



T.J. Arredondo
Director of Planning

PLANNING DEPARTMENT

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

REQUIREMENTS FOR COMMERCIAL PERMITS

A permit application together with a commercial review package must be prepared and submitted in the name of the property owner for review by the County Fire Marshal, Health Department and the Planning Department.

Commercial Review Package must include the following:

- Three (3) sets of construction plans for the proposed structure.
- Site Evaluation and Planning Materials as required by Health Department.
- Copy of Valid Deed
- Site plan showing setback lines, easements, proposed improvements and parking lot layout.
- All drawings shall be to scale. Acceptable scales are as follows:
Engineering Scales: 1" = 10', 20', 30', 40', 50', 60', 100', 200'
Architectural Scale: 3/32" = 1' - 0", 3/16" = 1' - 0", 1/8" = 1' - 0", 1/4" = 1' - 0", 3/4" = 1' - 0"

An authorization must be granted by the permitting authority before construction can begin.

NO CONSTRUCTION SHALL COMMENCE UNTIL THE REVIEW PACKAGE IS APPROVED BY THE THREE DEPARTMENTS.

**HIDALGO COUNTY PLANNING DEPARTMENT
OFF-STREET PARKING REQUIREMENTS FOR VARIOUS USE .**

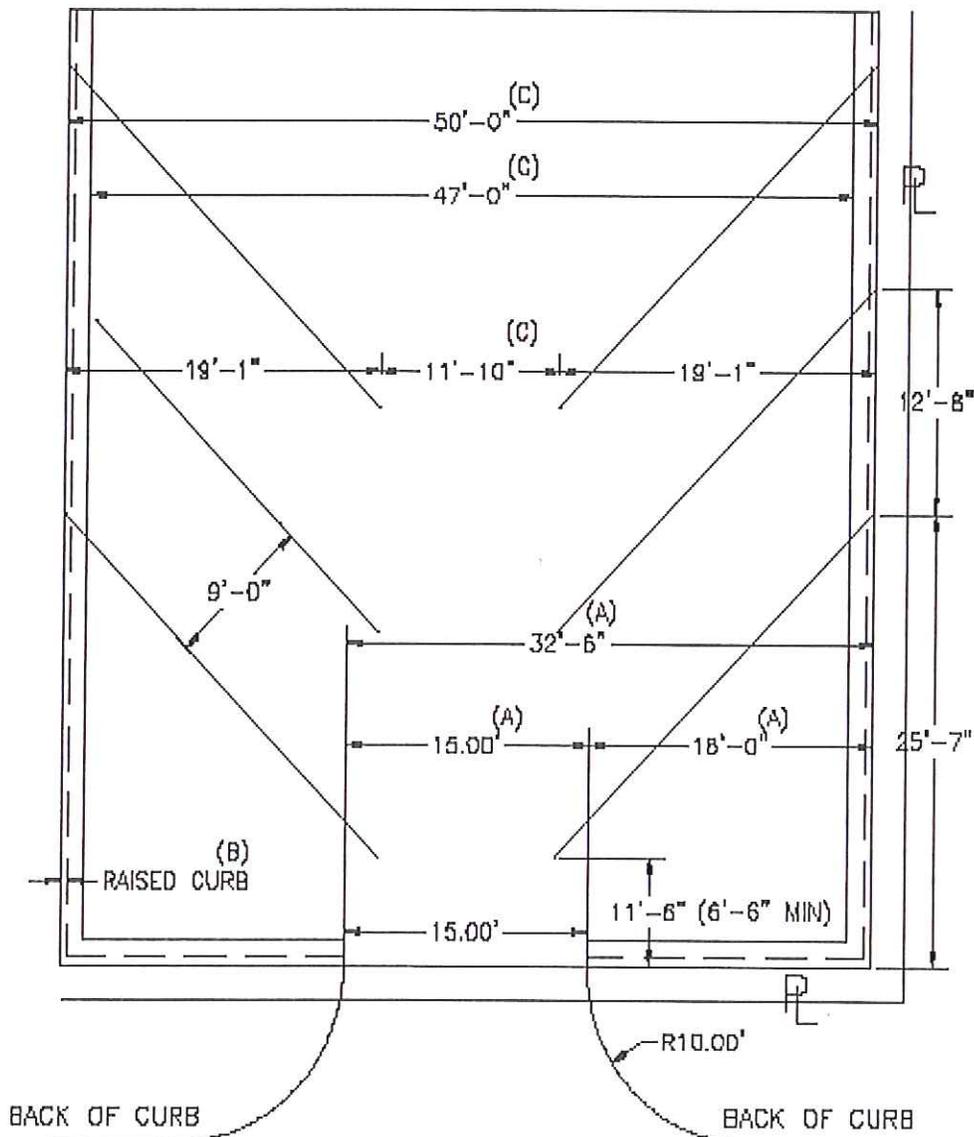
Multi Family Apartments	
(1)Efficiency /Studio Apartment	One(1) parking space for each unit
(2)One Bedroom Apartment	One and Half (1 ½) parking spaces for each units
(3)Two Bedroom Apartment	One and Three Quarters (1 ¾) parking spaces for each unit.
(4)Three Bedroom or Greater Apartment	Two (2) parking spaces for each unit
Commercial Development:	Four (4) spaces for up to four hundred (400) square feet of floor area, plus one space for each additional four hundred (400) square feet of floor area up to five thousand (5,000) square feet for building containing over five thousand (5,000) square feet, a separate parking plan must be shown to described the following: Number of spaces; ratio of spaces to floor space; dimensions; driveway locations and sizes; on-site traffic control; study showing capacity of street system to handle increased traffic flow.
Restaurant, nightclub, café, or similar Recreation or amusement establishment	One (1) space for each one hundred (100) square feet of floor area or one space for each four (4) seats, whichever is greater.

The parking space required for a use not specifically mentioned herein shall be the same as required for a use of similar nature and as determined by Planning Department.

In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various used computed separately.

Where none of the foregoing rules are applicable to an existing fact situation, the method for computing the parking requirements shall be established by parking data from other acceptable publications.

All parking lots shall have an all weather surface and shall be paved according to county standards and specifications. The parking lanes must be clearly marked by white paint, buttons, or other approved material. Curb stops shall be required and shall conform to the specifications outlined in the appendix.



45° PARKING

ALL PARKING LOTS SHALL BE PAVED ACCORDING TO COUNTY STANDARDS AND SPECIFICATIONS.

THE PARKING LANES MUST BE CLEARLY MARKED BY WHITE PAINT, BUTTONS OR OTHER APPROVED MATERIAL.

SEE TYPICAL STRIPPING DETAIL FOR HANDICAPPED PARKING SPACE

(A) MINIMUM REQUIRED FOR SINGLE ROW OF PARKING

(B) TOP WIDTH 6"- INCREASE TO 10" IF COMMON BARRIER FOR TWO ROWS OF PARKING

(C) MINIMUM FOR ONE WAY TRAFFIC IN SHORT LOTS INCREASE BY 5 FEET FOR TWO WAY TRAFFIC

ALL DISTANCES SHOWN ARE ABSOLUTE MINIMUMS

PROPERTY LINES

STALL LINES



HIDALGO COUNTY PLANNING DEPARTMENT

1304 S. 25 TH. STREET
EDINBURG TX. 78538
TEL: (958) 318-2840 ★ FAX: (956) 318-2844

45° PARKING

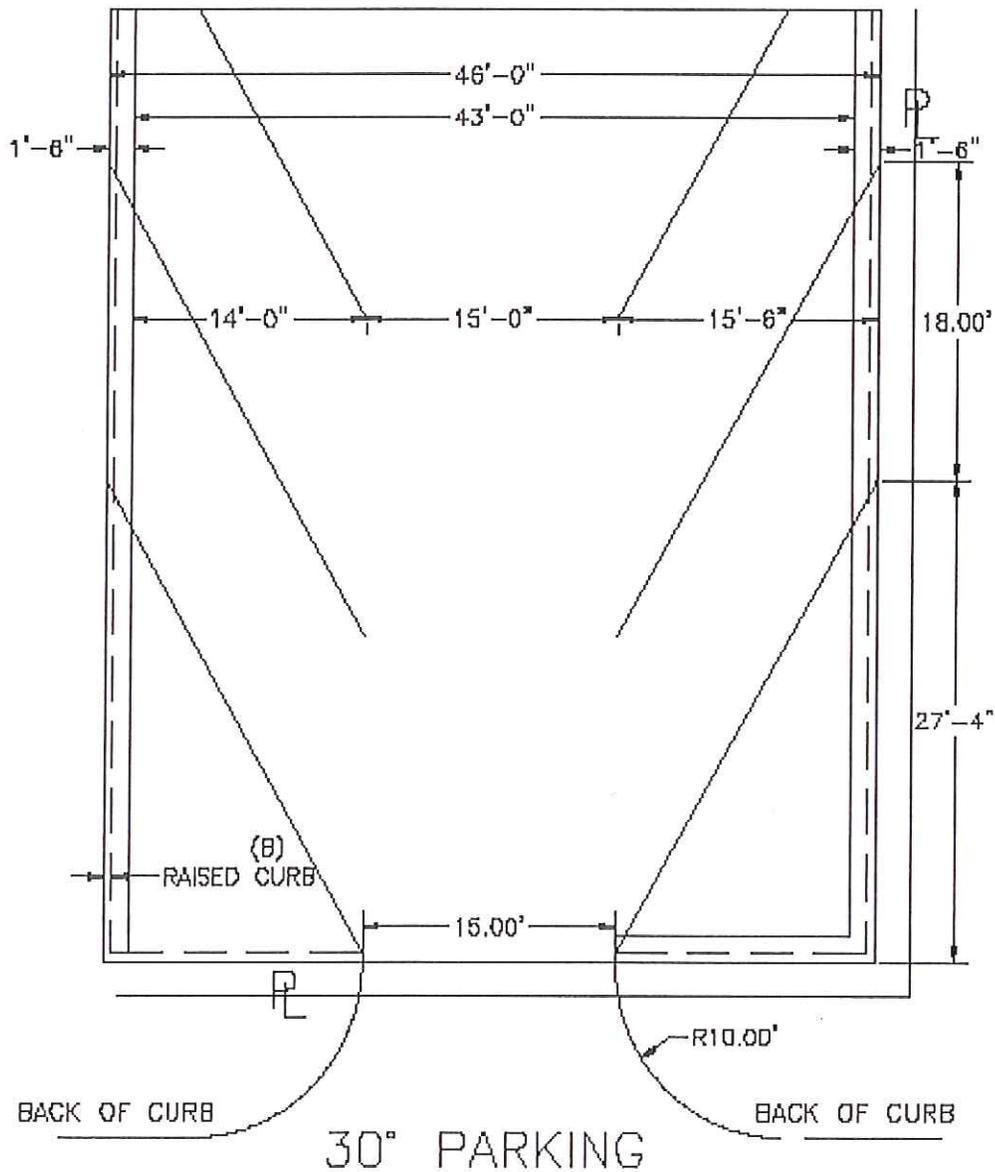
SCALE: N.T.S.

DATE: 10/01/03

CHECKED BY: R.E.S.

DRAWN BY: J. GARCIA

PLATE No. : 3



PROPERTY LINES

STALL LINES

ALL PARKING LOTS SHALL BE PAVED ACCORDING TO COUNTY STANDARDS AND SPECIFICATIONS.

THE PARKING LANES MUST BE CLEARLY MARKED BY WHITE PAINT, BUTTONS OR OTHER APPROVED MATERIAL.

SEE TYPICAL STRIPPING DETAIL FOR HANDICAP PARKING SPACE

ALL DISTANCES SHOWN ARE ABSOLUTE MINIMUMS

(A) MINIMUM REQUIRED FOR SINGLE ROW OF PARKING

(B) TOP WIDTH 6" - INCREASE TO 10" IF COMMON BARRIER FOR TWO ROWS OF PARKING



HIDALGO COUNTY PLANNING DEPARTMENT

1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844

30° PARKING

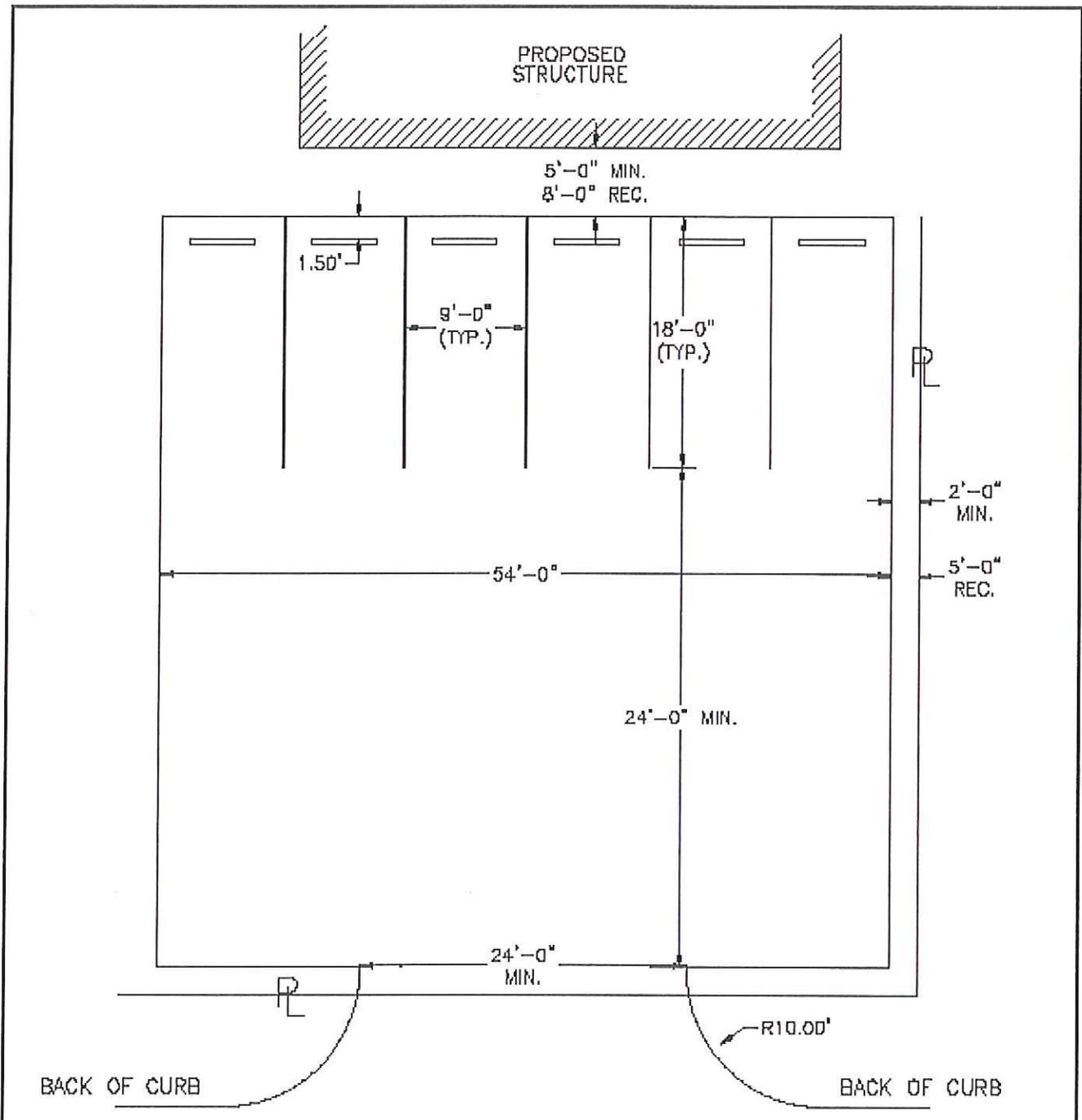
SCALE: N.T.S.

DATE: 10/01/03

CHECKED BY: R.E.S.

DRAWN BY: J. GARCIA

PLATE No. : 4



CURB STOPS 

PROPERTY LINES 

SEE TYPICAL STRIPPING DETAIL FOR HANDICAP PARKING SPACE

ALL DISTANCES SHOWN ARE ABSOLUTE MINIMUMS

ALL PARKING LOTS SHALL BE PAVED ACCORDING TO COUNTY STANDARDS AND SPECIFICATIONS.

THE PARKING LANES MUST BE CLEARLY MARKED BY WHITE PAINT, BUTTONS OR OTHER APPROVED MATERIAL.



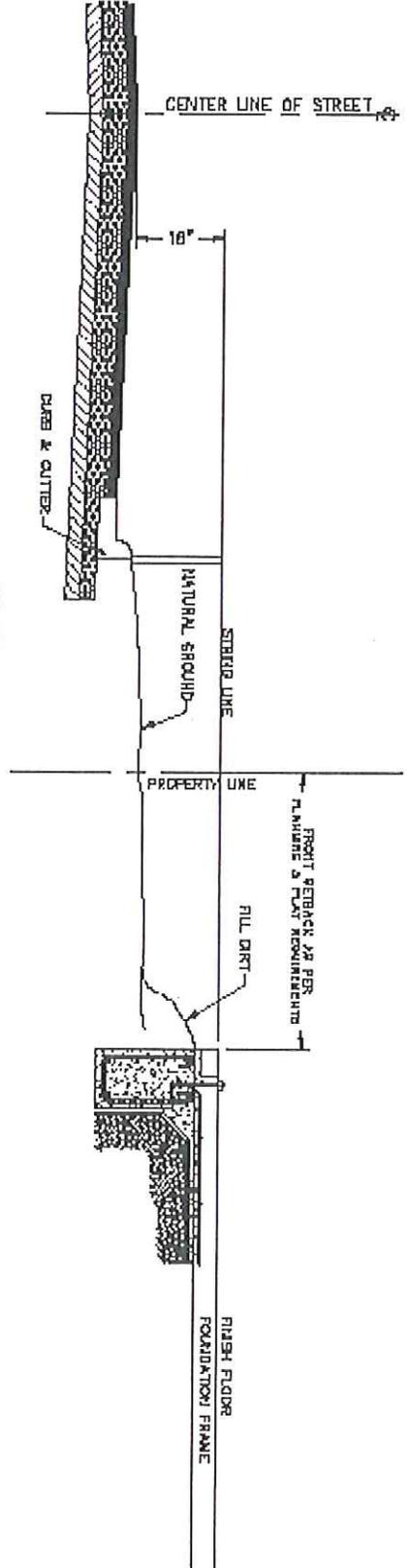
**HIDALGO COUNTY
PLANNING DEPARTMENT**

1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 ★ FAX: (956) 318-2844

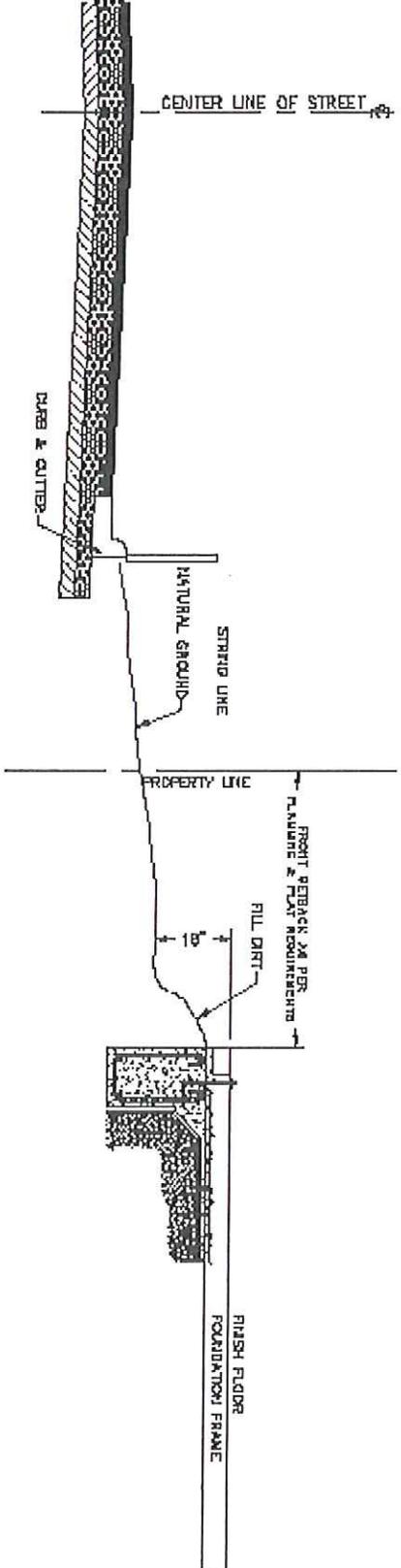
STRAIGHT PARKING

SCALE: N.T.S.	
DATE: 10/01/03	
CHECKED BY: R.E.S.	
DRAWN BY: J. GARCIA	PLATE No. : 5

TYPICAL FINISH FLOOR ELEVATION
18" ABOVE CENTER LINE OF STREET

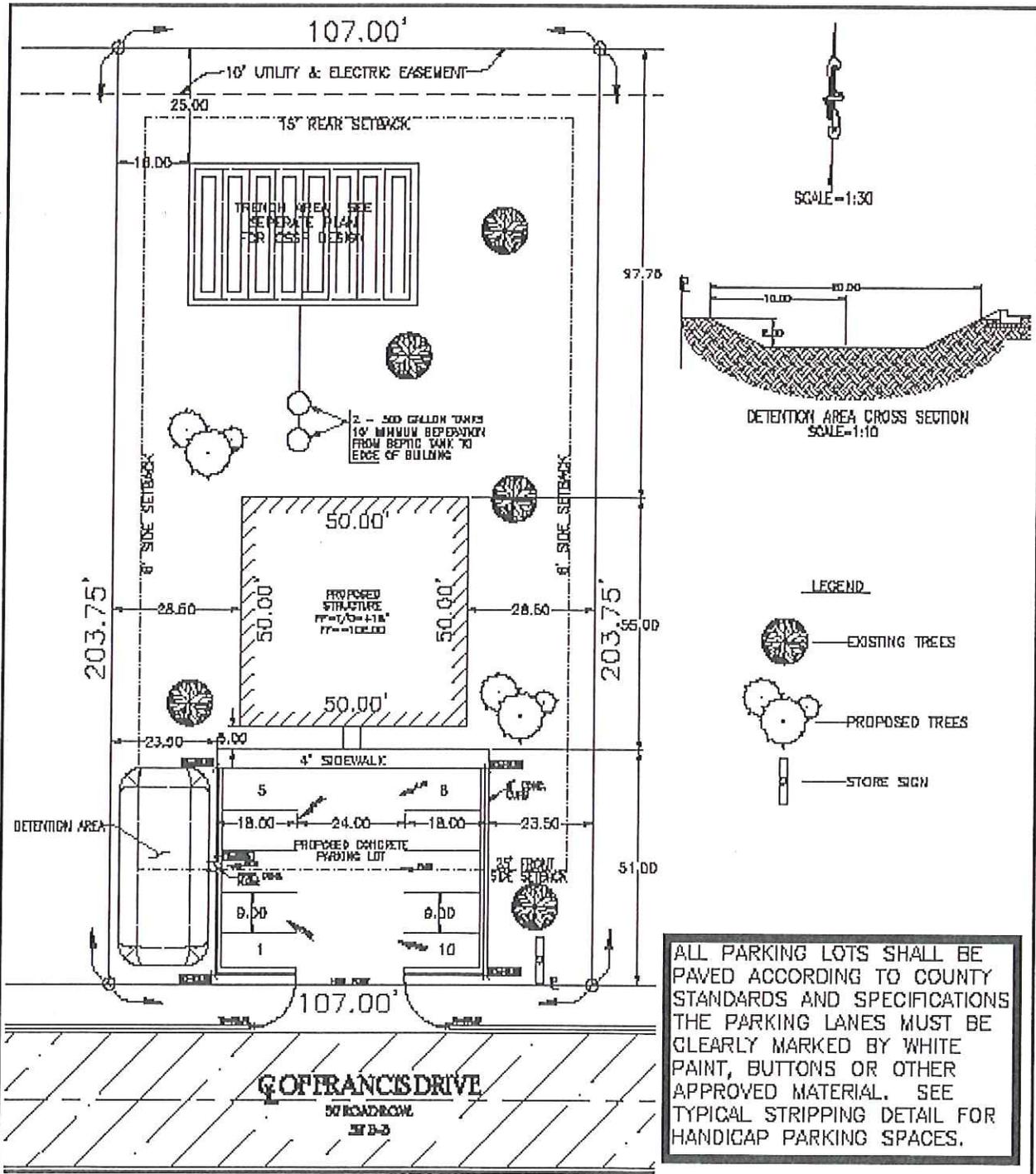


TYPICAL FINISH FLOOR ELEVATION
18" ABOVE NATURAL GROUND



HIDALGO COUNTY
PLANNING DEPARTMENT
3001 E. 29th STREET
EDINBURG, TX 78924
YOU CANAL 281-264-1111 FAX 281-264-2414

TYPICAL FINISH FLOOR ELEVATION	
BOILED TITLE	
DATE	08-08-07
CHECKED BY	REZ
ISSUED BY	ALBERTA
PLATE NO.	12-3



**FRANCIS ESTATES SUBDIVISION
LOT 8**



**HIDALGO COUNTY
PLANNING DEPARTMENT**

1304 S. 29 TH. STREET
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TEL: (858) 318-2840 FAX: (858) 318-2844

SAMPLE SITE PLAN SHOWING LOCATION OF OSSF DRAINAGE DETENTION AREA, AND PARKING LOT	
SCALE: 1:30	
DATE: 09-06-07	
CHECKED BY: R.E.S.	
DRAWN BY: JR.TOWAR	PLATE No. : 9-A