

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

WEDNESDAY, SEPTEMBER 16, 2020 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3RD FLOOR

Web: <https://zoom.us/join> or phone: (346) 248-7799

Meeting ID: 672 423 1883

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 September 1, 2020

2) CONSENT:

- a) Campo de Suenos Subdivision; 8600 North Ware Road- Riverside Development Services, LLC. (Revised Final) **(SUB2019-0033)** M&H

3) SUBDIVISIONS:

- a) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L. Investments, Inc. (Revised Preliminary) **(SUB2020-0033)** SE
- b) Villatorre Estates at Almon; 3308 Yellowhammer Avenue- Riverside Development Services, LLC (Revised Preliminary) **(SUB20200-0044)** JHE
- c) Verdin Heights Subdivision; 7401 North Bentsen Road- Sergio Guzman (Preliminary) **(SUB2020-0057)** SEC
- d) Depot Estates Subdivision; 7008 North 23rd Street- Rainbow Falls Properties, LLC (Preliminary) **(SUB2020-0044)** M&H

4) PUBLIC HEARING

a) REZONING:

1. Rezone from R-3A (multifamily residential apartment) District to C-4 (commercial-industrial) District: 51.633 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6401 Monte Cristo Road. **(REZ2019-0030)**
2. Rezone from C-4 (commercial-industrial) District to R-3A (multifamily residential apartment) District: 13.683 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6301 Tres Lagos Boulevard. **(REZ2019-0032)**

3. Rezone from R-1 (single-family residential) District to C-4 (commercial-industrial) District: 3.141 acres out of Section 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 15001 North Ware Road. **(REZ2020-0023)**
4. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 0.317 acres out of Section 227, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 6401 Tres Lagos Boulevard. **(REZ2020-0024)**
5. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartments) District: 21.18 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11200 North La Lomita Road. **(REZ2020-0026)**
6. Rezone from R-2 (duplex-fourplex residential) District to R-1 (single family residential) District: 18.82 acres out of Lot 14, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 11300 North La Lomita Road. **(REZ2020-0027)**
7. Rezone from C-3L (light commercial) District to C-3 (general business) District: Lots 10, 11, and 12, Block 3, Club Addition Amended, Hidalgo County, Texas; 125 East Pecan Boulevard, 119 East Pecan Boulevard, 113 East Pecan Boulevard. **(REZ2020-0028)**

b) CONDITIONAL USE PERMITS:

1. Request of Juan C. Hernandez, for a Conditional Use Permit, for one year, for automotive service and repair at the North 50 ft. of Lot 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street. **(CUP2020-0092)**
2. Request of Patricia S. Chapa, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility), at Lot 11, Geronimo Subdivision, Hidalgo County, Texas; 3001 Fir Avenue. **(CUP2020-0088)**
3. Request of Eduardo Villagordoa, for a Conditional Use Permit, for one year, for a bar at Lots 8, 9, and 10, 21st Place Subdivision, Hidalgo County, Texas, 2005 Nolana Avenue. **(CUP2020-0086)**
4. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, for a personal wireless service facility, at the South 163.2 ft. of Lots 8 and 9, Block 5, Palm Heights Addition Subdivision, Hidalgo County, Texas, 665 Beech Avenue. **(CUP2020-0091)**

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, September 1, 2020 at 3:31 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

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|-----------------------|---------------------------------|---|
| Present: | Pepe Cabeza de Vaca | Chairperson |
| | Daniel Santos | Vice-Chairperson |
| | Michael Hovar | Member |
| | Rogelio Cervantes | Member |
| | Gabriel Kamel | Member |
| | Michael Fallek | Member |
| | Jose Saldana | Member |
| Staff Present: | Victor Flores | Assistant City Attorney |
| | Michelle Rivera | Assistant City Manager |
| | Edgar Garcia | Director |
| | Luis Mora | Deputy Director |
| | Rodrigo Sanchez | Senior Planner |
| | Omar Sotelo | Senior Planner |
| | Berenice Gonzalez | Planner III |
| | Jose De La Garza Jr. | Planner III |
| | Kaveh Forghanparast | Planner II |
| | Liliana Garza | Planner II |
| | Iris Alvarado | Planner I |
| | Juan Martinez | Development Coordinator |
| | Bilkis Olazaran Martinez | Engineering Department (Virtual) |
| | Martina Mejia | Traffic Department (virtual) |
| | Porfirio Hernandez | Planning Technician II |
| | Claudia Mariscal | Administrative Secretary |

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Rogelio Cervantes

1) MINUTES:

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

The minutes for the regular meeting held on August 18, 2020 were approved as submitted. The motion to approve was made by Mr. Michael Fallek. Mr. Michael Hovar seconded the motion, which carried unanimously with five members present and voting.

2) CONSENT:

- a) Primrose Terrace, Unit 11 Lot 12A thru 12D Subdivision; 5001 North Main Street- Linda Emmons Gale (Revised Final) (SUB2017-0040) BDE

Mr. Ashley asked to withdraw the subdivision from the agenda. No actions required.

- b)** La Contessa Subdivision; 609 South Bentsen Road- Gabriel Sosa & Blanca L. Garza (Final) (SUB2020-0054) SEA

The property is located on South Bentsen Road: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides Galveston Avenue: Existing 28.45 ft. from centerline for 56.89 ft ROW Paving: Approximately 36 ft. existing Curb & gutter: Both sides Front (Galveston Avenue): 25 ft. or greater for easements. Please revise plat note as shown above. Rear: 10 ft. or greater for easements. Sides: 6 ft. or greater for easements or in accordance with the Zoning Ordinance. Please revise plat note as shown above. Corner (South Bentsen Road): 10 ft. or greater for easements. Please revise plat note as shown above. Garage: 18 ft. or 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 South Bentsen Road and Galveston Avenue. Compliance 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Bentsen Road. Please revise plat note as shown above prior to recording. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. No curb cut, access, or lot frontage permitted along South Bentsen Road. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for a public subdivision. 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. Park Fee of \$700 per dwelling unit to be paid prior to recording. As per plat submitted on June 22, 2020, 4 lots are proposed. (4 x \$700= \$2,800). Amount to be paid might vary depending on the amount of lots/dwelling units proposed. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip generation waived for 4 single residential homes, no traffic impact analysis required. Must comply with City's Access Management Policy. As per Traffic and Fire Dept., please submit site plan for review prior to final as may be required. Subdivision approved at P&Z meeting of July 7, 2020 in Preliminary form.

Mr. Gabriel Kamel joined the meeting via zoom.

Being no discussion, Mr. Daniel Santos moved to approved. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

3) SUBDIVISIONS:

- a)** Highland Oaks Subdivision; 4900 North 29th Street- RBY Reynolds Estates, LLC (Revised Final) (SUB2020-0008) M&H

Ms. Gonzalez stated that Buddy Owens Blvd. min. 10 ft. dedication or 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Must escrow monies as needed if improvements are not constructed prior to recording. N. 29th Street: 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 sides Must comply with gate detail requirements including 20 ft. face to face paving width on both sides of center island. Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides 800 ft. Block Length. Front: 25 ft. or greater for easements. The engineer submitted a variance letter on August 14, 2020 requesting a 20 ft. setback instead of the previously approved setback of 25 ft. for Lots 5-8, 20-23, 32-35, and 46-49. Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. The engineer submitted a variance letter on August 14, 2020 requesting a 15 ft. setback instead of the previously approved setback of 25 ft. for double fronting Lots 1-6 and 48-53. 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 2/11/20 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 2/11/20 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 2/11/20 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 Minimum lot width and lot area. 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. * 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. Pending review by the Parkland Dedication Advisory Board and CC. Must comply with Parks Department requirement. Considered by the Parks Board on 12/18/19 and approved by City Commission on 1/13/20. Approval was for fees to be paid in lieu of land dedication. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department Trip Generation and TIA have been approved. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department Trip Generation and TIA have been approved Must comply with City's Access Management Policy. Subdivision received final approval with conditions at the P&Z meeting of February 18, 2020.

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

Chairperson Cabeza de Vaca asked the engineer Mr. Fred Kurth to explain the variance request.

Mr. Kurth explained that they are asking for two changes, one of the requests is to change the setbacks on the double fronting lots that back up to North 29th street. Mr. Kurth stated that since there will be an eight foot masonry wall along North 29th Street, this will provide protection to the backyards. This is why they were requesting for a rear 15 ft. setback instead of the required 25 ft. The second request is for the cul-de-sacs at the corners, front setbacks are normally 25 ft. but Mr. Kurth was asking for 20 ft. front setbacks because it makes the entrance to the lots better and it does not affect any city services. Chairperson Cabeza de Vaca asked Mr. Kurth if the subdivision was private or public and Mr. Kurth stated that it would be private.

After a brief discussion, Mr. Gabriel Kamel moved to approved. Mr. Michael Fallek seconded the motion, which was approved with six members present and voting.

b) Trenton Pecan Subdivision Phase I Lot 1A; 1705 Umar Avenue- Valmor Service Corp. (Preliminary) (SUB2020-0050) SEC

Mr. De La Garza stated that the property is located on Trenton Road: 60 ft. from centerline for 120 ft. of ROW Paving: Minimum 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. North 17th Street (Entrance): 30 ft. from centerline for 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Umar Avenue: 25 ft. from centerline for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Front: 25 ft. or greater for easements. Rear: 15 ft. or greater for easements for double fronting lots (south side) 10 ft. or greater for easements (west side) Please revise plat note as shown above. Sides: 6 ft. or greater for easements. Corner: 10 ft. or greater for easements. Please add plat note as shown above. 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 Trenton Road, both sides of North 17th Street, and both sides Umar Avenue Please revise plat note as shown above. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Trenton Road. Please revise plat note # 5 as shown above. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Trenton Road. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation waived for one single-family residence. No TIA required. Must comply with City's Access Management Policy Change subdivision name to "Trenton Pecan Subdivision Phase 1A, Lot1A" prior to final. Existing plat notes will remain. Add plat note "25 ft. x 25 ft. site obstruction easement required at all street intersections" as shown on original plat.

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

Being no discussion, Mr. Michael Fallek moved to approved. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

c) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc. A Texas Corporation (Preliminary) (SUB2020-0051) SEC

Mr. Michael Fallek abstained from this item.

Ms. Gonzalez stated that the property is located on Military Highway (F.M. 1016): 75 ft. ROW from centerline required for 150 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Remove "PROP." reference from plat S. 16th Street: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Remove 70' reference, show only street name South 16th Street dead ends. Plat needs to be revised to comply with City Code, provide turnaround/ barricades as applicable. 800 ft. Block Length Revise plat to comply with City requirements and/or submit variance request letter for review and consideration 600 ft. Maximum Cul-de-Sac Revise plat to comply with City requirements Provide master plan for review ROW: 20 Paving: 16 ft. Alley/service drive easement required for commercial properties Plat shows a proposed 30 ft. service drive along the east; however, it dead ends. Plat needs to be revised to comply with City Code. Revise plat and provide temporary turnaround/barricades as applicable. Need a site plan for departments' review. Front setbacks: Military Highway: 75 ft. or greater for approved site plan or easements S. 16th Street: 35 ft. or greater for approved site plan or easements Revise plat as noted above Rear: 35 ft. or greater for easements or approved site plan Revise plat as noted above Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. Corner side (Military Highway - F.M. 1016): 75 ft. or greater for easements or approved site plan Revise plat as noted above. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Military Highway and both sides of South 16th Street. Revise plat as noted above. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/use. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a Trip generation to determine if a TIA will be required. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Provide site plan for Departments' review Provide Master Plan for review A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision application submitted: November, 2007- which was never recorded.

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

Ms. Gonzalez stated that a portion of the West area of the subdivision was approved under T5 Industrial Park but was never recorded.

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

- d)** Balboa Acres, The West ½ of Lot 22, Block 25, Subdivision; 3410 Covina Avenue- Irma Perez and Rodolfo Perez (Preliminary) (SUB2020-0053) MF

Ms. Gonzalez stated that the property is located on Covina Avenue: 60 ft. ROW Paving: Approx. 38 ft. existing Curb & gutter: both sides ROW: 20 ft. Paving: existing conditions remain

Alley/service drive easement required for commercial properties. Front setback is 25 ft. Rear setback: In accordance with the Zoning Ordinance or greater for easements. Sides setbacks: In accordance with the Zoning Ordinance or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area: Survey for the west half of Lot 22, Block 25 shows 50 ft. width. Park Fee of \$700 per lot to be paid prior to recording. Per Traffic Department Trip Generation is waived. No TIA required. Comments: Existing plat notes remain the same. Public hearing required for the re-subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Chairperson Cabeza de Vaca stated that lot is being split in two and he sees it with more properties in that area.

Being no discussion, Mr. Daniel Santos moved to approved. Mr. Gabriel Kamel seconded the motion, which was approved with seven members present and voting.

- e) Balboa Acres, The East ½ of Lot 22, Block 25, Subdivision; 3408 Covina Avenue- Irma Perez and Rodolfo Perez (Preliminary) (SUB2020-0052) MF

Covina Avenue: 60 ft. ROW Paving: 38 ft. existing Curb & gutter: Both sides ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial properties. Front setbacks are 25 ft. Rear setbacks are In accordance with the Zoning Ordinance or greater for easements. Sides setbacks are In accordance with the Zoning Ordinance or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. Lots fronting public streets. Minimum lot width and lot area: Survey for the east half of Lot 22, Block 25 shows a 50 ft. width. Park Fee of \$700 per lot to be paid prior to recording* Per Traffic Department Trip Generation is waived. No TIA required. Per Traffic Department Trip Generation is waived. No TIA required. Comments: Existing plat notes remain the same. Public hearing required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable.

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

Being no discussion, Mr. Michael Fallek moved to approved. Mr. Rogelio Cervantes seconded the motion, which was approved with six members present and voting.

4) PUBLIC HEARING

a) REZONING:

1. Rezone from C-3 (general business) District to R-3C (multifamily residential condominiums) District: Lot 7, Rio Grande Securities Co. Inc. Subdivision No. 3, Hidalgo County, Texas; 822 Chicago Avenue.

(REZ2020-0021) WITHDRAWN

No actions required.

b) CONDITIONAL USE PERMITS:

1. Request of Vincent G. Huebinger on behalf of Verizon Wireless, for a Conditional Use Permit, for life of the use, for a personal wireless service facilities at the west 900 sq. ft. lease area and a 30 ft. wide access out of a called 4.74 acre tract out of Lot 61, La Lomita (HOIT), Hidalgo County, Texas; 2560 Trenton Rd. (CUP2020-0080)

Ms. Garza stated that the subject property is located on the north side of Trenton Road, approximately 1,000 ft. west of N. 23rd Street. The 900 sq. ft. property is an interior tract that is part of a 4.74-acre tract that has a zoning classification of C-3 (general business) District. Surrounding zoning is C-3 to the north and east, R-1 (single family residential) District to the west and south, and R-2 (duplex-fourplex residential) District to the south. Land uses in the area include an electrical substation and vacant land to the north, Vantage Bank and O'Reilly Auto parts to the west, and single family residential and vacant land to the south. A personal wireless service facility is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.

The property in question is described by metes and bounds, and is located on the west portion of a 4.74-acre tract without benefit of subdivision. Mr. Vincent G. Huebinger, on behalf of the property owner, Ronald A. Hirn, requested a variance from Section 134-5 of the Subdivision Ordinance, which requires land to be subdivided prior to issuance of a building permit. The variance to not subdivide the property was approved on September 24, 2020 by City Commission.

Back in 2004, the applicant initially proposed three locations for a tower south of where the request is now being proposed. The first two locations on the south side of Trenton were not approved by Planning and Zoning Commission due to adjacent property owners in opposition. The third location on the north side of Trenton Road was approved by Planning and Zoning Commission on October 19, 2004; however, at the City Commission meeting of November 8, 2004, the request was tabled. The applicant then withdrew the conditional use permit request at the City Commission meeting of November 22, 2004.

The applicant is proposing to place a 80 ft. high monopole tower on the property with a 30 ft. by 30 ft. equipment shelter. The property is vacant and Verizon Wireless wishes to construct a Personal Wireless Service Facility on the west 900 sq. ft. lease area out of the 4.74-acre tract of land. The proposal will need to meet all minimum setbacks and building permit requirements. Federal Aviation Administration (FAA) approval must be obtained prior to beginning construction. In addition, the request must comply with requirements set forth in Section 138-118(11) of the zoning ordinance as follows:

a. Maximum height of pole or tower structure of 80 feet within commercial zones or within 200 feet of an existing residential structure;

o The applicant is proposing to construct an 80 ft. in height monopole with a 2 ft. antenna wire sitting on top; overall height of tower structure will be 82 ft.

b. Maximum height of pole or tower structure of 120 feet within industrial zones for measuring distance purposes, the leasehold interest area boundary or compound area boundary, whichever is greater shall be utilized;

- o The applicant is not locating within an industrial zone;

c. Only one pole or tower structure-allowed per lot or tract within a commercial or industrial zone;

- o There is no other pole structure on property;

d. The applicant shall attempt to locate the proposed facility on an existing structure, or base station, as per subsections k—m of this section. If collocation of the proposed wireless facility is not possible (as per subsections k—m of this section) then the applicant for a personal wireless service facility must submit at least two alternative designs for antenna and supporting structure, pole or tower design (including the equipment shelter, as per subsection h, below) that is treated with an architectural material (e.g., "stealth" design) so as to conform to the predominant architectural environment in the area of the facility. Such "stealth" personal wireless service facility shall blend into its proposed surroundings such as a tree, flag pole or other feature, to be approved. When a tree-type stealth design is used, one live and growing tree of the same variety or species one-half the height of the proposed tower shall be planted at the time of installation;

- o Collocation for proposal is not possible. To alleviate any visual obstruction, along with the existing power poles in the sub-station to the north, the design will be a stealth monopole with antennas concealed within the monopole;

e. Minimum spacing between poles and tower structures within commercial or industrial zones of 1,000 feet measured in a direct line of another tower;

- o There are no co-locatable towers within 1,000 feet;

f. Minimum setback of one-half the street right-of-way from front property line, ten feet from side yard and ten feet from rear, unless greater requirements as noted on subdivision plat;

- o The monopole is meeting minimum setbacks;

g. A masonry wall shall be required as a buffer if pole or tower structure is located within the front or side yard, or adjacent to a residential use or zone;

- o A 6 ft. masonry is required and is being proposed around the 30 ft. by 30 ft. facility area;

h. The transmission equipment structure installed at the base of the proposed tower shall be not greater than 180 square feet and constructed to conform to the predominant architectural environment;

i. A landscaped buffer area to soften the visual impact shall commence along the perimeter of the lease area or the property line. At least one row of shrubs shall be installed as well as trees as appropriate shall be included. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least six feet in height within two years of planting;

j. The pole or tower structure will be constructed or installed with the capabilities of locating thereon additional personal wireless service facilities when tower or pole is greater than 80 feet in height.

The applicant agrees to cooperate with other personal wireless service facility providers in collocating additional facilities on permitted support structures;

k. A permittee shall exercise good faith in collocating with other providers and sharing the permitted structure, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodation other users, the city may require a third party technical study at the expense of either or both the applicant and permittee;

l. All conditional use applicants shall demonstrate good-faith, reasonable efforts in developing a collocation alternative for their proposed personal wireless service facility site, which efforts shall be documented to the city and shall include, but not be limited to, providing technical details sufficient to determine co-locations efforts. If the applicant asserts that co-location is not possible, the applicant must provide, in addition to the foregoing, an affidavit in a form provided by the city stating that all efforts to collocate the personal wireless facility at an existing facility have been exhausted and that there is no possibility of co-location on the existing towers;

m. Failure to comply with the collocation requirements of this section may result in the denial of a permit request or revocation of an existing permit;

n. If any applicant provides false or misleading information on their application, or in the application process to obtain a permit for a personal wireless facility, then their application may be denied or revoked at the expense of the applicant or the permittee;

o. If property is leased, term of conditional use permit shall be co-terminus with that term of lease of property;

p. Construction of tower and equipment facilities shall meet applicable building codes and wind loads;

q. Notwithstanding the above conditions, to the extent an applicant is fully qualified as an eligible facilities request under Section 6409, in the event of a conflict between the above conditions in this subsection and those criteria and conditions in section 138-1.A. , above, and the 2014 Infrastructure Order, then section 138-1.A., and the 2014 Infrastructure Order control, subject to the city reservation of rights, as set forth in the preface to section 138-1.A.

Staff recommends approval of the request subject to Section 138-118(11) of the zoning ordinance, compliance with co-location conditions, FAA approval, and building permit requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition for the proposed conditional use permit, there was none. Chairperson Cabeza de Vaca asked if staff received any emails or calls in opposition and there were none.

Mr. Jose Saldana joined the meeting via zoom.

Mr. Michael Fallek confirmed the area of the pole and Ms. Garza stated it was going to be on the south side. Mr. Fallek also stated that he saw the letter authorization from the property owner concerned about the agriculture use exemption, and clarified that the owner would need to speak with the appraisal district.

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

2. Request of Cesar P. Cal Camarillo, for a Conditional Use Permit, for one year, for a Home Occupation (virtual teaching room), at Lot 21, Trinity Oaks Phase I Subdivision, Hidalgo County, Texas; 3209 Guadalupe Avenue. (CUP2020-0084)

Mr. Forghanparast stated that the subject property was located on the south side of Guadalupe Avenue, 414 ft. west of North 31st Street. It had 51 ft. of frontage and a depth of 110 ft. for a lot size of 5,610 sq. ft. Trinity Oaks Subdivision Phase I was recorded on September 26, 2006, and the residential home was built in 2018 according to the Appraisal District records.

The property was zoned R-1 (single-family residential) District, and the adjacent zoning was R-1 District in all directions. Surrounding land use was single-family residences. A home occupation was permitted in the R-1 zone with a Conditional Use Permit and in compliance with the requirements.

The applicant was proposing to use an existing bedroom as a virtual music teaching room due to the pandemic. The proposed space approximately comprised 148 sq. ft. out of the existing 1,270 sq. ft. residence. The hours of operation would be daily from 12 p.m. to 6 p.m. To alleviate the living space shortage, the applicant had also applied for a special exception request to enclose the existing garage.

Should the conditional use permit be approved, the applicant would be required to sign the certificate, acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until the issuance of the certificate. The Fire Department had inspected the building which showed compliance with the safety codes and regulations. The business must comply with the requirements set forth in Section 138-118(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;
- 2) No signs were permitted. No sign was proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building was being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant did not propose any employees;
- 5) There shall be no outside storage of materials or products. The applicant did not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that all the classes would be online; therefore there would be no traffic increase;

- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposed no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation was proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff recommended approval of the request, for one year, subject to Section 138-118 of the Zoning Ordinance and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit and there was none. Chairperson Cabeza de Vaca asked staff if there were any phone calls or emails in opposition of the proposal and there was none. Chairperson Cabeza de Vaca asked if the applicant was present and Mr. Camarillo was. Chairperson Cabeza de Vaca asked the applicant to explain his intention with the conditional use permit. Mr. Camarillo stated that he would be teaching virtually and created a space in home to do so.

Being no discussion, Mr. Gabriel Kamel moved to approve with conditions noted. Mr. Daniel Santos seconded the motion, which was approved with seven members present and voting.

5) INFORMATION ONLY:

a) City Commission Actions: August 24, 2020

Mr. Edgar Garcia stated that a rezoning from C-2 to C-3 that was approved on 29th street. There were two Conditional Use Permits one at Villas Jardin for lots that were going to be converted from a tennis court to two homes and the electrical substation on mile 7 was approved with a masonry wall.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:13 p.m., and Mr. Michael Fallek seconded the motion, which carried unanimously with seven members present and voting.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Claudia Mariscal, Secretary

SUB2018-0080



City of McAllen
Planning Department

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

Campo De Suenos ^{OX2} 7/9/20
S/D

APPLICATION FOR

SUBDIVISION PLAT REVIEW

OX2 2/25/19

Project Description

Subdivision Name Westwood Two Subdivision
Location East side of Ware Road
City Address or Block Number 8700 N. Ware Rd.
Number of lots 53 Gross acres 11.416 Net acres 11.264
Existing Zoning N/A Proposed R1 Rezoning Applied For ☒ Yes ☐ No Date _____
Existing Land Use vacant 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 \$70,472.49
Legal Description Approx. 11.04 acres out of Lots 209 & 210 of the O' Texas and all of Lot 1 Ware Oaks Subdivision

Owner

Name Joseph & Norma Trilla ^{OX2} 2/25/19 Phone N/A 956-867-0035 ^{OX2} 2/25/19
Address 421 Quince Circle ^{OX2} 2/25/19
City McAllen State TX Zip 78504
E-mail trtrilla@me.com ^{OX2} 2/25/19

Developer

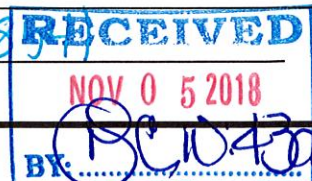
Name Riverside Development Services Phone (956) 867-0035
Address 4405 N. 22nd St.
City McAllen State TX Zip 78504
Contact Person Romeo Rendon
E-mail romeo@360transport.net

Engineer

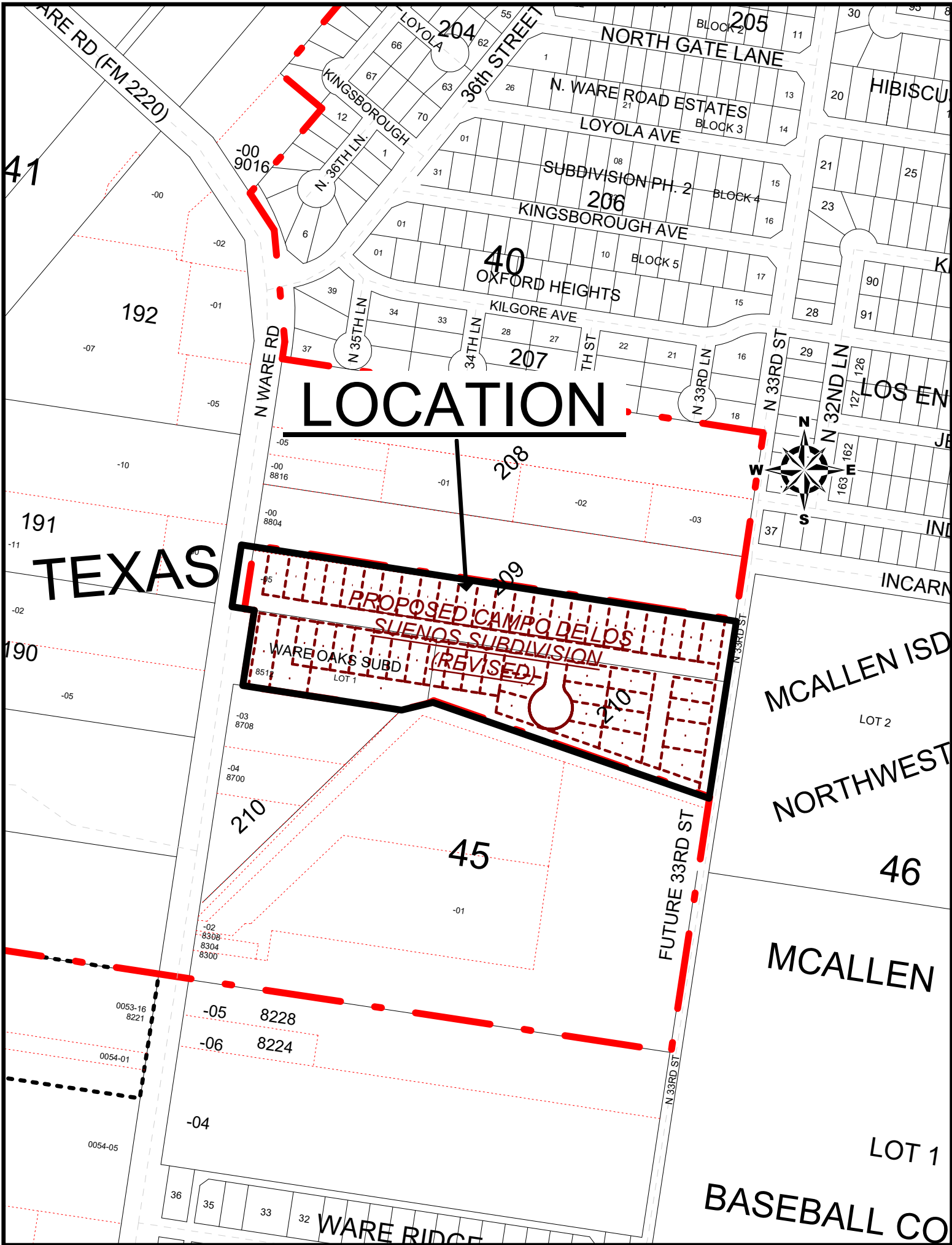
Name Melden & Hunt Inc. Phone (956) 381-0981
Address 115 W. McIntyre St.
City Edinburg State TX Zip 78541
Contact Person Mario A. Reyna
E-mail mario@meldenandhunt.com

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981
Address 115 W. McIntyre St.
City Edinburg State TX Zip 78541



RCT# 590 879 pd \$3800



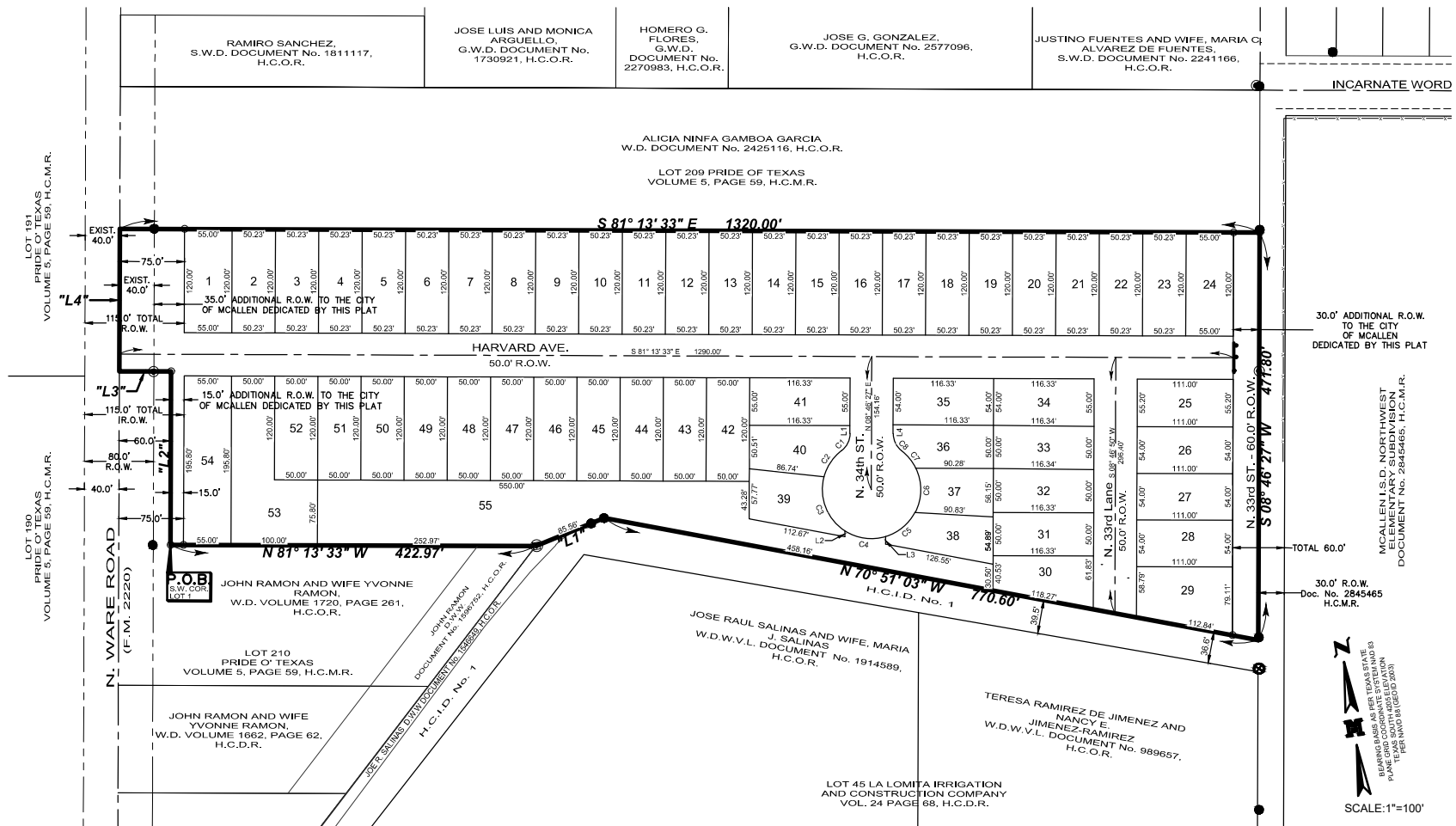
LOCATION

TEXAS

PROPOSED CAMPO DEL OS
SUENOS SUBDIVISION
(REVISED)
WARE OAKS SUBD
LOT 1

MCALLEN ISD
NORTHWEST
MCALLEN

LOT 1
BASEBALL CO



SUBDIVISION MAP OF CAMPO DE SUEÑOS SUBDIVISION

BEING A RESUBDIVISION OF A 11.416 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, CONSISTING OF A PART OR PORTION OUT LOTS 209 AND 201, PRIDE O' TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 59, HIDALGO COUNTY MAP RECORDS

RECEIVED

By Nikki Marie Cavazos at 3:36 pm, Aug 28, 2020

RECEIVED VIA EMAIL 08/24/2020 AT 8:40 AM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/11/2020

SUBDIVISION NAME: CAMPO DE SUENOS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: min. 15 ft. dedication for 75 ft. from centerline for 150 ft. ROW

Paving: by the state Curb & gutter: by the state

***Label centerline and clarify 35 ft. dedication and 75 ft. dedication shown on the plat for 75 ft. from centerline.

Applied

N. 33rd Street: 30 ft. dedication for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

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

Applied

E/W Interior Street: min. 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

**Remove prop. from the ROW being dedicated by this plat.

Applied

N. 34th Street: min. 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

***Escrows required if improvements are not built prior to recording

Required

N. 33rd Lane: min. 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

**Need to provide a temporary turnaround/easement at the south end of N. 33rd Lane and barricades as may be required by Traffic Department

***Plat has been revised to show a temporary turnaround which is to be removed once property to the south develops.

****Escrows required for the removal of the temporary turnaround, prior to final

*****Requirements for the extension of N. 33rd Lane including crossing agreements with Hidalgo County Irrigation District #1 will be addressed/required as part of Phase II when it develops to the south, as per Project Engineer and discussions with staff including Engineering Department.

Compliance

* 800 ft. Block Length: As proposed, the E/W Interior Street is approximately 1,100 ft. in length without a street stub out to the north or to the south.

**Engineer has submitted a letter requesting a variance to not provide for the 800 ft. stub out streets to the north and south.

***City Commission approved the variance as requested on April 22, 2019.

Compliance

* 600 ft. Maximum Cul-de-Sac: Revised subdivision layout no longer has a cul-de-sac at the east end of the E/W Interior Street, but instead connects to N. 33rd Street located on the east boundary of the subdivision. Previous layout had the E/W street with a cul-de-sac with an approximate length of 1,100 ft. which would have required a variance and subject to increasing the ROW and paving widths.

***Cul-de-sac paving - 96 ft. as required by Fire Department. Increase ROW (Approx. 111 ft. back to back diameter of cul-de-sac ROW) accordingly so as to maintain minimum 7 ft. back of curb.

Applied

ALLEYS

ROW: 20 ft. ROW Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front: 25 ft. or greater for easements, except 20 ft. for Lots 36-40.

**Subdivision was previously approved in final form at the P&Z meeting of May 21, 2019 with 25 ft. front setback under its former name

***Engineer submitted a variance request letter on July 24, 2020 asking for a front setback of

Applied

| | |
|---|------------|
| 20 ft. instead of the required 25 ft. //P&Z Board Disapproved the variance request at the meeting of August 4, 2020 ****Engineer submitted revised variance letter asking for a 20 ft. setback for Lots 36-40 * Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. * Interior Sides: 5 ft. or greater for easements. **Subdivision was previously approved in final form at the May 21, 2019 meeting with a 6 ft. side setback under its former name. ***Engineer submitted a variance request letter on July 24, 2020 asking for a side setback of 5 ft. instead of the required 6 ft. ///P&Z Board disapproved variance request at the August 4, 2020 meeting ****Engineer submitted a revised letter on August 14, 2020 is again an interior 5 ft. side setback instead of the required 6 ft. * 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 | |
| | Compliance |
| | Applied |
| | |
| | Compliance |
| | Compliance |
| SIDEWALKS | |
| | Compliance |
| * 4 ft. wide minimum sidewalk required on N. 33rd Street and both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Ware Road. * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| | |
| BUFFERS | |
| | Compliance |
| | Compliance |
| NOTES | Applied |
| | |
| | Compliance |
| | NA |
| | Applied |
| | NA |
| * No curb cut, access, or lot frontage permitted along N. Ware Road and N. 33rd Street. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas, detention pond must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 of the Code of Ordinances will apply if the subdivision is public. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | Applied |
| | |
| | Applied |
| LOT REQUIREMENTS | |
| | Applied |
| * Lots fronting public streets: * Minimum lot width and lot area. **All lots for must be a minimum of 50 ft. wide, including Lot 53 - Detention Pond. Corner lots must be a minimum 4 ft. wider than the minimum 50 ft. | Applied |
| | |
| ZONING/CUP | |
| | |
| * Existing: ETJ Proposed: R-1 **Property subject to being annexed. Application has been submitted for annexation with | Complete |

| | |
|---|----------|
| <p>initial zoning. ***Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019. * Rezoning Needed Before Final Approval. **Initial zoning of R-1 processed simultaneously with the annexation. ***Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019.</p> | Complete |
| PARKS | |
| <p>* Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Park fees will not apply to this subdivision due to the applicant requesting voluntary annexation * Pending review by the Parkland Dedication Advisory Board and CC.</p> | NA |
| | NA |
| | NA |
| TRAFFIC | |
| <p>* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation approved; no TIA required. * Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation approved; no TIA required.</p> | Complete |
| | NA |
| COMMENTS | |
| <p>Comments: Must comply with City's Access Management Policy. **Need to clarify if the subdivision will be public or private. If private, need to submit Gate Details for staff review to assure compliance with requirements, including increasing the ROW, etc., prior to final. Proposed as public. ***P&Z approved the subdivision in preliminary form, with conditions, at the meeting of November 20, 2018. ****Will need to vacate Ware Oaks Subdivision if restrictions or covenants are being removed or amended as may be applicable, prior to recording. *****Subdivision name has been changed from Westwood Two Subdivision to Villa Torre Estates At Ware Road. *****Subdivision name has changed once more to Campo de Sueños Subdivision *****Revise metes and bounds description as it still references prior name *****Need to include note on plat regarding temporary for N. 33rd Lane as required by Public Works. *****Need note on plat regarding removal of the temporary turnaround to be done once property to the south develops *****Variance request for front and side setbacks was disapproved by P&Z Board on August 4, 2020 *****Engineer has submitted a revised variance letter on August 14, 2020 to be presented at P&Z meeting of August 18, 2020. *****P&Z Board approved variance request for 5 ft. side setbacks and 20 ft. front setbacks along cul-de-sac Lots 36-40 at the meeting held August 18, 2020. *****Requirements for the extension of N. 33rd Lane including crossing agreements with Hidalgo County Irrigation District #1 will be addressed/required as part of Phase II when it develops to the south, as per Project Engineer and discussions with staff including Engineering Department.</p> | Applied |
| RECOMMENDATION | |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.</p> | Applied |



SUB2020-0034



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

| | |
|---------------------|--|
| Project Description | Subdivision Name <u>Barcelona Subdivision</u> |
| | Location <u>Northwest corner Bentsen Rd and Colbath Ave.</u> |
| | City Address or Block Number <u>TBD</u> |
| | Number of lots <u>1</u> Gross acres <u>1.55</u> Net acres <u>1.26</u> |
| | Existing Zoning <u>R-3A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ |
| | Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multifamily</u> Irrigation District # <u>United</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 Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0-</u> |
| | Parcel No. <u>S2950-00-000-0178-40</u> Tax Dept. Review <u>Guerra</u> |
| | Legal Description <u>A 1.55 acre tract of land out of Lot 178, JOHN H. SHARY SUBDIVISION</u> |
| Owner | Name <u>New Millenium L Investments, Inc.</u> Phone <u>(956) 483-4372</u> |
| | Address <u>711 W. Nolana Ave. Suite 102B</u> |
| | City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> |
| | E-mail _____ |
| Developer | Name <u>Servikon, LLC</u> Phone <u>(956) 483-4372</u> |
| | Address <u>101 N McColl Rd. Ste 8</u> |
| | City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> |
| | Contact Person <u>Adriana Salazar</u> |
| | E-mail <u>adrianasalazar68@hotmail.com</u> |
| Engineer | Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u> |
| | Address <u>410 S Jackson Rd #2780</u> |
| | City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u> |
| | Contact Person <u>Omar Cano, P.E.</u> |
| | E-mail <u>omar.cano@supremeengineering.com</u> |
| Surveyor | Name <u>Pablo Pena III, RPLS</u> Phone <u>(956) 682-8812</u> |
| | Address <u>1001 Whitewing Ave.</u> |
| | City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> |



Act # 716823 pd \$ 3008

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

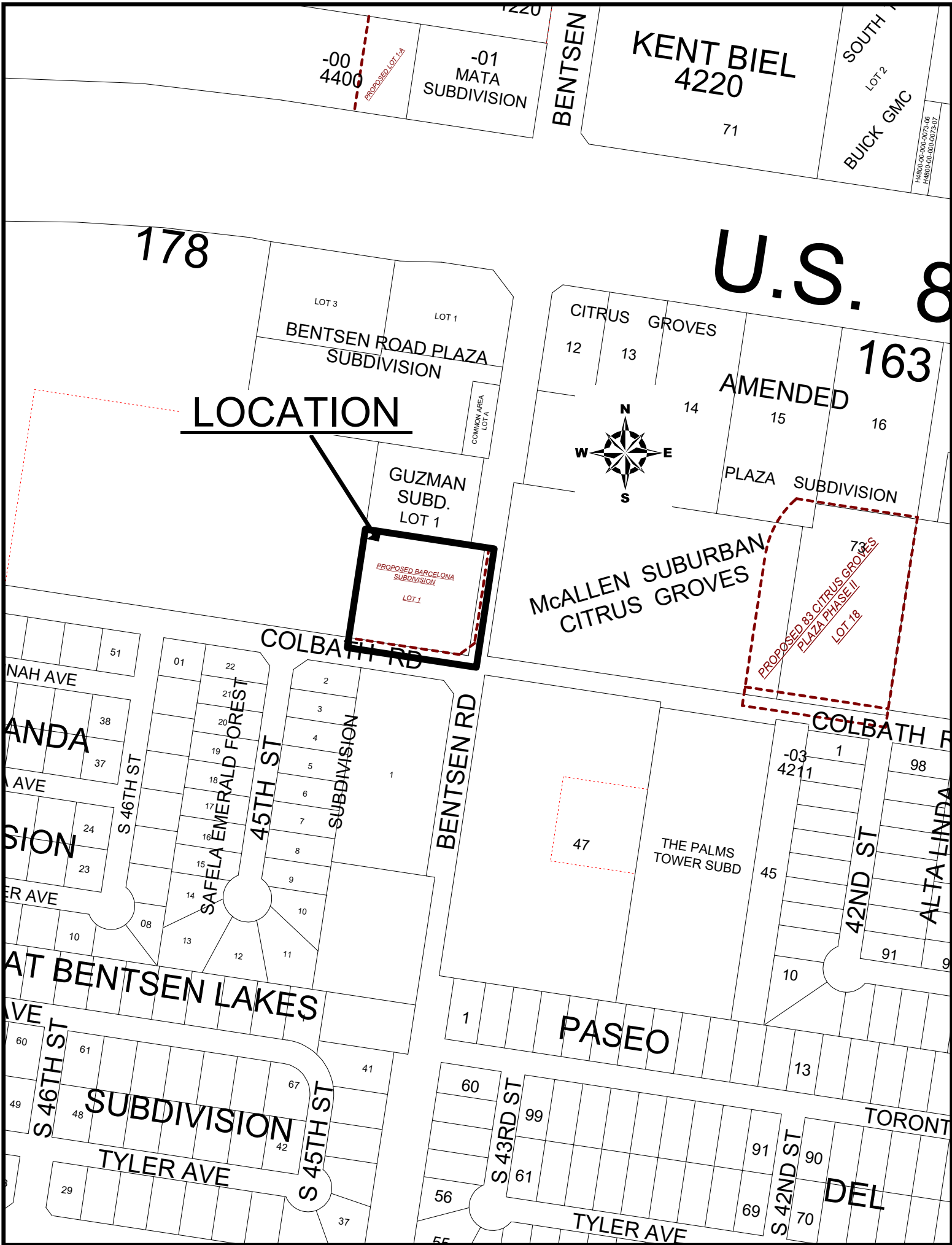
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05/14/2020

Print Name Laura Elena Aragon D.

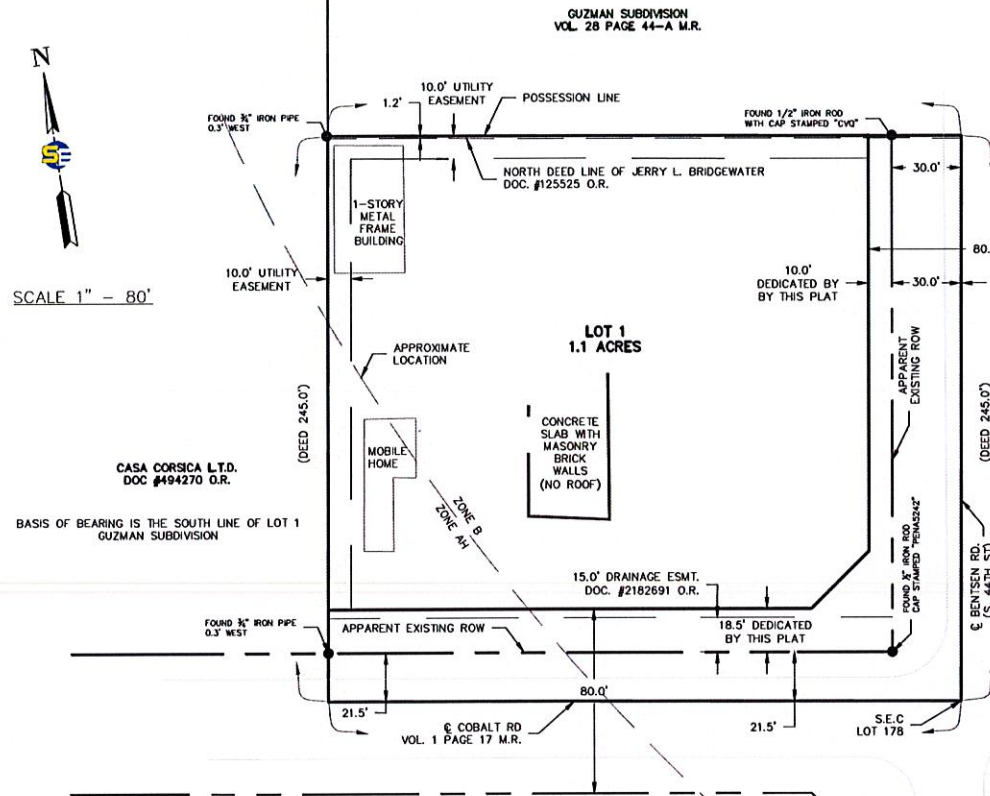
Owner ☒

Authorized Agent ☐

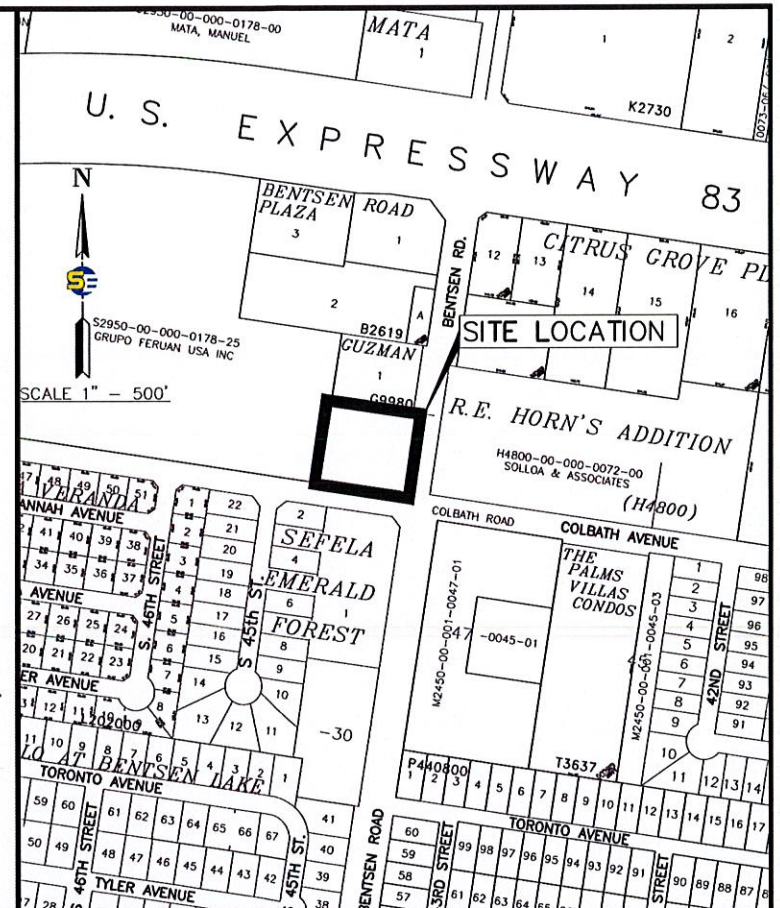




SCALE 1" = 80'



SCALE 1" = 500'



PLAT OF BARCELONA SUBDIVISION

RECEIVED
MAY 17 2020
BY: *Sc. 11:40am*

A 1.55 ACRE TRACT OF LAND OUT OF LOT 178, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 17 OF THE MAP RECORDS OF SAID COUNTY WITHIN THE CITY OF MCALLEN TEXAS.



SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
410 S. JACKSON RD. #2780 - EDINBURG, TX 78539
(956) 272-2246

| PRINCIPAL CONTACTS | | | |
|--------------------|----------------------------------|------------------------------|-----------------------|
| NAME | ADDRESS | CITY, STATE & ZIP CODE | PHONE |
| OWNER: | NEW MILLENIUM L INVESTMENTS, INC | 711 W. NOLANA AVE. STE. 102B | MCALLEN, TEXAS 78504 |
| ENGINEER: | OMAR CANO, P.E. | 410 S. JACKSON RD #2780 | EDINBURG, TEXAS 78539 |
| SURVEYOR: | PABLO PENA III, R.P.L.S | 1001 WHITEWING AVE | MCALLEN, TEXAS 78501 |



Reviewed On: 9/10/2020

SUBDIVISION NAME: BARCELONA**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

South Bentsen Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. of ROW

Paving: 52 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

Colbath Road: 18.5 ft. dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

***Revise street name to "Colbath Road" on plat, vicinity map and wherever is applicable prior to final.

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

* 600 ft. Maximum Cul-de-Sac.

Applied

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties.

***Private service drive easement to provide city services required. It will be maintained by the property owners, not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording.

Required

SETBACKS

* South Bentsen Road : 40 ft. or greater for approved site plan or easements.

**Colbath Road: 40 ft. or greater for approved site plan or easements.

* Rear: 10 ft. or greater for easements or approved site plan.

**Engineer submitted a letter on September 4,2020, requesting a variance for 6 ft. instead of the required 10 ft. setback required on the rear (west side).

* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.

**Revise plat as shown above.

* Corner: See setbacks for North Bentsen Road and Colbath Road

**Revise plat as shown above.

* Garage: 18 ft. or greater for approved site plan or easements.

**Revise plat as shown above.

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

Applied

Non-compliance

Non-compliance

Non-compliance

Non-compliance

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on South Bentsen Road and Colbath Road.

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

Applied

Applied

| BUFFERS | |
|--|----------------|
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Colbath Road. | Non-compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north side property. | Applied |
| * Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along. | Applied |
| * Site plan must be approved by the Planning and Development departments prior to Building permit issuance. | Applied |
| * Common Areas, private streets/drives must be maintained by the lot owners and not the City of McAllen | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| LOT REQUIREMENTS | |
| * Lots fronting public streets | Compliance |
| * Minimum lot width and lot area | Compliance |
| ZONING/CUP | |
| * Existing: R-3A Proposed: R-3A **Rezoning to R-3A approved by Planning and Zoning on November 19, 2019 ***Rezoning to R-3A approved by the City Commission on December 12, 2019 * Rezoning Needed Before Final Approval | Compliance |
| | NA |
| PARKS | |
| * Land dedication in lieu of fee does not apply. | NA |
| * Park Fee of \$700 per dwelling unit to be paid prior to recording. As per parks Department, Park fees will apply at a rate of \$700 per dwelling unit. Total amount of fees is \$14,000 (\$700 X 20 = \$14,000). Fees may vary depending on the proposed amount of dwelling units. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC | |
| * As per Traffic Department, Trip Generation has been waived. No TIA required. | Complete |
| * As per Traffic Department, Trip Generation has been waived. No TIA required. | NA |
| COMMENTS | |
| Comments: Must comply with City's Access Management policy | Applied |

| RECOMMENDATION | |
|--|---------|
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES APPROVAL, AND CLARIFICATION ON REQUESTED VARIANCE. | Applied |

178

U.

LOCATION

CITRUS GROVES

AMEN

PLAZA



GUZMAN SUBD.
LOT 1

McALLEN SUBURBAN
CITRUS GROVES

PROPOSED BARCELONA
SUBDIVISION
LOT 1

COLBATH RD

BENTSEN RD

SUBDIVISION

45TH ST

SAFELA EMERALD FOREST

S 46TH ST

THE PALMS
TOWER SUBD

BENTSEN LAKES

PASEO

September 1, 2020

Barcelona Subdivision
New Millennium L Investments
711 W. Nolana Ave. Ste 102B
McAllen, TX 78501

City of McAllen
Planning & Zoning Board
1300 Houston Ave.
McAllen, TX 78501

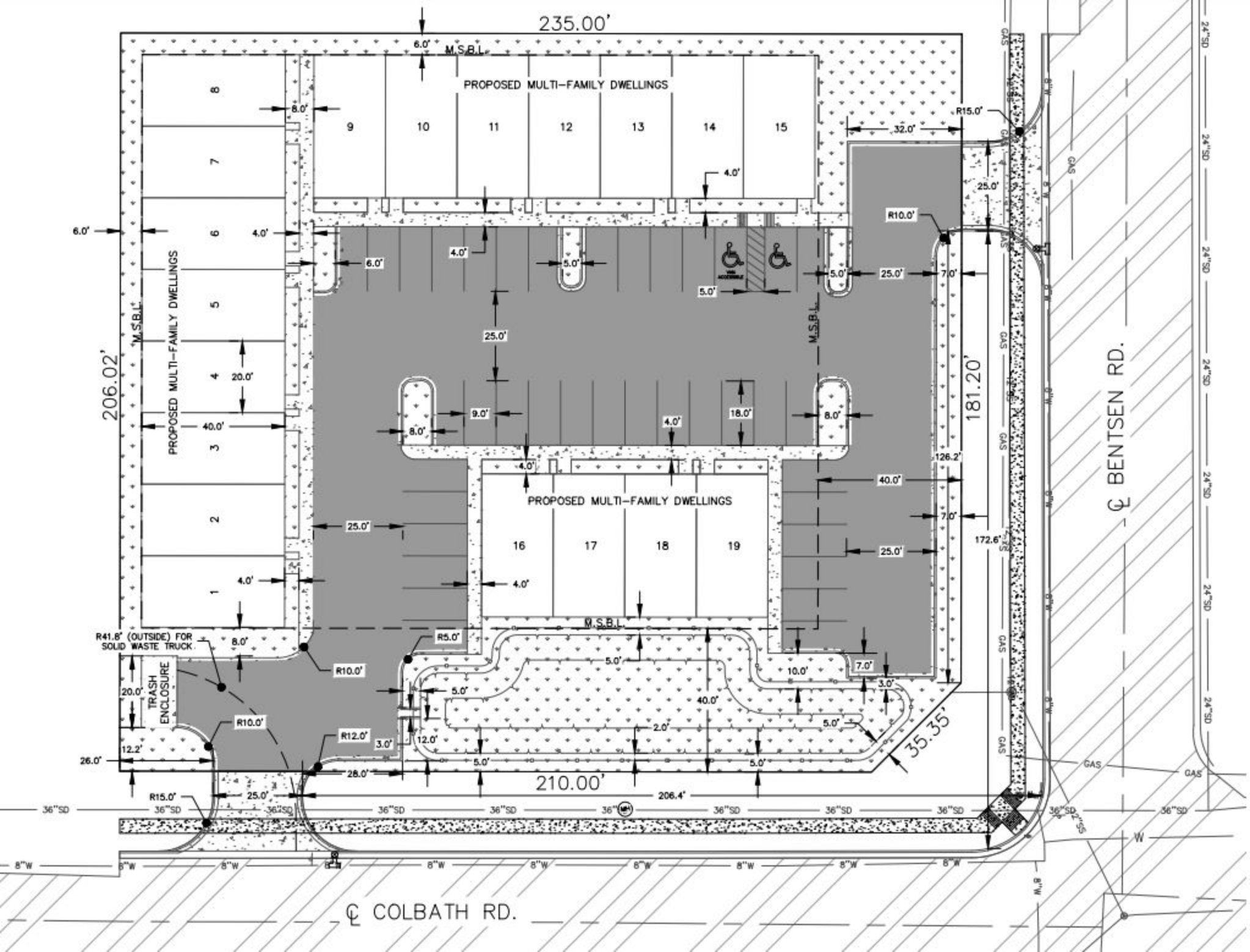
Dear Planning and Zoning Chairman/Board Members:

I am requesting a variance for a six (6) feet rear setback instead of ten (10) feet (west side of property). In order to maximize and make the project feasible there is the need to keep the aforementioned setback. It is imperative to mention that all other proper improvements will be constructed during the subdivision process and the developer (I) is in compliance with all City of McAllen requirements.

Sincerely,


New Millennium L Investment, LLC





SUB2020-0044



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

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

| | |
|---------------------|--|
| Project Description | <p>Subdivision Name <u>Villa Torre Estates Subdivision</u> <i>Villa Torre Estates At Almon Subdivision 7/27/20 JA</i></p> <p>Location <u>Yellowhammer Avenue just west of N. 34th Street (south side of Fossum Middle School)</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>41</u> Gross acres <u>8.48</u> Net acres <u>8.48</u></p> <p>Existing Zoning <u>A-O</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>8.48 acres out of Lot 57 La Lomita Irrigation and Construction</u></p> <p><u>Company's Subdivision as recorded in Volume 24, Page 68 Deed Records of Hidalgo County</u></p> |
| | <p>Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 867-0035 / (956) 331-8987</u></p> <p>Address <u>2606 Zinnia Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail <u>taguirreconsulting@me.com & riversidedevelopmentservices@gmail.com</u></p> |
| | <p>Name <u>Riverside Development Services, LLC</u> Phone <u>(956) 867-0035 / (956) 331-8987</u></p> <p>Address <u>2606 Zinnia Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Antonio M. Aguirre, Jr.</u></p> <p>E-mail <u>taguirreconsulting@me.com & riversidedevelopmentservices@gmail.com</u></p> |
| | <p>Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u></p> <p>Address <u>416 E. Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Javier Hinojosa, P.E.</u></p> <p>E-mail <u>javhin@rgv.rr.com</u></p> |
| | <p>Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> Email: <u>cvq@cvqls.com</u></p> |

RECEIVED
JUL 08 2020

BY: *[Signature]* *[Signature]*

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.

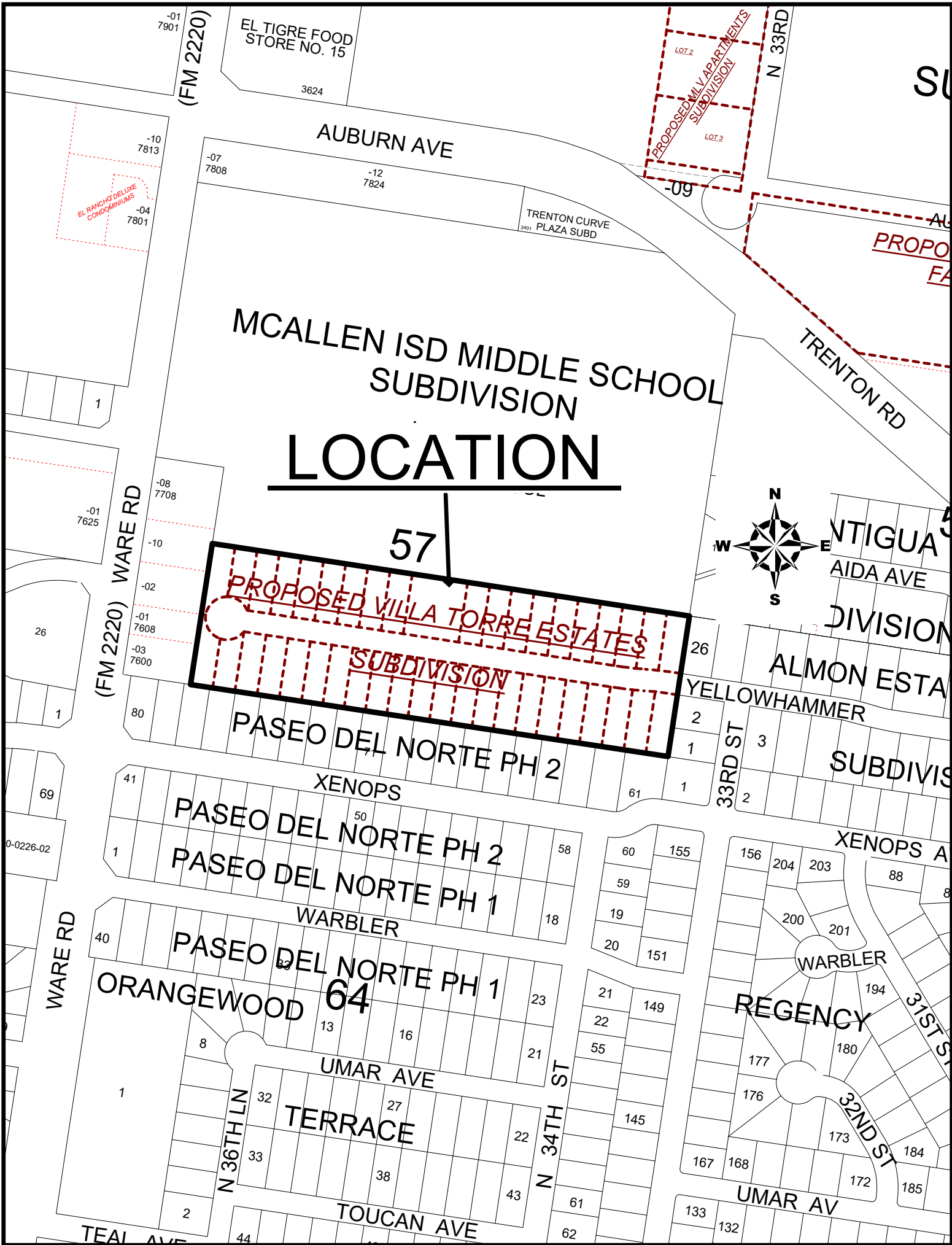
Signature _____ Date 7-8-2020

Print Name Antonio M. Aguirre, Jr.

Owner ☒

Authorized Agent ☐

09/15



MCALLEN ISD MIDDLE SCHOOL
SUBDIVISION

LOCATION

57

PROPOSED VILLA TORRE ESTATES
SUBDIVISION

PASEO DEL NORTE PH 2

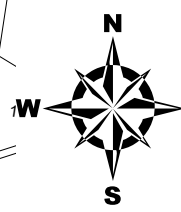
PASEO DEL NORTE PH 2
PASEO DEL NORTE PH 1

PASEO DEL NORTE PH 1

ORANGEWOOD

TERRACE

TOUCAN AVE



ANTIGUA
AIDA AVE

ALMON ESTATES

YELLOWHAMMER
SUBDIVISION

XENOPS AVE

REGENCY

UMAR AV

(FM 2220)
-01 7901

EL TIGRE FOOD
STORE NO. 15
3624

PROPOSED MILV APARTMENTS
LOT 2
LOT 3

N 33RD

EL RANCHO DELUXE
CONDOMINIUMS
-10 7813
-04 7801

-07 7808
-12 7824

TRENTON CURVE
PLAZA SUBD
3401

-09

TRENTON RD

(FM 2220) WARE RD
-08 7708
-10
-02
-01 7608
-03 7600

33RD ST

N 34TH ST

N 36TH LN

31ST ST

32ND ST

WARE RD

TEAL AVE



Reviewed On: 9/8/2020

SUBDIVISION NAME: VILLATORRE ESTATES AT ALMON**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Yellohammer Avenue: 50 ft. ROW
 Paving: Submitted plan indicates 40 ft. of paving Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 *** Please revise name to show "Yellowhammer Avenue" instead of "Yellow Hammer Avenue" wherever is applicable prior to final.
 *****If Cul-de-Sac length variance is approved, paving will be required to be increased as part of the conditions of the variance. If 50 ft. of ROW is proposed, 5 ft. sidewalks and utility easements on both sides of the street will be required, as well as 40 ft. of paving.
 *****Secondary access required as per Traffic and Fire Department.

Non-compliance

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length _____

NA

* 600 ft. Maximum Cul-de-Sac length is allowed; approximately 1,120 ft. is proposed. Engineer must request a variance to the cul-de-sac length prior to final or revise plat to comply with requirements.

Non-compliance

*****The engineer submitted a letter on August 26, 2020 requesting a variance to the cul-de-sac length. The maximum cul-de-sac length allowed is 600 ft. and the engineer is proposing approximately 1,120 ft. If variance is approved, paving will be required to be increased as part of the conditions of the variance. If 50 ft. of ROW is proposed, 5 ft. sidewalks and utility easements on both sides of the street will be required, as well as 40 ft. of paving.

ALLEYS

ROW: 20 ft. Paving: 16 ft.

NA

*Alley/service drive easement required for commercial properties

SETBACKS

* Front: 25 ft. or greater for easements.

Applied

* Rear: 10 ft. or greater for easements.

Required

**Please correct plat note as shown above.

* Sides: 6 ft. or greater for easements.

Non-compliance

**Please revise plat note as shown above.

* Corner: 10 ft. or greater for easements.

Applied

* Garage: 18 ft. or except where greater setback is required, greater setback applies.

Applied

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on both sides of all interior streets.

Applied

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

Applied

| BUFFERS | |
|--|----------------|
| <ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| | Compliance |
| | Applied |
| NOTES | |
| <ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Development departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common/Detention Lots/Areas, and any private streets, etc., must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. ***Section 110-72 if public subdivision is proposed. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| | NA |
| | NA |
| | Required |
| | Non-compliance |
| | Required |
| LOT REQUIREMENTS | |
| <ul style="list-style-type: none"> * Minimum lot width and lot area. * Lots fronting public streets. **Public subdivision is proposed. | Compliance |
| | Compliance |
| ZONING/CUP | |
| <ul style="list-style-type: none"> * Existing: A-O Proposed: R-1 * Rezoning Needed Before Final Approval. **Rezoning request will be presented at P&Z on 8/18/20 and at the City Commission on 9/14/20. | Required |
| | Non-compliance |
| PARKS | |
| <ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit/lot. As per submitted plat, 41 lots are proposed (41 X \$700 =\$28,700) will have to be paid prior to recording. If number of proposed lots/dwelling units change, park fees will be adjusted. * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| | Required |
| | NA |
| TRAFFIC | |
| <ul style="list-style-type: none"> * Trip Generation is under review to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. | Applied |
| | TBD |

| COMMENTS | |
|---|---------|
| <p>Comments: Must comply with City's Access Management Policy **As per Fire and Traffic Dept., subdivision needs a second access due to the number of proposed lots (over 30). Please revise plat accordingly. ***If Cul-de-Sac length variance is approved, ROW and paving will be required to be increased as part of the conditions of the variance.</p> | Applied |
| RECOMMENDATION | |
| <p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.</p> | Applied |

(FM 2220)

EL TIENE FOOD STORE NO. 15

AUBURN AVE

PROPOSED MANIPALM ST. DIVISION

N 33RD

MCALLEN ISD MIDDLE SCHOOL SUBDIVISION

LOCATION

57

PROPOSED VILLA TORRE ESTATES SUBDIVISION



(FM 2220) WARE RD

ANTIGUA AIDA AVE
DIVISION
ALMON ESTATES
YELLOWHAMMER

PASEO DEL NORTE PH 2

XENOPS

PASEO DEL NORTE PH 2
PASEO DEL NORTE PH 1

WARBLER

PASEO DEL NORTE PH 1
ORANGEWOOD

UMAR AVE

TERRACE

N 36TH LN

N 34TH ST

TOUCAN AVE

33RD ST

XENOPS A

WARBLER

REGENCY

32ND ST

UMAR AV

WARE RD

TEAL AVE

SUB2020-0057

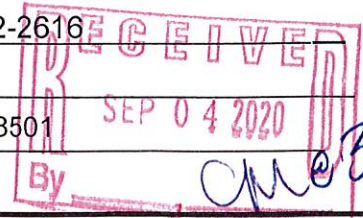


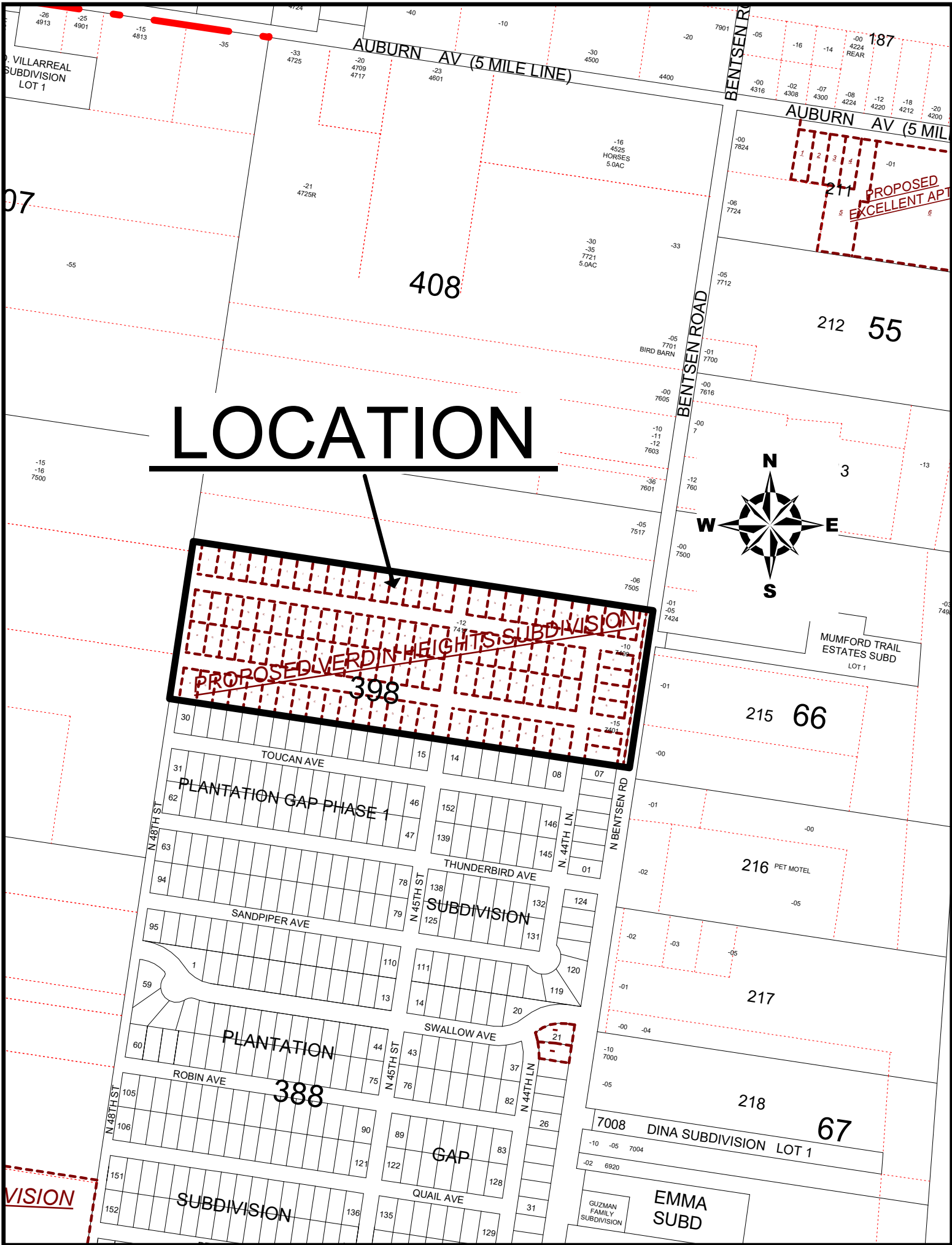
City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

| | |
|---------------------|---|
| Project Description | <p>Subdivision Name <u>Verdin Heights</u></p> <p>Location <u>1 3/4 Mile N. Bentsen Road</u></p> <p>City Address or Block Number <u>7409 N. Bentsen Road</u></p> <p>Number of lots <u>101</u> Gross acres <u>17</u> Net acres <u>17</u></p> <p>Existing Zoning <u>AO</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>Aug. 2020</u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>United</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u></p> <p>Parcel No. <u>282196</u> Tax Dept. Review _____</p> <p>Legal Description <u>17.0 acres out of Lot 398, J.H. Shary Subdivision</u></p> |
| Owner | <p>Name <u>Sergio Guzman</u> Phone <u>956-683-1000</u></p> <p>Address <u>4602 N. Stewart Road</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>guzmans098@yahoo.com</u></p> |
| Developer | <p>Name <u>Guzman Construction</u> Phone <u>956-625-9095</u></p> <p>Address <u>4229 W. Expressway 83</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>Contact Person <u>Sergio Guzman</u></p> <p>E-mail <u>guzmans098@yahoo.com</u></p> |
| Engineer | <p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p> |
| Surveyor | <p>Name <u>Plinio C. Medina</u> Phone <u>956-682-2616</u></p> <p>Address <u>2912 N. 6th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> |





LOCATION


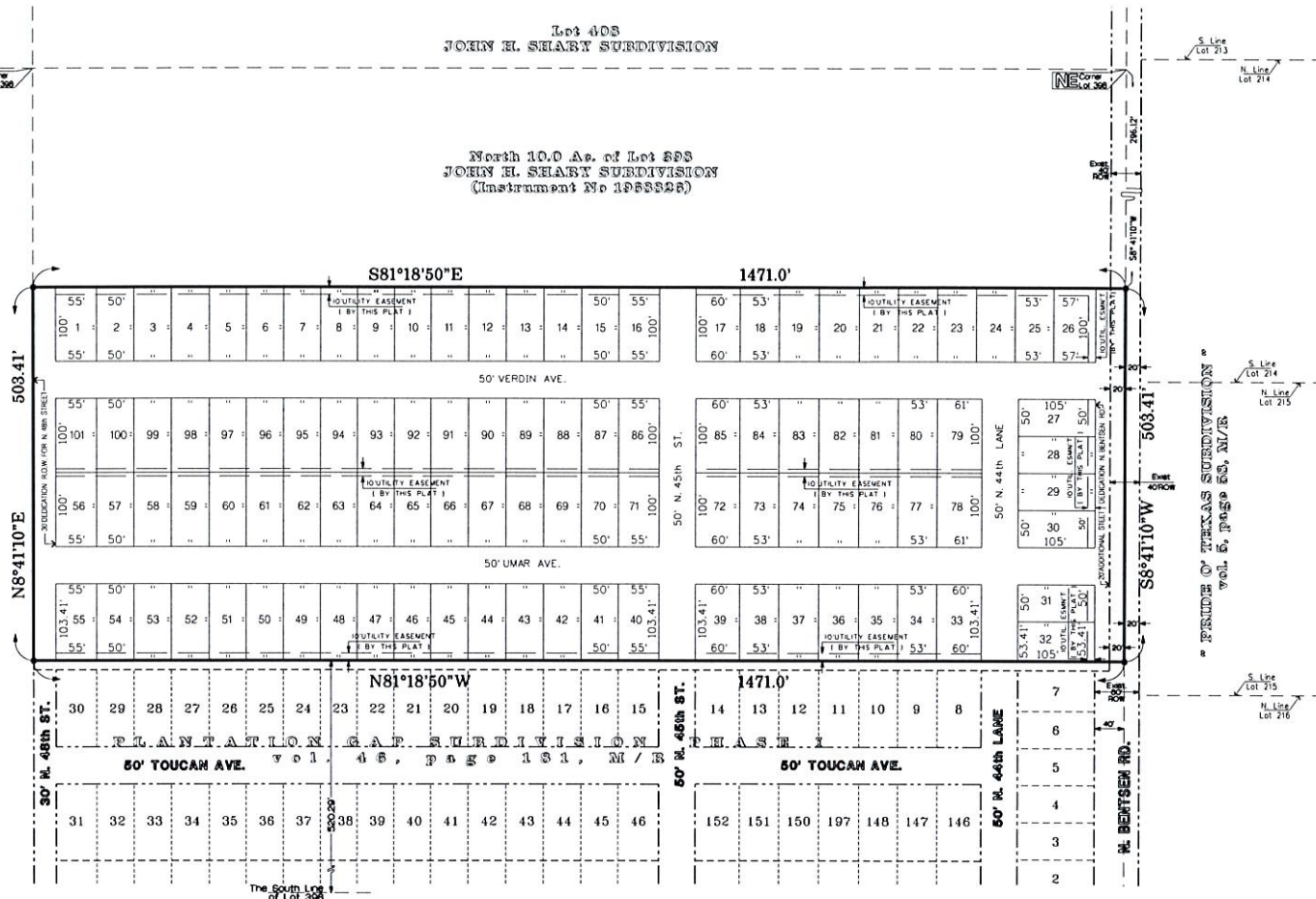


PROPOSED VERDIN HEIGHTS SUBDIVISION
398

VISION

North 10.0 Ac. of Lot 393
JOHN H. SHARY SUBDIVISION
(Instrument No 1963326)

Lot 897, JOHN H. SELBY SUBDIVISION
vol. 1, page 17, N/E



MAP OF VERDIN HEIGHTS SUBDIVISION

McAllen,

Texas

Being a Subdivision of a 17.0 Acre Tract of Land Out of
Lot 398, John H. Shary Subdivision, Hidalgo County, Texas,
according to plat record in Vol. 1, Pg.17, Map Records,
Hidalgo County, Texas.

BY:

RECEIVED
Our of
, Texas,
cords,
SEP 0, 2020
BY: _____

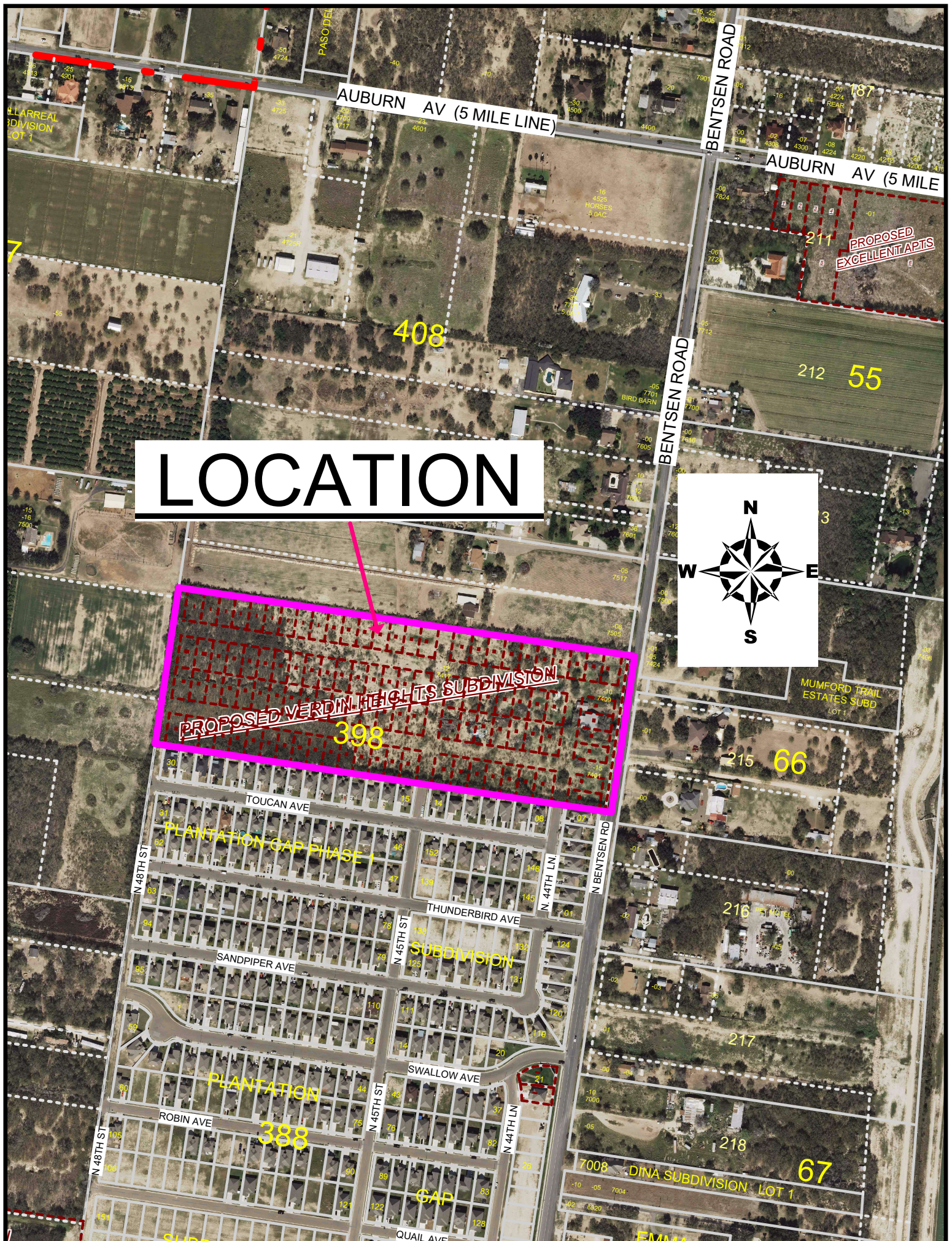


Reviewed On: 9/11/2020

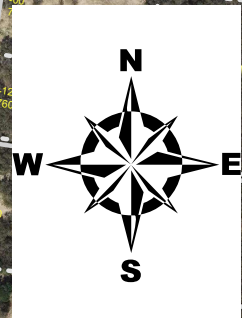
| SUBDIVISION NAME: VERDIN HEIGHTS | |
|---|----------------|
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both Sides **Monies must be escrowed if improvements are not built prior to recording. ***Must label centerline to verify if any ROW dedication is required prior to final. | Non-compliance |
| North 48th Street: 30 ft. dedication for 30 from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides **Monies must be escrowed if improvements are not built prior to recording. ***Must label centerline to verify if any additional ROW dedication is required prior to final. | Applied |
| Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides ***Streets names are subject to change prior to final. *****Provide temporary turn around and/or barricade on the west end of proposed Umar Avenue and Verdin Avenue as may be applicable. *****Provide temporary turn around and/or barricade on the north end of proposed North 45th Street as may be applicable. | Required |
| Paving _____ Curb & gutter _____ | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| * 810 block length is being proposed by the Engineer; maximum block length allowed is 800 ft. **Engineer must revise plat to comply with requirements or request variance prior to final. | Non-compliance |
| * 600 ft. Maximum Cul-de-Sac | NA |
| ALLEYS | |
| ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties | Applied |
| SETBACKS | |
| * Front: 25 ft. or greater for easements. **Please revise plat note as shown above. | Non-compliance |
| * Rear: 10 ft. or greater for easements. **Please revise plat note as shown above. | Non-compliance |
| * Interior Sides: 6 ft. or greater for easements. **Please revise plat note as shown above. | Non-compliance |
| * Corner: 10 ft. or greater for easements. **Please revise plat note as shown above. | Non-compliance |
| * Garage: 18 ft. except where greater setback is required, greater setback applies. | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |

| SIDEWALKS | |
|---|----------------|
| * 4 ft. wide minimum sidewalk required on North Bentsen Road, North 48th Street, and both sides of all interior streets. | Applied |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS | |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bentsen Road and North 48th Street. **Please add plat note as shown above prior to final. | Non-compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note as shown above prior to final. | Non-compliance |
| * Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along North Bentsen Road and North 48th Street. **Please add plat note as shown above prior to final. | Non-compliance |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen | Applied |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions. | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA Document is required to be recorded simultaneously with subdivision plat. | Required |
| LOT REQUIREMENTS | |
| * Minimum lot width and lot area. **Lot 27, 30, and 31 have less than the required 54 ft. of width. Please revise plat to comply with requirements prior to final. | Non-compliance |
| * Lots fronting public streets. | Applied |
| ZONING/CUP | |
| * Existing: A-O Proposed: R-1 **Rezoning request will be heard before the Planning and Zoning Board on October 6, 2020, and before the City Commission on October 26, 2020. | Applied |
| * Rezoning Needed Before Final Approval **Rezoning request will be heard before the Planning and Zoning Board on October 6, 2020, and before the City Commission on October 26, 2020. | Non-compliance |
| PARKS | |
| * Land dedication in lieu of fee. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board | TBD |

| | |
|--|----------------|
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, subdivision will be subject to review by the Park Land Dedication Advisory Board | TBD |
| | Non-compliance |
| TRAFFIC | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | Non-compliance |
| | TBD |
| COMMENTS | |
| Comments: Must comply with City's Access Management Policy. **Please add North 48th Street, and reference North" on Bentsen Road. Also, please add scale for location map prior to final. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS. | Applied |



LOCATION



Sub 2020-0055



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

| | |
|---------------------|---|
| Project Description | <p>Subdivision Name <u>Depot Estates Subdivision</u></p> <p>Location <u>Northeast 23rd Street, south of Trenton Road, McAllen, Texas</u></p> <p>City Address or Block Number <u>7008 N. 23rd Street, McAllen, Texas</u></p> <p>Number of lots <u>1 Lot</u> Gross acres <u>1.427</u> Net acres <u>1.332</u></p> <p>Existing Zoning <u>R-3A</u> Proposed <u>R-2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>4-Plex</u> Proposed Land Use <u>4-Plex</u> Irrigation District # <u>HCID #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 Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>No -0-</u></p> <p>Parcel No. <u>H0850-00-001-0010-03</u> Tax Dept. Review <u>Agura</u></p> <p>Legal Description <u>1.427 acres of land, out of Lot 10, Bk. 1, C. E. Hammonds Subd. located in</u> <u>McAllen, as per map or plat thereof recorded in Vol. 18, Pg. 439, H.C.D.R., Hidalgo County, Texas</u></p> |
| Owner | <p>Name <u>Rainbow Falls Properties, LLC</u> Phone <u>213.928.5487</u></p> <p>Address <u>c/o 3520 Buddy Owens Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>eezban@yahoo.com</u></p> |
| Developer | <p>Name <u>Jeffrey Erickson</u> Phone <u>956-631-9789</u></p> <p>Address <u>3520 Buddy Owens</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Jeffrey Erickson</u></p> <p>E-mail <u>jeff@ericksonrgv.com</u></p> |
| Engineer | <p>Name <u>Melden and Hunt, Inc.</u> Phone <u>956.381.0981</u></p> <p>Address <u>115 W. McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u></p> <p>Contact Person <u>Fred Kurth, P.E., R.P.L.S.</u></p> <p>E-mail <u>fkurth@meldenandhunt.com</u></p> |
| Surveyor | <p>Name <u>Melden and Hunt, Inc.</u> Phone <u>956.381.0981</u></p> <p>Address <u>115 W. McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u></p> |



RCA#735002

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

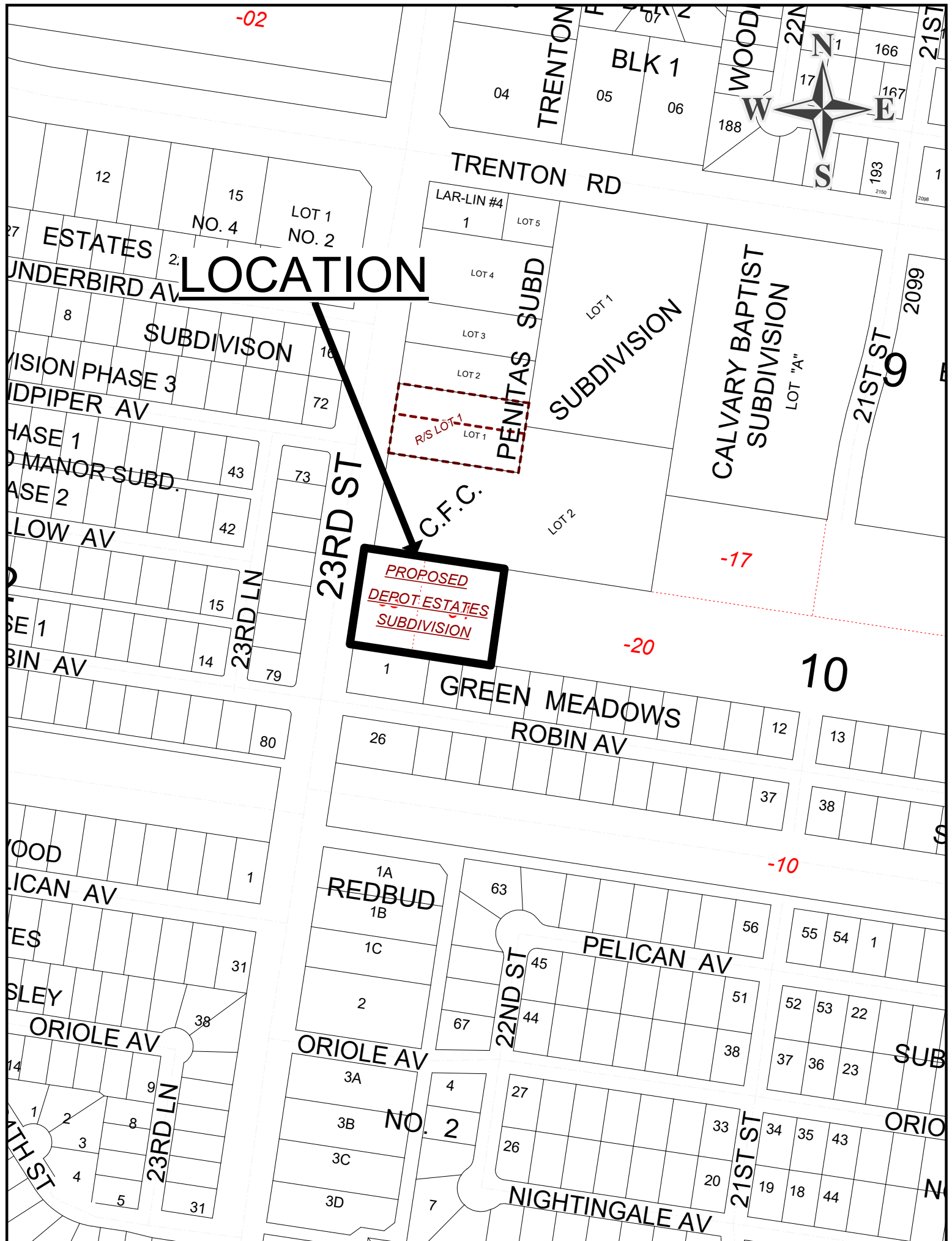
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date September 11, 2020

Print Name Erica E. Ban

Owner ☒

Authorized Agent ☐

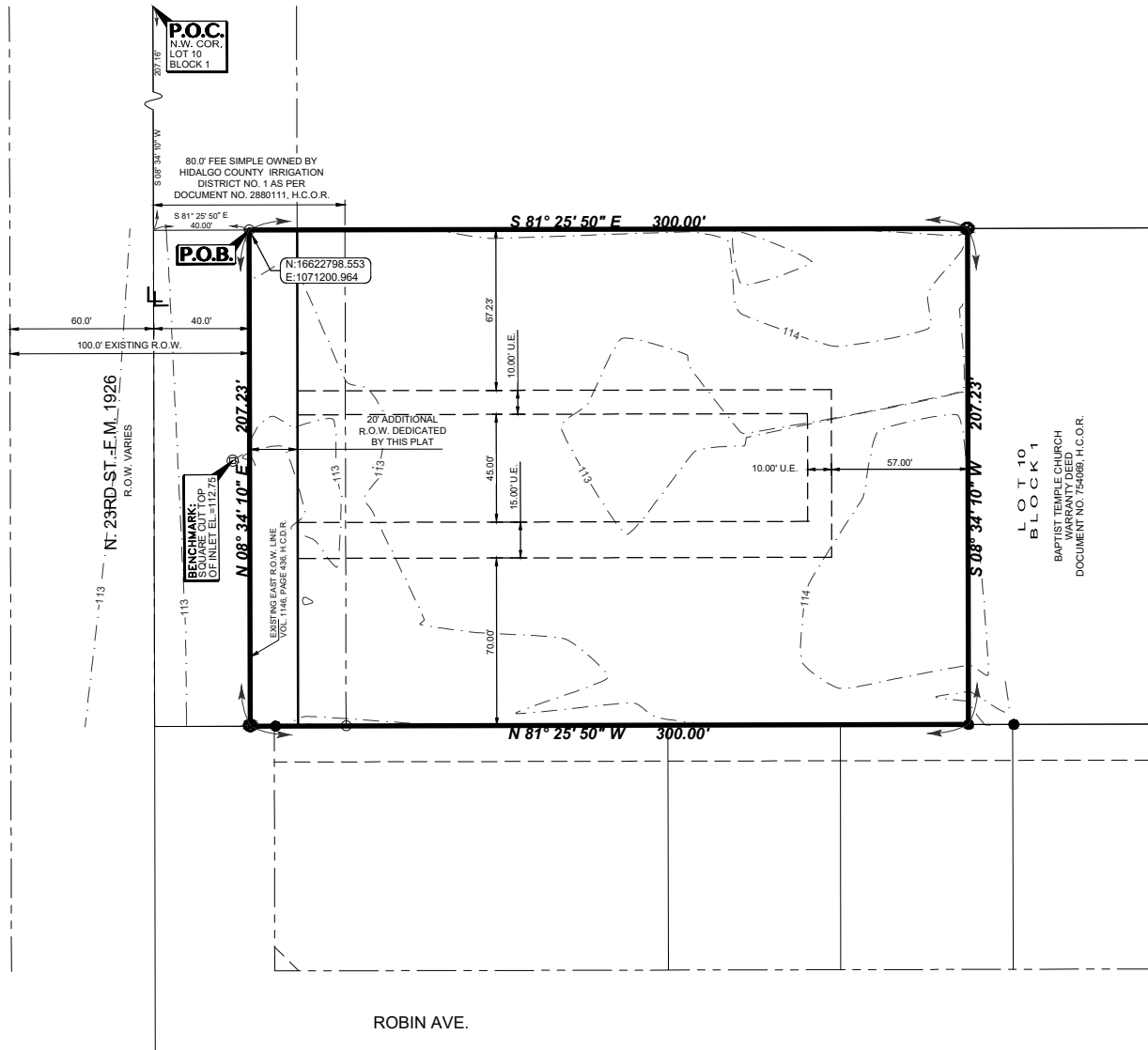


LOCATION

PROPOSED
DEPOT ESTATES
SUBDIVISION

C.F.C.

10



SUBDIVISION MAP OF DEPOT ESTATES SUBDIVISION

BEING 1.427 ACRES OUT OF LOT 10, BLOCK 1,
C.E. HAMMONDS SUBDIVISION, VOLUME 18, PAGE 439, H.C.D.R.
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

RECEIVED

By Nikki Marie Cavazos at 2:29 pm, Sep 09, 2020

RECEIVED VIA EMAIL 09/09/2020 AT 2:28 PM





Reviewed On: 9/10/2020

| | |
|--|----------------|
| SUBDIVISION NAME: DEPOT ESTATES | |
| REQUIREMENTS | |
| STREETS AND RIGHT-OF-WAYS | |
| North 23rd Street: 20 ft. of dedication for 60 ft. from centerline for 120 ft. of ROW Paving: By the state Curb & gutter: By the state **Monies must be escrowed prior to recording if improvements are not built. ***Ownership map must be provided to verify that there are not any landlocked properties prior to final. | Applied |
| Swallow Avenue: 30 ft. from centerline for 60 ft. Paving 40 ft. Curb & gutter: Both sides *Possible e/w street running on the north boundary of property. *Monies must be escrowed prior to recording if improvements are not built. | TBD |
| Paving _____ Curb & gutter _____ | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| Paving _____ Curb & gutter _____ | Applied |
| * 800 ft. Block Length. | NA |
| * 600 ft. Maximum Cul-de-Sac. | Applied |
| ALLEYS | |
| ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. | Non-compliance |
| SETBACKS | |
| * Front: 60 ft. or greater for easements or approved site plan. **Please revise plat note as shown above. | Non-compliance |
| * Rear: In accordance with with the Zoning Ordinance or approved site plan. **Please revise plat note as shown above. | Non-compliance |
| * Sides: In accordance with with the Zoning Ordinance or approved site plan. **Please revise plat note as shown above. | Non-compliance |
| * Corner: | NA |
| * Garage: 18 ft., except where greater setback is required, greater setback applies. **Please add plat note as shown above. | Non-compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS | |
| **As per Engineering, 5 ft. wide minimum sidewalk required along North 23rd Street. **Please revise plat note prior to final. | Non-compliance |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |

| BUFFERS | |
|--|----------------|
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please correct plat note as shown above. | Non-compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along east and south property line where adjacent to single-family residential District. **Please revise plat note as shown above. | Non-compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES | |
| * No curb cut, access, or lot frontage permitted along. | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * Common Areas, private Streets must be maintained by the lot owners and not the City of McAllen | Applied |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. | Applied |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. | NA |
| LOT REQUIREMENTS | |
| * Minimum lot width and lot area. | Applied |
| * Lots fronting public streets. | Applied |
| ZONING/CUP | |
| * Existing: R:3A Proposed: R-2 **Proposed layout does not comply with proposed zoning R-2 (Duplex-Fourplex Residential). Engineer must revise application prior to final. | Non-compliance |
| * Rezoning Needed Before Final Approval | NA |
| PARKS | |
| * Land dedication in lieu of fee | NA |
| * Park Fee of \$700 per lot/dwelling (16 x \$700= \$11, 200) unit to be paid prior to recording. As per site plan submitted, 16 units are proposed. If number of dwelling units changes, Park fees will be adjusted accordingly. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC | |
| * As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat. | Non-compliance |
| * * As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat. | TBD |

| COMMENTS | |
|---|---------|
| Comments: Must comply with City's Access Management Policy. ***Ownership map must be provided to verify that there are not any landlocked properties prior to final. | Applied |
| RECOMMENDATION | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS. | Applied |

LOCATION



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

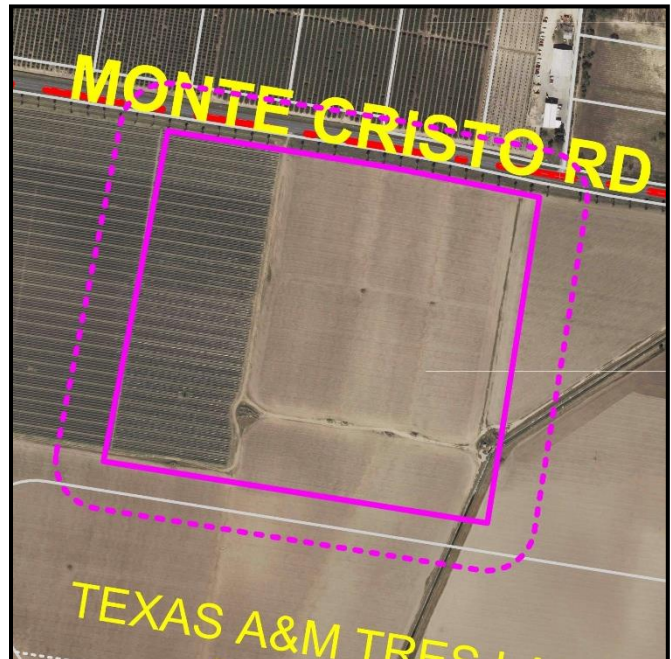
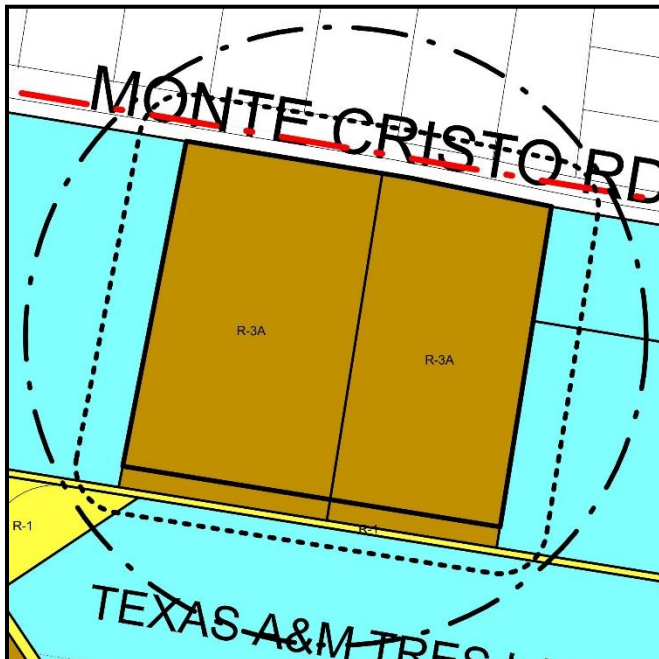
DATE: September 11, 2020

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 51.633 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 6401 MONTE CRISTO ROAD. (REZ2019-0030)

LOCATION: The property is located on the south side of Monte Cristo Road, about 1,620 ft. west of North Shary Road. The tract has 1,580.87 ft. of frontage along Monte Cristo Road and a depth of 1,409.09 ft. for a lot size of 51.633 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-4 (commercial-industrial) District for commercial use. No feasibility plan has been submitted.

ADJACENT ZONING: The adjacent zoning is R-3A (multifamily residential apartment) District to the south and C-4 (commercial-industrial) District to the east and west. Properties on the north side of Monte Cristo Road are outside the City limits.



LAND USE: The property is currently vacant. Surrounding land uses are Texas A&M University and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Multifamily and Special Use, which is not comparable to C-4 (commercial-industrial) District.

DEVELOPMENT TRENDS: Most of the tracts along Monte Cristo Road are not developed. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. The City Commission approved an application to rezone the property to R-3A on February 23, 2015.

ANALYSIS: The requested zoning does not conform to the Auto Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of commercial types for the Tres Lagos development. The requested zoning is following the proposed zoning master plan submitted by the applicant in 2019.

The submitted survey depicts a 120-ft. drain ditch right-of-way dedication on the south side of the subject property which is not included in this rezoning request.

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

Staff has not received any calls or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District.

MONTE CRISTO RD

R-3A

R-3A

C-4

C-4

R-1

R-1

TEXAS A&M TRÉS LAGOS
SUBDIVISION

C-4

LOT 1

227



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

| | | | | |
|--|----------------------------|--------------------------------------|------------------------------------|-------------------------------|
| A-0 (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.

15

MONTE CRISTO RD

**TEXAS A&M TRES LAGOS
SUBDIVISION**

227

LOT 1

SHARY ROAD (ABND ORD NO. 1)



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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PROPOSED FAMILY



MONTE CRISTO RD



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 |

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

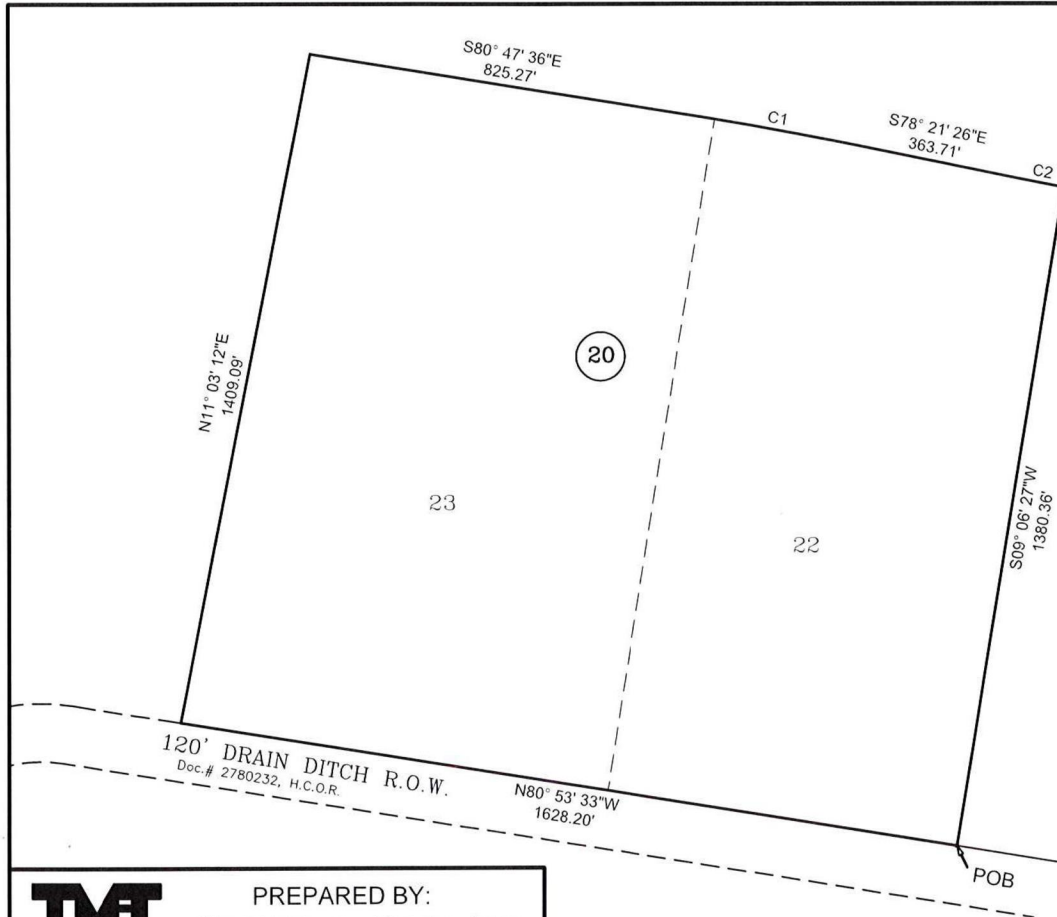
LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

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 |

REV 2019-0030
(Revised)



| Curve Table | | | | | | |
|-------------|---------|-----------|--------------|-----------------|--------------|---------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C1 | 295.85' | 6,958.19' | 002° 26' 10" | S79° 34' 31"E | 295.83' | 147.95 |
| C2 | 96.04' | 7,167.46' | 000° 46' 04" | S78° 44' 28"E | 96.04' | 48.02 |

LEGEND

POB - POINT OF BEGINNING

POC - POINT OF COMMENCEMENT

(X) PROPOSED ZONING PARCEL

X CURRENT ZONING PARCEL

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH
SCALE: 1" = 300'



TBPLS No. 10096900

DATE: 06-04-19
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

PREPARED BY:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

EXHIBIT "B"

PLAT SHOWING
PARCEL # 20
BEING 51.633 ACRE TRACT

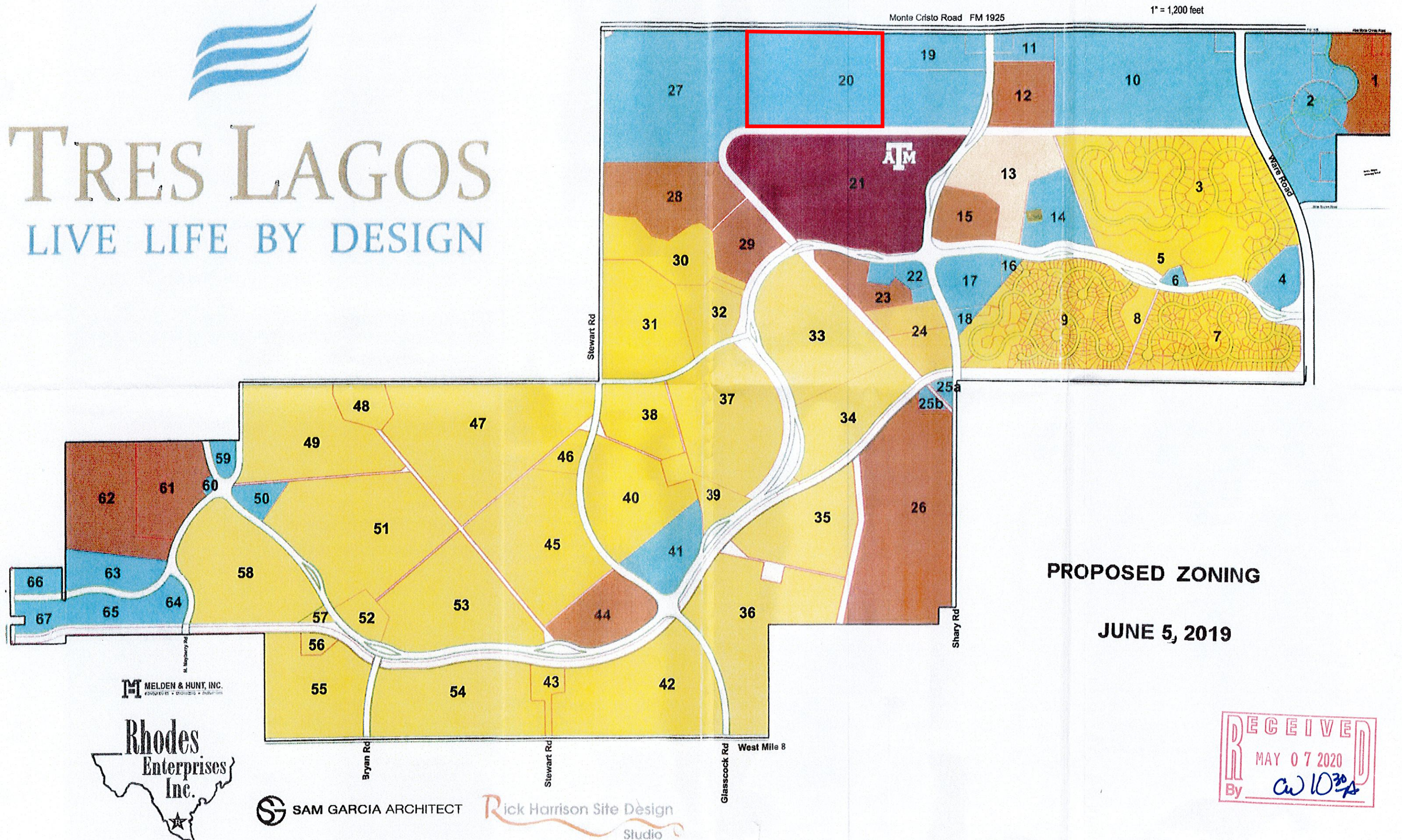
© COPYRIGHT 2019 MELDEN & HUNT, INC. ALL RIGHTS RESERVED





TRES LAGOS

LIVE LIFE BY DESIGN

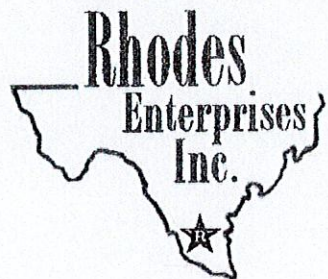


PROPOSED ZONING

JUNE 5, 2019

RECEIVED
MAY 07 2020
By *aw 1030A*

M MELDEN & HUNT, INC.
ENGINEERS • ARCHITECTS • PLANNERS



S SAM GARCIA ARCHITECT

*R*ick Harrison Site Design
Studio



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0030

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

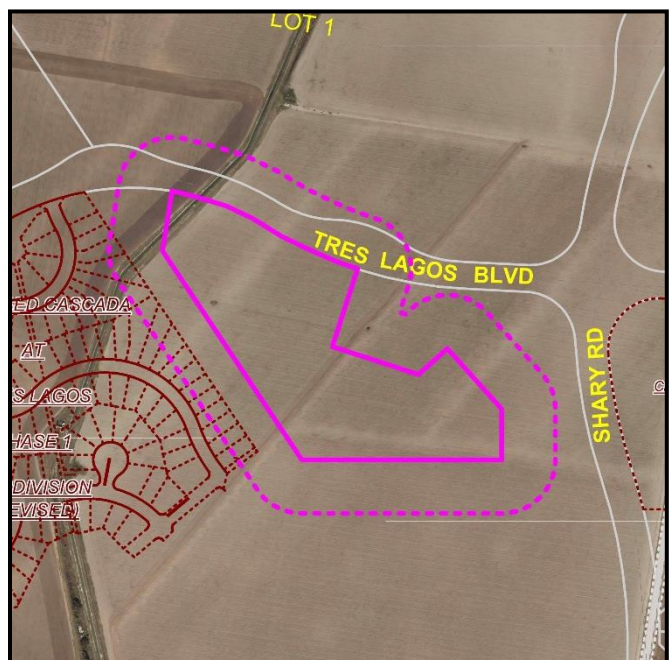
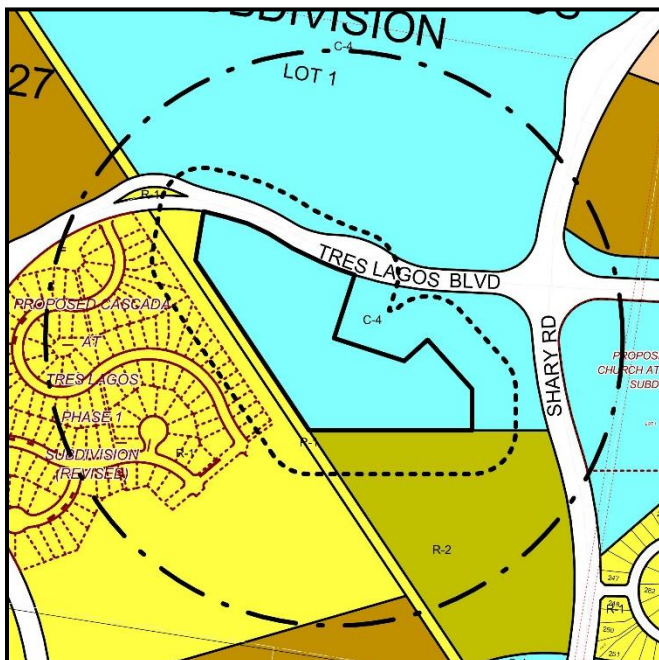
DATE: September 11, 2020

SUBJECT: REZONE FROM C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 13.683 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 6301 TRES LAGOS BOULEVARD. (REZ2019-0032)

LOCATION: The property is located on the south side of Tres Lagos Boulevard, approximately 740 ft. west of the intersection of North Shary Road and Tres Lagos Boulevard. The tract is an irregular-shaped lot with 754.46 ft. of frontage along Tres Lagos Boulevard and consisting of 13.683 acres.

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

ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the west, R-2 (duplex-fourplex residential) District to the south, and C-4 (commercial-industrial) District to the north and east.



LAND USE: The property is currently vacant. Surrounding land uses are Texas A&M University and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-1 (office building) to C-3L (light commercial) Districts.

DEVELOPMENT TRENDS: The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. A rezoning request to C-4 (commercial-industrial) District was approved in 2015.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods. The requested zoning is following the proposed zoning master plan submitted by the applicant in 2019.

The maximum density in R-3A (multifamily residential apartments) District is 54 studio apartment units (800 sq. ft.) per acre or 29 three-bedroom units (1,500 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 738 studio units to 396 three-bedroom units.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff has not received any calls or emails in opposition to the rezoning request.

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

TEXAS A&M TRES LAGOS SUBDIVISION

227

R-3A

LOT 1

C-4

TRES LAGOS BLVD

PROPOSED CASCADA AT TRES LAGOS PHASE 1 SUBDIVISION (REVISED)

R-1

C-4

SHARY RD

PROPOSED FAMILY CHURCH AT TRES LAGOS SUBDIVISION

LOT 1

C-4

CA 16

ES

241

247

277

282

285

250

251

255

248

R-1

WELL ROAD

C-4

C-4

R-1



SCALE: N.T.S.

SCALE: N.T.S.



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

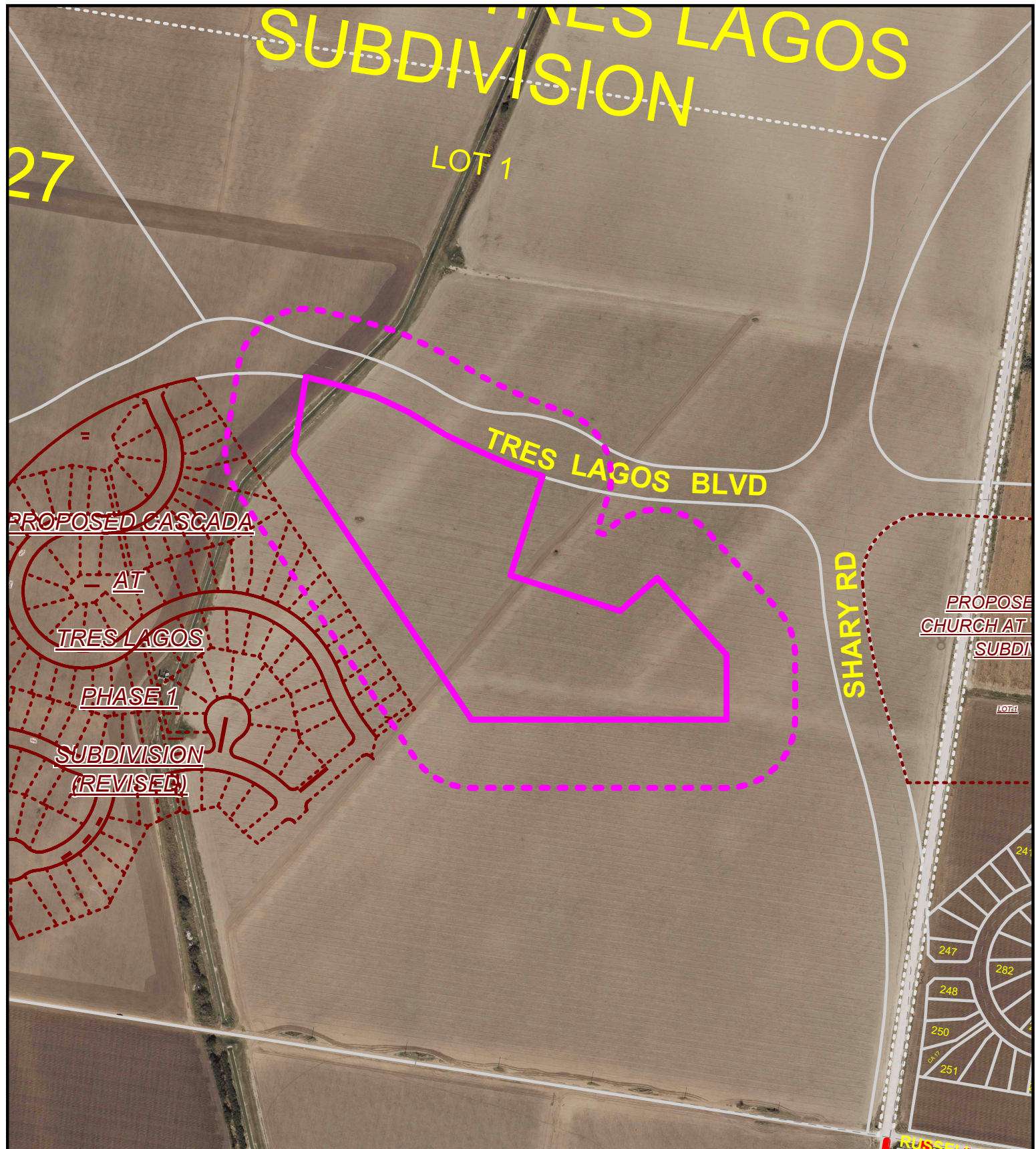
- R-3A** (APARTMENTS)
- R-3C** (CONDOMINIUMS)
- R-3T** (TOWNHOUSES)

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)
 S (SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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TRES

LAGOS

BLVD

SHARY RD



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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|---------------------------------|------------------------------------|
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| EST - ESTATE | URC - URBAN CENTER |
| SUBR - SUBURBAN RESIDENTIAL | UCH - URBAN CENTER HIGH |
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| USF - URBAN SINGLE FAMILY | SPUS - SPECIAL USES, CIVIC, PUBLIC |
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| UMF - URBAN MULTIFAMILY | OPS - OPEN SPACE |
| UMX - URBAN RESIDENTIAL MIXED | AGR - AGRICULTURE |
| AUCM - AUTO URBAN COMMERCIAL | WTBY - WATER BODIES |

THOROUGHFARE PLAN

| |
|--------------------------------|
| GRADE SEPARATION (INTERCHANGE) |
| EXPRESSWAY 350' |
| PARKWAY 350' |
| HI-SPEED ARTERIAL 150' |
| PRINCIPAL ARTERIAL 120' |
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| 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

DEZ 2019-0032
(Revised)

EXHIBIT "A"

July 29, 2020
Parcel P.O.D. 23
13.683 ACRES OUT OF SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
Current Zoning: C-4 (Commercial Industrial)
Proposed Zoning: R-3A (Apartments)

A TRACT OF LAND CONTAINING 13.683 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 13.683 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

THENCE NORTH 81 degrees 01 minutes 49 seconds WEST a distance of 450.17 feet;

THENCE NORTH 33 degrees 45 minutes 00 seconds WEST a distance of 1,388.93 feet to the POINT OF BEGINNING;

1. THENCE NORTH 33 degrees 45 minutes 00 seconds WEST a distance of 936.20 feet to a point for a corner;
2. THENCE NORTH 09 degrees 08 minutes 25 seconds EAST a distance of 226.25 feet to a point of curve;
3. THENCE along a curve to the right having a radius of 950.00 feet, a delta of 22 degrees 46 minutes 47 seconds, an arc length 377.70 feet, a tangent of 191.38 feet, and a chord which bears SOUTH 69 degrees 28 minutes 12 seconds EAST a distance of 375.22 feet to a point of reverse curve;
4. THENCE along a curve to the left having a radius of 1,550.00 feet, a delta of 13 degrees 55 minutes 38 seconds, an arc length 376.76 feet, a tangent of 189.32 feet, and a chord which bears SOUTH 65 degrees 02 minutes 37 seconds EAST a distance of 375.84 feet to a point for a corner;
5. THENCE SOUTH 18 degrees 00 minutes 00 seconds WEST a distance of 304.62 feet to a point for a corner;
6. THENCE SOUTH 72 degrees 00 minutes 00 seconds EAST a distance of 338.14 feet to a point for a corner;
7. THENCE NORTH 48 degrees 00 minutes 00 seconds EAST a distance of 145.17 feet to a point for a corner;
8. THENCE SOUTH 42 degrees 00 minutes 00 seconds EAST a distance of 302.98 feet to a point for a corner;
9. THENCE SOUTH 00 degrees 00 minutes 00 seconds EAST a distance of 189.41 feet to a point for a corner;
10. THENCE NORTH 90 degrees 00 minutes 00 seconds WEST a distance of 746.02 feet to the POINT OF BEGINNING, and containing 13.683 acres of land, more or less.

Parcel P.O.D. 23: R-3A

596,019.0 ft² (13.683 acres)



REV 2019-0032
(Revised)

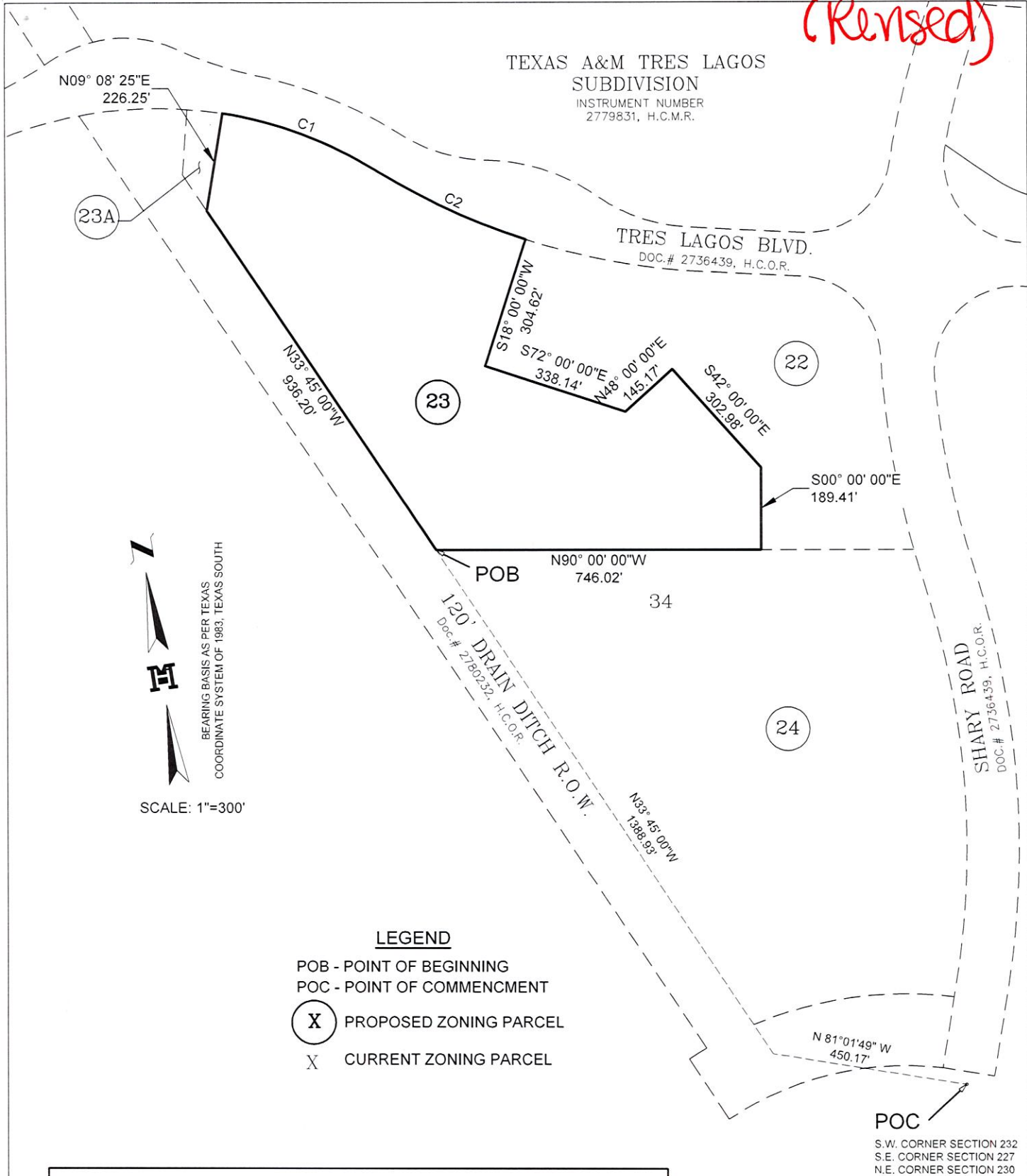


EXHIBIT "B"

PLAT SHOWING
PARCEL # 23
BEING 13.683 ACRE TRACT

RECEIVED
AUG 07 2020
By [Signature]



DATE: 04-09-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

PREPARED BY:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

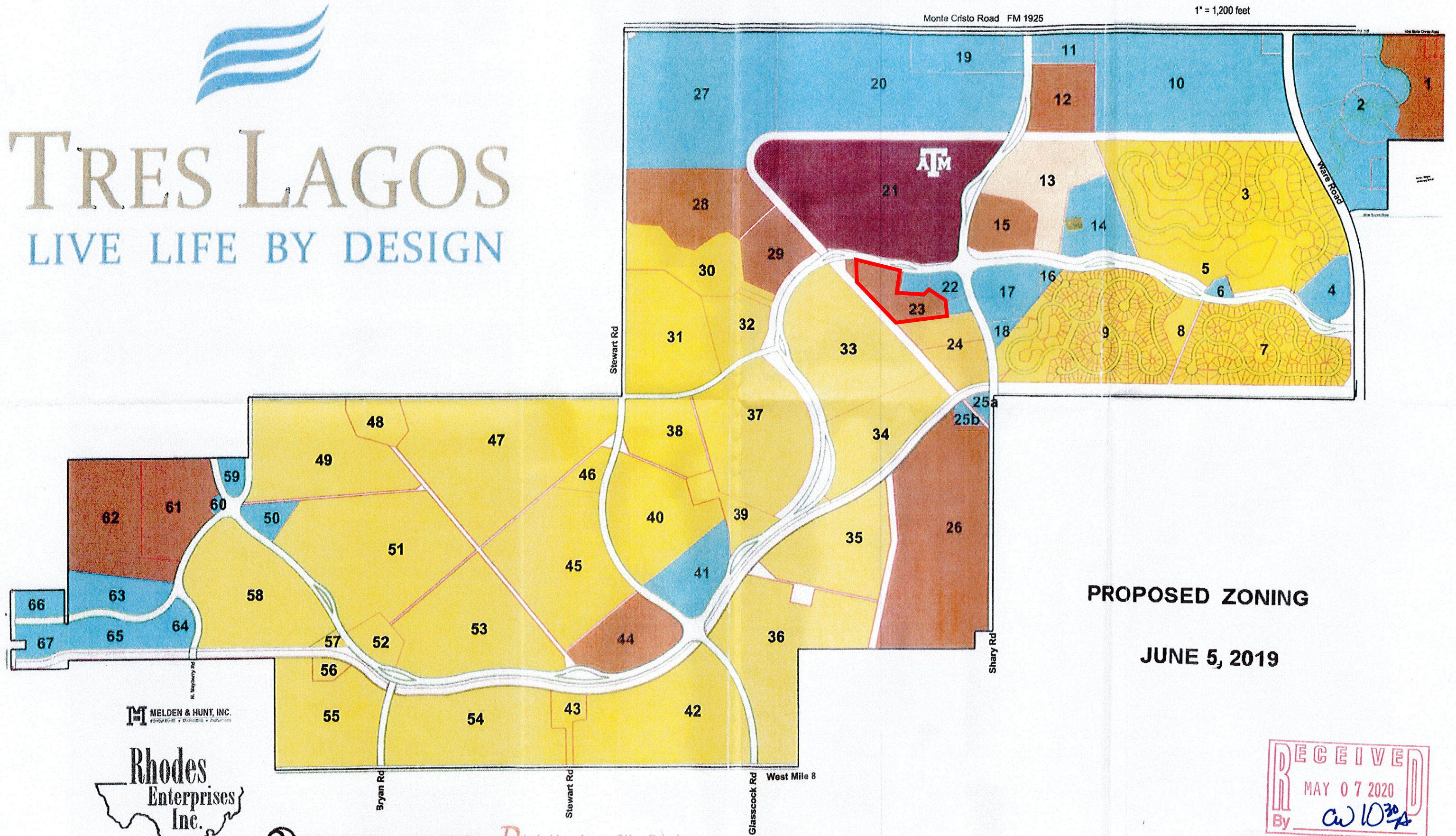
115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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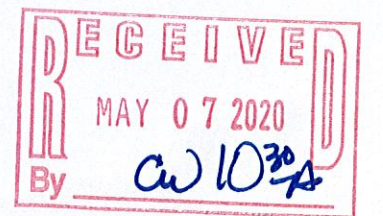
TRES LAGOS

LIVE LIFE BY DESIGN

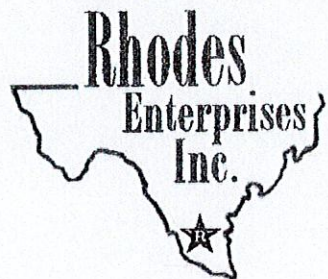


PROPOSED ZONING

JUNE 5, 2019



MELDEN & HUNT, INC.
ENGINEERS • ARCHITECTS • PLANNERS



SAM GARCIA ARCHITECT

Rick Harrison Site Design
Studio



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0032

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

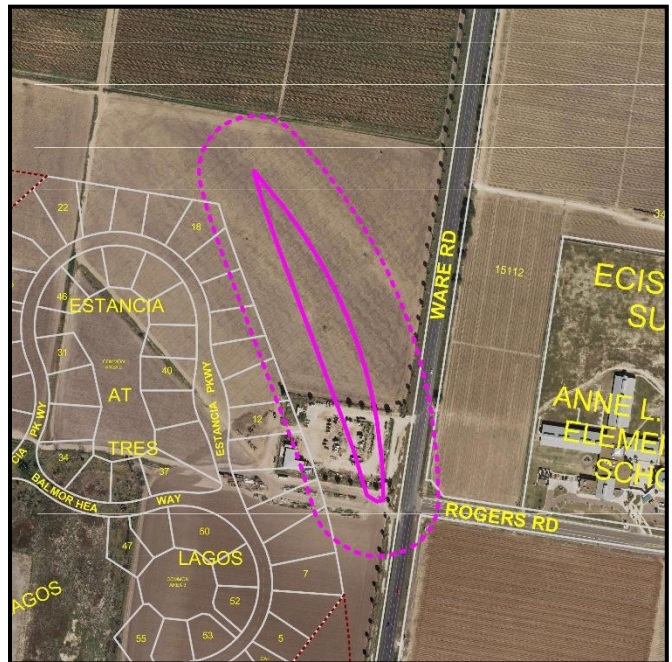
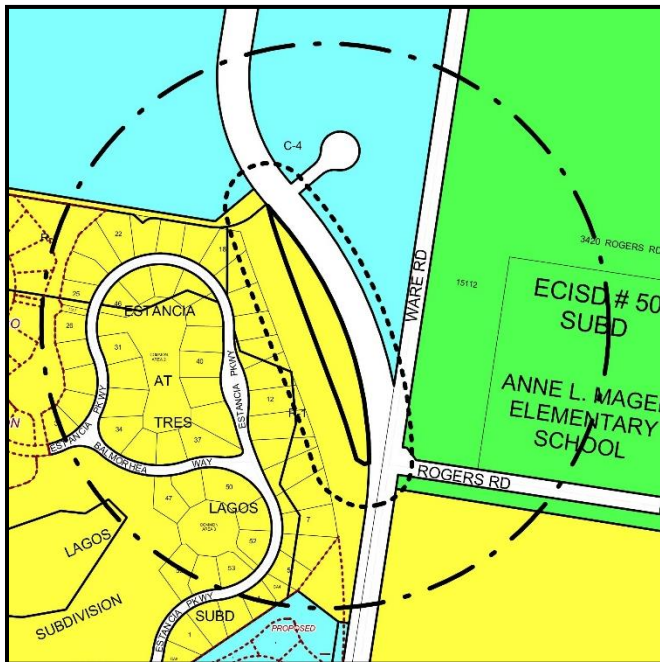
DATE: September 11, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 3.141 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 15001 NORTH WARE ROAD. (REZ2020-0023)

LOCATION: The property is located on the west side of North Ware Road, approximately 1,600 ft. north of Tres Lagos Boulevard. The tract is irregularly shaped and has no frontage currently.

PROPOSAL: The applicant is requesting to rezone the property to C-4 (commercial-industrial) District for commercial use. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the south, west, and northwest, C-4 (commercial-industrial) District to the north and northeast, and A-O (agricultural and open space) District to the east.



LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, Anne Magee Elementary school, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Multifamily which is comparable to R-2 (duplex-fourplex residential) District and R-3 (multifamily residential) District.

DEVELOPMENT TRENDS: The development trend along North Ware Road is single-family residences. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014. The City Commission approved an application to rezone the property to R-3A District on February 23, 2015. A request to rezone the property to R-1 (single-family residential) District was approved by the City Commission on January 11, 2016.

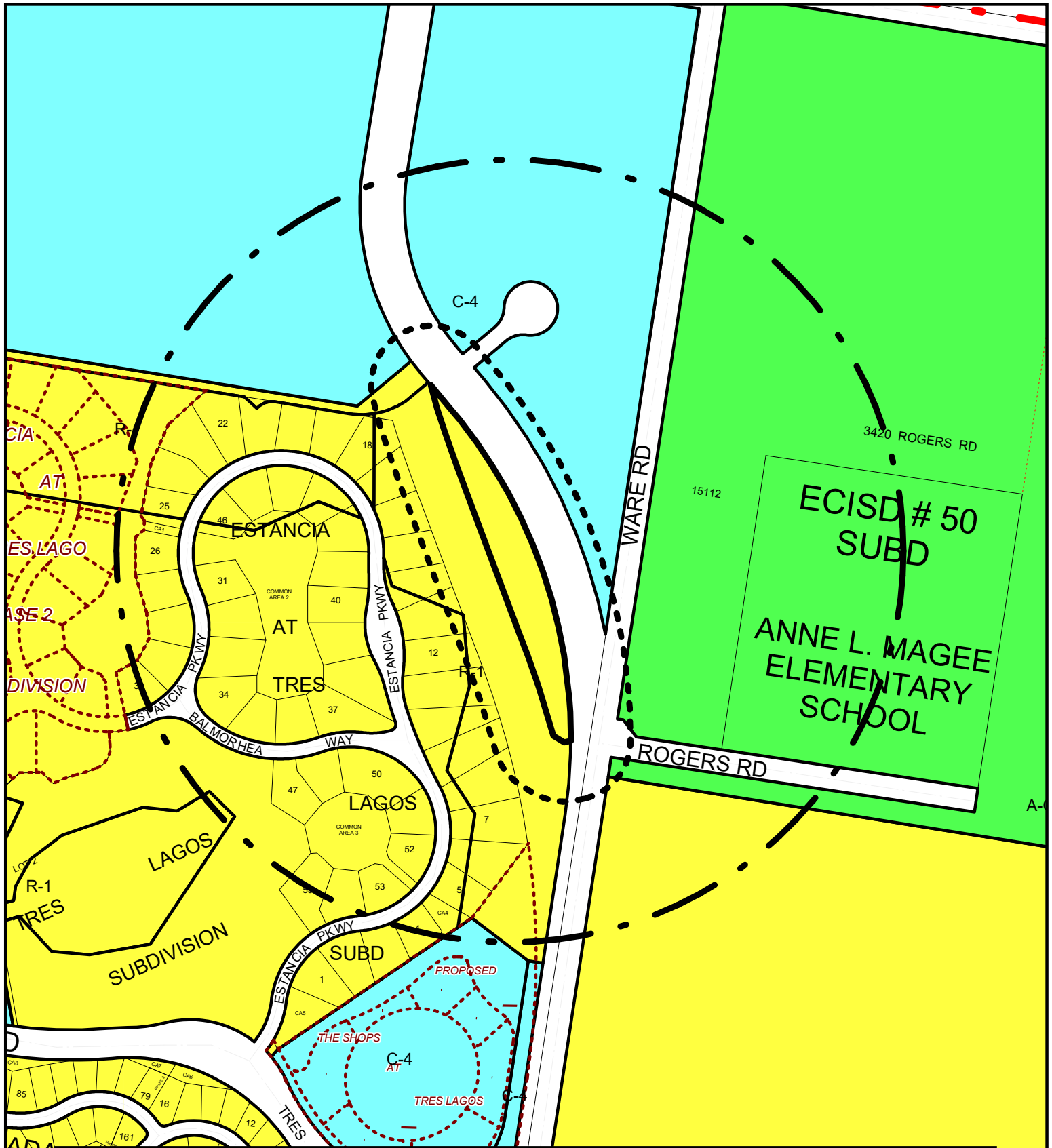
ANALYSIS: The requested zoning does not conform to the Auto Urban Multifamily land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of commercial types for the Tres Lagos development. The requested zoning is following the proposed overall zoning master plan submitted by the applicant in 2019.

The submitted survey depicts the future proposed North Ware Road to be located adjacent to the west side of the subject property.

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

Staff has not received any calls or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District.



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

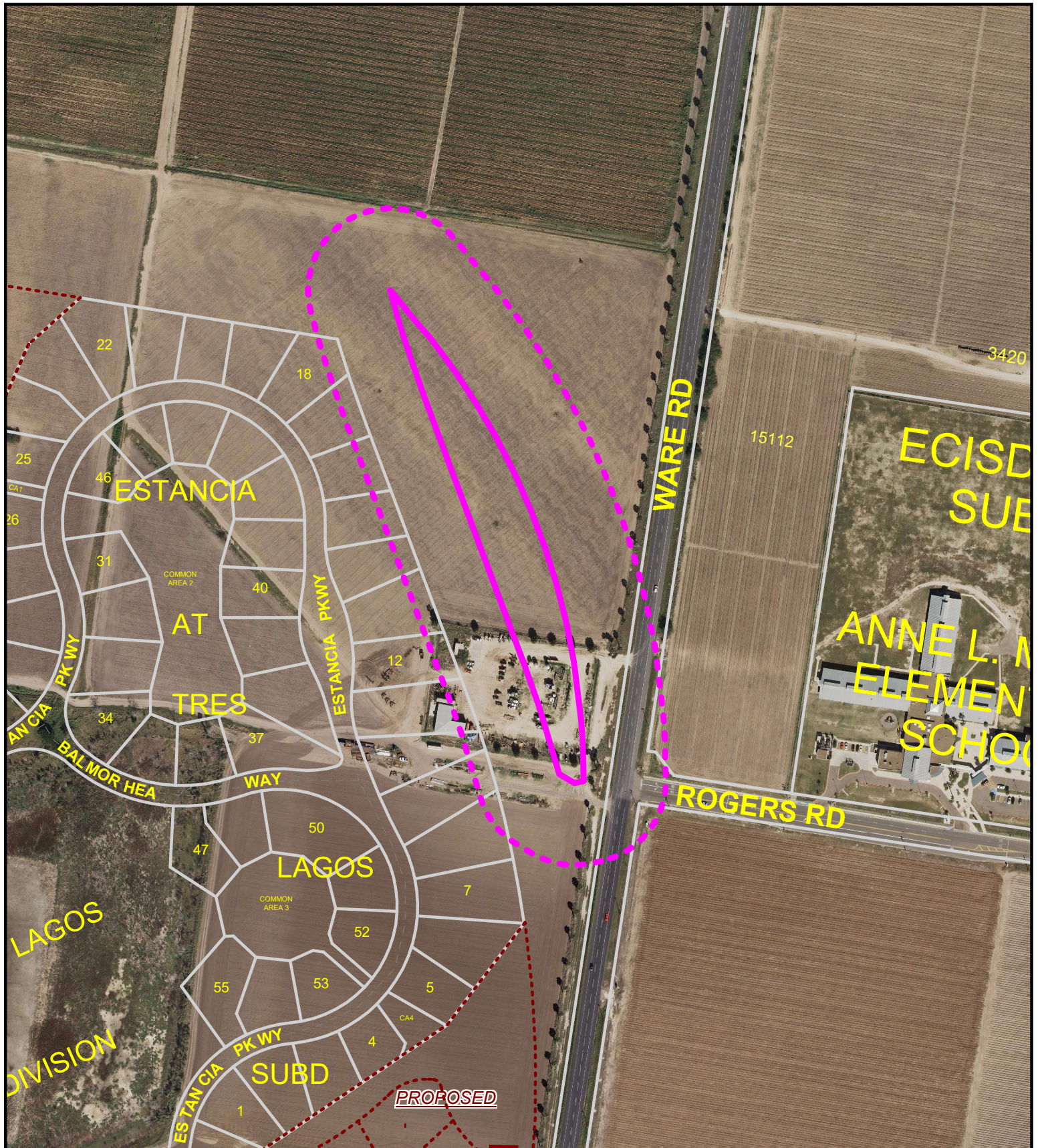
1/4 MILE RADIUS



ZONING LEGEND

| | | | | |
|--|----------------------------|--------------------------------------|------------------------------------|-------------------------------|
| A-0 (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) | SD (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

AERIAL MAP
SCALE: N.T.S.



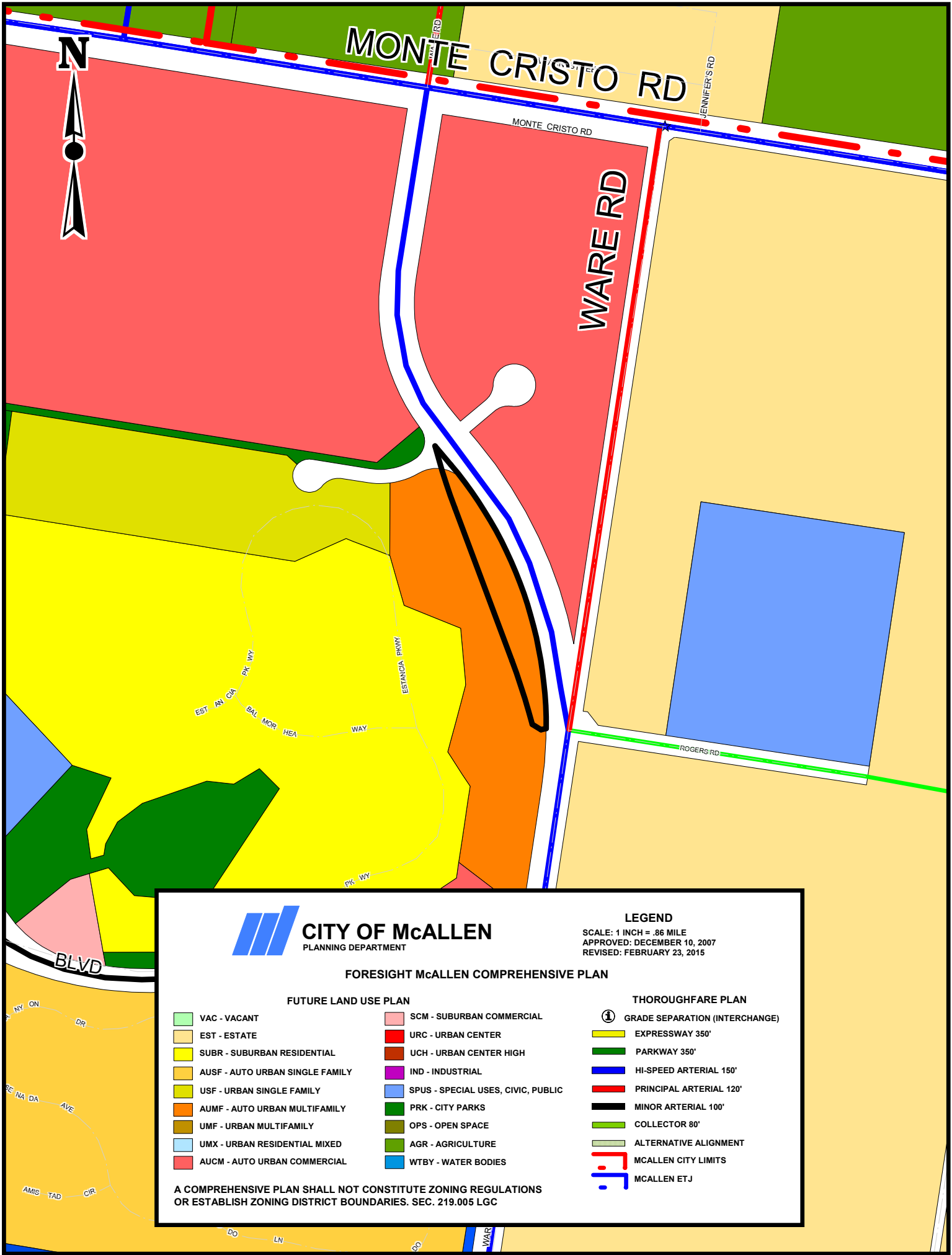
SUBJECT PROPERTY



200' 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.



N

MONTE CRISTO RD

WARE RD

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 = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

- | | |
|-----|--------------------------------|
| ① | 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

EXHIBIT "A"

July 31, 2020

Parcel P.O.D. 2A

3.141 ACRES OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
Current Zoning: R-1 (Single Family Residential)
Proposed Zoning: C-4 (Commercial Industrial)

A TRACT OF LAND CONTAINING 3.141 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 3.141 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point being the Southwest Corner of Section 232; the Southeast Corner of Section 227 and the Northeast corner of Section 230;

THENCE SOUTH 80 degrees 30 minutes 26 seconds EAST a distance of 5,086.51 feet;

THENCE NORTH 08 degrees 29 minutes 48 seconds EAST a distance of 2,684.76 feet to the POINT OF BEGINNING;

1. THENCE along a curve to the left having a radius of 2,899.36 feet, a delta of 05 degrees 35 minutes 35 seconds, an arc length 283.02 feet, a tangent of 141.62 and a chord which bears NORTH 17 degrees 42 minutes 28 seconds WEST a distance of 282.91 feet to a point of reverse curve;
2. THENCE NORTH 20 degrees 30 minutes 13 seconds WEST a distance of 690.70 feet to a point of curve;
3. THENCE along a curve to the right having a radius of 2,749.72 feet, a delta of 05 degrees 44 minutes 16 seconds, an arc length 275.37 feet, a tangent of 137.80 and a chord which bears NORTH 17 degrees 38 minutes 10 seconds WEST a distance of 275.25 feet to a point for a corner;
4. THENCE SOUTH 40 degrees 00 minutes 00 seconds EAST a distance of 104.24 feet to a point of curve;
5. THENCE along a curve to the right having a radius of 1,725.00 feet, a delta of 40 degrees 14 minutes 40 seconds, an arc length 1,211.64, a tangent of 632.02 and a chord which bears SOUTH 19 degrees 52 minutes 40 seconds EAST a distance of 1,186.88 feet to a point for a corner;
6. THENCE along a curve to the left having a radius of 349.94 feet, a delta of 03 degrees 45 minutes 05 seconds, an arc length 22.91, a tangent of 11.46 and a chord which bears SOUTH 77 degrees 41 minutes 06 seconds WEST a distance of 22.91 feet to a point for a corner;
7. THENCE NORTH 58 degrees 58 minutes 24 seconds WEST a distance of 22.60 feet to the POINT OF BEGINNING, and containing 3.141 acres of land, more or less.

Parcel P.O.D. 2A: C-4

136,807.4 ft² (3.141 acres)

EXHIBIT "B"

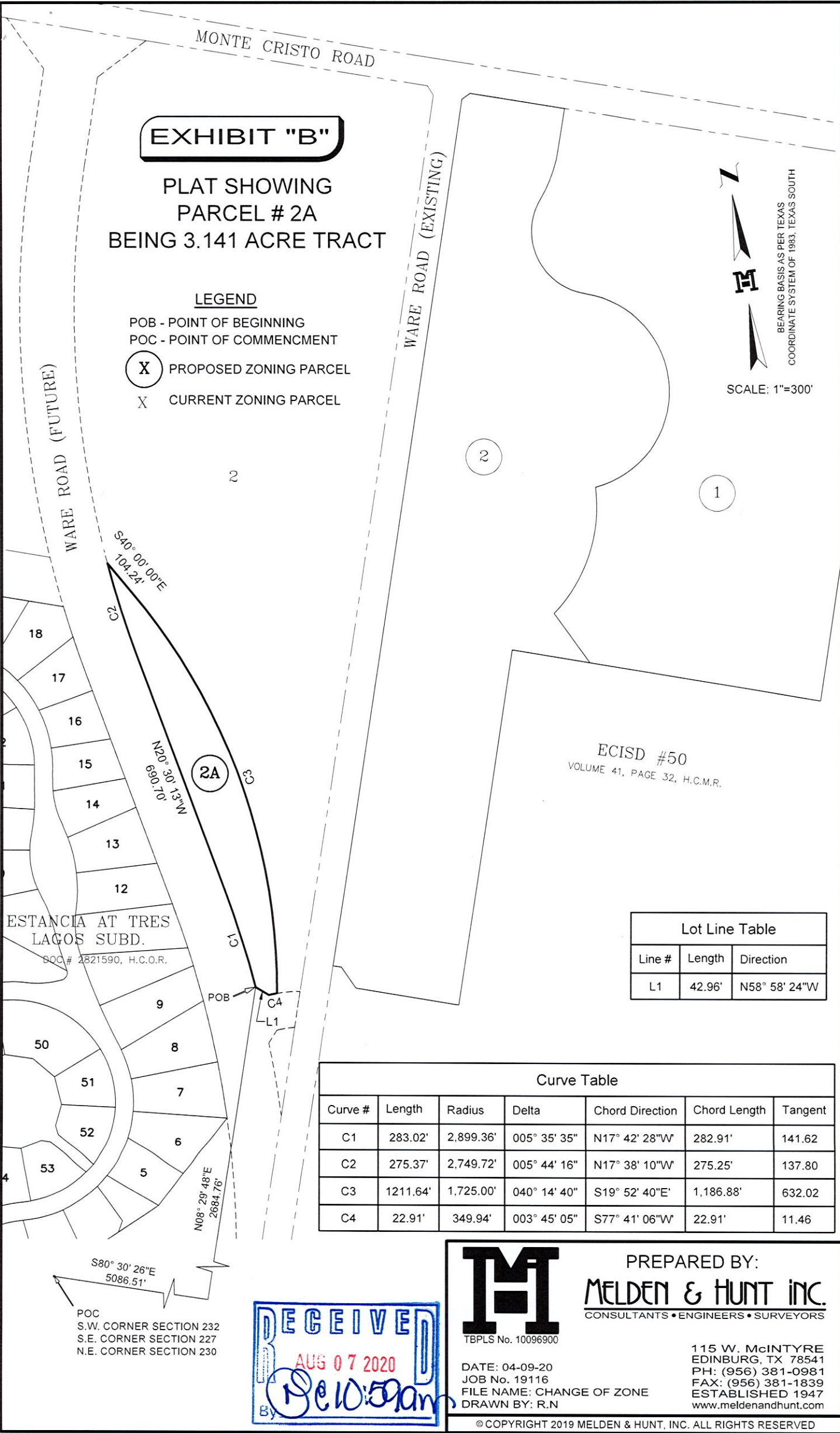
PLAT SHOWING
PARCEL # 2A
BEING 3.141 ACRE TRACT

LEGEND

- POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
X PROPOSED ZONING PARCEL
X CURRENT ZONING PARCEL



SCALE: 1"=300'



ECISD #50
VOLUME 41, PAGE 32, H.C.M.R.

Lot Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 42.96' | N58° 58' 24"W |

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
|---------|----------|-----------|--------------|-----------------|--------------|---------|
| C1 | 283.02' | 2,899.36' | 005° 35' 35" | N17° 42' 28"W | 282.91' | 141.62 |
| C2 | 275.37' | 2,749.72' | 005° 44' 16" | N17° 38' 10"W | 275.25' | 137.80 |
| C3 | 1211.64' | 1,725.00' | 040° 14' 40" | S19° 52' 40"E | 1,186.88' | 632.02 |
| C4 | 22.91' | 349.94' | 003° 45' 05" | S77° 41' 06"W | 22.91' | 11.46 |

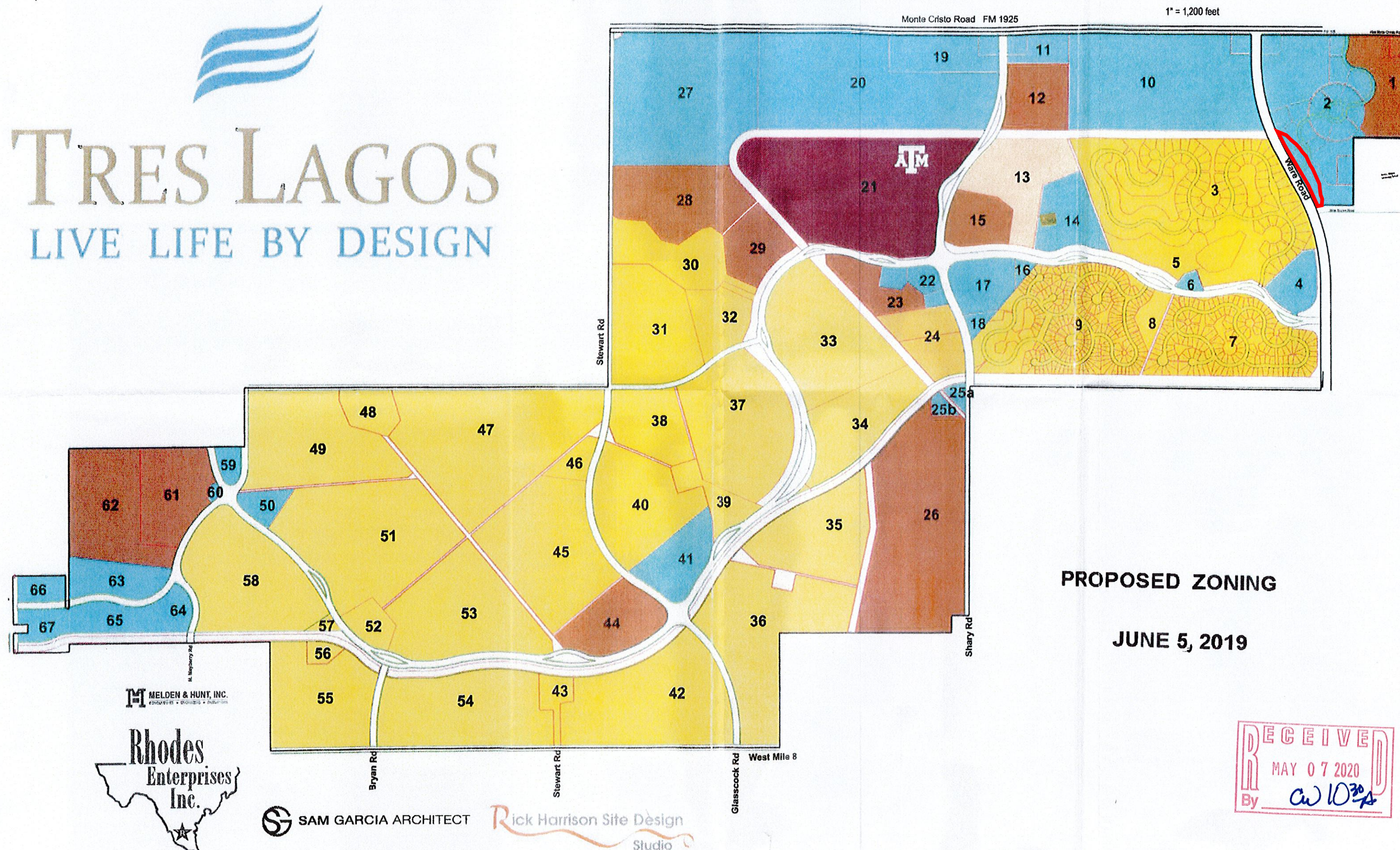
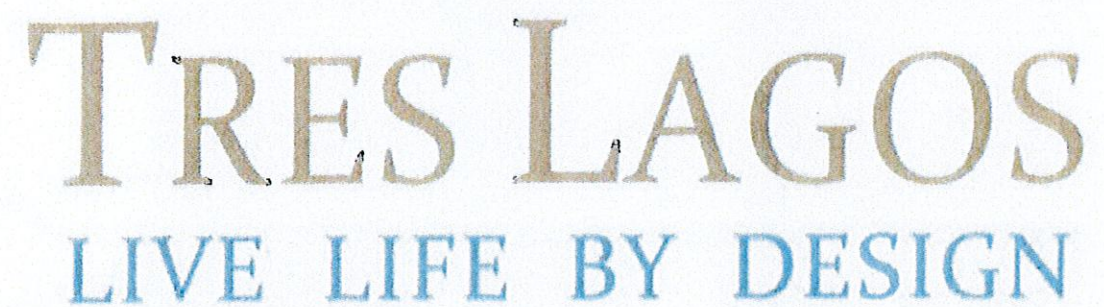
POC
S.W. CORNER SECTION 232
S.E. CORNER SECTION 227
N.E. CORNER SECTION 230



PREPARED BY:
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

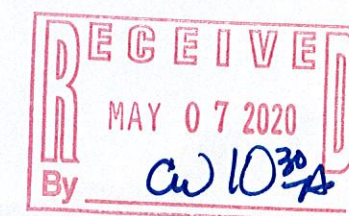
DATE: 04-09-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com



PROPOSED ZONING

JUNE 5, 2019



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0023



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

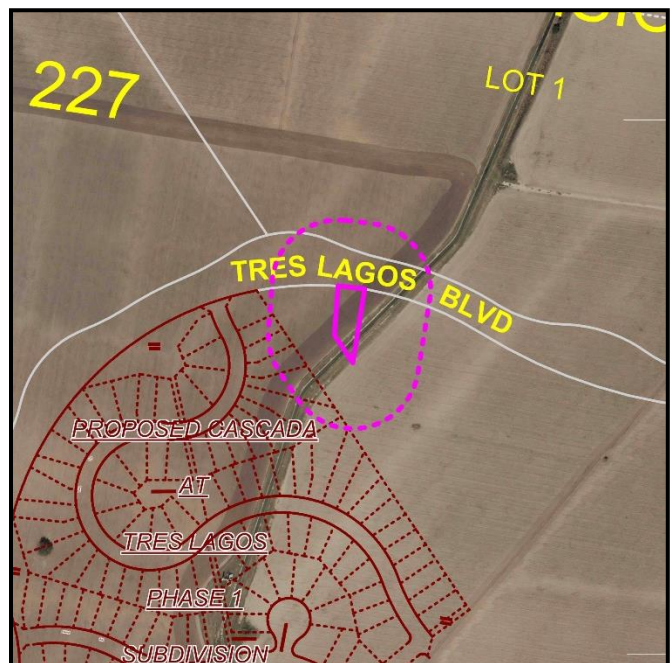
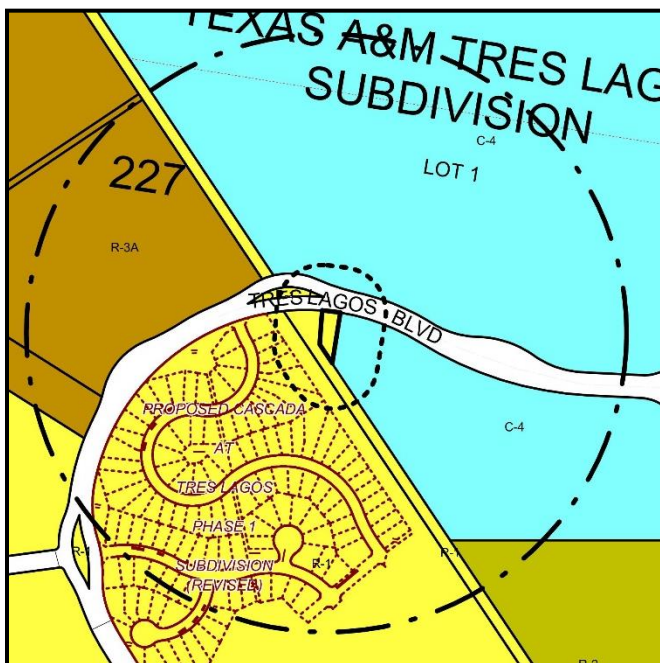
DATE: September 11, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 0.317 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS; 6401 TRES LAGOS BOULEVARD. (REZ2020-0024)

LOCATION: The property is located on the south side of Tres Lagos Boulevard, approximately 1500 ft. west of the intersection of North Shary Road and Tres Lagos Boulevard. The tract is an irregular-shaped lot with 81 ft. of frontage along Tres Lagos Boulevard and consisting of 0.317 acres.

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

ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the west and south, and C-4 (commercial-industrial) District to the north and east.



LAND USE: The property is currently vacant. Surrounding land uses are Texas A&M University and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks, which is comparable to A-O (agricultural and open space) District.

DEVELOPMENT TRENDS: The development trend for this area along Tres Lagos Boulevard is single family residential. The tract was annexed into the city and initially zoned R-1 (single family residential) District in 2014.

ANALYSIS: The requested zoning does not conform to the City Parks land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, a public charter school and a university, since institutional uses are located within residential neighborhoods. The requested zoning is part of a larger rezoning request to R-3A (multifamily residential apartment) District and is following the proposed zoning master plan submitted by the applicant in 2019.

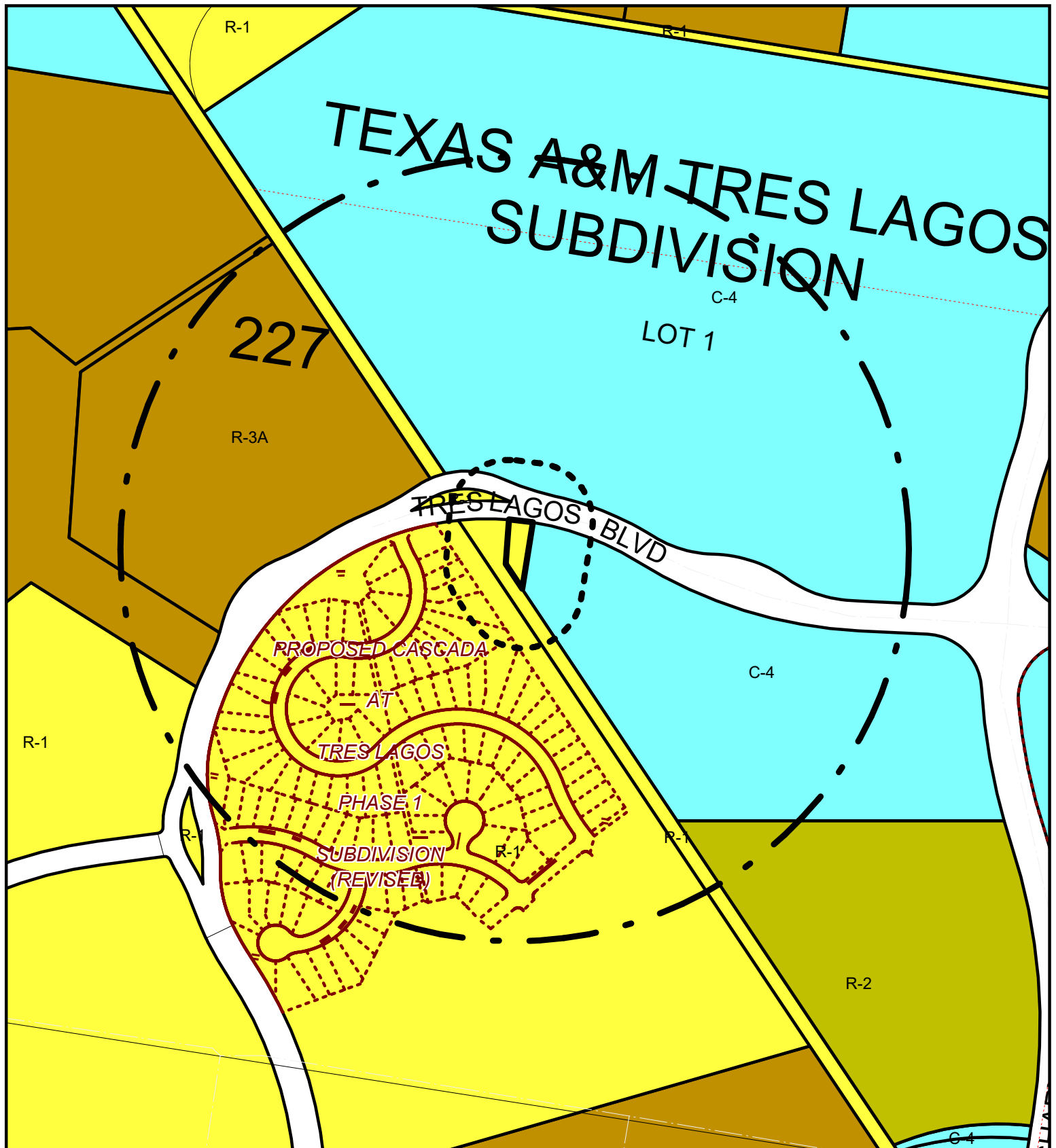
The maximum density in R-3A (multifamily residential apartments) District is 54 studio apartment units (800 sq. ft.) per acre or 29 three-bedroom units (1,500 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 9 studio units to 17 three-bedroom units.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

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

Staff has not received any calls or emails in opposition to the rezoning request.

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

| | | | | |
|--|----------------------------|--------------------------------------|------------------------------------|-------------------------------|
| A-0 (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.

A&M TRES LAGOS SUBDIVISION

227

LOT 1

TRES LAGOS BLVD

PROPOSED CASCADA

AT

TRES LAGOS

PHASE 1

SUBDIVISION
(REVISED)



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



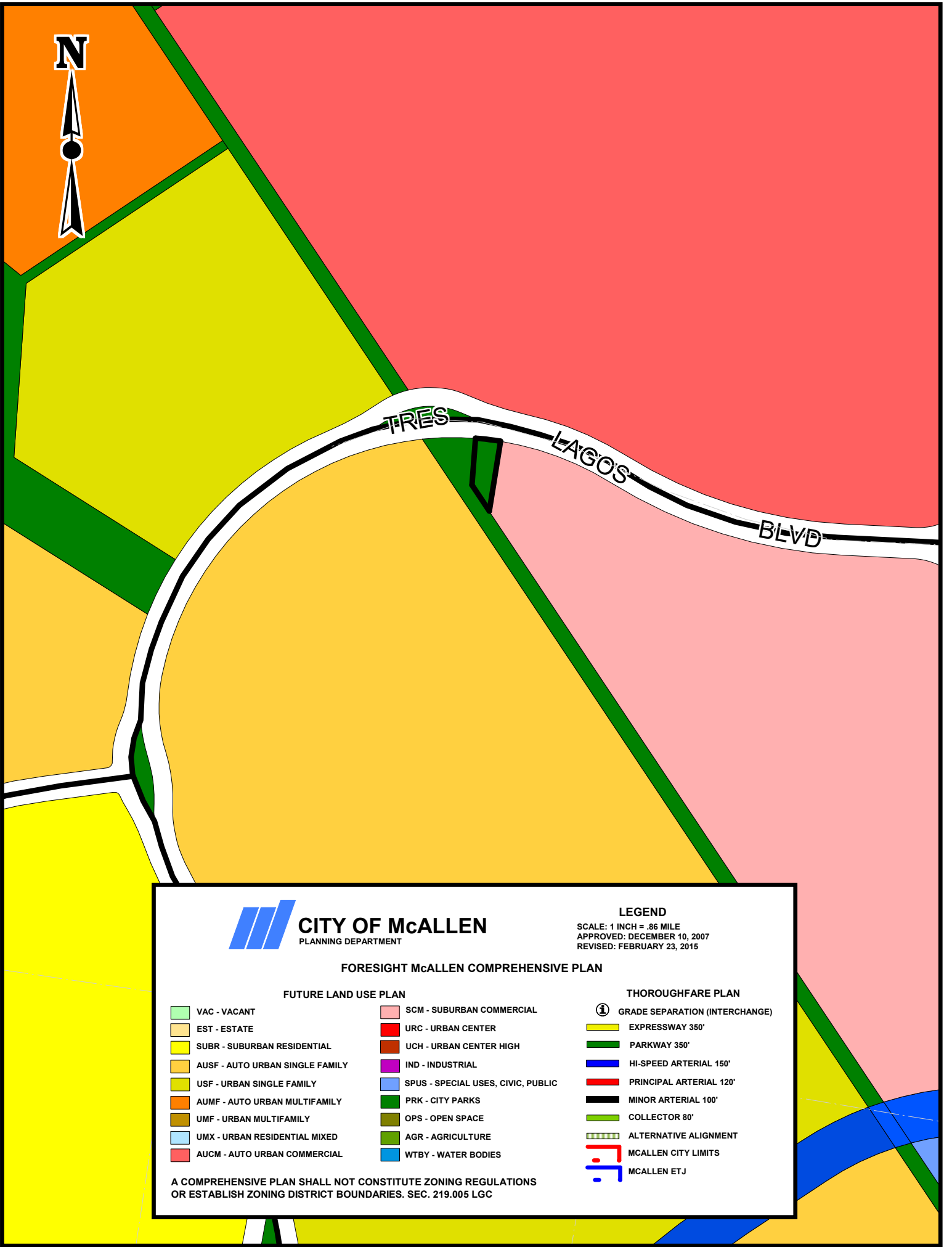
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

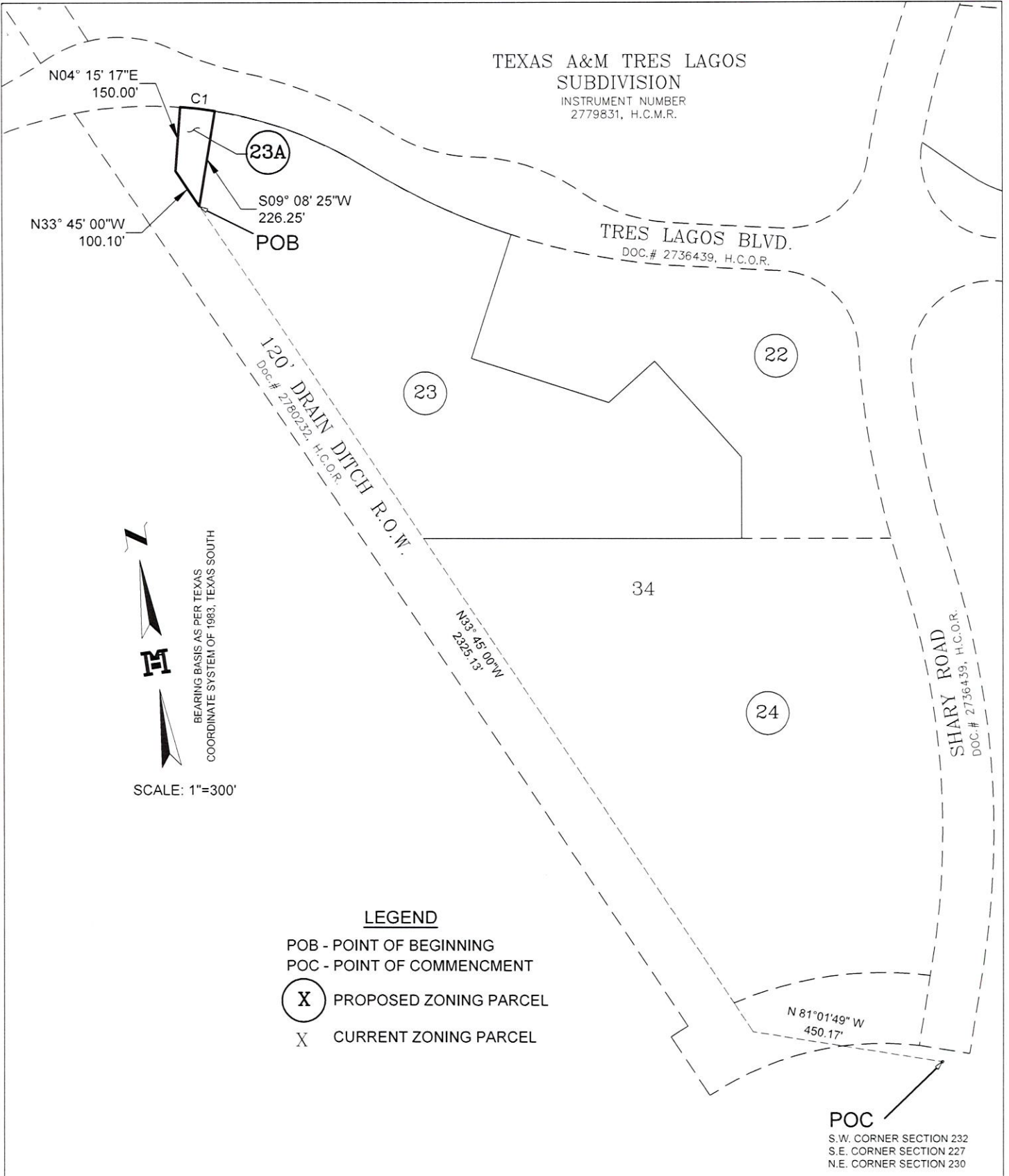
| | |
|---------------------------------|------------------------------------|
| VAC - VACANT | SCM - SUBURBAN COMMERCIAL |
| EST - ESTATE | URC - URBAN CENTER |
| SUBR - SUBURBAN RESIDENTIAL | UCH - URBAN CENTER HIGH |
| AUSF - AUTO URBAN SINGLE FAMILY | IND - INDUSTRIAL |
| USF - URBAN SINGLE FAMILY | 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 |

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

REF 2020-0024



| Curve Table | | | | | | |
|-------------|--------|---------|--------------|-----------------|--------------|---------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C1 | 81.00' | 950.00' | 004° 53' 07" | S83° 18' 09"E' | 80.98' | 40.53 |

RECEIVED
AUG 07 2020
By SC10:59am

EXHIBIT "B"

PLAT SHOWING
PARCEL # 23A
BEING 0.317 ACRE TRACT



TBPLS No. 10096900

PREPARED BY:
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

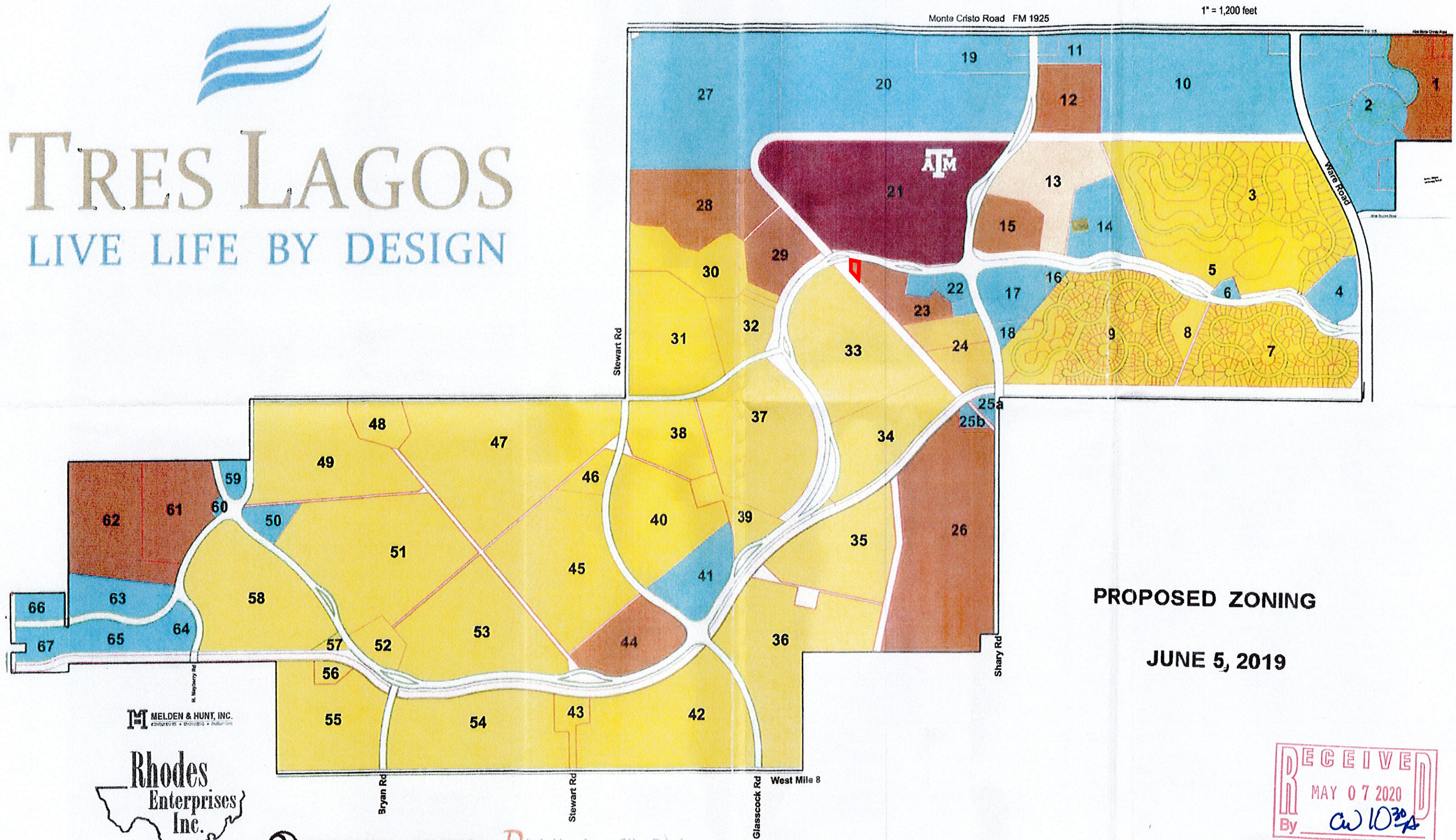
DATE: 04-09-20
JOB No. 19116
FILE NAME: CHANGE OF ZONE
DRAWN BY: R.N

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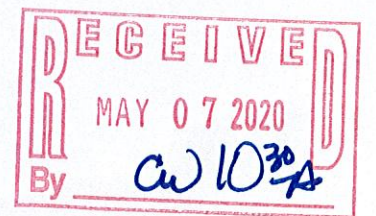
TRES LAGOS

LIVE LIFE BY DESIGN

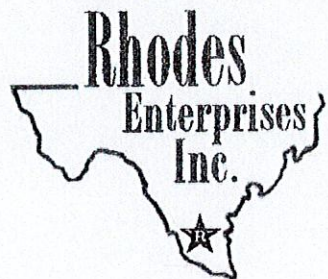


PROPOSED ZONING

JUNE 5, 2019



M MELDEN & HUNT, INC.
ENGINEERS • ARCHITECTS • PLANNERS



S SAM GARCIA ARCHITECT

*R*ick Harrison Site Design
Studio



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0024

CITY OF MIAMI PLANNING DEPT.
305-251-1234
WWW.MIAMIGOV.COM



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

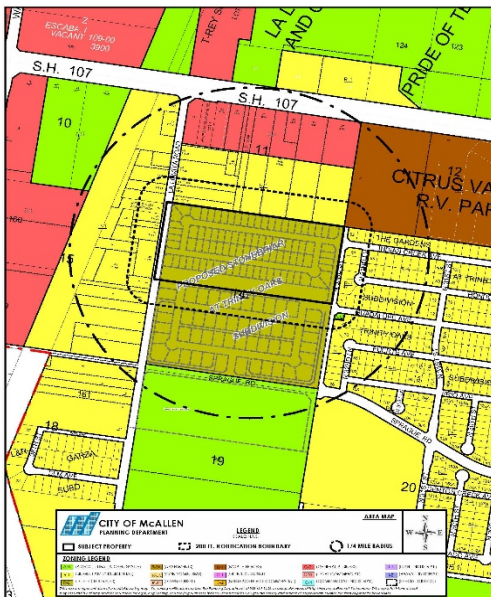
DATE: September 10, 2020

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 21.18 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11200 NORTH LA LOMITA ROAD. (REZ2020-0026)

LOCATION: The subject property consists of 21.18 acres with a frontage of 621 ft. along La Lomita Road.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (single-family residential) District. An application for a subdivision for the subject property under the name of Stonebriar at Trinity Oaks Subdivision in order to establish unattached duplex units has been submitted and received approval in preliminary form on June 2, 2020 by the Planning and Zoning Commission.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, east, and west, R-4 (mobile homes) District to the northeast, R-2 (duplex-fourplex residential) District to the south, and A-O (agriculture and open space) District to the east.



LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, and vacant lots.

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

DEVELOPMENT TRENDS: The development trend for the area along La Lomita Road is single family residential

HISTORY: The property was zoned A-O District during comprehensive zoning in May 1979.

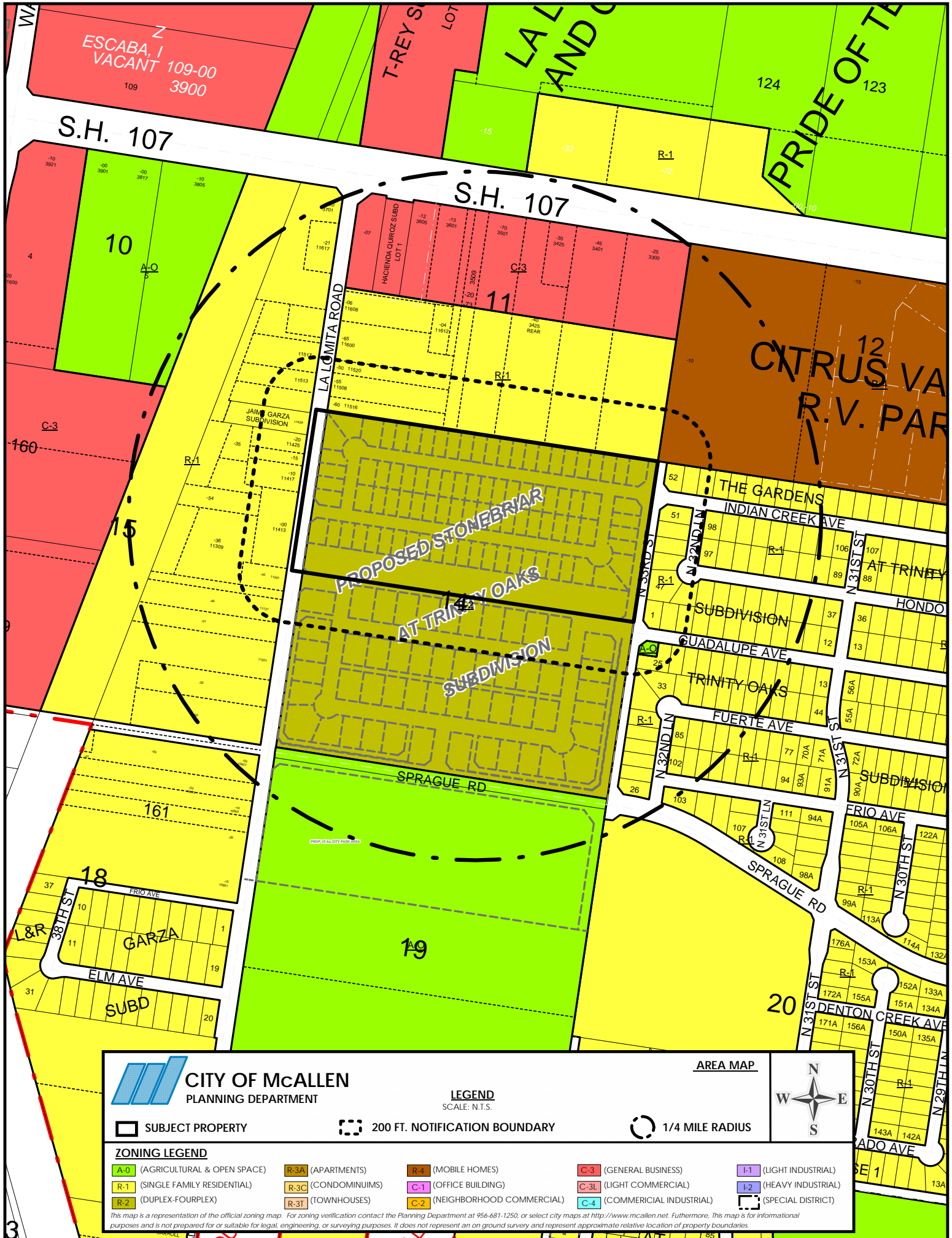
On January 23, 2006, The City Commission Board approved a rezoning request from to A-O District to R-2 District.


ANALYSIS: The requested zoning does not conform to the Urban Single Family 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.

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

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


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







CITY OF McALLEN
PLANNING DEPARTMENT
















LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

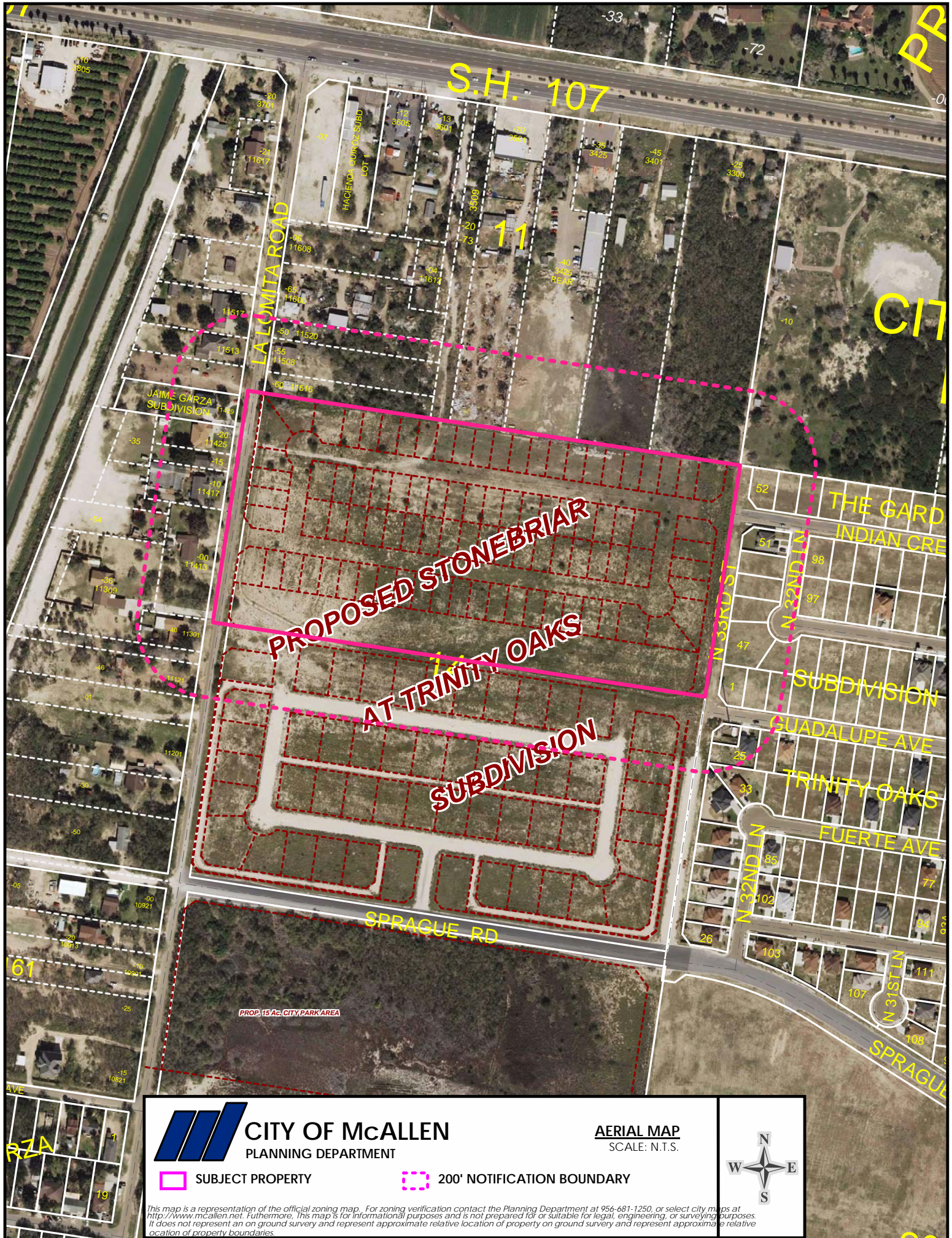
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

ZONING LEGEND

| | | | | |
|--|--|--|---|---|
|  A-0 (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-3I (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

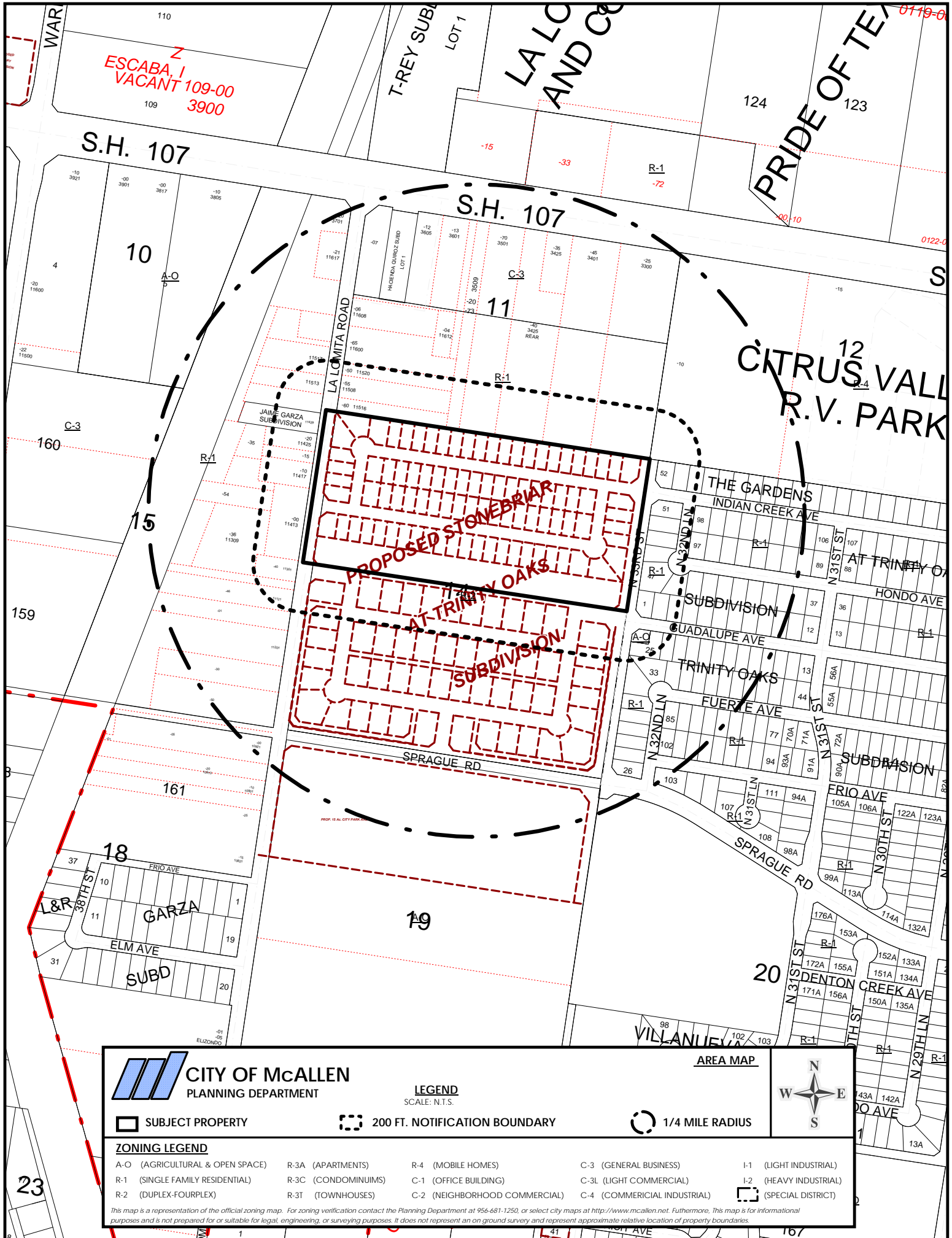
AERIAL MAP
SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **200' NOTIFICATION BOUNDARY**




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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

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

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AREA MAP





ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 18.82 ACRES OF LAND OUT OF LOT 14,
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS

Being 18.82 acres of land situated in Hidalgo County, Texas and being out of Lot 14, La Lomita Irrigation and Construction Company Subdivision as per map recorded in Volume 24, Page 68 of the Hidalgo County Deed Records, and said 18.82 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said Lot 14 and the northeast corner of said tract herein described;

THENCE, SOUTH 8°35'58" WEST, 621.00 feet with the west line of 33rd Street (35.0 feet wide) and the east line of said Lot 14 to a point for the southeast corner of said tract herein described;

THENCE, NORTH 81°24'02" WEST, with a line parallel to the north line of said Lot 14, passing at a distance of 1300.00 feet the east right-of-way line of North La Lomita Road, and continuing for a total distance of 1320.00 feet to a point on the west line of said Lot 14 and the centerline of said North La Lomita Road for the southwest corner of said tract herein described;

THENCE, NORTH 8°35'58" EAST, 621.00 feet with the centerline of said North La Lomita Road, the east line of Lot 15 and the west line of said Lot 14 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said Lot 15, the northwest corner of said Lot 14 and the northwest corner of said tract herein described;

THENCE, SOUTH 81°24'02" EAST, with the north line of said Lot 14 and the south line of Lot 11, passing at a distance of 20.00 feet the east right-of-way line of said North La Lomita Road, and continuing for a total distance of 1,320.00 feet to the POINT OF BEGINNING and containing 18.82 acres of land more or less.

Surveyed: July 19, 2019

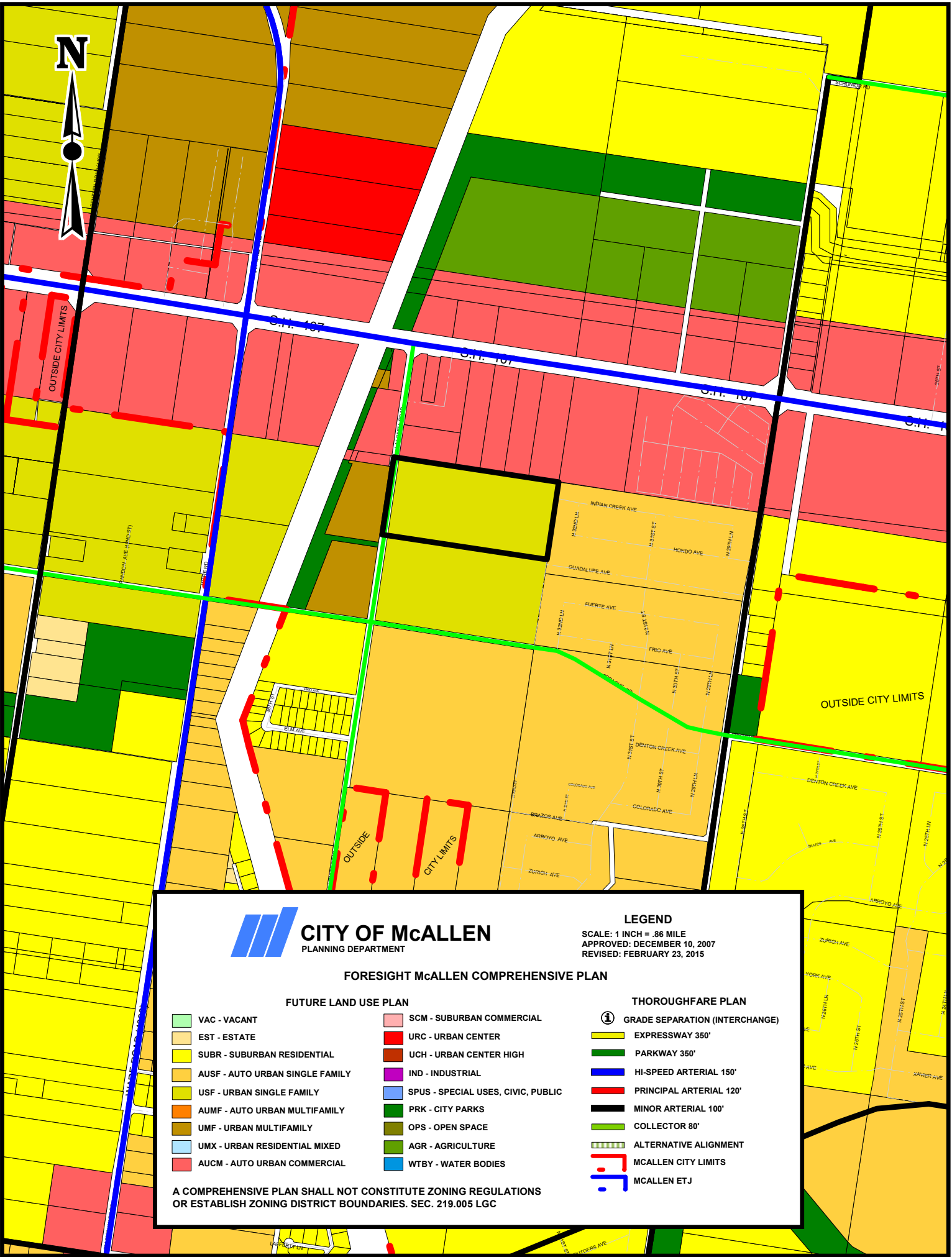
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-1

8-14-20

Reynaldo Robles, R.P.L.S. #4032





CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

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 |

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

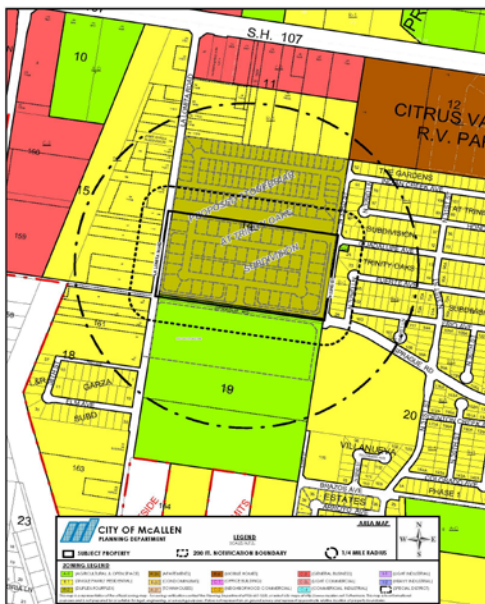
DATE: September 11, 2020

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT: 18.82 ACRES OUT OF LOT 14, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 11300 NORTH LA LOMITA ROAD. (REZ2020-0027)

LOCATION: The property is a tract that fronts La Lomita Road and has a frontage of 699 ft. along La Lomita Road.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (single-family residential) District. An application for a subdivision for the subject property under the name of Stonebriar at Trinity Oaks Subdivision for single-family residences has been submitted and received approval in preliminary form on June 2, 2020 by the Planning and Zoning Commission.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east, and west, R-2 (duplex-fourplex residential) District to the north, and A-O (agriculture and open space) District to the south and east.



LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, and vacant lots.

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

DEVELOPMENT TRENDS: The development trend for the area along La Lomita Road is single family residential

HISTORY: The property was zoned A-O District during comprehensive zoning in May 1979.

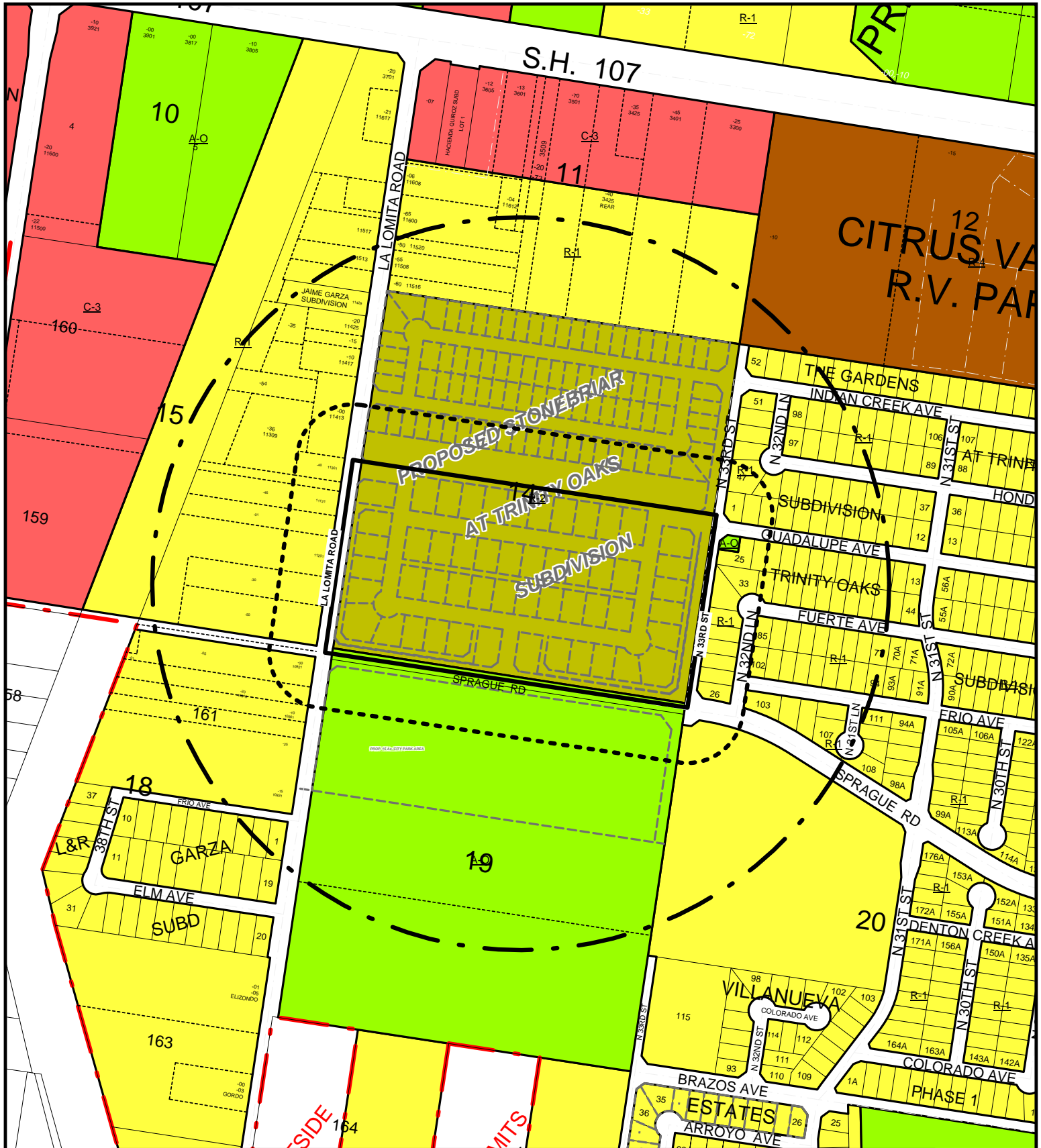
On January 23, 2006, The City Commission Board approved a rezoning request from to A-O District to R-2 District.


ANALYSIS: The requested zoning conforms to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development and rezoning trends for this area.

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

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


RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (single family residential) District







CITY OF McALLEN
PLANNING DEPARTMENT
















LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

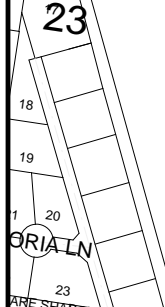
 **200 FT. NOTIFICATION BOUNDARY**

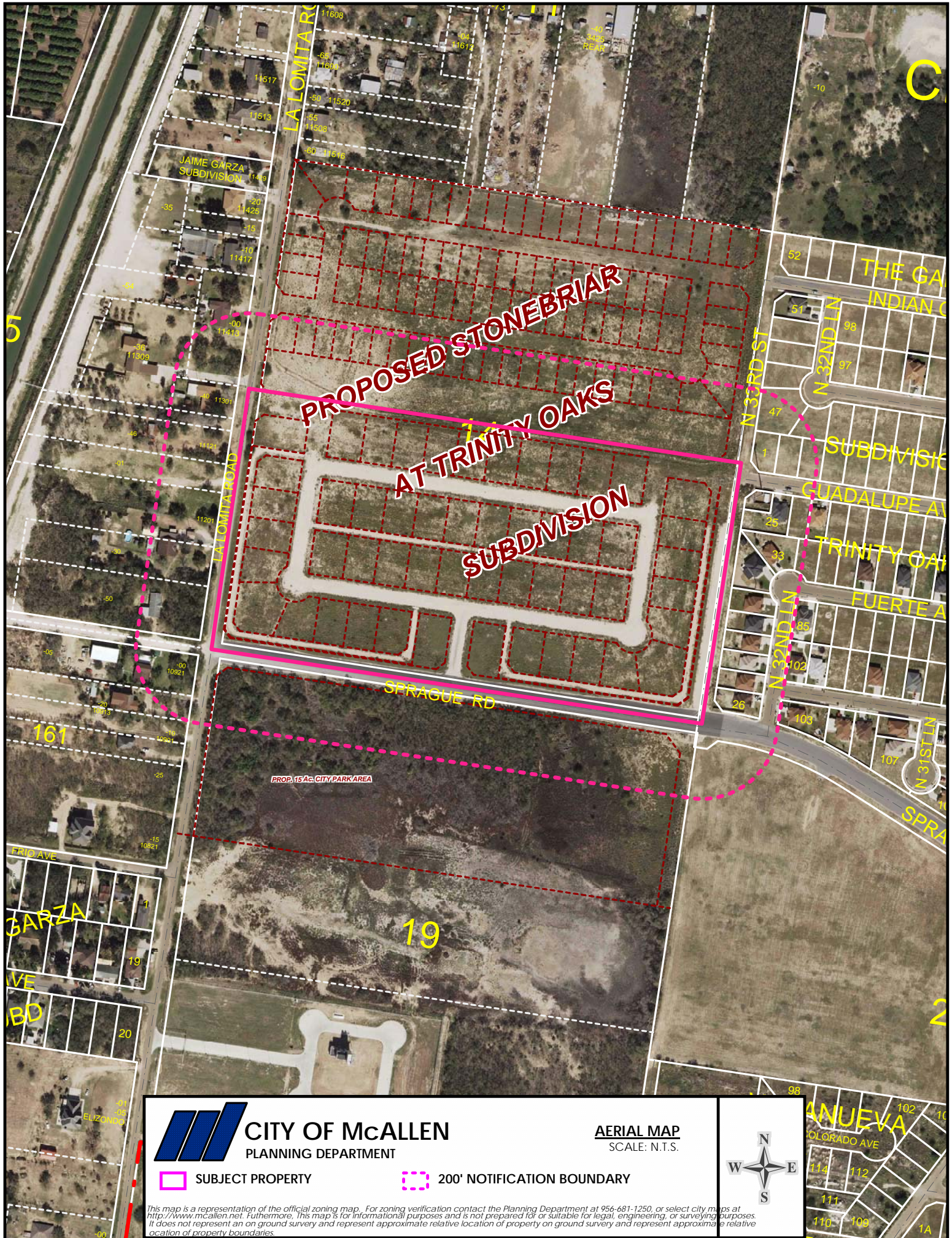
 **1/4 MILE RADIUS**

ZONING LEGEND

| | | | | |
|--|--|--|---|---|
|  A-0 (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-3I (TOWNHOUSES) |  C-2 (NEIGHBORHOOD COMMERCIAL) |  C-4 (COMMERCIAL INDUSTRIAL) |  (SPECIAL DISTRICT) |

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



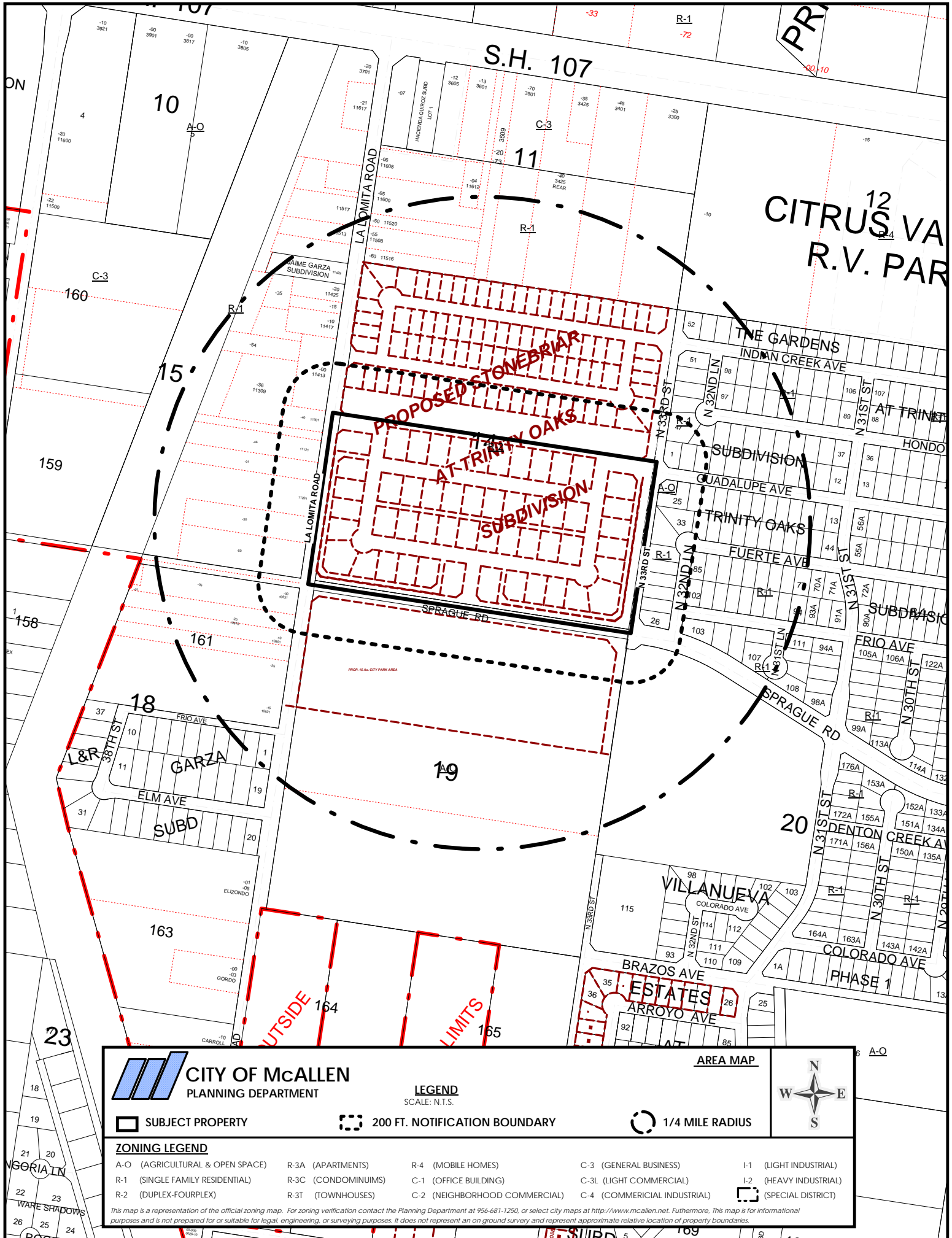
SUBJECT PROPERTY




200' NOTIFICATION BOUNDARY




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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

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

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ROBLES &
ASSOCIATES, PLLC

FIRM No. 10096700

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78599-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 21.18 ACRES OF LAND OUT OF LOT 14,
LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS

Being 21.18 acres of land situated in Hidalgo County, Texas and being out of Lot 14, La Lomita Irrigation and Construction Company Subdivision as per map recorded in Volume 24, Page 68 of the Hidalgo County Deed Records, and said 21.18 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle set for the southwest corner of said Lot 14 and for the southwest corner of said tract herein described;

THENCE, NORTH 8°35'58" EAST, 699.00 feet with the centerline of North La Lomita Road, the east line of Lot 15 and the west line of said Lot 14 to a point for the northwest corner of said tract herein described;

THENCE, SOUTH 81°24'02" EAST, with a line parallel to the south line of said Lot 14, passing at a distance of 20.00 feet the east right-of-way line of North La Lomita Road, and continuing for a total distance of 1,320.00 feet to a point on the east line of said Lot 14 for the northeast corner of said tract herein described;

THENCE, SOUTH 8°35'58" WEST, 699.00 feet with the west line of 33rd Street (35.0 feet wide) and the east line of said Lot 14 to a point on the centerline of Sprague Road (Mile 7 North Road) for the southeast corner of said Lot 14 and the southeast corner of said tract herein described from which a found nail bears SOUTH 8°35'58" WEST 0.6 feet and SOUTH 81°24'02" EAST 0.8 feet;

THENCE, NORTH 81°24'02" WEST, 1,320.00 feet with the south line of said Lot 14 and the centerline of said Sprague Road to the POINT OF BEGINNING and containing 21.18 acres of land more or less.

Surveyed: July 19, 2019

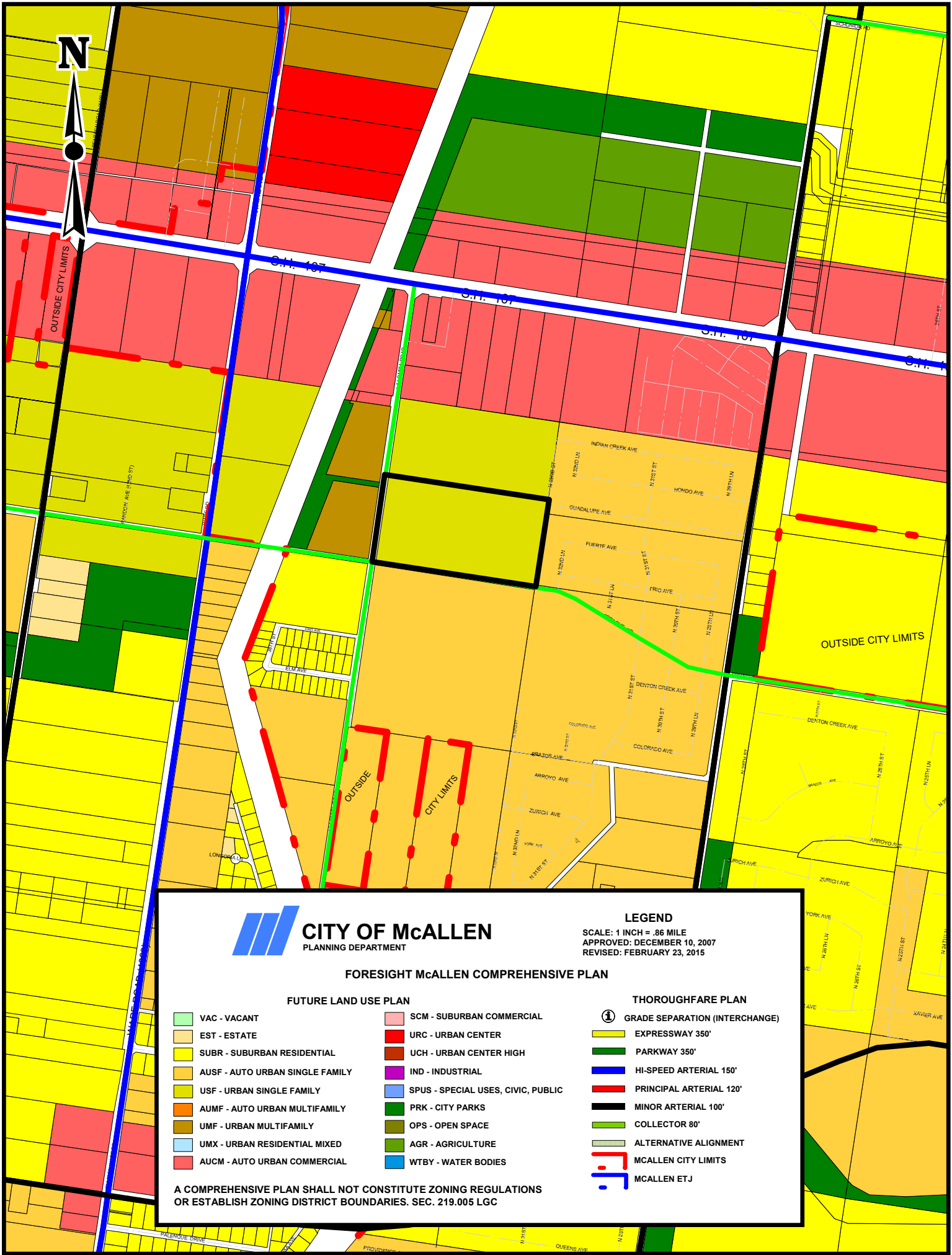
Basis of bearings: Texas State Plane Coordinate System South Zone;

20212-2

8-14-20

Reynaldo Robles, R.P.L.S. #4032





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

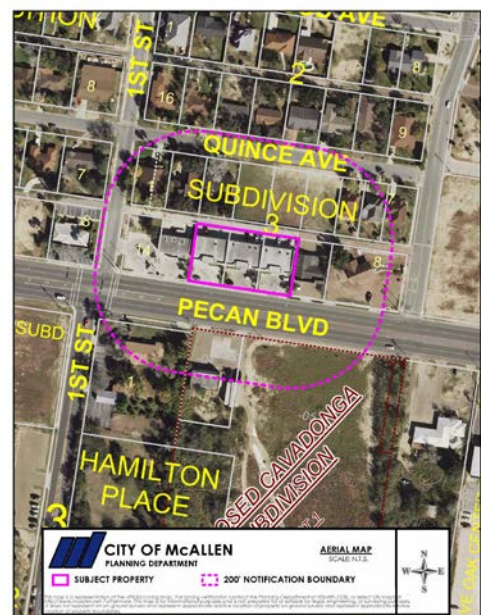
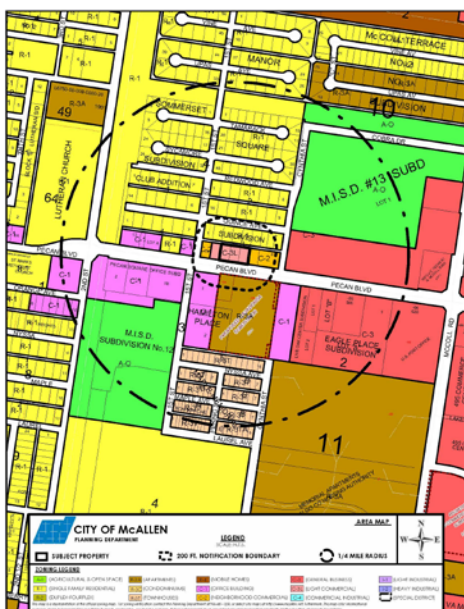
DATE: September 11, 2020

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOTS 10, 11, AND 12, BLOCK 3, CLUB ADDITION AMENDED, HIDALGO COUNTY, TEXAS; 125 EAST PECAN BOULEVARD, 119 EAST PECAN BOULEVARD, 113 EAST PECAN BOULEVARD. (REZ2020-0028)

LOCATION: The subject properties are located along the north side of Pecan Boulevard. The tract consists of three lots and has a total frontage of 220 ft. along Pecan Boulevard.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District in order to establish a larger variety of commercial uses.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, C-2 (neighborhood commercial) District to the east, C-3L (light commercial), R-3A (multifamily residential apartments) District to the south, and C-1 (office building) District to the south.



LAND USE: The property is currently used as a retail plaza. It contains a Fannie's Hair Salon, a High Rollerz Smoke Shop, Static Vapor, and vacant retail spaces. Surrounding land uses are single-family residences, 5 Star Insurance Agency, LLC., Your Tax Service, and vacant lots.

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

DEVELOPMENT TRENDS: The development trend for the area along Pecan Boulevard is commercial along the north side.

HISTORY: The property was zoned R-1 District during comprehensive zoning in May 1979.

On October 2005, the City Commission Board approved a rezoning request from C-1 District to C-3L District on lot 10, 125 E Pecan Boulevard.

On November 05, 2002, the City Commission Board approved a rezoning request from C-2 District to C3-L District for lots 11 and 12, 113 E Pecan Boulevard.

On June 11, 2001, the City Commission Board approved a rezoning request from R-1 District to C2 District for lots 11 and 12, 113 E Pecan Boulevard.

On April 14, 1997, the City Commission Board approved a rezoning request from R-1 District to C-1 District on lot 10, 125 E Pecan Boulevard.

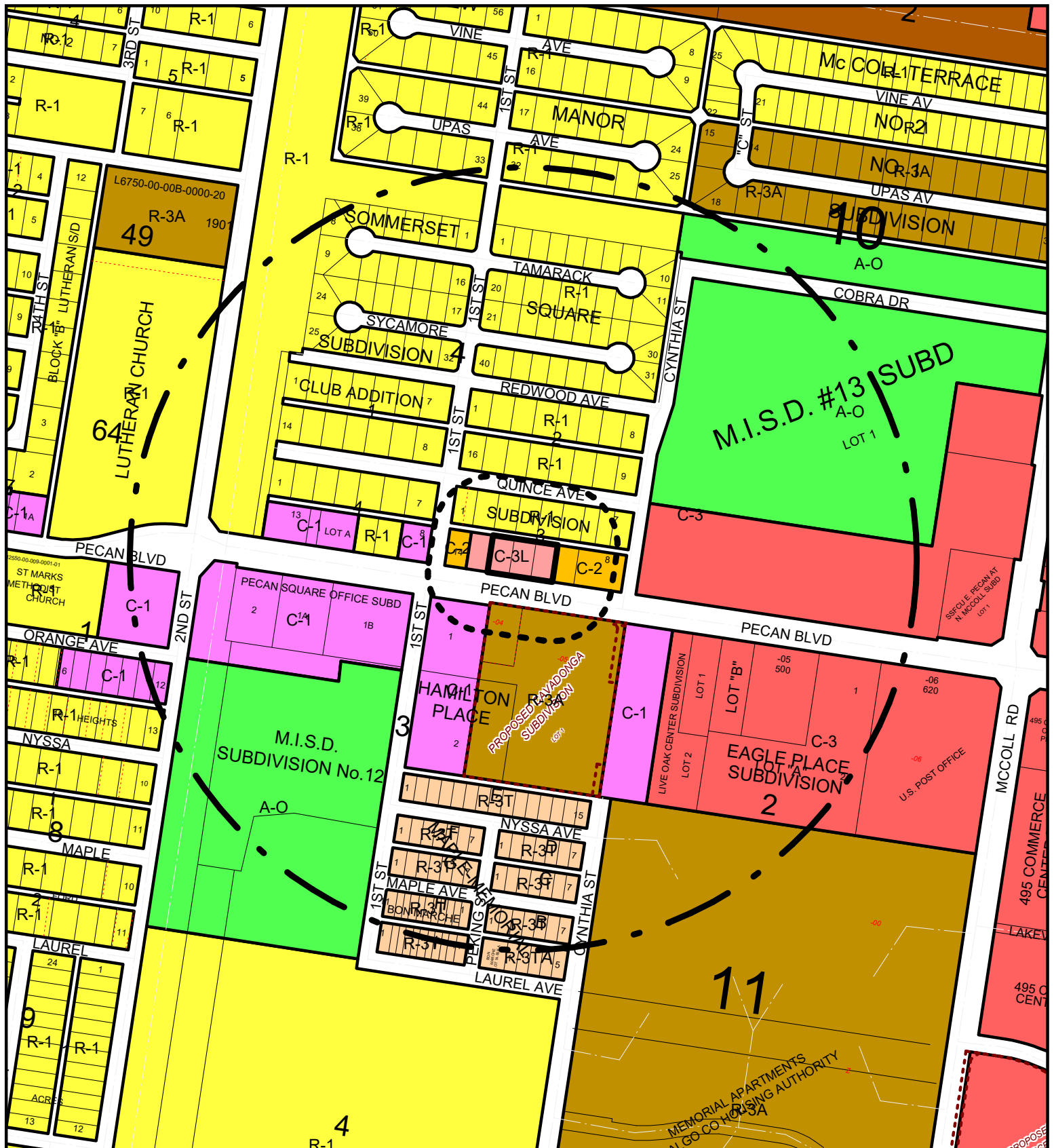
ANALYSIS: The requested zoning does not conform to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed rezoning is not consistent with the C-3L (light commercial) District rezoning trends for this area.

Pecan Boulevard is designated as a Principal Arterial with 120 feet of right of way and is constructed as a 4-lane roadway, left turn lane, curb and gutter, streetlights and a posted speed limit of 35 miles per hour.

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

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

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

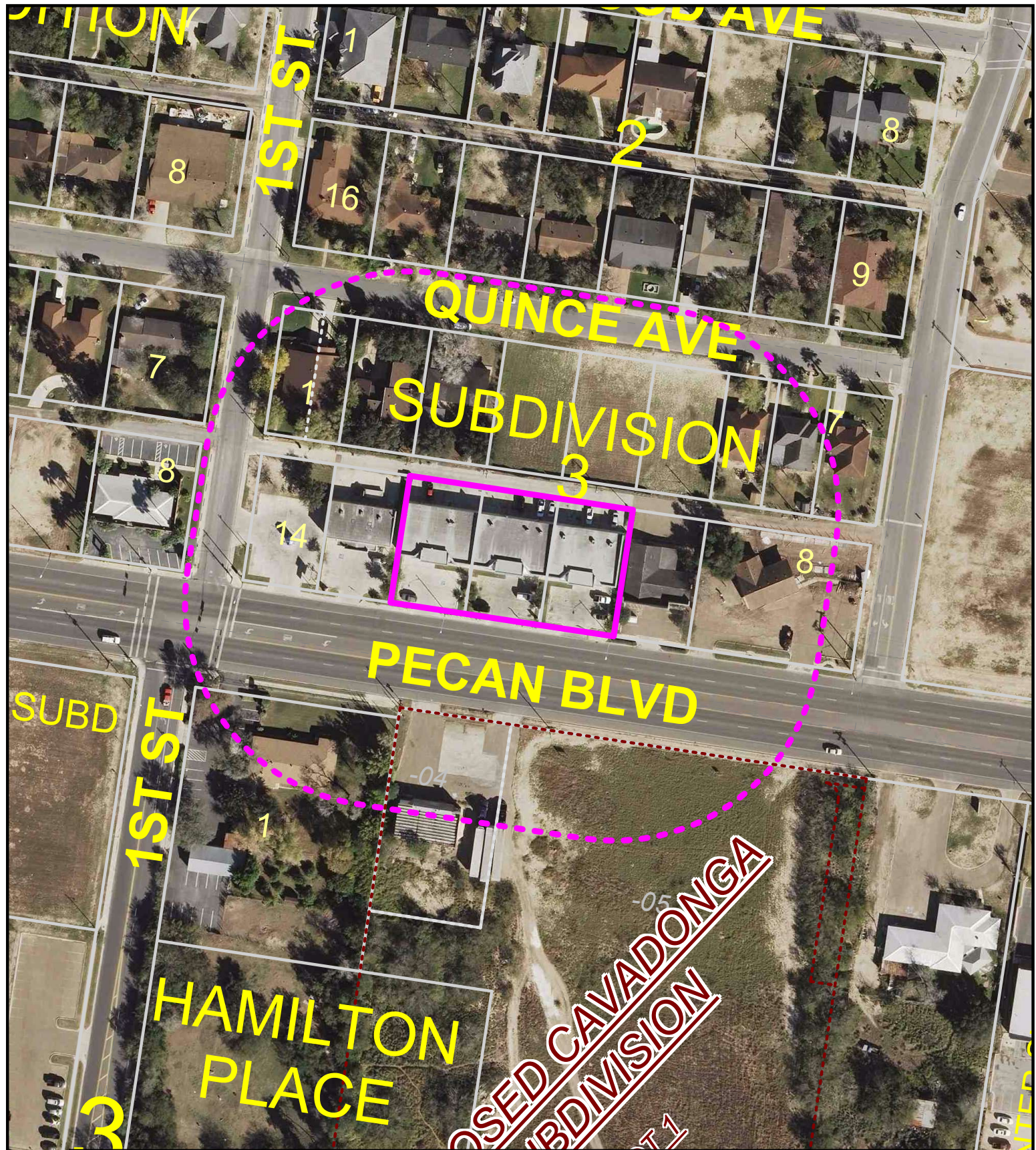
1/4 MILE RADIUS



ZONING LEGEND

| | | | | |
|--|----------------------------|--------------------------------------|------------------------------------|-------------------------------|
| A-0 (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) | S (SPECIAL DISTRICT) |

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



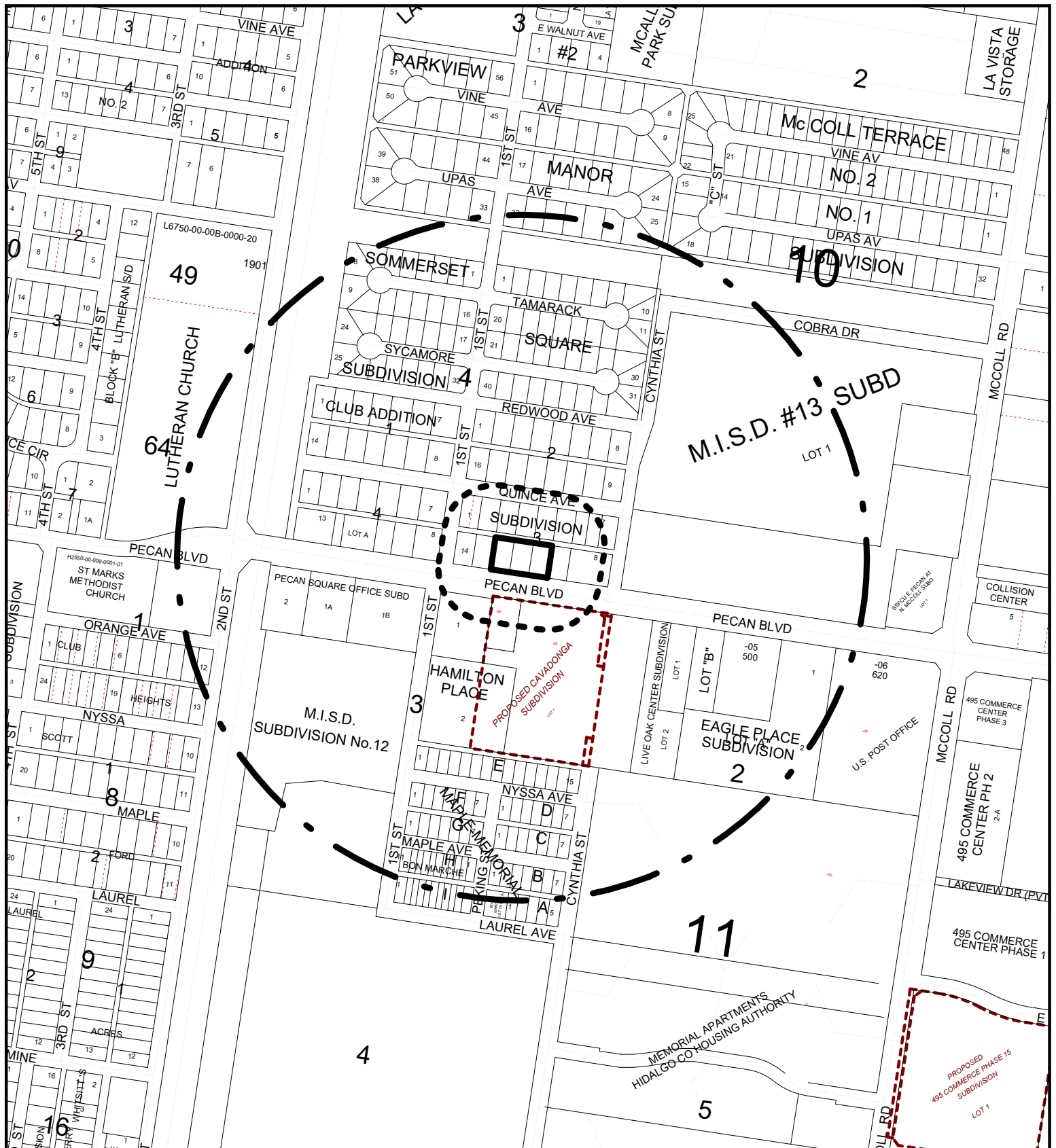
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

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

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MAD
OF
WEST HIGHLAND ADDITION
MC ALLEN, TEXAS
BEING THE
SUBDIVISION OF
LOT 2 & THE EAST 1/2 OF LOT 14, SECTION 10,
HIDALGO COUNTY, TEXAS
OR PORTIONS OF, BEING
HIDALGO COUNTY, TEXAS
SCALE 1"=100' DATE FEB 1953

STATE OF TEXAS
COUNTY OF HIDALGO

I, A. L. FABIAN, OWNER OF THE PROPERTY HEREIN DESCRIBED, DO HEREBY
AFFIRM, DECLARE AND CONFIRM THE FOREGOING PLAT, AND DO HEREBY DEDICATE
TO THE PUBLIC FOR USE AS SUCH THE STREETS AND ALLEYS THEREIN DESIGNATED.

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me on this 12th day of Feb. A.D. 1953

Robert A. Fabian
A. FABIAN

Robert A. Fabian
Robert A. Fabian
Notary Public in and for
Hidalgo County, Texas
My Commission Expires
June 12, 1953

THIS PLAT APPROVED FEB. 17, 1953, BY THE MC ALLEN BOARD OF PLANNING BOARD.

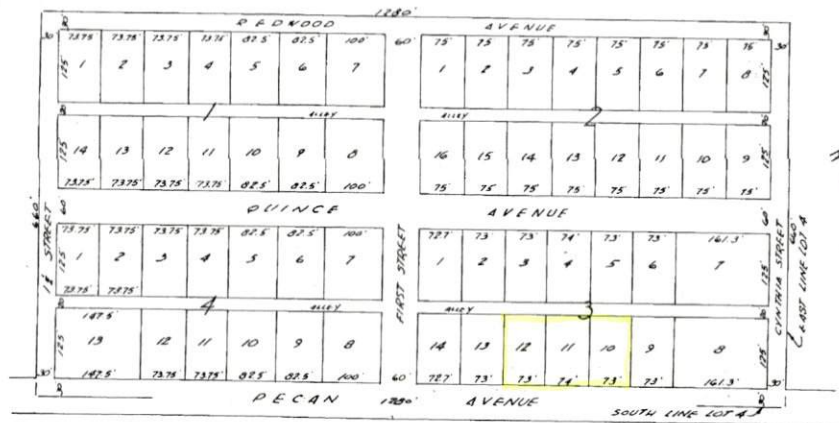
Robert A. Fabian
Robert A. Fabian
Notary Public in and for
Hidalgo County, Texas

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS,
ON THE 17th day of Feb. A.D. 1953

William C. Schupp
William C. Schupp
City Secretary

I, C. L. FABIAN, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE BY ME
ON THE GROUND DURING THE MONTH OF Feb. 1953.

C. L. Fabian
C. L. FABIAN
LICENSED LAND SURVEYOR FOR MC ALLEN, TEXAS



MAD
CLUB ADDITION AMENDED
MC ALLEN, TEXAS
BEING THE 1/2 SUBDIVISION
OF THE SOUTH 1/2 OF LOT 14, SECTION 10,
HIDALGO COUNTY, TEXAS
SCALE 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO

FROM ALL OF THE ABOVE DESCRIBED PLAT BY THE FOLLOWING: J. C. FABIAN, OWNER OF LOT 13, Bldg. 42; Ruth Dunlap, owner of lots 7 & 8, Bldg. 3;
C. L. FABIAN, owner of lots 1 & 2, Bldg. 1; and lots 3, 4, 5 & 6, Bldg. 42; Robert J. Fabian, owner of all other lots -
CUBA ADDITION DESCRIBED, DO HEREBY AFFIRM, DECLARE AND CONFIRM THE FOREGOING PLAT AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND
ALLEYS THEREIN DESIGNATED.

Robert A. Fabian
Robert A. Fabian
Notary Public in and for
Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me, the undersigned authority, on this 12th day of December, A.D. 1952

Robert A. Fabian
Robert A. Fabian
Notary Public in and for
Hidalgo County, Texas

APPROVED BY THE MC ALLEN BOARD OF PLANNING BOARD ON THE 12th day of December, A.D. 1952

Robert A. Fabian
Robert A. Fabian
Notary Public in and for
Hidalgo County, Texas

I, C. L. FABIAN, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE BY ME
ON THIS 12th day of December, A.D. 1952.

C. L. Fabian
C. L. FABIAN
LICENSED LAND SURVEYOR FOR MC ALLEN, TEXAS

RECEIVED
AUG 14 2020

BY: *[Signature]*



ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE,

McALLEN, TEXAS 78504

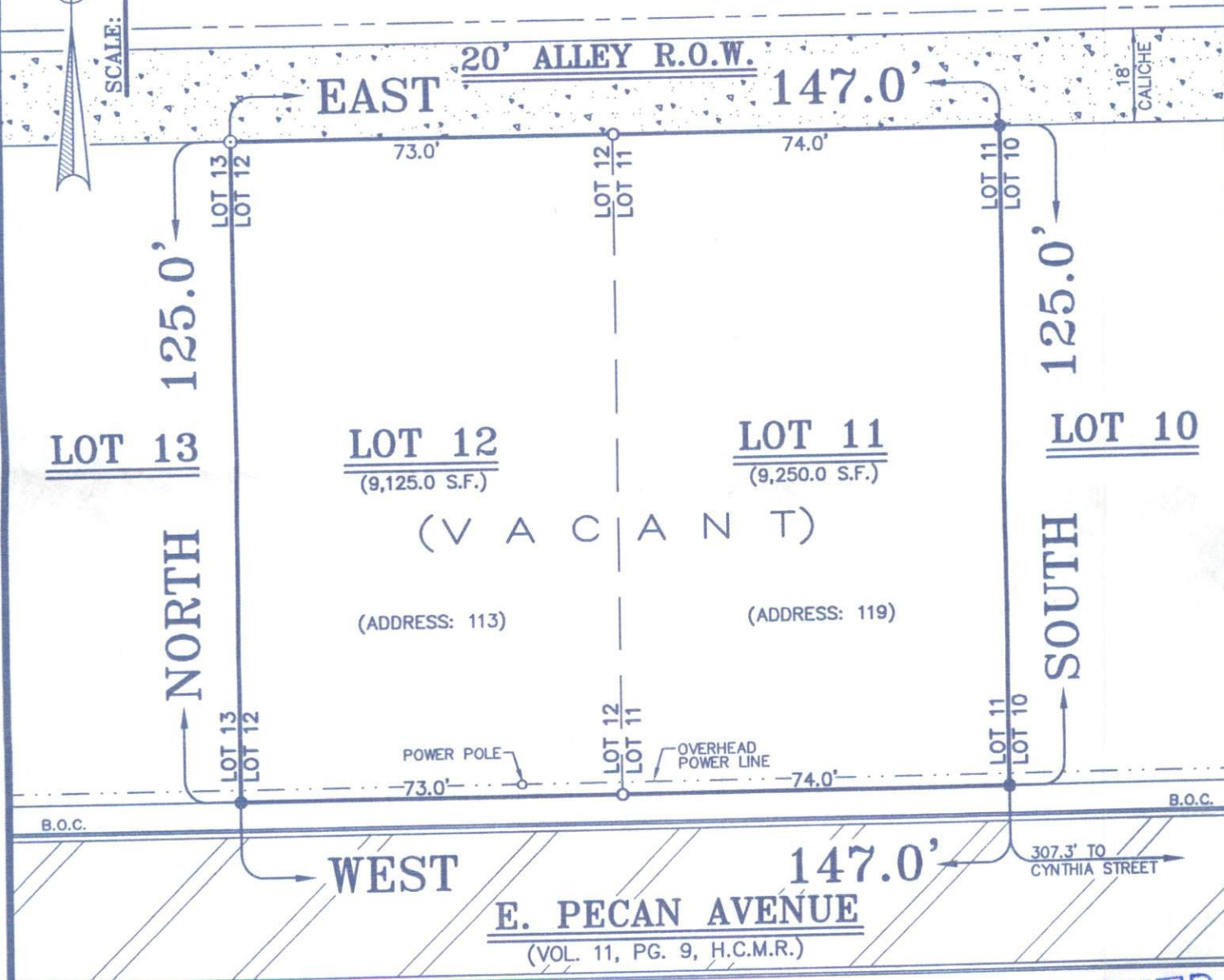
PH: (956) 618-5565

FAX: (956) 618-5540



LEGEND

- - DENOTES FOUND 1/2" ROD
- - DENOTES FOUND 5/8" PIPE



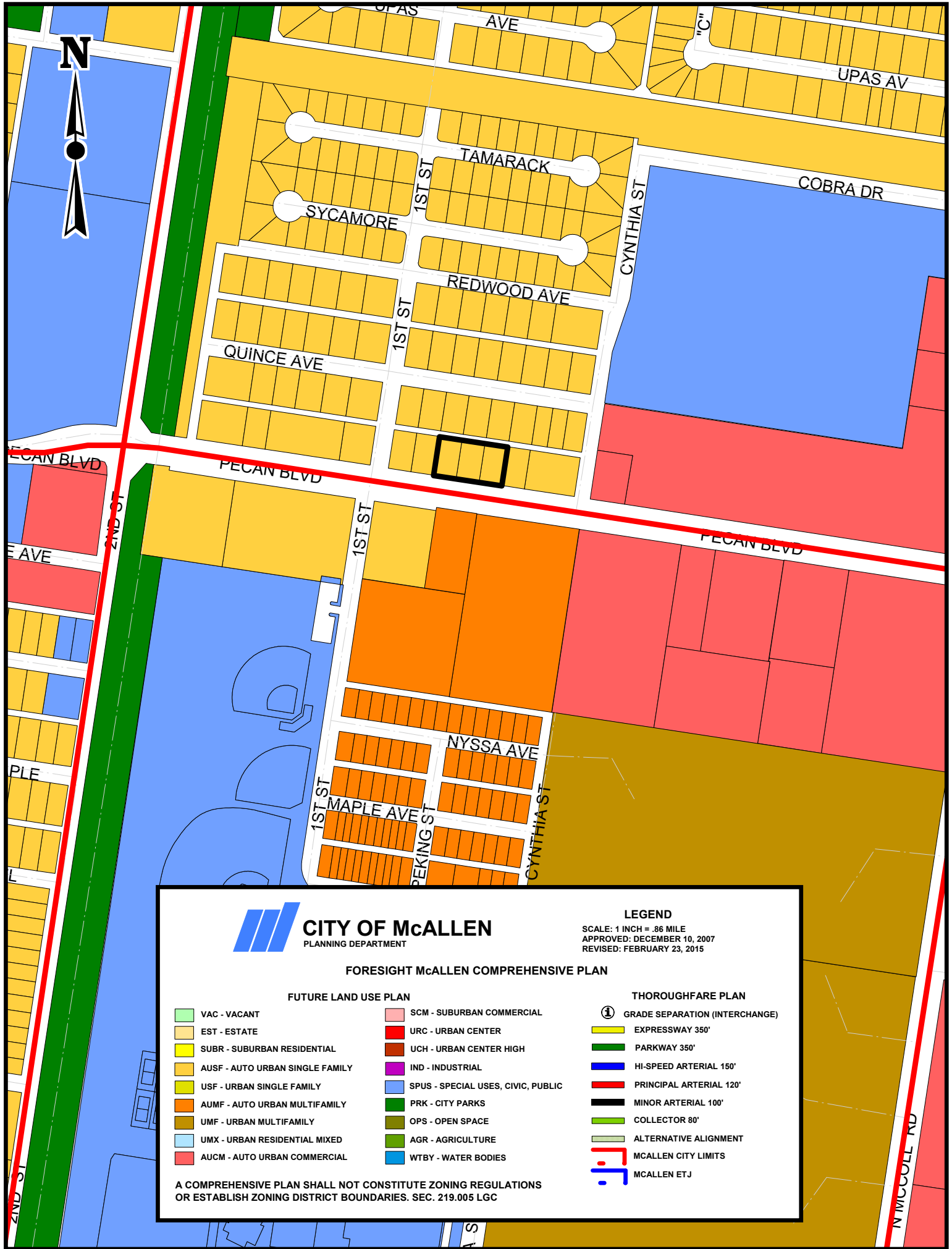
RECEIVED
AUG 14 2020

BY: *[Signature]*

FLOOD CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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 F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

- There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted hereon.
- This survey plat is prepared in connection with Title Policy G.F.# 707769 and is for the exclusive use of the client named hereon. This survey and/or copies may not be transferred to another party without the express written consent of the surveyor.
- If this survey does not bear an original seal and signature it is **INVALID** as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2. (Blanket)



Memo

TO: Planning and Zoning Commission

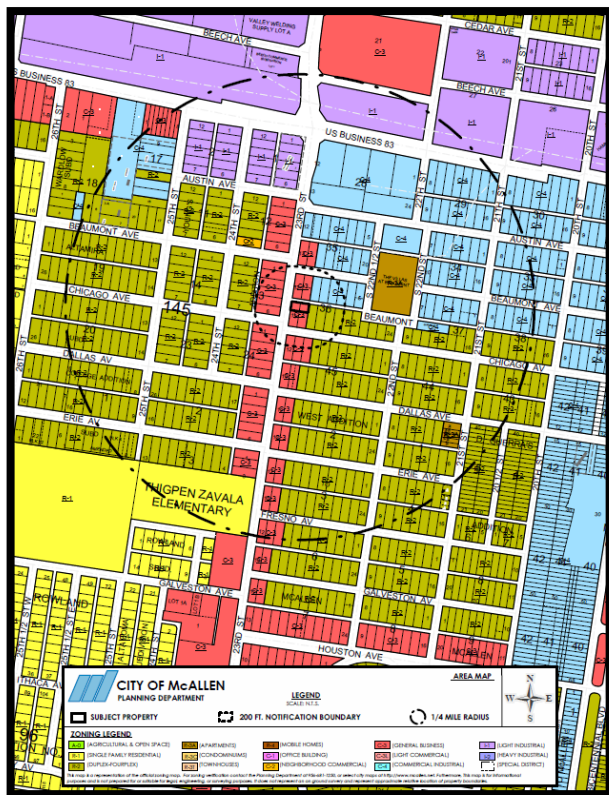
FROM: Planning Staff

DATE: September 9, 2020

SUBJECT: Request of Juan C. Hernandez, for a Conditional Use Permit, for one year, for automotive service and repair at the North 50 ft. of Lots 13 and 14, Block 36, Hammond Addition Subdivision, Hidalgo County, Texas; 213 South 23rd Street. (CUP2020-0092)

BRIEF DESCRIPTION:

The property is located on the east side of S. 23rd Street, 90 ft. north of Chicago Avenue, and is zoned C-3 (general business) District. Adjacent zoning is C-3 District to the south, west and R-2 (duplex-fourplex) District to the east and C-3 to the north. Surrounding land uses include commercial businesses, single and multi-family residential. An automotive service and repair business is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved by the City Commission on October 9, 2017 with variances to the lot size and the distance requirements. The last conditional use permit was issued on July 22, 2019 with a variance to the lot size and distance requirements.

REQUEST/ANALYSIS:

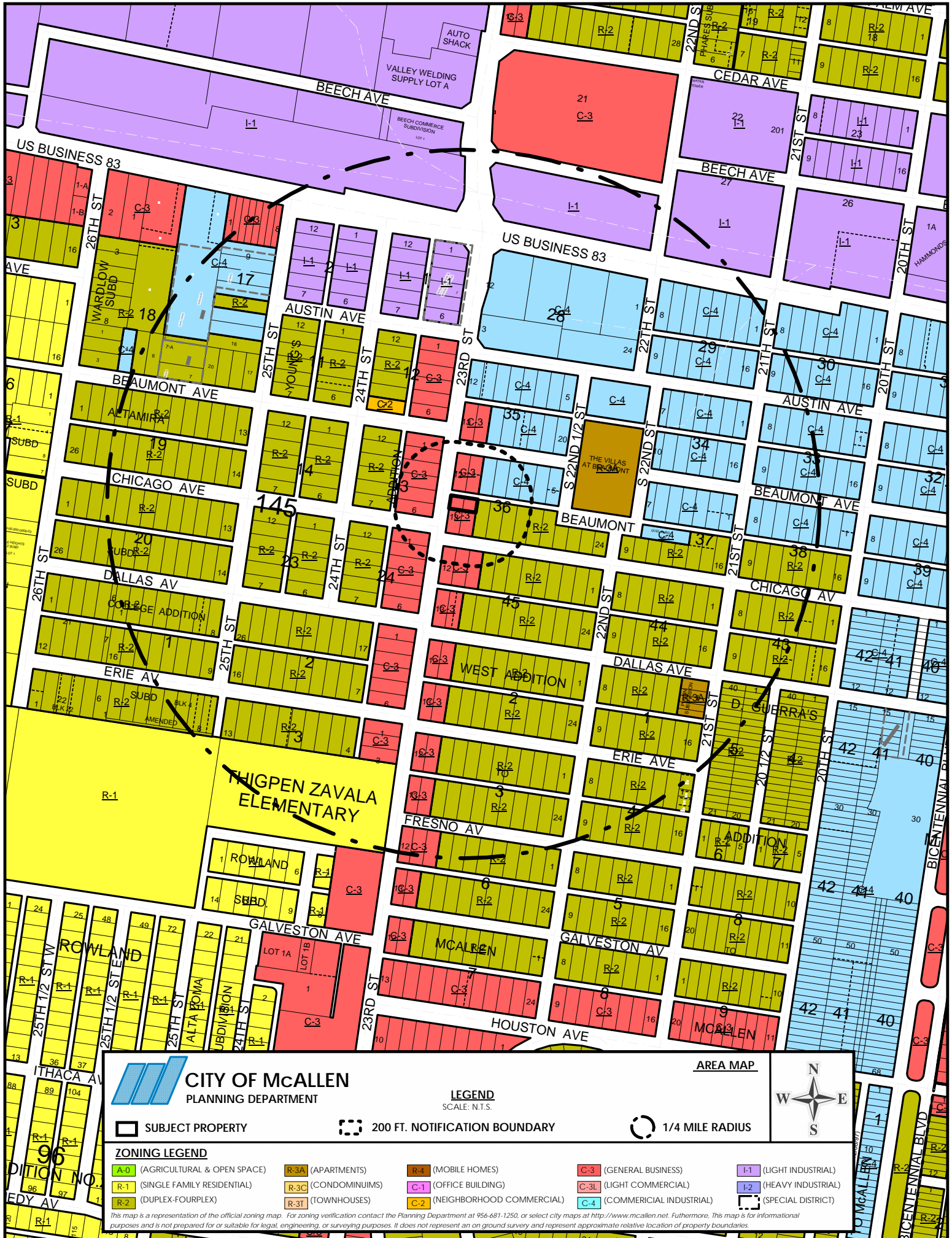
Currently, the applicant has submitted an application which proposes to continue to use the business under the name of J & E Tires and Service. Existing conditions of the six parking spaces will remain unchanged. The hours of operation are from 8:00 A.M. to 7:00 P.M. daily, but due to COVID-19 the business has been operating from 8:00 A.M. to 6:00 P.M.

The Fire Department has conducted their initial inspection, but a follow-up inspection is still pending. The establishment must also 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 has approximately 4,850 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area.
- 3) Outside storage of materials is prohibited. No outside storage is proposed;
- 4) The building where the work is to take place shall be a minimum of 100 ft. from the nearest residence. The nearest residence is approximately 20 ft. from the building where the work is to take place.
- 5) A 6 ft. opaque buffer fence is required for the proposed use from any residential zone / use;
- 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 disapproval of the request, due to non-compliance with requirement # 1 (lot size) and requirement # 4 (distance to a residence) of Section 138-281 of the Zoning Ordinance.



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

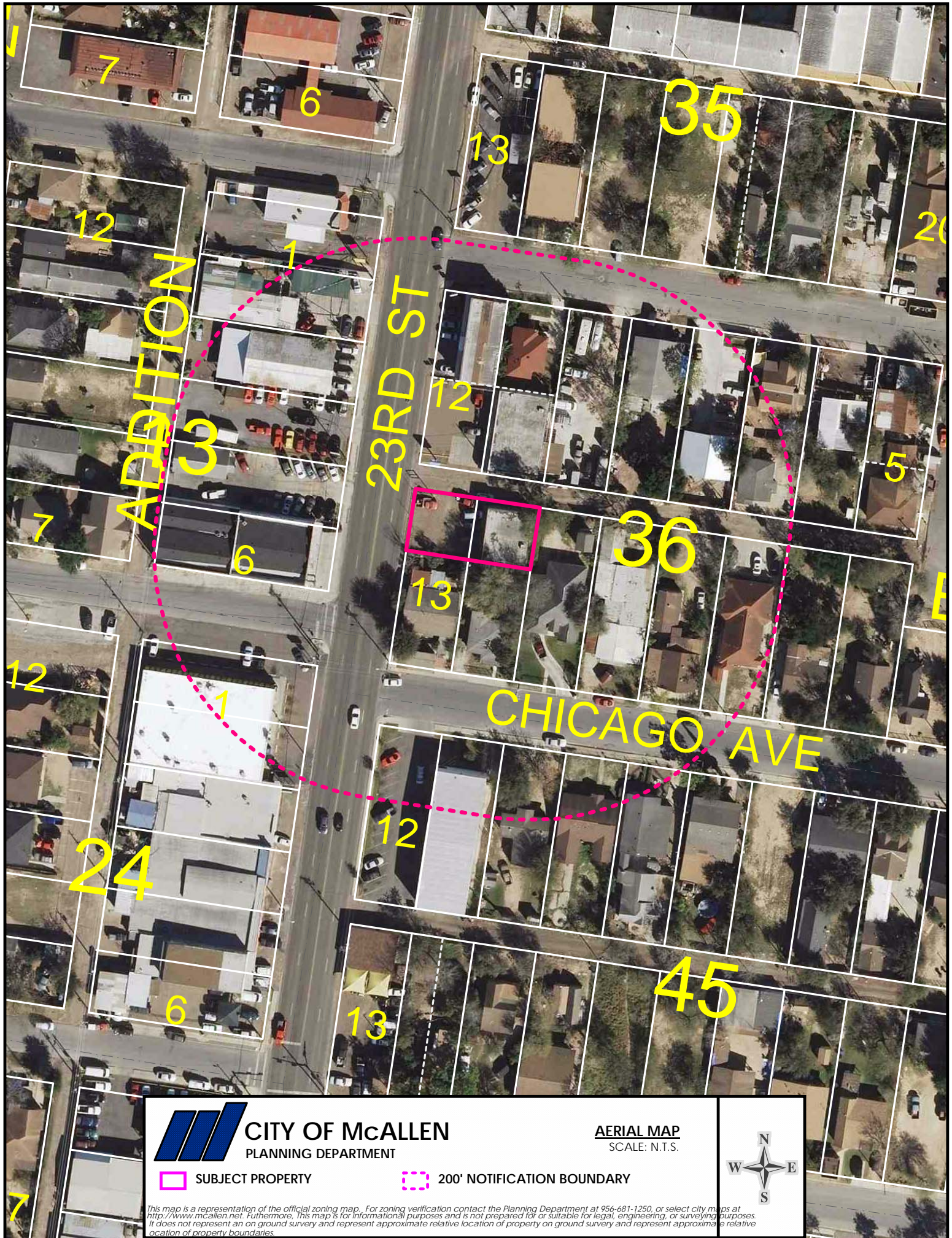
1/4 MILE RADIUS



ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



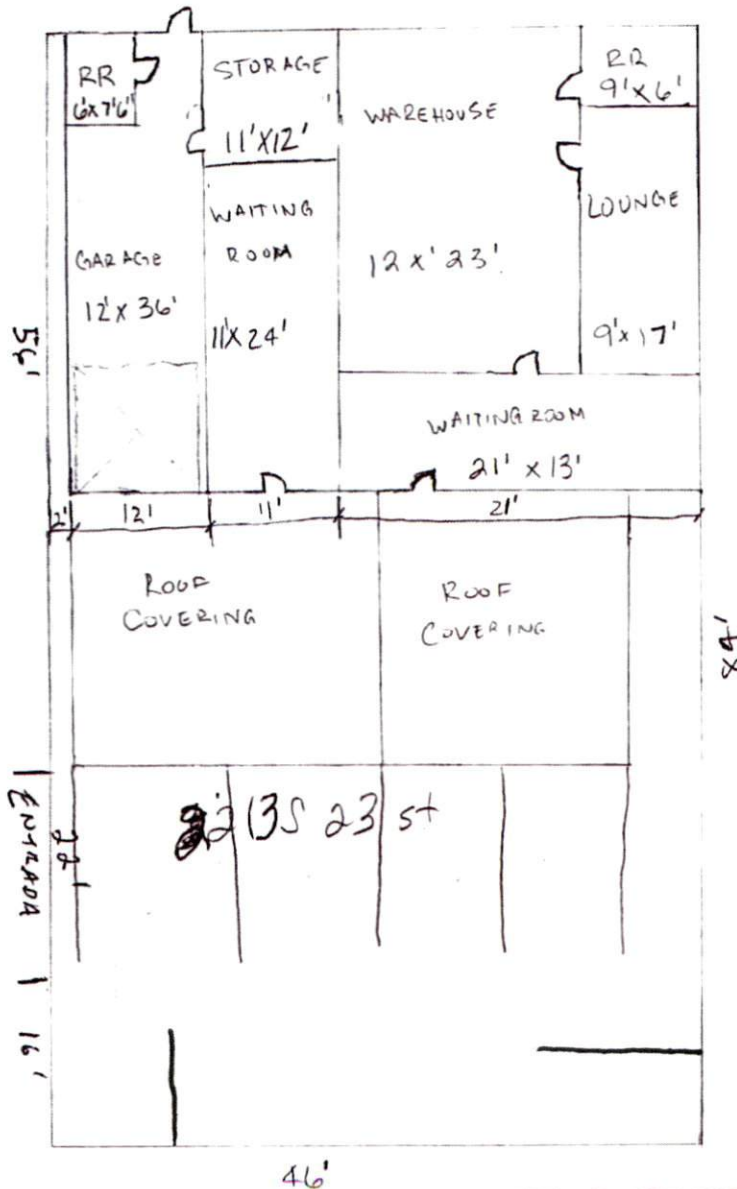
200' NOTIFICATION BOUNDARY



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— site plan —

U



Juan Hernandez
8-19-20

JUAN Hernandez

RECEIVED
AUG 11 2017

BY: *AB*

321 S 23rd St

2



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 10, 2020

SUBJECT: REQUEST OF PATRICIA S. CHAPA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE FACILITY), AT LOT 11, GERONIMO SUBDIVISION, HIDALGO COUNTY, TEXAS; 3001 FIR AVENUE. (CUP2020-0088)

BRIEF DESCRIPTION:

The property is located on the south side of Fir Avenue, west of 30th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions, and it is surrounded by single-family residences. A day care is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The applicant was first approved for a home occupation (day care facility) Conditional Use Permit (CUP) on April 16, 2002 and renewed the CUP through October 5, 2010. The applicant stated she did not renew her home occupation after 2010, because she opened a day care facility in Pharr, TX. Presently she is closing down her facility and is requesting to operate from her house once again.

SUMMARY/ANALYSIS:

There is a one story single-family residential home on the property. The applicant is proposing to operate a day care facility from this existing residence. The proposed hours of operation are from 6:30 AM to 10:00 PM Monday through Sunday.

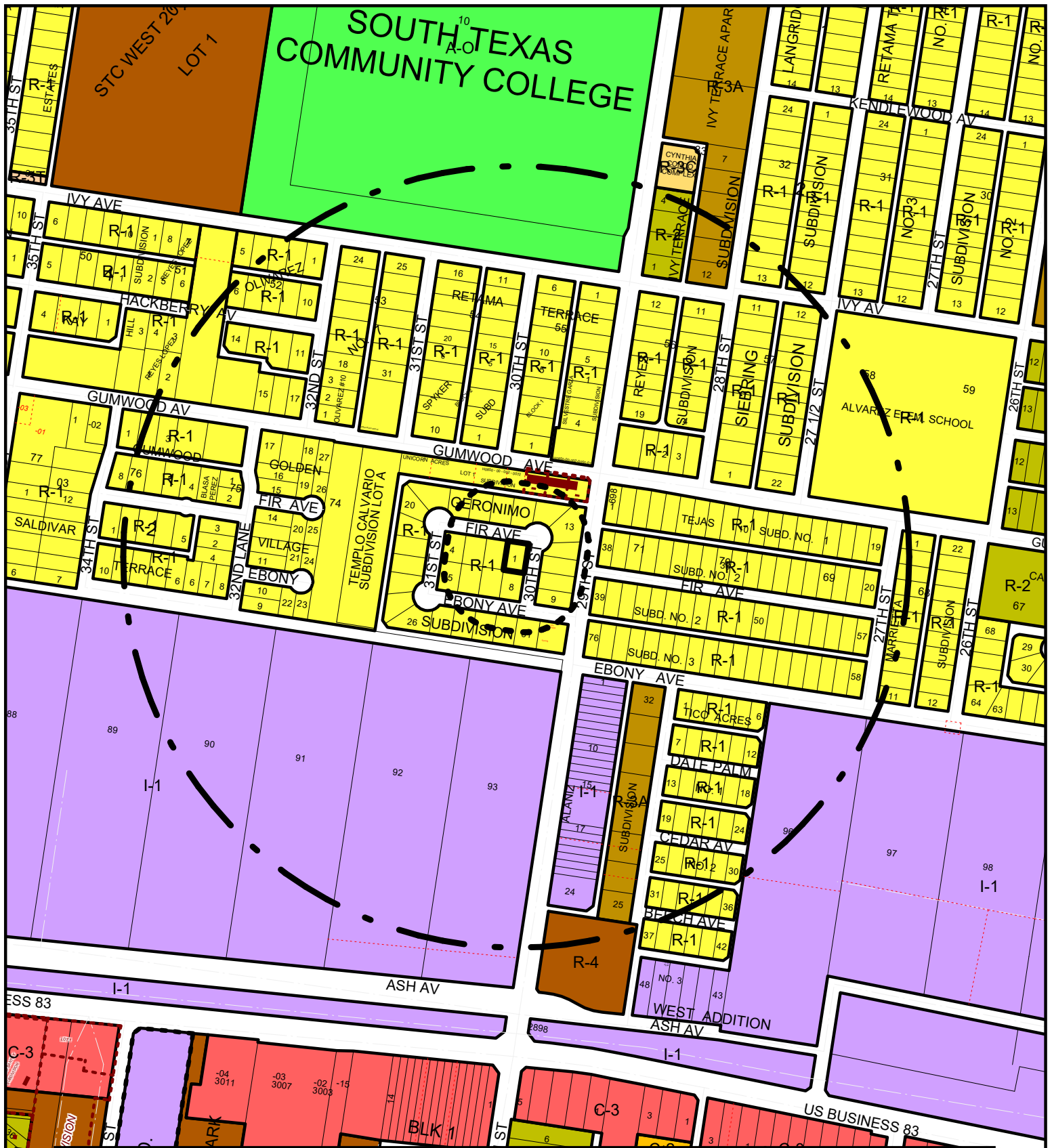
The Fire and Health Departments have pending inspections. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions on the permit. The daycare may not be operational until the issuance of the certificate. The daycare must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other specific requirements as follows:

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

No calls have been received in opposition to the CUP request.

RECOMMENDATION:

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

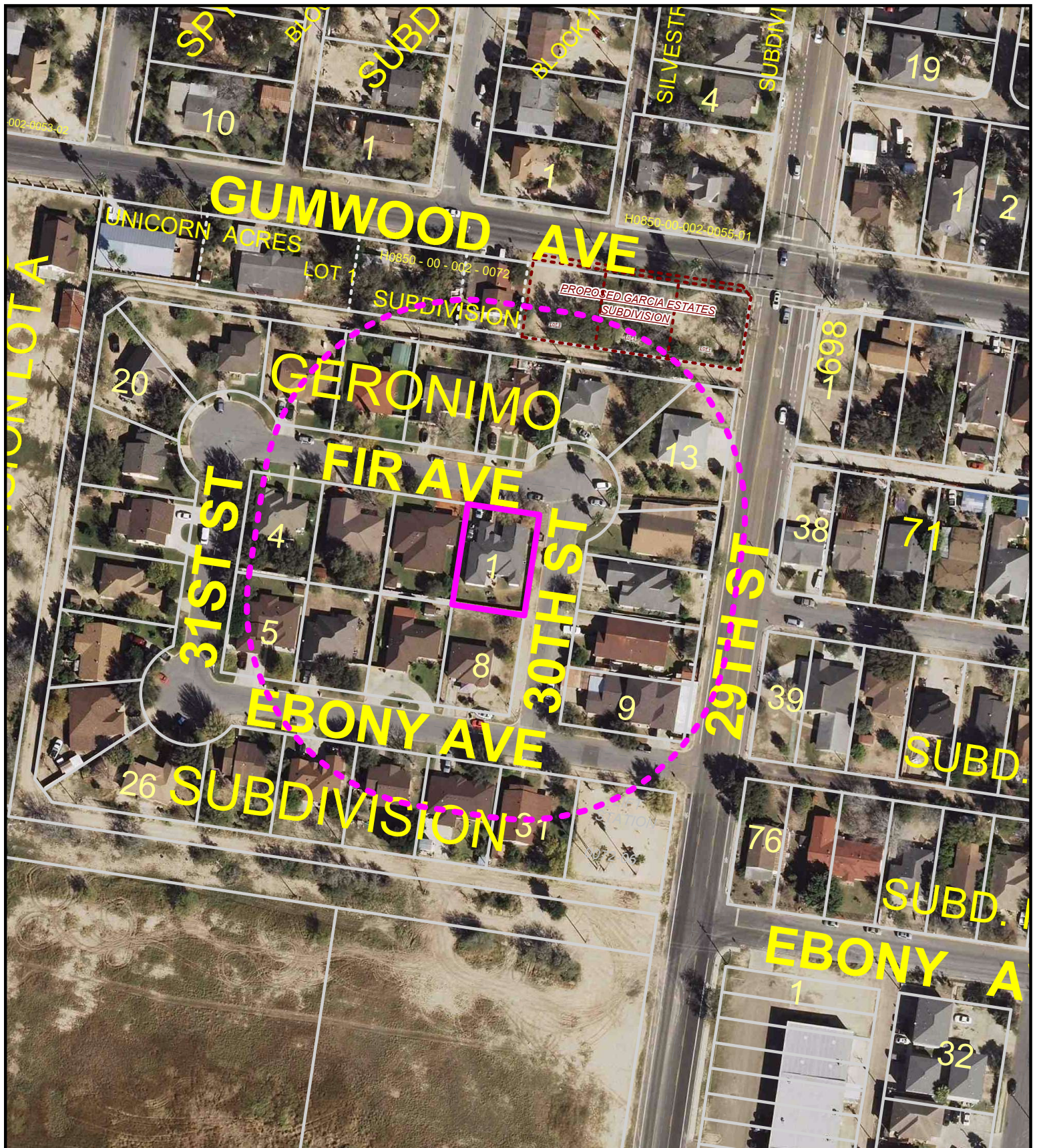
1/4 MILE RADIUS



ZONING LEGEND

| | | | | |
|--|----------------------------|--------------------------------------|------------------------------------|-------------------------------|
| A-0 (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-2 (OFFICE BUILDING) | C-3L (LIGHT COMMERCIAL) | I-2 (HEAVY INDUSTRIAL) |
| R-2 (DUPLEX-FOURPLEX) | R-3T (TOWNHOUSES) | C-4 (NEIGHBORHOOD COMMERCIAL) | C-4 (COMMERCIAL INDUSTRIAL) | (SPECIAL DISTRICT) |

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



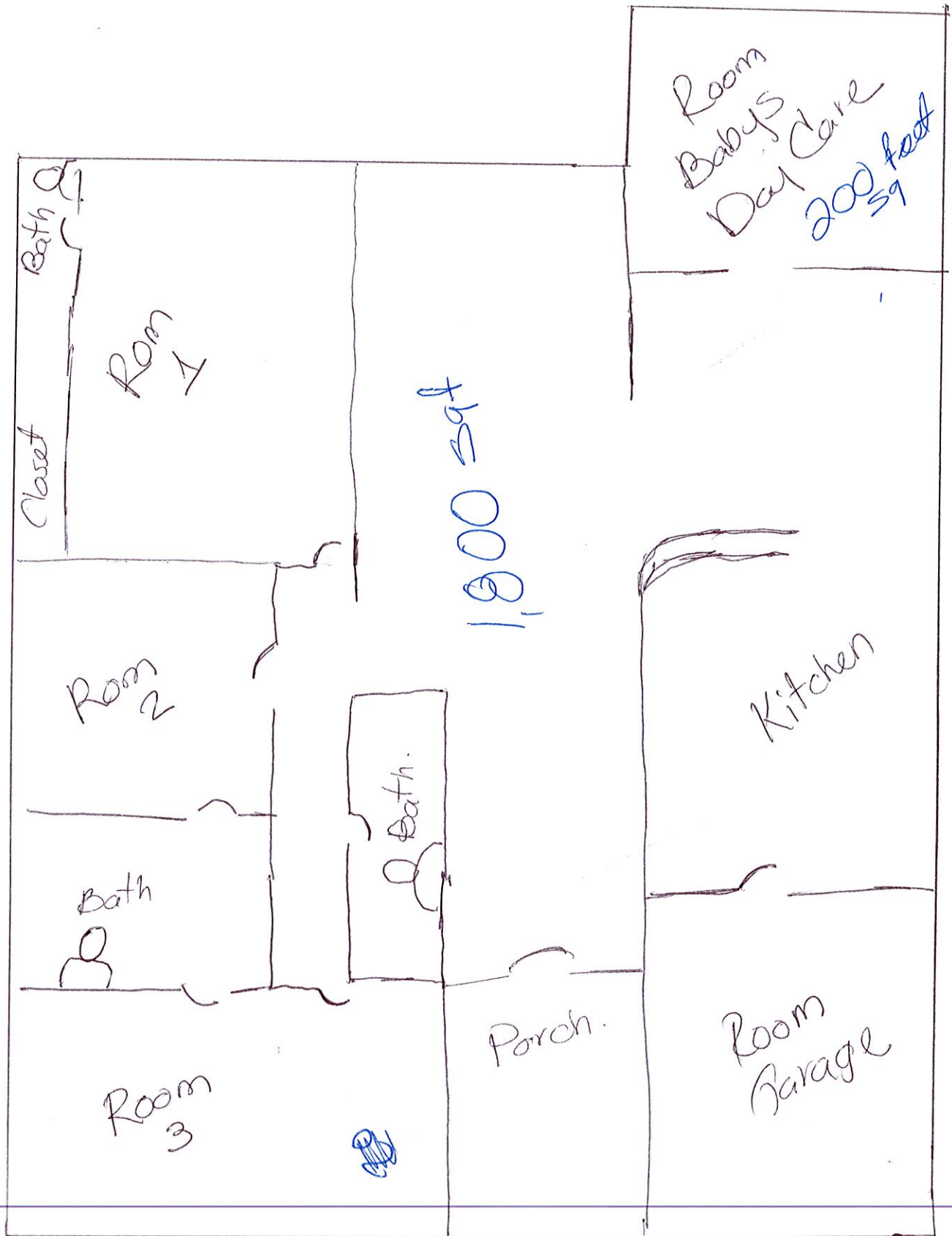
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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3001 FIR Ave McAllen
Tx 78501



Room
Babys
200 sq feet

HOME
1,800 sq ft.



RECEIVED

AUG 12 2020

BY:

aw

3001 Fir Ave McAllen TX 78501

Driveway



Memo

TO: Planning and Zoning Commission

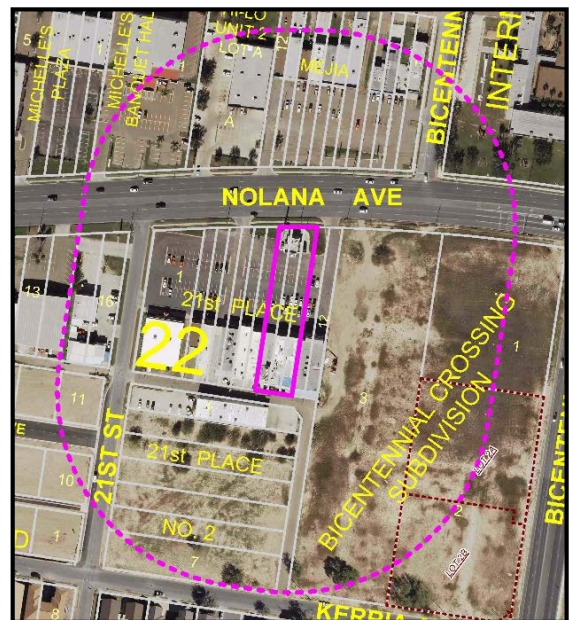
FROM: Planning Staff

DATE: September 10, 2019

SUBJECT: REQUEST OF EDUARDO VILLAGORDOA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOTS 8, 9, AND 10, 21ST PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2005 NOLANA AVENUE. (CUP2020-0086)

DESCRIPTION:

The property is located on the south side of Nolana Avenue, approximately 500 ft. west of Bicentennial Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include commercial businesses, restaurants, bars, residences, and the International Museum of Arts and Science. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.



HISTORY:

A previous tenant of this property, Mr. Virgilio Gonzalez, started operating a bar without a conditional use permit, and remodeled the interior of the building without the required building permit. The establishment was “shut down” by the Chief Building Official of the City of McAllen on June 14, 2019 due to noncompliance with City’s requirements. Subsequently, the tenant submitted a “cancellation letter” to the Building Department on July 1, 2019. The owner of the building, Mr. Eduardo Villagordoa, submitted a “takeover application” on July 2, 2019 in order to complete the necessary requirements for the Building Permit. On July 3, 2019, a Conditional

Use Permit application was submitted under a different applicant, Jonathon Rodriguez. The Conditional Use Permit was approved for one year with a variance to the distance requirement by the City Commission on August 26, 2020.

ANALYSIS:

The owner of building, is now applying for the Conditional Use Permit and is proposing to operate a bar, Chaparral VIP, from the approximately 9,200 sq. ft. existing building. The proposed hours of operation are from 5:00 P.M. to 2:00 A.M. daily. The establishment in question was previously operated as a restarautant/bar.

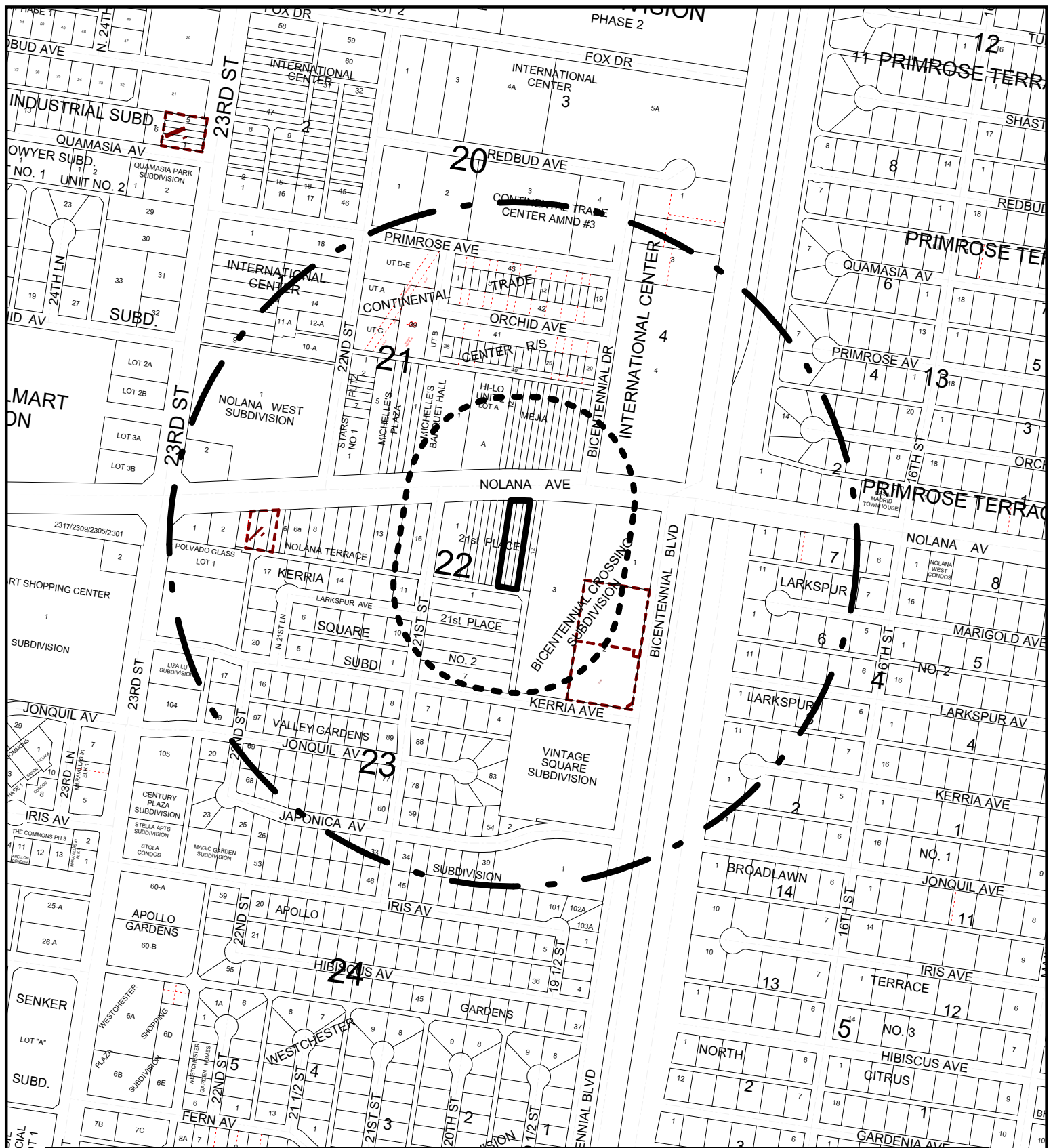
The Health Department inspected the establishment and found the place to be in compliance to continue the CUP process, but a final inspection is still pending. Fire Department inspected the proposed bar and the property is in compliance. Attached is the police report from September 3, 2019 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of publicly owned property, the International Museum of Arts & Science (IMAS), and R-3A District to the southwest of the property;
- 2) 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 location fronts Nolana Avenue and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed bar requires 92 parking spaces, which are provided on the common parking area in the front of building. All 92 parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes before final inspection of building permit.
- 4) 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.;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance. If approved, Conditional Use Permit must comply with conditions noted.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP


 **SUBJECT PROPERTY**

 **400 FT. NOTIFICATION BOUNDARY**

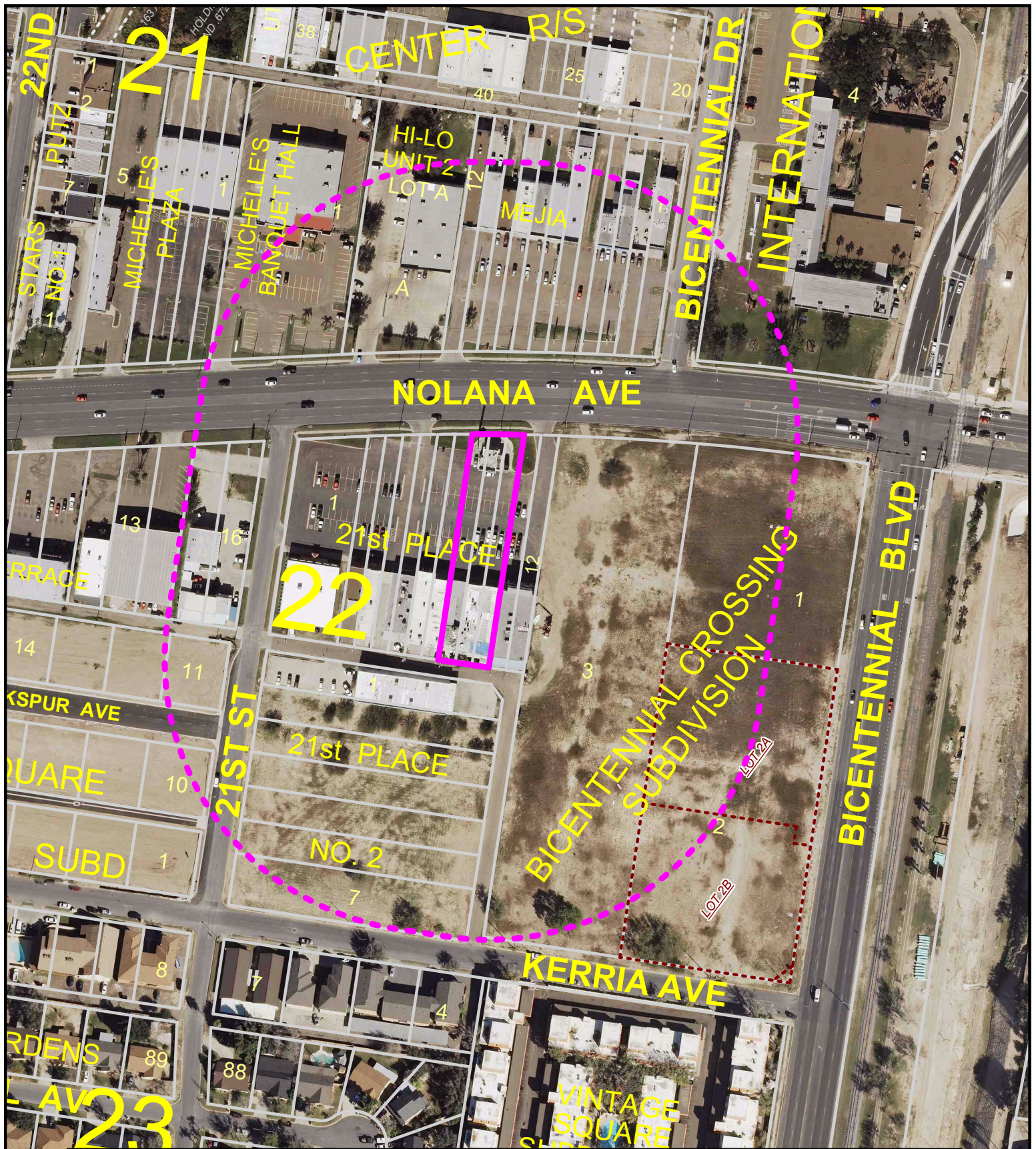
 **1/4 MILE RADIUS**



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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

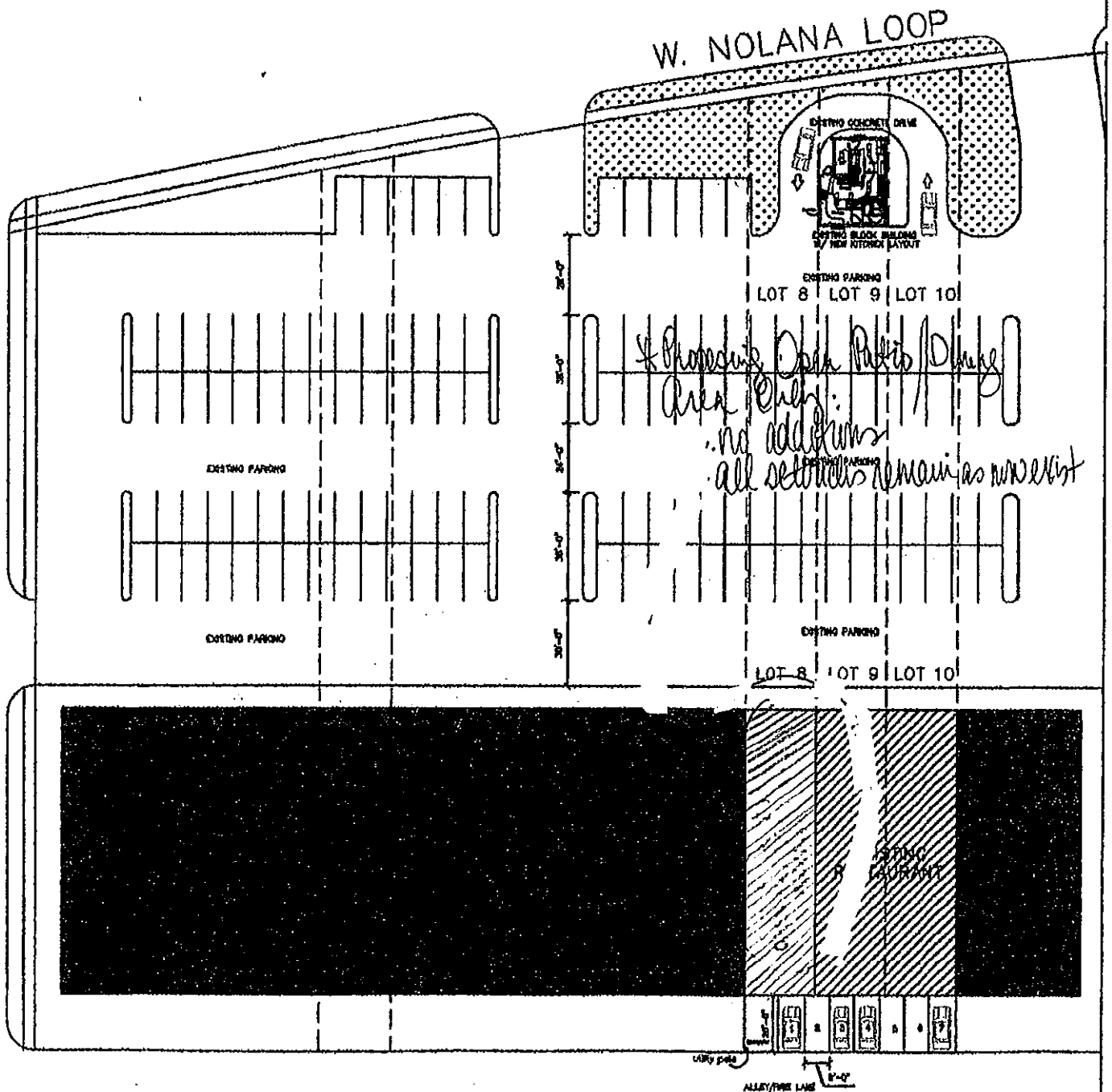


400' NOTIFICATION BOUNDARY

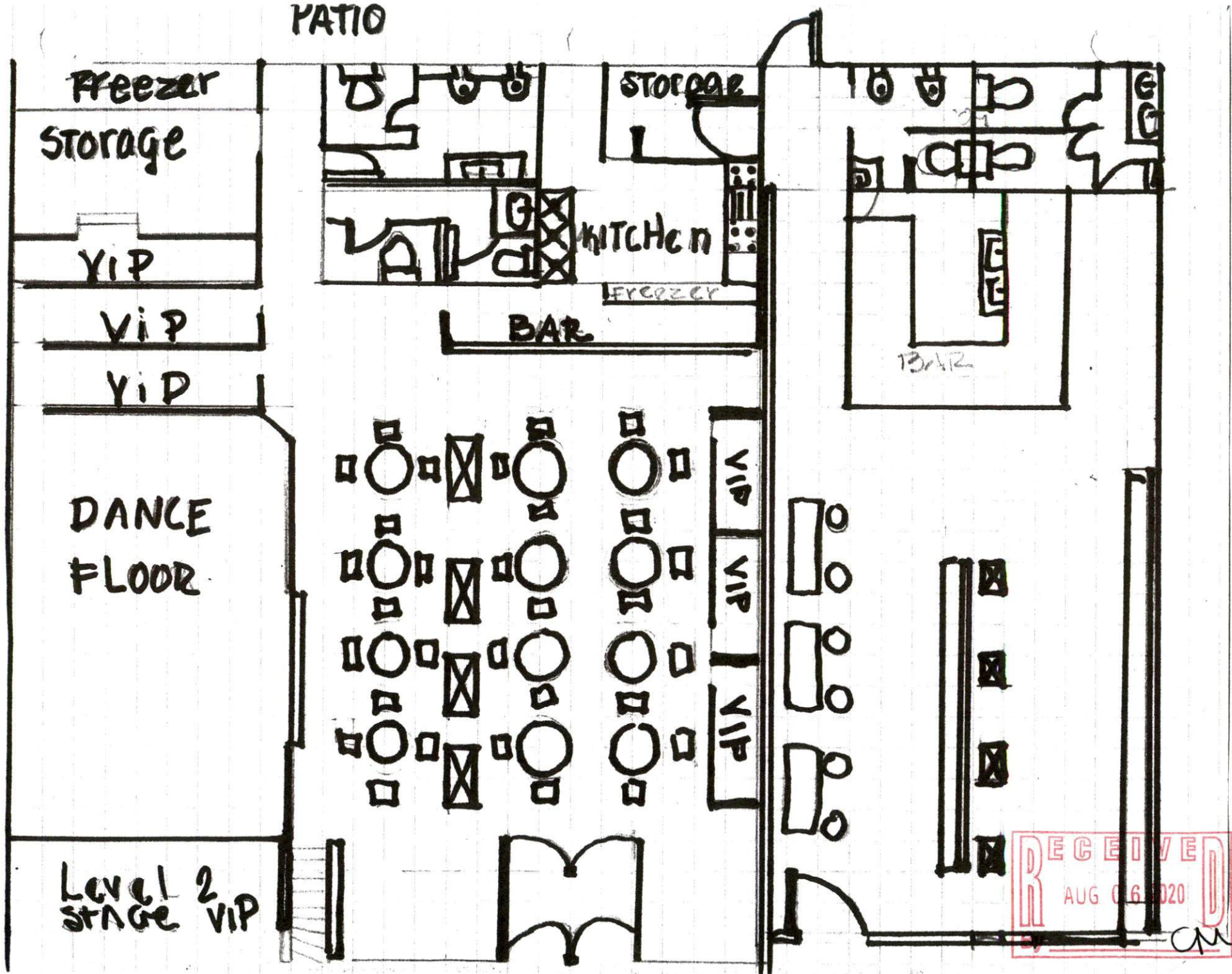


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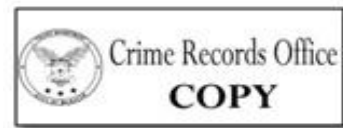
PLANNING DEPARTMENT



2005 'N Polana McAlle. T. 79504



RECEIVED
AUG 06 2020
CM



Incident Analysis Report

From Date: 9/3/2019
To Date: 9/3/2020
Location: 2005 NOLANA AVE

| Call Date/Time | Incident Number | Incident Type | Location |
|-----------------|-----------------|---------------------------|--------------------------|
| 6/24/2020 22:53 | 2020-00042807 | Domestic Disturbance | 2005 NOLANA AVE, MCALLEN |
| 6/24/2020 22:24 | 2020-00042802 | Domestic Disturbance | 2005 NOLANA AVE, MCALLEN |
| 2/16/2020 18:22 | 2020-00011501 | Police Services | 2005 NOLANA AVE, MCALLEN |
| 2/15/2020 17:53 | 2020-00011206 | Suspicious Person/Vehicle | 2005 NOLANA AVE, MCALLEN |

Total Matches: 4



ABOGADO

SNACKS
CRE

FOR SALE
2500 sq ft
955.633.8411

Fresas con Crema
Gansito Polar

NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0086

Manzana
Loca

Vaso de Fruta
Manzana
Loca

Memo

TO: Planning and Zoning Commission

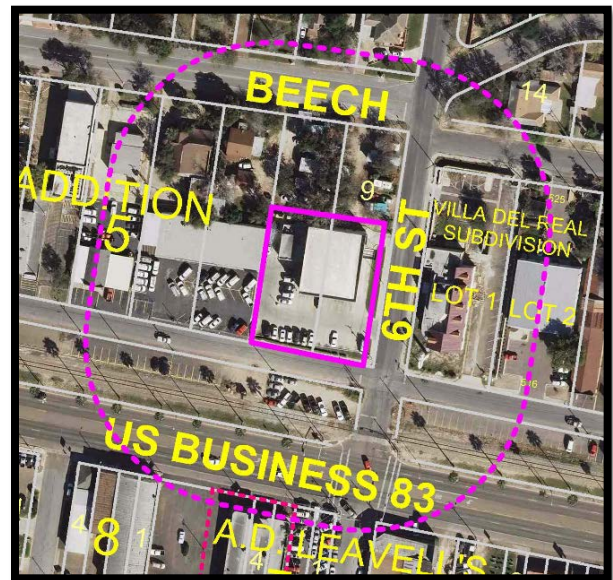
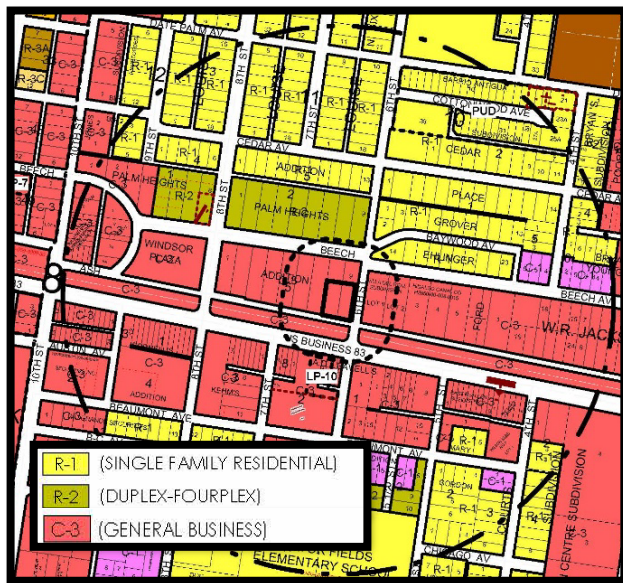
FROM: Planning Staff

DATE: September 10, 2020

SUBJECT: REQUEST OF VINCENT G. HUEBINGER ON BEHALF OF VERIZON WIRELESS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PERSONAL WIRELESS SERVICE FACILITY AT THE SOUTH 163.2 FT. OF LOTS 8 AND 9, BLOCK 5, PALM HEIGHTS ADDITION SUBDIVISION; HIDALGO COUNTY, TEXAS; 665 BEECH AVENUE. (CUP2020-0091)

BRIEF DESCRIPTION:

The subject property is located on the southwest corner of Beech Avenue and N. 6th Street and has a zoning classification of C-3 (general business) District. Surrounding zoning is C-3 to the north, west, and east, R-1 (single family residential) District and R-2 (duplex-fourplex residential) District to the north. Land uses in the area include Ric Brown Family Funeral Home to the east, retail/office to the east, single family and duplex residential to the north, and railroad track to the south. A personal wireless service facility is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

There is an existing business, Superior Alarms, that has a personal communication tower on site that has been there for several years. There is no Conditional Use Permit on file with the City for the existing tower.

PROPOSAL:

The applicant, on behalf of Verizon Wireless, is proposing to add a new 38 ft. by 16 ft. Personal Wireless Service Facility on the west side of the existing building on site and co-locate their antennas on the existing tower structure on site. Verizon Wireless wishes to take advantage of the existing tower to install their antennas and equipment rather than build a new tower nearby. The

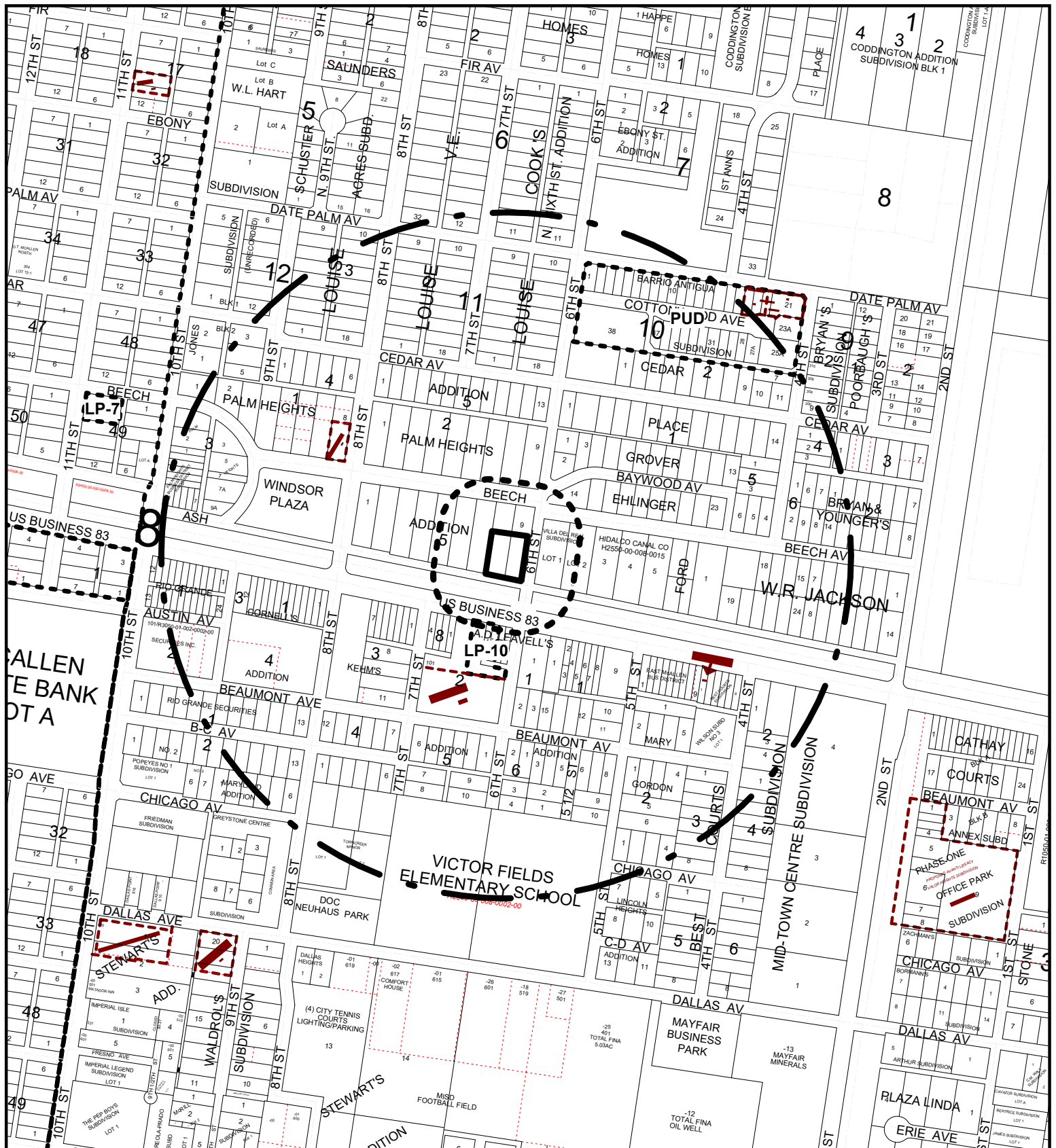
proposal will need to meet all minimum setbacks and building permit requirements. Federal Aviation Administration (FAA) approval must be obtained prior to beginning construction. In addition, the request must comply with requirements set forth in Section 138-118(11) of the zoning ordinance as follows:

- a. Maximum height of pole or tower structure of 80 feet within commercial zones or within 200 feet of an existing residential structure;
 - o The existing tower is 110 ft. and applicant is proposing to decrease it by 10 ft., the proposed height of the tower will be 100 ft. with a 5 ft. lightning rod on top; overall height of tower structure will be 105 ft. Verizon's antennas are proposed at 80 ft. and will not protrude over 20 ft. from the tower. Staff recommends for the tower height to be reduce to comply with the 80 ft. height requirement.
- b. Maximum height of pole or tower structure of 120 feet within industrial zones for measuring distance purposes, the leasehold interest area boundary or compound area boundary, whichever is greater shall be utilized;
 - o The applicant is not located within an industrial zone;
- c. Only one pole or tower structure-allowed per lot or tract within a commercial or industrial zone;
 - o There is an existing tower structure on property;
- d. The applicant shall attempt to locate the proposed facility on an existing structure, or base station, as per subsections k—m of this section. If collocation of the proposed wireless facility is not possible (as per subsections k—m of this section) then the applicant for a personal wireless service facility must submit at least two alternatives designs for antenna and supporting structure, pole or tower design (including the equipment shelter, as per subsection h, below) that is treated with an architectural material (e.g., "stealth" design) so as to conform to the predominant architectural environment in the area of the facility. Such "stealth" personal wireless service facility shall blend into its proposed surroundings such as a tree, flag pole or other feature, to be approved. When a tree-type stealth design is used, one live and growing tree of the same variety or species one-half the height of the proposed tower shall be planted at the time of installation;
 - o The applicant is co-locating on existing tower;
- e. Minimum spacing between poles and tower structures within commercial or industrial zones of 1,000 feet measured in a direct line of another tower;
 - o The applicant is co-locating on existing tower on site;
- f. Minimum setback of one-half the street right-of-way from front property line, ten feet from side yard and ten feet from rear, unless greater requirements as noted on subdivision plat;
 - o There is already an existing tower on site;
- g. A masonry wall shall be required as a buffer if pole or tower structure is located within the front or side yard, or adjacent to a residential use or zone;
 - o A 6 ft. chain link fence is being proposed around the 38 ft. by 16 ft. facility area;
- h. The transmission equipment structure installed at the base of the proposed tower shall be not greater than 180 square feet and constructed to conform to the predominant architectural environment;

- i. A landscaped buffer area to soften the visual impact shall commence along the perimeter of the lease area or the property line. At least one row of shrubs shall be installed as well as trees as appropriate shall be included. Materials shall be of a variety which can be expected to grow to form a continuous hedge at least six feet in height within two years of planting;
- j. The pole or tower structure will be constructed or installed with the capabilities of locating thereon additional personal wireless service facilities when tower or pole is greater than 80 feet in height. The applicant agrees to cooperate with other personal wireless service facility providers in collocating additional facilities on permitted support structures;
 - o The applicant is co-locating on existing tower;
- k. A permittee shall exercise good faith in collocating with other providers and sharing the permitted structure, provided such shared use does not give rise to a substantial technical level impairment of the ability to provide the permitted use (i.e., a significant interference in broadcast or reception capabilities as opposed to a competitive conflict or financial burden). Such good faith shall include sharing technical information to evaluate the feasibility of co-location. In the event a dispute arises as to whether a permittee has exercised good faith in accommodation other users, the city may require a third party technical study at the expense of either or both the applicant and permittee;
 - o The applicant is co-locating on existing tower;
- l. All conditional use applicants shall demonstrate good-faith, reasonable efforts in developing a collocation alternative for their proposed personal wireless service facility site, which efforts shall be documented to the city and shall include, but not be limited to, providing technical details sufficient to determine co-locations efforts. If the applicant asserts that co-location is not possible, the applicant must provide, in addition to the foregoing, an affidavit in a form provided by the city stating that all efforts to collocate the personal wireless facility at an existing facility have been exhausted and that there is no possibility of co-location on the existing towers;
 - o The applicant is co-locating on existing tower;
- m. Failure to comply with the collocation requirements of this section may result in the denial of a permit request or revocation of an existing permit;
- n. If any applicant provides false or misleading information on their application, or in the application process to obtain a permit for a personal wireless facility, then their application may be denied or revoked at the expense of the applicant or the permittee;
- o. If property is leased, term of conditional use permit shall be co-terminus with that term of lease of property;
- p. Construction of tower and equipment facilities shall meet applicable building codes and wind loads;
- q. Notwithstanding the above conditions, to the extent an applicant is fully qualified as an eligible facilities request under Section 6409, in the event of a conflict between the above conditions in this subsection and those criteria and conditions in section 138-1.A., above, and the 2014 Infrastructure Order, then section 138-1.A., and the 2014 Infrastructure Order control, subject to the city reservation of rights, as set forth in the preface to section 138-1.A.

RECOMMENDATION:

Staff recommends approval of the request subject to Section 138-118(11) of the zoning ordinance, compliance with height requirement and co-location conditions, FAA approval, and building permit requirements.



CITY OF McALLEN PLANNING DEPARTMENT

AREA MAP



LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

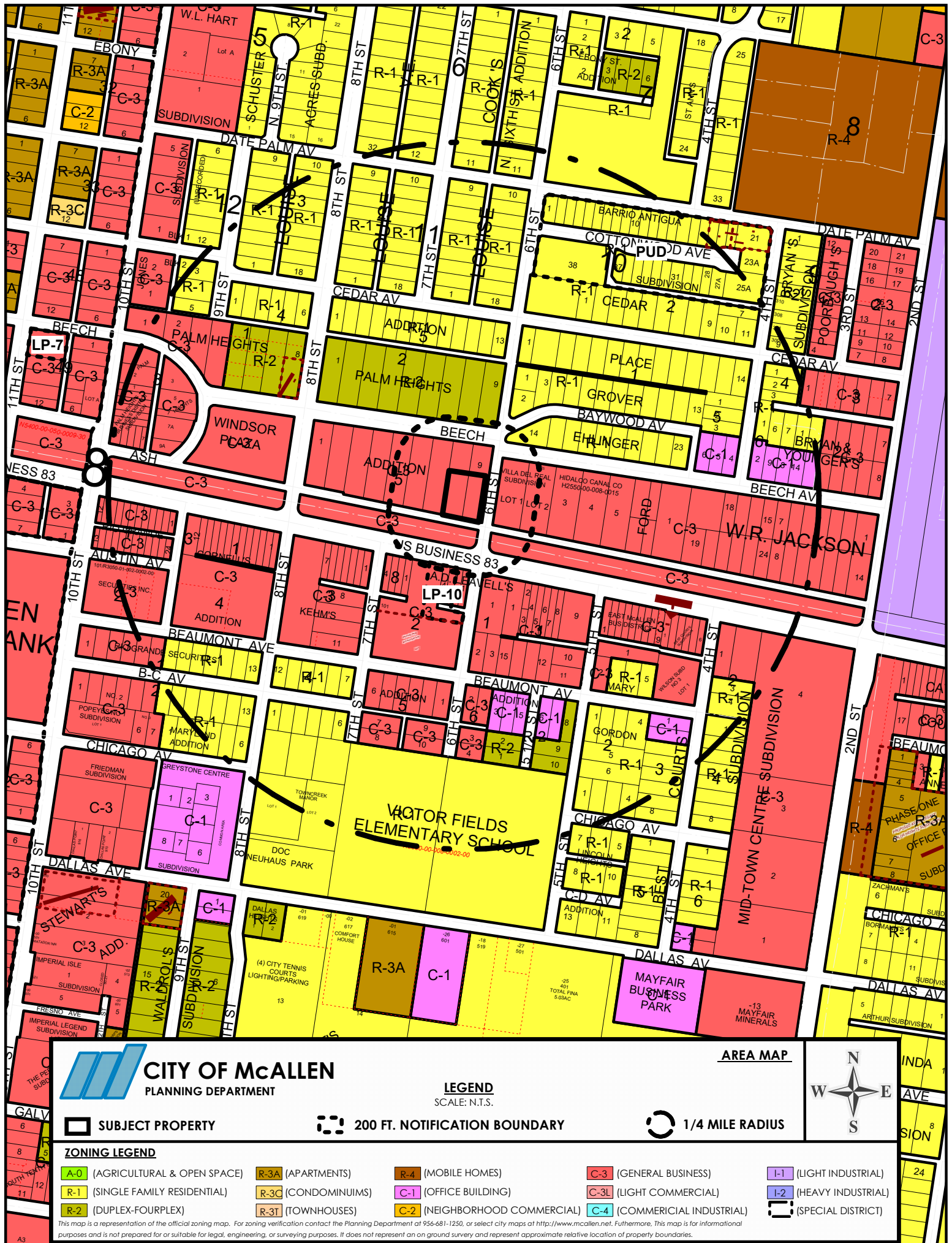
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

| | | | | |
|---------------------------------|---------------------|-------------------------------|-----------------------------|------------------------|
| A-0 (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) | S (SPECIAL DISTRICT) |

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**LESSEE'S RIGHT-OF-WAY FOR INGRESS/EGRESS
0.0952 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0952 acre Lessee's Right-of-Way for Ingress/Egress situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lots 8 and 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County (Yoder Tract); said 0.0952 acre Lessee's Right-of-Way for Ingress/Egress being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas;

THENCE, South 08°44'36" West, along said east right-of-way line of North 6th Street, 243.32 feet to a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1;

THENCE, North 55°09'53" West, over and across said North 6th Street, 55.67 feet to point-for-corner marking the POINT OF BEGINNING and the southeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, being in the east line of aforementioned Yoder Tract being common with the west right-of-way line of said North 6th Street;

THENCE, over and across said Yoder Tract the following five (5) courses and distances:

1. North 83°37'41" West, 149.22 feet to a point-for corner marking the southwest corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress;
2. North 08°37'36" East, 78.52 feet to a point-for-corner marking the northwest corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, from which a found "X" in concrete at the base of a block building bears North 08°37'36" East, 8.36 feet;
3. South 81°22'24" East, 20.00 feet to a point-for-corner marking the northeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress, from which a found MAG nail in concrete at the base of a block building bears North 08°37'36" East, 8.33;
4. South 08°37'36" West, 57.72 feet to a point-for-corner marking a northerly interior corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress;
5. South 83°37'41" East, 129.25 feet to a point-for-corner marking the most easterly northeast corner of the herein described 0.0952 acre Lessee's Right-of-Way for Ingress/Egress and being in aforementioned common line of the Yoder Tract and North 6th Street;

THENCE, South 08°44'36" West, along said common line, 20.02 feet to the POINT OF BEGINNING, CONTAINING 0.0952 acre (4,147 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

**LESSEE'S RIGHT-OF-WAY FOR UTILITIES
0.0263 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0263 acre Lessee's Right-of-Way for Utilities situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lots 8 and 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County (Yoder Tract); said 0.0263 acre Lessee's Right-of-Way for Utilities being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas, from which a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1 bears South 08°44'36" West, 243.32 feet;

THENCE, South 37°56'34" West, over and across said North 6th Street, 102.49 feet to point-for-corner marking the POINT OF BEGINNING and the northeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being the northeast corner of aforementioned Yoder Tract being common with the southeast corner of a tract of land conveyed by General Warranty Deed to Dwight & Frieda Yoder Trust 1 recorded in Document No. 2715349 of the Official Records of Hidalgo County, Texas (Trust Tract) and being in the west right-of-way line of said North 6th Street;

THENCE, South 08°44'36" West, along said west right-of-way line of North 6th Street, 3.53 feet to a point-for-corner marking the most easterly southeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being in line with the north wall of a block building;

THENCE, over and across aforementioned Yoder Tract the following four (4) courses and distances:

1. North 81°22'03" West, passing at 28.79 feet the northeast corner of aforementioned block building, leaving said north wall at 114.64 feet, continuing in all a total distance of 138.44 feet to a point-for corner marking an interior corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities;
2. South 08°37'36" West, 14.87 feet to a found "X" in concrete marking the most southerly southeast corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, from which a found MAG nail bears South 81°22'24" East, 9.08 feet;
3. North 81°22'24" West, 9.36 feet to a point-for-corner marking the southwest corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, from which a found MAG nail bears North 81°22'24" West, 1.57 feet;
4. North 08°24'21" East, with an existing wood fence, 24.95 feet to a point-for-corner marking the northwest corner of the herein described 0.0263 acre Lessee's Right-of-Way for Utilities, being in the north line of aforementioned Yoder Tract being common with the south line of aforementioned Trust Tract;

THENCE, South 78°49'59" East, along said common line, 148.04 feet to the POINT OF BEGINNING, CONTAINING 0.0263 acre (1,146 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

**LESSEE'S LAND SPACE
0.0141 ACRE**

STATE OF TEXAS §
COUNTY OF HIDALGO §

A METES & BOUNDS description of a certain 0.0141 acre Lessee's Land Space situated in the northeast 1/4 of Section 8, Hidalgo Canal Company Subdivision of Porciones 64-66 in Hidalgo County, Texas, being out of Lot 8, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County and being the same tract of land conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County; said 0.0141 acre Lessee's Land Space being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Zone, NAD 83;

COMMENCING at a found 5/8-inch iron rod marking the northwest corner of Lot 1, Villa Del Real Subdivision recorded in Volume 31, Page 70 of the Map Records of Hidalgo County, Texas and being in the east right-of-way line of North 6th Street (50-foot wide) as shown in Volume 1, Page 56A and Volume 31, Page 70 of the Map Records of Hidalgo County, Texas;

THENCE, South 08°44'36" West, along said east right-of-way line of North 6th Street, 243.32 feet to a found bent 5/8-inch iron rod marking the southwest corner of said Lot 1;

THENCE, North 55°09'53" West, over and across said North 6th Street, 55.67 feet to point-for-corner in the east line of Lot 9, Block 5, Palm Heights Addition recorded in Volume 1, Page 56A of the Map Records of Hidalgo County, Texas conveyed by Gift Deeds to Charles Alan Yoder and Dwight Fendol Yoder recorded in Volume 2999, Page 638 and Volume 3072, Page 93 of the Official Records of Hidalgo County, Texas, being common with the west right-of-way line of said North 6th Street;

THENCE, over and across aforementioned Lot 8 and said Lot 9 the following six (6) courses and distances:

1. North 83°37'41" West, 149.22 feet to a point-for corner;
2. North 08°37'36" East, 78.52 feet to a point-for-corner marking the POINT OF BEGINNING and the southwest corner of the herein described 0.0141 acre Lessee's Land Space;
3. North 08°37'36" East, passing a 8.36 feet a found "X" in concrete, continuing in all a total distance of 38.33 feet to a found MAG nail in concrete at the base of a block building marking the northwest corner of the herein described 0.0141 acre Lessee's Land Space;
4. South 81°22'24" East, passing at 10.92 feet a found "X" in concrete, continuing in all a total distance of 16.00 feet to a point-for-corner marking the northeast corner of the herein described 0.0141 acre Lessee's Land Space, from which a found MAG nail at the base of a block building bears South 81°22'24" East, 4.00 feet;
5. South 08°37'36" West, 38.33 feet to a point-for-corner marking the southeast corner of the herein described 0.0141 acre Lessee's Land Space;
6. North 81°22'24" West, 16.00 feet to the POINT OF BEGINNING, CONTAINING 0.0141 acre (613 square feet) of land in Hidalgo County, Texas as shown on Drawing No. 1829 filed in the offices of Jones|Carter in College Station, Texas.

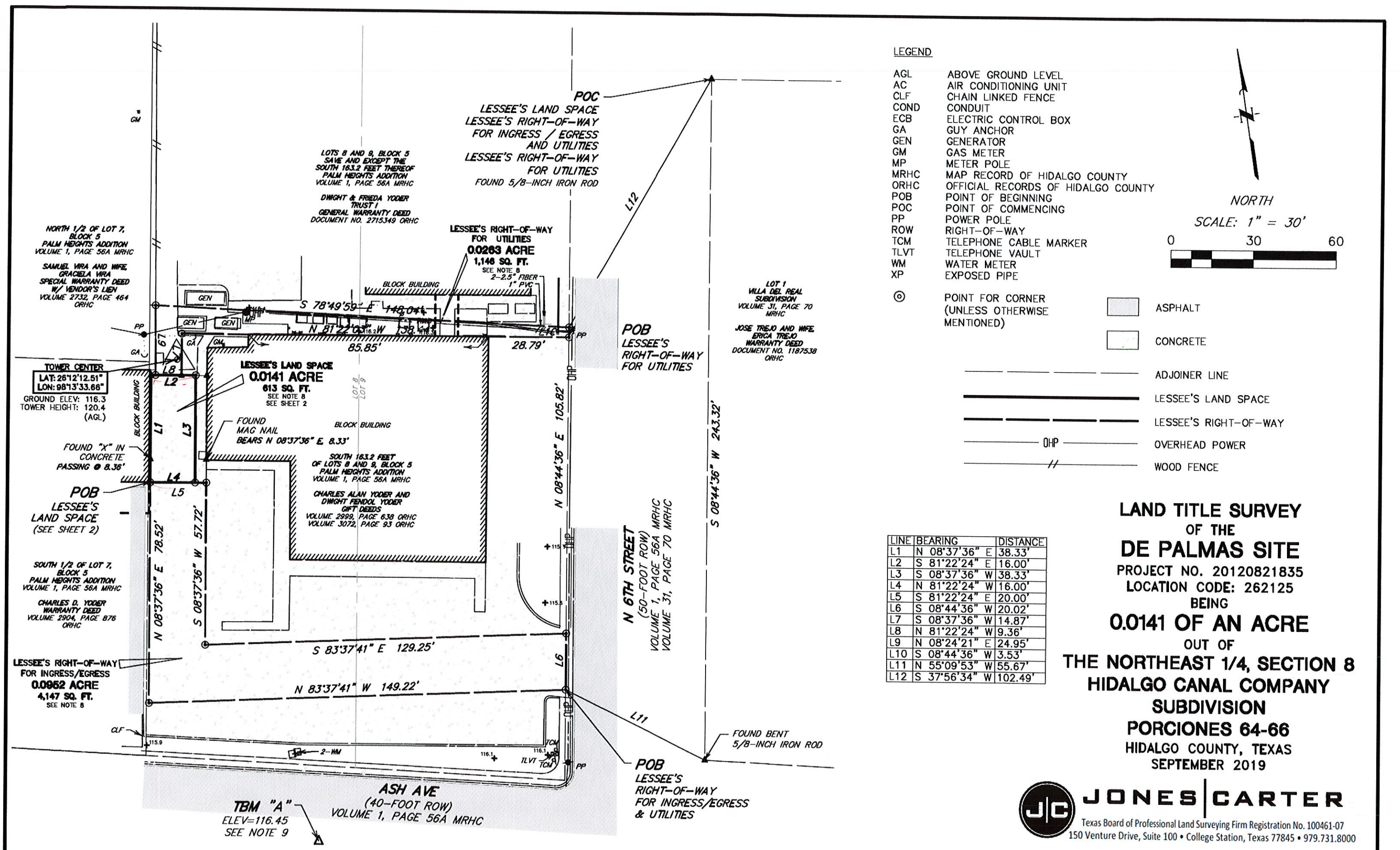
**LAND TITLE SURVEY
OF THE
DE PALMAS SITE
PROJECT NO. 20120821835
LOCATION CODE: 262125
BEING
0.0145 OF AN ACRE
OUT OF
THE NORTHEAST 1/4, SECTION 8
HIDALGO CANAL COMPANY
SUBDIVISION
PORCIONES 64-66
HIDALGO COUNTY, TEXAS
SEPTEMBER 2019**



JONES | CARTER

Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

SHEET 4 OF 5



LEGEND

- AGL ABOVE GROUND LEVEL
- AC AIR CONDITIONING UNIT
- CLF CHAIN LINKED FENCE
- COND CONDUIT
- ECB ELECTRIC CONTROL BOX
- GA GUY ANCHOR
- GEN GENERATOR
- GM GAS METER
- MP METER POLE
- MRHC MAP RECORD OF HIDALGO COUNTY
- ORHC OFFICIAL RECORDS OF HIDALGO COUNTY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- ROW RIGHT-OF-WAY
- TCM TELEPHONE CABLE MARKER
- TLVT TELEPHONE VAULT
- WM WATER METER
- XP EXPOSED PIPE

⊙ POINT FOR CORNER
(UNLESS OTHERWISE
MENTIONED)

- ASPHALT
- CONCRETE

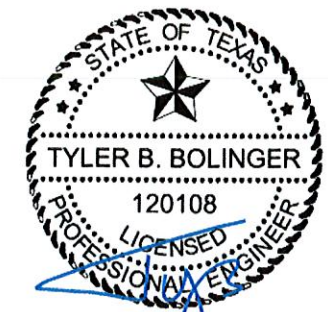
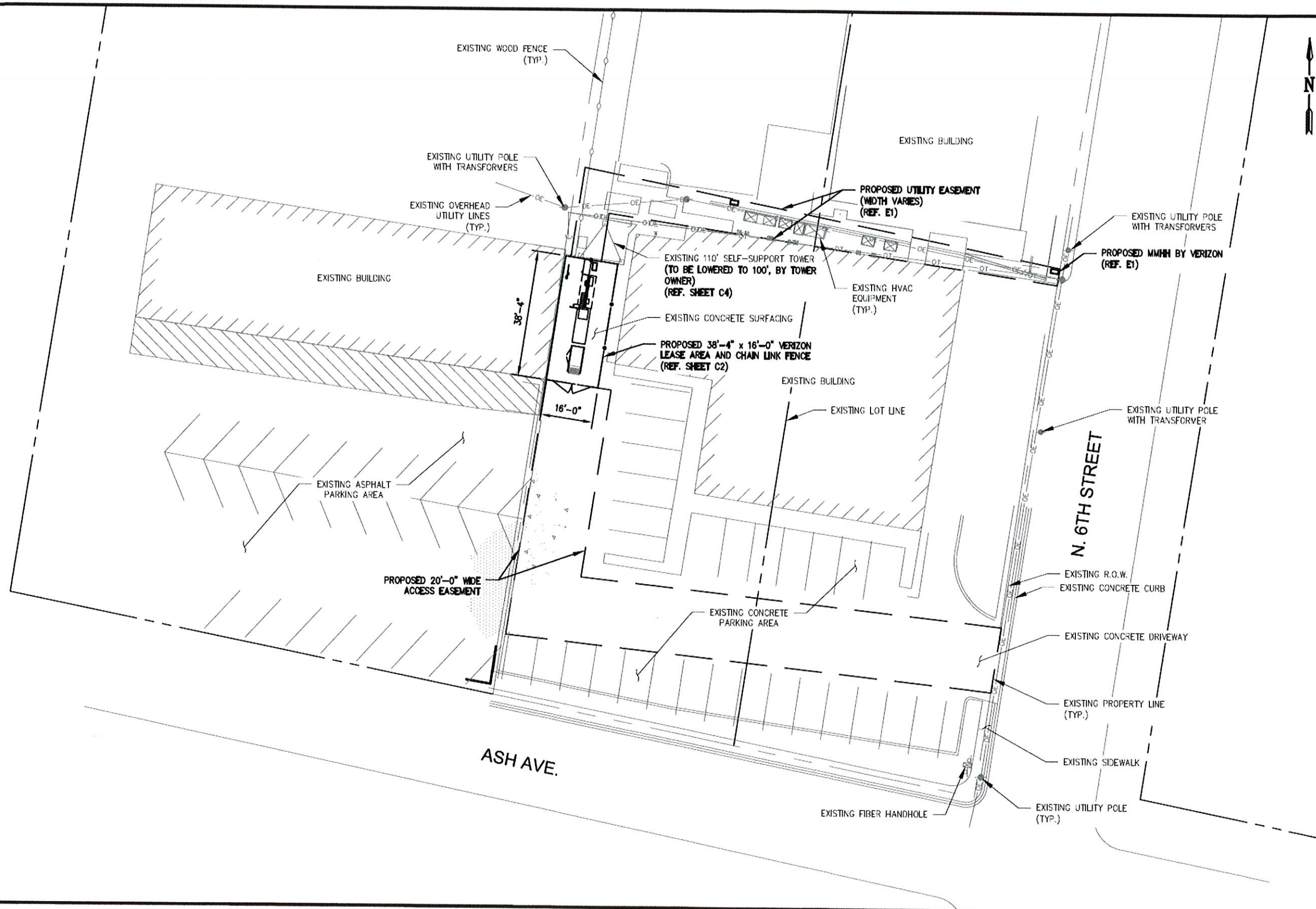
- ADJOINER LINE
- LESSEE'S LAND SPACE
- LESSEE'S RIGHT-OF-WAY
- OHP OVERHEAD POWER
- WOOD FENCE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 08°37'36" E | 38.33' |
| L2 | S 81°22'24" E | 16.00' |
| L3 | S 08°37'36" W | 38.33' |
| L4 | N 81°22'24" W | 16.00' |
| L5 | S 81°22'24" E | 20.00' |
| L6 | S 08°44'36" W | 20.02' |
| L7 | S 08°37'36" W | 14.87' |
| L8 | N 81°22'24" W | 9.36' |
| L9 | N 08°24'21" E | 24.95' |
| L10 | S 08°44'36" W | 3.53' |
| L11 | N 55°09'53" W | 55.67' |
| L12 | S 37°56'34" W | 102.49' |

LAND TITLE SURVEY
OF THE
DE PALMAS SITE
PROJECT NO. 20120821835
LOCATION CODE: 262125
BEING
0.0141 OF AN ACRE
OUT OF
THE NORTHEAST 1/4, SECTION 8
HIDALGO CANAL COMPANY
SUBDIVISION
PORCIONES 64-66
HIDALGO COUNTY, TEXAS
SEPTEMBER 2019

**JONES | CARTER**

Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000



08/07/2020
KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021



KGI WIRELESS, INC.
805 LAS COMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78748
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

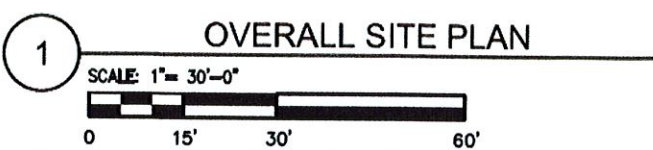
| REVISION | | | |
|----------|-------------|----|----------|
| NO | DESCRIPTION | BY | DATE |
| 1 | E911 | CM | 08/05/20 |
| | | | |
| | | | |

SHEET TITLE:
OVERALL SITE PLAN

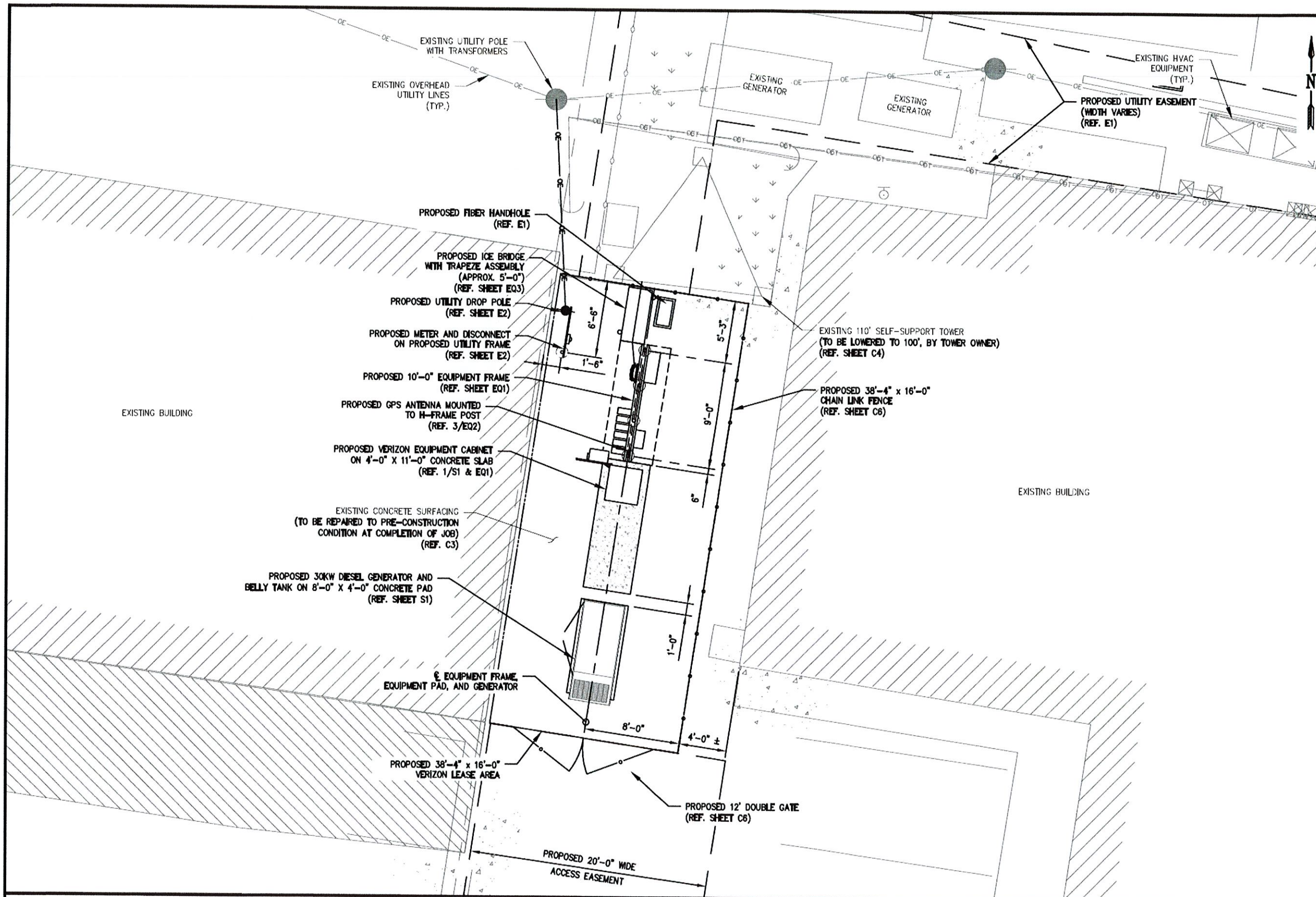
SHEET NUMBER:
C1



Know what's below.
Call before you dig.



REPAIR NOTE:
CONTRACTOR SHALL REPAIR ALL PAVING DAMAGED DURING CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION OR BETTER AT COMPLETION OF PROJECT.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021

verizon

KGI

KGI WIRELESS, INC.
805 LAS CINAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:

DE PALMAS

LOCATION CODE:

262125

SITE ADDRESS:

665 BEECH AVENUE
MCALLEN, TX 78501

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| ISSUED FOR: | DATE |
|--------------------|------------|
| CONSTRUCTION REV 0 | 08/07/2020 |
| CONSTRUCTION REV 1 | 08/07/2020 |

REVISION

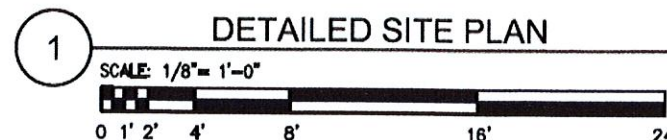
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|----|-------------|----|----------|
| 1 | E911 | CM | 08/05/20 |
| | | | |
| | | | |

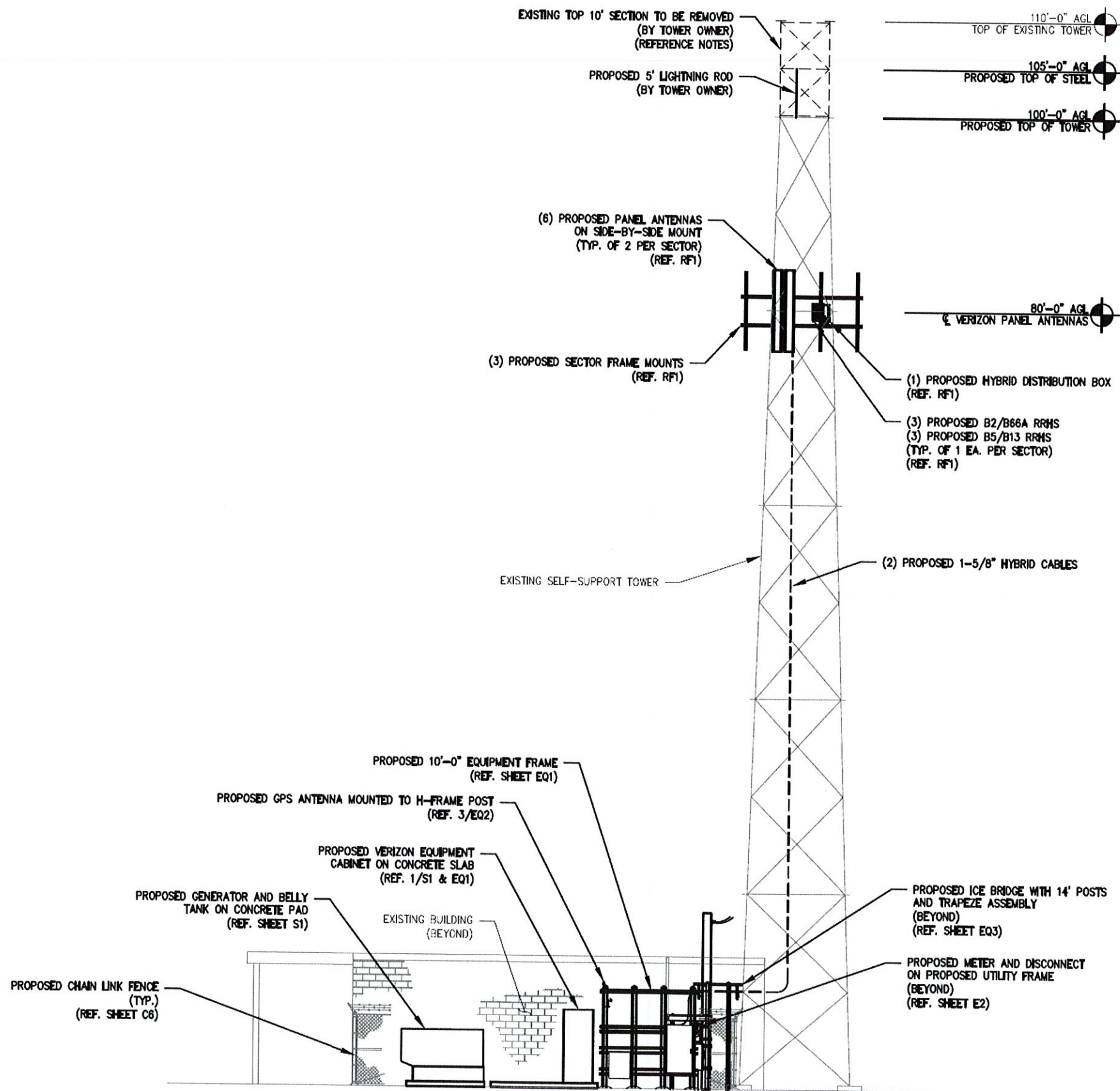
SHEET TITLE:

DETAILED SITE PLAN

SHEET NUMBER:

C2





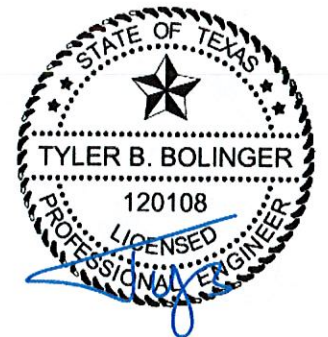
3 PROPOSED ELEVATION
SCALE: N.T.S.

NOTES:

1. ALL TOWER MODIFICATIONS SPECIFIED IN STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO INSTALLATION OF NEW EQUIPMENT.
2. ALL EXISTING ANTENNAS, MOUNTS, AND FEED LINES MUST BE REMOVED PRIOR TO INSTALLATION OF NEW EQUIPMENT.

GENERAL NOTES:

1. SUBCONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.
2. ON TOWERS OVER 200' TALL, ADD AIRCRAFT WARNING LIGHTS AND CONTROLS PER FAA REGULATIONS.
3. THIS SITE ELEVATION IS A GENERALIZATION OF SITE AND TOWER COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021

verizon

KGI

KGI WIRELESS, INC.
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:

DE PALMAS

LOCATION CODE:

262125

SITE ADDRESS:

665 BEECH AVENUE
MCALLEN, TX 78501

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ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

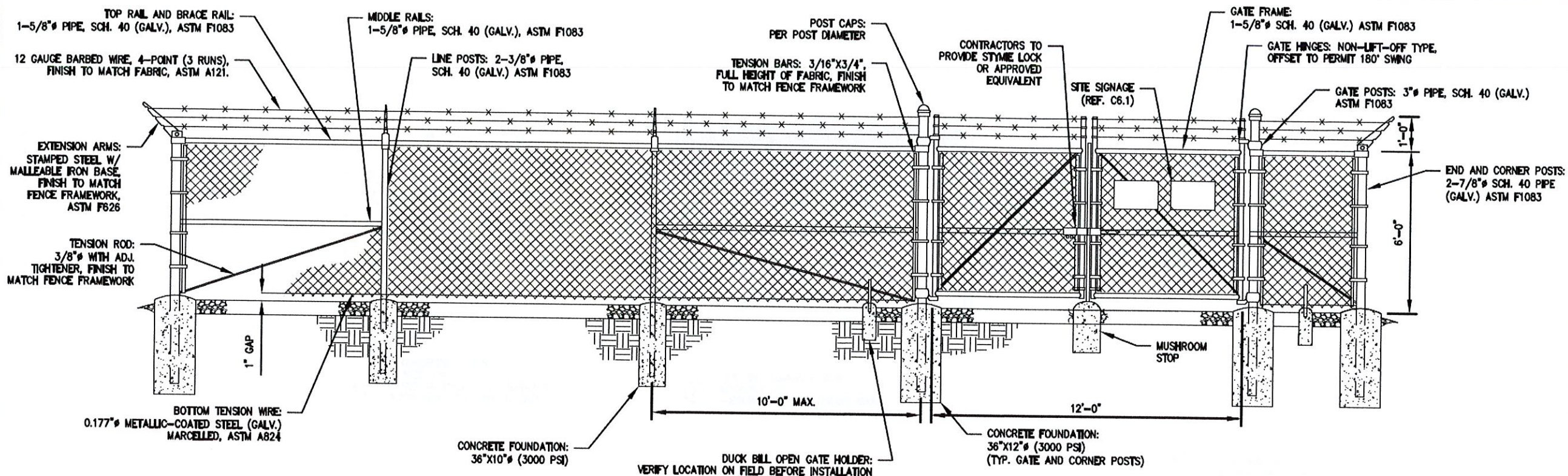
REVISION

| NO | DESCRIPTION | BY | DATE |
|----|-------------|----|----------|
| 1 | E911 | CM | 08/05/20 |
| | | | |
| | | | |

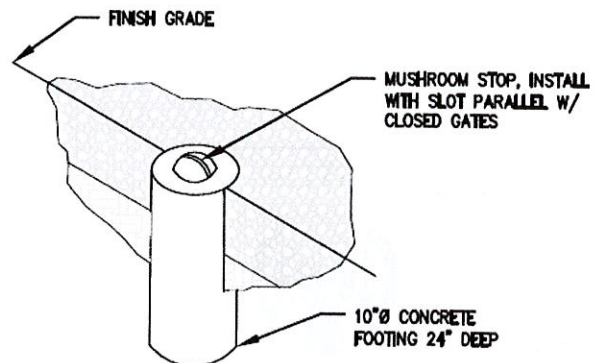
SHEET TITLE:
TOWER ELEVATION & ANTENNA PLAN

SHEET NUMBER:

C4

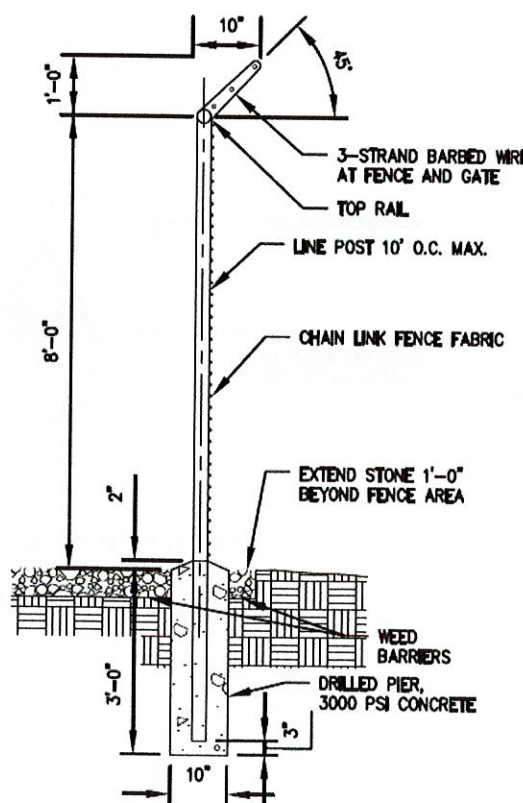


1 TYP. FENCE ELEVATION
SCALE: N.T.S.

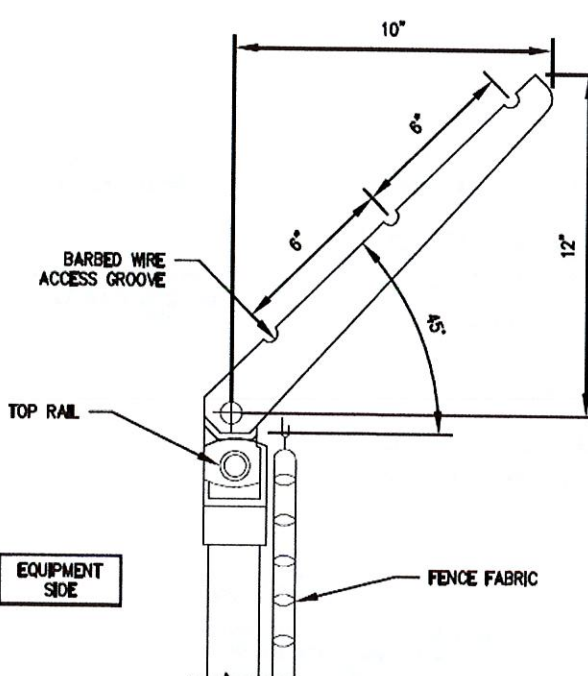


2 MUSHROOM STOP
SCALE: N.T.S.

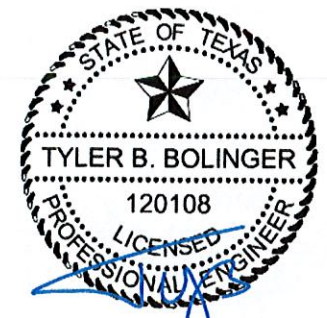
- FENCE NOTES:
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



3 TYP. FENCE SECTION
SCALE: N.T.S.



4 TYP. BARBED WIRE DETAIL
SCALE: N.T.S.



08/07/2020
KGI WIRELESS, INC. TEXAS FIRM NO. F-15892
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 03/31/2021



KGI WIRELESS, INC.
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

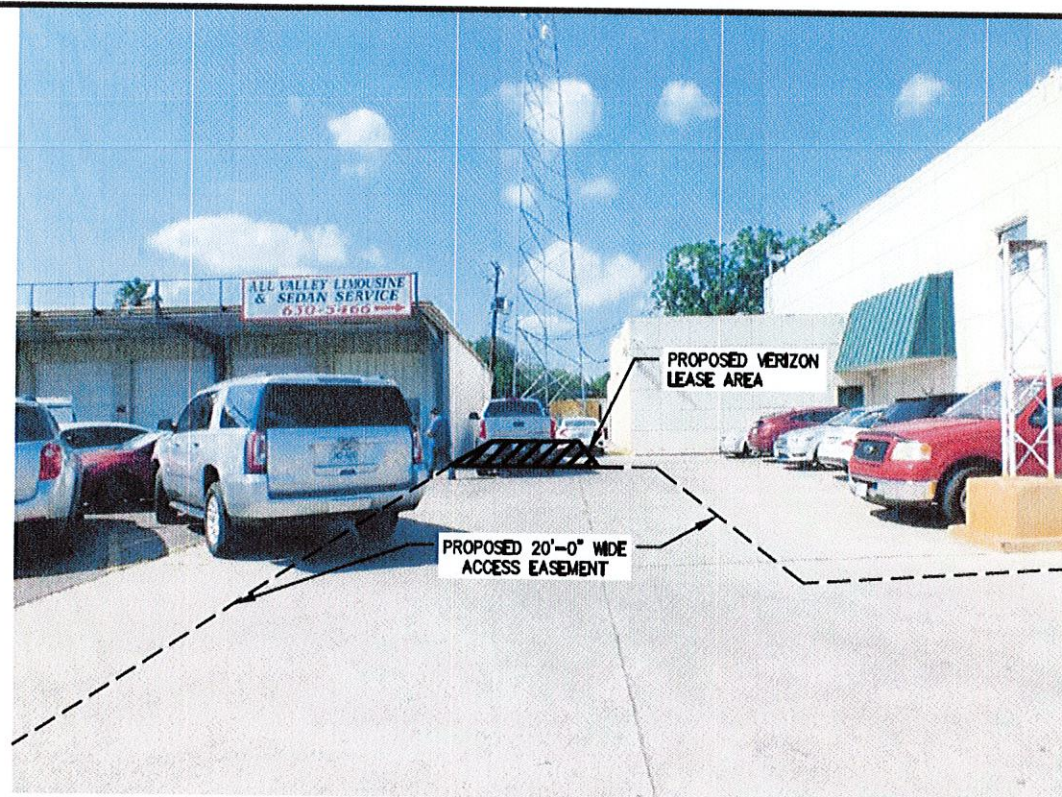
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

| REVISION | | | |
|----------|-------------|----|----------|
| NO | DESCRIPTION | BY | DATE |
| 1 | E911 | CM | 08/05/20 |

SHEET TITLE:
FENCING DETAILS

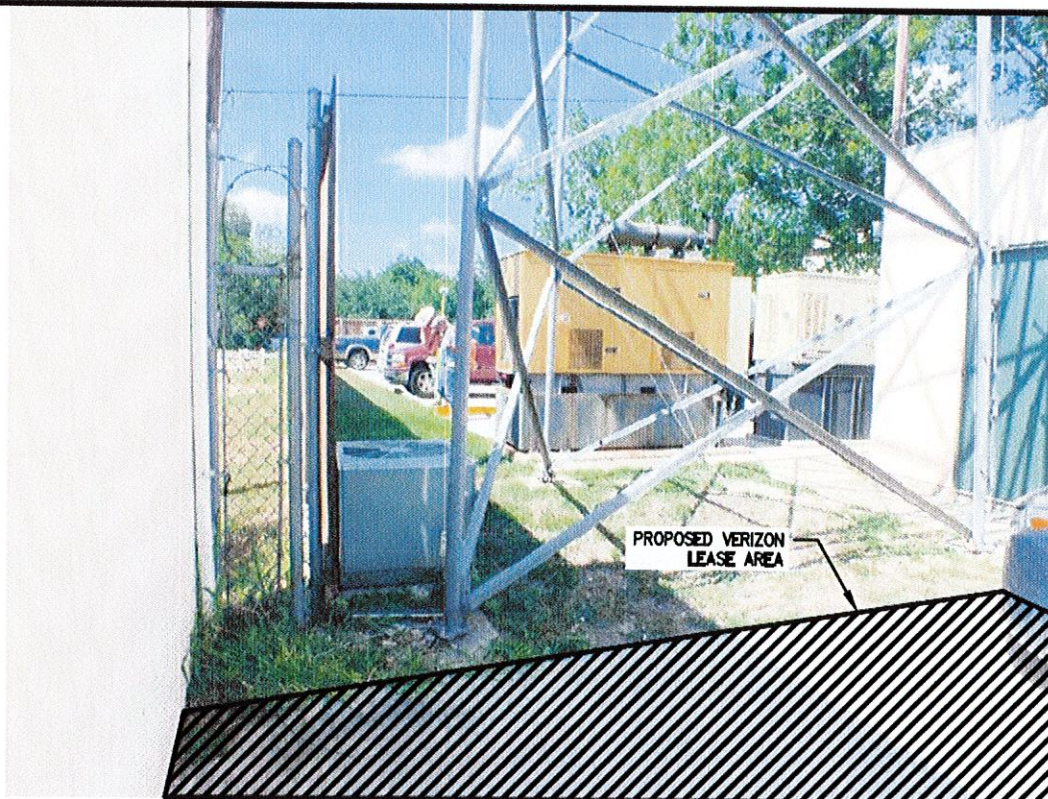
SHEET NUMBER:
C6



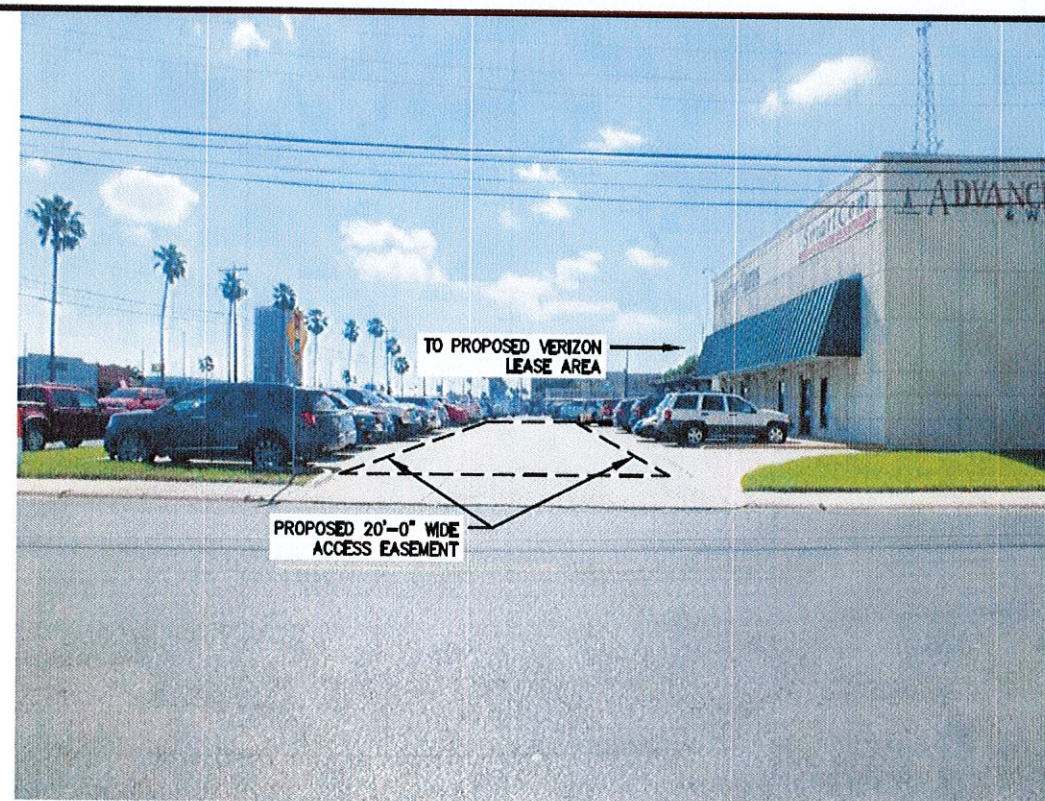
1 PROPOSED LEASE AREA
(LOOKING NORTH)
SCALE: N.T.S.



2 PROPOSED LEASE AREA
(LOOKING SOUTH)
SCALE: N.T.S.



3 EXISTING TOWER BASE
(LOOKING EAST)
SCALE: N.T.S.



4 SITE ACCESS
(LOOKING WEST)
SCALE: N.T.S.



08/07/2020

KGI WIRELESS, INC. TEXAS FIRM NO. F-15692
FIRM REGISTRATION RENEWAL 12/31/2020
PE LICENSE RENEWAL 08/30/2020

verizon

KGI

KGI WIRELESS, INC.
805 LAS CIMAS PKWY
BUILDING THREE, SUITE 370
AUSTIN, TX 78746
TEL: 512.345.9595
FAX: 512.345.9898

SITE NAME:
DE PALMAS
LOCATION CODE:
262125
SITE ADDRESS:
665 BEECH AVENUE
MCALLEN, TX 78501

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ISSUED FOR: CONSTRUCTION REV 0
DATE: 08/07/2020
CONSTRUCTION REV 1
DATE: 08/07/2020

| REVISION | | | |
|----------|-------------|----|----------|
| NO | DESCRIPTION | BY | DATE |
| 1 | E911 | CM | 08/05/20 |
| | | | |
| | | | |

SHEET TITLE:
PHOTO SHEET

SHEET NUMBER:

PS1

7/17/2020

City of McAllen
Planning Department
311 N. 15th Street
McAllen, TX 78501

RE: Landowner Authorization for Proposed Conditional Use Permit for Verizon Wireless to Collocate on Existing Self-Support Tower at 600 Ash Avenue; Legal Description: Palm Heights Addn S163.2' Lots 8 & 9 Blk 5

To whom it may concern,

As record owner of the above property, we hereby authorize Vincent Gerard & Associates, Inc., and/or Lewis Martin, Martin Consulting, LLC, to file all appropriate zoning, site plans, and permits on the specified tract listed above.



Signature

Charles Alan Yoder





5804 Tri County Parkway
Schertz, TX 78154

To Whom It may concern:

I, Tim Caletka (Principal Const. Engineer-Verizon Wireless) hereby authorize Vincent Gerard & Associates to file and pull all appropriate documents, permits and applications with respect to Verizon permits on our projects. Vincent Gerard & Associates is an authorized agent for Verizon Wireless.

Thank You,

A handwritten signature in blue ink, appearing to read "Tim Caletka", with a long horizontal flourish extending to the right.

Tim Caletka –Sr. Construction Engineer



Verizon Wireless Communication Facility

Engineering Necessity Case - De_Palmas

Prepared by Shelia Bendele

August 2020



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Project Need Overview

The primary objective for this project is to improve service quality on the east side of downtown McAllen and in the residential and commercial area along Business-83. This new site will provide increased coverage and capacity which will allow for greater throughput and reliability in the area.

Our engineering data shows that this area is trending toward data capacity limits. The existing sites, McAllen_DT and Pharr_NE need to have some of the area it covers moved onto another site to allow it to keep performing well. This new site, DePalmas, does an good job of moving traffic onto a more localized site, better able to serve this area.

Additional details and explanations follow in this presentation.

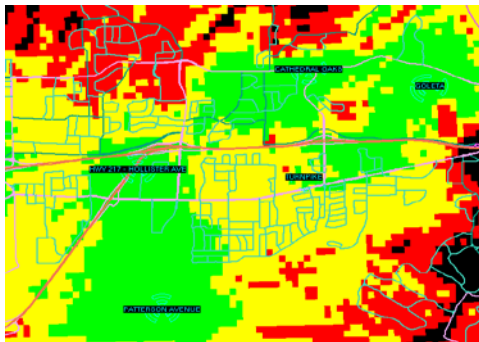
Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel

Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Explanation of Wireless Capacity



Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- “Driverless” cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

Radio Emission Safety

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization

<http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html>

American Cancer Society

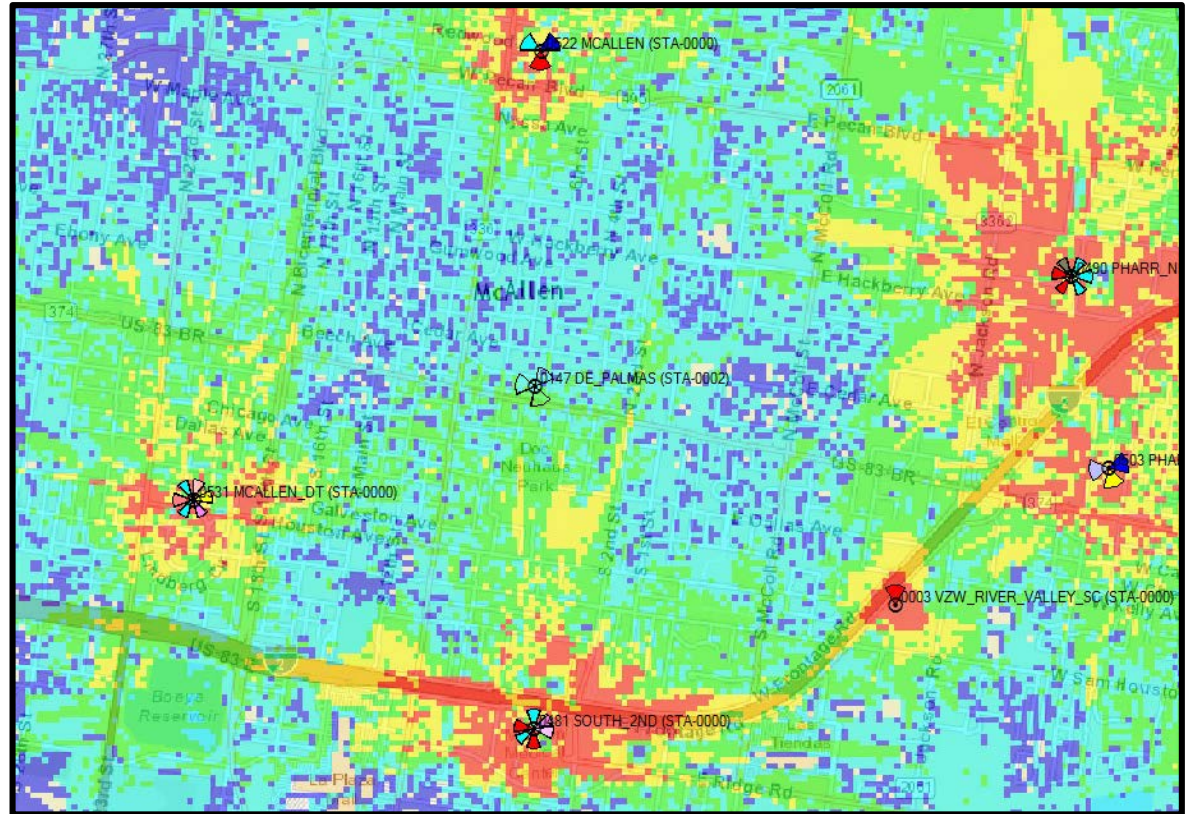
<https://www.cancer.org/cancer/cancer-causes/radiation-exposure/cellular-phone-towers.html>

FCC Radio Frequency Safety

<https://www.fcc.gov/general/radio-frequency-safety-0>

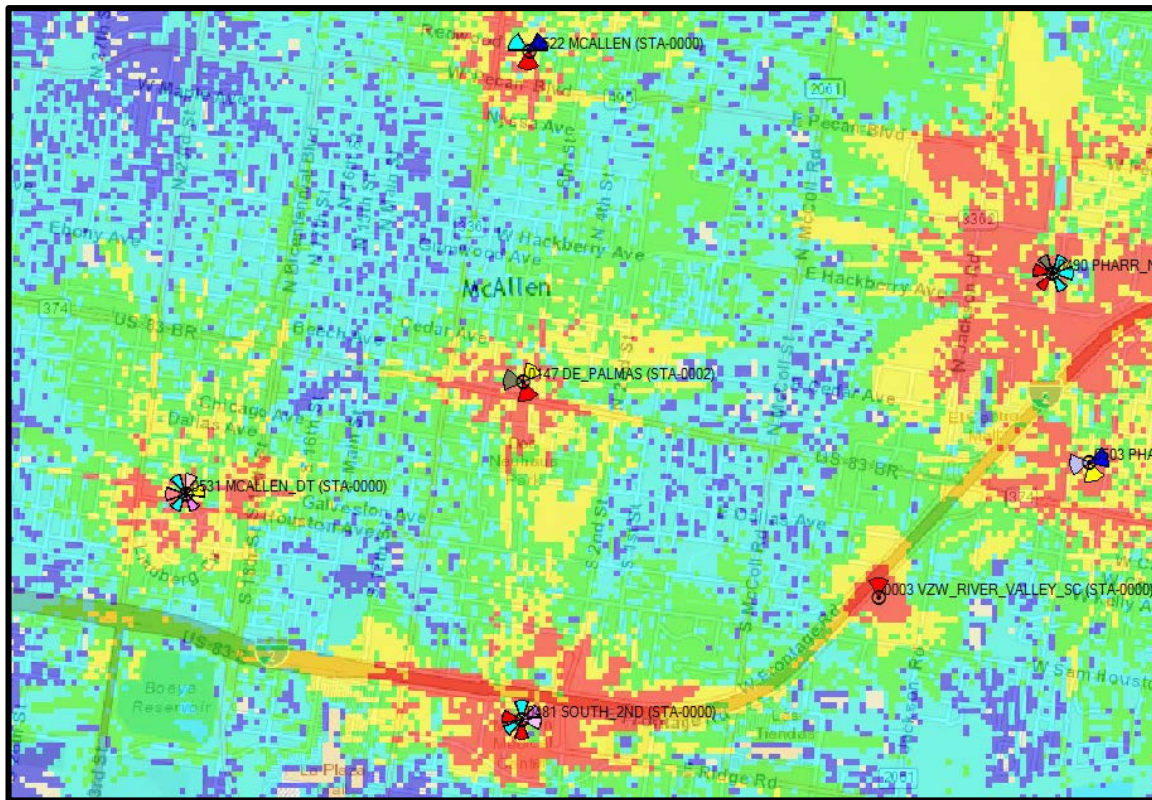
Current Coverage

Current coverage near the proposed DePalmas site

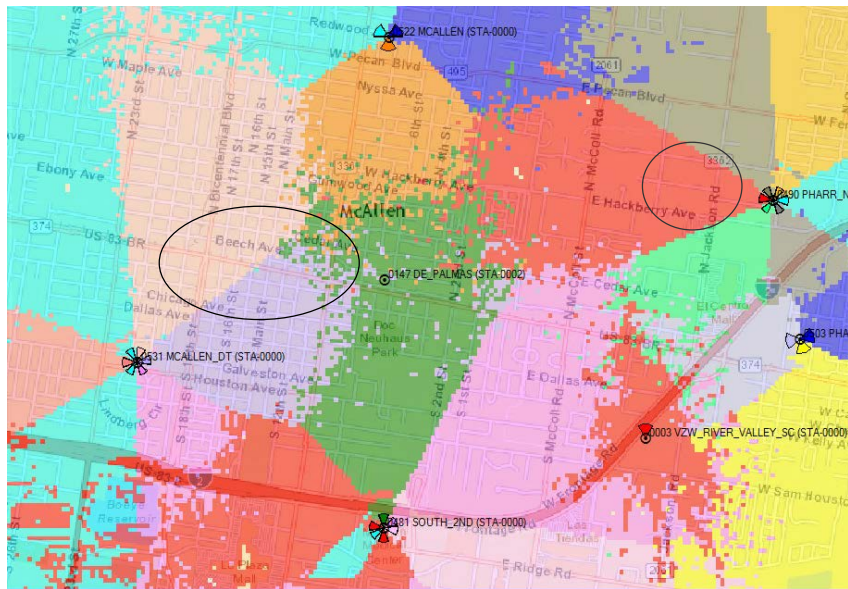


Proposed Coverage

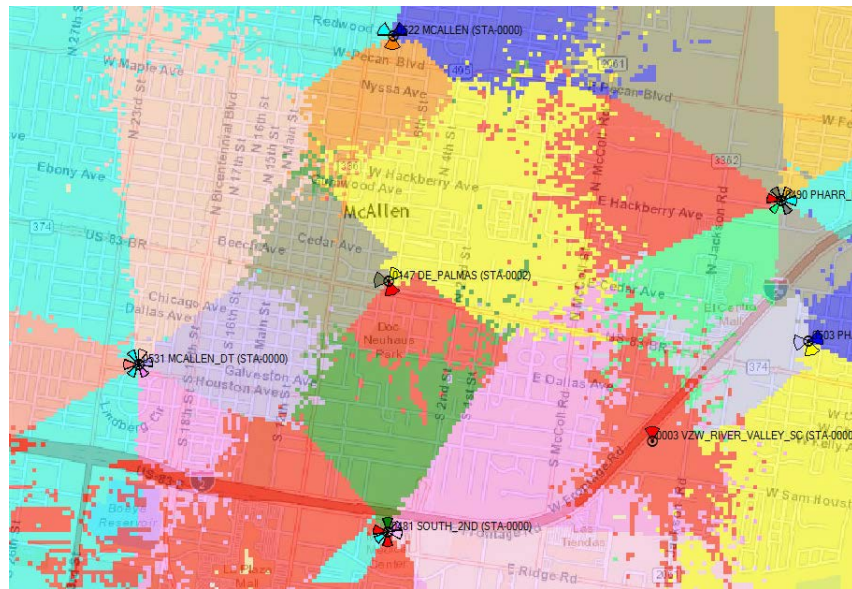
Although this site is proposed primarily to offload capacity from the McAllen_DT and Pharr_NE sites, an added benefit is improved coverage in the area around the proposed DePalmas site, improving data throughput.



Serving Sector Maps



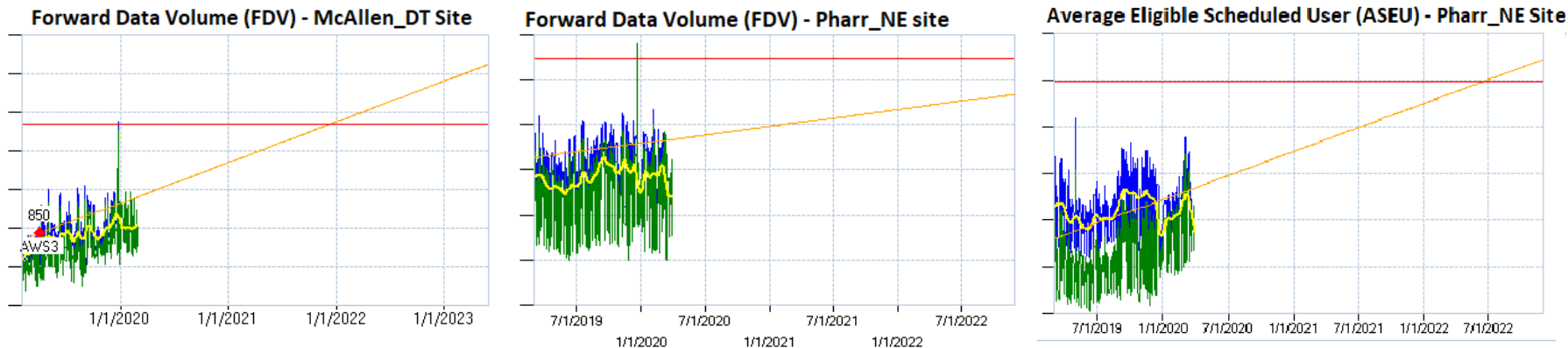
Best Server without DePalmas Site



Best Server with DePalmas Site

The proposed site footprint on the right will improve both capacity and coverage in the highlighted area. The plots above show the best servers or sectors that cover this area with each sector shown in a different color. The left map shows what sectors currently cover this area with the projected overloaded sectors circled. The right map shows the area this new site will cover. This project will improve service by providing necessary capacity to support the growth we are seeing in 4G data traffic. The area around the proposed site will see much better service. If the site is not built the area circled on the left map will see data speeds and new 4G voice service start to degrade as the site overloads.

Capacity Projection



Summary: The existing McAllen_DT and Pharr_NE sites will not be able to support the traffic in the area they cover in the future as shown above by the orange trend line meets the red exhaustion threshold. When this occurs 4G data speeds slow to unacceptable levels.

Details:

The graphs above show FDV (Forward Data Volume) which is a measurement of the customer data usage that this sector currently serves and the Average Eligible Scheduled User (ASEU) which is the average number of users trying to access services at the same time. The blue line shows the daily data use on this sector of the wireless facility site. The orange line is a projection based on the last years usage to show when we expect to see our customers begin to see their data speeds begin to slow down. The red line is the limit where the sector becomes exhausted and service starts to degrade. The point in time where we see the orange line go above the red line is when we will start seeing service begin to degrade. Service will quickly degrade after that point as usage continues to grow.

To aid in resolving this, we ask to add a 3 sector communications facility as proposed to improve wireless service capacity and coverage in this area by offloading commercial traffic from this growing sector with the proposed site. We are requesting this site in advance to meet customer demand before service is degraded.



Verizon Wireless

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your community.
Because we live
and work there too.**

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.





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FOR
THIS PROPERTY
CUP2020-0091



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

- D - Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

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

2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]