TOWNHOUSES)         </div> <div> <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">R-4</span> (MOBILE HOMES)  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">C-1</span> (OFFICE BUILDING)  <span style="background-color: #FFDAB9; border: 1px solid black; padding: 2px;">C-2</span> (NEIGHBORHOOD COMMERCIAL)         </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">C-3</span> (GENERAL BUSINESS)  <span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">C-3L</span> (LIGHT COMMERCIAL)  <span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">C-4</span> (COMMERCIAL INDUSTRIAL)         </div> <div> <span style="background-color: #D8BFD8; border: 1px solid black; padding: 2px;">I-1</span> (LIGHT INDUSTRIAL)  <span style="background-color: #D8BFD8; border: 1px solid black; padding: 2px;">I-2</span> (HEAVY INDUSTRIAL)  <span style="background-color: #D8BFD8; border: 1px solid black; padding: 2px;">C-5</span> (SPECIAL DISTRICT)         </div> </div>
--	---

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

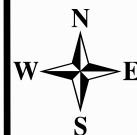
**AERIAL MAP**  
SCALE: N.T.S.



**SUBJECT PROPERTY**



**400 FT. NOTIFICATION BOUNDARY**

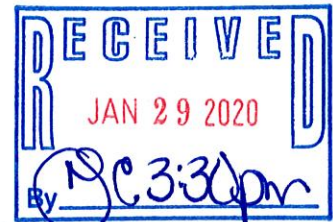


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[illegible]

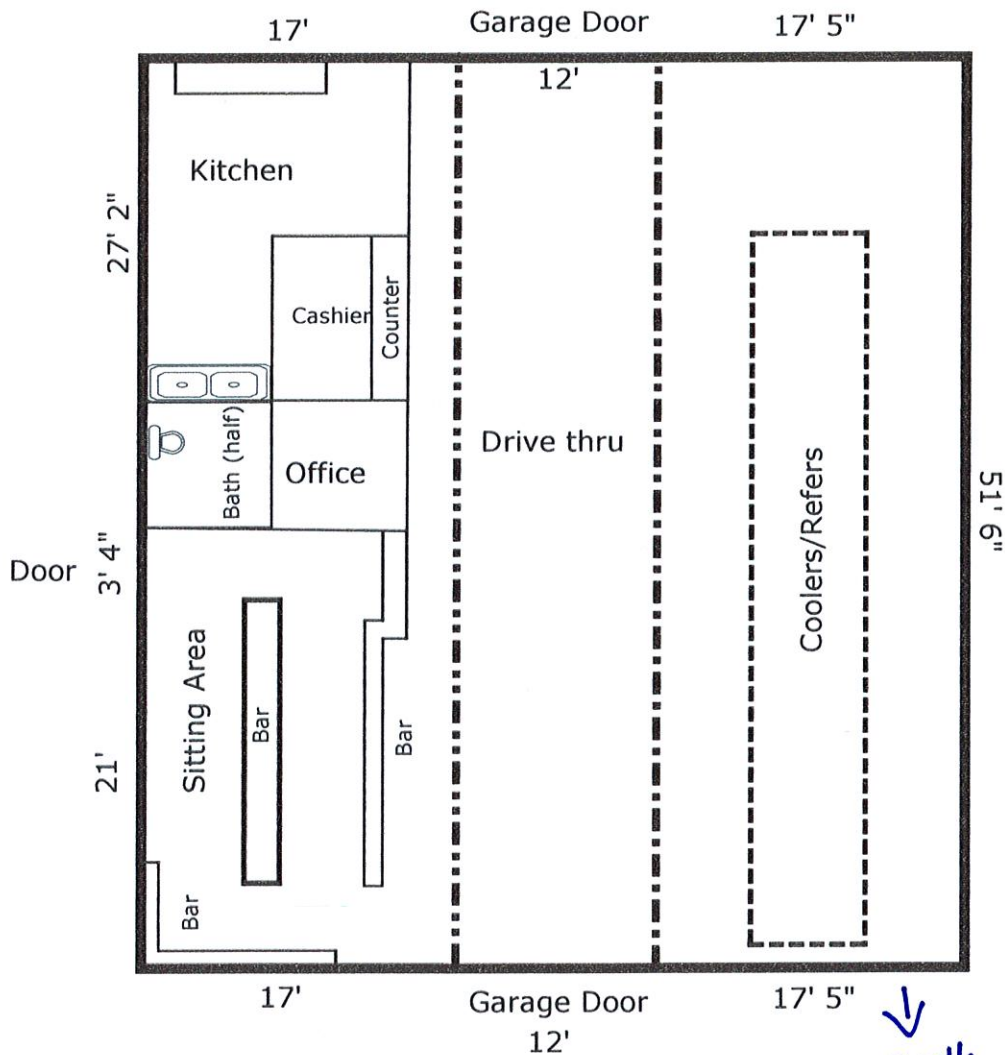
↓  
north



### Area Calculations Summary

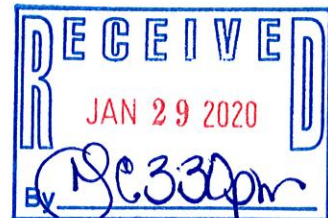
$$51.5 \times 46.42 = 2390.46$$

# 6925 State Highway 107, Mission, TX



**Building Area**  
[2390.46 Sq ft]

↓  
north



TOTAL Sketch by a la mode, inc.

## Area Calculations Summary

**Non-living Area**  
Building Area

2390.46 Sq ft

51.5 × 46.42 = 2390.46



January 29, 2020

James Wood  
2708 Lovett Lane  
Cedar Park, TX 78613  
(361) 834-9091 / (361) 991-9630 fax  
Email: [James.St.James@Hotmail.com](mailto:James.St.James@Hotmail.com)

---

To whom it may concern:

My name is James Wood. I am the owner of the property located at 6925 State Highway 107. This property is currently leased to Richard S. Nares operating as Pocket Aces LLC. Mr. Nares has my full permission to operate his business as a drive thru store and bar as long as all applicable city, state and local laws are followed and all permits and permissions are issued and in good standing.

Respectfully,

  
James Wood

RECEIVED  
FEB 04 2020  
BY: JHG

**Liliana Garza**

---

**From:** james wood <james.st.james@hotmail.com>  
**Sent:** Wednesday, February 26, 2020 11:15 AM  
**To:** Liliana Garza; nares181@gmail.com  
**Subject:** City of McAllen

To Whom it may Concern,

My Name is James Wood.... I am the property owner of 6925 Hwy 107 McAllen Tx and the adjoining property and its parking. I am as the owner allowing Pocket Aces and its owner Richards Nares full use and access of my adjoining property and all of its parking facilities.

if you have any concerns or questions ...Please fill free to contact me.

Thank You.... Sincerely

James Wood  
361-834-9091



***Pocket Aces Drive Thru  
6925 State Highway 107  
McAllen, TX 78573  
(956) 405-9698 / (956) 601-7093***

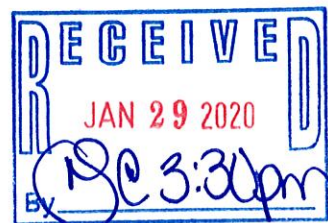
January 28, 2020

To the City Officials from the McAllen Planning Department:

My name is Genesis Guzman Salinas. I am the operational manager of Pocket Aces Drive Thru (PADT) located at 6925 Hwy 107 Mission, Texas. The owner of the enterprise is Mr. Richard Steven Nares who has given me complete authority to act on his behalf to reopen and to continue to manage the business. We met with the courteous young man; namely Mr. Carlos Humberto Garza on January 28, 2020. Based on our latest interview with him, I am respectfully proffering this letter as a sincere request for special consideration from you; given the ambush and dilemma that we are facing.

As of today, our business PADT is closed due to the expiration of the previous "Conditional Use Permit". We explained to Mr. Garza that we were unaware that the permit was to expire when we took over the business. The party that sold it to us; misled us. Nevertheless, we find ourselves with no business and five employees without a job and a vacant building that is not producing any income nor sales tax revenues. The lack of income is insurmountable not just for me and my family but to our employees and their families. The aforementioned shutdown affects at least six females, most of whom are single mothers and some who also students attending UTRGV.

We were totally naïve when we took over this business and the seller's actions has blind sighted us. We have been diligently endeavoring to make things right and comply with all applicable laws; however, we have learned the hard way that this is a lengthy and tedious process which was intensified by our inexperience are respectfully requesting if we can reopen the business, pending our solemn pledge to diligently comply with all required permits, regulations and fees.



(Page 1 of 2)

We will submit all the appropriate paperwork and fees required in a timely manner, however, to reiterate, is there any possible way to keep the business open? We are open to any options that you can offer us to ascertain that we are sincere in being compliant.

Thank you in advance for considering our plight.

Respectfully submitted,



Genesis Guzman Salinas  
Operational Manager

We are asking if we can operate  
as a drive thru mean while  
our bar permit is approved  
since we have all the documents  
you asked for  
We will only be operating as a  
Drive thru during the conditional used permit  
process and we will not open up the  
Bar unless it is approved.

Richard Steven Nares  
Owner



11/29/2020





# Incident Analysis Report

## Summary

**Print Date/Time:** 02/20/2020 12:58  
**Login ID:** mcpd7004  
**Incident Type:** All  
**Call Source:** All

**From Date:** 02/01/2019 00:01  
**To Date:** 02/20/2020 12:00

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 6925 STATE HIGHWAY 107,

Incident Date/Time	Incident Number	Incident Type	Location
--------------------	-----------------	---------------	----------

**Total Matches:** 0





**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2020-0004**

CITY OF MCALLEN PLANNING DEPT.  
956-681-1290  
WWW.MCALLE.NET





## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** February 20, 2020

**SUBJECT: REQUEST OF UPBRING LUTHERAN SOCIAL SERVICES OF THE SOUTH INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (IMMIGRANT YOUTH FACILITY) AT THE 2.72 ACRES COMING OUT OF LOT 6, BLOCK 11, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 1000 NORTH MCCOLL ROAD. (CUP2020-0005)**

### BRIEF DESCRIPTION:

The property is located on the east side of North McColl Road, approximately 410 ft. north of East Hackberry Avenue, and is zoned R-3A (apartments) District. The adjacent zoning is R-3A District to the west and C-3 (general business) District to the north, south, and east. An institutional use is permitted in the R-3A zone with a conditional use permit and in compliance with requirements.



### HISTORY:

The initial conditional use permit was approved, for one year, on June 17, 2014 by the Planning and Zoning Commission. The last permit was approved for life of the use by the City Commission on April 11, 2016 for the same applicant and same use.

**REQUEST/ANALYSIS:**

The applicant is proposing to continue to utilize the 13,893 sq. ft. building for an immigrant youth facility. The applicant is requesting to add a portable building to use as a classroom for the existing use. The proposed building will be approximately 60 ft. by 27 ft. and will have 16 – 24 students at a time. The Fire Department will conduct their inspection as part of the building permit process for the portable building. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

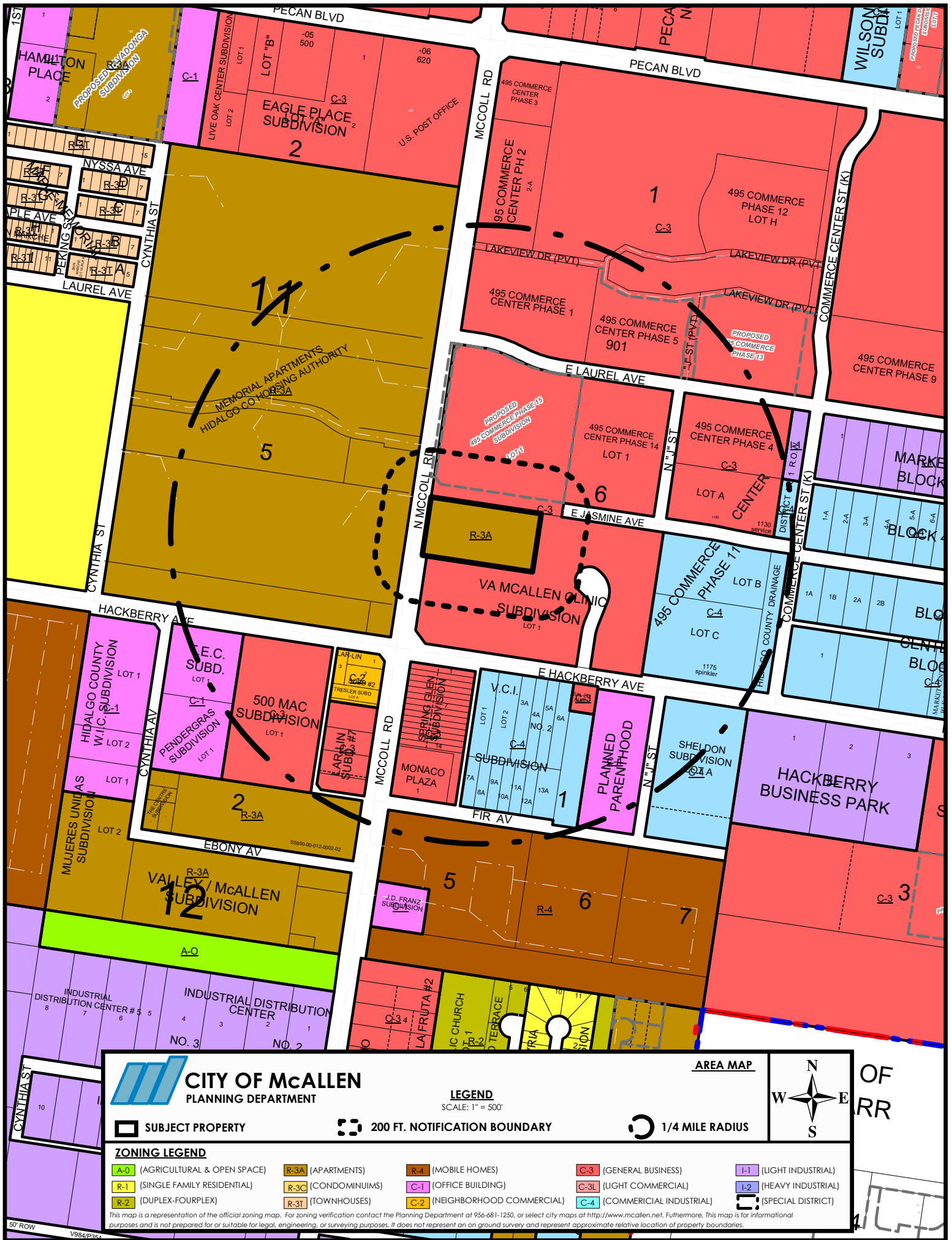
1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North McColl Road and does not generate traffic into residential areas.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the vehicle observations that park on site and on the side of Jasmine Avenue. Based on 27 bedrooms with a multi-purpose room, 6 offices, 4 classrooms, 33 parking spaces are required; a total of 42 parking spaces are now provided on site;
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 properties shall be screened by a 6 ft. opaque fence.

**RECOMMENDATION:**

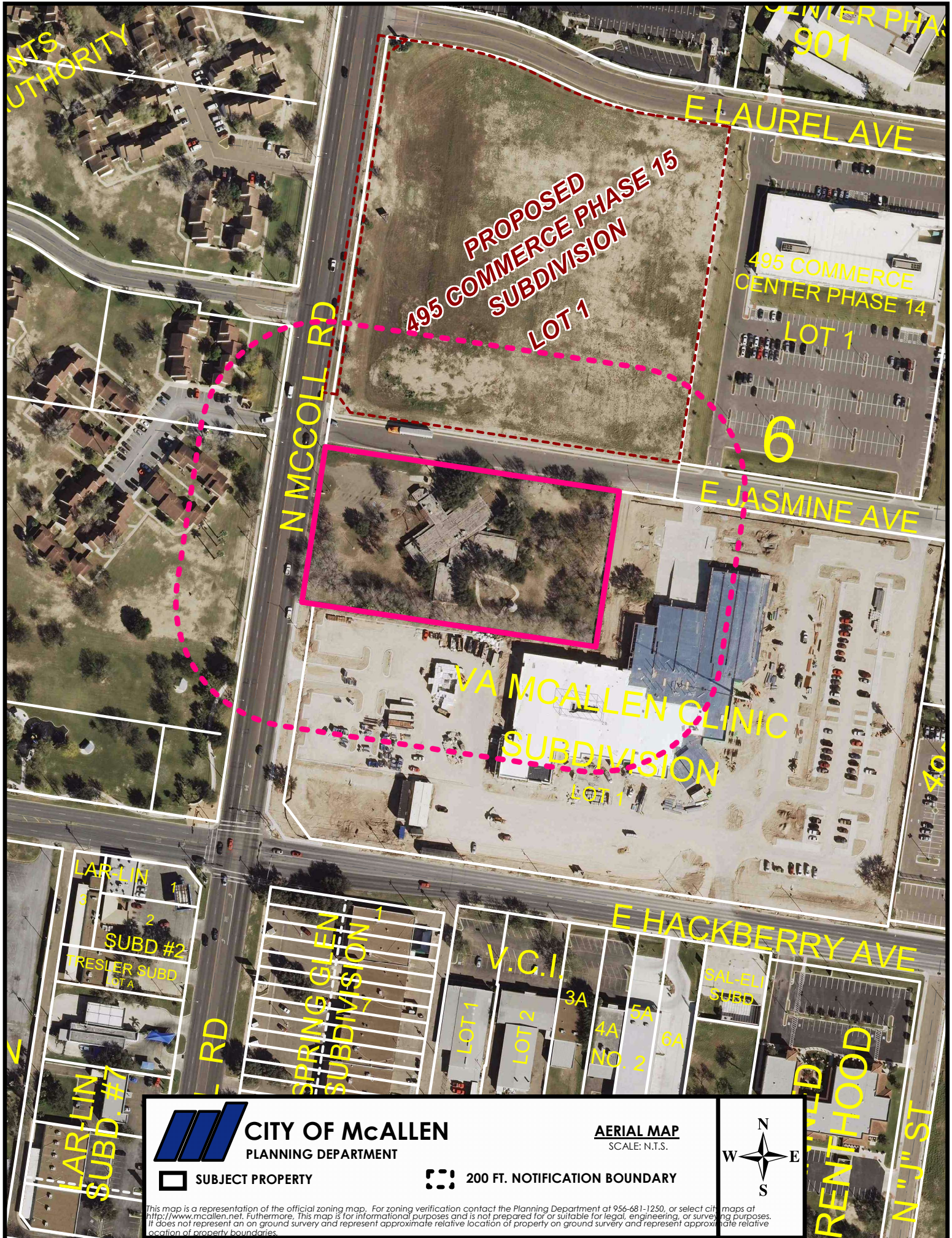
Staff recommends approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Building Permit, and Fire Department requirements.

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY

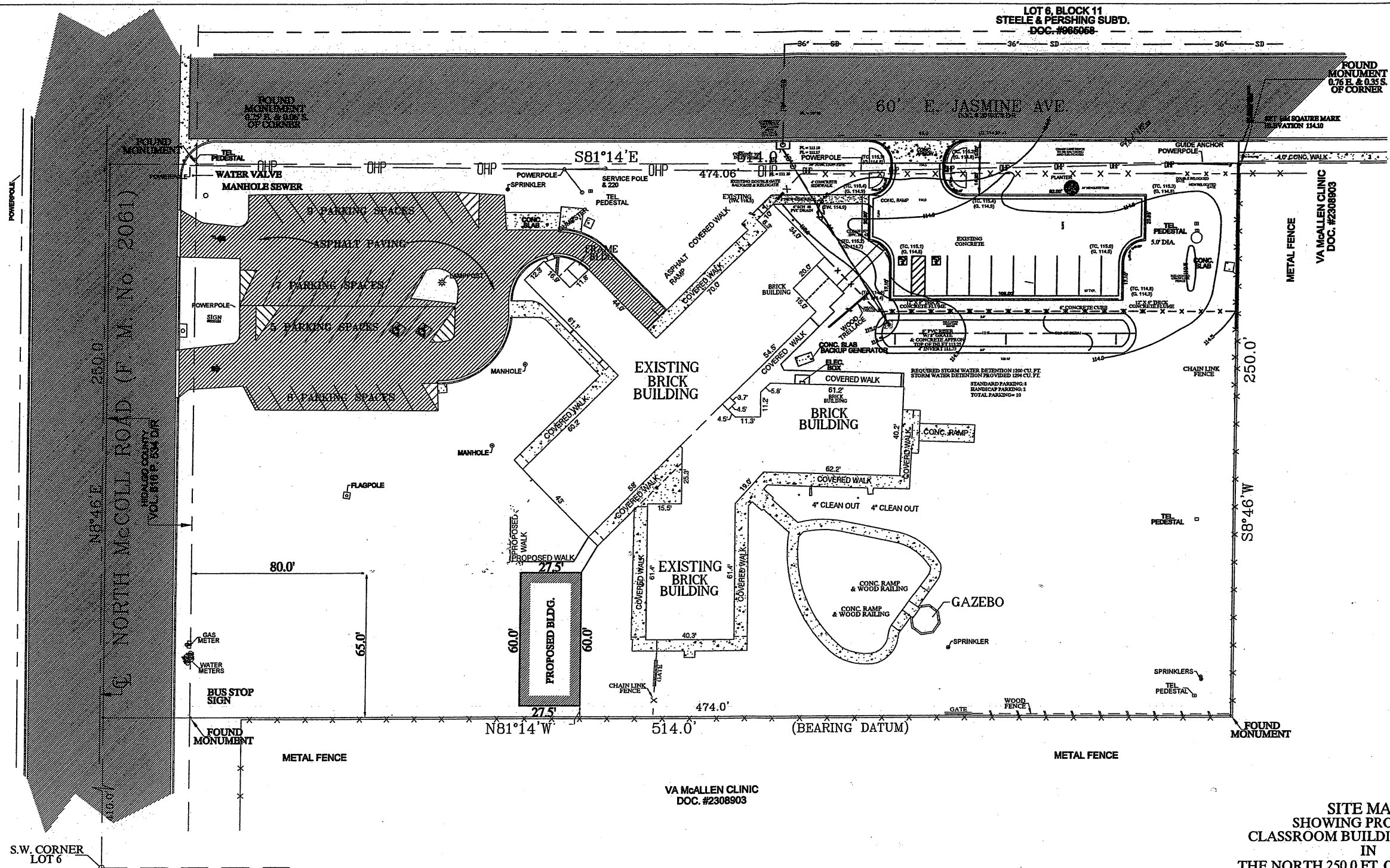


200 FT. NOTIFICATION BOUNDARY



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**SITE MAP**  
**SHOWING PROPOSED**  
**CLASSROOM BUILDING ADDITION**  
**IN**  
**THE NORTH 250.0 FT. OF THE SOUTH**  
**660.0 FT. OF THE WEST 514.0 FT.**  
**OF LOT 6, BLOCK 11**  
**STEELE & PERSHING SUBDIVISION**  
**OF PORCIONES 66 & 67**  
**HIDALGO COUNTY, TEXAS**  
**RECORDED IN VOL. 8, P. 115 D/R**

PREPARED BY  
**MICHAEL FABIAN SURVEYING, INC.**  
**1203 E. HACKBERRY AVE.**  
**MCALLEN, TEXAS 78501**

TEL (361) 630-1432 FAX (361) 637-4650

MICHAEL FABIAN  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR

W.D. # 03416 CRD: PRINT SIZE: ARCH C  
 SCALE: 1" = 30' DATE: 05/22/2018  
 EMAIL ADDRESS: SURVEY@MFABIANSURVEYING.COM  
 FIRM # 1019945

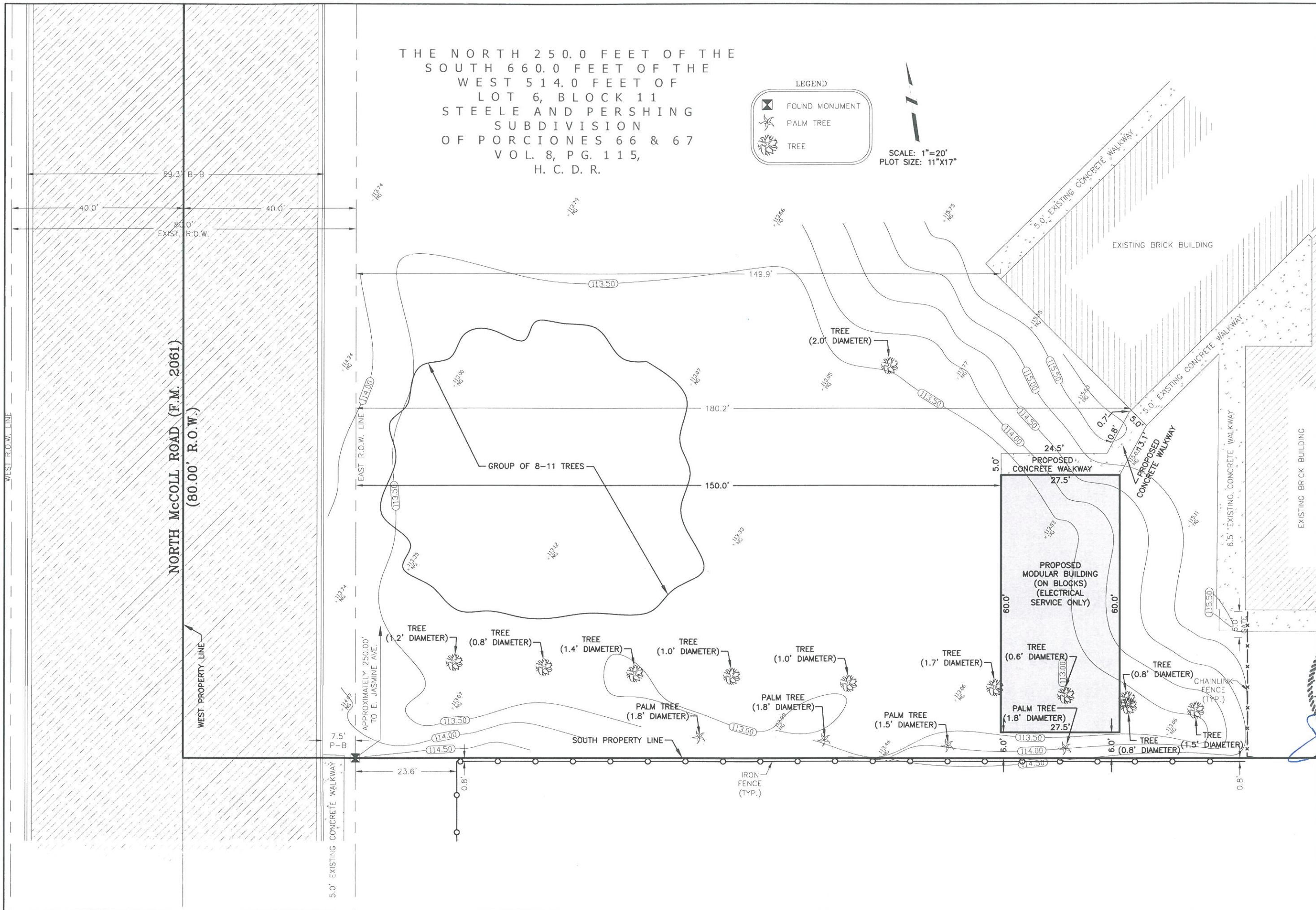
COPYRIGHT MICHAEL FABIAN SURVEYING, INC. 2018 NO LICENSE HAS BEEN CREATED,  
 EXPRESSED OR IMPLIED TO COPY THIS PLAT OF SURVEY. IF THIS PLAT OF SURVEY  
 DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID PER SECTION 661.46  
 AND 663.19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER  
 ARTICLE 5282 C VERNONS TEXAS CIVIL STATUTES.



LEGEND

	FOUND MONUMENT
	PALM TREE
	TREE

SCALE: 1"=20'  
PLOT SIZE: 11"X17"

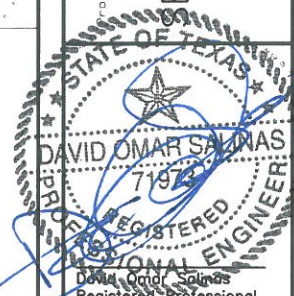


**SE<sup>A</sup>**

**SALINAS ENGINEERING & ASSOCIATES**  
CONSULTING ENGINEERS, SURVEYORS  
22221 DAFFODIL - MCALLEN, TEXAS 78901  
(956) 686-1459 (FAX)  
TEAS 12100 MARK 35 CIRCLE BLDG. 4, SUITE 158 MC-KIN, AUSTIN, TEXAS 78703 (512) 238-2463

Sheet Title: SITE PLAN  
CONDITIONAL USE  
PERMIT FOR SINGLE  
MODULAR ADDITION

NEW HOPE  
LUTHERAN SOCIAL  
SERVICES OF THE SOUTH  
1000 N. McCOLL RD.  
MCALLEN, TEXAS



Drawn By	A.E.
Checked By	D.D.S.
Approved By	D.D.S.
Project No.	P-20-24963
Drawing No.	P-20-24963.DWG
Sheet	of
1	1



## Memo

**TO:** Planning and Zoning Commission

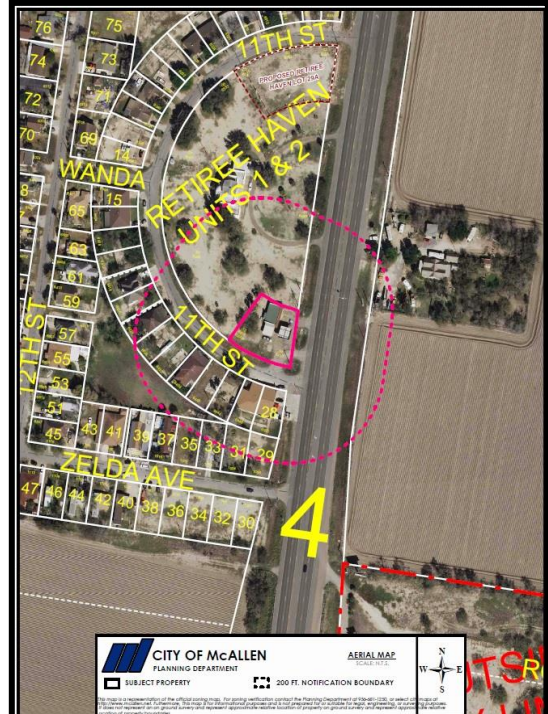
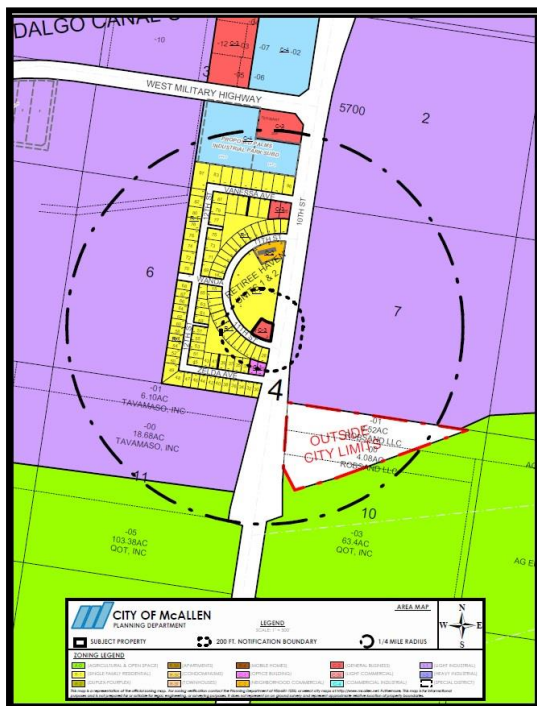
**FROM:** Planning Staff

**DATE:** February 28, 2020

**SUBJECT: REQUEST OF RICARDO MANZO FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN AUTOMOTIVE SERVICE AND REPAIR (TIRE SHOP) AT TRACT 13 OUT OF UNNUMBERED LOT, UNIT 1; RETIREE HAVEN #1 ASSESORS SUBDIVISION, HIDALGO COUNTY, TEXAS, 6416 SOUTH 10<sup>TH</sup> STREET. (CUP2020-0006)**

### BRIEF DESCRIPTION:

The property is located on the northwest corner of South 10<sup>th</sup> Street and 11<sup>th</sup> Street. It is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the north, south, and west. The area to the east is I-1 (light industrial) District. Surrounding land uses include single-family residences, and vacant land. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



### REQUEST/ANALYSIS:

Currently, there is a 1,066 sq. ft. commercial building with an enclosed carport to the building

used for a work area on the property. This building was built in 1981 and was annexed by the city in December 1989. This building has been used for various commercial uses.

A conditional use permit was approved for one year by the Planning and Zoning Board on January 16, 2019 subject to the enclosing of the carport, the maintenance and clear striping of the parking lot in compliance with Section 138-400 of the Zoning Ordinance, and Health and Fire Department requirements. There is a new applicant; therefore, it has to come before the Planning and Zoning Commission for consideration and approval.

The new applicant is proposing to continue to use the building as an automotive service & repair (tire shop) business. The hours of operation are from 9:00 A.M. to 7:00 P.M. Monday through Saturday. Based on the total 1,066 sq. ft. for the automotive service and repair, 6 parking spaces were required; 6 parking spaces were provided on site. During inspection, staff observed that the parking lot needs maintenance and striping.

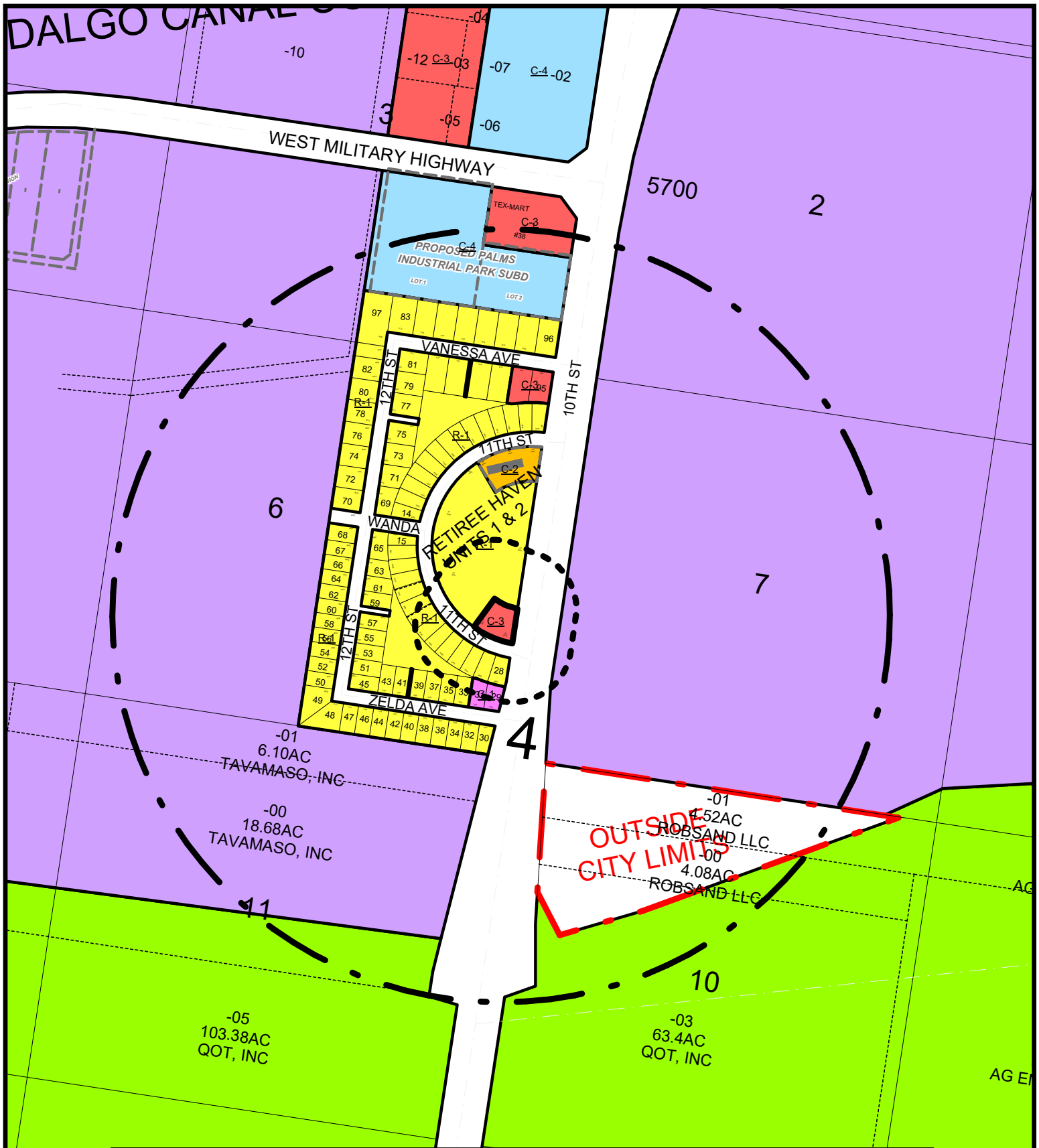
Fire and Health Department inspections are still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:


- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 18,750 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure, and in the adjacent enclosed carport.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The buildings are located approximately 140 ft. from the nearest single family residence to the southwest.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence to the north and west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to the maintenance and striping of the parking lot in compliance with Section 138-400 of the Zoning Ordinance, and Health and Fire Department requirements.









**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: 1" = 500'


**AREA MAP**




**SUBJECT PROPERTY**



**200 FT. NOTIFICATION BOUNDARY**



**1/4 MILE RADIUS**

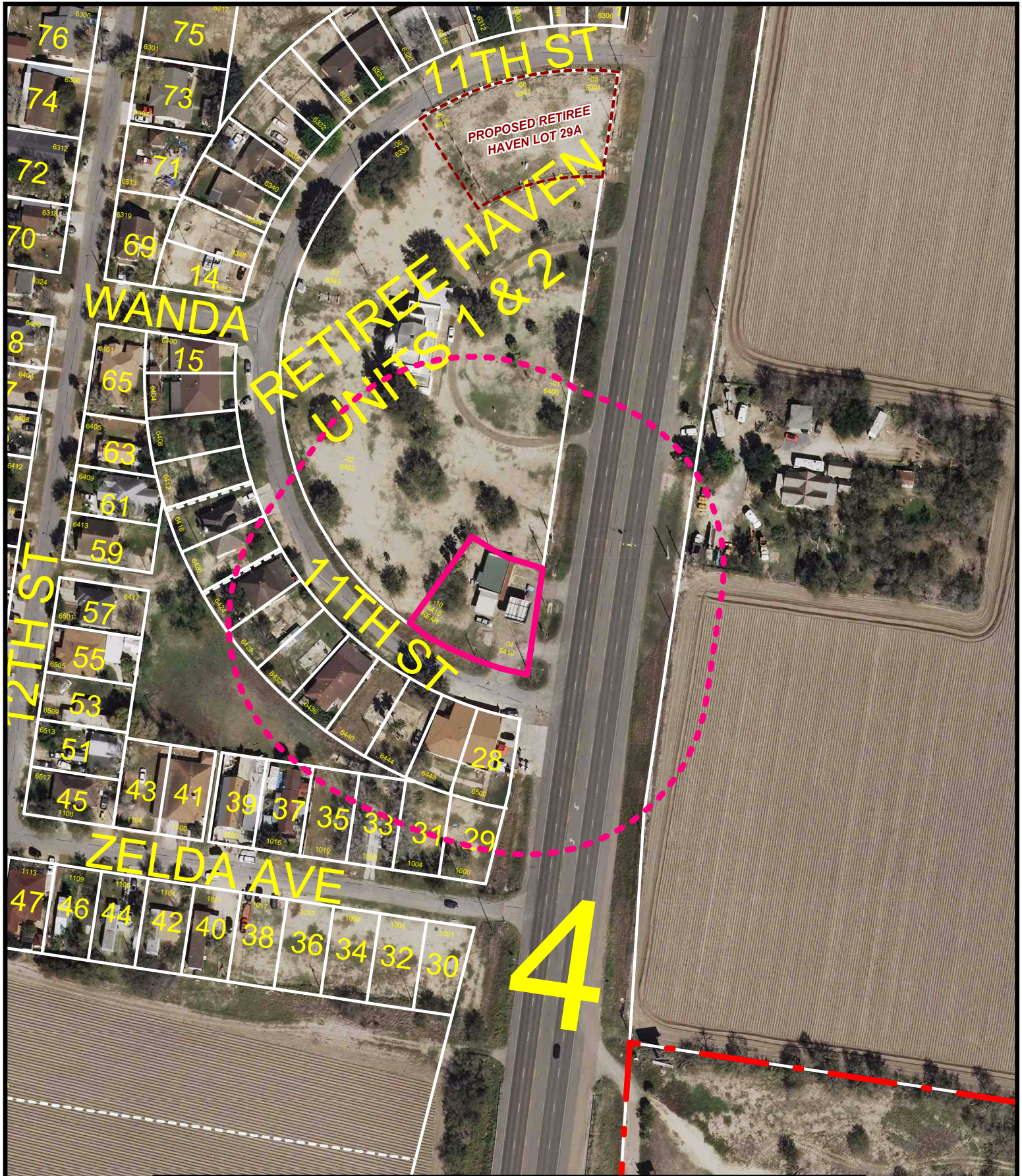


**ZONING LEGEND**

<div style="display: flex; justify-content: space-between;"> <div> <div style="background-color: #90EE90; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> <b>A-0</b> (AGRICULTURAL &amp; OPEN SPACE)</div> <div> <div style="background-color: #FFDAB9; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> <b>R-1</b> (SINGLE FAMILY RESIDENTIAL)</div> <div> <div style="background-color: #FFB6C1; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> <b>R-2</b> (DUPLEX-FOURPLEX)</div> </div> <div style="vertical-align: top;"> <div style="background-color: #FFDAB9; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> <b>R-3A</b> (APARTMENTS)</div> <div style="background-color: #FFDAB9; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> <b>R-3C</b> (CONDOMINIUMS)
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**R-31** (TOWNHOUSES)
**R-4** (MOBILE HOMES)
**C-3** (GENERAL BUSINESS)
**I-1** (LIGHT INDUSTRIAL)



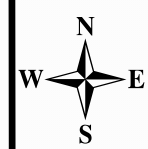


**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**



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 on ground survey and represent approximate relative location of property boundaries.





S ← → N

Floor  
Plan





20 de enero 2020.

A quien corresponda:

Soy la Sra. Eva Josefina Briones Ramos, propietaria del Local  
ubicado en: 6416 S 10th Street 78501 Mc. Allen Texas.

Autorizo al Sr. Ricardo Manzo , para acondicionar el  
inmueble para que funcione como llantera y pueda dar los  
servicios, que esto requiera.

  
EVA JOSEFINA BRIONES RAMOS

(6)

**Memo**

**TO:** Planning & Zoning Commission  
**FROM** Edgar I. Garcia, AICP, CNU-A  
**DATE:** February 28, 2020  
**SUBJECT:** City Commission Actions on February 24, 2020

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**CONDITIONAL USE PERMITS:**

1. Rezone from C-1 (Office Building) to R-3A (Multifamily Residential Apartments): 1.724 Acre tract of Land out of the East 3.0 Acres of Lot 14, Stewart's Addition; 615 Dallas Avenue
  - Planning & Zoning Commission recommended approval
  - City Commission approved as recommended
2. Request of Jesus Garza, for a Conditional Use Permit, for Life of Use, for an Event Center (Marleen's Hall): Lot A, Marleen's Center Subdivision; 124 S. Ware Road
  - Planning & Zoning Commission recommended approval
  - City Commission approved as recommended



## 2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

## 2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]



# PLANNING DEPARTMENT

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



## 2020 CALENDAR

### Meetings:

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

### Deadlines:

D- Zoning/CUP Application      N - Public Notification

\* Holiday - Office is closed

### JANUARY 2020

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

### FEBRUARY 2020

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

### MARCH 2020

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

### APRIL 2020

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

### MAY 2020

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

### JUNE 2020

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

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



## 2020 CALENDAR

### Meetings:

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

### Deadlines:

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

\* Holiday - Office is closed

### JULY 2020

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

### AUGUST 2020

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

### SEPTEMBER 2020

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

### OCTOBER 2020

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

### NOVEMBER 2020

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

### DECEMBER 2020

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