

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 18, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for August 4, 2026, Meeting Minutes.

2) PUBLIC HEARING:

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

- 1. Rezoning from A-O (Agricultural and Open Space-OC), R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0116:

QUINTA MAZTLAN LOT 1

600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372)

- 2. Rezoning from R-1 (Single-Family Residential-OC) and C-3L (Light Commercial-OC) Districts under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

- 3. Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0118:

RIDGE PLAZA

1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road
ESPENSEN ACRES LOTS 2-4
2312, 2400 and 2412 South Jackson Road
JACKSON MEADOWS LOTS 66C-66G AND 67C-67W
2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2800,
2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832 and 2836 South Jackson
Road
LAS CANADAS LOTS 1-19 BLOCK 1
2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000, 3002, 3004,
3006, 3010, 3012, 3014, 3016, 3018 and 3020 South Jackson Road
VILLA HERMOSA BLOCKS 1-2
3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218)

- 4. Rezoning from R-1(Single-Family Residential-OC) District and A-O (Agriculture & Open Space-OC), under the Old Code (OC), to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

- 5. Rezoning from R-1 (Single-Family Residential-OC), A-O (Agriculture & Open Space-OC), and I-1 (Light Industrial-OC) Districts under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)
7201 and 7524 South 10th Street (PID: 644853 and 189956)

- 6. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0122:

RIVER VALLEY LOT 1
700 South Jackson Road
JACKSON GARDENS LOTS A-B
800 and 808 South Jackson Road
JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7
820, 900 and 920 South Jackson Road
1301, 1317, 1401 and 1417 East Jackson Avenue
WALMART NO. 2 LOTS A, 1, 3, 4, 7
1100 East Jackson Avenue
1200 East Jackson Avenue

1402 South Jackson Road
 1410 South Jackson Road
 1412 East Jackson Road
 Lot 2A Wal-Mart Subdivision No. 2, Lot 2A
 1300 East Jackson Road
 STATION 1 LOT 1
 1501 South "K" Center Street
 JACKSON PLAZA LOT 1
 1100 South Jackson Road
 LAS MISIONES LOT 1
 1328 South Jackson Road
 SOUTH TEXAS MEDICAL PARK LOTS 1-13
 1201, 1301, 1309, 1401 and 1409 East Ridge Road
 1601 and 1609 South "K" Center Street
 1301, 1309, 1317 and 1325 East Quebec Avenue
 1600 and 1608 South Jackson Road
 1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)
 2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201, 231196, 231199 and 231194)

b) REZONING:

1. Rezoning from R-1 (Low Density Residential-UDC) District to R-2 (Medium Density Residential-UDC): Lot 11, Block 3, Colonia McAllen Subdivision, Hidalgo County; 2700 South 26½ Street. **(REZ2026-0115)**
2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) a 1.952 acre tract of land out of Lot 109, Pride O' Texas Subdivision, Hidalgo County, Texas; 3800 State Highway 107. **(REZ2026-0124)**

c) CONDITIONAL USE PERMITS:

1. Request of Garman Real Estate Development LLC, for a Conditional Use Permit, for life of Use, and the adoption of an ordinance for an Associated Recreation at Lot 1, Northwest Creek Subdivision, Hidalgo County, Texas; 10421 North 34th Street **(CUP2026-0060)**
2. Request of Maria E. Lince, for a Conditional Use Permit, for one year for a Home Occupation at Lot 18, (Unit B, Willow Ridge Condominiums Phase 1), Willow Ridge Subdivision, Hidalgo County, Texas; 908 East Daffodil Avenue Unit B **(CUP2026-0061)**
3. Request of Sarahi Duarte, on behalf of Monroe Cigar Bar LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a bar/lounge (Cigar Lounge) at the west 69.5 feet of Lot 11 and East 49.5 feet of Lot 10, Block 2, Doss Addition Subdivision, Hidalgo County, Texas; 803 North 10th Street **(CUP2026-0063)**
4. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year and the adoption of an ordinance for a smoke shop (CYBERSKUNK) at Lot A, Colbert's Addition, Hidalgo County, Texas; 2017 South 10th Street STE C **(CUP2026-0064) Withdrawn**

3) CONSENT:

- a) Bravac Park Subdivision, 421 South Ware Road, Southmost Solutions, LLC; **(SUB2026-0109) (Final) SEA**
- b) Coastal King - McAllen Subdivision, 11600 North 23rd Street, Coastal King, LTD/Robert Hart; **(SUB2026-0106) (Final) RGEC**
- c) ISMJ Retail Subdivision, 3300 South Jackson Road, ISMJ Retail Partners; **(SUB2026-0110) (Final) BOWMAN**
- d) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction; **(SUB2025-0086) (Final) SEC**
- e) Kerria Center Subdivision, 3700 North 23rd Street, Jim & Mary Kay Moffitt Family, LTD; **(SUB2025-0029) (Revised Preliminary) (6-Month Extension) SEC**

4) SUBDIVISIONS:

- a) Star Subdivision, 401 East Dicker Road, Star Clothing, LLC; **(SUB2026-0072) (Revised Preliminary) REGA**
- b) Pecan Plaza Subdivision, 4801 Pecan Boulevard, REA General Contractors; **(SUB2026-0076) (Revised Preliminary) M&H**
- c) Camp McAllen Subdivision, 8601 North 23rd Street, City of McAllen; **(SUB2026-0105) (Preliminary) COM**

5) INFORMATION ONLY:

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 on Tuesday, August 4, 2026 at 3:32 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Emilio Santos Jr. Jesse Ozuna Amanda Gomez Raul Sesin Isela V. Rios	Vice Chairperson Member Member Member Member Member
Absent:	Marco Suarez	Member
Staff Present:	Martin Canales Omar Sotelo Luis Mora Natalie Moreno Noah Del Bosque Nicolas Lopez Magda Ramirez Even Gonzalez Miguel Hernandez Valerie Ramos	Assistant City Attorney III Planning Director Planning Deputy Director Planner III Planner III Planner II Planner I Development Engineer Technician I Administrative Assistant

CALL TO ORDER – 3:32 pm Mr. Gabriel Kamel, Vice Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of July 21, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Ms. Isela V. Rios second the motion with six members present and voting.

2) PUBLIC HEARING:

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezoning's listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

1. Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0109:

Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Augusta Avenue
702 East El Rancho Road (PID: 290268)
704 East El Rancho Road (PID: 290273)
708 East El Rancho Road and Rear (PID: 290271 and 500072)
706 East El Rancho Road (PID: 290272)
712 East El Rancho Road (Drive) (PID: 290269)
800 East El Rancho Road and Rear (PID: 290270 and 290291)
810 East El Rancho Road and Rear (PID: 290263 and 796354)
900 East El Rancho Road (PID: 20826014, 290264, 290261 and 290262)
1000 East El Rancho Road (PID: 290265)
3401 South McColl Road (PID: 290266)
3413 South McColl Road (PID: 290267)
3417 South McColl Road (PID: 625707)
3419 South McColl Road (PID: 695405)
3421 South McColl Road (PID: 290258)
3501 South McColl Road (PID: 290259)
3521 South McColl Road (PID: 290278)
705 East Augusta Avenue (PID: 290279)
709 East Augusta Avenue (PID: 290280)
825 East Augusta Avenue (PID: 290281)
901 East Augusta Avenue (PID: 290282)
905 East Augusta Avenue (PID: 290283)
909 East Augusta Avenue (PID: 290284)
1001 East Augusta Avenue (PID: 290285)
1101 East Augusta Avenue (PID: 290288)
1109 East Augusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783)

2. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0110:

Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29;
Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas
1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive

3. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the**

following properties:

CASE REZ2026-0111:

Del Lago Subdivision, Lots 1-39 and Common Area & Private Lake, and Lago Vista Subdivision, Lots 1-55, Hidalgo County, Texas

701-1001 East Francisca Avenue

812-1312 East Helena Avenue

4300-4416 South "F" Street

4400-4421 South "H" Street

4300-4501 South "J" Street

4200-4413, 4500 and 4512 South "K" Center Street

4202-4403 South "K" Lane

4200-4401 South "L" Street

4200-4401 and 4501 South "M" Street

4. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0112:

Orangewood Subdivision Unit No. 1 Subdivision, Lots 1 -18; Orangewood Subdivision Unit No. 3 Subdivision, Lot 1; Ritaglen Subdivision, Lot "A"; and Orangewood South Subdivision, Lots 1-31, Hidalgo County, Texas

200-300 Chris Lane

3300- 3325 Sandy Lane ("A" Street)

3300-3325 Kent Lane ("B" Street)

400 East El Rancho Road

300 East Burns Avenue

3800-3824 Sundown Court West

3801-3825 Sundown Court East

3900-3930 Sundown Drive

3800-4117 Burns Drive South

4001-4025 Burns Court

5. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0113:

EL Rancho Santa Cruz Subdivision Phase 1 Subdivision, Lots 11-36; Lots 5 and 6, El Rancho Santa Cruz Subdivision Phase 1, Lots 5 and 6; Lots 37-A Thru 37-G Inclusive El Rancho Santa Cruz Subdivision Phase 1, Lots 37-A – 37-G; El Rancho Santa Cruz Phase 2 Subdivision, Lots 82-91; El Rancho Santa Cruz Subdivision Phase 4 Subdivision, Blocks 1-8; Isela & Jose Fuentes Subdivision, Lot 1; Snell Subdivision, Lots 1-3; Fuentes Davila Subdivision, Lot 1; Fuentes II Subdivision, Lot 1; R. Martinez Subdivision, Lots 1-3; R. Martinez Family Subdivision, Lots 1-4; Maximo Jr. Subdivision, Lot 1; Olympia Place Subdivision, Lots 1-2; Lara Subdivision, Lot 1; and Rancho Cruz Subdivision, Lots 1-6, Hidalgo County, Texas.

700 –1113 East Pineridge Avenue
3009, 3011, 3016, 3024 and 3025 South “J” Street
2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213,
3301, 3305 and 3313 South McColl Road
704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue
801-845 East Olympia Avenue
2913, 3001 and 3108-3313 South “H” Street
2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street
3209-3316 South “G” Lane
3208-3313 South “H” Lane
3108-3313 South “H” Street
3021 South “J” Street (PID: 273940)
3017 South “J” Street (PID: 273944)
3013 South “J” Street (PID: 273942)
3001 South “J” Street (PID: 273939)
2909 South “J” Street (PID: 273938)
2905 South “J” Street (PID: 273937)
2901 South “J” Street (PID: 273936)
2900 South “J” Street (PID: 273946)
2904 South “J” Street (PID: 273947)
2908 South “J” Street (PID: 273948)
3000 South “J” Street (PID: 273949)
3004 South “J” Street (PID: 273950)
3008 South “J” Street (PID: 273951)
3012 South “J” Street (PID: 273952)
901 East Pineridge Avenue (PID: 273954)
3013 South “H” Street (PID: 273955)
3009 South “H” Street (PID: 273956)
2905 South “H” Street (PID: 273960)
2901 South “H” Street (PID: 273961)
841 East Pineridge Avenue (PID: 273957)
825 East Pineridge Avenue (PID: 273923)
821 East Pineridge Avenue (PID: 273919)
817 East Pineridge Avenue (PID: 273914)
3005 South McColl Road (PID: 273908)
835 East Olympia Avenue (PID: 167594)
828 East Nassau Avenue (PID: 273921)
832 East Nassau Avenue (PID: 273926)
836 East Nassau Avenue (PID: 273930 and 273931)
844 East Nassau Avenue (PID: 273934)
812 East Pineridge Avenue (PID: 274158)
3009 South McColl Road (PID: 273909)
1021 East El Rancho Road (PID: 274155)

6. Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0114:

Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.

1200-1420 East Balboa Avenue

3600-3613 and 3800-3917 South "L" Street

3602-3615 South "L" Lane

3602-3615 South "K" Lane

3600-3613 and 3800-3916 South "M" Street

3602-3615 South "M" Lane

3713-3917 South "K" Center Street

3912 South Jackson Road (PID: 231261)

3908 South Jackson Road (PID: 231262)

3820 South Jackson Road Unit A (PID: 231264)

3820 South Jackson Road Unit D (PID: 231266)

3830 South Jackson Road (PID: 231259)

3800B South Jackson Road (PID: 344482)

3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive)

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos second the motion with six members present and voting.

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to R-3 (High Density Residential-UDC): 10.18 Acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **(REZ2026-0103)**

The subject property is located along South McColl Road, north of East Dicker Road.

The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned C-3 (General Business-OC) District in all directions.

The subject property is currently vacant. Surrounding properties are vacant in all directions within the City limits.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial.

The zoning trend in this area is commercial and high density residential. Most properties in this area are still vacant.

The property was annexed and zoned C-3 on November 23, 2015.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board member Jesse Ozuna moved to approve the rezoning request. Mr. Emilio Santos second the motion with six members present and voting.

2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. (REZ2026-0105)

The subject property is located on the southwest corner of Nyssa Avenue and North 8th Street.

The adjacent properties are zoned C-3 (General Business-OC) District to the west, and R-1 (Single-Family Residential-OC) to the north, south and east.

The applicant has requested to rezone the property to R-1 (Low-Density Residential-UDC) District for residential use.

Surrounding uses included single-family residences, offices and retail stores.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along this area is single family residential, and commercial use.

Maple Heights Subdivision was recorded on July 22, 1940. The property was zoned R-1 (Single-Family Residential-OC) District during the comprehensive zoning in 1979. There have been no other rezoning requests for this property since then.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

Staff recommends approval of the rezoning request.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

3. Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue. **(REZ2026-0106)**

The subject property is located on the west side of South McColl Road, south of East Wichita Avenue.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned R-3 (High-Density Residential-UDC) District to the south and northwest, C-3 (General Business-OC) District to the north, south and east, and C-1 (Office Building-OC) to the west.

The subject property is currently vacant. Surrounding uses include commercial uses, residential homes, a veteran's home facility, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

The development trend in this area is single-family, multi-family residential, medical, and office use.

The property was annexed and zoned on November 27, 1995.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is compatible with the adjacent zones and follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Emilio Santos moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **(REZ2026-0107)**

The subject properties are located along North 10th Street, south of Jackson Creek Ave.

The applicant is requesting to rezone the properties to C-2 (Regional Commercial -UDC) District under the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned R-1 (Single-Family Residential-OC) to the west, C-3 (General Business-OC) District to the south, and M-2 (Regional Mixed Use-UDC) to the north, The property to the east is outside city limits.

The subject property is currently vacant. Surrounding land uses include proposed single-family residential homes

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale.

The development trend along North 10th Street is commercial.

The properties are full lots of record from different subdivisions. (Chili Pepper Express, Lot 1 and Replat of Park West Subdivision Lot 1.)

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is compatible with the zoning and follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

5. Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops at Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard (REZ2026-0108)

The subject properties are located on the north side of Tres Lagos Boulevard, west of North Ware Road.

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District on all sides.

The applicant has requested to rezone the properties to C-2 (Regional Commercial-UDC) district for commercial use.

The subject properties include retail stores, offices, restaurants, health clinic, bank, and barbershop.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along this area is single family residential, and commercial use.

Tres Lagos Development properties were annexed into the City of McAllen and initially zoned R-1 (Single Family Residential-OC) District on November 17, 2014. The subject property was rezoned to C-4 (Commercial-Industrial-OC) District on February 23, 2015. The Shops at Tres Lagos Subdivision was recorded on September 8, 2022.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with the existing land use and the development trend in this area.

Planning and Zoning Commission Regular Meeting

August 8, 2026

Page 9

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, emails or letters in opposition to the request.

Staff recommends approval of the rezoning request.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Emilio Santos Second the motion with six members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. **(CUP2026-0055)**

The subject property is located along the south side of Business Highway 83, between South 12th Street and South 11th Street, and is zoned CC-DT (City-Core Downtown-UDC) District. Adjacent zoning is C-3 (General Business-OC) District to the north, CC-DT (City-Core Downtown) to the south, east, and west. A bar is permitted in a CC-DT (City-Core Downtown-UDC) District with a Conditional Use Permit and in compliance with all requirements.

The subject property has been used as a nightclub/bar since 2011. Special Use Permits for a bar/nightclub were approved in 2011, 2016, 2018, 2020, 2024, and 2025.

The applicant is proposing to operate a bar under the name Var 37 from a 9,694 sq. ft. lease space. The bar will require payment for parking fees. Their proposed days and hours of operation are Monday to Sunday from 11:00 a.m. to 12:00 a.m.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance, exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

Staff has not received any phone calls, emails, or letters in opposition to this request.

Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A of the UDC, Fire Department, and Building Code requirements.

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

2. Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **(CUP2026-0056)**

The subject property is located east of North McColl Road along East Cedar Avenue and is zoned R-2 (Duplex-Fourplex Residential-OC) District. The adjacent zoning includes C-3 (General Business-OC) and C-4 (Commercial Industrial) District to the west, R-2 (Duplex-Fourplex Residential-OC) District to the east, R-3A (Multifamily Residential Apartments-OC) to the south, and R-4 (Mobile Home & Modular Home-OC) to the north. An institutional use is permitted in the R-2 District with a conditional use permit and in compliance with all

Apostolic Church Subdivision was recorded on August 16, 1988. A Conditional Use Permit for this institutional use facility was issued on October 7, 1988. Another Conditional Use Permit was issued in 2018, for the same church, for the addition of a 6,000 square foot dining hall. This request is for the same institutional use for the proposed expansion of the existing building to include additional seating, a general office, pastor's office, classrooms, and restrooms. The total building area added will be 3,527 square feet, and 883 square feet of porch area.

The church's proposed days and hours of operation are Sundays 8:00 a.m. to 3:00 p.m. and Wednesdays from 6:00 p.m. to 10:00 p.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes.

The Fire Department is pending review for CUP process The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Required parking is 90 spaces; 93 spaces are provided.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

Staff did not receive any phone calls, emails, or letters in opposition to this request.

Staff recommends approval of the request subject to compliance with Section 138-118 of the Zoning Ordinance, Fire, and Building Departments' requirements.

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

3. Request of Jesus F. Davila, on behalf of OTBG North Park LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Oak Texas Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **(CUP2026-0058)**

The subject property is located along the north side of Auburn Avenue, west of North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zonings are, R-1 (Single-Family Residential-OC) and A-O (Agricultural and Open Space-OC) districts to the north, R-3A (Multi-Family Residential Apartments-OC) and R-3T (Multi-Family Residential Townhouse-OC) districts to the south, and C-3 (General Business-OC) districts to the south and east. A restaurant/bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for a restaurant/bar for this suite was approved by the City Commission on April 22, 2024 with a variance to the distant requirement and was renewed in 2025. The applicant submitted the new application on June 15, 2026.

The applicant is proposing to continue to operate a restaurant/bar under the name Oak Texas Bar & Grill-North Park from 3,536 sq. ft. of lease space. The proposed business hours are, Monday – Sunday from 11:00 a.m. to 2:00 a.m. As per Section 138-403 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- a) 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 feet of residential zone/use.
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Auburn Avenue.
- c) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on 3,536 sq. ft. of restaurant/bar use, 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

Planning and Zoning Commission Regular Meeting

August 8, 2026

Page 12

- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

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

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with six members present and voting.

3) CONSENT:

- a) Verona Heights Subdivision, 2604 N. Ware Road, 11-11 Developments, LLC (Ricardo Kalife); **(SUB2025-0180) (Final) SAMES**
- b) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi; **(SUB2025-0087) (Revised Final) (6-MONTH EXTENSION) SEC**
- c) Bentsen Oaks Ph I Subdivision, 7401 N. Bentsen Road, Guzman Construction; **(SUB2020-0057) (Revised Preliminary) (6-MONTH EXTENSION) SEC**

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the Consent subdivision. There was none.

Being no discussion, Board Member Mr. Emilio Santos moved to approve the consent items from 3a-3c. Mr. Jesse Ozuna Second the motion with six members present and voting

4) SUBDIVISIONS

- a) Alhambra on 10th Phase II Subdivision, 11401 N. 10th Street, Mouavad Development, LLC; **(SUB-2026-0103) (Final) RIOPLEX**

Ms. Natalie Moreno stated the property located at 11401 N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW. Paving: By State Curb & gutter: By State. Revisions needed: Label Centerline and show new lot line after dedication. Provide a copy of the existing ROW documents for staff review

Planning and Zoning Commission Regular Meeting

August 8, 2026

Page 13

prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-105 ft. Curb & gutter: both sides. Revisions needed: label centerline. Provide documents referenced on plat, prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: ROW dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions required: Name of streets will be finalized and sent, prior to final. The engineer submitted a variance request to the 50ft row and 40 ft of back-to-back. The variance will be heard at the planning and zoning meeting of May 19, 2026 and CC on June 8, 2026. the variance request was approved. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Max Block Length in the R-2 District shall not exceed 800 feet or twelve lots whichever is less. Engineer submitted a variance request to the max block length. P&Z board on May 19th and was approved. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Length. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided for lot 1. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", Alley/service drive easement required for commercial properties/ multifamily. Subdivision Ordinance: Section 134-106 and/or UDC. Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 20 ft. or greater for easements. Please revise setbacks as the subdivision is under the new UDC code. Please keep in mind that the M2 (mix-use) district has a max setback. Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 10 ft. or greater for easements. Please revise setbacks as the subdivision is under the new UDC code. Zoning Ordinance: Section 138-356. Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 5 ft. or greater for easements. Please revise setbacks as the subdivision is under the new UDC code. Corner: Lot 1 - In accordance with the UDC or greater for easements. Corner: 10ft or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site. Plan 5 ft. wide minimum sidewalk required on North 10th street, Bicentennial Boulevard and 4 ft. wide minimum sidewalk requirements on both sides of interior streets. Revisions needed: revise plat note as shown above, prior to final. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. 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 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. if rezoning is approved to the new UDC, the minimum requirements for a townhouse development is lot width of 20 ft and the minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing R-2 & C-3 (OLD CODE) Proposed R-2 & M2 (UDC) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17, 2026 and City Commission on April 13, 2026. If rezoning is approved, new requirements may be applicable. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$47,600 (68 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$47,600 (68 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted

Planning and Zoning Commission Regular Meeting

August 8, 2026

Page 14

accordingly. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Plat note #20 references 58 lots, since lots increased, please revise. M2 District has a max setback, please review M2 standards, prior to recording. Subdivision should be recorded with Alhambra phase One subdivision prior to recording. If residential units are proposed in the future for lot 1, park fees will apply at the time of building permit. The rezoning for the property will be heard at the Planning and Zoning - Park Fee of \$700 per dwelling unit to be paid prior to recording. meeting of March 17, 2026 and City Commission on April 13, 2026, going from R-2 & C-3 (OLD CODE) to M-2 and R2 (UDC) If rezoning is approved, new requirements may be applicable. The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and CC on June 8, 2026 Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final Form subject conditions noted and subject to tia waiver conditions.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with six members present and voting.

b) Excelente Meat Market Subdivision, 601 E. Dicker Road, Jesus Guadalupe Ortiz Gonzalez; (SUB2026-0100) (Preliminary) STIG

Mr. Noah del Bosque stated the property located at 601 East Dicker Road, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: In accordance to the Zoning Ordinance or greater for easements or in line with existing structures, whichever greater applies. Proposed: 20 ft. or greater for easements, or in line with existing structures, which ever greater applies. Subject to change pending City Initiated Rezoning (REZ2026-0098). Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements. Proposing: 10 ft. or greater for easements, which ever greater applies. Subject to change pending City Initiated Rezoning (REZ2026-0098). Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site Plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Fronting East Dicker Road (FM 3072). Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (OC) Proposed: C-3 (OC). Zoning Ordinance: Article V.

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

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

5) INFORMATION ONLY:

Planning Director, Mr. Omar Sotelo was informing board members on the city commission cases that were presented in the meeting.

ADJOURNMENT:

Planning and Zoning Commission Regular Meeting

August 8, 2026

Page 15

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 3:56 p.m. with Mr. Raul Sesin second the motion with four members present and voting.

Gabriel Kamel, Vice Chairperson

ATTEST:

Valerie Ramos, Administrative Assistant

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC), R-1 (SINGLE-FAMILY RESIDENTIAL-OC) AND C-3 (GENERAL BUSINESS-OC) DISTRICTS UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0116:

QUINTA MAZTLAN LOT 1

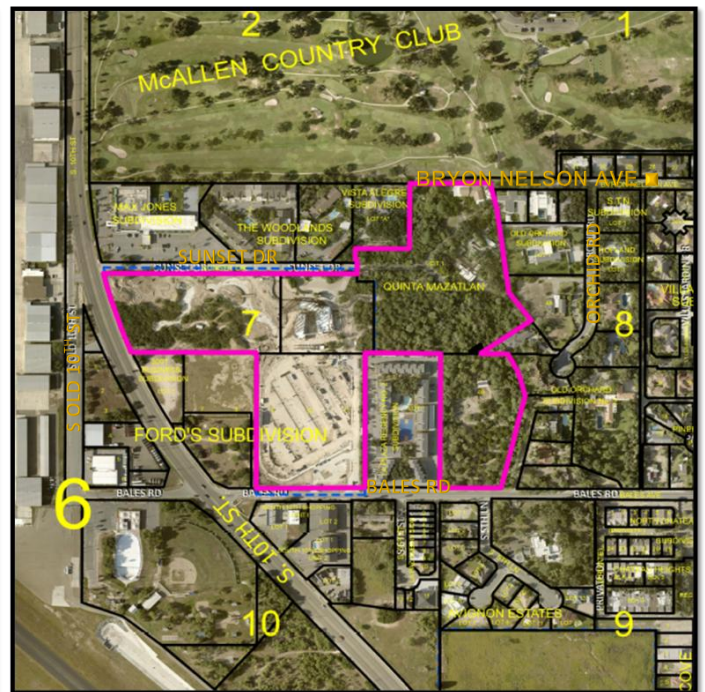
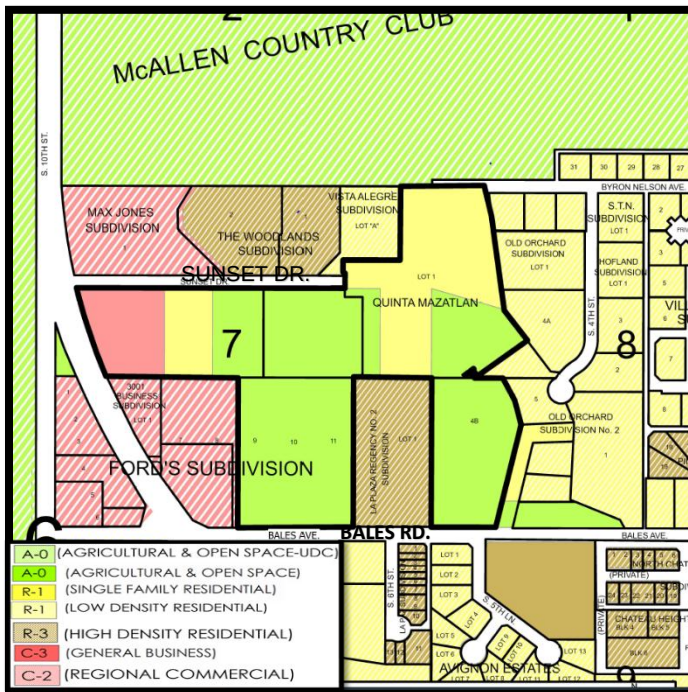
600 Sunset Drive

500 and 804 Bales Road (PID: 674016 and 175515)

700 Sunset Drive (PID: 675893)

2801 South 10th Street (PID: 189372)

LOCATION: The subject properties are located east of South 10th Street along Bryon Nelson Avenue and Bales Road and Sunset Drive.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural and Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The surrounding properties are zoned R-1 (Low-Density Residential-UDC) District, R-3 (High-Density Residential-UDC) District, A-O (Agricultural and Open Space-UDC) District, C-3 (General Business) District, and C-2 (Regional Commercial-UDC).

LAND USE: The subject properties include Agricultural and open space (City Park-Quinta Mazatlan and Birding Center) and vacant land. Surrounding uses include, residential (condominiums, townhomes, and single-family residential), commercial, hotels, McAllen Country Club and city parks (Golf Course), and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential, commercial, and recreational.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with the existing development pattern and prevailing zoning trend in the surrounding area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

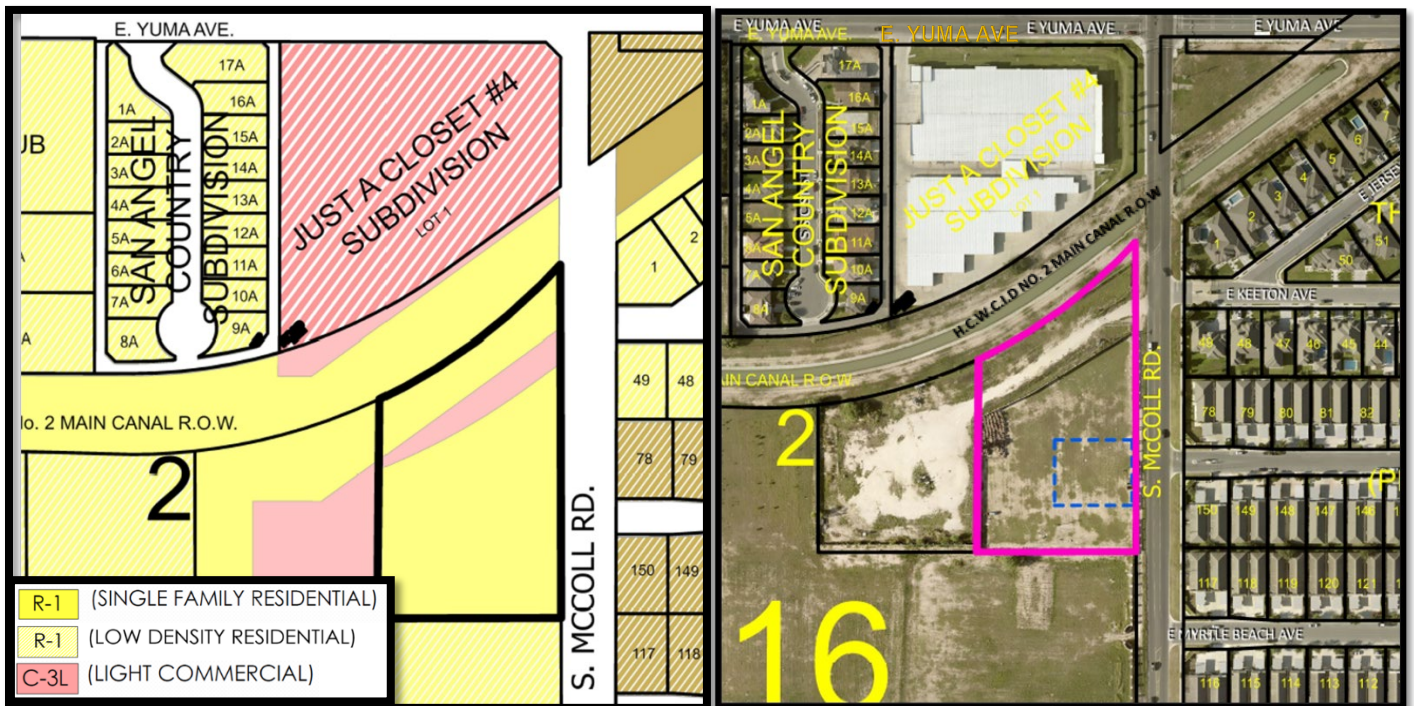
DATE: August 18, 2026

SUBJECT: REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) AND C-3L (LIGHT COMMERCIAL-OC) DISTRICTS UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0117:

2700 South McColl Road (PID: 1351918)

LOCATION: The subject property is located south of East Yuma Avenue, along the west side of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District, R-1 (Low-Density Residential-UDC) District, R-3 (High-Density Residential-UDC) District, and C-3L (Light Commercial-OC) District.

LAND USE: The subject property is currently vacant. The surrounding uses include Single-family residences, commercial and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in this area is residential and light commercial properties.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with the existing development pattern and prevailing zoning trend in the surrounding area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: Rezoning from C-3 (General Business-OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0118:

RIDGE PLAZA

1200-1424 East Savannah Avenue
1900-2108 South "M" Street
2108 and 2109 East Vermont Avenue
1901, 2101 and 2109 South "K" Center Street
1900 and 1912 South Jackson Road
2108 East Ridge Road

ESPENSEN ACRES LOTS 2-4

2312, 2400 and 2412 South Jackson Road

JACKSON MEADOWS LOTS 66C-66G AND 67C-67W

2500, 2512, 2600, 2608 and 2616 South Jackson Road
2700, 2704, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736,
2740, 2800, 2804, 2808, 2812, 2816, 2820, 2824, 2828, 2832
and 2836 South Jackson Road

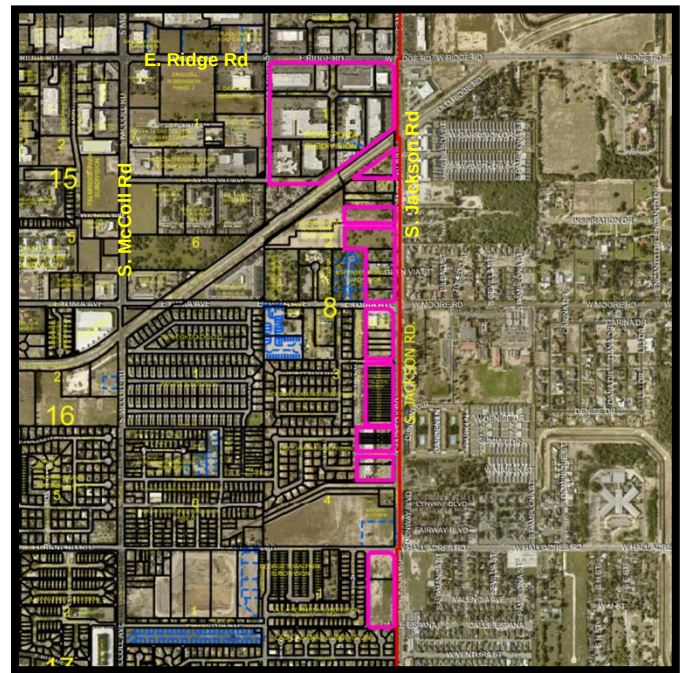
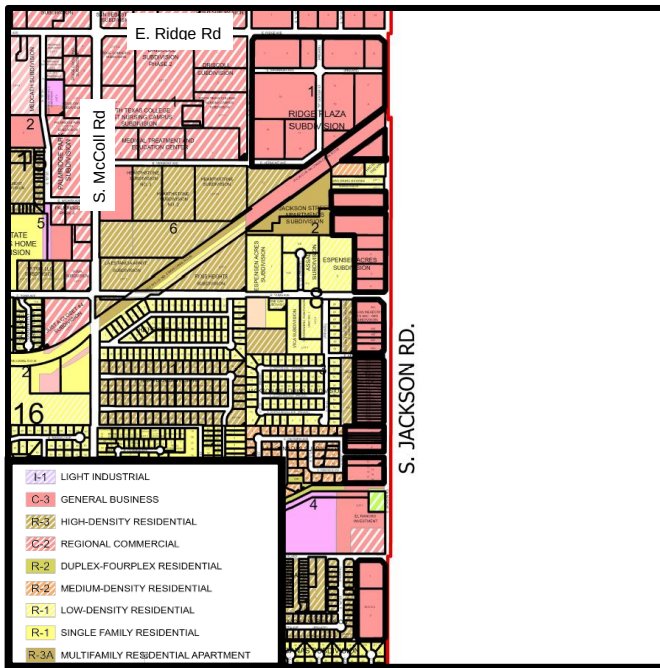
LAS CANADAS LOTS 1-19 BLOCK 1

2900, 2902, 2904, 2906, 2910, 2912, 2914, 2916, 2918, 3000,
3002, 3004, 3006, 3010, 3012, 3014, 3016, 3018 and
3020 South Jackson Road

VILLA HERMOSA BLOCKS 1-2

3400 and 3500 South Jackson Road
1400 East Savannah Avenue (PID: 645218)

LOCATION: The subject properties are located west of South Jackson Road, south of East Ridge Road, and east of South McColl Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC), R-1 (Single-Family Residential-OC), R-1 (Low-Density Residential-UDC), R-2 (Medium-Density Residential-UDC), R-3 (High-Density Residential-UDC), R-3A (Multifamily Residential Apartment-OC) and A-O (Agricultural and Open Space-UDC) Districts.

LAND USE: The subject properties' uses include commercial plazas and vacant land, and surrounding uses include commercial, single and multifamily residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial and Complete Communities.

DEVELOPMENT TRENDS: The development trend of this area is commercial.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

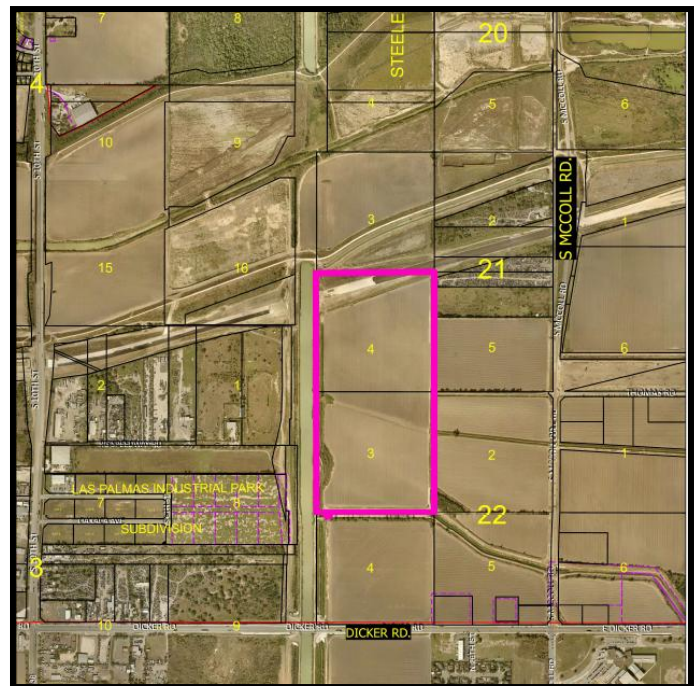
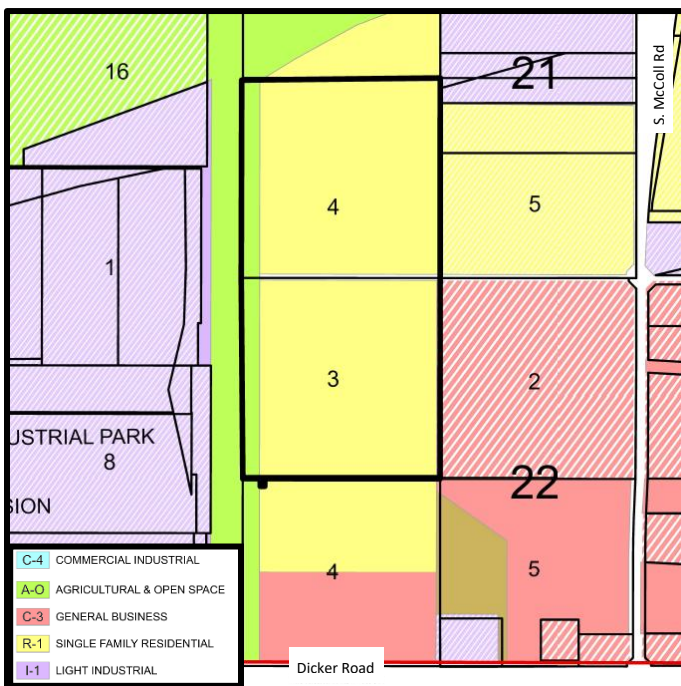
DATE: August 18, 2026

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT AND A-O (AGRICULTURE & OPEN SPACE-OC), UNDER THE OLD CODE (OC), TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0120:

7600, 8000, and 8124 South McColl Road Rear (PIDs: 290334, 290341 and 290343)

LOCATION: The subject properties are located west of South McColl Road, north of Dicker Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agriculture & Open Space-OC), R-1 (Single-Family Residential-OC), C-2 (Regional Commercial-UDC), C-3 (General Business-OC), and I-1 (Light Industrial-UDC) Districts.

LAND USE: The current land use of the subject properties is agriculture. The surrounding uses include agriculture and industrial.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial.

DEVELOPMENT TRENDS: The development trend in this area is agriculture.

ANALYSIS: The requested zoning does not conform to the future land use designation established by the Envision McAllen Future Land Use Plan. However, the properties are currently zoned residential and also follows the existing zoning trend for the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

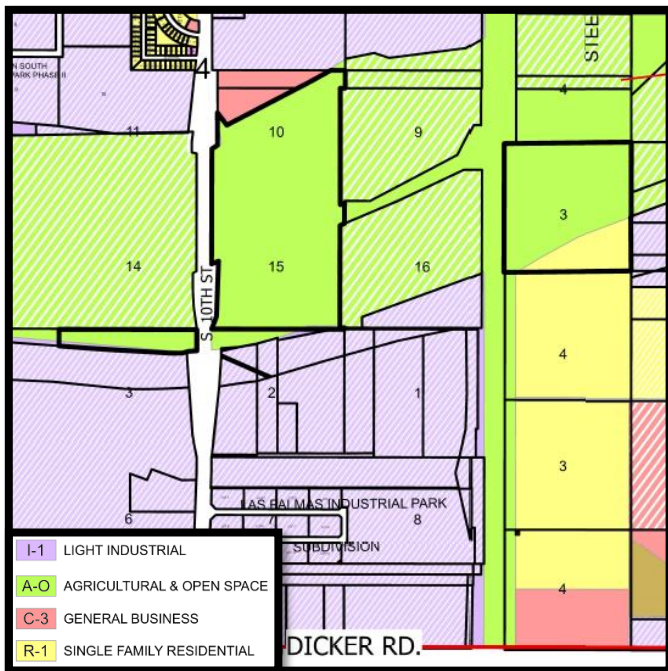
SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC), A-O (AGRICULTURE & OPEN SPACE-OC), AND I-1 (LIGHT INDUSTRIAL-OC) DISTRICTS UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL & OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0121:

7100 South McColl Road Rear (PID: 290333)

7201 and 7524 South 10th Street (PID: 644853 and 189956)

LOCATION: The subject properties are located east and west of South 10th Street, north of Dicker Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agriculture & Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-1(Light Industrial-OC) District to the north and south, A-O (Agriculture & Open Space-OC) District to the east and west, R-1 (Single-Family Residential-OC) Districts to the south, and C-3 (General Business-OC) District to the north.

LAND USE: The current land use of the subject properties is agriculture. Surrounding uses include agriculture in all directions and industrial use to the south.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial.

DEVELOPMENT TRENDS: The development trend in this area is agriculture and industrial use.

ANALYSIS: The requested zoning does not conform to the future land use designation established by the Envision McAllen Future Land Use Plan. However, it is compatible with existing zoning of the properties and the zoning trend in the area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0122:

RIVER VALLEY LOT 1

700 South Jackson Road

JACKSON GARDENS LOTS A-B

800 and 808 South Jackson Road

JACKSON CROSSING CENTER SUBDIVISION, Lots 1-7

820, 900 and 920 South Jackson Road

1301, 1317, 1401 and 1417 East Jackson Avenue

WALMART NO. 2 LOTS A, 1, 3, 4, 7

1100 East Jackson Avenue

1200 East Jackson Avenue

1402 South Jackson Road

1410 South Jackson Road

1412 East Jackson Road

Lot 2A Wal-Mart Subdivision No. 2, Lot 2A

1300 East Jackson Road

STATION 1 LOT 1

1501 South "K" Center Street

JACKSON PLAZA LOT 1

1100 South Jackson Road

LAS MISIONES LOT 1

1328 South Jackson Road

SOUTH TEXAS MEDICAL PARK LOTS 1-13

1201, 1301, 1309, 1401 and 1409 East Ridge Road

1601 and 1609 South "K" Center Street

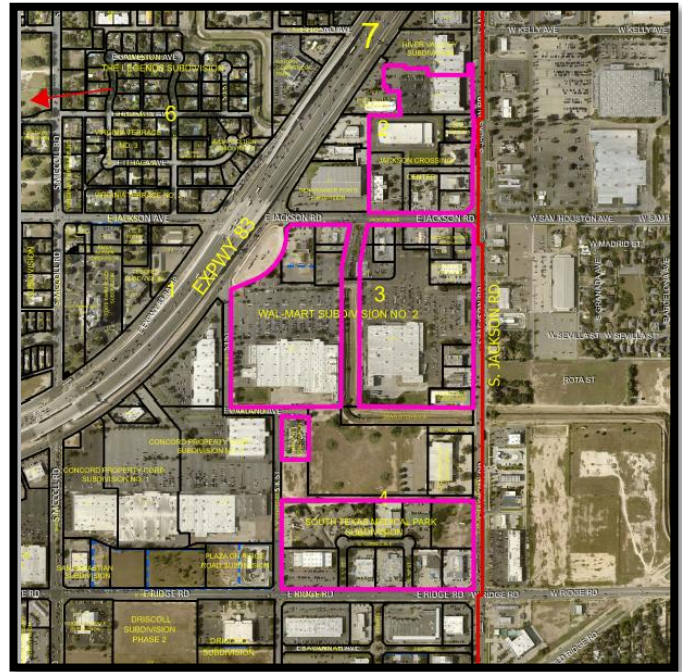
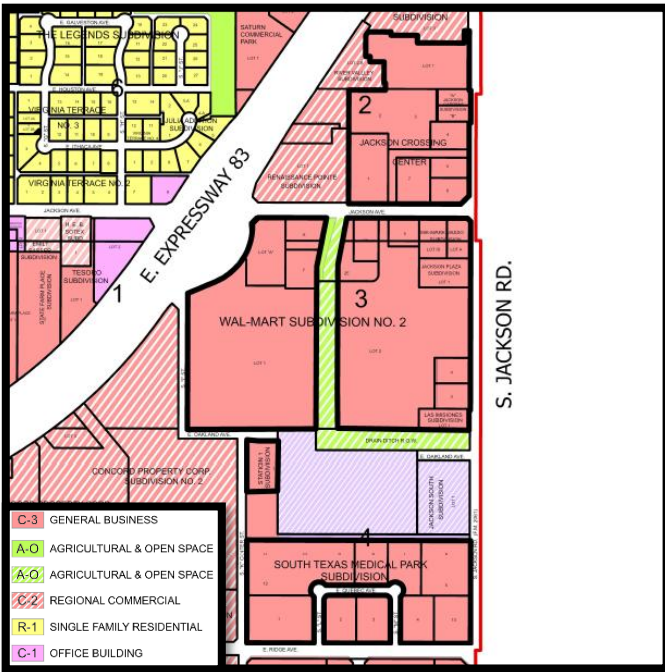
1301, 1309, 1317 and 1325 East Quebec Avenue

1600 and 1608 South Jackson Road

1108 East Jackson Avenue and Rear, 1208, 1224, 1300 East Jackson Avenue and Rear, 1400, 1412 East Jackson Avenue and Rear, 1420, 1428 East Jackson Avenue and Rear (PID: 508167, 508166, 550569, 550570, 550567, 550568, 508160, 508161, 508165, 508164, 510811, 510813, 510808 and 510810)

2000, 2020, 2200, 2216 and 2300 South Jackson Road (PID: 507988, 231201, 231196, 231199 and 231194)

LOCATION: The subject properties are located along the southeast portion of East Expressway 83, west of South Jackson Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to C-2 (Regional Commercial-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC), C-3 (General Business-OC), I-1 (Light Industrial-UDC), and A-O (Agricultural & Open Space-UDC) Districts. The properties on the east side of South Jackson Road are outside the City limits.

LAND USE: The current land use of the subject properties is commercial. The surrounding uses are commercial in all directions.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial, which allow for commercial uses.

DEVELOPMENT TRENDS: The development trend in this area is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

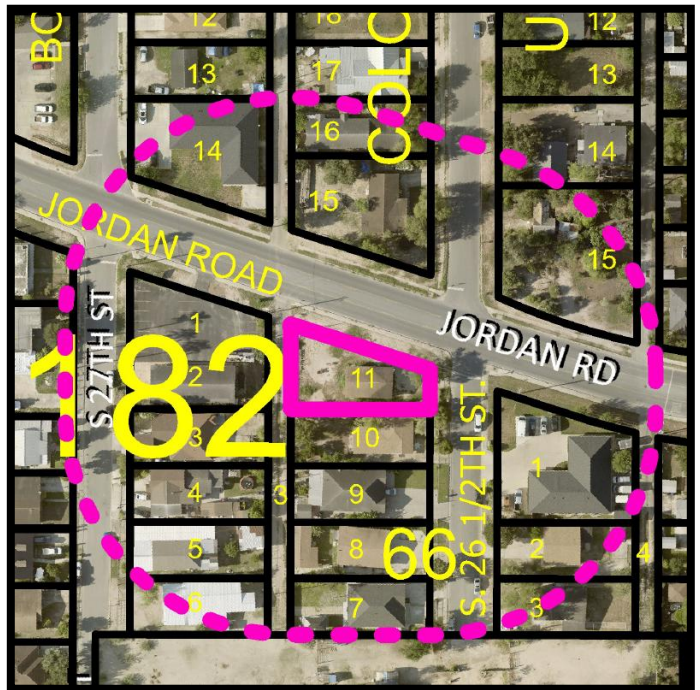
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REZONING FROM R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC): LOT 11, BLOCK 3, COLONIA MCALLEN SUBDIVISION, HIDALGO COUNTY; 2700 SOUTH 26½ STREET. (REZ2026-0115)

LOCATION: The subject property is located at the southwest corner of Jordan Road and South 26½ Street.



PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex development.

ADJACENT ZONING: The adjacent properties are zoned R-1(Low Density Residential-UDC) to the south, west, and north, and R-2 (Medium-Density Residential-UDC) to the east.

LAND USE: The current land use of the subject property is a single-family residential home. Surrounding uses include a church, fourplexes, apartments, and single-family residences.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete communities allow duplexes and small multi-family development to create diversity in housing choices.

DEVELOPMENT TRENDS: The development trend in this area is single and multi-family residential along Jordan Road.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning and development trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

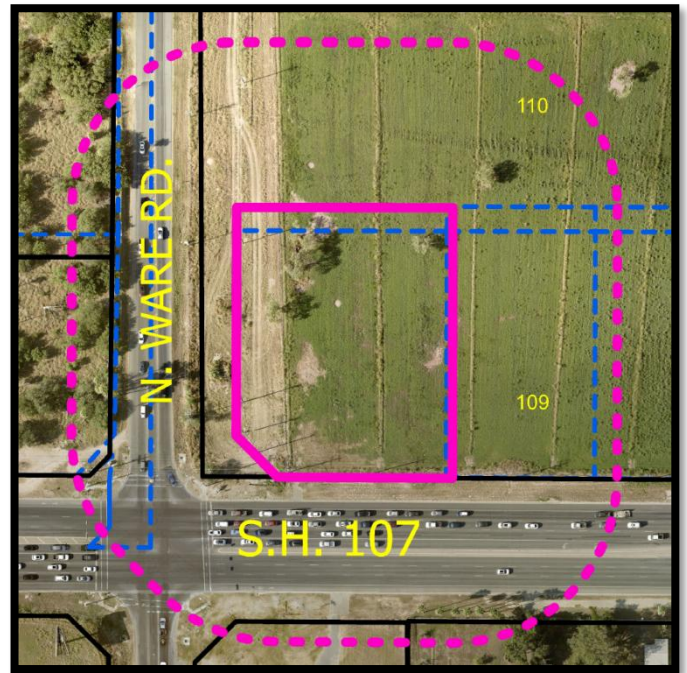
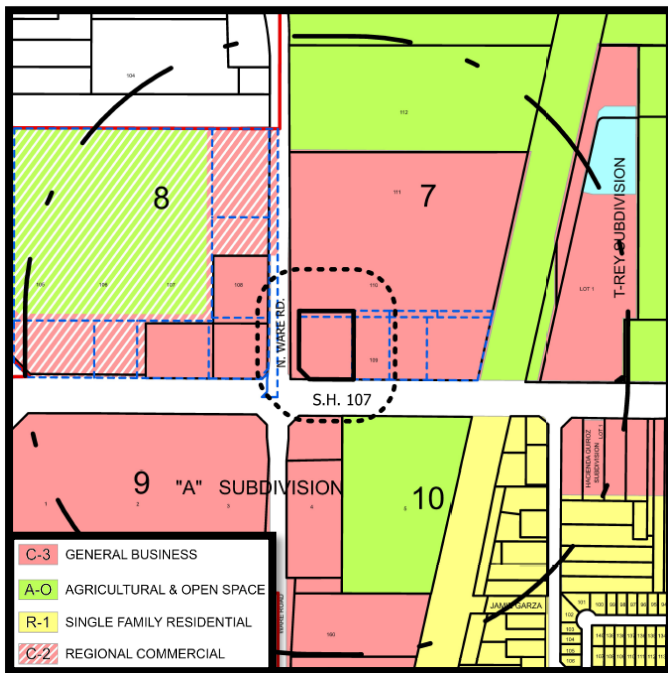
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) A 1.952 ACRE TRACT OF LAND OUT OF LOT 109, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 3800 STATE HIGHWAY 107. (REZ2026-0124)

LOCATION: The subject property is located on the northeast corner of State Highway 107 and North Ware Road.



PROPOSAL: The owner is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station and convenience store with gasoline sales.

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) in all directions, and A-O (Agriculture and Open Space-OC) to the southeast.

LAND USE: The subject property is currently vacant. Surrounding uses include residential, commercial, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial.

DEVELOPMENT TRENDS: The development trend in this area is commercial.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also does follow the existing zoning trend in this area.

If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

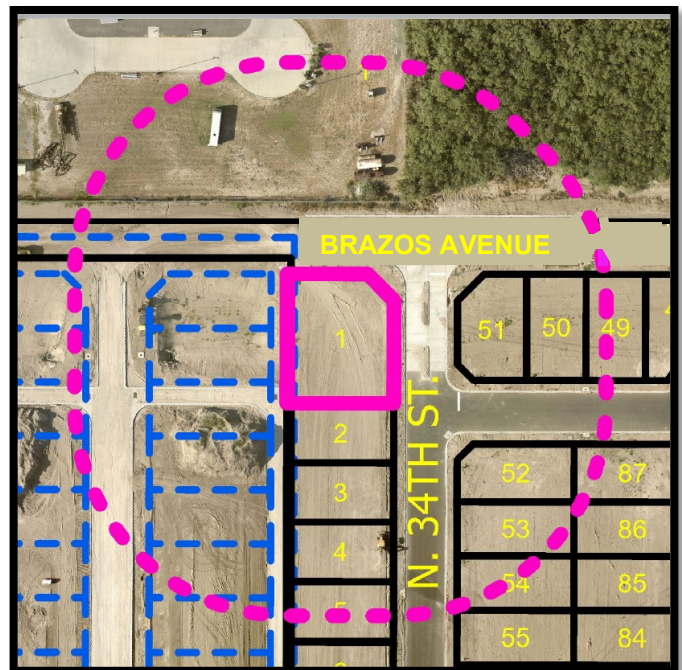
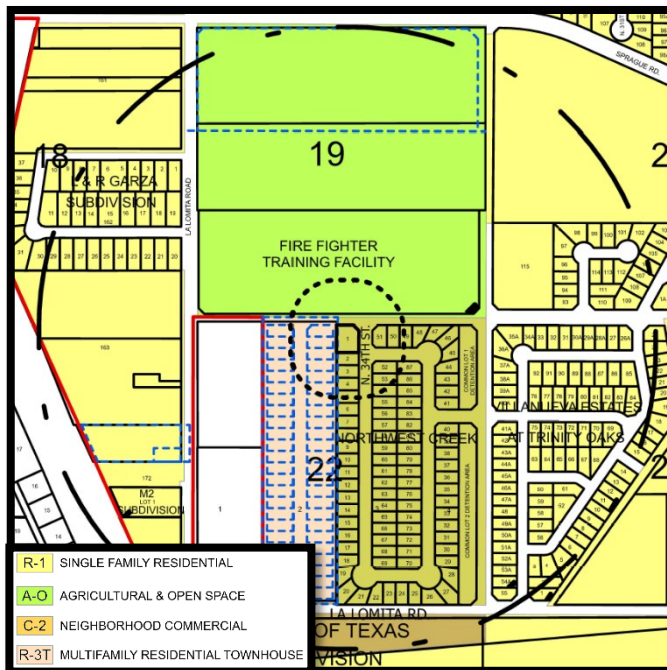
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REQUEST OF GARMAN REAL ESTATE DEVELOPMENT LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND THE ADOPTION OF AN ORDINANCE FOR AN ASSOCIATED RECREATION AT LOT 1, NORTHWEST CREEK SUBDIVISION, HIDALGO COUNTY, TEXAS; 10421 NORTH 34TH STREET (CUP2026-0060)

BRIEF DESCRIPTION: The subject property is located along the west side of North 34th Street, South of Brazos Avenue, and is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning is R-3T(Multifamily Residential Townhomes-OC) District to the west, R-2 (Duplex-Fourplex-OC) District to the south and east, and A-O (Agriculture and Open Space-OC) to the north. An associated recreation center is allowed in an R-2 (Duplex-Fourplex-OC) District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Northwest Creek Subdivision was recorded on February 23, 2026. This is the first CUP application for this property.

ANALYSIS: The property is currently vacant. The applicant is proposing to build and operate a 11,887.5 sq. ft. outdoor activity space for residents on this property. The proposed hours of operation are 6:00 a.m. to 9:00 p.m. The submitted site plan depicts a playground area, half basketball court, and a full volleyball court, a canopy structure for several tables and seating area. The proposed facility will provide no parking spaces as customer asserts it is within walking distance of residents who will use the facility. The applicant provided community amnemy use policy, depicting that the number of guests are limited to a maximum of 3 per unit and the HOA will manage the use of the common area and parking in the subdivision.

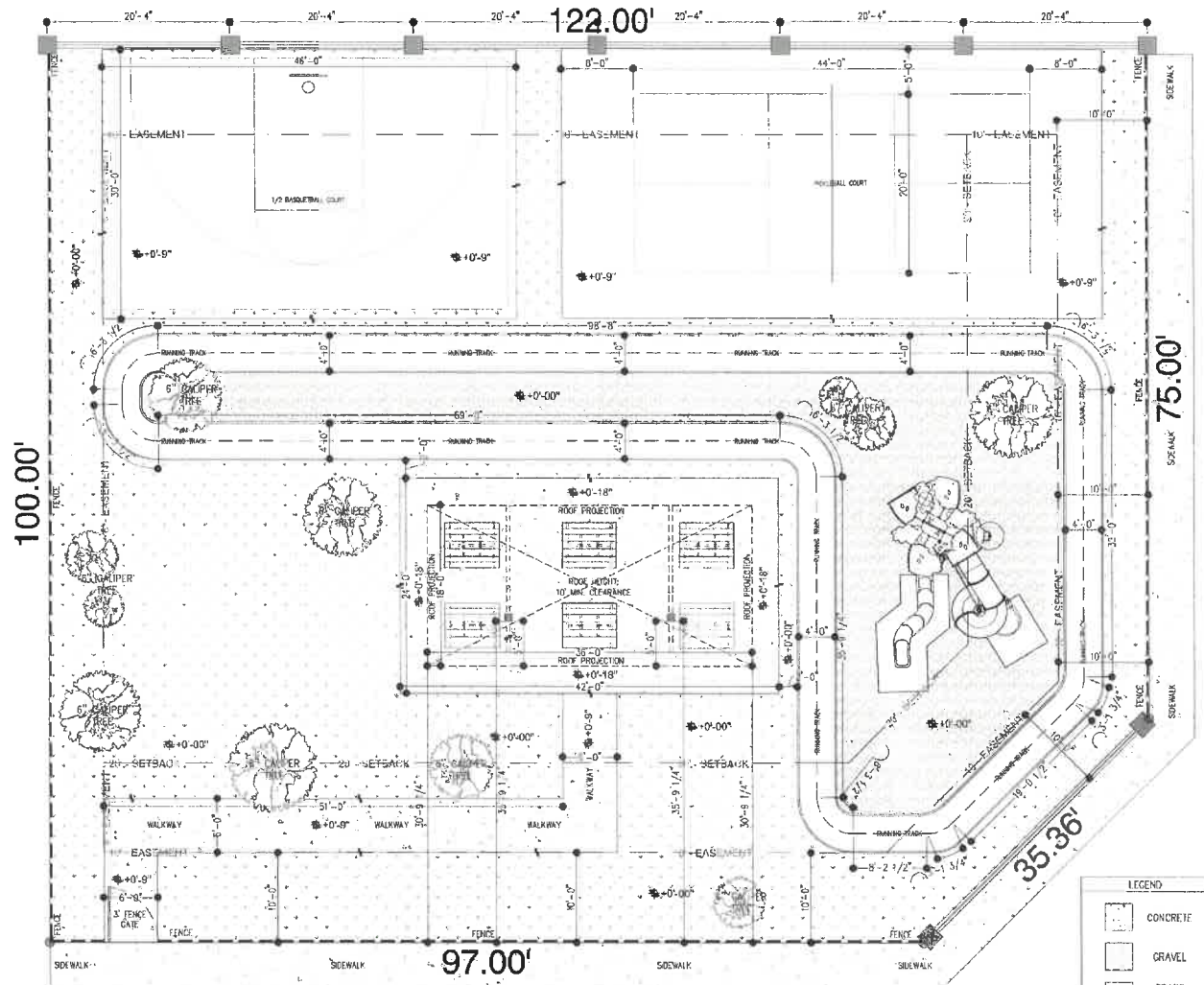
The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use; An 8 foot masonry wall is required on the west side of the property;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. No off-street parking spaces are proposed. No parking is allowed on Brazos Avenue for the proposed associated recreation;
- 3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

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



COMMON AREA
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

122.00'

75.00'

97.00

35.36



LEGEND

	CONCRETE
	GRAVEL
	GRASS

5,383.84 SQ.FT.

RECEIVED

JUN 23 2026

BY:

PA



McALLEN, TX
956-933-2475

956-933-2475

NORHTWEST COMMON AREA

10421 N 34th Street

CIVIL SITE PLAN

DESCRIPTION:
LOT 1 Northwest Subdivision, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48,
HIDALGO COUNTY MAP RECORDS

DATE:

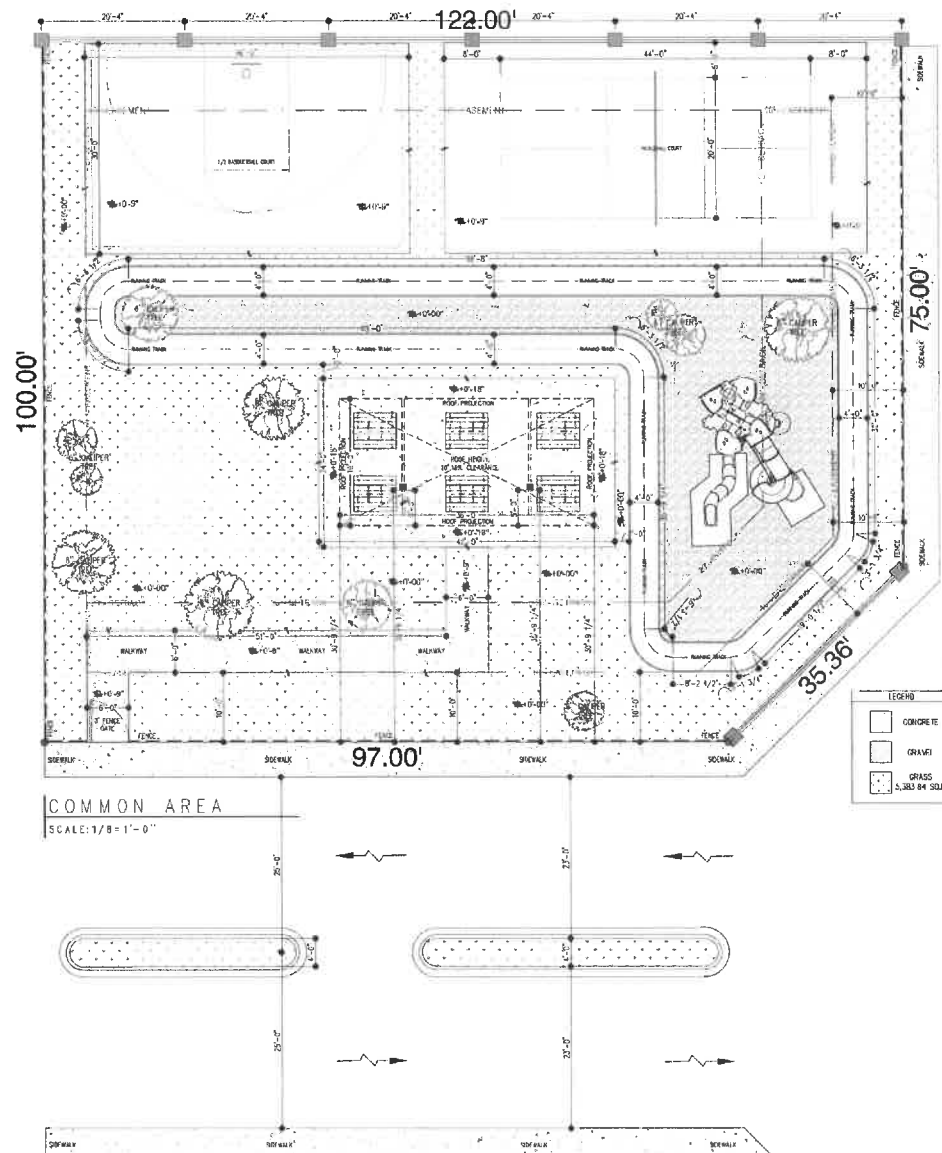
JUN 17, 2026

SCALE:

$$1/8 = 1' - 0''$$

SHEET:

P-1





Northwest Creek

COMMUNITY AMENITY USE POLICY

Effective Date: 2026

To promote the safe enjoyment and preservation of the community amenities for all residents, the following rules and regulations shall apply to the Pickleball Courts, Basketball Court, Playground, Park Areas, BBQ Areas, Walking Trails, and all Common Areas within Northwest Creek Condominiums.

1. ELIGIBLE USERS

The amenities are intended for the exclusive use of:

- Unit Owners in good standing.
- Residents and tenants legally occupying a Unit.
- Accompanied guests, subject to the limitations contained herein.
- Owners, residents, and tenants shall receive priority use of all amenities. Guests may be restricted from using facilities when capacity limits are reached or when owners, residents, or tenants are waiting to use the amenities.

2. GUEST POLICY

- Each Unit may have a maximum of three (3) guests in the common areas at any one time.
- Guests must be accompanied by an Owner, Resident, or Tenant at all times.
- Owners and Residents are responsible for the conduct of their guests.
- Guests must comply with all community rules.
- The Association reserves the right to deny access to guests during periods of high usage or overcrowding.

3. HOURS OF OPERATION

Community amenities may only be used between:

6:00 A.M. and 9:00 P.M.

- No person shall remain within the amenity areas outside of operating hours unless authorized by management.

4. GENERAL COMMUNITY RULES

The following activities are prohibited in all common areas:

- Private parties, events, receptions, or organized gatherings without prior written approval.
- Loud music, excessive noise, disruptive behavior, or conduct that disturbs other residents.
- Smoking, vaping, or use of tobacco products.
- Alcohol consumption.
- Glass bottles, glass containers, or glass objects.
- Illegal activities.
- Skating, skateboards, scooters, hoverboards, minibikes, ATVs, golf carts, or motorized recreational vehicles.
- Commercial activities or solicitation.
- Littering.
- All users must clean up after themselves and leave facilities in a clean condition.

5. PICKLEBALL COURTS

- Courts are reserved exclusively for pickleball activities.
- If others are waiting, court use shall be limited to one (1) hour per household.
- Owners, residents, and tenants shall receive priority over guests.
- No food, glass containers, bicycles, skates, or scooters on the courts.
- Appropriate athletic footwear is required.

6. BASKETBALL COURT

- Court use is limited to basketball-related activities.
- If others are waiting, court use may be limited to one (1) hour per household.
- No hanging on rims or damaging equipment.
- No amplified music or speakers.

7. PLAYGROUND

- Children must be supervised by a parent or responsible adult.
- Equipment shall be used only for its intended purpose.
- Pets are not permitted on playground equipment.
- Users shall report any damaged equipment immediately.

8. PARK AND BBQ AREAS

- Areas are available on a first-come, first-served basis unless reserved through management.
- Users must remove all trash and personal belongings after use.
- Open flames are prohibited except within designated BBQ equipment.
- No large gatherings, parties, or commercial events.
- BBQ areas may not be reserved for exclusive use without prior written approval.

9. PET POLICY

- Dogs and other pets must remain on a leash at all times while in common areas.
- Owners must immediately clean up after their pets.
- Aggressive or uncontrolled animals may be removed from the common areas.
- Pets are not permitted on playground equipment.

10. RESERVATIONS

The Association or Developer may establish a reservation system for designated common areas.

- Approval of a reservation does not grant exclusive use of community amenities unless specifically authorized in writing.
- The Association reserves the right to deny reservations that may interfere with the quiet enjoyment of the community.

11. ENFORCEMENT AND FINES

- Owners are responsible for violations committed by their tenants, occupants, family members, and guests.
- The following enforcement measures may be imposed:
 - First Violation: Written Warning
 - Second Violation: \$50 Fine
 - Third Violation: \$100 Fine
 - Fourth Violation: \$250 Fine and suspension of amenity privileges for up to thirty (30) days
- Subsequent Violations: Additional fines, suspension of privileges, and any other remedies authorized by the governing documents and applicable law.
- The Association reserves the right to immediately suspend amenity privileges for conduct that threatens the health, safety, or welfare of residents or causes damage to community property.

12. DEVELOPER CONTROL PERIOD

Until control of the Association is transferred to the Board of Directors elected by the Owners, the Developer reserves the right to amend, modify, interpret, or enforce these rules as deemed necessary for the operation, maintenance, and safety of the community.

- By using the amenities, all Owners, Residents, Tenants, and Guests agree to comply with these rules and regulations.

13. ASSUMPTION OF RISK AND LIABILITY WAIVER

All community amenities and common areas, including but not limited to the pickleball courts, basketball court, playground, park areas, BBQ areas, walking trails, sidewalks, parking areas, and open spaces, are provided for the convenience and enjoyment of residents and their guests.

- Use of all amenities and common areas is entirely voluntary and at the sole risk of the user.
- By entering or using any common area or amenity, each Owner, Resident, Tenant, Occupant, and Guest acknowledges and agrees that:
 - They assume all risks associated with the use of the amenities and common areas, including but not limited to personal injury, illness, property damage, accidents, falls, collisions, equipment failure, weather-related conditions, and the actions of other users.
- The Association, Developer, Board of Directors, Property Manager, contractors, agents, and representatives shall not be liable for any injury, loss, theft, damage, or claim arising from the use or misuse of the amenities or common areas, except to the extent caused by gross negligence or willful misconduct as provided by applicable law.
- Parents and guardians are solely responsible for supervising minors and ensuring compliance with all community rules.
- Pet owners are solely responsible for the actions of their pets and any resulting injury or property damage.
- Users are responsible for exercising reasonable care and judgment while using community facilities.
- The Association and Developer make no representation or warranty regarding the safety, fitness, condition, or suitability of any amenity for any particular use.
- Any person using the amenities or common areas does so at their own risk and agrees to indemnify and hold harmless the Association, Developer, Board of Directors, Property Manager, and their respective officers, employees,

contractors, and agents from any claims, liabilities, damages, costs, or expenses arising from such use, to the fullest extent permitted by Texas law.

14. MAINTENANCE CLOSURES

The Association, Developer, or Property Manager reserves the right to temporarily close any amenity or common area for maintenance, repairs, safety concerns, weather conditions, inspections, special circumstances, or any reason deemed necessary for the protection of the community and its residents.

- No reimbursement or compensation shall be due for temporary amenity closures.

15. AMENDMENT OF RULES

During the Declarant Control Period, the Developer reserves the right to amend, modify, supplement, suspend, or repeal any portion of these rules and regulations at any time.

- Following turnover of the Association, the Board of Directors shall have the authority to amend and enforce these rules in accordance with the governing documents and applicable law.

Planning Department

Memo

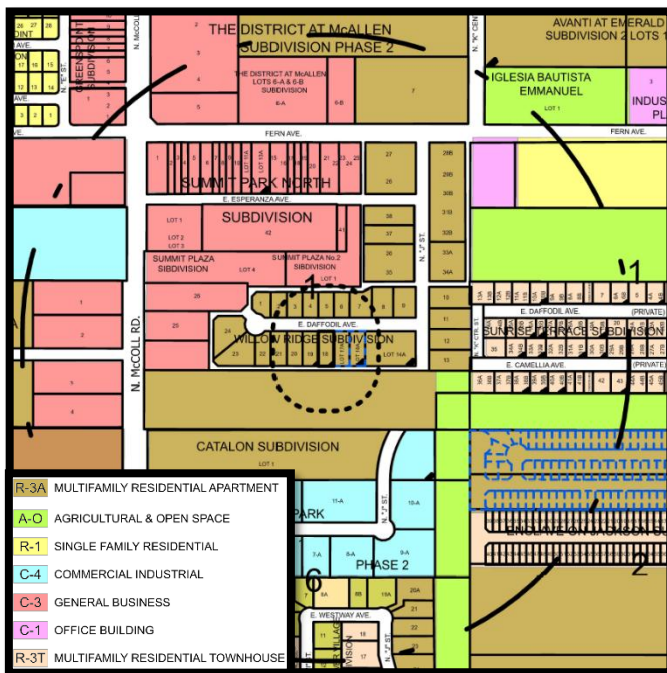
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REQUEST OF MARIA E. LINCE, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR FOR A HOME OCCUPATION AT LOT 18, (UNIT B, WILLOW RIDGE CONDOMINIUMS PHASE 1), WILLOW RIDGE SUBDIVISION, HIDALGO COUNTY, TEXAS; 908 EAST DAFFODIL AVENUE UNIT B (CUP2026-0061)

BRIEF DESCRIPTION: The subject property is located along the south side of East Daffodil Avenue, east of North "J" Street and is zoned R-3A (Multi-family Residential Apartments-OC) District. Adjacent zoning is R-3A (Multi-family Residential Apartments-OC) District in all directions. A home occupation is permitted in a R-3A (Multi-family Residential Apartments-OC) District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Willow Ridge Subdivision was recorded on December 9, 1999. This is the first Conditional Use Permit request for this address.

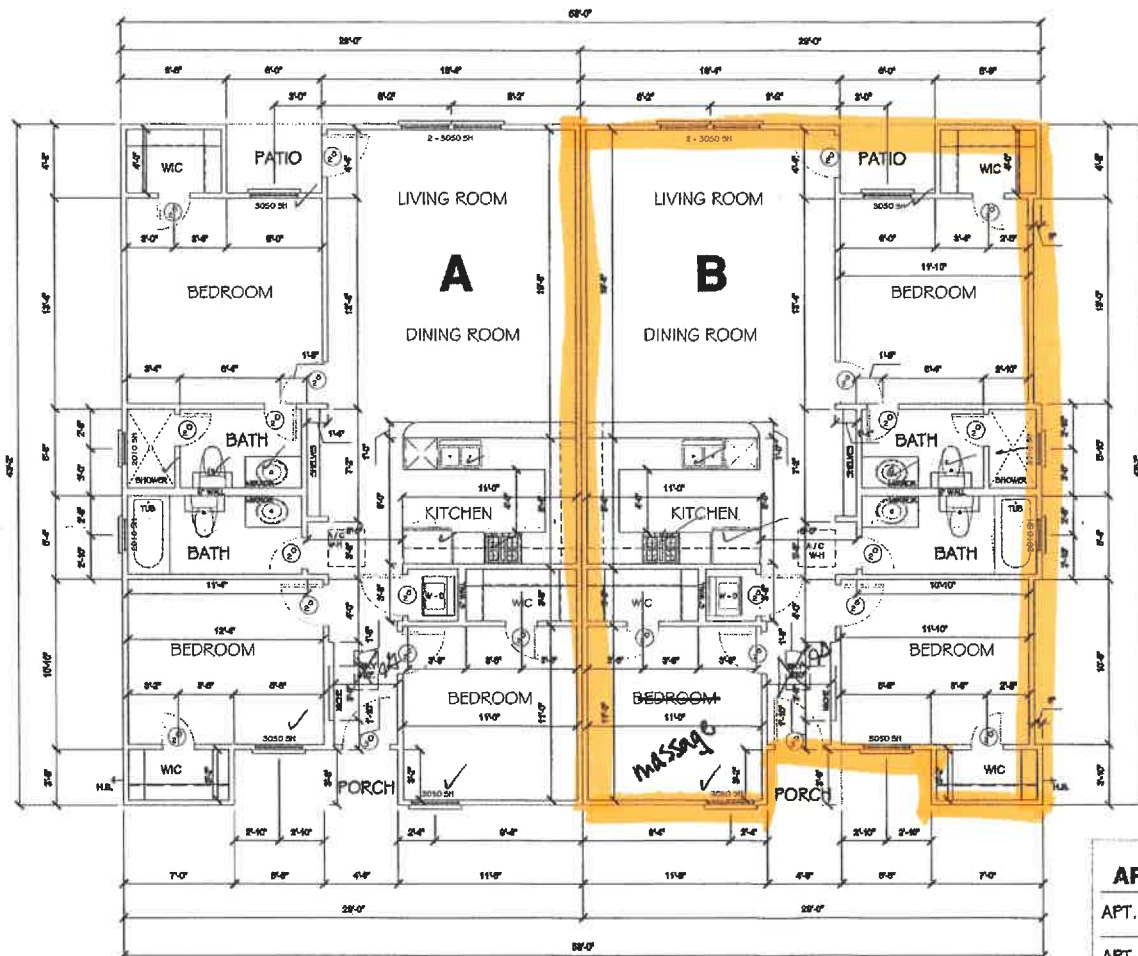
ANALYSIS: The applicant is proposing to operate a massage therapy and wellness service. The proposed days and hours of operation are by appointments only, Tuesday through Saturday, from 9 a.m. to 7 p.m.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the Conditional Use Permit. Fire Department inspection has been completed and approved to continue CUP process. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

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

Staff has not received any phone calls, emails, or letters in opposition to this request.

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



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
2 INCH. RATED FIBER
WALL UP TO THE ROOF

NOTE:
GENERAL CONTRACTOR SHALL HAVE THIS
FOUNDATION PLAN DESIGN BY A TEXAS
REGISTERED ENGINEER TO MEET SOIL TESTS
REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR
ANY STRUCTURE CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS
PLAN, TO PERFORM THE FOLLOWING BEFORE ACTUAL
CONSTRUCTION COMMENCES.

1.- BUILDER OR CONTRACTOR MUST VERIFY ALL
DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2.- BUILDER OR CONTRACTOR MUST VERIFY
COMPLIANCE WITH ALL LOCAL BUILDING CODES
OF THE AREA WHERE THE STRUCTURE IS TO BE
CONSTRUCTED AND LOCATED.

3.- PLANS INDICATE LOCATIONS ONLY.
ENGINEERING ASPECTS SHOULD BE INCORPORATED
TO ACTUAL SITE CONDITIONS.

AREAS:	QTY.	SQ. FT.	TOTAL
APT. 3 BEDROOMS (A-C)	2	1,190.00	2,380.00
APT. 3 BEDROOMS (B-D)	2	1,178.00	2,356.00
PORCH	4	36.00	144.00
PATIO	4	26.00	104.00
TOTAL AREA:			4,984.00

PROJECT NO.
1098

DESIGNER
FOR

BUILDER
**GREV
CONSTRUCTION**

PROJECT NAME
**Proposed Building for
Grev Construction**
LEGAL DESCRIPTION:
LOT 18 WILLOW BRIDGE SUBDIVISION 7500
MALLER, HOCKESS COUNTY, TEXAS

DRAWN BY: S.C.
CHECKED BY: S.C.
DATE: MAY - 2009
COMPUTER:

FLOOR PLAN (A-B)
SCALE: 1/8" = 1'-0"

SHEET NO.
6-14

Living Room

Room

Bath.

Kitchen

Bath

studio
Massage

Room

Door

Parking. for 2 cars.

908 E Daffodil Ave.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 18, 2026

SUBJECT: REQUEST OF SARAHI DUARTE, ON BEHALF OF MONROE CIGAR BAR LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR AND THE ADOPTION OF AN ORDINANCE FOR A BAR/LOUNGE (CIGAR LOUNGE) AT THE WEST 69.5 FEET OF LOT 11 AND EAST 49.5 FEET OF LOT 10, BLOCK 2, DOSS ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 803 NORTH 10TH STREET (CUP2026-0063)

BRIEF DESCRIPTION: The subject property is located at the northwest corner of Hackberry Avenue and North 10th Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is R-1 (Single-Family Residential-OC) District to the west, C-3 (General Business-OC) to the north and east, and CC-UT (City Core Uptown-UDC) to the south. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Doss Addition was recorded on August 29, 1926. This is the first CUP for a bar for the subject property.

ANALYSIS: The applicant is proposing to operate a bar/lounge from 887 sq. ft. lease space.. The proposed days and hours of operation are Monday through Thursday from 5:00 p.m. to 12:00 a.m and Friday through Saturday from 5:00 p.m. to 2:00 a.m. The proposed bar/lounge must comply with all conditions of Section 138-118(a)(4) of the ordinance, including, but not limited to the following:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 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 property is within 300 feet from residences, residentially zoned properties and a church.
- 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 establishment has direct access to North 10th Street;
- 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. Based on the square footage of the establishment where the bar/lounge is proposing to operate, 9 parking spaces are required and 25 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 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.

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

Staff has not received any phone calls, emails, or letters in opposition to this request.

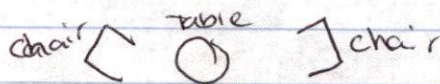
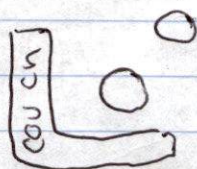
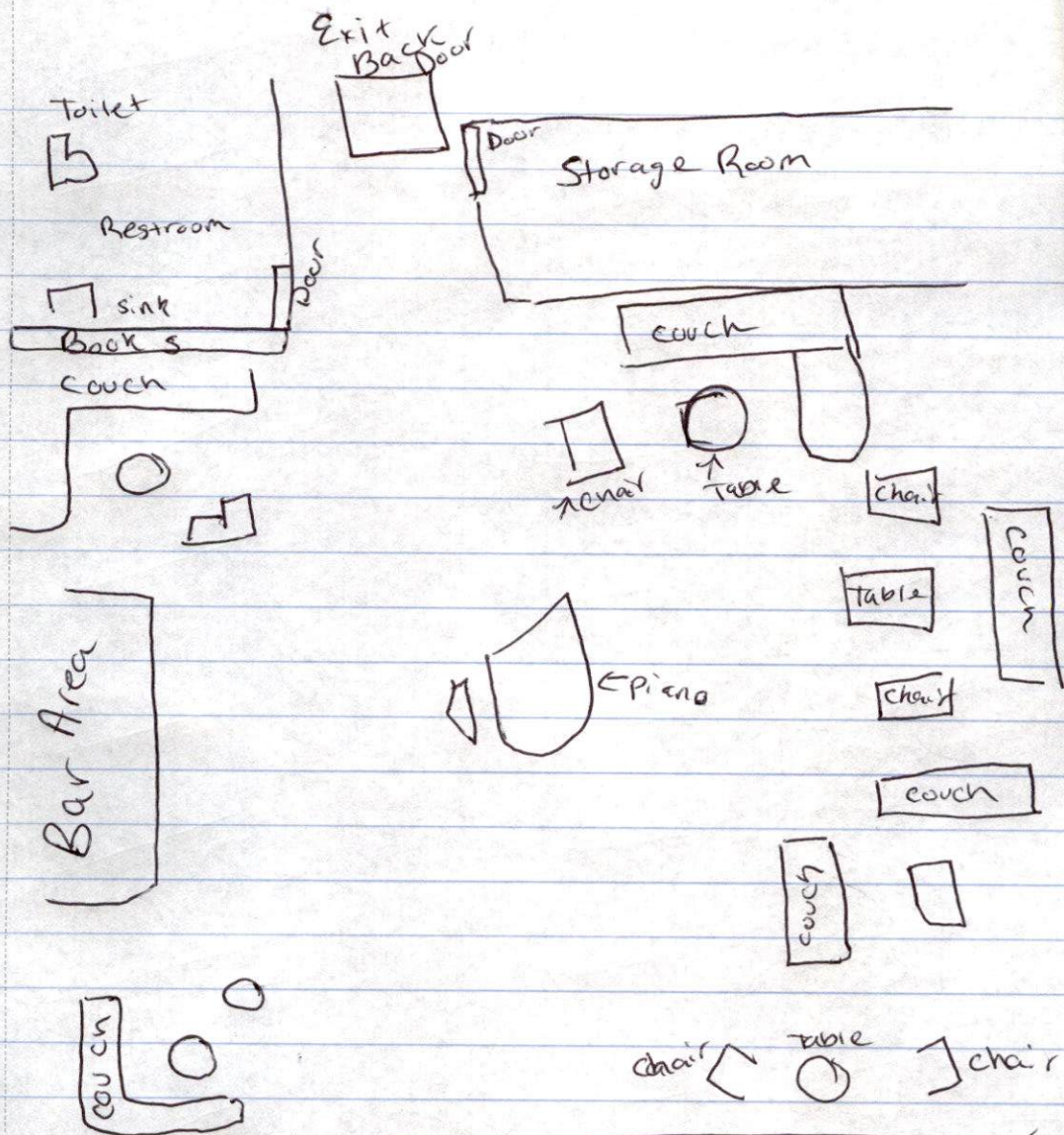
RECOMMENDATION: Staff recommends disapproval of the request, based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.



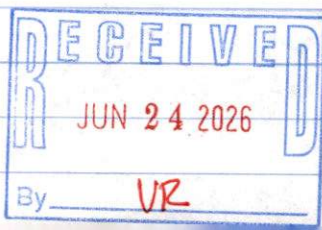
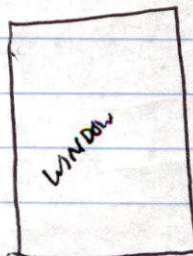
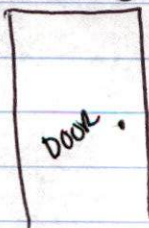
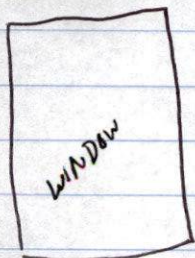
SITE LOCATION

AREAS

SUITE 801	1,200 SF
SUITE 805A	887 SF
SUITE 805B	653 SF
SUITE 809A	1,003 SF
SUITE 809B	464 SF
TOTAL	4,207 SF



Suites 803A



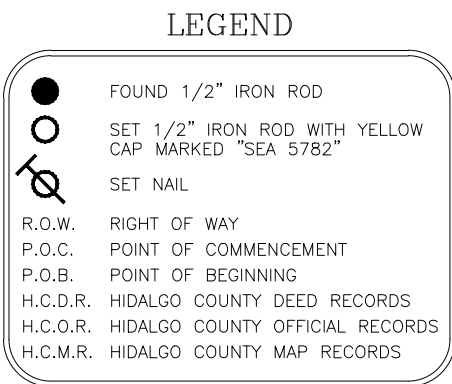
***CASE NUMBER
CUP2026-0064 HAS
BEEN WITHDRAWN***

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Bravac Park Subdivision</i>
Owner Name	<i>Southmost Solutions, LLC</i>
Engineering Firm	<i>Salinas Engineering and Consultants</i>
Existing Zoning	<i>M-2 (Mix-Use)</i>
Proposed Zoning	<i>M-2 (Mix-Use)</i>
Number of Lots	<i>5</i>

City of McAllen Planning Department



ATF



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 7, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

SE
A
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(505) 682-9081 (505) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 238-5



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/12/2026

SUBDIVISION NAME: BRAVAC PARK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South Ware Road: 60 ft. from centerline for 120 ft. total ROW
 Paving: by the state Curb & gutter: by the state
 - Provide copies of ROW documents referenced on plat for staff review, prior to recording.
 - Label centerline on plat, prior to final.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Compliance

Erie Avenue: 25 ft. from centerline for 50 ft. total ROW
 Paving: approximately 30 ft. Curb & gutter: both sides
 - Provide document number for existing ROW dedication and provide a copy for staff review, prior to recording.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Compliance

South 35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW
 Paving: 40 ft. Curb & gutter: both sides
 - Label centerline and provide a copy of existing ROW dedication for staff review, prior to recording.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Compliance

50 feet private drive access and utility easement

Required

- Revisions required
 - Please remove the "Private Drive" "50.00" off the plat. As this is confusing and it is only an access drive.

Paving _____ Curb & gutter _____

Applied

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

* 1,200 ft. Block Length _____

NA

**Subdivision Ordinance: Section 134-118

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

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac _____

NA

**Subdivision Ordinance: Section 134-105

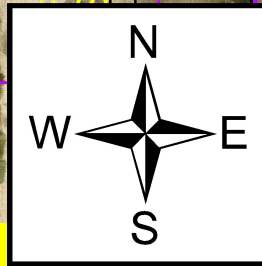
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Proposing: A minimum 24 ft. private service drive easement will be established at part of the site plan and will be maintained by the lot owners and not the City of McAllen. - Engineer must get with property to the north to determine service drive location to provide for extension and internal circulation as required by Traffic Department *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
* Front: In accordance with the UDC or greater for easements or approved site plan, whichever is greater applies. - M-2 has a front yard setback of Min of 5ft. and Max of 25 ft. - Revise plat note as shown above, wording to be finalized. **Zoning Ordinance: Section 138-356 * Rear: In accordance with the UDC or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Sides: In accordance with the UDC or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Corner: In accordance with the UDC or greater for easements or approved site plan, whichever is greater applies. - Corner has a min of 15ft corner setback under the new M2 District. **Zoning Ordinance: Section 138-356 * Garage _____ **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
	Required
	Required
	Required
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Ware Road, Erie Avenue, and South 35th Street. - Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. **Subdivision Ordinance: Section 134-120 * 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 _____ **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along for Lots 1,2,3 along S. Ware Road. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private service drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* 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.	Required
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing M-2 (MIX-USE) Proposed M-2 (MIX-USE) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
Land dedication in lieu of fee. As per application dated on November 7, 2024, proposed land use is commercial, commercial developments do no apply to Parks.	Required
As per application, an apartment/ motel will be established and park fees will apply, must send us how many units and bedrooms to determine parking requirements.	
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
As per recent application, an apartment/ motel will be established and park fees will apply, must send us how many units and bedrooms to determine parking requirements.	
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
As per recent application, an apartment/ motel will be established and park fees will apply, must send us how many units and bedrooms to determine parking requirements.	

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: Any abandonments must be done by separate process, not by plat. - Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26 and was approved. - Subdivision went for a name change from Erie Marketplace to Bravac Park. - Any building greater than 80 feet tall may be considered and requires CUP approval unless modified per section 2.4.1 - Canopies, awnings, galleries and balconies may encroach over setbacks area if the vertical clearance is a minim of 8 feet from the finish sidewalk elevation. Will this subdivision have HOA? *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION

**KINGS HIWAY
SUBDIVISION
PROPOSED BRAVAC
PARK SUBDIVISION**

S WARE RD

ERIE AVE

GALVESTON AVE

GALVESTON AVE

MAR-BAR S

DALLAS AVE

FAITH CHR
CENTER SUE

CE SUBDIVISION

TRIPLING & SMITH
SUBDIVISION

9

140

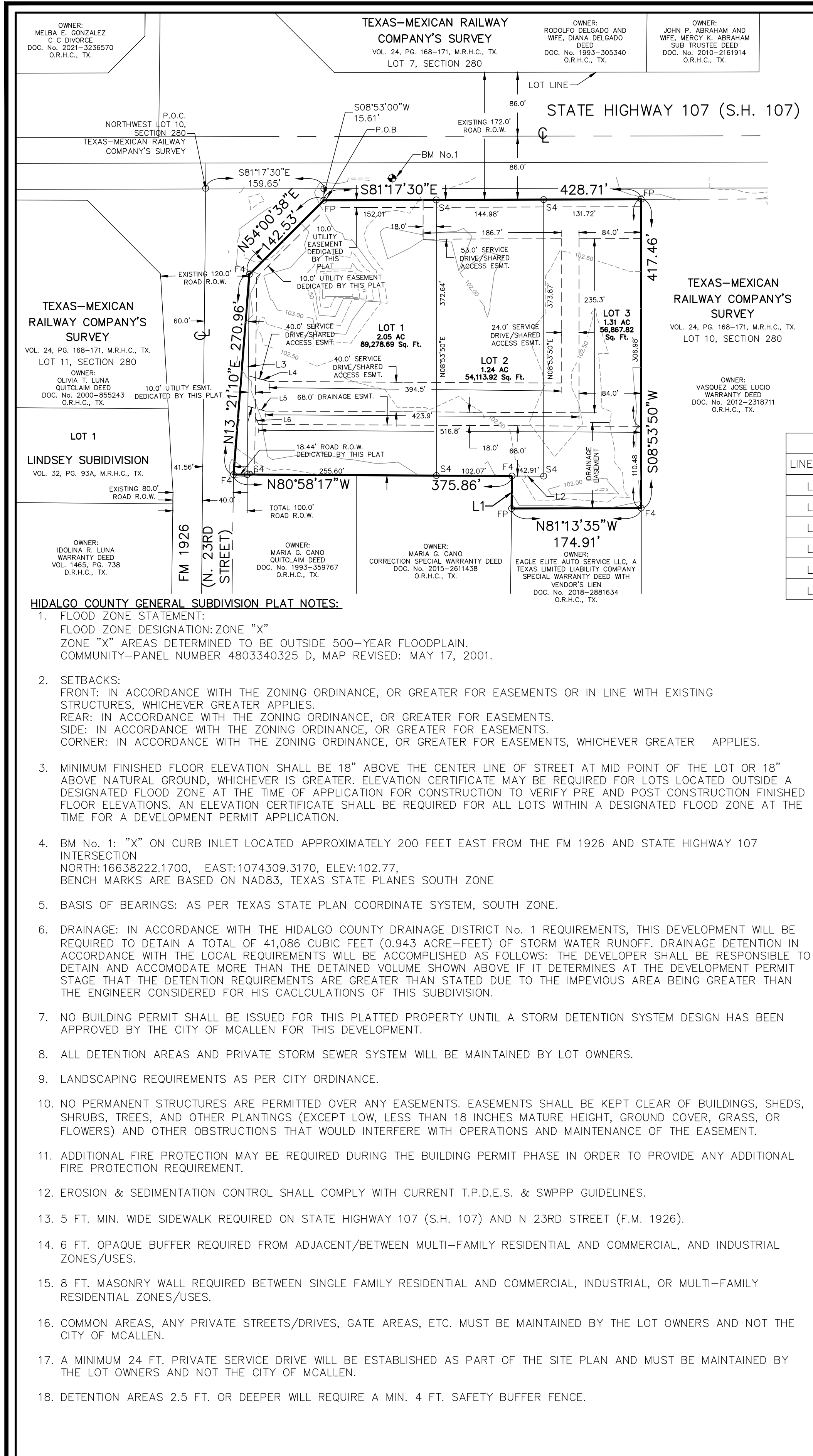
153

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Coastal King- Mcallen Subdivision</i>
Owner Name	<i>Ray Smith Family Partnership/ H. Ray Smith</i>
Engineering Firm	<i>Ramior Gutierrez</i>
Existing Zoning	<i>C-3 General Business</i>
Proposed Zoning	<i>C-3 General Business</i>
Number of Lots	<i>3</i>

City of McAllen Planning Department



METES AND BOUNDS DESCRIPTION:

A 4.65 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 4.65 ACRE TRACT OF LAND IS VESTED TO FE-MA REAL ESTATE HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A GENERAL WARRANTY DEED DATED JULY 29, 2022, RECORDED IN DOCUMENT NO. 3368163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND A SPECIAL WARRANTY DEED DATED OCTOBER 7, 2022 (EFFECTIVE) OCTOBER 10, 2022, RECORDED IN DOCUMENT NO. 3388925, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 4.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 159.65 FEET TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC); THENCE, SOUTH 08 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.61 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 428.71 FEET TO AN HALF INCH (1/2") IRON PIPE FOUND AT THE COMMON PROPERTY CORNER OF FE-MA REAL ESTATE HOLDING LLC AND JOSE LUCIO VASQUEZ (AS PER WARRANTY DEED RECORDED IN DOCUMENT NO. 2318711, O.R.H.C., TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 53 MINUTES 00 MINUTES WEST (RECORDED) SOUTH 08 DEGREES 53 MINUTES 50 MINUTES WEST (MEASURED), WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID JOSE LUCIO VASQUEZ, A DISTANCE OF 417.42 FEET (RECORDED) 417.46 FEET (MEASURED) TO A NO. 4 REBAR FOUND FOR THE COMMON PROPERTY CORNER OF SAID FE-MA REAL ESTATE HOLDING LLC AND EAGLE ELITE AUTO SERVICE LLC (AS RECORDED IN DOCUMENT NO. 2881634, O.R.H.C., TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST (RECORDED) NORTH 81 DEGREES 13 MINUTES 35 SECONDS WEST (MEASURED), THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID EAGLE ELITE AUTO SERVICE LLC, A DISTANCE OF 175.08 FEET (RECORDED) 174.91 FEET (MEASURED) TO A NO. 4 REBAR FOUND AT THE COMMON PROPERTY CORNER OF SAID FE-MA REAL ESTATE HOLDING LLC AND EAGLE ELITE AUTO SERVICE LLC FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 28 MINUTES 00 MINUTES EAST (RECORDED) NORTH 9 DEGREES 14 MINUTES 22 SECONDS EAST (MEASURED), WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND MARIA G. CANO PROPERTY (AS PER CORRECTION SPECIAL WARRANTY DEED, DOCUMENT NO. 2611438, O.R.H.C., TEXAS), A DISTANCE OF 43.92 FEET (RECORDED) 44.51 FEET (MEASURED) TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 48 MINUTES 00 SECONDS WEST (RECORDED) NORTH 80 DEGREES 58 MINUTES 17 SECONDS WEST (MEASURED) , WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID MARIA G. CANO (AS PER CORRECTION SPECIAL WARRANTY DEED, DOCUMENT NO. 2611438 AND QUIT CLAIM DEED, DOCUMENT NO. 359767, O.R.H.C., TEXAS) A DISTANCE OF 376.20 FEET (RECORDED) 375.86 FEET (MEASURED) TO A NO. 4 REBAR FOUND AT THE AT THE COMMON PROPERTY CORNER OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID MARIA G. CANO, ALSO BEING THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH 23RD STREET (DEPOT ROAD - FM 1926) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 13 DEGREES 21 MINUTES 10 SECONDS EAST, WITH THE EAST RIGHT OF WAY LINE OF SAID NORTH 23RD STREET (DEPOT ROAD - FM 1926), A DISTANCE OF 270.96 TO A NO. 4 REBAR FOUND FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 54 DEGREES 00 MINUTES 38 SECONDS, WITH THE EXISTING RIGHT OF WAY CLIP OF SAID STATE HIGHWAY 107 AND NORTH 23RD STREET (DEPOT ROAD - FM 1926), A DISTANCE OF 142.53 FEET TO A THE POINT OF BEGINNING AND CONTAINING 4.65 ACRES OF LAND, MORE OR LESS.

CITY OF MCALLEN PLANNING AND ZONING CERTIFICATION

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

CITY OF MCALLEN APPROVAL CERTIFICATION

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

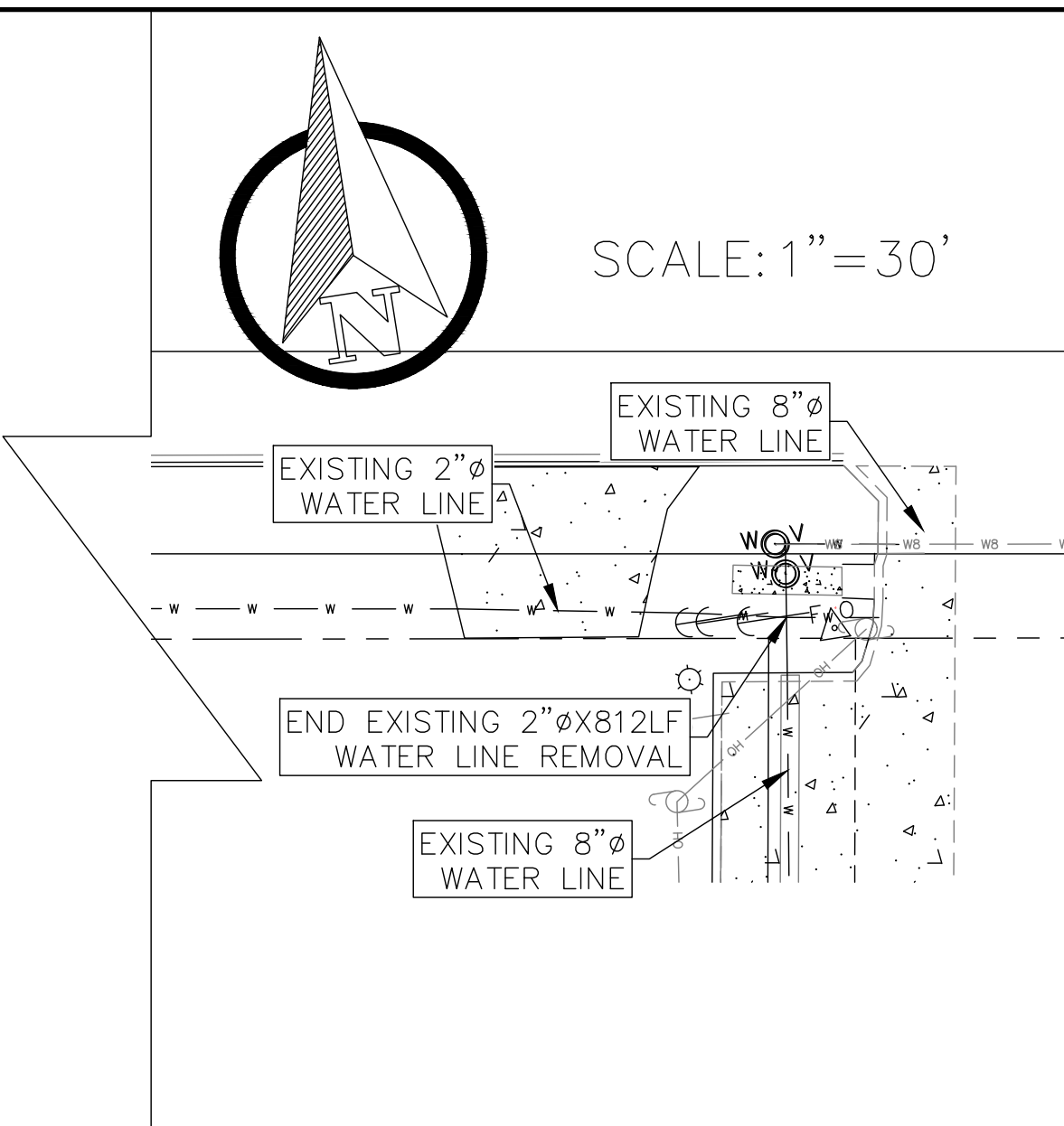
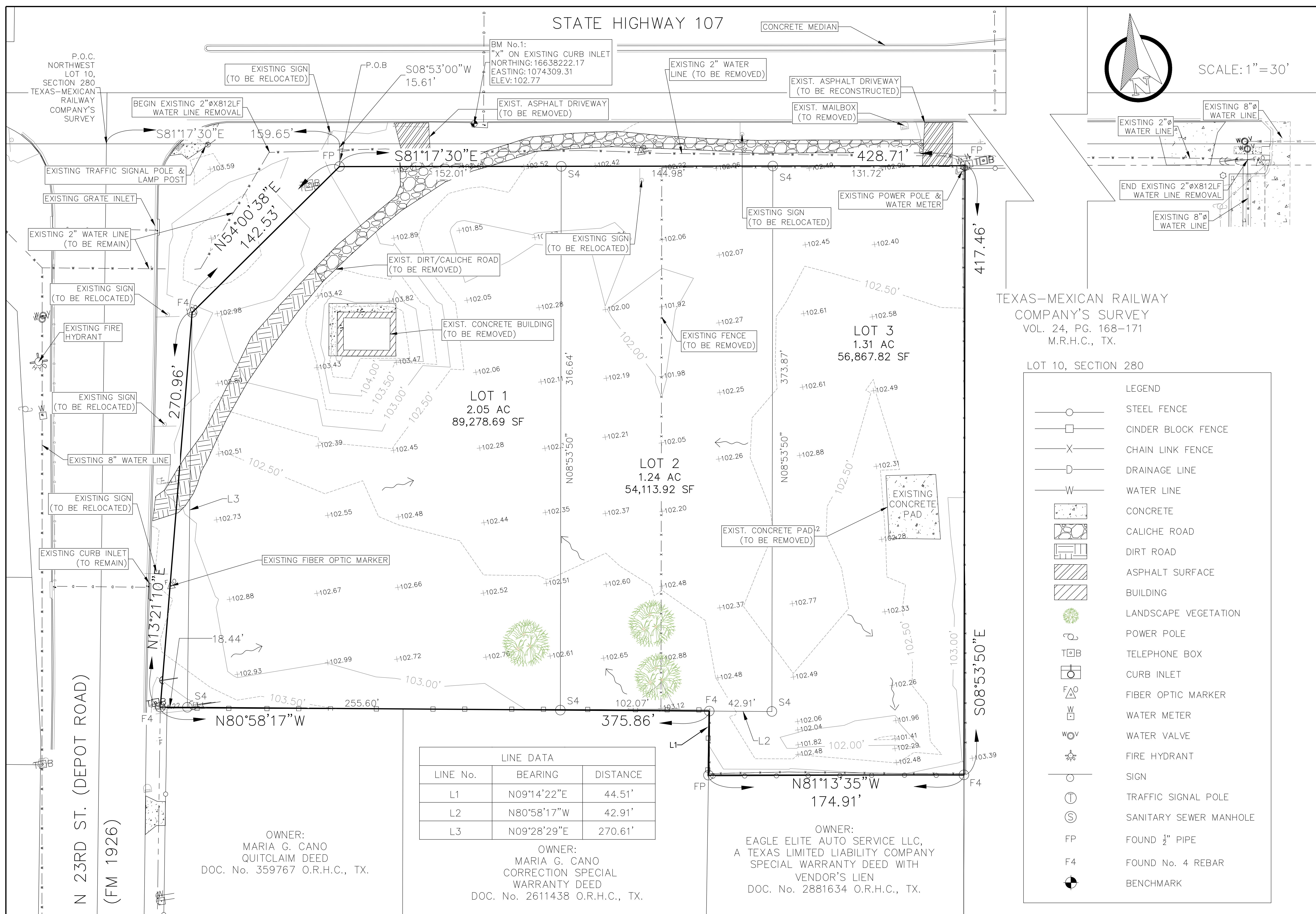
HIDALGO COUNTY IRRIGATION DISTRICT 1 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT 1 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT 1 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ ATTEST: _____ SECRETARY

THE STATE OF TEXAS



	STEEL FENCE
	CINDER BLOCK FENCE
	CHAIN LINK FENCE
	DRAINAGE LINE
	WATER LINE
	CONCRETE
	CALICHE ROAD
	DIRT ROAD
	ASPHALT SURFACE
	BUILDING
	LANDSCAPE VEGETATION
	POWER POLE
	TELEPHONE BOX
	CURB INLET
	FIBER OPTIC MARKER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	SIGN
	TRAFFIC SIGNAL POLE
	SANITARY SEWER MANHOLE
	FOUND 1/2" PIPE
	FOUND No. 4 REBAR
	BENCHMARK

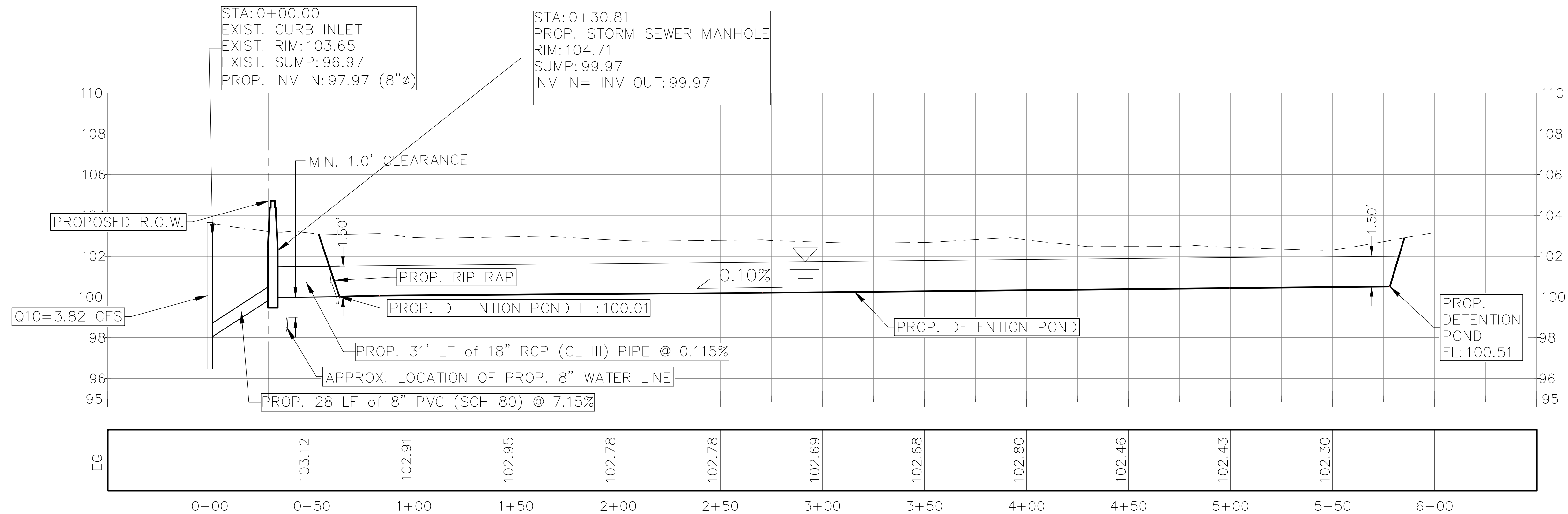
SCALE: AS SHOWN				
DATE:				
SURVEY BY:				
DRAWN BY:				
PREPARED BY:				
CHECKED BY:		REVISION	DATE	BY

SHEET

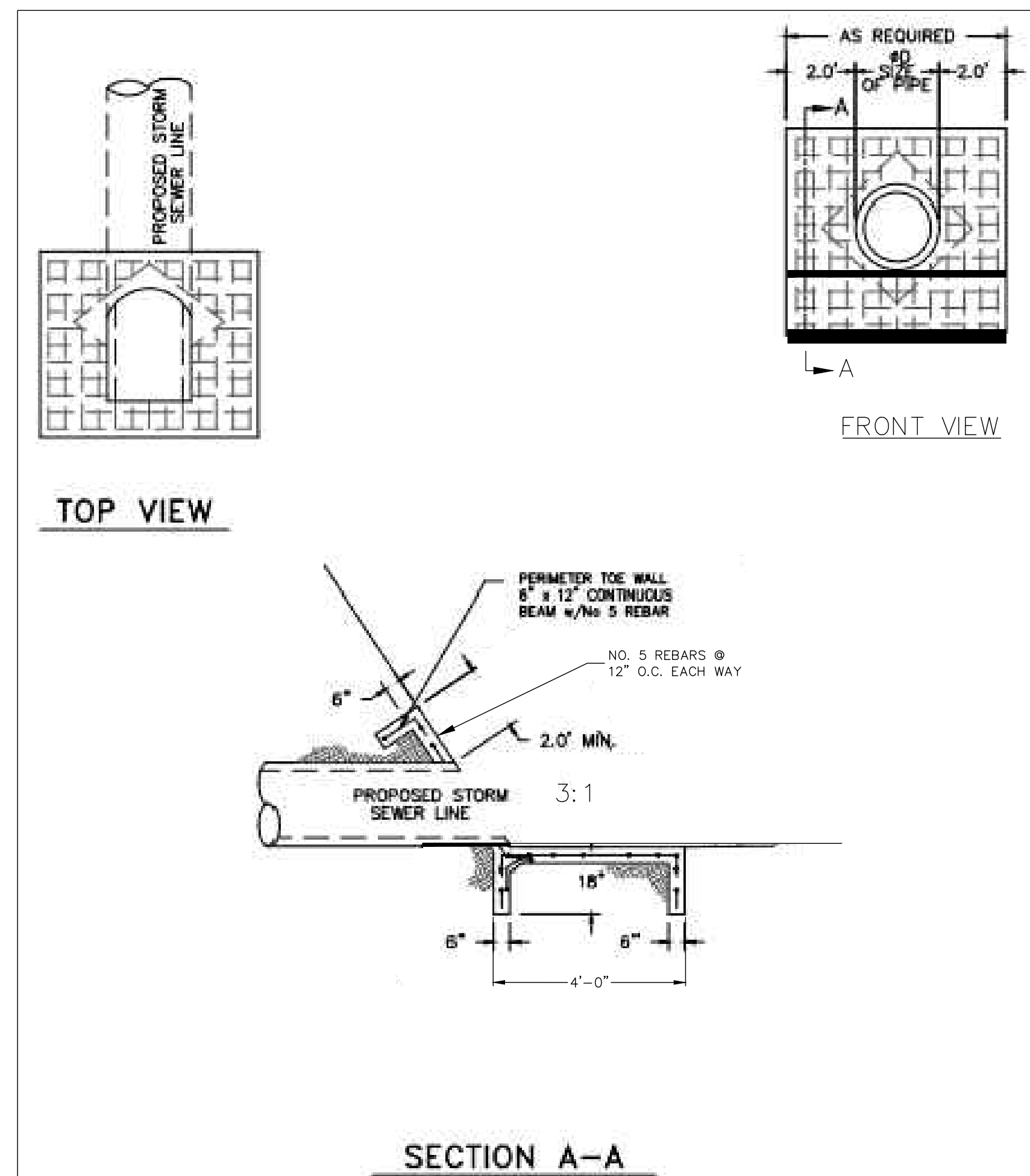
2

COASTAL KING – MCALLEN SUBDIVISION

TOPOGRAPHY MAP

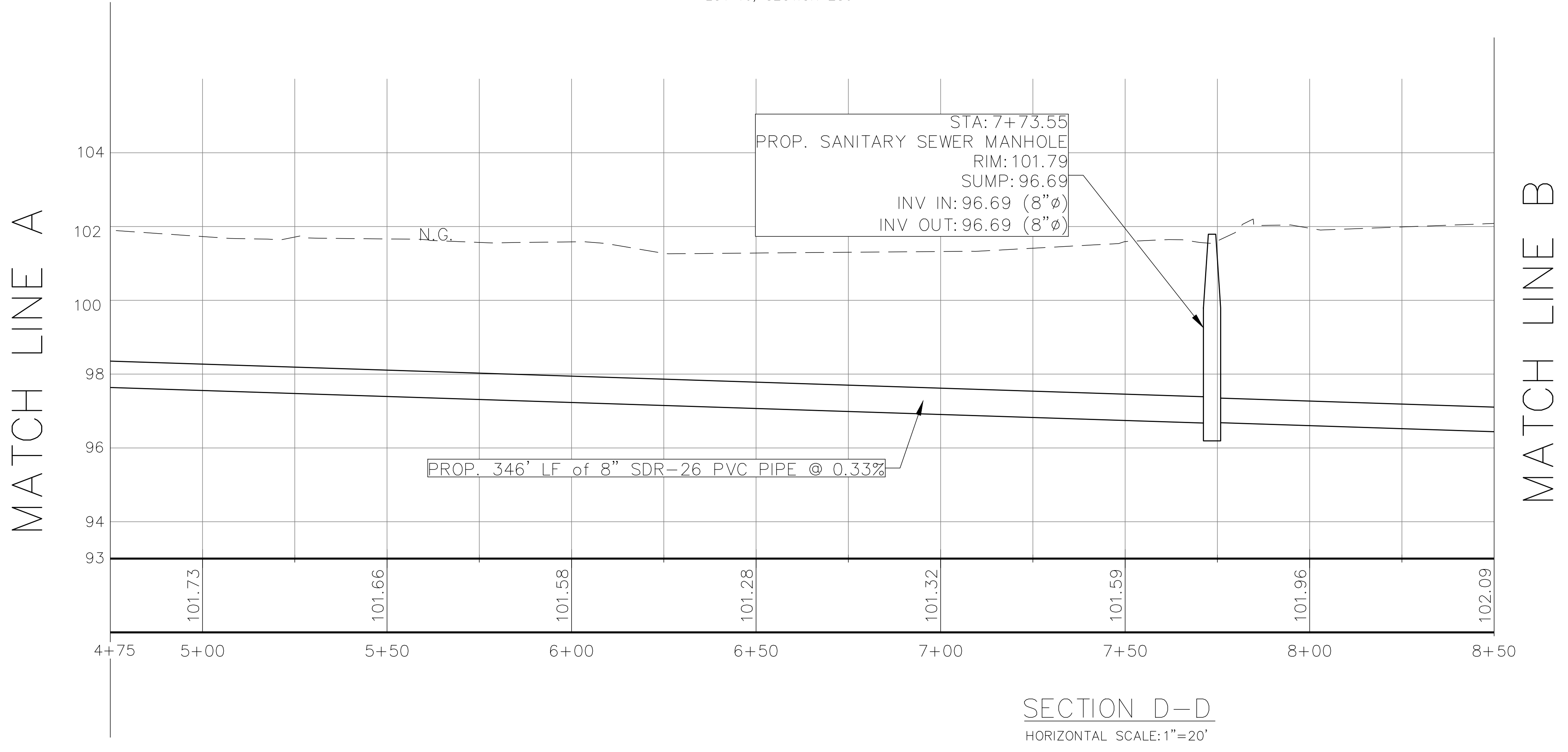
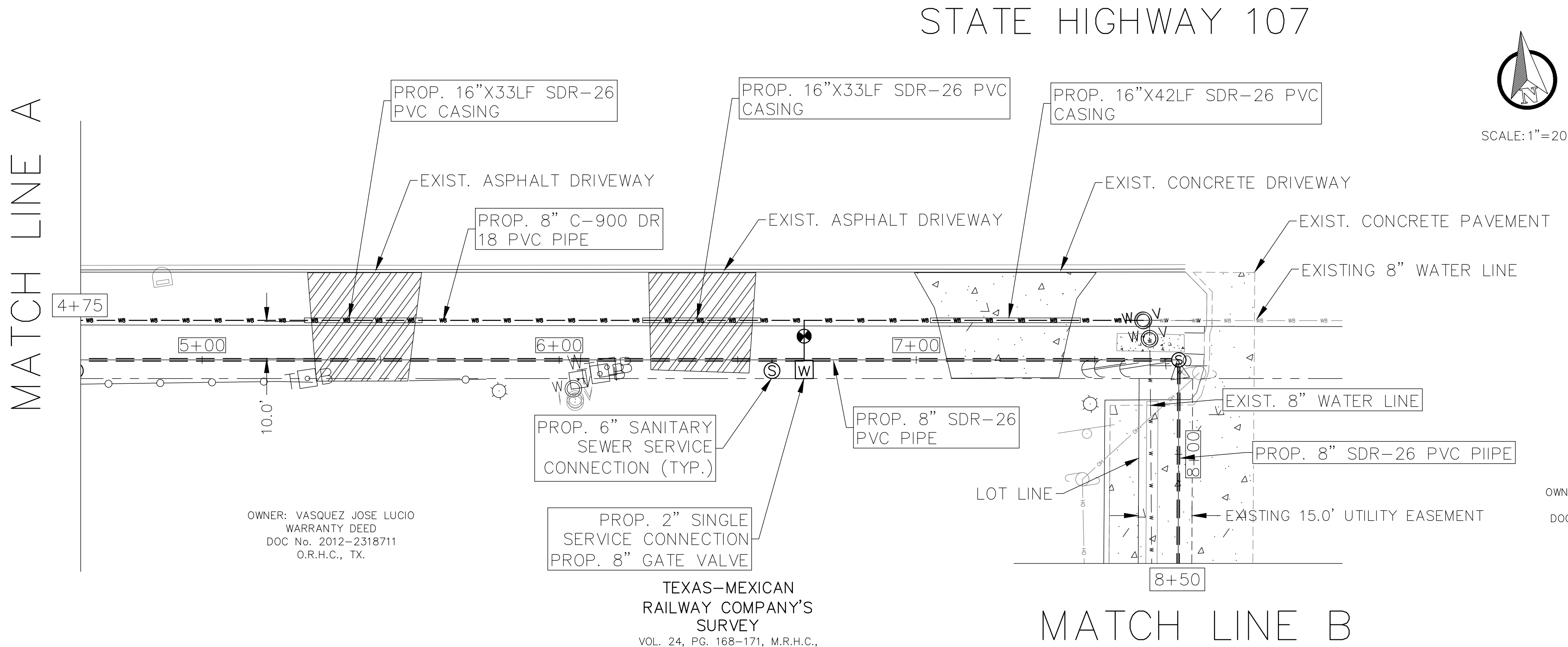


SECTION C-C
HORIZONTAL SCALE: 1"=30'



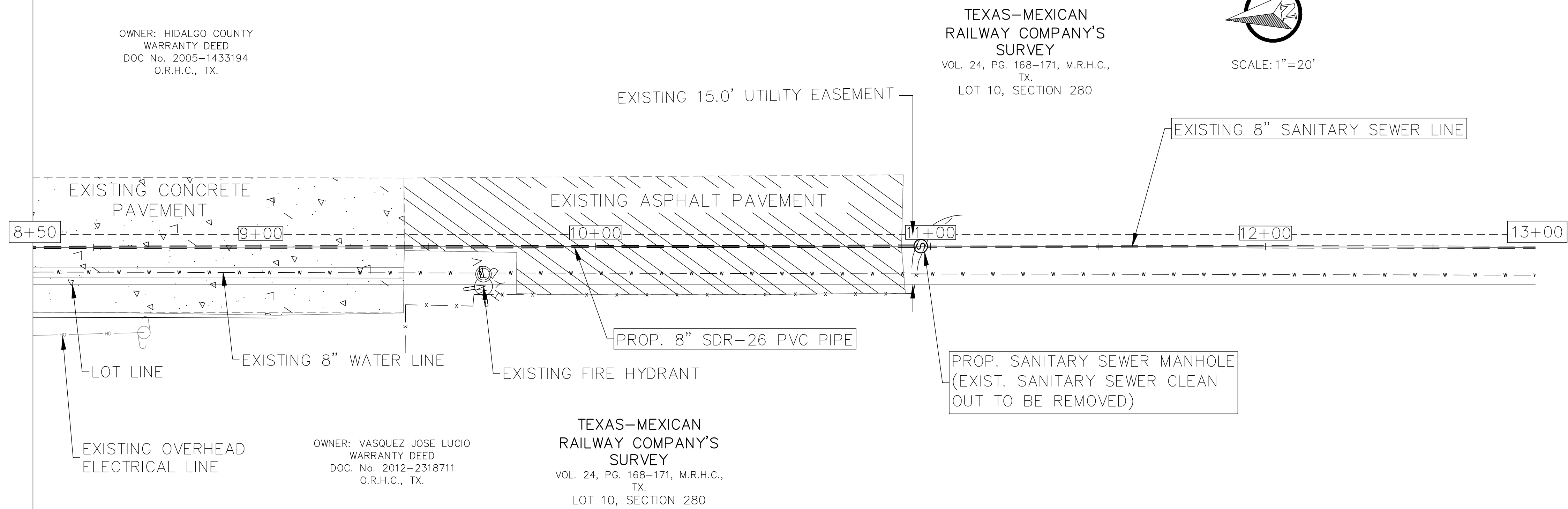
CONCRETE RIP RAP DETAIL

SCALE: AS SHOWN	DATE:	REVISION	DATE	BY
DATE:				
FB. No.:				
SURVEY BY:				
DRAWN BY:				
PREPARED BY:				
CHECKED BY:				

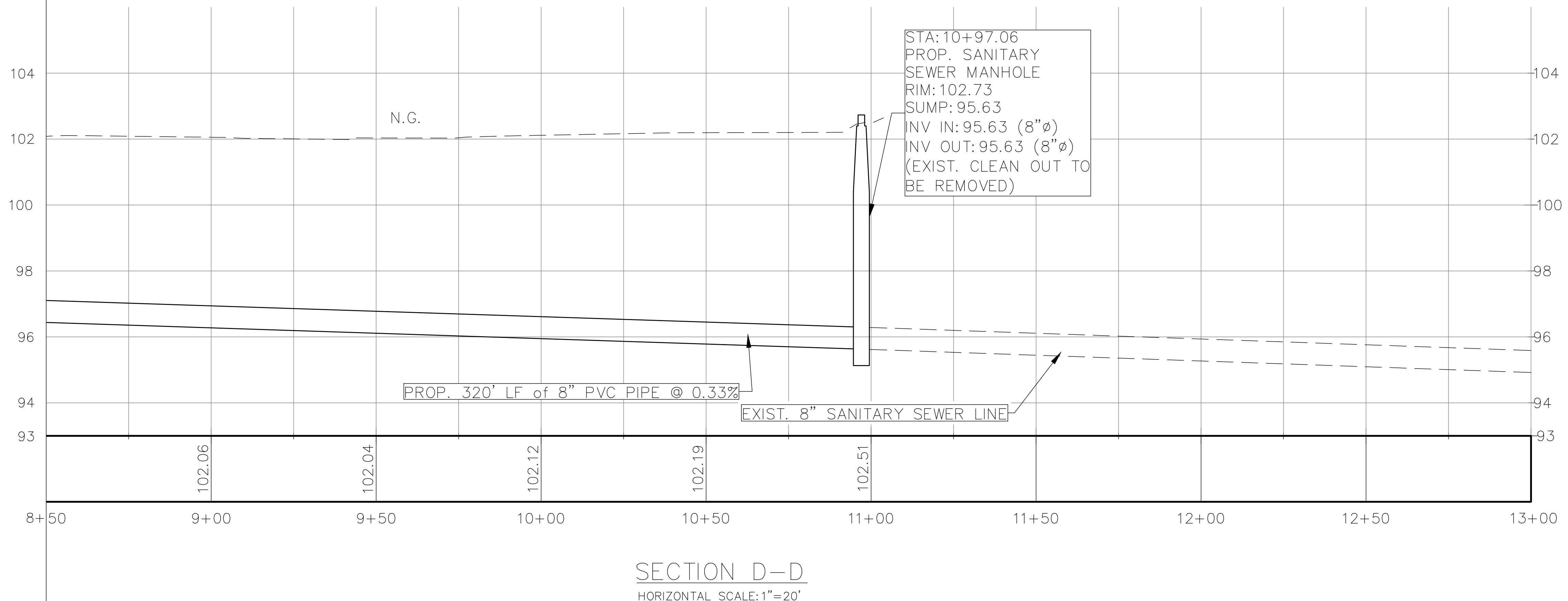


SCALE: AS SHOWN					
DATE:					
FB. No.:					
SURVEY BY:					
DRAWN BY:					
PREPARED BY:					
CHECKED BY:					
	REVISION	DATE	BY		
SHEET					
6					

MATCH LINE B



MATCH LINE B



Professional Engineers & Land Surveyors

R. Gutierrez

Engineering Corporation

130 E. PARK AVENUE • PHARR, TEXAS 77577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 468

PRELIMINARY—FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

RAMIRO GUTIERREZ 65948
Print Name PE#

Date

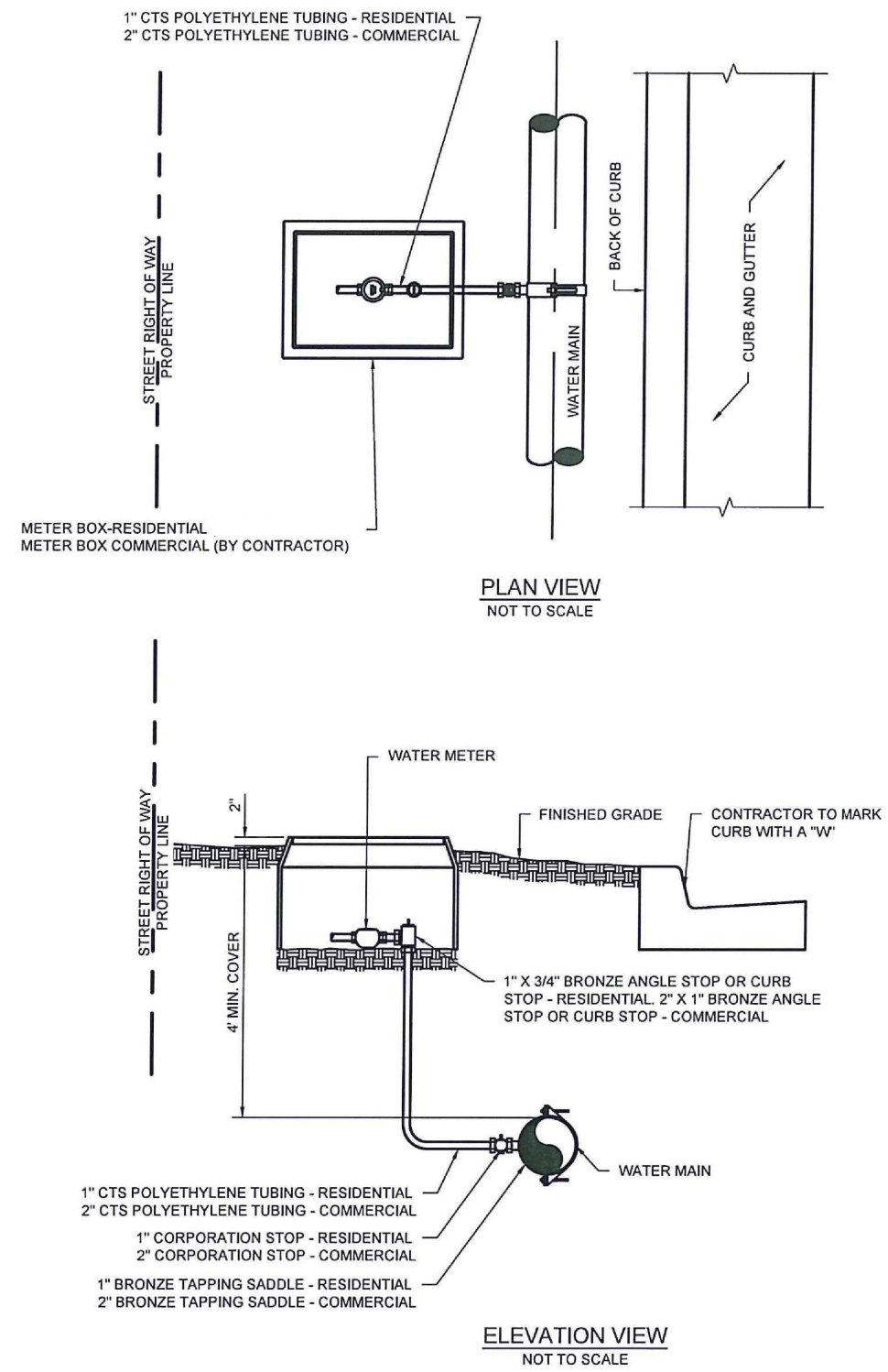
COASTAL KING — MCALLEN
SUBDIVISION

UTILITY DETAILS

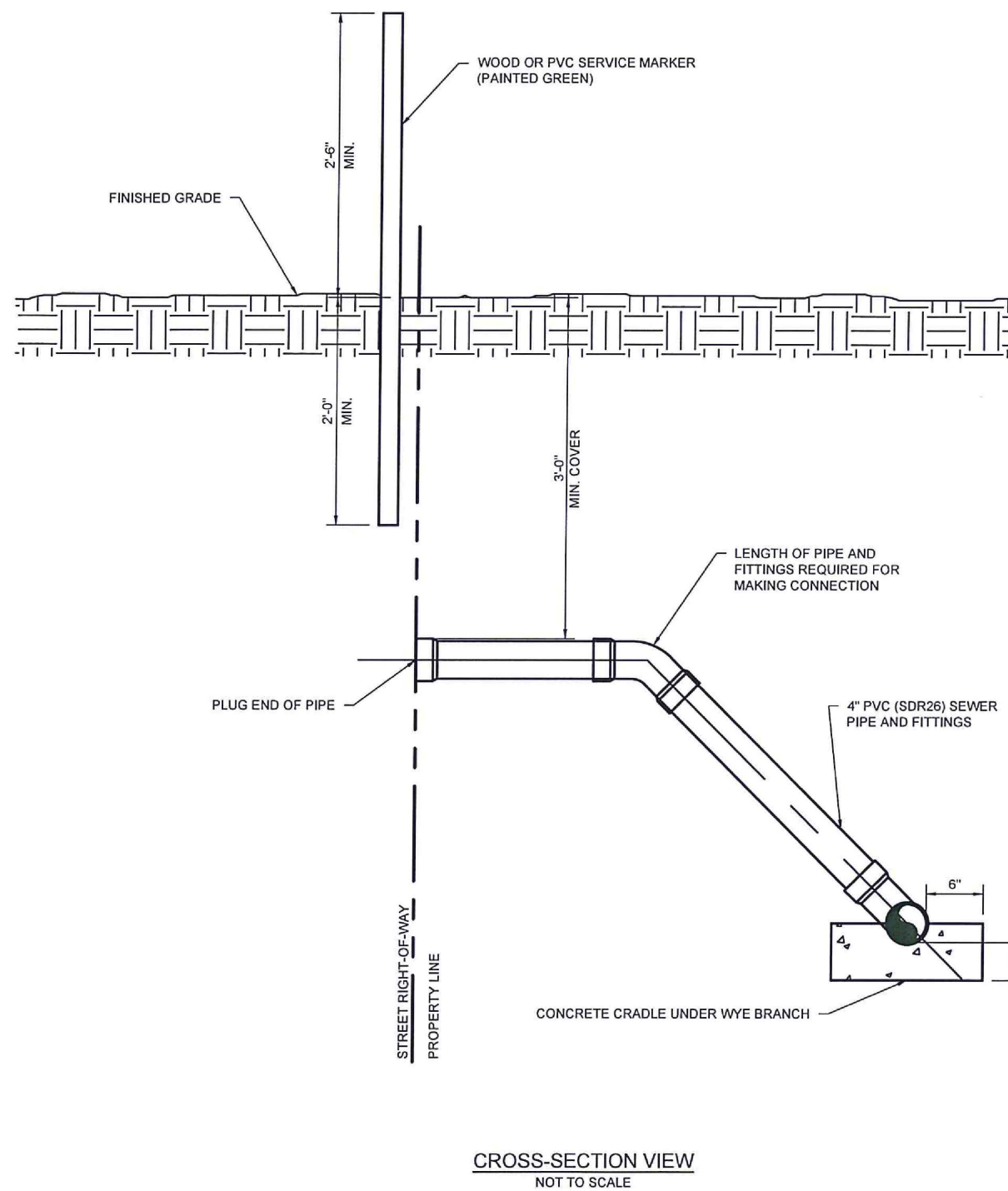
SCALE: AS SHOWN	DATE:	DATE	BY
FB. No.:			
SURVEY BY:			
DRAWN BY:			
PREPARED BY:			
CHECKED BY:		REVISION	

SHEET

7

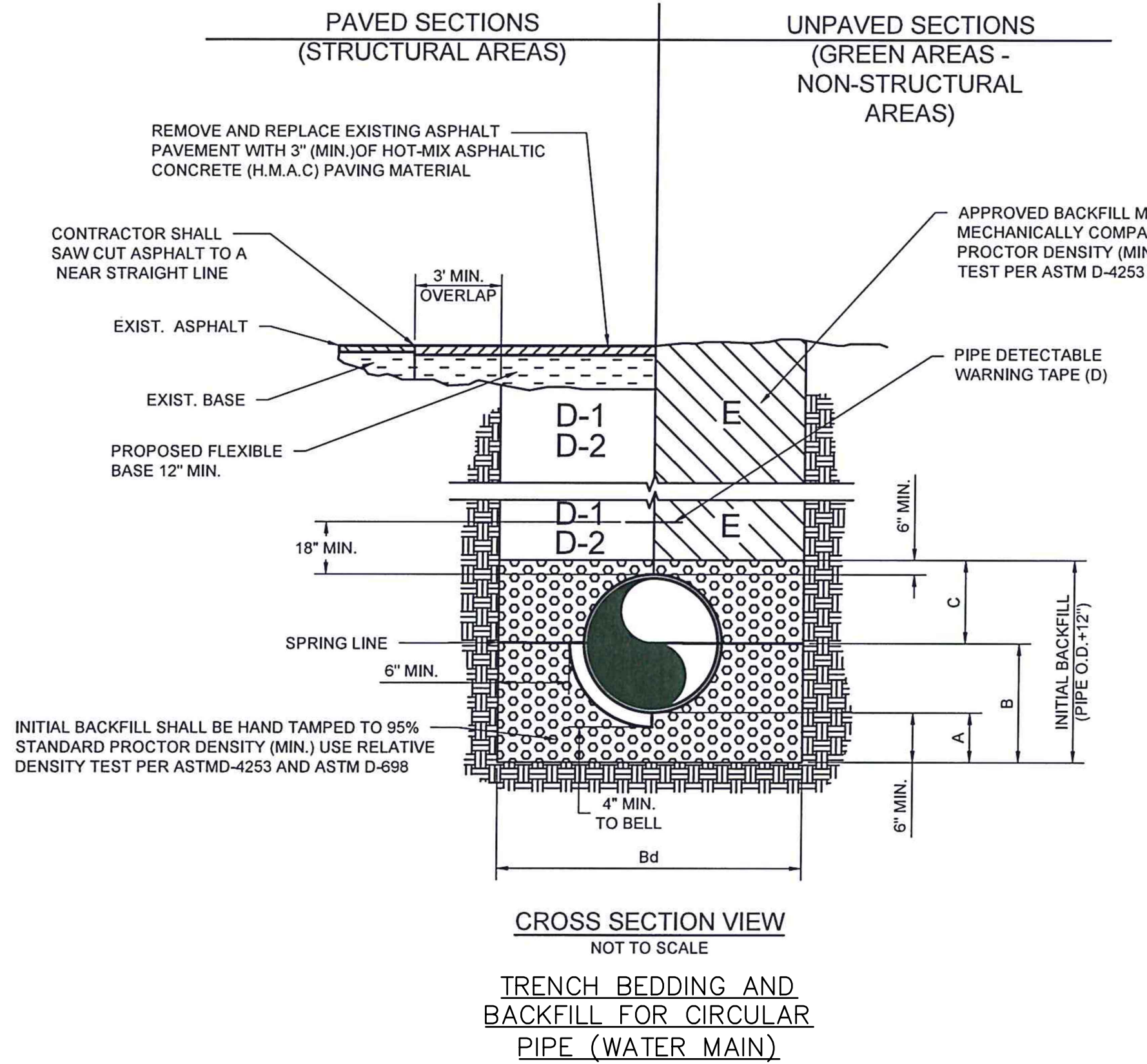


SINGLE WATER SERVICE CONNECTION (SHORT CONNECTIONS)

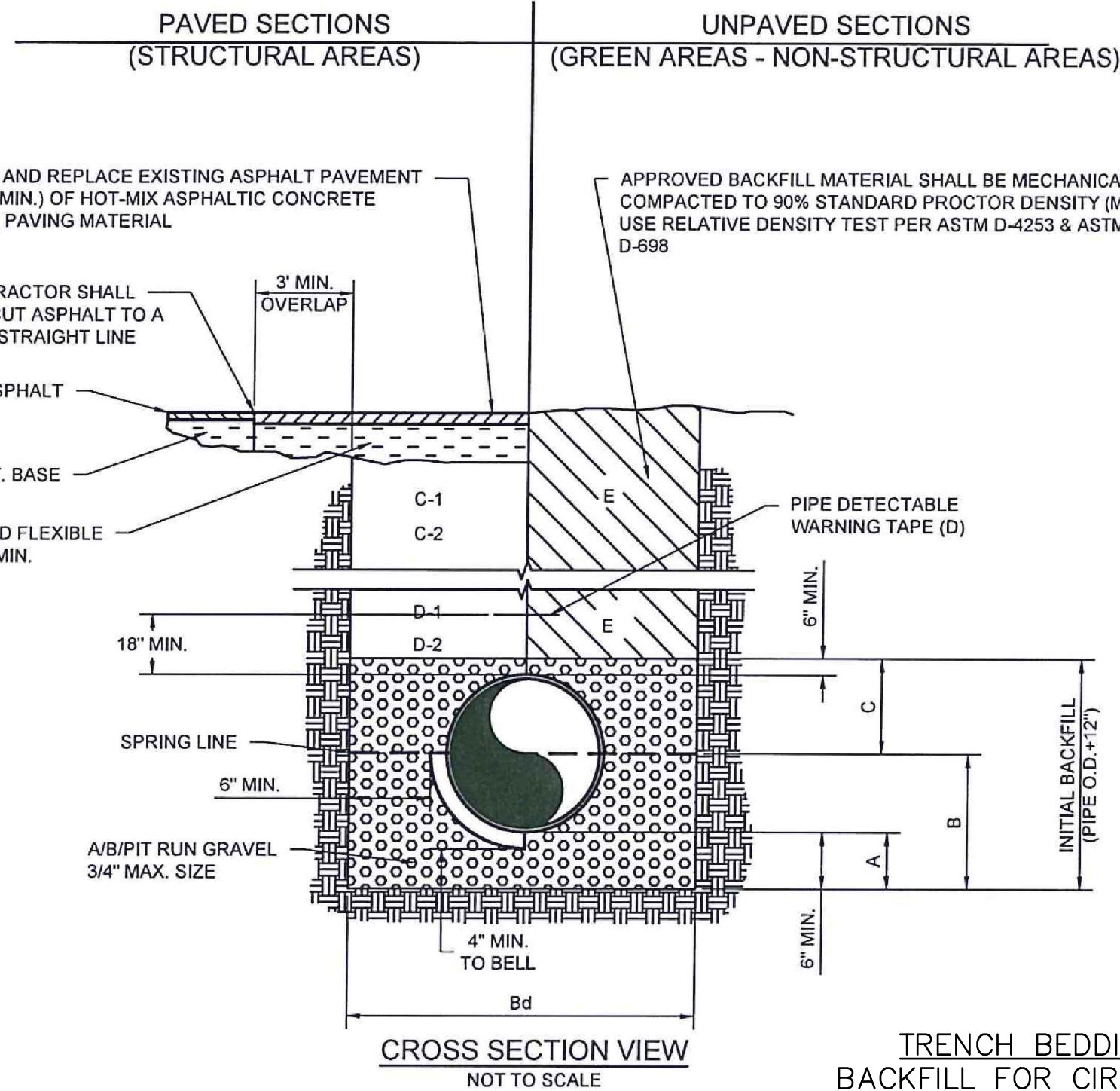


SANITARY SINGLE SERVICE CONNECTION

- GENERAL NOTES:
- GRAVEL BEDDING SHALL BE PLACED, BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE. (MIN. BEDDING THICKNESS SHALL BE 6").
 - GRAVEL BACKFILL SHALL BE PLACED, AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE. PIT RUN GRAVEL $\frac{3}{4}$ " MAX. SIZE.
 - TRENCH WIDTH SHALL BE BELL O.D. +12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
 - (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 8" LIFTS.
 - (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST AS PER ASTM D-4253.
 - PIPE DETECTABLE WARNING TAPE SHALL BE 18 INCHES ABOVE THE PIPE, 6 INCHES DIAMETER AND LARGER. WARNING TAPE SHALL BE METALLIC "TERRA TAPE SENTRY LINE 620" AS MANUFACTURED BY REEF INDUSTRIES, OR APPROVED EQUAL. THE WARNING TAPE SHALL BE "GREEN", 3 INCHES WIDE, 6 MILS THICK, WITH "BLACK" CONTINUOUS LETTERING THAT READS "CAUTION SANITARY SEWER LINE BURIED BELOW" OR OTHER WORDING APPROVED BY OWNER.
 - APPROVED SELECT BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% STANDARD PROCTOR DENSITY (MIN.) IN 12 LIFTS (GREEN AREA NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL, CEMENT-STABILIZED SAND, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 AND ASTM D-698). THE THICKNESS OF EACH LOOSE LIFT SHALL NOT EXCEED 6". APPROVED STRUCTURAL BACKFILL MATERIAL SHALL BE SAND, CEMENT-STABILIZED SAND, SELECTED SOIL, SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
 - BEFORE ATTEMPTING TO INSTALL GRAVITY SEWER PIPE IN PLACE, BE SURE THAT THE TRENCH EXCAVATION HAS BEEN BENCHMARKED, SLOPPED, OR SHORED PROPERLY IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS. HOWEVER, WHEN BENCHMARKING, SLOPING, OR SHORING IS RESTRICTED DUE TO LIMITED WORKING AREA OR SPACE, TRENCH SHIELDS (TRENCH BOXES) CAN BE USED IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS.
 - BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.



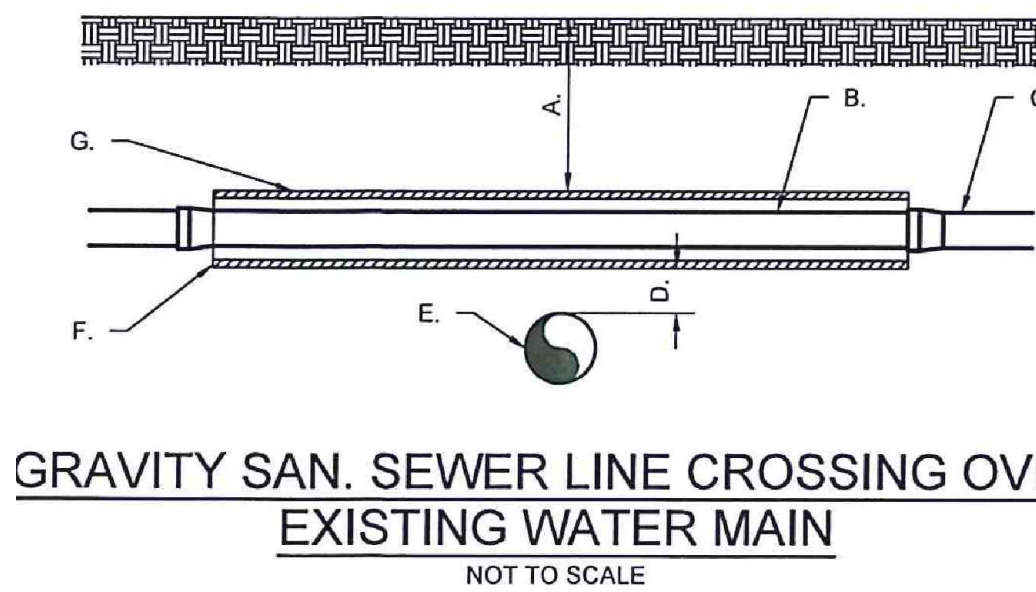
TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (WATER MAIN)



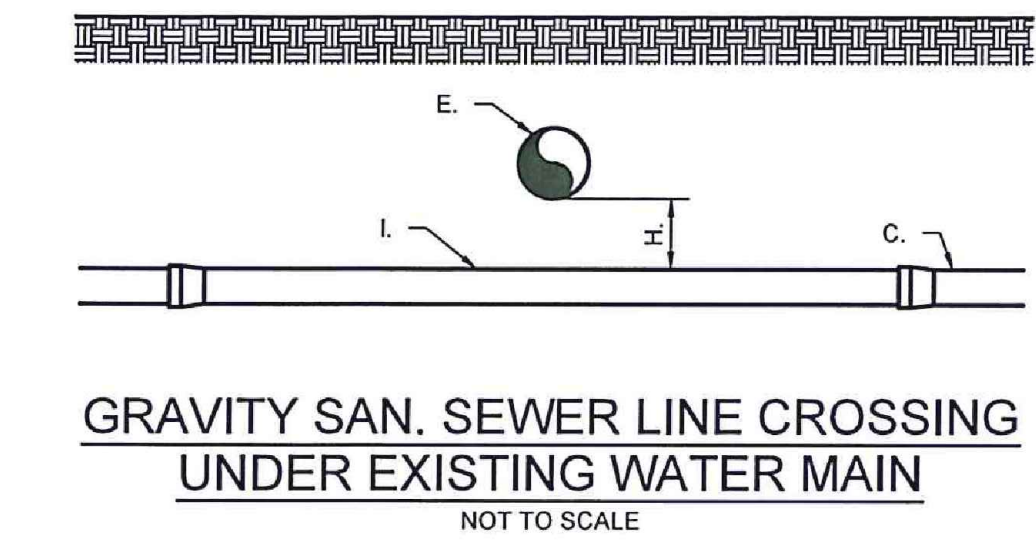
TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (GRAVITY SANITARY SEWER)

- GENERAL NOTES:
- SAND BEDDING SHALL BE PLACED, BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE. (MIN. BEDDING THICKNESS SHALL BE 6").
 - SAND BACKFILL SHALL BE PLACED, AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED).
 - TRENCH WIDTH SHALL BE BELL O.D. +12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
 - SAND BACKFILL SHALL BE PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).
 - PIPE DETECTABLE WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 18" ABOVE THE PIPE, 6" IN DIAMETER AND LARGER. WARNING TAPE SHALL BE METALLIC "TERRA TAPE SENTRY LINE 620", AS MANUFACTURED BY REEF INDUSTRIES, OR APPROVED EQUAL. THE WARNING TAPE SHALL BE "BLUE", THREE INCHES WIDE, 6 MILS THICK, WITH BLACK CONTINUOUS LETTERING THAT READS "CAUTION WATER LINE BURIED BELOW", OR OTHER WORDING APPROVED BY OWNER.
 - (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 8" LIFTS.
 - (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST AS PER ASTM D-4253.
 - SELECT AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% STANDARD PROCTOR DENSITY (MIN.) IN 12" LIFTS (GREEN AREA-NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT-STABILIZED SAND, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MOISTENED, AS REQUIRED, TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 AND ASTM D-698). THE THICKNESS OF EACH LOOSE LIFT SHALL NOT EXCEED 6". APPROVED STRUCTURAL BACKFILL MATERIAL SHALL BE SAND, CEMENT-STABILIZED SAND, SELECTED SOIL, SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
 - BEFORE ATTEMPTING TO INSTALL WATER LINE PIPE IN PLACE, BE SURE THAT THE TRENCH EXCAVATION HAS BEEN BENCHMARKED, SLOPPED, OR SHORED PROPERLY IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS. HOWEVER, WHEN BENCHMARKING, SLOPING, OR SHORING IS RESTRICTED DUE TO LIMITED WORKING AREA OR SPACE, TRENCH SHIELDS (TRENCH BOXES) CAN BE USED IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS.
 - BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 231.

TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (WATER MAIN)



GRAVITY SAN. SEWER LINE CROSSING OVER EXISTING WATER MAIN

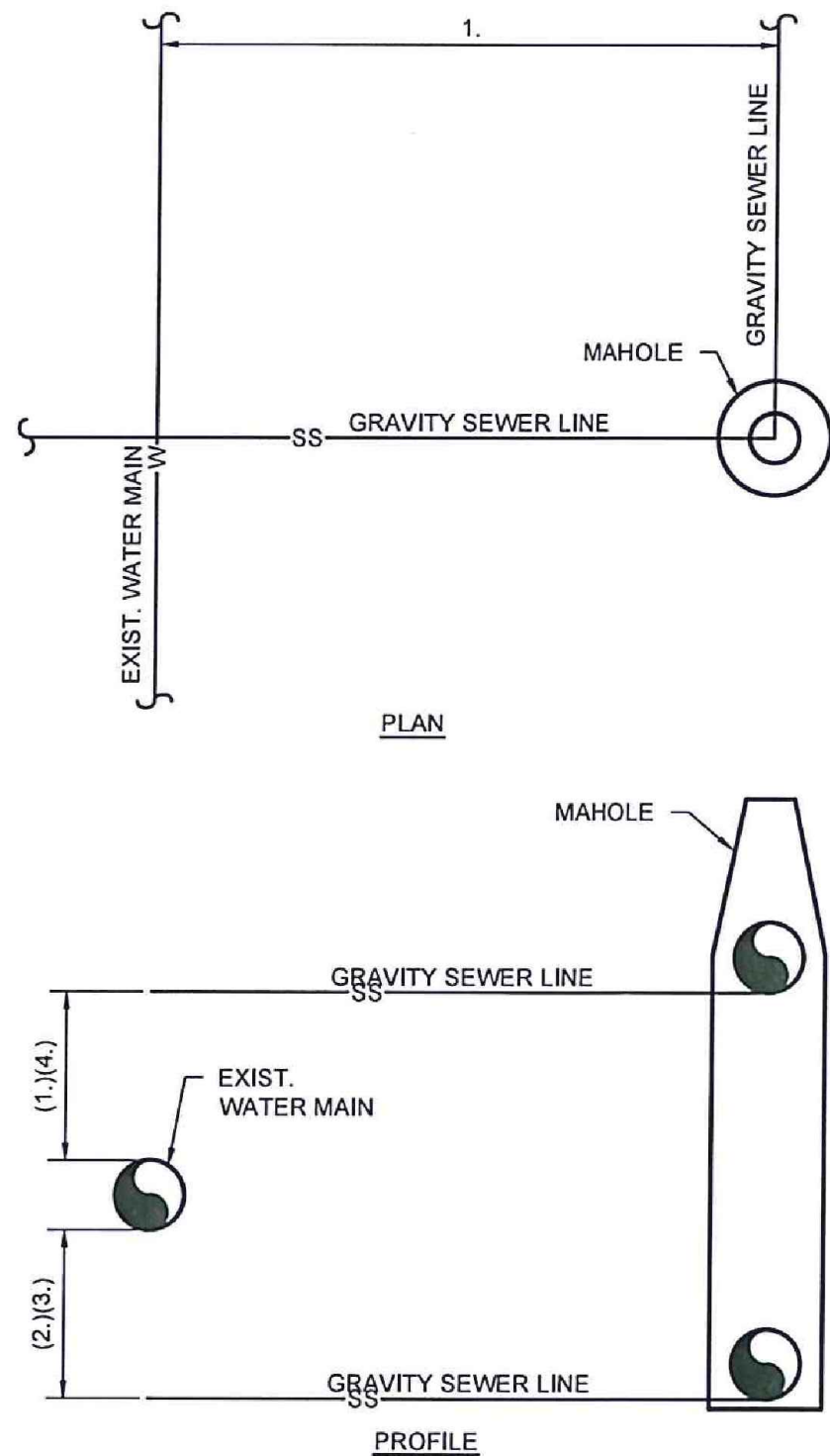


GRAVITY SAN. SEWER LINE CROSSING UNDER EXISTING WATER MAIN

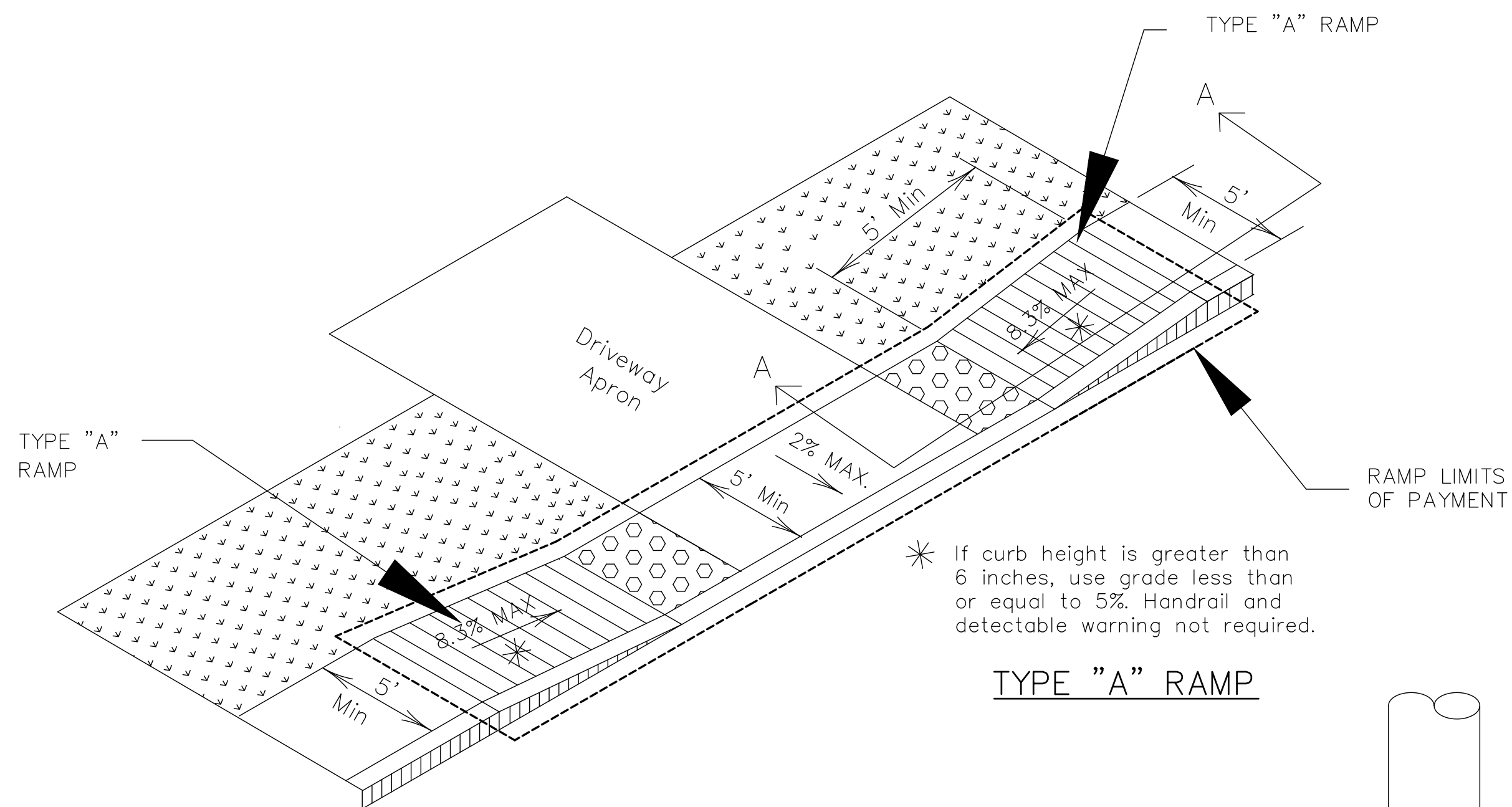
- CONSTRUCTION NOTES:
- 4" MIN. COVER.
 - CARRIER PIPE TO BE SUPPORTED AT 5' INTERVALS WITH POLYETHYLENE CASING INSULATOR SPACERS.
 - PROPOSED GRAVITY SANITARY SEWER LINE.
 - 1' MINIMUM CLEARANCE.
 - EXISTING WATER MAIN.
 - BOTH CASING ENDS SHALL BE SEALED WITH CEMENT GROUT OR MANUFACTURED RUBBER END SEALS.
 - PVC HEAVY WALL CASING (18 MIN.) CENTERED OVER EXISTING WATER MAIN.
 - 2' MINIMUM CLEARANCE.
 - ONCE (1) JOINT OF PROPOSED SANITARY SEWER FORCE MAIN CENTERED UNDER EXISTING WATER MAIN.

- NOTES:
- WATER LINE/NEW GRAVITY SANITARY SEWER LINE SEPARATION. WHEN NEW GRAVITY SANITARY SEWERS ARE INSTALLED THEY SHALL BE INSTALLED NO CLOSER TO A WATER LINE THAN NINE FEET IN ALL DIRECTIONS. GRAVITY SANITARY SEWERS THAT PARALLEL WATER LINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL BE APPLY:
 - WHERE A GRAVITY SANITARY SEWER PARALLELS A WATER LINE, THE GRAVITY SANITARY SEWER SHALL BE CONSTRUCTED OF PVC PIPE MEETING ASTM SPECIFICATION WITH PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETER. THE GRAVITY SANITARY SEWER SHALL BE LOCATED BELOW THE WATER LINE.
 - WHERE A GRAVITY SANITARY SEWER CROSSES A WATER LINE AND THE GRAVITY SANITARY SEWER IS CONSTRUCTED OF PVC PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETER SHALL BE MAINTAINED. IN ADDITION, THE GRAVITY SANITARY SEWER SHALL BE LOCATED BELOW THE WATER LINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATER LINE.
 - WHERE A GRAVITY SANITARY SEWER CROSSES UNDER A WATER LINE AND THE GRAVITY SANITARY SEWER IS CONSTRUCTED OF PVC PIPE, SIMILAR SEM-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE, OR CONCRETE PIPE, WITH GASKETS JOINTS, A MINIMUM TWO FEET SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND). FOR ALL SECTIONS OF SEWER WITH IN NINE FEET OF WATER LINE, THE INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER, BUT NOT LESS THAN TWELVE INCHES, ABOVE TOP OF PIPE.
 - WHERE A GRAVITY SANITARY SEWER CROSSES OVER A WATER LINE, ALL PORTIONS OF THE GRAVITY SANITARY SEWER WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THESE PROCEDURES, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST EIGHTEEN FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH POLYETHYLENE CASING INSULATOR SPACERS. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT, GROUT, OR MANUFACTURED RUBBER END SEALS.
 - WATER LINE/ SANITARY SEWER MANHOLE SEPARATION. UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATER TIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATER LINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SECTION 1. SUBSECTION (d.) MAY BE USED WHERE APPROPRIATE.

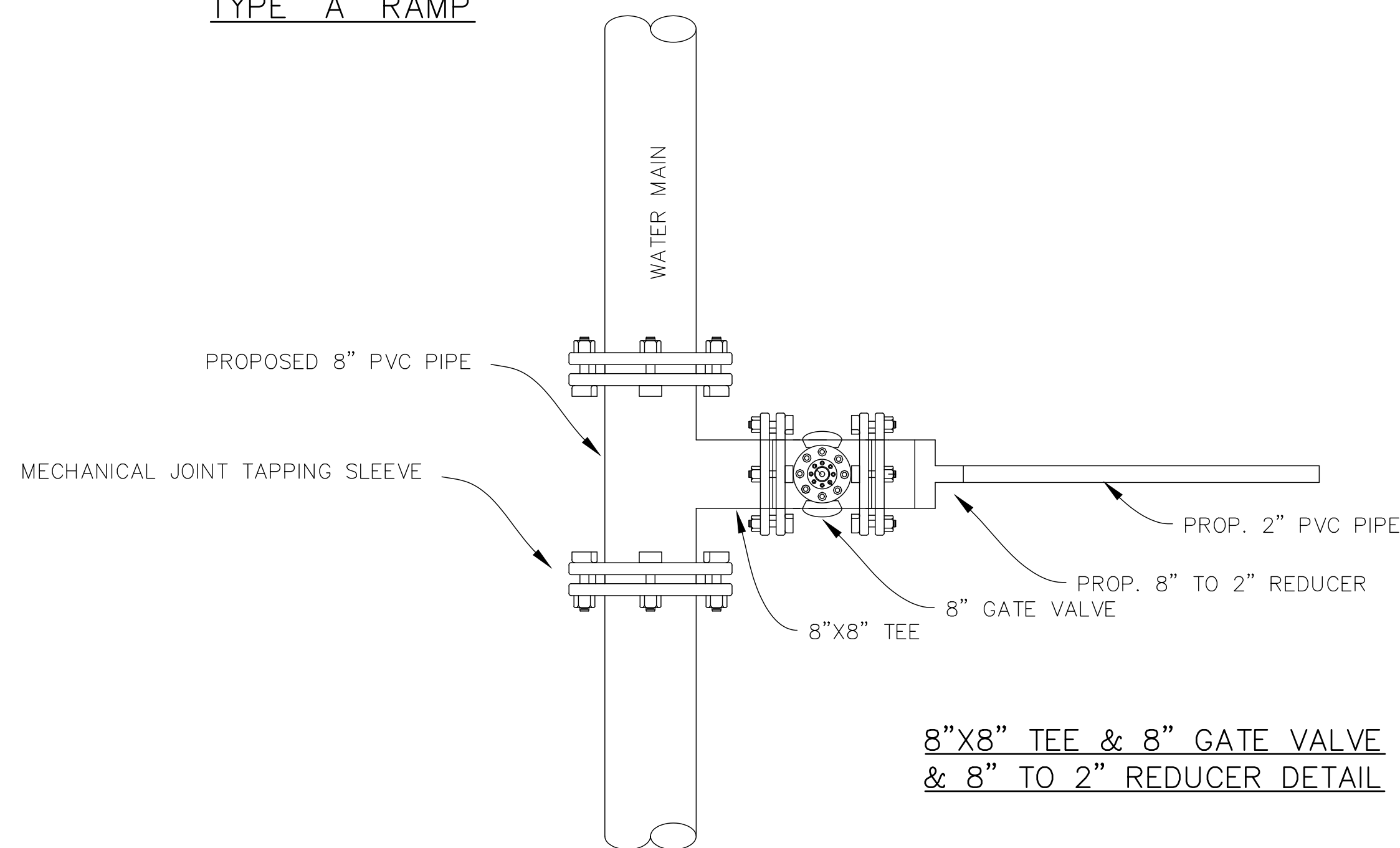
GRAVITY SANITARY SEWER CROSSING



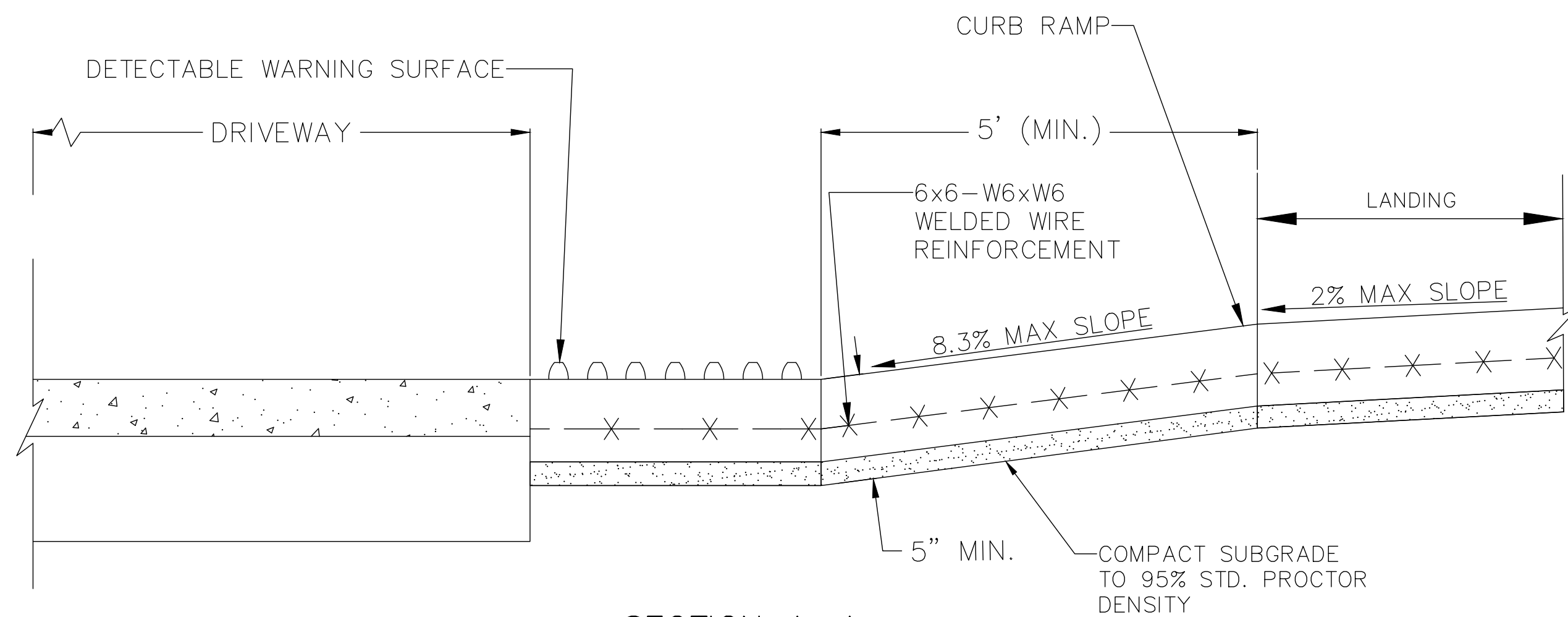
Professional Engineers & Land Surveyors R. Gutierrez Engineering Corporation 130 E. PARK AVENUE • PHARR, TEXAS 78577 (TEL) 956 782-2557 • (FAX) 956 782-2558 PE# 65948 PE# 65948				COASTAL KING – MCALLEN SUBDIVISION			
PRELIMINARY—FOR REVIEW ONLY These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: RAMIRO GUTIERREZ				UTILITY DETAILS			
SCALE: AS SHOWN DATE: _____ FB. No.: _____ SURVEY BY: _____ DRAWN BY: _____ PREPARED BY: _____ CHECKED BY: _____				REVISION DATE BY			
SHEET 8							



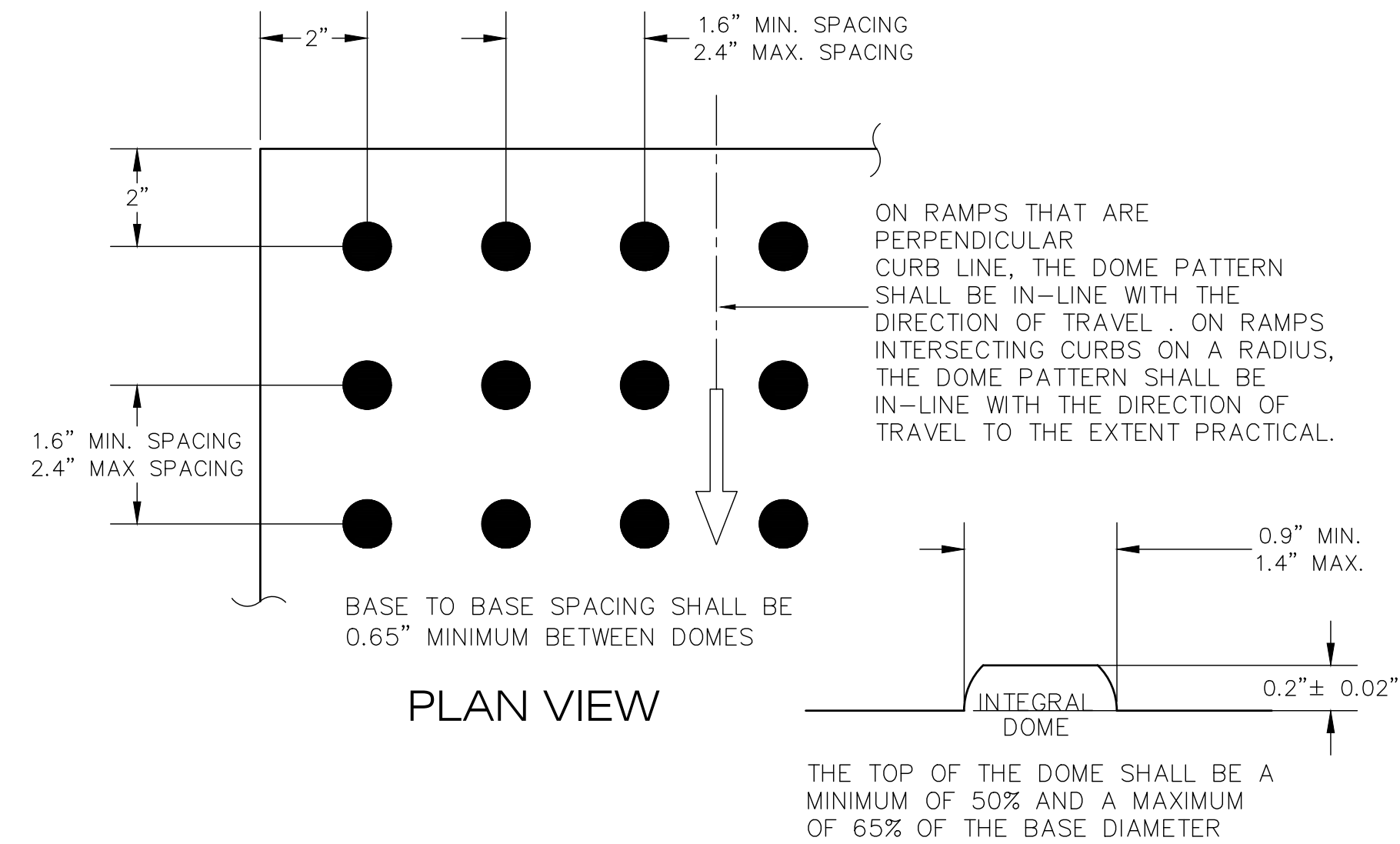
TYPE "A" RAMP



8"X8" TEE & 8" GATE VALVE
& 8" TO 2" REDUCER DETAIL

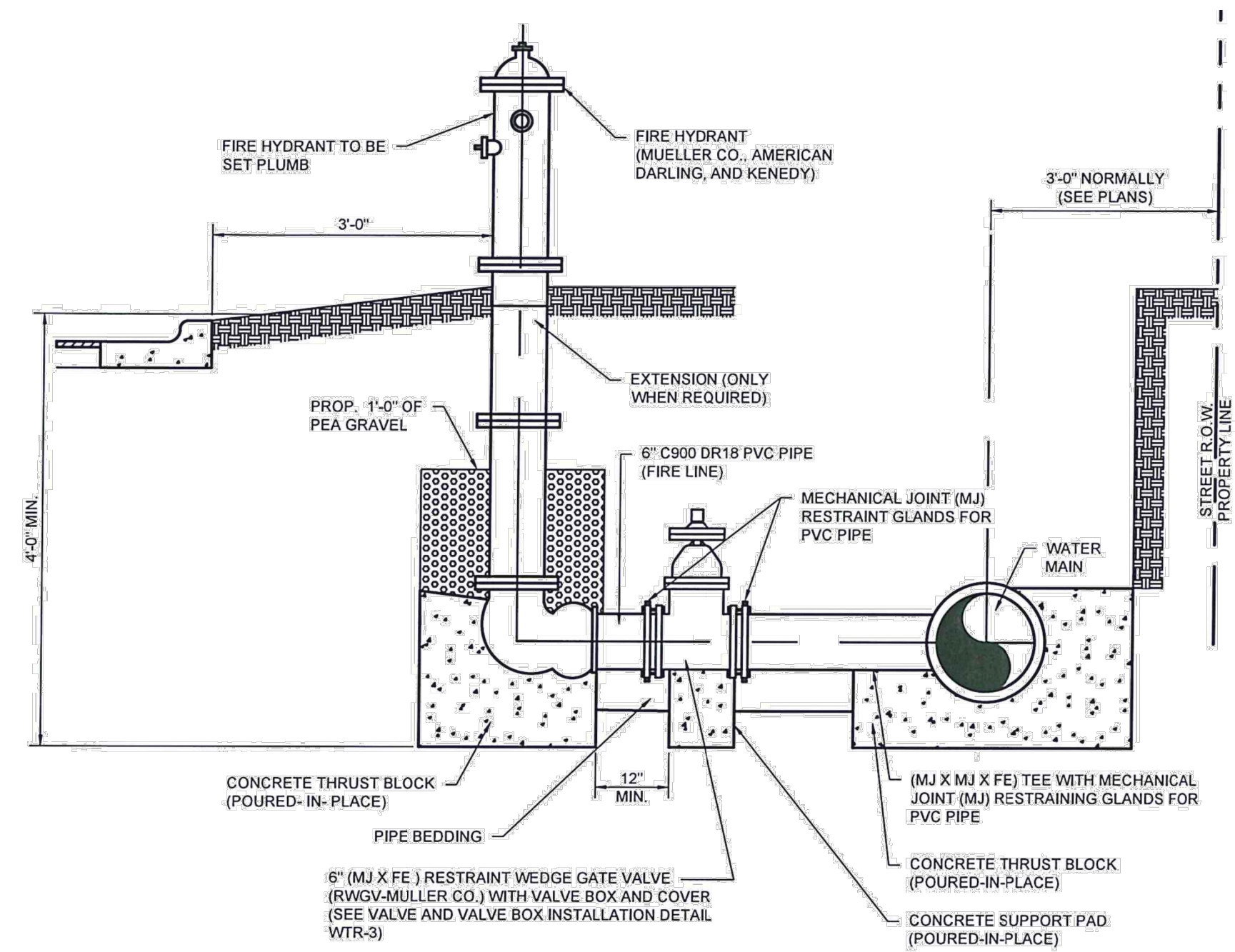


SECTION A-A
N.T.S.



DETECTABLE WARNING TRUNCATED DOMES DETAIL

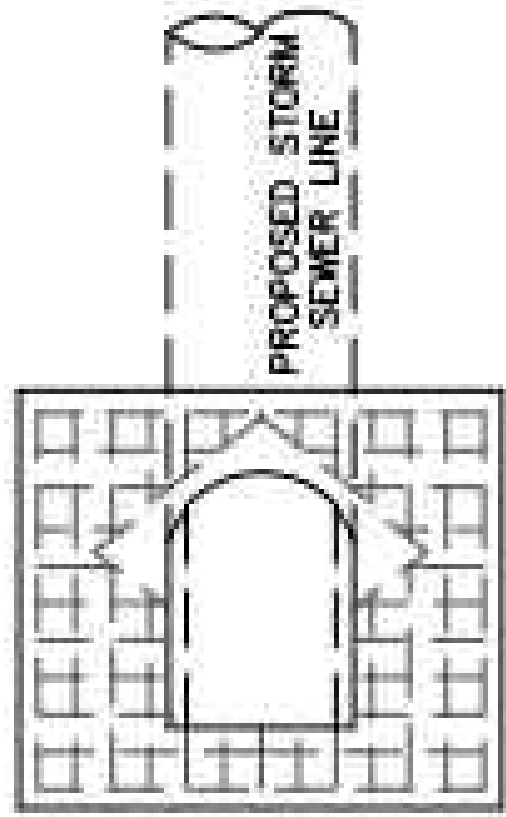
NTS



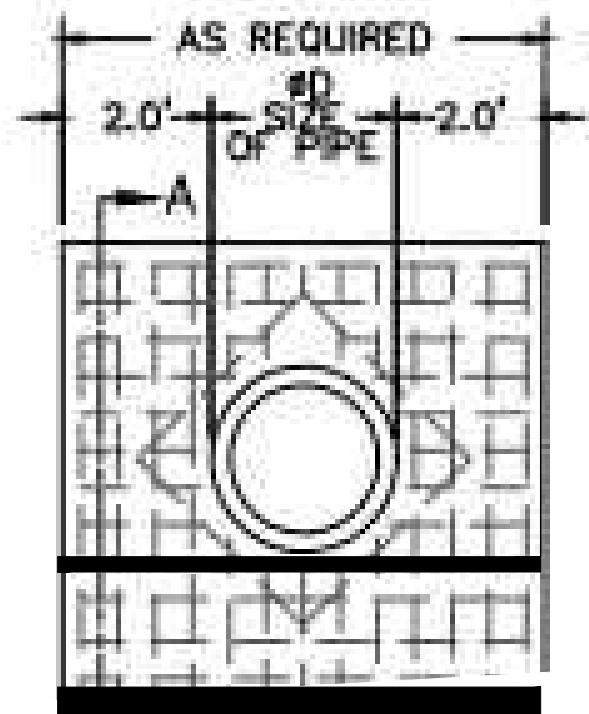
- GENERAL NOTES:
1. FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB AND 6" ABOVE TOP OF CRUB (TO TOP OF FLANGE).
 2. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURER PRIOR TO INSTALLATION.
 3. FIRE LANES MUST BE PAINTED RED, 15 FEET ON EACH SIDE OF FIRE HYDRANT (TOTAL 30 FEET) WITH LETTERING AT LEAST 3 INCHES TALL WHICH MUST READ FIRE LANE - TOW AWAY ZONE.
 4. DRAIN HOLES MUST NOT BE PLUGGED.

FIRE HYDRANT DETAIL

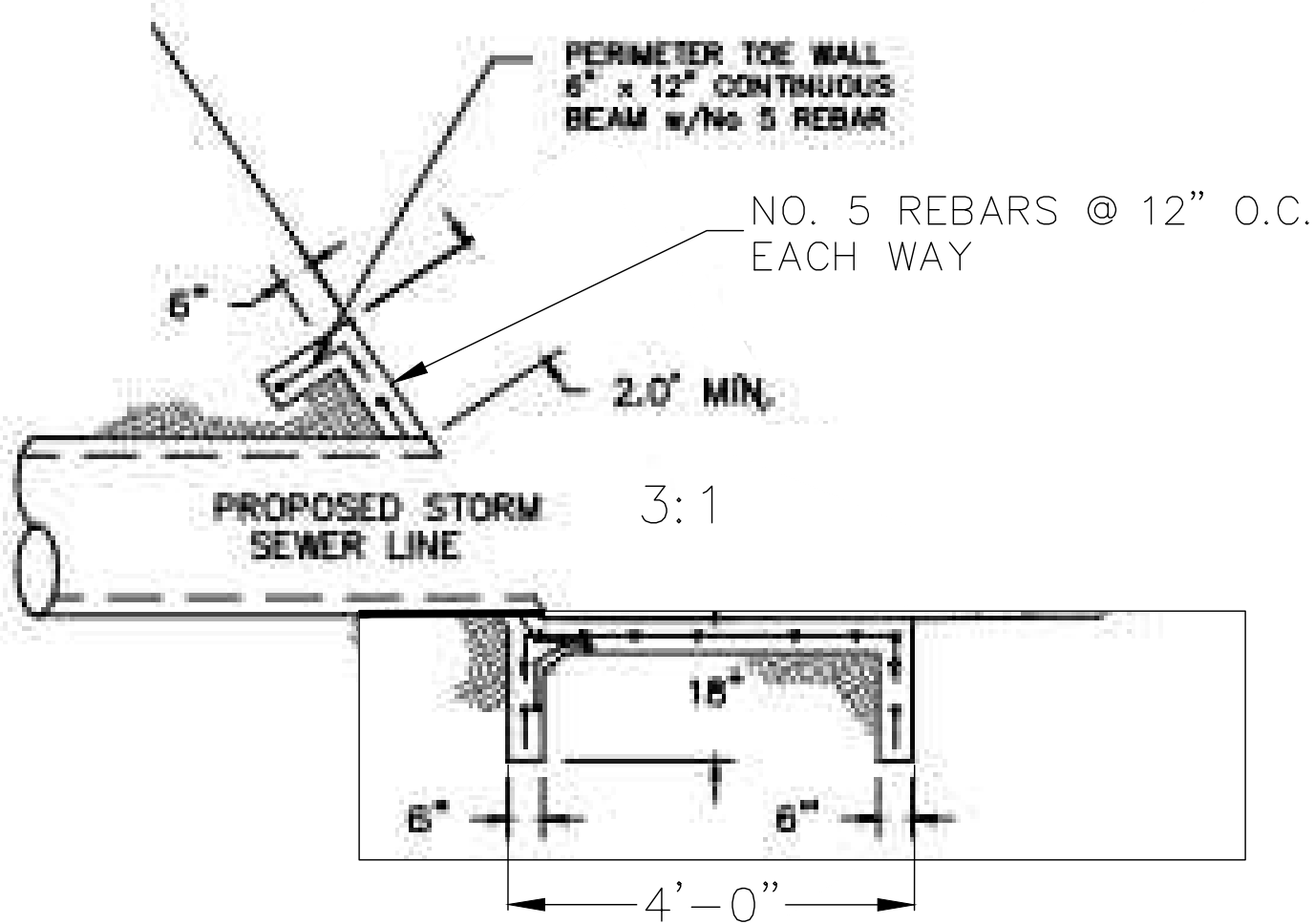
SCALE: AS SHOWN	DATE:	BY:
DATE:	DATE:	DATE:
FB. No.:	DATE:	DATE:
SURVEY BY:	DATE:	DATE:
DRAWN BY:	DATE:	DATE:
PREPARED BY:	DATE:	DATE:
CHECKED BY:	DATE:	DATE:



TOP VIEW



FRONT VIEW



SECTION A-A

CONCRETE RIPRAP DETAIL

SCALE: AS SHOWN					
DATE:					
FB. No.:					
SURVEY BY:					
DRAWN BY:					
PREPARED BY:					
CHECKED BY:					
	REVISION	DATE	BY		



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/13/2026

SUBDIVISION NAME: COASTAL KING- MCALLEN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W.
 Paving: by the state Curb & gutter: by the state
 *Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Compliance

N. 23rd Street (F.M 1926): Dedicate 60 ft. from centerline for a total of 120 ft. ROW.
 Paving: by state Curb & gutter by state
 Revisions Required:
 - Please label "total, existing, etc" on ROW, prior to final.
 - show
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Compliance

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

NA

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

NA

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

NA

* 1,200 ft. Block Length
 **Subdivision Ordinance: Section 134-118

NA

* 900 ft. Block Length for R-3 Zone Districts
 **Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac
 **Subdivision Ordinance: Section 134-105

NA

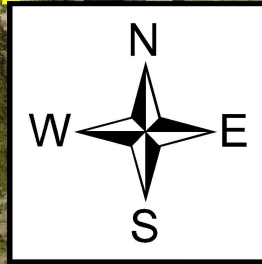
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. -- Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. **Zoning Ordinance: Section 138-356 * Rear: In accordance with the zoning ordinance or greater for easements. **Zoning Ordinance: Section 138-356 * Sides In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356 * Corner: In accordance with the zoning ordinance, or greater for easements, whichever greater applies. - add plat note as stated above, prior to final. *(Proposing) 15 ft. **Zoning Ordinance: Section 138-356 * Garage - this is a commercial development, **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Compliance
	Compliance
	Compliance
	Compliance
	NA
	Applied
SIDEWALKS	
5 ft. wide minimum sidewalk required on State Highway 107 (S.H.107) and N. 23rd Street (FM 1926) - Add plat note as stated above, prior to final. -May increase to 5 ft. as per Engineering Department and TXDOT Requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Compliance
	Compliance
	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing C-3 & C-4 Proposed C-3 & C-4 ***Zoning Ordinance: Article V	Applied
*Zoning Ordinance: Article V - The rear portion of the 3 lots have a different zone. - If a rezoning will be submitted, new requirements will be established, prior to final.	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Compliance

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

COMMENTS	
Comments: - Plat must be legible of all easements, dimensions, ROW etc. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION

280

SH 107

PROPOSED PALM
COASTAL KING DEPOT
- MCALEN
SUBDIVISION LOT 1

LINDSEY
SUBDIVISION
LOT 1

N 23RD ST

N. 23RD STREET (F.M. 1926)

IGLE AUTO PLAZA
SUBDIVISION
LOT 1

10

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>ISMJ Retail Subdivision</i>
Owner Name	<i>ISMJ Retail Partners</i>
Engineering Firm	<i>Bowman</i>
Existing Zoning	<i>C-3 Commercial Business</i>
Proposed Zoning	<i>C-3 Commercial Business</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



LOCATION MAP
NOT TO SCALE

- LEGEND:
- ② = SET IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
 - (F) = FIELD BEARING
 - (P) = PLAT BEARING
 - R.O.W. = RIGHT-OF-WAY
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS
 - D.R. = DEED RECORDS OF HIDALGO COUNTY, TEXAS

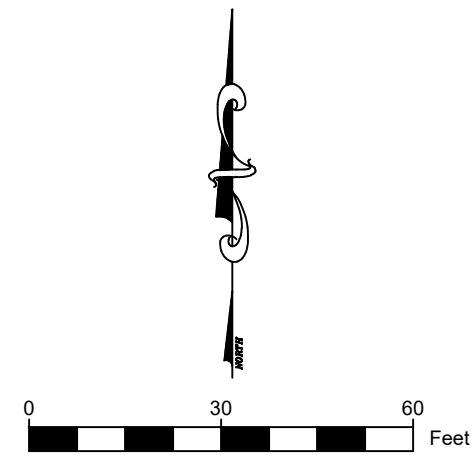
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 53°31'45" W	23.76'
L2	S 53°31'45" W	35.36'

SURVEYORS' NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011). GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
3. DIMENSIONS SHOWN ARE SURFACE.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE C, AREA OF MINIMAL FLOODING HAZARD, PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 4803430005C, REVISED NOVEMBER 2, 1982.

PLAT NOTES:

1. IN ACCORDANCE WITH THE CITY OF McALLEN DRAINAGE POLICY AND HIDALGO COUNTY DRAINAGE DISTRICT #1 REQUIREMENTS, LOT 1 WILL BE REQUIRED TO DETAIN A TOTAL OF 12,355 C.F., OR THE CALCULATED VOLUME TO NOT EXCEED EXISTING 10-YEAR FLOWS IN THE POST DEVELOPED 50-YEAR STORM EVENT.
2. COMMON AREAS, ANY PRIVATE DRIVES ACCESS EASEMENTS, PRIVATE SERVICE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
3. A MINIMUM 4 FT. WIDE SIDEWALK WILL BE REQUIRED ALONG S. JACKSON ROAD (F.M. 2061) AND E. EL RANCHO ROAD.
4. SETBACKS:
FRONT: S. JACKSON ROAD (F.M. 2061) & E. EL RANCHO ROAD - IN ACCORDANCE WITH THE ZONING ORDINANCE/UDC OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE/UDC OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE
5. COMMON AREAS FOR COMMERCIAL DEVELOPMENT PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
6. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. 25' x 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
10. AN ENGINEER DETENTION/GRADING/CONNECTIONS PLAN SHALL BE APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.



SUBDIVISION PLAT OF ISMJ RETAIL SUBDIVISION

2.194 ACRES OUT OF LOT 4, BLOCK 8, A.J. MCCOLL SUBDIVISION,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS AS SHOWN BY PLAT OF
RECORD IN VOLUME 21 AT PAGE 597 OF THE DEED RECORDS OF
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

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

BY:
SHARON A. VICKERS
ITS: PRESIDENT

ISMJ RETAIL GP, LLC, A TEXAS
LIMITED LIABILITY COMPANY, ITS
GENERAL PARTNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

MAYOR, CITY OF McALLEN

DATE

CERTIFICATION BY THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ____ DAY OF ____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

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

CLEAR FORK BANK N.A.

ANTHONY SANDOVAL, PRESIDENT
ABILENE OFFICE

STATE OF TEXAS
COUNTY OF BEXAR

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

JAMIE HORA, P.E.,
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 129806

DATE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

PROJECT SURVEYOR:



SINCLAIR LAND
SURVEYING, INC.

3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-541-6518
TBPELS FIRM NO. 10089000
JOB NUMBER: S-202477623

PROJECT ENGINEER:

Bowman

111 TOWER DRIVE, SUITE 325
SAN ANTONIO, TEXAS, 78232
PHONE: 210-298-1600
EMAIL: JHORA@BOWMAN.COM
TBPE Registration No.: F-14309

DATE OF PREPARATION: MARCH 19, 2026



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2026

SUBDIVISION NAME: ISMJ RETAIL SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road (F.M.2061): Dedication of 60 ft. from centerline for a total of 120 ft. total R.O.W.
Paving: BY STATE Curb & gutter: BY STATE
Revision Required
- There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication.
- Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.
- Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final.
- Need to Label the Centerline & Total R.O.W. after accounting for dedication.
- Remove the word "Prop" on plat
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

E. El Rancho Road: Dedication of 40 ft. from centerline for a total of 80 ft. R.O.W.
Paving: 52 ft. Curb & gutter: both sides
Revision required:
- There are existing powerline poles along E. El Rancho Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication.
- Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.
- Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final.
- Remove the word "Prop" on the dedication.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

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

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

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

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118

Compliance

Compliance

NA

NA

NA

NA

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

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. The revised plat does not address the alley/service drive requirement. Please revise the plat to either: Show the required alley/service drive on the face of the plat; or Add a plat note stating that a minimum 24-foot private service drive will be established as part of the site plan and shall be maintained by the lot owner(s), successors, and assigns, and not the City of McAllen. -The proposed alley/service drive shall not terminate in a dead-end configuration. Please revise accordingly prior to final approval. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
Front: S. Jackson Road & E. El Rancho Road- In accordance with the zoning ordinance/UDC or greater for easements or in line with existing structures, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance
Rear: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance
Sides: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance
Corner: In accordance with the zoning ordinance/UDC or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. -Revise the plat note as it is incomplete. **Zoning Ordinance: Section 138-356	Required
* Garage _____	NA
**Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Jackson Road (F.M. 2061) and E. El Rancho Road. May increase to 5 ft. as per Engineering Department- Revise plat note as stated above, prior to final. - Remove "During Building permit stage" that is no longer needed as part of the plat note. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* 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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business- OC) Proposed C-3 (General Business- OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - As of 05.12- No rezoning application have been submitted in our system. - If rezoning occurs, requirements may change. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA

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

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation approved,	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Level II TIA has been triggered however Traffic Department waived it with the following conditions: Please see Departmental Comments	Required
COMMENTS	
Comments: -Provide the legal descriptions from adjacent properties on plat. - Plat note #2 and #5 are repeated twice. revise accordingly. - Please provide "Total" "Existing" etc., on ROW. -On Vicinity Map, provide the City Pharr Limits. Prior to recording. - There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form subject to the conditions noted.	Applied



LOCATION

DT 1

EL RANCHO
INVESTMENT

PROPOSED
ISMJ RETAIL
SUBDIVISION

S JACKSON RD

E EL RANCHO RD

1

2

3

4

5

6

7

52

51

50

49

48

47

46

1

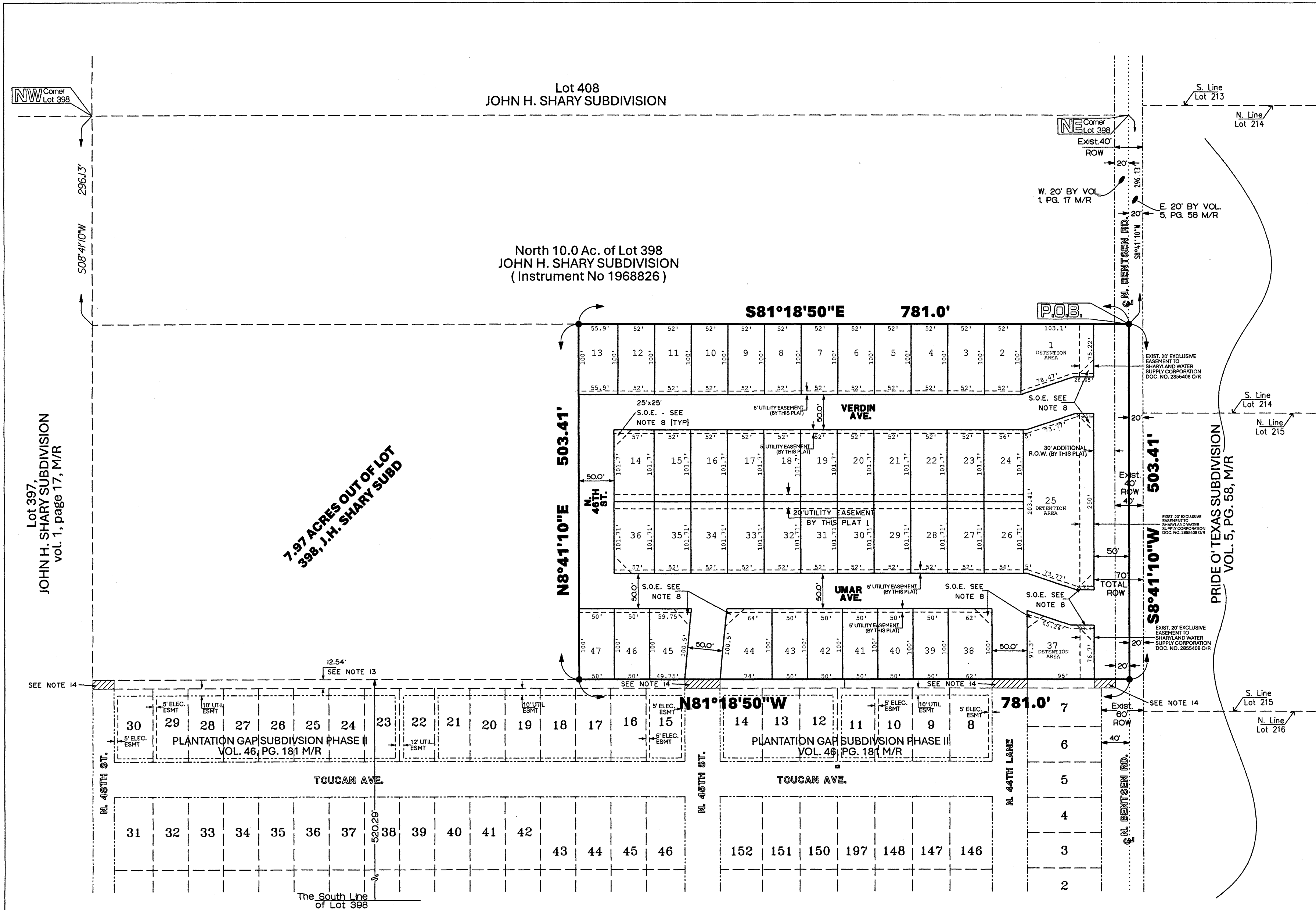


CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Bentsen Oaks Phase I Subdivision</i>
Owner Name	<i>Sergio Guzman</i>
Engineering Firm	<i>Spoor Engineering Consultants, Inc</i>
Existing Zoning	<i>R-1 (Single-Family Residential)</i>
Proposed Zoning	<i>R-1 (Single- Family Residential)</i>
Number of Lots	<i>47 lots</i>

City of McAllen Planning Department



NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A- FRONT: -25 FT. OR GREATER FOR EASEMENTS
B- REAR: -10 FT. OR GREATER FOR EASEMENTS
C- CORNER: -10 FT. OR GREATER FOR EASEMENTS
D- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENTS
E- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG N. BENTSEN RD.
- AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4.0' WIDE (MINIMUM) SIDEWALK IS REQUIRED ALONG N. BENTSEN RD. AND BOTH SIDES OF ALL INTERIOR STREET.
- NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. BENTSEN RD.
- 25' x 25' TRIANGULAR SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 2.13 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION. THIS VOLUME ACCOMMODATES STORAGE REQUIREMENTS FOR THE FUTURE 7.97 ACRE BENTSEN OAKS PHASE II
- BENCHMARK: STATION NAME: MC 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.: 132.94 FT (NAVD88)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE 12.54' x 17.01' TRACT SOUTH OF AND ADJACENT TO THIS 17.0 ACRE TRACT IS DESCRIBED BY THE APPRAISAL DISTRICT AS THE NORTH 12.54 FT OF THE SOUTH 520.29 FT. OF LOT 398, JOHN H. SHARY SUBDIVISION- PROPERTY ID # 282193.
- PORTION OF 12.54 FOOT STRIP ACQUIRED BY THE CITY OF MCALLEN BY CONDEMNATION CAUSE NO. CCD-0692-D
- ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BENTSEN OAKS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 10-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 10-72 SHALL BE NULL AND VOID
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION
- COMMON AREAS, DETENTION AREAS, AND ANY PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

METES & BOUNDS

A 9.03 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 17.0 ACRES BEING THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 398 AND BEING THE NORTH 7.00 ACRES OF THE SOUTH 24.57 ACRES OF LOT 398.

BEGINNING at the northeast corner of the South 10.0 acres of the North 20.0 acres of Lot 398 for the northeast corner of the following described tract of land, said point located South 08 Deg. 41 Min. 10 Sec. West, 296.13 feet from the northeast corner of Lot 398, and being located in N. Bentsen Road;

THENCE, with the East line of Lot 398, in N. Bentsen Road, South 08 Deg. 41 Min. 10 Sec. West, 503.41 feet to the southeast corner of the North 7.0 acres of the South 24.57 acres of Lot 398, for the southeast corner hereof;

THENCE, with the South line of the North 7.0 acres of the South 24.57 acres of Lot 398, North 81 Deg. 18 Min. 50 Sec. West, at 20.0 feet pass the West line of N. Bentsen Road, and at 781.0 a point for the southwest corner hereof;

THENCE, parallel to the east line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to a point on the north line of the south 10.0 acres of the north 20 acres of Lot 398, for the northwest corner hereof;

THENCE, with the North line of the South 10.0 acres of the North 20.0 acres of Lot 398, South 81 Deg. 18 Min. 50 Sec. East, at 761.0 feet pass the West line of N. Bentsen Road, and at 781.0 feet the POINT OF BEGINNING. Containing 9.03 acres of land, more or less, of which the East 20.0 feet, containing 0.23 acre, lies in N. Bentsen Road.

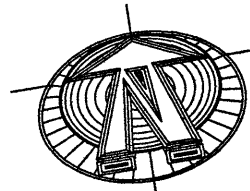
SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BENTSEN OAKS PHASE I SUBDIVISION LOCATED AT 4 3/4 MILE N. BENTSEN RD. IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED PUBLIC STREET ROW.

SHARYLAND WATER SUPPLY CORPORATION

CARLOS LIMA



April 27 2024
Scale: 1"=100'
REV: FEB. 16 2026
REV: JUN. 25, 2026

SUBDIVISION MAP
OF
BENTSEN OAKS
PHASE I
SUBDIVISION

McAllen, Texas

Being a Subdivision of a 9.03 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat recorded in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS:
COUNTY OF HIDALGO:

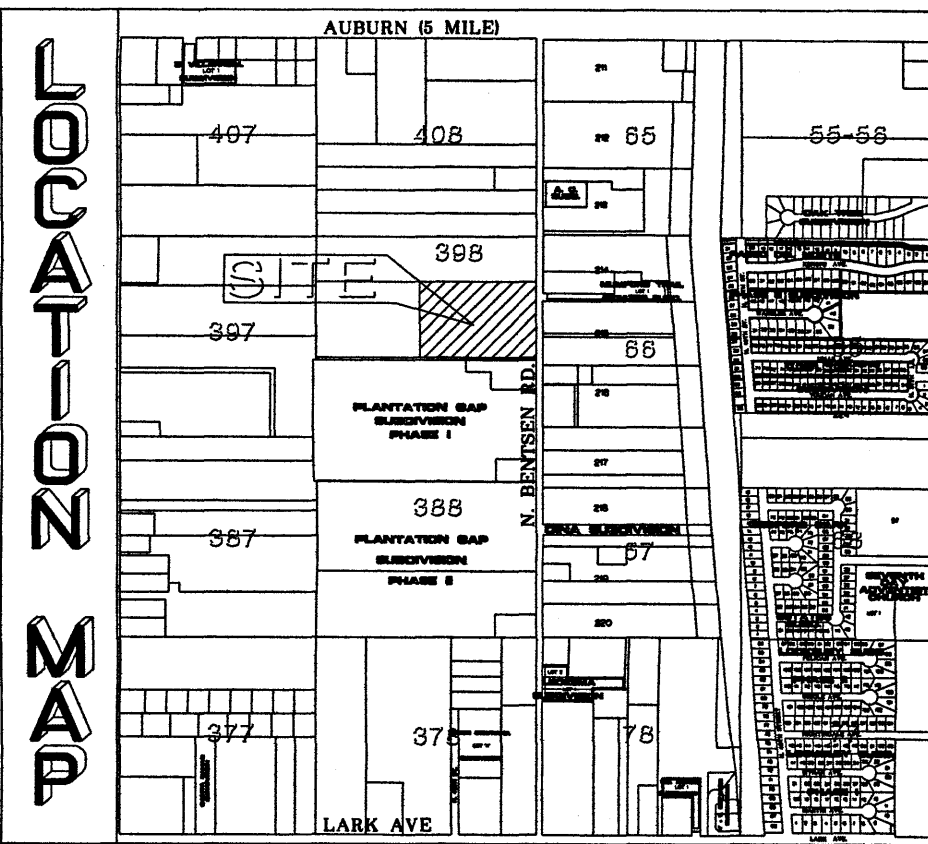
I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



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

Scale: 1"=1250'

By: Sergio Guzman
4713 Ebony Ave.
McAllen, Texas 78501

BY:

CHAIRMAN, PLANNING AND ZONING COMMISSION

REYNALDO ROBLES, RLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUSACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700



06-25-24
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

MAYOR, CITY OF MCALLEN

DATE

DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/13/2026

SUBDIVISION NAME: BENTSEN OAKS PHASE 1 SUBDIVISION

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
****The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance.
****Plat submitted on December 2, 2020, September 9, 2023, September 19, 2024 and shows the 30 ft. ROW dedication required on North Bentsen Road.
**Monies must be escrowed if improvements are not built prior to recording.

Interior streets: 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both Sides
Proposed: 50-60 ft. ROW (ROW for E/W interior streets between N. Bentsen Road and N. 44th Lane is proposed to be 60 ft.)
Revisions needed:
- Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable,
- Streets names are subject to change prior to recording
- Clarify if the subdivision is public or private and provide gate details. Additional ROW may be needed in the gate area to show compliance with requirements.

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

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

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

Applied

Applied

NA

NA

Applied

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

* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40-55 and Lots 86-100. ***The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat. ****Ordinance revised; based on the ordinance revision adopted on 12/13/21. Block length along lots 22 through 59 is approximately 1,200 ft. which complies with ordinance revision. Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final. *****Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023.	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements ***The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to to allow a '10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. ****The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. *****Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only.	Applied
* Interior Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

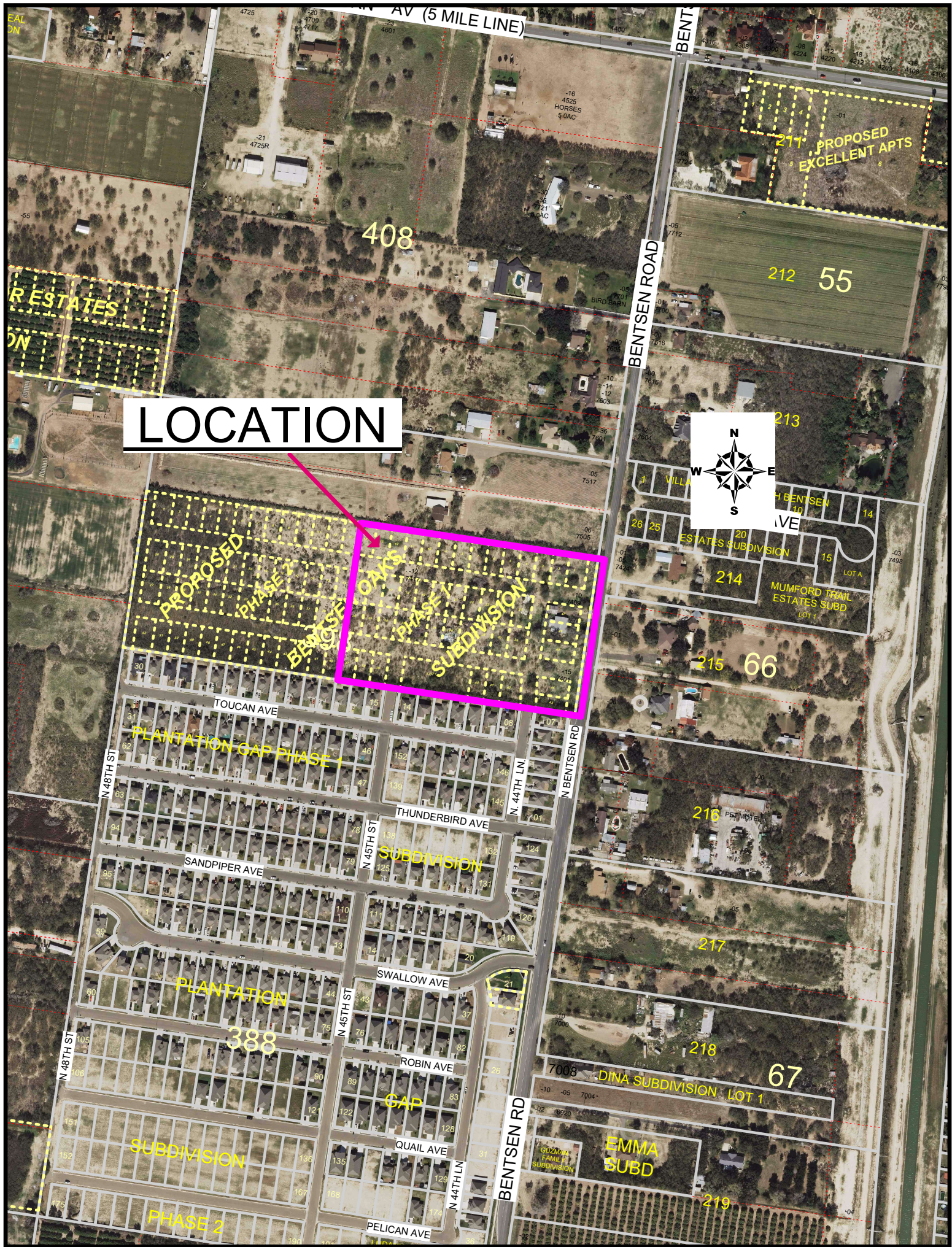
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. **Engineering Department may requires 5 ft. sidewalk.	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, or industrial zones/uses, and along North Bentsen Road.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas, 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 if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section	Applied
ZONING/CUP	
* Existing: A-O Proposed: R-1 **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed
Rezoning Needed Before Final Approval **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed

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

PARKS	
* A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the correct number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.	Required
-A revised plat showing 47 total lots to include 44 dwelling units, 3 detention areas was submitted on 1-16-26. A Park Fee of \$30,800, based on \$700 per dwelling unit is required prior to recording. Park fee will change if the number of units change again.	Required
* Pending review by the City Manager's Office.	Required
* A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.	
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: -Revise the application to reflect the correct number of lots and total acreage. The application currently reflects 101 lots on approximately 17 acres, while the plat reflects a total of 47 lots (44 dwelling lots and 3 detention lots) on approximately 9.03 acres. Ensure all documents are consistent. - A revised survey for the revise layout boundary is required prior to final, as applicable, - Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. * Must comply with City's Access Management Policy. ** Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. ** Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19,2021 ** Revised plats for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023. -Request from owner / developer requesting a 6 month extension. Will be heard at the Planning & Zoning Commission Meeting on 8.4.26.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION



CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Kerria Center</i>
Owner Name	<i>Jim & Mary Kay Moffitt Family Ltd.</i>
Engineering Firm	<i>Spoor Engineering Consultants, Inc</i>
Existing Zoning	<i>C-3 (General Business)</i>
Proposed Zoning	<i>C-3 General Business</i>
Number of Lots	<i>1 lot</i>

City of McAllen Planning Department



BEGINNINGat a point on the West line of Lot 22, North 08 Deg. 41 Min. 56 Sec. East, 40.0 feet from the Southwest corner of Lot 22, for the Southwest corner of the following described tract of land; said point located in North 23rd Street (FM• 1926);

THENCE, with the West line of Lot 22, in North 23rd Street, North 08 Deg. 41 Min. 56 Sec. East, at 136.70 feet pass the common west corner between said 7.98 acre tract and said 1.0 acre tract, and at 250.7 feet the Northwest corner of said 1.0 acre tract for the Northwest corner hereof; said point being on the projection of the South line of Lot 1, Polvado Glass Subdivision, City of McAllen, recorded in Volume 24, Page 24B, Map Records;

THENCE, with the North line of said 1.0 acre tract, and the South line of said Lot 1, and its projection, South 81 Deg. 18 Min. 04 Sec. East, at 40.0 feet pass the East line of North 23rd Street, at 50.0 feet pass the Southwest corner of said Lot 1, and at 362.1 feet the Southeast corner of Lot 1, for the Northeast corner hereof; said point being on the West line of 20 foot alley;

THENCE, with the West line of 20.0 foot alley, South 08 Deg. 41 Min. 56 Sec. West, 262.30 feet to a point on the North line of Kerria Avenue, for the Southeast corner hereof, said Kerria Avenue as shown on the plat of Valley Gardens Subdivision, City of McAllen, recorded in Volume 20, Page 138, Map Records; said point being on a curve to the right;

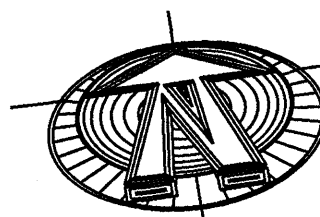
THENCE, with the North line of Kerria Avenue, with said curve to the right, in a westerly direction, on a radius of 260.42 feet, through an arc of 06 Deg. 36 Min. 22 Sec. and a distance of 30.03 feet to the point of beginning of a curve to the left for a point on the South line hereof;

THENCE, continue with the North line of Kerria Avenue, with said curve to the left, in a westerly direction, on a radius of 310.42 feet, through an arc of 12 Deg. 09 Min. 50 Sec. and a distance of 71.32 feet to end of curve for a point on the South line hereof;

THENCE, continue with the North line of Kerria Avenue, North 81 Deg. 18 Min. 04 Sec. West, at 221.60 feet pass the East line of North 23rd Street, and at 261.60 feet the POINT OF BEGINNING; Containing 2.10 acres of land; more or less, of which the WEST 40.0 feet, comprising 0.23 acres, lies in North 23rd Street.

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
- A. FRONT - 50 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - B. REAR - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - C. SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - D. CORNER - 20 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - E. OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- 2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- 3.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- 4.) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5.) A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON KERRIA AVE. AND A 5' WIDE MINIMUM SIDEWALK IS REQUIRED ON N. 23RD ST.
- 6.) BENCHMARK.- STATION NAME: MC• 59 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHWEST CORNER OF N. 23rd ST. AND MILE 3 RD. ELEV.- 118.71 FT (NAVD88)
- 7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 8.) STORM WATER DETENTION OF 0.31 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
- 9.) NOTE FOR GAS LINE - SEE CONSENT TO ENCROACHMENT AGREEMENT BETWEEN MOFFITT ET. AL. AND HESCO PIPELINE COMPANY, LLC RECORD IN DOCUMENT No. 2780585 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS
- 10.) COMMON AREAS, ANY PRIVATE STREETS / DRIVES, ETC. MUST BE MAINTAINED BY THE OWNERS AND NOT THE CITY OF McALLEN.



June 16 2025
Scale: 1"=50'

MAP OF KERRIA CENTER

McAllen, Texas

BEING A SUBDIVISION OF
A 2.10 ACRE TRACT OF LAND
OUT OF LOT 22, BLOCK 1,
C. E. HAMMONDS SUBDIVISION
of Porciones 61, 62, 63 and 64,
Hidalgo County, Texas
according to plat recorded in
vol. 21, page 599, Deed Records
Hidalgo County, Texas.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

James M. Moffitt, Trustee For Michael
Moffitt, Meredith Moffitt, Michelle Moffitt
and Melissa Moffitt

Jim E Mary Kay Moffitt Family, Ltd
a Texas Limited Partnership

JAMES M. MOFFITT, Trustee
1128 Pecan Blvd
McAllen, Texas, 78501

JAMES M. MOFFITT, President
1128 Pecan Blvd
McAllen, Texas, 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES M. MOFFITT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF , 2025.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
 ROBLES AND ASSOCIATE, PLLC
 107 W. HUISACHE ST.
 WESLACO, TEXAS 78596
 TBPELS FIRM No. 10096700

DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "STEPHEN SPOOR" and the number "56752" are printed.

06-17-25
K. Sporn
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

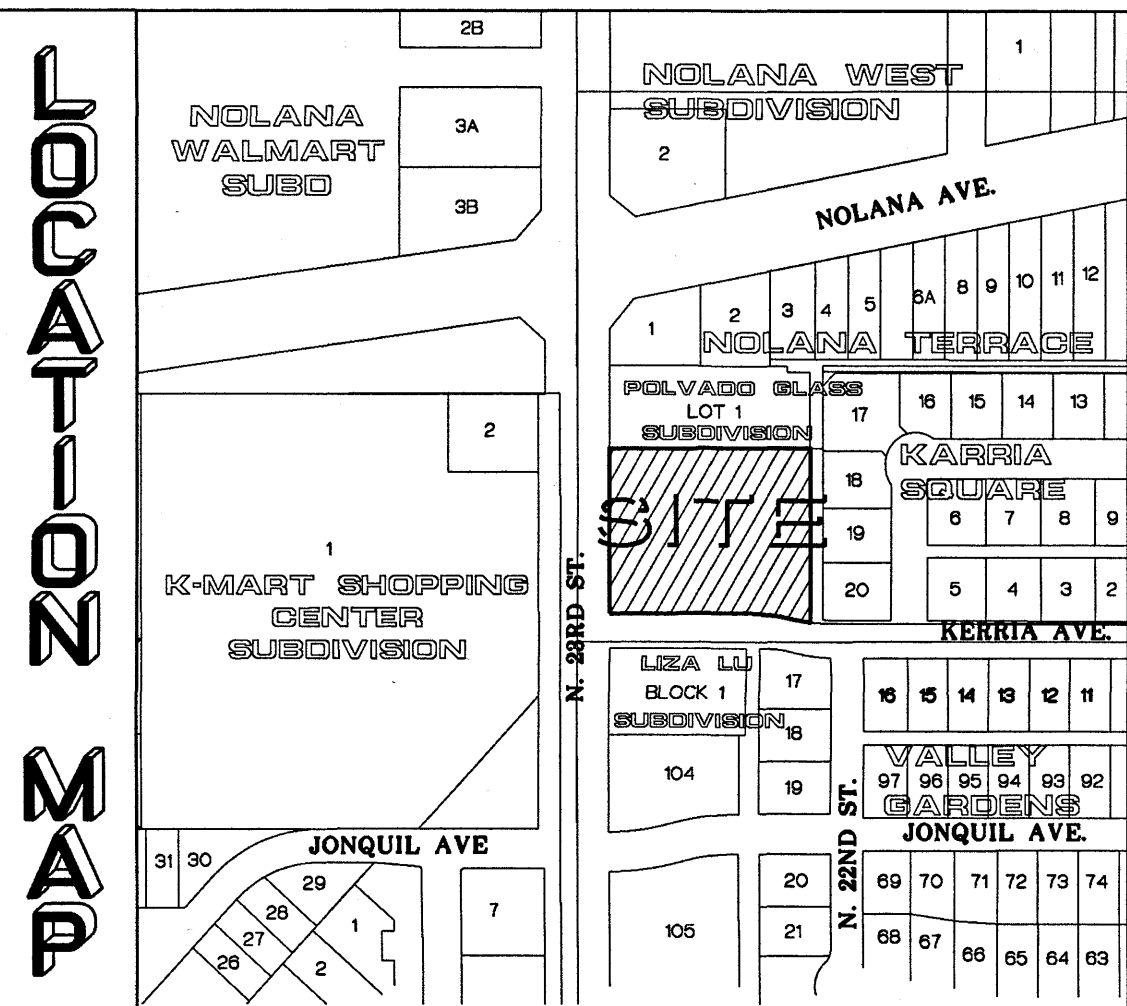
DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(6). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., C.F.M.

DATE _____



Prepared by:
Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning
FIRM # F-6003

202 South 4th, Street McALLEN, TEXAS 78501

SEC@spoorenq.com (956) 683 1000





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/10/2026

SUBDIVISION NAME: KERRIA CENTER

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 23rd Street: Proposing 10 ft. ROW dedication for 50 ft. from centerline for 110 ft. total ROW
Paving: by the state Curb & gutter: by the state

- Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final.

- Label total ROW after additional ROW dedication is accounted for, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Kerria Ave.: 5 ft. ROW dedication for 30 ft. from centerline for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

- Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final.

- Label total ROW after additional ROW dedication is accounted for, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties; existing alley to the east.

**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: N. 23rd Street: 50 ft. or greater for approved site plan or easements.

**Zoning Ordinance: Section 138-356

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

- Include a plat note as shown above, prior to final.

**Zoning Ordinance: Section 138-356

Applied

Non-compliance

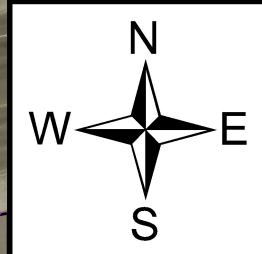
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Side: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356 * Corner: 20 ft. or greater for approved site plan or easements - Include a plat note as shown above, prior to final. **Engineer is requesting a 20 ft. corner setback along Kerria Ave., as previously approved by the Planning and Zoning Commission on July 19, 2016. The plat received final on the 19th; however, it was not recorded. **P&Z approved the 20 ft. corner setback on Kerria Ave. at the meeting of June 5, 2018. **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 23rd Street and Kerria Avenue - Engineering Department is requiring a 5 ft. wide sidewalk on N. 23rd Street. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, prior to final. * 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 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
	Applied
	Non-compliance
	Applied
	NA

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Commercial developments do not apply to Parks.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks.	Applied
* Pending review by the City Manager's Office. Commercial developments do not apply to Parks.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, submit and updated trip generation to compare to previously approved trip generation. * Traffic Impact Analysis (TIA) required prior to final plat.	Required
	TBD
COMMENTS	
- Comments: - Agreement from respective Gas Company needed for any improvements over easement. - 6 Month extension was submitted for this subdivision. *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, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE 6- MONTH EXT.	Applied

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



NOLANA AVE

LOCATION

NOLANA TERRACE

LOT 1
POLVADO GLASS
SUBDIVISION

PROPOSED
KERRIA CENTER

CENTER

N 23RD ST

LIZALU
SUBDIVISION
BLOCK 1

N. 22ND ST.

AVE.



CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Star Subdivision</i>
Owner Name	<i>Star Clothing, LLC</i>
Engineering Firm	<i>R.E. Garcia & Associates</i>
Existing Zoning	<i>C-4 (Commercial Industrial-OC) District</i>
Proposed Zoning	<i>C-4 (Commercial Industrial-OC) District</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/13/2026

SUBDIVISION NAME: STAR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. Dicker Road (F.M. 3072): Dedication of 60 ft. for a total of 120 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

Revision required:

- Need to label the Total R.O.W. after accounting for dedication.
- Needs to provide document numbers for staff review prior to final if ROW is existing.
- Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.
- Please label "total" "existing" etc.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

N/S Collector Street (west boundary): 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: both sides

- Just for reference, there is a Drainage ditch on the north side of property, approx. 60 ft.
- A variance (VAR2026-0030) to not provide dedication for the N/S Quarter Mile Collector will be heard before the Planning & Zoning Commission on August 18, 2026, and before City Commission on September 14, 2026.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

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

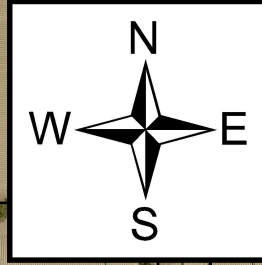
ALLEYS	
ROW: 20 ft. Paving: 16 ft. -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. (Proposing): 50 ft. or easement whichever is greater. Revisions required: - If proposing 50 ft, please indicate it as shown below: 50 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easements. (Proposing): 15 ft or easement whichever is greater. - If proposing 15 ft, please indicate it as shown below: 15 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. (Proposing): 15 ft. or easement whichever is greater. - If proposing 15 ft., please indicate it as shown below: 15 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Dicker Road and N/S Collector Street (west boundary). - Add plat note about sidewalks, prior to final. - May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

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

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #8, therefore not needed on plat. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final. * 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 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
	Non-compliance
	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
* Lots fronting public streets -The subdivision is facing E. Dicker Road. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
	Applied
ZONING/CUP	
* Existing: C-4 (Commercial Industrial) Proposed: I-1 (Light Industrial-UDC) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - The property was rezoned from C-4 (Commercial Industrial-UDC) District by the City of McAllen through a City Initiated Rezoning case (REZ2026-0099). The request was approved by the Planning & Zoning Commission on July 21, 2026, and by City Commission on August 10, 2026. The referenced sections will be revised prior to final approval, and some conditions may change.	Applied
	NA
PARKS	
* Land dedication in lieu of fee.	NA

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

* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - Remove plat note #8, requirement is not needed. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. - Provide buffer notes on plat. - The property was rezoned from C-4 (Commercial Industrial-UDC) District by the City of McAllen through a City Initiated Rezoning case (REZ2026-0099). The request was approved by the Planning & Zoning Commission on July 21, 2026, and by City Commission on August 10, 2026. The referenced sections will be revised prior to final approval, and some conditions may change. - A variance (VAR2026-0030) to not provide dedication for the N/S Quarter Mile Collector will be heard before the Planning & Zoning Commission on August 18, 2026, and before City Commission on September 14, 2026. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary Form, subject to the conditions noted, drainage, and utilities approval; and disapproval of the variance request.	Applied



22

LOCATION

4

5

S MCCOLL RD

PROPOSED
STAR SUBDIVISION

E DICKER RD

3

2

23



City of McAllen

Planning Department

REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

**Information provided here by the applicant does not guarantee that the Commission will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The subject site is uniquely constrained by the City's proposed north-south collector alignment along its western boundary. Extending this collector would require crossing the existing flood control levee system with a bridge, making the roadway impractical and inconsistent with existing development patterns. There is currently no north-south roadway along this alignment approximately three (3) miles to the north and one(1) mile to the south.

Futhermore, the adopted Rio Grande valley Metropolitan Planning Organization (RGVMPO) Major Thoroufare Plan does not identify or require a north-south collector in this location. Under these unique site conditions, strict

application of the subdivision requirement would unnecessarily burden the property without providing a corresponding public transportation benefit.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

Requiring dedication of a 30' public right-of-way would significantly reduce the property's usable development

area by eliminating both the dedicated land and additional buildable area required for the building setbacks

adjacent to the proposed right-of-way. The property is intended to serve a commercial user with frequent tractor-trailer operations requiring adequate maneuvering, loading and parking areas. The requested variance is

necessary to allow reasonable commercial development of the property while perserving the owner's ability to

utilize the site in a manner consistant with its C-4 zoning designation

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

Granting this variance will not be detrimental to the public health, safety or welfare, nor will it adversely affect the legal rights of the neighboring property owners because no existing or planned north-south collector roadway

connects to this alignment which eliminates the need for the proposed right-of-way and will not interrupt the

transportation network or reduce public access. The property will continue to be adqutely served by the existing

roadway system, including Dicker Road, McColl Road and 10th Street.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

Approval of this variance will not impede the orderly subdivision of future development of adjacent properties. Existing and planned development in the area is expected to rely on Dicker Road, McColl Road and 10th Street for acess, consistant with long range regional planning objectives while allowing efficient development of the subject site

CITY OF McALLEN

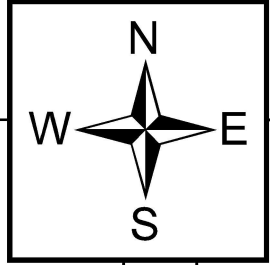
Planning & Zoning Commission Meeting

Subdivision Name	<i>Pecan Plaza Subdivision</i>
Owner Name	<i>CYMA Group, LLC</i>
Engineering Firm	<i>Melden & Hunt, Inc.</i>
Existing Zoning	<i>C-3 General Business</i>
Proposed Zoning	<i>C-3 General Business</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department

REL SUBDIVISION
EL
LOT 1

LOCATION



N. 46TH ST.

PECAN BLVD

**PROPOSED
PECAN
PLAZA
SUBDIVISION**

RED SQUARE
DENTAL AND
ORTHODONTICS PLAZA
SUBDIVISION
LOT 1

N 48TH ST

SHARY

SUB

BENTSEN

247

5 64 63 62 61 60 59 58

57
56
55

1
2
3
4
5
6
7
99
100
101
102

26 27 28
25 24 23
8 9 10
98 97 96
116 117



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

August 13, 2026

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Pecan Plaza Subdivision-- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, CYMA Group, LLC, and in reference to Pecan Plaza Subdivision we respectfully request a variance for the following item:

1. No northward extension of North 27th Street:

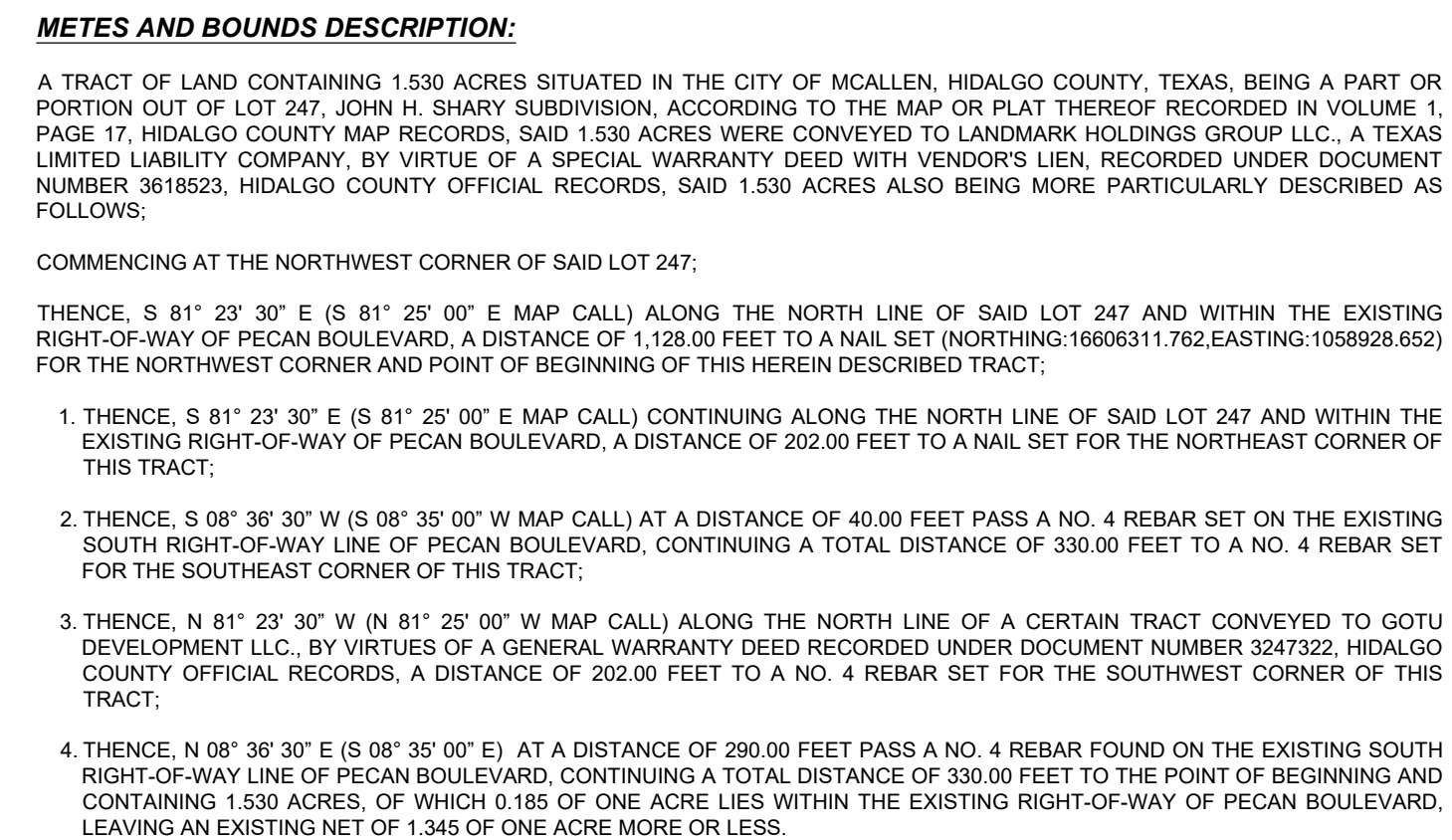
Requirement: Northward extension of N. 49th Street

Proposal: Provide for barricades at the north end of N. 49th Street as recommended by staff.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President



STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 06-01-2026
DATE REVISED: _____
ENGINEERING JOB No. 26052.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS §
COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20 _____

ROBERTO N. TAMEZ R.P.L.S. # 6238
STATE OF TEXAS

DATE SURVEYED: 04-01-2026
SURVEYING JOB No. 26052.08



APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

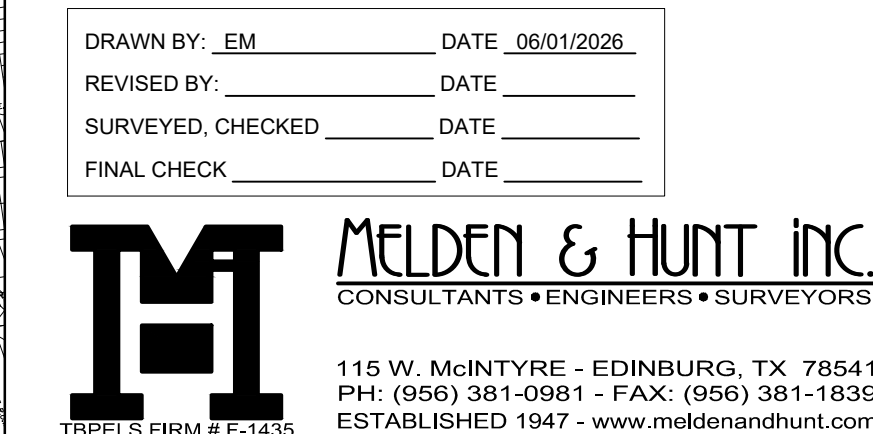
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

COUNTY OF HUALAQUI
COUNTY OF HUALAQUI

ON: _____ AT: _____ AM, _____

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEF: _____



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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/11/2026

SUBDIVISION NAME: PECAN PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Blvd (F.M. 495): 60 ft. from centerline for a total of 120 ft. ROW
Paving: 65 Curb & gutter: Both sides
-Label the centerline and revise to show the total R.O.W., including any additional width being dedicated by this plat.
- Provide annotations identifying "Total ROW, " "Existing ROW."
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

N. 49th Street: Dedication as required for 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both Sides
-Revise the subdivision design to address the termination of N. 49th Street. While the proposed extension into Pecan Plaza has been removed in accordance with Traffic Division comments, Taylor Valley Subdivision was approved with N. 49th Street intended to extend north into the subject property. If the street is not extended, a permanent cul-de-sac meeting City standards shall be constructed at the north end of N. 49th Street.
-A variance request shall also be submitted for consideration by the Planning and Zoning Commission to allow the street to terminate rather than extend into Pecan Plaza.
- The variance request will be heard at the planning and zoning meeting of August 18, 2026 and city commission on 09/14/2026
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

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

NA

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

NA

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

NA

* 1,200 ft. Block Length _____
**Subdivision Ordinance: Section 134-118

Applied

* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

NA

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

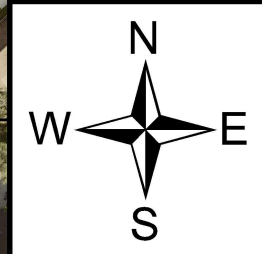
ALLEYS	
ROW: 60 ft Paving: 16 ft. *Alley/service drive easement required for commercial properties/ multi family -- Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or in line with existing structures whichever greater applies. -Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 * Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Add plat note as shown above prior to final **Zoning Ordinance: Section 138-356 * Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Add plat note as shown above prior to final **Zoning Ordinance: Section 138-356 * Corner _____ **Zoning Ordinance: Section 138-356 * Garage _____ **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Non-compliance
	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Pecan Blvd (F.M. 495) and both sides of interior streets. -Revis plat note #8 to reflect as shown above. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Applied

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

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Add plat note as shown above prior to final	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval -Submitted application show proposed land use as commercial. Any changes would require rezoning prior to final. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Commercial property does not apply	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Commercial property does not apply	NA
* Pending review by the Parkland Dedication Advisory Board and City Managers Office	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. -The area currently labeled as "Common Area" shall be revised and identified as a platted lot (e.g., Lot A, Common Area). Please provide a specific designation for the lot and clarify its intended purpose. - A variance was submitted by the engineer, and it will be heard at the planning and zoning meeting of August 18, 2026 and city commission on September 28, 2026.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUEST.	Applied



LOCATION



**PROPOSED
PECAN
PLAZA
SUBDIVISION**

PECAN BLVD

N 48TH ST

SHARV

SUB

BENTSEN

REL SUBDIVISION

LOT 1

**RED SQUARE
DENTAL AND
ORTHODONTICS PLAZA
SUBDIVISION
LOT 1**

247

N. 46TH ST.

5 64 63 62 61 60 59 58

57
56
55

99
100
101

98 97 96
116 117

25 24

26 27

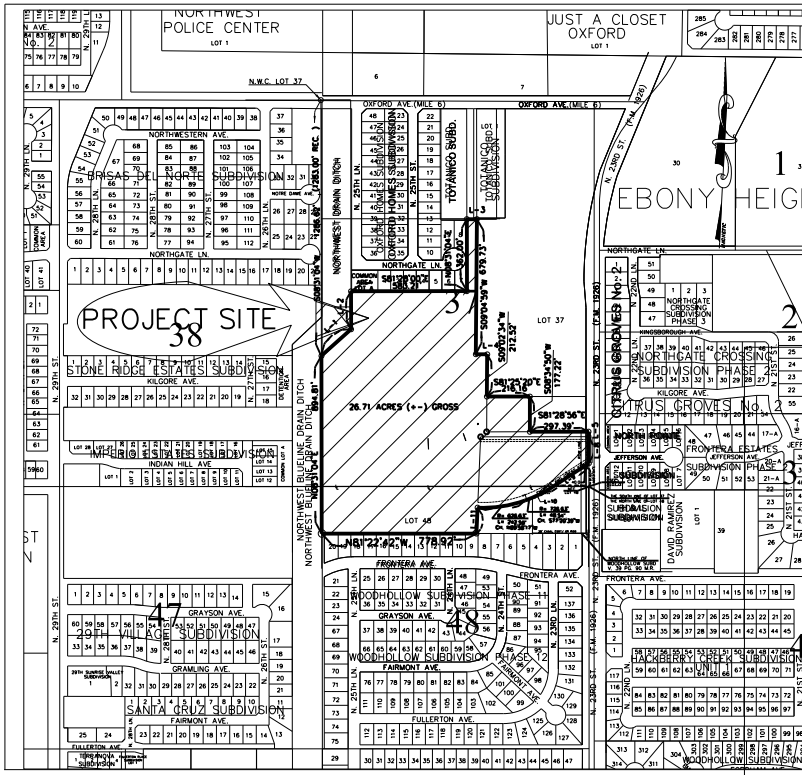
1
2
3
4
5
6
7

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Camp Mcallen Subdivision</i>
Owner Name	<i>City of Mcallen</i>
Engineering Firm	<i>City of Mcallen – Engineering Department</i>
Existing Zoning	<i>A-O (Agricultural & Open Space) & R-1 (Single-Family Residential) District</i>
Proposed Zoning	<i>A-O (Agricultural & Open Space) & R-1 (Single-Family Residential) District</i>
Number of Lots	<i>1 lot</i>

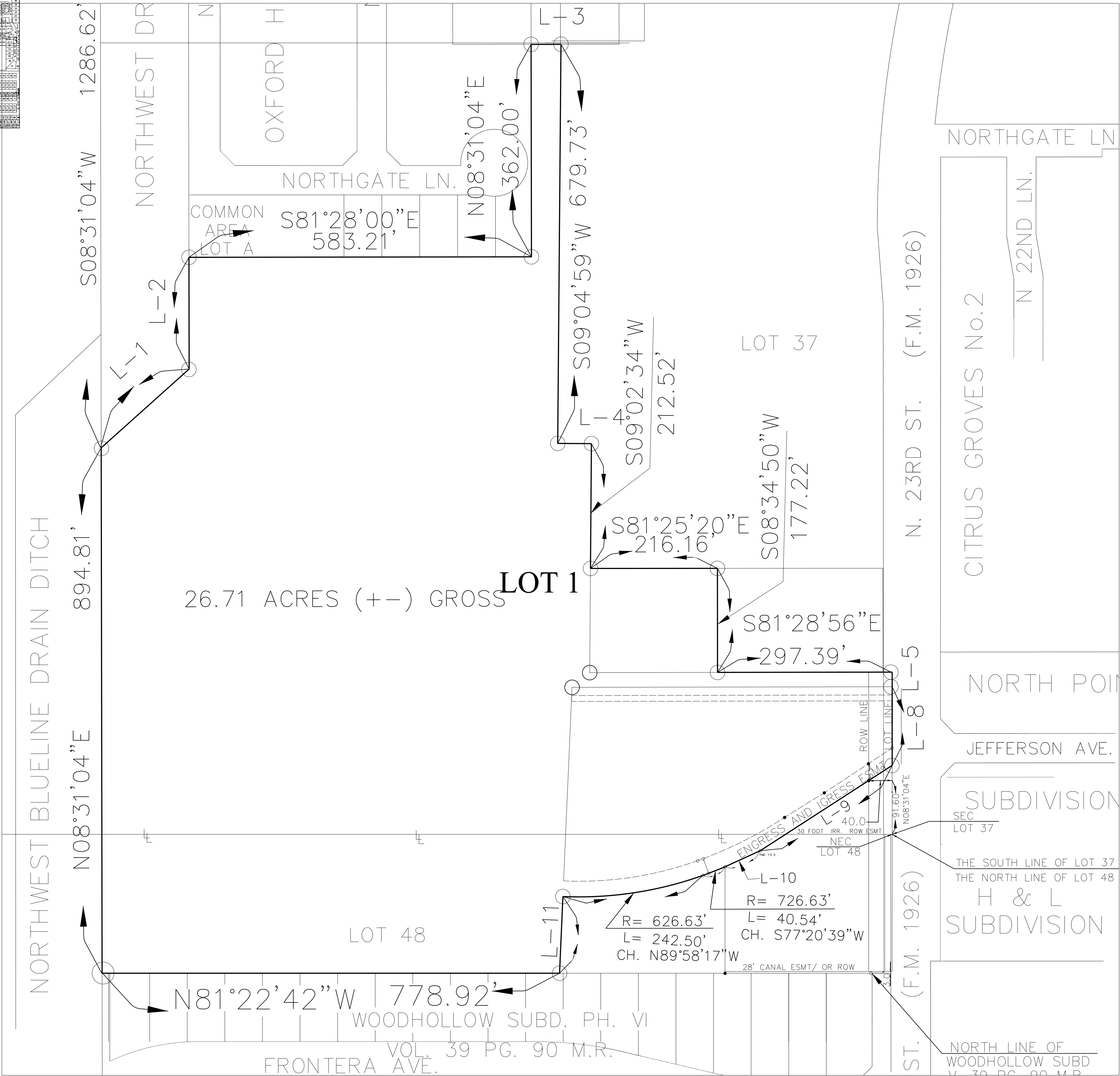
City of McAllen Planning Department



LOCATION MAP
SCALE: 1" = 2000'

McALLEN CAMP SUBDIVISION PLAT

BEING A 26.71 TRACT OF LAND OUT OF LOT 37 AND LOT 48 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY COMPANY SUBDIVISON AS RECORDED IN VOL.24,PAGE 68 DEED RECORDS IN HIDALGO COUNTY TEXAS.S OF HIDALGO COUNTY TEXAS.

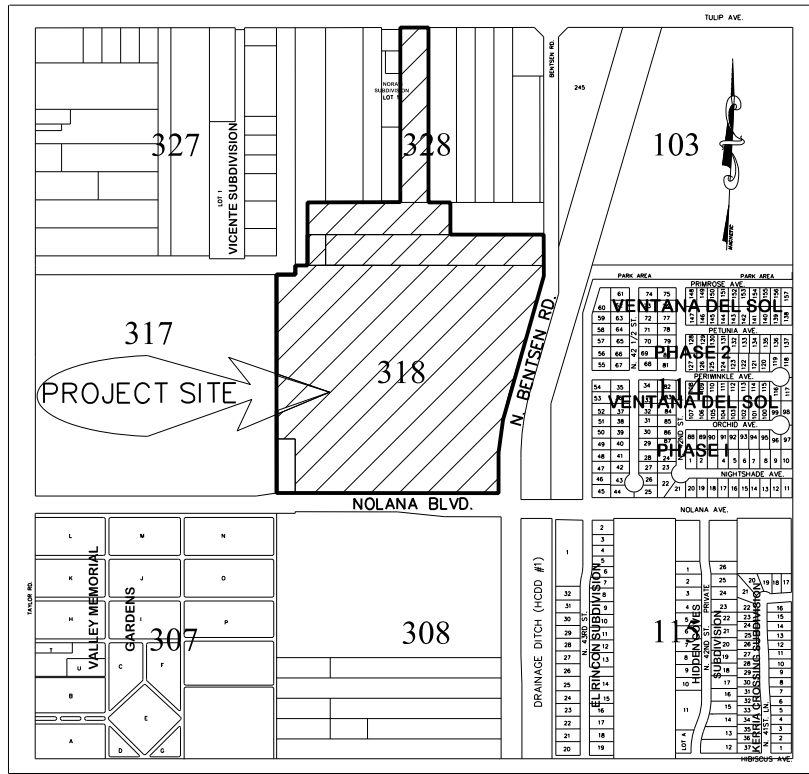


LEGEND

- FND 1/2" I.R.
- FND 1/2" I.R. W/CAP (JAG)
- △ CABLE PED
- POWER POLE
- ELEC BOX
- ▨ TRASH CAN
- ⊕ INFOR. SIGN
- ☆ LIGHT POLE

SCALE 1"=300'

L-1	N56°44'32"E	201.14'
L-2	N08°31'04"E	190.19'
L-3	S81°28'56"E	50.78'
L-4	S80°57'26"E	57.36'
L-5	S08°31'04"W	25.00'
L-6	N66°51'02"E	79.48'
L-7	N65°10'28"E	138.46'
L-8	S08°37'03"W	158.86'
L-9	S65°43'13"W	267.48'
L-10	S74°03'55"W	65.96'
L-11	S11°06'12"W	130.72'



LOCATION MAP
SCALE: 1"= 2000'

McALLEN CAMP SUBDIVISION PLAT

BEING A 26.71 TRACT OF LAND OUT OF LOT 37 AND LOT 48 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY COMPANY SUBDIVISION AS RECORDED IN VOL.24,PAGE 68 DEED RECORDS IN HIDALGO COUNTY TEXAS.S OF HIDALGO COUNTY TEXAS.

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF LOT 37; THENCE, S 08° 31' 04" W, WITH AND ALONG THE WEST LINE OF LOT 37 AND THE EAST LINE OF LOT 38, A DISTANCE OF 1286.62 FEET TO A FOUND IRON ROD FOR THE MOST NORTHWESTERLY CORNER AND THE POINT OF BEGINNING;

THENCE, N 56° 44' 32"E, A DISTANCE OF 201.14 FEET TO A FOUND IRON ROD FOR CORNER;

THENCE, N 08° 31' 04"E, A DISTANCE OF 190.19 FEET TO A 1/2" IRON ROD WITH CAP FOR CORNER AND ALSO BEING THE SOUTHWEST CORNER OF OXFORD HOMES SUBDIVISION AS RECORDED IN DOCUMENT NO. 157235 MAP RECORDS;

THENCE, S 81° 28' 00"E, WITH AND ALONG THE SOUTH LINE OF SAID OXFORD HOMES SUBDIVISION A DISTANCE OF 583.21 FEET TO A FOUND 1/2" IRON ROD WITH CAP FOR CORNER AND ALSO BEING THE SOUTHEAST CORNER OF SAID OXFORD HOMES SUBDIVISION;

THENCE, N 08° 31' 04"E, WITH AND ALONG THE EAST LINE OF SAID OXFORD HOMES SUBDIVISION A DISTANCE OF 362.00 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST NORTH EASTERLY CORNER;

THENCE, S 81° 28' 56"E, A DISTANCE 50.78 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST NORTH EASTERLY CORNER;

THENCE, S 09° 04' 59"W, A DISTANCE OF 679.73 FEET TO A FOUND 1,2" IRON ROD FOR CORNER;

THENCE, S 80° 57' 26"E, A DISTANCE OF 57.36 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 09° 02' 34"W, A DISTANCE OF 212.52 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 81° 25' 20"E, A DISTANCE OF 216.16 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 08° 34' 50"E, A DISTANCE OF 177.22 TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 81° 28' 56"E, A DISTANCE OF 297.39 FEET TO A POINT FOR CORNER AND ALSO BEING THE EAST LINE OF LOT 37;

THENCE, S 08° 37' 03"W, WITH AND ALONG THE EAST LINE OF SAID LOT 37, A DISTANCE OF 158.86 FEET TO POINT FOR CORNER;

THENCE, S 65° 43' 13"W, A DISTANCE OF 267.48 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 74° 03' 55"W, A DISTANCE OF 65.96 FEET TO A FOUND 1/2" IRON ROD FOR CORNER AND ALSO BEING THE POINT OF CURVATURE;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 726.63 FEET, ARC OF 40.54 FEET AND A CHORD BEARING OF S 77° 20' 39" W FOR CORNER TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 626.63 FEET, ARC OF 242.50 FEET, A CHORD BEARING N 89° 58' 17" W TO A FOUND 1/2" IRON ROD FOR CORNER AND ALSO BEING THE POINT OF TANGENCY;

THENCE, S 11° 06' 12"W, A DISTANCE OF 30.72 FEET TO A FOUND 1/2" IRON ROD FOR CORNER AND ALSO BEING A POINT ON THE NORTH LINE OF WOODHOLLOW SUBDIVISION PHASE VI AS RECORDED IN VOLUME 39, PAGE 90 MAP RECORDS;

THENCE, N 81° 22' 42"W, WITH AND ALONG THE NORTH LINE OF SAID WOODHOLLOW SUBDIVISION PHASE VI, A DISTANCE OF 778.92 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER, AND ALSO BEING A POINT ON THE EAST LINE OF LOT 48;

THENCE, N 08° 31' 04"E, WITH AND ALONG THE EAST LINE OF LOTS 48 AND 37, A DISTANCE OF 236.50 FEET PASSING THE NORTH LINE OF LOT 48 AND THE SOUTH LINE OF LOT 37, AND A TOTAL DISTANCE OF 894.81 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 26.71 ACRES GROSS MORE OR LESS

BASIS OF BEARING: N 08° 42' 30"E, FOUND 1/2" IRON RODS AT THE SOUTHWEST CORNER OF LOT 48, AND THE NORTHWEST CORNER OF

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, AUTHORIZED AGENT OF THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IDELA INDUSTRIAL SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR IN THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ISAAC J. TAWIL, CITY MANAGER
CITY OF MCALLEN
1300 HOUSTON AVE.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISAAC J. TAWIL, CITY MANAGER OF THE CITY OF MCALLEN, TEXAS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF ____ A.D. 2012.

NOTARY PUBLIC, TEXAS

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN

DATE

STATE OF TEXAS
CITY OF MCALLEN

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

DATED THIS ____ DAY OF ____ A.D. 2012

CHAIRMAN, PLANNING & ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

RAUL E. SESIN, P.E. C.F.M.
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

I, LUIS B. HERNANDEZ PENA, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LUIS B. HERNANDEZ PENA
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 156186

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION.

JESUS A. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR #4739
J.A. GARZA ASSOCIATES L.L.C.
3319 N. WARE RD. STE. "A"
MCALLEN TEXAS 78501
TEL (956) 687-8677

DATE

GENERAL NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT- 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2. BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334-0400 C.

3. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. AS MEASURED AT CENTER OF BENTSEN ROAD.

4. REQUIRED STORM WATER DETENTION SHALL BE AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

5. BENCH MARK-MC-57 IS LOCATED SOUTH BOUND OF 3 MILE LINE 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE E.O.P. OF 3 MILE LINE THERE IS A CAP STEREO STORE ACROSS FROM THE MONUMENT.

6. 4' WIDE MINIMUM SIDEWALK REQUIRED ON WEST SIDE OF BENTSEN ROAD AND NORTH NOLANA AVE.

7. 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONE/USES. A 8' HIGH MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.

8. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/5/2026

SUBDIVISION NAME: CAMP MCALLEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 23rd Street (FM 1926): 60 ft dedication needed for a total ROW of 120 ft.
Paving: 65 ft - 85 ft. Curb & gutter: both sides
- Revisions Required:
- Need to Label the Centerline & Total R.O.W. after accounting for dedication.
- Provide documents if any ROW referenced on the plat is existing for staff review prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

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

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

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

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

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Applied

Applied

Applied

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial/multi-family properties
- Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.
- If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners.

Non-compliance

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

SETBACKS	
Front: In accordance with the Zoning Ordinance or greater for easements or in line with existing structures, whichever is greater. (Proposing) 50 ft. or greater for approved site plan or easements. - Please discuss with staff if the proposed setback will remain. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: In accordance with the zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance or greater for approved site plan or easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except; where greater setbacks required, greater setbacks applies. - Add plat note as stated above, prior to final. - Since partial zone is R-1 (Single family) District, set back note applies. If rezoning is submitted and approved, therefore this setback note will not pertain. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 23rd Street. -Add plat not as stated above, prior to final. -May increase to 5 ft. as per engineering dept. - Plat is referencing streets that do not pertain to the subdivision. Please make sure to revise this part of the note, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add plat note as stated above, prior to final. - Plat note should have its own line beside a number. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add plat note as stated above, prior to final. - Plat note should have its own line beside a number. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Plat note not needed. *Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final. * 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 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
	Non-compliance
	Applied
	Applied
	NA
LOT REQUIREMENTS	
* Lots fronting public streets - The lot fronting N. 23rd Street **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
	Applied
ZONING/CUP	
* Existing: A-O (agricultural & open space) (R-1) Single-Family Residential Proposed: A-O (agricultural & open space) (R-1) Single-Family Residential. - No rezoning has been submitted or requested. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - No rezoning has been submitted or requested. ***Zoning Ordinance: Article V	Applied
	Applied
PARKS	
* Land dedication in lieu of fee. - Park fees will apply for residential and multifamily development. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Park fees will apply for residential and multifamily development. * Pending review by the Parkland Dedication Advisory Board and CC. - Park fees will apply for residential and multifamily development.	Required
	Required
	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	Required

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

COMMENTS	
Comments: -Buffer notes must be on separate plat note. - Sidewalk plat note has streets that do not pertain to this subdivision. - CUP (Conditional Use Permit) will required for Institutional Use in an A-O & R-1. If rezoning requirements may change. - Location map on the 2nd page of the plat is showing a different subdivision, not the one that is submitted. Please revise as applicable. - Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - There is an existing structure on the plat, is that a residential home? Please clarify with staff, prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied



LOCATION

OXFORD HOMES
SUBDIVISION

TOTANICO
SUBDIVISION

NORTHGATE LN

37

**PROPOSED
CAMP MCALLEN
SUBDIVISION**

N 23RD ST

H & I
SUBDIVISION

