

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 19, 2025 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

#### CALL TO ORDER -

#### PLEDGE OF ALLEGIANCE -

#### INVOCATION -

#### 1) MINUTES:

- a) Approval of minutes for the July 8, 2025 meeting

#### 2) PUBLIC HEARING

- a) ROUTINE ITEMS: *(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.)*

**The following items 1-7 all consist of Rezoning 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:**

1. Colonia McAllen Unit No. 5 Subdivision, Hidalgo County, Texas. **(REZ2025-0111):**  
2622-2725 Savannah Avenue (Lots 1-13 and Lots 15-27)
2. Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas. **(REZ2025-0112):**  
2100-2228 South 31st Street (Lots 1-15, and Lots 146-159)  
2100-2305 South 30th ½ Street (Lots 115-145)  
2100-2317 South 30th Street (Lots 79-114)  
2100-2409 South 29th ½ Street (Lots 36-78)  
2913-3105 Yuma Avenue (Lots 16-35)
3. Colonia McAllen Unit No. 7 Subdivision, Hidalgo County, Texas. **(REZ2025-0113):**  
1901-1965 South 31st Street (Lots 1-17, Block 1)  
3000-3008 Sonora Avenue (Lots 18-20, Block 1)  
2001-2017 South 31st Street (Lots 21-25, Block 1)  
3100-3428 Savannah Avenue (Lots 1-20, Block 2)  
1900-1928 South 35th Street (Lots 21-28, Block 2)  
1901-1937 South 36th Street (Lots 29-38, Block 2)  
1900-1928 South 34th Street (Lots 1-8, Block 3)  
1901-1925 South 35th Street (Lots 9-15, Block 3)



1900-1940 South 33rd Street (Lots 1-11, Block 4)  
1901-1933 South 34th Street (Lots 12-20, Block 4)  
1900-1948 South 32nd Street (Lots 1-13, Block 5)  
1901-1945 South 33rd Street (Lots 14-25, Block 5)  
1900-1956 South 31st Street (Lots 1-15, Block 6)  
1901-1953 South 32nd Street (Lots 16-29, Block 6)  
3001-3105 Sonora Avenue (Lots 1-5, Block 7)  
2000-2008 South 30TH ½ Street (Lots 6-8, Block 7)  
3100-3112 Uvalde Avenue (Lots 9-12, Block 7)  
1957-2009 South 32nd Street (Lots 13-19, Block 7)  
1952-2008 South 32nd Street (Lots 1-8, Block 8)  
1949-2005 South 33rd Street (Lots 9-16, Block 8)  
3301-3513 Tyler Avenue (Lots 17-32, Block 8)  
1944-1964 South 33rd Street (Lots 1-6, Block 9)  
3300-3508 Tyler Avenue (Lots 7-19, Block 9)  
1937-1957 South 34th Street (Lots 29-34, Block 9)  
3401-3509 Toronto Avenue (Lots 20-28, Block 9)  
1932-1936 South 34th Street (Lots 1-2, Block 10)  
3400-3512 Toronto Avenue (Lots 3-11, Block 10)  
3409-3521 Sonora Avenue (Lots 12-18, Block 10)  
1900-2024 South 36th Street (Lots 1-25, Block 11)

**4. Colonia McAllen Subdivision, Hidalgo County, Texas. (REZ2025-0117):**

2300-2604 South 26th Street (Lots 17-30, Block 1)  
2704-2708 South 26th Street (Lots 4-5, Block 4)  
2300-2609 South 26th ½ Street (Lots 1-15, Block 1, and Lots 15-29, Block 2)  
2700-2716 South 26th ½ Street (Lots 7-11, Block 3, and Lots 2-3, Block 4)  
2301-2601 South 27th Street (Lots 1-13, Block 2)  
2701-2721 South 27th Street (Lots 1-6, Block 3)

**5. Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas. (REZ2025-0119):**

2100-2240 South 26th ½ Street (Lots 1-20, Block 1)  
2101-2241 South 26th ½ Street (Lots 1-20, Block 2)  
2100-2240 South 26th Street (Lots 21-40, Block 2)

**6. Colonia McAllen No. 3 Subdivision, Hidalgo County, Texas. (REZ2025-0120):**  
2500-2553 Yuma Avenue (Lots 1-28)

**7. Colonia McAllen No. 4 Subdivision, Hidalgo County, Texas. (REZ2025-0118):**

2604-2820 Uvalde Avenue (Lots 1-18, Block 1)  
2605-2821 Tyler Avenue (Lots 19-36, Block 1)  
2604-2820 Tyler Avenue (Lots 1-18, Block 2)  
2605-2821 Toronto Avenue (Lots 19-36, Block 2)  
2604-2820 Toronto Avenue (Lots 1-18, Block 3)  
2605-2821 Sonora Avenue (Lots 19-36, Block 3)  
2604-2820 Sonora Avenue (Lots 1-18, Block 4):



The following item **8** consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

8. Colonia McAllen Subdivision, Hidalgo County, Texas. **(REZ2025-0116)**:  
2608-2700 South 26th Street (Lot 16, Block 1 and Lot 6, Block 4)  
2701 South 26th ½ Street (Lot 1, Block 4)

The following item **9** consists of Rezoning from R-3A (Multifamily Residential Apartments-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:

9. Colonia McAllen 29th Street Subdivision, Hidalgo County, Texas. **(REZ2025-0109)**:  
2321 South 29th Street (Lot 1)

The following item **10** consists of Rezoning from C-2 (Neighborhood Commercial-OC) District under the Old Code (OC) to C-2 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

10. Colonia McAllen No. 5 Subdivision, Hidalgo County, Texas. **(REZ2025-0110)**:  
2801 Colbath Road (Lot 14)

The following item **11** consists of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

11. Colonia McAllen Subdivision, Hidalgo County, Texas. **(REZ2025-0115)**:  
2605 South 27th Street (Lot 14, Block 2)

**b) REZONING:**

1. Initial zoning to R-1 (Single-Family Residential-UDC) District for 36.26 gross acre tract of land, more or less, out of and forming a part of Lots 1 and 2, Block 10, A.J. McColl Subdivision, Hidalgo County, Texas; 6000 South Jackson Road. **(REZ2025-0073)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 18, Block 1, Hackberry Homesites Subdivision, Hidalgo County, Texas; 1016 North 20th Street. **(REZ2025-0108)**
3. Rezoning from R-3A (Multifamily Residential Apartments-OC) District to R-3 (High-Density Residential-UDC) District: A 1.00 acre tract being the east 1 acre of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 1019 East Cedar Avenue. **(REZ2025-0114)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Enrique Martinez Jr. on behalf of North Lean LTD for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street. **(CUP2025-0069)**



2. Request of Jessica Aguilar on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Suerte Bar & Grill Uptown) at Lot A-1, Lot A-1 Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites N1-N2. **(CUP2025-0070)**
3. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (The Bearded Lady) at Lot A-1, Lot A-1 Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2025-0071)**
4. Request of Sandra Claudio Gomez, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2025-0073)**
5. Request of Jorge A. Richaud for a Conditional Use Permit, for one year, and adoption of an Ordinance, for an event center (Drive-In Theater & Mini Golf) at 9.08 Acres out of the South 40 feet of Lot 74 and Lot 91 except the South 50.06 feet, C.E. Hammond Subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2025-0074)**
6. Request of Ricardo and Melinda Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and adoption of an Ordinance, for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road.**(CUP2025-0075)**
7. Request of Jose A. Viera Jr. for a Conditional Use Permit, for one year, for a Portable Building Greater than 10ft x 12ft at a 0.67 Acre irregular tract out of the Southeast corner of Block 29, Hammond Addition Subdivision, Hidalgo County, Texas; 24 South 21st Street. **(CUP2025-0068)**
8. Request of Melden and Hunt Inc. on behalf of Escanaba, LLC., for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Amendment to a Planned Unit Development for Harvest Coves Phase II Subdivision, Hidalgo County, Texas; 2601 North Ware Road. **(CUP2025-0076)**

#### **4) CONSENT:**

- a) Hidalgo County Head Start Outdoor Learning Environments and Discovery Classrooms Subdivision, 1901 State Highway 107, Hidalgo County, **(SUB2022-0102) (6-MONTH EXTENSION) HCDD#1**
- b) Phares Subdivision Lot 5A, 2128 Cedar Ave., Javier Martinez & Maria P. Hinojosa De Martinez, **(SUB2023-0136) (6-MONTH EXTENSION) RDE**

#### **5) SUBDIVISIONS:**

- a) Northwood Trails Block II and Block III Subdivision, 3300 Freddy Gonzalez Dr., Red Rock Real Estate Development Group, LTD **(SUB2025-0091) (FINAL) QHA**
- b) Anaqua at Tres Lagos Phase II Subdivision, 14000 Stewart Rd., Rhodes Development, Inc., **(SUB2025-0113) (PRELIMINARY) M&H**



- c) Gonzalez Corner Phase II Subdivision, 3700 Lark Ave., Rene Gonzalez, **(SUB2025-0116) (PRELIMINARY) RPLX**
- d) Habitat at Ware Phase II Subdivision, 6117 N. Ware Rd., Habitat Developers, LLC, **(SUB2025-0108) (PRELIMINARY) SPEC**
- e) The Embers III Subdivision, 9901 N. 10<sup>th</sup> Street, MDG Investment Group, LLC, **(SUB2025-0115) (PRELIMINARY) QHA**
- f) The Villages at Dallas Subdivision, 601 Dallas Ave., Smart Pecunia, LLC, **(SUB2025-0114) (PRELIMINARY) RDE**
- g) Zuma Subdivision, 110001 N. Bentsen Palm Dr., Zuma Development Co., LLC, **(SUB2025-0107) (PRELIMINARY) CHLH**
- h) Palm Villas Subdivision, 109 S. 29<sup>th</sup> Street, JRMV Property Investments, LLC, **(SUB2025-0075) (REVISED PRELIMINARY) IZEG**
- i) Blue Jay Phase I Subdivision, 6000 S. Jackson Rd., Jorge Gonzalez, **(SUB2025-0074) (REVISED PRELIMINARY) SEA**
- j) Augusta Village Subdivision, 1009 E. Augusta Ave., Marlene Hernandez & Erick Hernandez **(SUB2025-0106) (REVISED PRELIMINARY) RPLX**
- k) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY) (TABLED SINCE 7/8/2025) SEA**

**5) DISCUSSION:**

**6) 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, July 8, 2025 at 3:34p.m.at the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Emilio Santos Jr. Jesse Ozuna Raul Sesin Jose Caso	Vice Chairperson Member Member Member Member
Absent:	Marco Suarez Reza Badiozzamani	Chairperson Member
Staff Present:	Martin Canales Michelle Rivera Omar Sotelo Luis Mora Eduardo Garza Kaveh Forghanparast Julio Constantino Hilda Tovar Natalie Moreno Nicolas Lopez Noah Del Bosque Even Gonzalez Ruth Lopez Magda Ramirez	Assistant City Attorney III Deputy City Manager Planning Director Deputy Director Development Coordinador Senior Planner Planner III Planner II Planner II Planner II Planner Technician I Development Engineer Asset Management Clerk Administrative Assistant

**CALL TO ORDER** – Mr. Gabriel Kamel, Vice Chairperson

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

- a) Approval of the minutes for June 3, 2025 meeting

Being no discussion, Mr. Jose Caso motioned to approve the minutes. Mr. Jesse Ozuna second the motion with four members present and voting.

**2) PUBLIC HEARING:**

**a) CONDITIONAL USE PERMITS:**

- 1) Request of Maria G. Shupe, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon), Lot 44, Brookwood Unit 1 Subdivision, Hidalgo County, Texas; 4000 Xanthisma Avenue. **(CUP2025-055)**

Nicolas Lopez stated that the subject property is located on the north side of Xanthisma Avenue, approximately 1000 feet West of N. Ware Rd. The property is zoned R-1 (Single-Family Residential –



OC) District with an existing single-family residence. A home occupation is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.

The initial application for a Conditional Use Permit for a home occupation for this property was submitted on May 28, 2025.

The applicant is requesting a conditional use permit for a home occupation (Beauty Salon) for one year. The applicant's proposed hours of operation are "by appointment only", suggesting minimal impact on traffic. The proposed area and the Salon measures 26 feet x 12 feet and will be part of the enclosed garage. The permit for garage enclosure was approved in 2010. There is another home in the vicinity functioning as a daycare facility that was approved in 2023 and recently renewed in February 2025, indicating precedent for conditional uses in the neighborhood.

The Fire department is pending inspection of the location. The home occupation (Salon) must meet the requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and specific requirements as follows:

- 1) The home occupation facility shall be clearly secondary to the residential use. The salon will be secondary to the home.
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No sign is proposed.
- 3) No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
- 4) No more than 1 additional unrelated employee other than immediate family members residing on the premises shall be permitted. The submitted application proposes 1 employee only.
- 5) No outside storage of materials or products shall be permitted. No outside storage of materials is proposed.
- 6) Traffic generated by the proposed use shall not exceed 10% of the average load per hour per street.
- 7) No retail sales shall be permitted (Items may be delivered)
- 8) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
- 9) The proposed use shall take place in the primary residential structure rather than a detached garage or accessory building. The salon is proposed to take place in the enclosed garage area.
- 10) The activity must take place at the location for which the permit was issued.

The Planning Department has received no phone calls, emails, or letters in opposition to the Conditional Use Permit request.

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

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

Being no discussion, Jesse Ozuna moved to approve the conditional use permit. Emilio Santos Jr. second the motion with four members present and voting.



- 2) Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar and grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2210 & 2212. **(CUP2025-0056)**

Hilda Tovar stated that the property is located on the northeast corner of North 23<sup>rd</sup> Street and Nolana Avenue. It is zoned C-3 (general business-OC) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include commercial businesses, offices, bars, a church, the McAllen's Public Library and restaurants. A bar and grill is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The last Conditional Use Permit for this location was approved by the City Commission on June 10, 2024 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

The applicant is proposing to operate a bar (The Duchess Bar and Grill). The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report for service calls from June 2024 to present is attached. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of residences and residentially zoned properties to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 23<sup>rd</sup> Street and Nolana Avenue;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The existing 4,300 sq. ft. bar require 47 parking spaces; there are 305 parking spaces provided on site;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing on to adjacent properties; and



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

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

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

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Mr. Jesse Ozuna second the motion with four members present and voting.

**3) Request of Jesus F. Davila on behalf of Auriel Investment, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. (CUP2025-0054)**

Natalie Moreno stated that the property is located on the north side of Auburn Avenue approximately 770 feet west of North 10<sup>th</sup> Street and it is zoned C-3 (general business-OC) District. The adjacent zoning is C-3 District to the east and south and R-1 (single family residential-OC) District to the north and west, R-3A(Multifamily residential apartments) and R-3T (Multifamily residential townhouse) to the southwest, and A-O (agricultural and open space-OC) District to the northeast. Surrounding land uses are commercial plazas including bars, restaurants, retail stores, single-family residences and vacant land. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial application for this Conditional Use Permit request was approved by the City Commission Board on April 22, 2024.

The applicant is proposing to operate a bar (Oak Texas Bar and Grill) from an existing 3,516 square foot suite. The proposed business hours are Monday through Sunday from 11 A.M. to 2 A.M.

The Fire Department and Health Department have inspected the establishment and the property is in compliance. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above-mentioned business 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 disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of the residential zone/use to the northwest and south;
- 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 Auburn Avenue;



- 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. 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- 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 business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to a residential zone/use) of Section 138-118(a)(4).

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Mr. Jesse Ozuna second the motion with four members present and voting.

**\*\*Mr. Raul Sesin joined the meeting at 3:40p.m. His votes began at 3:40pm.**

- 4) Request of HFA-AE, Ltd on behalf of Parke at Nolana, LLC for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Automotive Service and Repair (Oil Change Facility) at 0.834 acre tract out of Lot 111, La Lomita Irrigation and Construction Company Subdivision (Proposed Parke at Nolana Subdivision), Hidalgo County, Texas; 3000 Nolana Avenue (CUP2025-0058)**

Natalie Moreno stated that the property is located on the north side of Nolana Avenue between North 29<sup>th</sup> Street and North 34<sup>th</sup> Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The surrounding land uses include Go Car Wash, Stripes, vacant land and other commercial uses. An automotive service and repair shop (oil change) is permitted as a primary use within a C-3 District with a Conditional Use Permit and in compliance with all other requirements.



The applicant is currently undergoing the Site Plan Review process for this development.

The applicant is proposing to operate an oil change facility (Valvoline). The applicant is proposing to operate from a 1,462 sq. ft. building with two bay areas. The hours of operation for the business are Monday through Friday from 8:00 AM to 7:00 PM, and Saturdays from 9:00 AM to 6:00 PM, and Sundays from 9:00 AM to 4:00 PM. Based on the total square footage of the proposed building, seven parking spaces are required; nine parking spaces are being proposed.

The Fire Department has completed their inspection. The oil change facility must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 1) A minimum lot size of 10,000 square feet is required, the subject property's total lot size is 36,307.755 square feet.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;
- 3) Outside storage of materials is prohibited;
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence; There is no residence within 100 feet of the proposed building.
- 5) A 6-foot opaque fence to buffer the proposed use from any residential use or residentially zoned area is required. No opaque fence would be required since the lot's property lines are not immediately adjacent to any residential uses or zones.
- 6) New buildings and all conversions of existing buildings to such uses shall meet current Building Code and Fire Code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

If approval is granted, the oil change facility must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process. The proposed project is undergoing Site Plan and Subdivision Review and must comply with all conditions provided by the Development Team prior to any building permit issuance.

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

Staff recommends approval of the request subject to compliance with Section 138-281 of the Zoning Ordinance, Building Code, Fire Department, and all other applicable requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Raul Sesin second the motion with five members present and voting.



**b) REZONING:**

- 1)** Rezoning from R-1 (Single Family Residential-OC) District to R-1 (Low Density Residential-UDC) District for Lot 2, Block 1, Ebony Street Addition Subdivision, Hidalgo County, Texas; 506 North 6th Street(**REZ2025-0054**)

Hilda Tovar started that the subject property is located on the northeast corner of North 6<sup>th</sup> Street and Ebony Avenue. The property is zoned R-1 (Single Family Residential-OC) District.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District in order to split the lot in two and comply with the minimum frontage width requirement. A feasibility plan was not submitted with this application.

The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions.

The property is currently vacant. Surrounding uses include single family residential dwellings.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single-family homes make up the majority of the land use category, although some townhomes, duplexes, missing middle housing, and small multifamily should be encouraged to create diversity in housing choices.

The development trend of this area along North 6<sup>th</sup> Street is single family residential uses.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and conforms to the development trend of the area.

If the rezoning request is approved, any future development must comply with subdivision and building permit requirements of the zoning district in which it is located.

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

Staff recommends approval of the rezoning request to R-1 (Low Density Residential-UDC) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning requests. Mr. Mr. Raul Sesin second the motion with five members present and voting.

- 2)** 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:

Balboa Acres Subdivision, Blocks 1 & 2, Hidalgo County, Texas. (**REZ2025-0056**)

- 4000-4518 South 23rd Street (Lots 1-18, Block 1 & Lots 1-31, 33A, & 35-38, Block 2)

Natalie Moreno stated that the subject properties are located between south 23<sup>rd</sup> Street and south 24<sup>th</sup>



street and north of Idela Avenue. The properties contain commercial development and are zoned C-3 (General Business- OC) District and are collectively subdivided under the name "Balboa Acres Subdivision."

The City of McAllen is requesting to rezone the property to C-3 (General Business- UDC) District as part of the Citywide initiated rezoning pertaining to the adoption of the new Unified Development Code (UDC).

The adjacent properties are zoned A-O (Agricultural and open space-OC) District to the north, C-3 (general business) District to the east and south and R-1 (single family residential-OC) District to the west.

Surrounding uses include vacant land, commercial development and single family dwellings.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mix Use Corridors, which is a land use designation where light industrial use is not generally consider appropriate. Mix-use Urban Neighborhood Scale, Mix-Use Urban Community Scale and Shopping Center Community Scale would be most appropriate.

The development trend around this area is a mix of commercial uses.

An application for a rezoning request was submitted on June 6, 2025. The subject property is comprised of 18 Lots for Block 1 and 38 Lots for Block 2. The mentioned lots were subdivided and recorded on December 27, 1962 under the name of "Balboa Acres Subdivision". The initial zoning designation for the subject properties was C-3 (General Business-OC) District with no changes since then.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is an equivalent zoning district to the current C-3 (General Business -OC) District zoning designation.

Any future constructions must also 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 to C-2 (Regional Commercial - UDC) District.

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

Being no discussion, Raul Segin moved to approve the rezoning requests. Jesse Ozuna second the motion with five members present and voting.

- 3) Rezoning from R-1 (Single Family Residential) District under the Old Code (OC) to R-1 (Low Density Residential) District under the new Unified Development Code (UDC) for the following properties:

Balboa Acres Subdivision, Blocks 3 - 31, Hidalgo County, Texas. (REZ2025-0057):

- 4100 South 29th Street (Lot 13, Blk 19)



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- 3912-4312 South 33rd Street (Lot 26, Blk 25 and Lot 26 Blk 29)
- 3213-3619 Augusta Avenue (Lots 1-2 Blk 22, Lots 1-12 Blk 23 and Lots 1-13 Blk 24)3009-3619 Balboa Avenue (Lots 1-9 Blk 21, Lots 3-7 Blk 22, Lots 14-26 Blk 24 and Lots 1-13 Blk 25)
- 2401-3619 Covina Avenue (Lots 1-10 Blk 8, Lots 1-2 Blk 8A, Lots 1-10 Blk 9, Lots 1-13 Blk 20, Lots 10-20 Blk 21, Lots 14-25 Blk 25 and Lots 1-13 Blk 26)
- 2400-3619 Daytona Avenue (Lots 1-10 Blk 7, Lots 11-20 Blk 8, Lots 3-4 Blk 8A, Lots 11-20 Blk 9, Lots 1-14 Blk 10, Lots 1-12 Blk 19, Lots 14-26 Blk 20, Lots 14-26 Blk 26 and Lots 1-13 Blk 27)
- 2400-3619 Elmira Avenue (Lots 1-10 Blk 6, Lots 11-20 Blk 7, Lots 15-28 Blk 10, Lots 1-14 Blk 11, Lots 1-13 Blk 18, Lots 14-26 Blk 19, Lots 14-26, 26A Blk 27 and Lots 1-13 Blk 28)
- 2400-3618 Francisca Avenue (Lots 1-10 Blk 5, Lots, 11-20 Blk 6, Lots 15-28 Blk 11, Lots, 1-14 Blk 12, Lots 1-13 Blk 17, Lots 14-26 Blk 18, Lots 14-26 Blk 28 and Lots 1-13 Blk 29)
- 2400-3619 Gloria Avenue (Lots 1-10 Blk 4, Lots 11-20 Blk 5, Lots 15-28 Blk 12, Lots 1-14 Blk 13, Lots 1-13 Blk 16, Lots 14-26 Blk 17, Lots 14-25 Blk 29 and Lots 1-13 Blk 30)
- 2400-3618 Helena Avenue (Lots 1-10 Blk 3, Lots 11-20 Blk 4, Lots 15-28 Blk 13, Lots 1-14 Blk 14, Lots 1-13 Blk 15, Lots 14-26 Blk 16, Lots 14-26 Blk 30, and Lots 6-11 Blk 31)2400-3408 Idela Avenue (Lots 11-20 Blk 3, Lots 15-28 Blk 14, Lots 14-26 Blk 15, and Lots 17-22 Blk 31) .

Natalie Moreno stated that the subject properties are located on the north side of Idela Avenue, between South Ware Road and South 24<sup>th</sup> Street. The properties contain single-family dwellings and are zoned R-1 (Single-Family Residential - OC) District and are collectively subdivided under the name “Balboa Acres Subdivision”.

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

The adjacent property to the north is zoned A-O (Agricultural & Open Space - OC) District. The east and west sides are zoned C-3 (General Business – OC) District and to the south is R-1 (Single-Family Residential-OC) District.

Surrounding uses include Roosevelt Elementary School, commercial uses, vacant land, and single-family residential dwellings.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation primarily for a single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, government buildings, and compatible and office uses for adjacent residential properties.

The development trend around this area is a majority of single-family residential uses with commercial uses included on the outer sections of the subdivision.

The subdivision was recorded on December 27, 1962 under the name “Balboa Acres”. The initial zoning designation was Residence “A” District that was derived from the first city adoption of the 1945 Zoning Ordinance. The previous zoning designation for the property was R-1 (Single-Family Residential - OC) District, stemming from the citywide rezoning after the adoption of the 1979 Zoning Ordinance. The application for the city-initiated rezoning request was submitted June 5, 2025.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent



zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also 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 to R-1 (Low Density Residential - UDC) District as it aligns with the Envision McAllen Future Land Use Plan and the development trend.

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

Being no discussion, Raul Sesin moved to approve the rezoning request. Emilio Santos Jr. second the motion with five members present and voting.

### **3) SITE PLAN:**

- a) Site plan approval for Lot 9-A, Block 4-A, Market Center Subdivision, Hidalgo County Texas; 1325 East Jasmine Avenue. **(SPR2025-0024)**

Nicolas Lopez stated that the subject property is located on the north side of East Jasmine Avenue. The property is zoned C-4 (Commercial Industrial-OC) District. Adjacent properties are zoned C-4 (Commercial Industrial-OC) to the east, south, and west and I-1 (Light Industrial-OC) to the north.

The applicant is proposing to construct an 800 square foot storage unit on the rear (north) side of property. The plat states a site plan must be approved by the Planning and Zoning Commission Board prior to any building permit issuance.

Site is accessible from East Jasmine Avenue and rear alley. Based on 2,264 sq. ft of office area and 3,612 warehouse area, 20 parking spaces are required. One of the provided parking spaces must be van accessible. Applicant is in compliance with parking requirements.

2,169 sq ft square feet of landscape area is required. As per site plan approved in 2013, the tree requirement is as follows: five two-and-a half-inch-caliper trees, three four-inch caliper trees, two six-inch caliper trees. A minimum 10 feet wide landscaped strip is required inside the front property line or a 5ft wide with a 3ft hedge is required inside the property line along Jasmine Avenue. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree.

In 2013, there was a site plan that was approved by the Planning and Zoning Commission Board for the structure of the building. Applicant is still meeting all the city requirements of parking, landscaping, setbacks and tree requirements.

There is a 30 feet front yard setback. The proposed Storage unit will be in compliance. The rear yard setback is 5 feet. Side yard setback is half of the building height or greater for easements. No structures are permitted to be built over any easements. The proposed storage unit will be complying with all required setbacks for the property.

The Building Permit must comply with requirements noted on the Development Team Review sheet. Must



comply with any additional comments provided by all departments during the building permit stage.

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

Being no discussion, Jesse Ozuan moved to approve the site plan request. Raul Sesin second the motion with five members present and voting.

- b) Site plan approval for Lot 1A, TAJ Plaza Storage Subdivision, Hidalgo County, Texas; 4108 North 10th Street. **(SPR2024-0034)**

Hilda Tovar stated that the subject property is located on the west side of North 10<sup>th</sup> Street and is zoned C-3 (general business-OC) District. Adjacent properties are zoned C-3 (general business-OC) District in all direction and R-3A (High density residential-OC) to the north. Surrounding land uses include commercial and multifamily family residential.

The applicant is proposing to construct five self-storage buildings.

The site has Access to the self-storage units is from North 10<sup>th</sup> street. No alley is proposed in this development.

Based on 673.26 office square-feet used for to operate the self-storage facilities, 4 parking spaces are required for the site. 113 parking spaces are existing. One accessible space is required 6 accessible spaces are existing. One parking spaces must be van accessible with an 8-foot-wide aisle. The applicant is meeting parking requirements.

10,890 square feet of additional green area is required for the new rear development. The tree requirement is as follows: 27 two-and-a half-inch-caliper trees, 14 four-inch caliper trees, or 6 six-inch caliper trees. A minimum 10-foot-wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, a 6-foot opaque buffer required from adjacent/between commercial and residential zones/uses. The applicant is meeting landscaping requirements for green area and trees.

There is a 50-foot front yard setback along North 10<sup>th</sup> Street, all other setbacks must be in accordance with the zoning ordinance. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required and exists along North 10th Street.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet.

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

Being no discussion, Jesse Ozuan moved to approve the site plan request. Raul Sesin second the motion with five members present and voting.



#### 4) CONSENT:

- a) Christian's Manor Subdivision, 2420 Jordan Avenue, Community Hope Projects, Inc. **(SUB2023-0024) (FINAL) S2E**

Being no discussion, Jesse Ozuna moved to approve consent item. Mr. Raul Sesin second the motion with five members present and voting.

#### 5) SUBDIVISIONS:

- a) Buddy Owens Subdivision, 4550 Buddy Owens Blvd., AEP Texas, Inc. **(SUB2025-0095) (PRELIMINARY) TTL**

Kaveh Forghanparast stated that the property located on Buddy Owens Boulevard (FM 1924): Dedication as needed for 120 ft. total ROW Paving: 65 ft. Curb & gutter: by the state. Revise street name as shown above, prior to final. Label existing ROW dedications and provide document numbers and copies of documents for staff review, prior to final. ROW dedication must be shown within subdivision boundary and with an annotation of dedicated by this plat. After ROW dedication label total ROW and total ROW from centerline, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final. If a 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 will be maintained by the lot owners and not the City of McAllen". Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in line with existing structures, whichever is greater applies. Proposing: 25 feet Setbacks to be established prior to final, but not less than the Zoning Ordinance. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Proposing: 15 feet or easement whichever is greater. Setbacks to be established prior to final, but not less than the Zoning Ordinance. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Proposing: 6 feet or easement whichever is greater. Setbacks to be established prior to final, but not less than the Zoning Ordinance. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Buddy Owens Boulevard (FM 1924) Include a plat note as shown above wording to be finalized, prior to final. Sidewalk requirements may increase to 5 ft. per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Access variance for proposed curb cut will need to be submitted to the Traffic Department. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot currently doesn't meet minimum 50 ft. width requirement. A ZBOA application for the lot width requirement was submitted on June 17, 2025 and is scheduled to be heard at the ZBOA meeting of July 23, 2025. Zoning Ordinance: Section 138-356. Existing: A-O, R-1, C-4 Proposed: A-O, R-1, C-4. A Conditional Use Permit for a railroad facilities or utilities holding a franchise was submitted on June 17, 2025 and is scheduled to be heard at Planning and Zoning on July 22, 2025 and City Commission on August 11, 2025. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A Conditional Use Permit for a railroad facilities or utilities holding a franchise was submitted on June 17, 2025 and is scheduled to be heard at Planning and Zoning on July 22, 2025 and City Commission on August 11, 2025. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation is waived for electrical substation use. Any abandonments must be done by separate process not by plat, prior to final. Signature blocks must comply with Section 134-61. Plat note #11 mentions a cross hatched section for an easement, but is not shown on plat. Plat notes #3, 10, 11, and 13 may be removed as they aren't requirements for the City of McAllen. Vicinity map must be revised to include recorded subdivisions in the area. Provided legal descriptions of parcels adjacent to the subdivision. Must comply with City's Access Management Policy.

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

Being no discussion, Jose Caso moved to approve in preliminary form subject to the conditions noted, drainage, and utility approval. Raul Sesin seconded the motion, which was approved with five members present and voting.

b) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114)**  
**(REVISED PRELIMINARY) SEA**

Kaveh Forghanparast stated that the property located on S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the State Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the State curb & gutter by the state. Revise ROW dedication, please see requirements above. Please clarify and provide documentation. Please indicate how existing ROW has been dedicated on plat. Verify with TX Dot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North Bentsen Road: ROW dedication required for 100 ft. total ROW Paving: 65 ft. Curb & gutter on both sides. Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW Paving: 40 ft. with Curb & gutter on both sides. A variance request was submitted on May 29, 2025 to not provide the 1/4 mile collector road. The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N. Ware Road and site already has 3 other access roads. Staff recommends disapproval of the variance request as the collector road can provide adequate traffic flow east and west and location can be ideal for alignment of future water line. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. Additional requirements/revisions may be established



when new zoning/annexation is finalized. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving; 16 ft. 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 recording. Additional requirements/revisions may be established when new zoning/annexation is finalized. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front:\* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements. N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Corner: Proposing - See front setback. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. Corner: Proposing - See front setback. Finalize setbacks as needed, prior to final. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road. A 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as 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. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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 #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. Additional requirements/revisions may be established when new zoning/annexation is finalized. Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: C-3 & ETJ Proposed: C-3, C-2 & A-O. A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. An annexation request was submitted on May 29, 2025. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. An annexation request was submitted on May 29, 2025. Additional requirements/revisions may be established when new zoning/annexation is finalized. Zoning Ordinance: Article V. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Additional



requirements/revisions may be established when new zoning/annexation is finalized. Any abandonments must be done by separate process, not by plat. Easements must be annotated with dedicated by this plat or with a plat note. Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. Application will need to be revised to reflect changes on the plat. The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to the conditions noted, drainage, and utility approval and disapproval of the variance request.

After a lengthy discussion, Jesse Ozuna moved to table item. Mr. Raul Sesin seconded the motion, which was tabled with five members present and voting.

- c) D' Costa Subdivision, 801 North 23rd Street, D' Costa, Inc. **(SUB2023-0138) (REVISED FINAL) SEA** Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance, LLC **(SUB2024-0096) (REVISED FINAL) M&H**

Kaveh Forghanparast stated that the property on North 23rd Street (FM 1926): 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: By the State Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 24th Street: 10 ft. of dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. Revisions Needed: Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording. Provide a copy of document regarding referenced existing dedications prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: Provide for looping for existing 20 ft. N/S alley abutting northern property line dedicated by Falcon Addition, finalize prior to final/recording. Plat submitted on July 3, 2024 provided a 20 ft. E/W alley R.O.W. dedication from the existing alley to the West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. Subdivision Ordinance: Section 134-106. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.). Front: (N.23rd Street): In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356, 138-367. Rear: (N.24th Street): In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording. Proposed: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. A 5 ft. sidewalk requirement as per Engineering Department. Sidewalk



requirement for North 24th Street subject to be increased to 5 ft. prior to recording by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to recording. Landscaping Ordinance: Section 110-46, 110-49. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Please provide the note for Masonry Wall as its own separate note, not to be packed together with the note for Opaque Buffer. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Pending items: Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording. Must comply with City Access Management Policy. As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the northern lot required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note requirements subject to change once subdivision requirements have been finalized. Finalize wording prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District As per application dated September 08, 2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Provide for looping for existing 20 ft. alley abutting Northern property line dedicated by Falcon Addition, finalize prior to recording. Plat submitted on July 3, 2024 provides for a 20 ft. alley R.O.W. dedication from the existing alley to the North West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. Engineer must continue to finalize ownership requirements prior to recording. A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.).

Staff recommends disapproval of the variance request and the subdivision in revised final form and recommends maintaining the plat as it was approved in final form.

After a lengthy discussion, Mr. Raul Sesin moved to approve in previous revised final form and disapproved the revised variance. Jesse Ozuna seconded the motion, which was approved with five members present and voting.



d) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis **(SUB2025-0041)**  
**(REVISED FINAL) SEA**

Kaveh Forghanparast stated that the property located on N. 29th Street: 10 ft. additional dedication required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements. 1, 200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easement or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Remove corner from side setback, prior to recording. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 29th Street. Sidewalk requirements may increase to 5 ft. per Engineering Department Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required. Any abandonments must be done by separate process, not by plat. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements.

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

Being no discussion, Raul Sesin moved to approve in revised final form subject to the conditions noted, and the recommend requested variance. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

e) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2023-0133)**  
**(REVISED PRELIMINARY) SPEC**

Julio Constantino stated that the property located on La Lomita (Mile 6 1/2) Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Proposed: 30 ft. additional street R.O.W. dedication for 30 ft. R.O.W. from centerline. Engineer submitted a variance request on January 15, 2024 to reduce the R.O.W. dedication for 30 ft. from centerline instead of the required 40 ft. for future 70 ft. R.O.W. instead of 80 ft. Variance was approved



by City Commission at the meeting of November 25, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): 40 ft. ROW dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter on both sides. Any abandonment must be done by a separate process, not by plat and must be finalized prior to final. An abandonment application was submitted on February 28, 2024 for the east 20 ft. of North La Lomita Road. Engineer submitted a variance request on January 15, 2024 to not dedicate additional ROW for N. La Lomita Road as the engineer is proposing to abandon existing 20 ft. ROW. Staff had no objections to the abandonment, therefore if the abandonment is approved a variance request for the ROW dedication will not be needed. Abandonment was approved by City Commission on June 23, 2025 and must be finalized and recorded, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW Paving: 40-44 ft. curb & gutter on both sides. Engineer submitted a variance request on January 15, 2024 requesting to not dedicate for this future N/S collector. The engineer has indicated that the street would not be able to extend south as there is an existing canal. After review of the area, due to the canal the N/S collector street along the east boundary is not feasible. As per the Planning Director this variance was approved administratively. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Engineer submitted a variance request on January 15, 2024, requesting a variance to the 1200 ft. block length requirement. As per the Planning Director this variance was approved administratively. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial & multifamily properties. Plat currently shows a 26 ft. private service drive & utility easement. If a private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations. Clarify use of the access easement, if it is only to provide access across all the lots or also to be used as service drive for city services. Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater. Engineer must verify if the 20 ft. planting area will be provided. Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; Zoning Ordinance: Sections 138-356 & 138-367. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. Proposing 5 ft. subject to compliance with the building code requirements. Engineer submitted a variance request on June 06, 2025 requesting a side setback for 5 ft. there were no objections to the side yard setback variance request. Staff recommends approval of the variance request. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Finalize the ROW dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final. Abandonment must be finalized and recorded to establish corner setback requirements. Zoning



Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road. Abandonment must be finalized and recorded to establish sidewalk requirements. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. Finalize the ROW dedication requirements to finalize the note prior to final. Abandonment must be finalized and recorded to establish 6 ft. opaque buffer requirements. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Finalize location and number of access drives as per Traffic department prior to final. Finalize the R.O.W. dedication for N/S collector streets to finalize the note prior to final. Abandonment must be finalized to establish curb cut requirements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. Submit a site plan to clarify the number of units for each lot prior to final. Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above, prior to final. 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. 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 public subdivision is proposed. Submit a draft HOA document for staff review prior to getting signatures prior to final. Signed HOA is required after being reviewed by staff before recording. 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. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Pending review by the City Manager's Office. Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Any variance request must be submitted to the Planning Director and requires approval by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation approved no TIA required. Site plan is under review to determine access to lots and any alley/service drive easement requirements prior to final. Any abandonment must be done by a separate instrument, not by the plat. Application must be revised to show correct amount of dwelling units, use, and any other changes as applicable. Must comply with City's Access Management Policy.



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

Being no discussion, Raul Sesin moved to approve the requested variance and subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- f) Apex Estates Phase I Subdivision, 321 South Taylor Road, Abel Hernandez (Shaddai Construction) **(SUB2025-0068) (REVISED PRELIMINARY) RJC**

Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter on both sides. Revisions needed: Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final. Show centerline and existing ROW on both sides to verify compliance prior to final. There is a label on the plat for centerline but no line is shown. Provide document number on the plat for ROW on both sides and provide a copy for staff review 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: proposing 50 ft. ROW Paving: 40 ft. Curb & gutter on both sides. Revisions needed: Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Provide a knuckle on Lots 11-14, with the radius dimension prior to final. Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final. If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final. Name of the streets will be finalized prior to final. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. ROW: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC Front: 20 ft. or greater for easements Revise the setback note as shown above prior to final. Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Rear (proposing): 10 ft. or greater for easements Zoning Ordinance: Section 138-356 and/or UDC Sides: In accordance with the UDC or greater for easements. Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.) Clarify multiple contradicting side setback notes on the plat prior to final. Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing



street. Side: 0 ft. or easement line, whichever is greater; Lots (10-21) Left side facing street Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: 10 ft. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the setback note as shown above prior to final. Proposing: 18 ft. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: A 5 ft. Sidewalk along both sides of the interior streets Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. A plat note for sidewalk is required and will be finalized prior to final. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Revise plat notes 11 and 12 as shown above prior to final. 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. A plat note to reference the HOA will be needed and must be finalized prior to final. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area Zoning Ordinance: Section 138-356 and/or UDC. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of \$700 per dwelling unit to be paid prior to recording. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat.



Remove plat notes 8 & 10 prior to final. Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. Additional plat note and requirements as applicable per UDC will be finalized prior to final. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained.

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

Being no discussion, Raul Sese moved to approve in revised preliminary form, subject to the conditions noted, drainage and utilities approvals, and the board's clarification on the requested variance. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- g) Apex Estates Phase II Subdivision, 313 South Taylor Road, Abel Hernandez (Shaddai Construction) **(SUB2025-0073) (REVISED PRELIMINARY) RJC**

Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter on both sides. Revisions needed: Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final. If 80 ft. is the existing ROW, label it as "Existing ROW", provide document number on the plat for ROW on both sides, and provide a copy for staff review 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: proposing 50 ft. ROW Paving: 40 ft. Curb & gutter on both sides. Revisions needed: Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Provide a knuckle on Lots 10-13, with the radius dimension prior to final. Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final. If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final. Name of the streets will be finalized prior to final. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. ROW: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC Front: 20 ft. or greater for easements. Revise the setback note as shown above prior to final. Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential -



UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025 Rear (proposing): 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with the UDC or greater for easements Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.). Clarify multiple contradicting side setback notes on the plat prior to final. Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing street. Side: 0 ft. or easement line. whichever is greater; Lots (10-21) Left side facing street. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: 10 ft. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the setback note as shown above prior to final. Proposing: 18 ft. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: A 5 ft. Sidewalk along both sides of the interior streets Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. A plat note for sidewalk is required and will be finalized prior to final. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Revise plat notes 11 and 12 as shown above prior to final. 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. A plat note to reference the HOA will be needed and must be finalized prior to final. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356 and/or UDC. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) .A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of \$700 per dwelling unit to be paid prior to recording. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22



dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Remove plat notes 8 & 10 prior to final. Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. Additional plat note and requirements as applicable per UDC will be finalized prior to final. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

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

Being no discussion, Raul Sesin moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

h)      The Serenity Subdivision, 9800 North 29th Street, GAP Pechero Family, L.P. **(SUB2025-0089) (PRELIMINARY) JHE**

Julio Constantino stated that the property located on Freddy Gonzalez Rd.: Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter on both Sides. Need to verify alignment of Freddy Gonzalez Rd. prior to final. Label the Centerline (C.L.) of the road prior to final. Label existing R.O.W. after accounting for dedications from: Centerline, Existing, Total, etc. prior to final. Show R.O.W. dedication ranges throughout the section of the road prior to final to verify compliance. All R.O.W. requirements must be addressed prior to final. Provide copies of the Documents being shown on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. Provide barricades as required on the East end of Freddy Gonzalez Road. COM Thoroughfare Plan. N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter on both sides. Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street OR provide documents in regards to how the City acquired R.O.W. on N. 29th Street. Disclaimer: Plat of Saddle Creek Unit 3 provided the City with 20 ft. Dedication by Plat, with 40 ft. from Centerline. Needs to provide document numbers for the existing R.O.W. on the plat, and provide copies of documents for staff review prior to final. Needs to label the Centerline, Total R.O.W., Existing R.O.W., etc. Clarify with staff on the Variable Width R.O.W. being shown on the South-West boundary of the plat. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as needed for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter on both sides. Revisions Needed: Street names will be established prior to final, needs to add the following annotation on the streets " (Private) " As per application Subdivision is proposed as a Private and gated subdivision. Needs to provide staff with gate details and paving details for review prior to final. Gated entrance R.O.W.'s are subject to increase in order to accommodate for gate areas, sidewalks, islands, etc. finalize prior to final. Submit gate details as applicable. A secondary access shall be required for gated streets providing access to 30 or more dwelling units. Label the Cul-De-Sac dimensions with a leader arrow and provide paving



details for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 600 ft. Block Length for R-3 Zone Districts Block lengths in the R-3 districts shall not exceed six hundred (600) feet. Pending Rezoning Application and clarification on the Zoning Type. Unified Development Code Section 5.3.6.C.2 300 ft. Maximum Cul-de-Sac Permanent Cul-De-Sac's shall not exceed three hundred (300) feet in length. Pending Rezoning Application and clarification on the Zoning Type. Cul-de-Sac Street shall be platted and constructed with a concrete paved cul-de-sac at the closed end having a turnaround with a minimum outside paving diameter of at least one hundred (100) feet and a minimum street right-of-way diameter of at least one hundred twenty (120) feet. Unified Development Code Section 5.3.9.G.4.R.O.W. 20 ft. paving: 16 ft. Alley/service drive easement required for commercial and Townhome developments. Subdivision Ordinance: Section 134-106. Front: 5 ft. or greater for easements, whichever is greater applies. Pending Rezoning Application and clarification on the Zoning Type. Zoning Ordinance: Section 138-356. Rear: In accordance with zoning ordinance or greater for easements, whichever is greater applies. Pending Rezoning Application and clarification on the Zoning Type. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever is greater applies. Pending Rezoning Application and clarification on the Zoning Type. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Pending Rezoning Application and clarification on the Zoning Type. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Pending Rezoning Application and clarification on the Zoning Type. Using the R-3 District, If there is an entrance from an alley, garage setback is 5 ft. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., N. 29th Street, and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Pending Rezoning application and clarification on the Zoning Type. 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. 29th Street & Freddy Gonzalez Road. Must comply with Traffic Department requirements prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. 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. Needs to add HOA plat note as shown above. Section 134-168 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 134-168 applies if private subdivision is proposed. Plat note #15 will need to be finalized prior to final. 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. Pending Rezoning application and clarification on zoning type. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family



Residential) Proposed: R-3T (Townhouse Residential District) Disclaimer: Application references proposed zoning as R-3T, under the new Unified Development Code, Townhome Developments would fall under the: (R-2) Medium-Density Residential District OR (R-3) High-Density Residential District Pending Rezoning application and clarification on Zoning Type. Ordinance: Article V. Rezoning Needed Before Final Approval. Pending Rezoning application and clarification on Zoning Type. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fee required at \$700 per dwelling unit to be paid prior to recording, if land dedication is not applicable. Need to verify with staff if Lot "B" recreational area will suffice for land dedication. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Dwelling units provided on the application refer to 98 dwelling units. Need to verify with staff if Lot "B" recreational area will suffice for land dedication. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG is pending. Traffic Impact Analysis (TIA) required prior to final plat. Need to submit TG to the Traffic Department. On the Location map, you need to add all the relevant parcel information such as recorded subdivisions. Need to label the Centerlines (C.L.) for the Streets. Need to provide staff with Gate Details and Paving Details for gates and Cul-De-Sacs. Needs to provide staff with copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Label the Radius of the Cul-De-Sac. There is a 20 ft. wide jogging trail being referred to as Common Area "A" & "B", need to discuss with staff. Must comply with City's Access Management Policy.

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

Being no discussion, Emilio Santos Jr. moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- i) Hidalgo Canal CO-MC Amended Lots 1A, 1B & 2A Subdivision, 221 South 8th Street, Heir Fund, LLC **(SUB2025-0093) (PRELIMINARY) ATLAS**

Julio Constantino stated that the property located on S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W. Paving: 32 ft. Curb & gutter both sides. Provide a copy of the referenced document being shown on the plat for staff review prior to final. Label the Centerline (C.L.) of the road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Chicago Ave.: Dedication for 50 ft. R.O.W. Paving: 32 ft. Curb & gutter on both sides. Provide staff with copy of the referenced document to finalize requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan R.O.W.:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Unified Development Code Section 2.2.3.D.4. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Unified Development Code Section 2.2.3.D.4. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Unified Development Code Section 2.2.3.D.4 All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on S. 8th Street & Chicago Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks



must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Chicago Ave. & S.8th Street. 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. Need to add plat note prior to final. 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. Need to add HOA plat note. 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. 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. Lots fronting public streets. Lots to front along S. 8th Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet. Unified Development Code Section 2.2.3.D.4 Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG waived for two townhouses and 1 single-family dwelling unit. On the plat, need to add parcel information for the Subdivision to the South side. "Town Creek Manor Subdivision" Add the Centerline (C.L.) on the street. On the Location map, add the North Arrow. Must comply with City's Access Management Policy.

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

Being no discussion, Emilio Santos Jr. moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- j) Conway Estates Subdivision, 9800 Mile 8 Road, A&J Blessings, LLC **(SUB2025-0090)**  
**(PRELIMINARY) HAE**

Julio Constantino stated that the property located on Mile 8 Road: 40 ft. R.O.W. dedication needed for 60 ft. from Centerline for 120 ft. Total R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides. Label the Centerline (C.L.) along Mile 8 Road. Need to show Total R.O.W. after accounting for the R.O.W. dedication. Show the R.O.W. dedication line as a dashed line.

Label the dimensions going from Centerline, side-to-side. <-----|-----> Include document numbers on plat and provide any documents of the existing R.O.W. for staff review prior to final. On the Corner of Intersection of Conway Ave. & Mile 8 Road, please verify the alignment of this road with staff, there is a very distinct boundary line/section being shown. Please finalize R.O.W. requirements



prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Conway Rd. (S.H. 107): R.O.W. dedication as needed for 75 ft. from Centerline for a Total of 150 ft. R.O.W. Paving: by the State curb & gutter by the State. Revise street name as shown above where applicable, prior to final. Label the Centerline (C.L.) along N. Conway Road. Show the R.O.W. dedication as a dashed line, different from the lot boundary line. Label the dimensions going from Centerline, side-to-side <-----|-----> There is a 10 ft. dimension being shown with no callout or description, please clarify with staff. Need to show Document numbers for any irrigation, utility easements, gas lines, acquired R.O.W...etc. on the plat AND provide copies of said documents for staff review prior to final. On the Corner of Intersection of Conway Ave. & Mile 8 Road, please verify the alignment of this road with staff, there is a very distinct boundary line/section being shown. Please finalize R.O.W. requirements prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: Dedication as needed for 50 ft. of R.O.W. for interior streets. Paving: 32 ft. Curb & gutter on both sides. Revisions Needed: Label the street Centerline (C.L.). On the arrow callout, you can remove the words "PROP." and just leave the dimension number. Plat proposes 60 ft. Total R.O.W. for interior streets with a Cul-De-Sac on the North-East corner. Label the Cul-De-Sac dimension. Street names will be established prior to final and plat will need to be revised accordingly. If annexed into the City, requirements are subject to change. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Disclaimer: A secondary access required for development with 30 or more dwelling units. Disclaimer: If proposing a private subdivision, need to submit gate details and paving details 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. E/W Collector Street: \*Dedication as needed for 60 ft. of R.O.W. for future Collector Street\* paving: 40 ft. - 44 ft. Curb & gutter on both sides. Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Future street layout to be clarified with the City of McAllen Engineering Department. R.O.W. requirements may change based on Engineering Department discussions. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate Instrument/document. 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 layout does not comply with block length requirement, please revise accordingly prior to final. Disclaimer: If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The preliminary plat submitted June 9, 2025 appears to not comply with the maximum Cul-De-Sac length requirement. Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. Disclaimer: If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements, whichever is greater applies. Proposing: "25 ft. or line with average setback or existing structures, or easements, whichever is greater. Clarify with staff, are these Hidalgo County Setbacks? For Lots 50-57, 49,34,33,18, & 17, frontage is located in the interior streets. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever is greater applies. Proposing: "6.0 ft. or greater for easements." Clarify with staff. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Plat note is missing, need to include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Mile 8 Road., N. Conway Rd. and both sides of all interior streets. Revisions Needed: Include note as shown above prior to final, plat note may



be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirements may change to 5 ft. wide sidewalk prior to final, as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Shown as Plat note #22. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Plat note shown as #23. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Mile 8 Road. Proposing 3 Curb Cut along Mile 8 Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, Common Area "A", etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add plat note as shown above prior to final. Label Detention Area 01 as Common Area "A" Detention lots needs to have frontage onto interior streets. 25 ft. of frontage is required for detention lots. Lots fronting public streets Detention Area needs to front onto the interior streets. 25 ft. min. of frontage is required for detention lots. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Verify the lot dimensions being shown, some dimensions area being shown with erroneous dimensions. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ If proposing to Annex, annexation & rezoning would be required. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Sheet 2 of 4: On the Vicinity Map, make sure to add a hatch for the City of McAllen City Limits. Label this hatch on the vicinity map. Make the hatch for the Site Location into a horizontal side pattern instead of solid black. Under the Vicinity map, legal description refers to "Conway Terrace Subdivision" Needs to add the update date for each revision. Need to add the City of McAllen Signature lines, plats located in the ETJ usually have a signature line for the County and one for the City. On the Mayors Signature line, you can remove the signature line for the City Secretary as this is not required. You can remove the Survey Notes from the plat. Plat note #5 refers to Commercial uses for some lots, remove this plat note. You can remove plat notes #7 & #8. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical Mylar, you must provide for their signature & required documents (i.e. U.I.D. Tax Certificates). Sheet 1 of 4: There is a call-out for an existing irrigation line on the North-side of the property, need to provide staff with copies/details of this line. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument. The Bearings and Distances on the Boundary line of the Subdivision are not being shown, please clarify. Bearings and Distances may have been set to Freeze or perhaps on another xref. layer. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. There is a 15.0 ft. Utility easement call-out that is off-marked from the property line on the South-East Side. Needs to label the Radius of the Cul-De-Sac. Verify the N-Arrow on the plat matches the Vicinity Map. Must comply with City's Access Management Policy.

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

Being no discussion, Emilio Santos JR. moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approval. Jesse Ozuna seconded the motion, which was approved with five members present and voting with one member abstaining, Mr. Jose Caso.

## **5) INFORMATION ONLY:**

Mr. Omar Sotelo updated the board on the last city commission meeting.



**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:43p.m. with Mr. Jose Caso seconding the motion with five members present and voting.

---

Gabriel Kamel, Vice Chairperson

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant



## Memo

**TO:** Planning and Zoning Commission

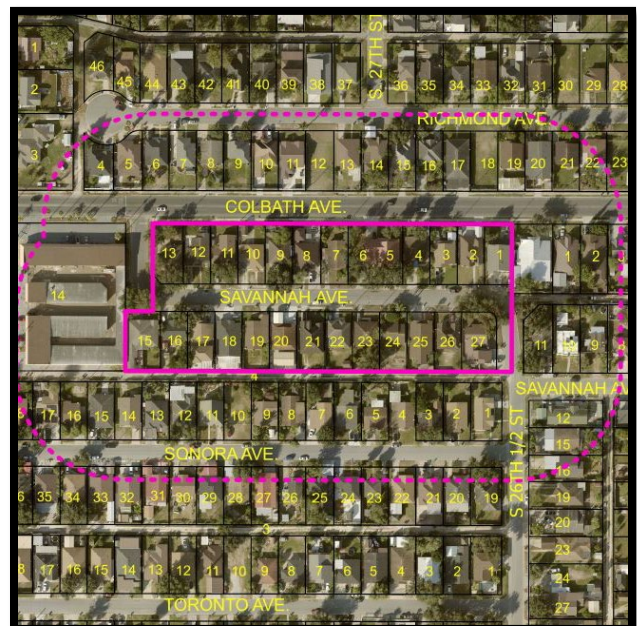
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**Colonia Mcallen Unit No. 5 Subdivision, Hidalgo County, Texas. (REZ2025-0111):2622-2725 Savannah Avenue (Lots 1-13 and Lots 15-27)**

**LOCATION:** The subject property is located along the east side of Colbath Avenue. The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name “Colonia McAllen Unit No.5 Subdivision.”



**PROPOSAL:** The City of McAllen is requesting to rezone the property 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 to the north, south, and east and C-2 (Neighborhood Commercial-OC) District to the



west. .

**LAND USE:** Surrounding uses include single family dwellings to the north, south and east and a commercial plaza, and self storage to the west.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

**DEVELOPMENT TRENDS:** The development trend around this area is single-family residential.

**HISTORY:** The mentioned lots were subdivided and recorded on April 29<sup>th</sup>, 1976 under the name "Colonia McAllen Unit No. 5 Subdivision". The subject property is comprised of 27 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential -OC) District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirments 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 to R-1 (Low-Density Residential - UDC) District.





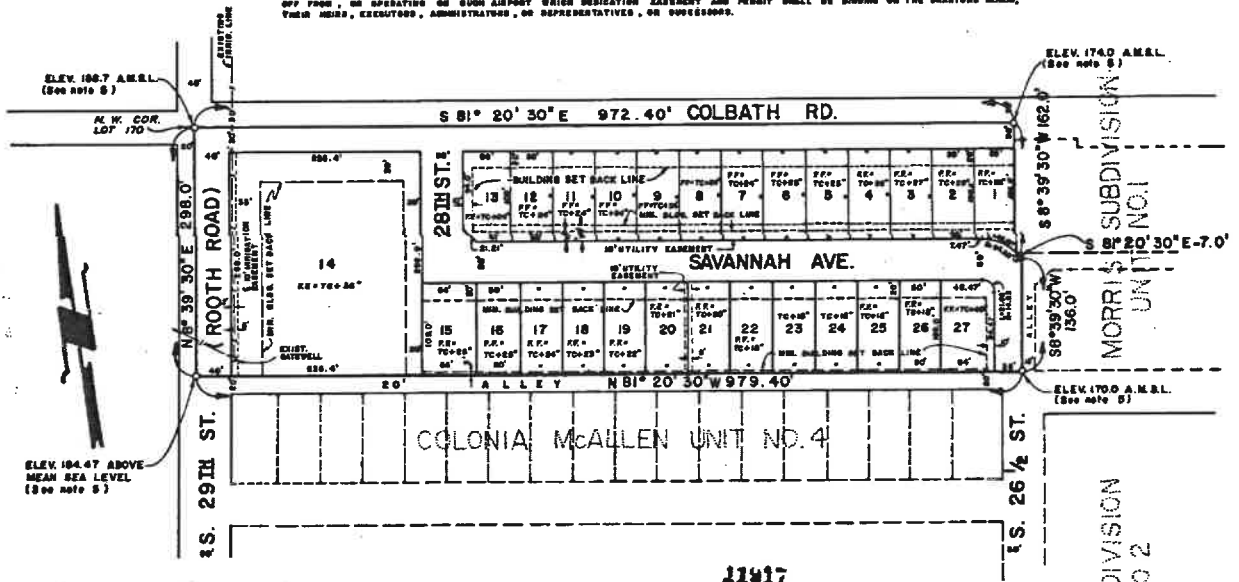
200ft

-98.25226191 Degrees



## NOTES:

1. UNDEVELOPED TO BE CONSTRUCTED (a) ON SOUTH SIDE OF COLBATH ROAD, (b) ON EAST SIDE OF COLBATH RD. and (c) ON BOTH SIDES OF 29TH STREET, BARRAMUN AVE. and 26 1/2 STREET.
2. ALL BUILDINGS ON LOTS 1 AND 2 SHALL FRONT ON BARRAMUN AVE.
3. BUILDING SET-BACKS SHALL BE 5 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.
4. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN FOR EACH LOT.
5. AVIGATION EASEMENT. THE OWNER OF THIS PROPERTY HEREBY DEDICATES TO THE PUBLIC AND GRANTS AND CONVEYS TO THE CITY OF McALLEN A CONTINUOUS RIGHT AND EASEMENT FOR THE USE OF AIRSPACE ABOVE AN IMAGINED PLANE OVER THE PROPERTY HEREIN DESCRIBED WHICH IMAGINED PLANE SHALL PASS THROUGH THE ELEVATIONS HEREIN SHOWN AT THE FOUR CORNERS OF SAID PROPERTY AND THE RIGHT TO PREVENT OR REMOVE FROM THE AIRSPACE ABOVE SAID PLANE OVER SAID PROPERTY ANY GROWTH OR STRUCTURE PROJECTING INTO SAID AIRSPACE AND HENCE TO PREVENT ANY USE OF THE SURFACE OF SAID SUBDIVISION WHICH WOULD INTERFERE WITH THE OPERATION OF AIRCRAFT IN SAID AIRSPACE OR THE OPERATION OF COLLIER INTERNATIONAL AIRPORT AND TO PERMIT THE USE OF AIRCRAFT IN THE AIRSPACE ABOVE SAID PLANE FOR FLIGHT AND PASSAGE OF SUCH AIRCRAFT TOGETHER WITH THE RIGHT TO CAUSE SUCH HOUSE AS MAY BE INTERFERE IN THE OPERATION OF AIRCRAFT AND ENGINE OR HELICOPTER AND THE NAVIGATION OF SAID FLIGHT IN AIR, USING SAID AIRSPACE IN THE LANDING, TAKING OFF FROM, OR OPERATING ON SUCH AIRPORT WHICH DEDICATION EASEMENT AND PERMIT SHALL BE BINDING ON THE OWNERS HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, OR REPRESENTATIVES, OR SUCCESSORS.



# MAP OF COLONIA McALLEN

UNIT No. 5

"BEING A SUBDIVISION OF THE NORTH 298.0 FEET OF THE WEST 979.4 FEET OF LOT 170; L.A. LOMITA IRRIGATION & CONST. CO.'S SUB'D.; OF PORCIONES 61, 62, & 64; HIDALGO COUNTY, TEXAS; SAVE & EXCEPT THE EAST 7.0' OF THE NORTH 162.0 FEET THEREOF" CONTAINING 6.68 ACRES OF LAND MORE OR LESS.

PREPARED BY:  
FABIAN, NELSON & MEDINA INC.  
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 3-3-78

FILED FOR RECORD THIS DATE

APR 29 1978

SANTOS SALDANA

*[Signature]*  
Notary Public

APPROVED FOR RECORDING

COMMISSIONER OF THE COUNTY CLERK  
SANTOS SALDANA  
Notary Public  
*[Signature]*

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "COLONIA McALLEN UNIT NO. 5," NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

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, AND PUBLIC PLACES THEREON SHOWN.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN CHRISTENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF March, 1978.

NOTARY PUBLIC: BEATRIZ CANIZ, Notary Public in and for Hidalgo County, Texas.

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.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 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.

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.

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 35th DAY OF March, 1978.

*[Signature]*  
SECRETARY

*[Signature]*  
MAYOR, CITY OF McALLEN  
*[Signature]*  
PRESIDENT

APPROVED FOR RECORDING  
Hidalgo Co. Reg. (V) Reg. Del.  
Date: 4-26-78



26TH 1/2 1900  
NNAH AVE W 2600

NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2025-0111

CITY OF MCALLEN PLANNING DEPT  
956-6811250  
WWW.MCALLENNET



## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas. (REZ2025-0112):**

**2100-2228 South 31st Street (Lots 1-15, and Lots 146-159)**

**2100-2305 South 30th ½ Street (Lots 115-145)**

**2100-2317 South 30th Street (Lots 79-114)**

**2100-2409 South 29th ½ Street (Lots 36-78)**

**2913-3105 Yuma Avenue (Lots 16-35)**

**LOCATION:** The subject property is located along the west side of south 29<sup>th</sup> Street between Jordan Avenue and Uvalde Avenue. . The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name “Colonia McAllen Unit No. 6 Subdivision.”



**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 to the north, south, and east and west and R3-A (Multifamily Residential Apartments-OC) District to the south and east.

**LAND USE:** Surrounding uses include single family dwellings in all directions and multifamily residential apartments to the south.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

**DEVELOPMENT TRENDS:** The development trend around this area is single-family residential.

**HISTORY:** The mentioned lots were subdivided and recorded on August 2<sup>nd</sup>, 1976 under the name "Colonia McAllen Unit No. 6 Subdivision". The subject property is comprised of 159 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

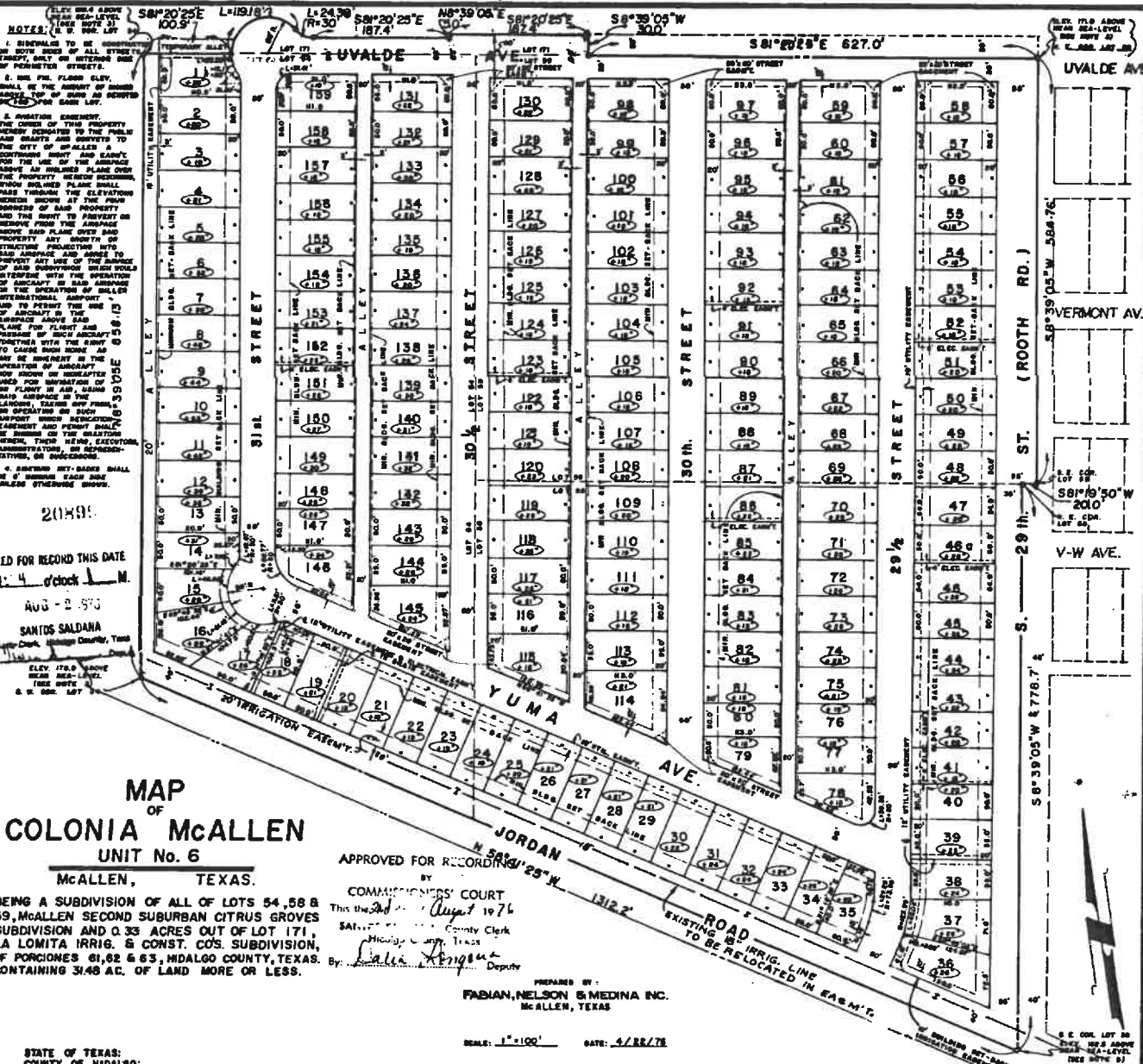
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District.









MAP  
OF  
COLONIA McALLEN  
UNIT No. 6

BEING A SUBDIVISION OF ALL OF LOTS 54, 56 & 59, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION AND 0.33 ACRES OUT OF LOT 171, LA LOMITA IRRIG. & CONST. CO'S SUBDIVISION, OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS. CONTAINING 3.48 AC. OF LAND MORE OR LESS.

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 22<sup>nd</sup> day of August 1976  
Sgt. ... County Clerk  
Hickman County, Texas  
y: Gale Angerson Deputy

PREPARED BY :  
FABIAN, NELSON & MEDINA INC.  
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 4/22/79

STATE OF TEXAS:  
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "COLONIA McALLEN UNIT No. 6" NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES AND OTHER PUBLIC USES, AND RESERVE THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE  
DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN.

Charlotte L. Christensen  
SECRETARY

MUSTANG DEVELOPMENT, CORP.  
BY: Marvin Christensen  
MARVIN CHRISTENSEN, PRES.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN CHRISTENSEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF April, 1976.

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

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 01590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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 WHEREAN  
MY APPROVAL IS REQUIRED.

THIS FLAT APPROVED BY THE MICHIGAN COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THE 17<sup>th</sup> DAY OF JUN

**APPROVED**  
FOR RECORDING  
Midaco Co. Right and Way Dept.

By W. L. P.  
Date 7-29-76





**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2025-0112**

 CITY OF McALLEN PLANNING DEPT  
956-681-1230  
WWW.MCALLENHET





## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** July 19, 2025

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**Colonia Mcallen Unit No. 7 Subdivision, Hidalgo County, Texas. (REZ2025-0113):**

**1901-1965 South 31st Street (Lots 1-17, Block 1)**  
**3000-3008 Sonora Avenue (Lots 18-20, Block 1)**  
**2001-2017 South 31st Street (Lots 21-25, Block 1)**  
**3100-3428 Savannah Avenue (Lots 1-20, Block 2)**  
**1900-1928 South 35th Street (Lots 21-28, Block 2)**  
**1901-1937 South 36th Street (Lots 29-38, Block 2)**  
**1900-1928 South 34th Street (Lots 1-8, Block 3)**  
**1901-1925 South 35th Street (Lots 9-15, Block 3)**  
**1900-1940 South 33rd Street (Lots 1-11, Block 4)**  
**1901-1933 South 34th Street (Lots 12-20, Block 4)**  
**1900-1948 South 32nd Street (Lots 1-13, Block 5)**  
**1901-1945 South 33rd Street (Lots 14-25, Block 5)**  
**1900-1956 South 31st Street (Lots 1-15, Block 6)**  
**1901-1953 South 32nd Street (Lots 16-29, Block 6)**  
**3001-3105 Sonora Avenue (Lots 1-5, Block 7)**  
**2000-2008 South 30th ½ Street (Lots 6-8, Block 7)**  
**3100-3112 Uvalde Avenue (Lots 9-12, Block 7)**  
**1957-2009 South 32nd Street (Lots 13-19, Block 7)**  
**1952-2008 South 32nd Street (Lots 1-8, Block 8)**  
**1949-2005 South 33rd Street (Lots 9-16, Block 8)**  
**3301-3513 Tyler Avenue (Lots 17-32, Block 8)**  
**1944-1964 South 33rd Street (Lots 1-6, Block 9)**  
**3300-3508 Tyler Avenue (Lots 7-19, Block 9)**  
**1937-1957 South 34th Street (Lots 29-34, Block 9)**  
**3401-3509 Toronto Avenue (Lots 20-28, Block 9)**  
**1932-1936 South 34th Street (Lots 1-2, Block 10)**  
**3400-3512 Toronto Avenue (Lots 3-11, Block 10)**  
**3409-3521 Sonora Avenue (Lots 12-18, Block 10)**  
**1900-2024 South 36th Street (Lots 1-25, Block 11)**



**LOCATION:** The subject property is located along the east side of North Ware Road, south of Colbath Road. The properties are single-family homes and is zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name “Colonia McAllen Unit No. 7 Subdivision.”



**PROPOSAL:** The City of McAllen is requesting to rezone the property 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 to the south, east and west, and C-3 (General Business-OC) and C-4 (Commercial Industrial-OC) District to the north, and C-3L (Light Commercial-OC) District and A-O (Agricultural and Open Space-OC) District to the West.

**LAND USE:** Surrounding uses include single family dwellings to the south and west vacant land to the north and Escandon Elementary School to the east.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

**DEVELOPMENT TRENDS:** The development trend around this area is single-family residential.

**HISTORY:** The mentioned lots were subdivided and recorded on April 4, 1977 under the name “Colonia McAllen No. 7 Subdivision”. The subject property is comprised of 280 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.



**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

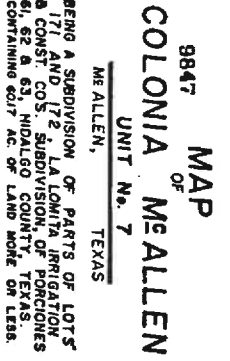
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District.







[illegible]

1. THE UNDERSIGNED, MAYOR OF THE CITY OF BELLLEVILLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN AN APPROVAL IS REQUIRED.

APPROVED  
FOR RECOMMENDING  
Hisdago Co. High Alloy Dept.  
By [Signature]  
Date 3.31.77

*[Signature]*  
SECRETARY

*Arthur H. Hildner*  
PRESIDENT



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2025-0113**

 CITY OF McALLEN PLANNING DEPT.  
956-681-1230  
WWW.MCALLE.NET





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL - OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL - UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

**Colonia McAllen Subdivision, Hidalgo County, Texas. (REZ2025-0117):**

**2300-2604 South 26<sup>th</sup> Street (Lots 17-30, Block 1)**

**2704-2708 South 26<sup>th</sup> Street (Lots 4-5, Block 4)**

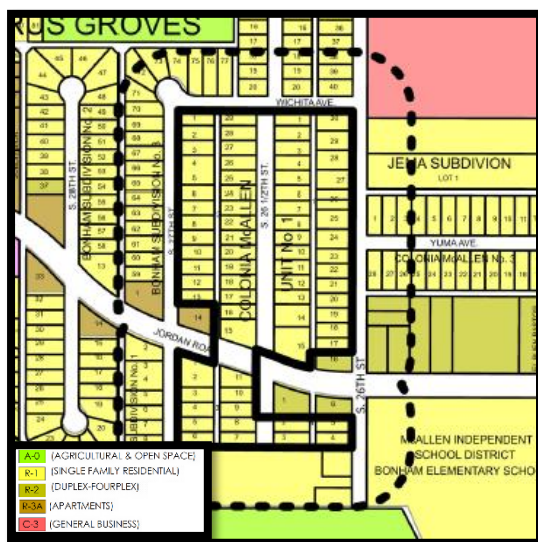
**2300-2609 South 26<sup>th</sup> ½ Street (Lots 1-15, Block 1, and Lots 15-29, Block 2)**

**2700-2716 South 26<sup>th</sup> ½ Street (Lots 7-11, Block 3, and Lots 2-3, Block 4)**

**2301-2601 South 27<sup>th</sup> Street (Lots 1-13, Block 2) 2701-2721**

**South 27<sup>th</sup> Street (Lots 1-6, Block 3)**

**LOCATION:** The subject properties are located south of Wichita Avenue between South 27<sup>th</sup> Street and South 26<sup>th</sup> Street. The properties contain single family dwellings and are zoned R-1 (Single-Family Residential-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential - UDC) District as part of the citywide initiated 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 in all directions, A-O (Agricultural & Open Space–OC) District to the north and south, C-3 (General Business) District to the east, R-2 (Duplex - Fourplex Residential–OC) District to the south, and R-3A (Multifamily Residential Apartment-OC) District to the west and south.

**LAND USE:** Surrounding uses include Palmview Park, McAllen Palmview Golf Course, Bonham Elementary School, commercial businesses, multi-family apartments, Iglesia Cristiana and single family residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend are multi-family residential apartments and single family residences in this area.

**HISTORY:** Colonia McAllen Subdivision was recorded on July 11, 1960. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

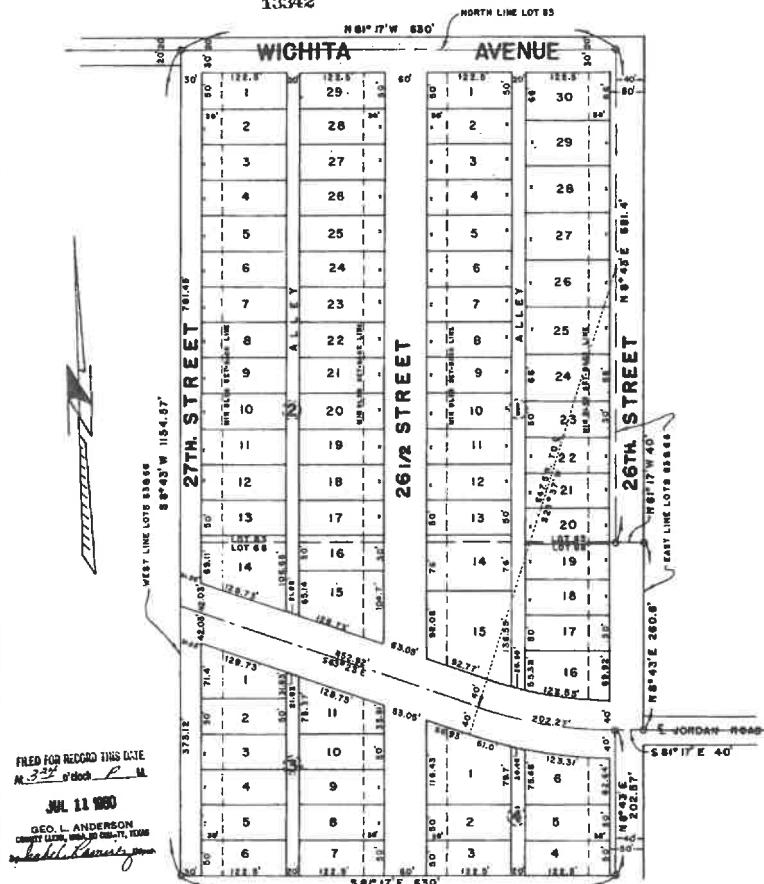
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 (Low - Density Residential-UDC) District.



13342



FILED FOR RECORD THIS DATE  
At 3:30 o'clock P. M.

JUL 11 1960

GEO. L. ANDERSON  
COUNTY CLERK, WILCOX, TEXAS  
*G. L. Anderson*

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 11 day of July, 1960  
GEO. L. ANDERSON, County Clerk  
*G. L. Anderson* Deputy

MAP  
OF  
**COLONIA McALLEN**  
McALLEN, TEXAS

BEING A SUBDIVISION OF LOTS 63 AND 66, McALLEN SECOND  
SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY,  
TEXAS, LESS AND EXCEPT THE SOUTH 3.0 ACRES OF SAID  
LOT 66. CONTAINING 18.94 ACRES.

SCALE: 1" = 100'

DATE: 8-18-60

APPROVED  
FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
*John Fabian*  
CH: 7-8060

I, C. L. FABIAN, a Registered Public Surveyor, do hereby certify the foregoing map to be a true and correct representation of the lands hereon described as plat of my survey of the outside boundaries of same.

*C. L. Fabian*  
C. L. FABIAN  
REGISTERED PUBLIC SURVEYOR  
McALLEN, TEXAS

STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, H. F. JOHNS, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND  
CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS  
AND ALLEYS THEREON SHOWN.

*H. F. Johns*  
H. F. JOHNS

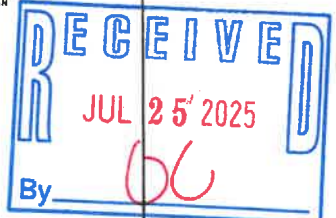
STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. F. JOHNS, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY  
HAND AND SEAL OF OFFICE ON THIS THE 2nd DAY OF July, A.D. 1960.

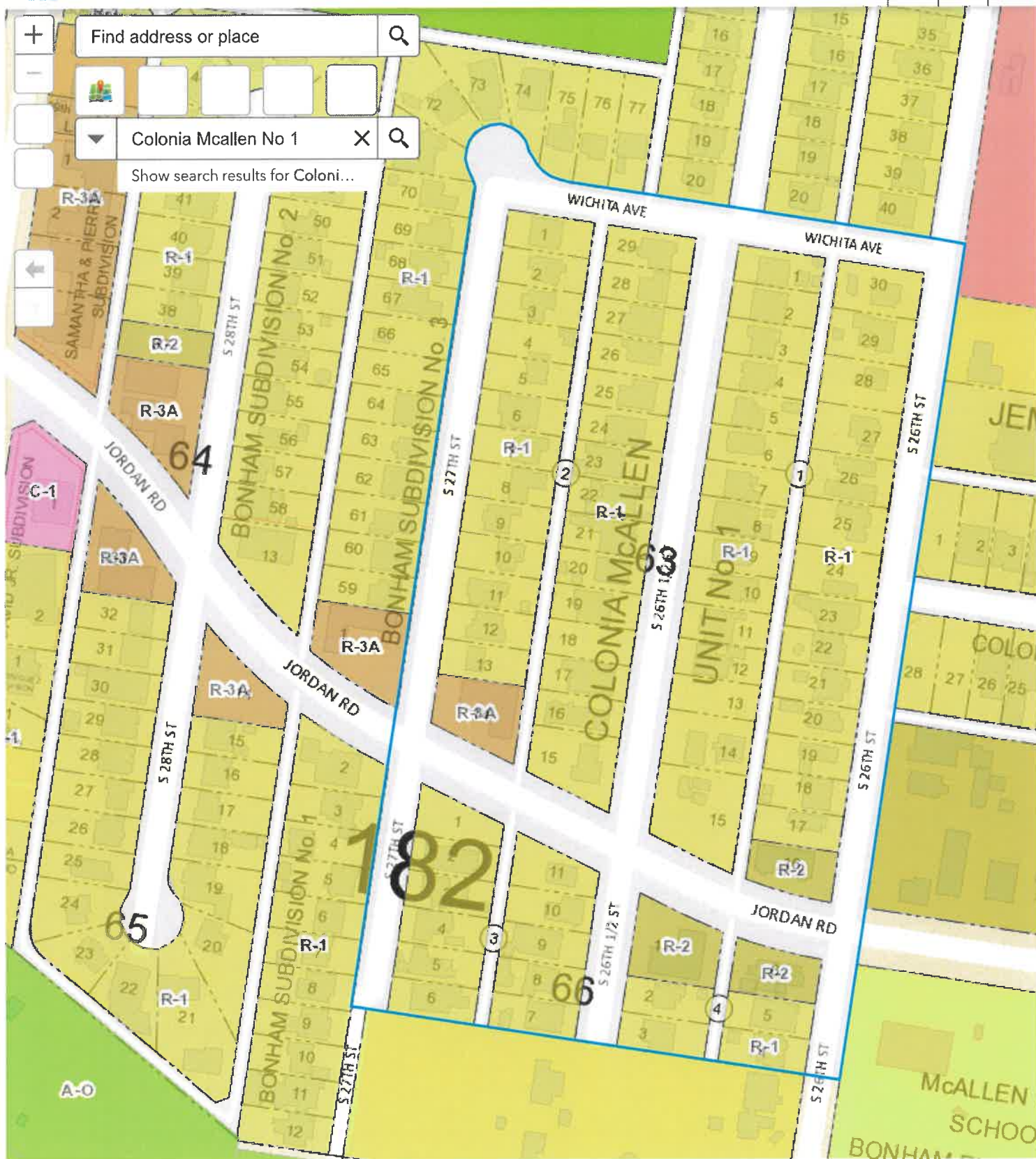
*[Signature]*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 19 DAY OF  
May, A.D. 1960.

Mc ALLEN ZONING AND PLANNING BOARD  
By: *V. E. Cook, Jr.*  
V. E. COOK, JR. CHAIRMAN









## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

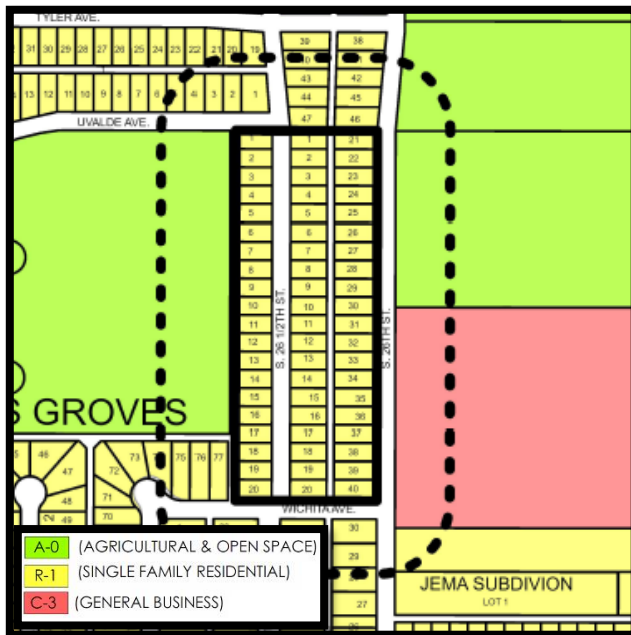
**Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas. (REZ2025-0119):**

**2100-2240 South 26th ½ Street (Lots 1-20, Block 1)**

**2101-2241 South 26th ½ Street (Lots 1-20, Block 2)**

**2100-2240 South 26th Street (Lots 21-40, Block 2)**

**LOCATION:** The subject properties are located north of Wichita Avenue, south of Uvalde Avenue, and west of South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single-Family Residential-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential - UDC) District as part of the citywide initiated 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 in all directions, C-3 (General Business–OC) District to the east, and A-O (Agricultural & Open Space–OC) District to the east and west.



**LAND USE:** Surrounding uses include Palmview Park, McAllen Palmview Golf Course, Bonham Elementary School, commercial businesses, multifamily apartments, and single family residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend are single family residences and commercial uses in this area.

**HISTORY:** Colonia McAllen No. 2 Subdivision was recorded on March 20, 1969. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

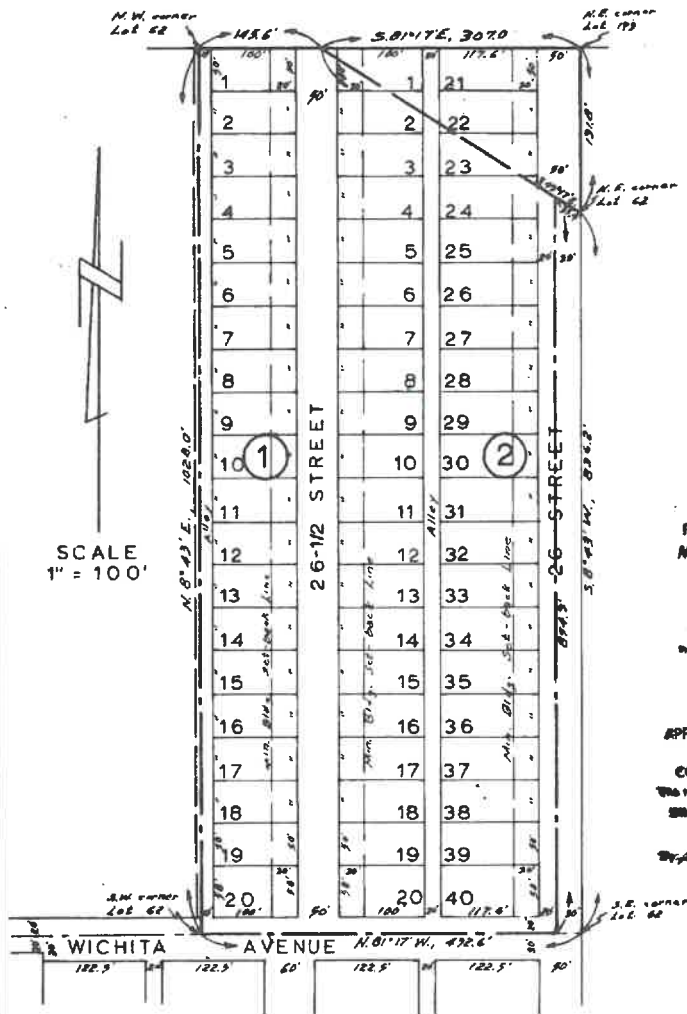
**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements as 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 to R-1 (Low-Density Residential-UDC) District.





FILED FOR RECORD THIS DATE  
M. 3. 5. 2 o'clock P. M.

MAR 20 1969

SHIRLEY SALDANA  
County Clerk, Hidalgo County, Texas  
by J. M. Handley, County

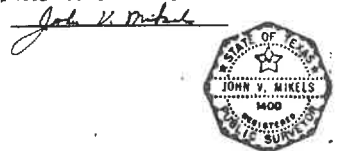
APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT,  
On the 10<sup>th</sup> day of March, 1969  
SANTOS SALBANA, County Clerk  
Hidalgo County, Texas.  
by J. M. Handley, County

APPROVED  
FOR RECORDING  
Hidalgo Co. Clerk of Way Dept.  
by J. M. Handley  
MAR 20 1969

## PLAT OF COLONIA McALLEN No 2

Being a subdivision of Lot 62, except the east 30 feet,  
McAllen Second Suburban Citrus Groves Subd. and 0.68 acres  
in the northeast corner of Lot 179, La Lomita Irrigation and  
Construction Co's. Subd. of Porciones 61, 62 & 63, Hidalgo  
County, Texas

I, John V. Mikels, a Registered Public Surveyor, do hereby state that the above Plat is  
a true and correct representation of surveys as made on the ground  
under my supervision of the exterior lines of these certain tracts thereon  
indicated.  
January 22, 1969  
Mission, Texas



STATE OF TEXAS:  
COUNTY OF HIDALGO:  
Know all men by these presents that I, H. F. Johns, owner of the property hereon  
described, do hereby adopt, dedicate and confirm the foregoing Plat and do  
hereby dedicate to the Public the surface use of the street and alleys  
thereon shown.

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
Before me, the undersigned authority, on this day personally appeared H. F. Johns,  
known to me to be the person whose name is subscribed to the foregoing  
instrument and acknowledged that he executed the same for the purposes  
and considerations therein expressed.  
Given under my hand and seal of office this the 4<sup>th</sup> day of March, A.D. 1969.

Notary Public in and for Hidalgo County, Texas  
Notary Public in and for Hidalgo County, Texas

This Plat approved by the McAllen Zoning and Planning Board on this the 17<sup>th</sup> day of  
A.D. 1969.

McAllen Zoning and Planning Board  
By: [Signature]  
Notary Public

This Plat approved by the City Commission of the City of McAllen, Texas on this  
the 10<sup>th</sup> day of March, A.D. 1969.

City Clerk  
By: Paul R. Trane  
Mayor

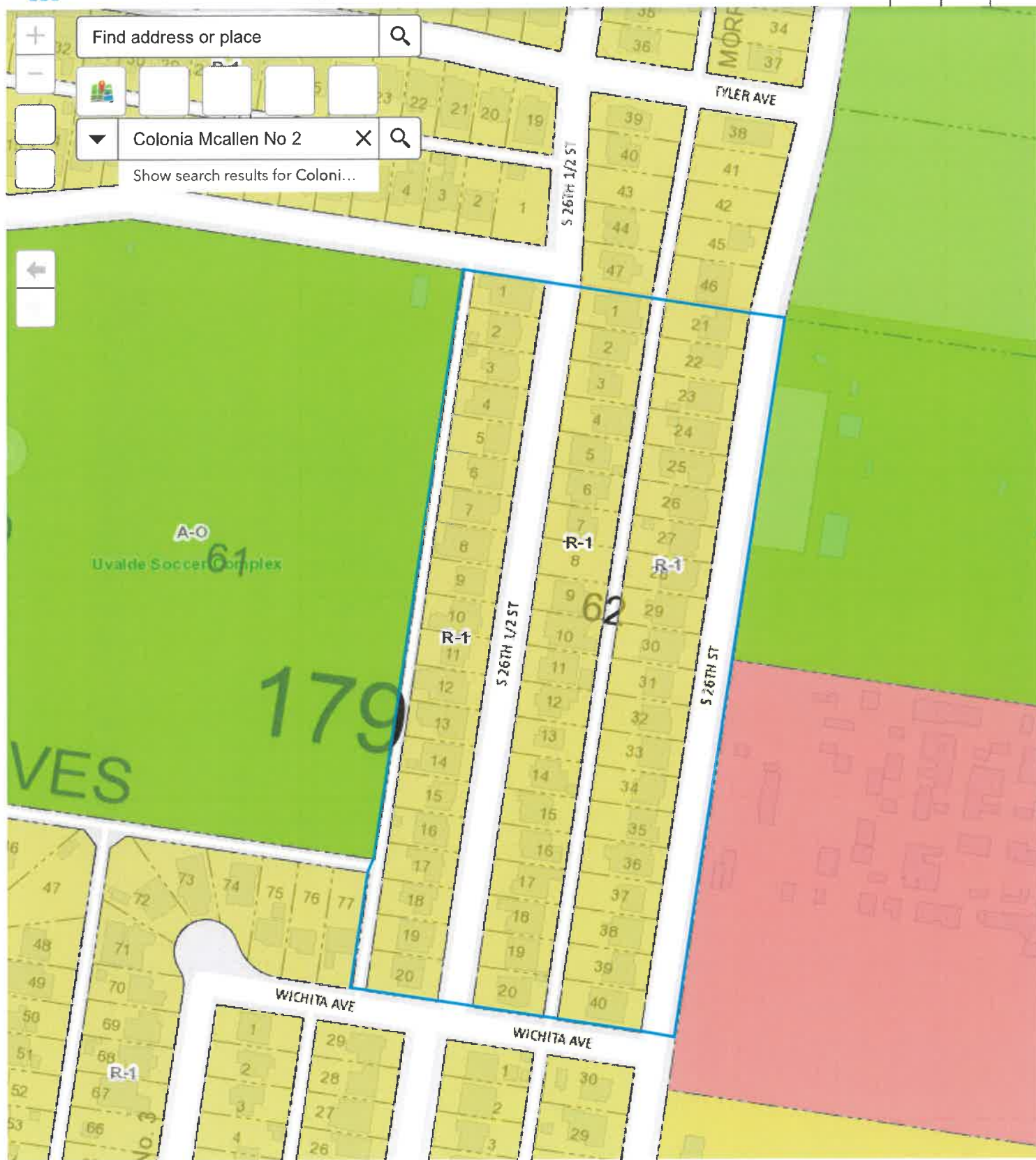
This Plat approved by the Hidalgo County Water Control and Improvement  
District No. One on this the 10<sup>th</sup> day of March, A.D. 1969.

By: [Signature]



PAGE-46







## Memo

**TO:** Planning and Zoning Commission

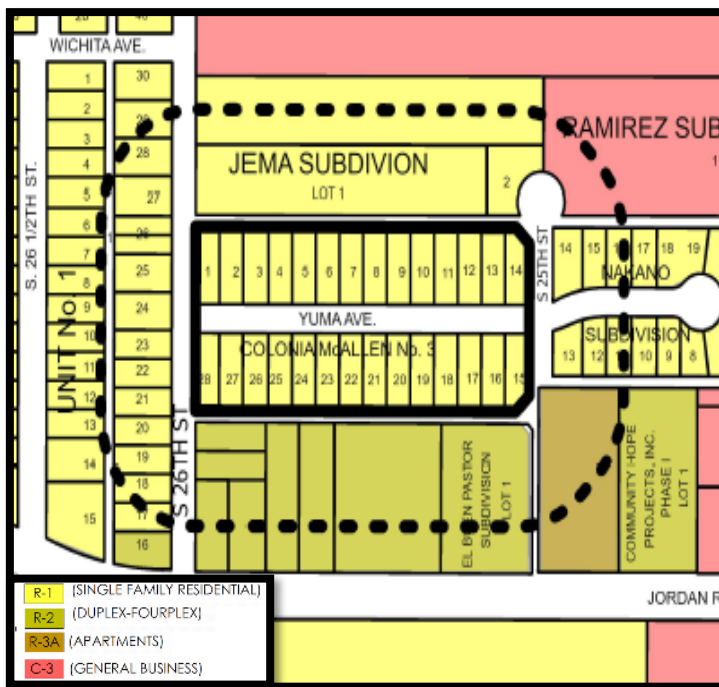
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**Colonia McAllen No. 3 Subdivision, Hidalgo County, Texas. (REZ2025-0120):**  
**2500-2553 Yuma Avenue (Lots 1-28)**

**LOCATION:** The subject properties are located north and south of Yuma Avenue between South 26<sup>th</sup> Street and South 25<sup>th</sup> Street. The properties contain single family dwellings and are zoned R-1 (Single-Family Residential-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District as part of the citywide initiated 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 in all directions. C-3 (General Business – OC) District to the north. R-2 (Duplex-Fourplex Residential-OC) District and R-3A (Multifamily Residential Apartment-OC) District to the south.



**LAND USE:** Surrounding uses include McAllen Palmview Golf Course, Bonham Elementary School, commercial businesses, multifamily apartments, and single family residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend are single family residences, multifamily apartments and commercial uses in this area.

**HISTORY:** Colonia McAllen No. 3 Subdivision was recorded on December 17, 1974. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low - Density Residential - UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

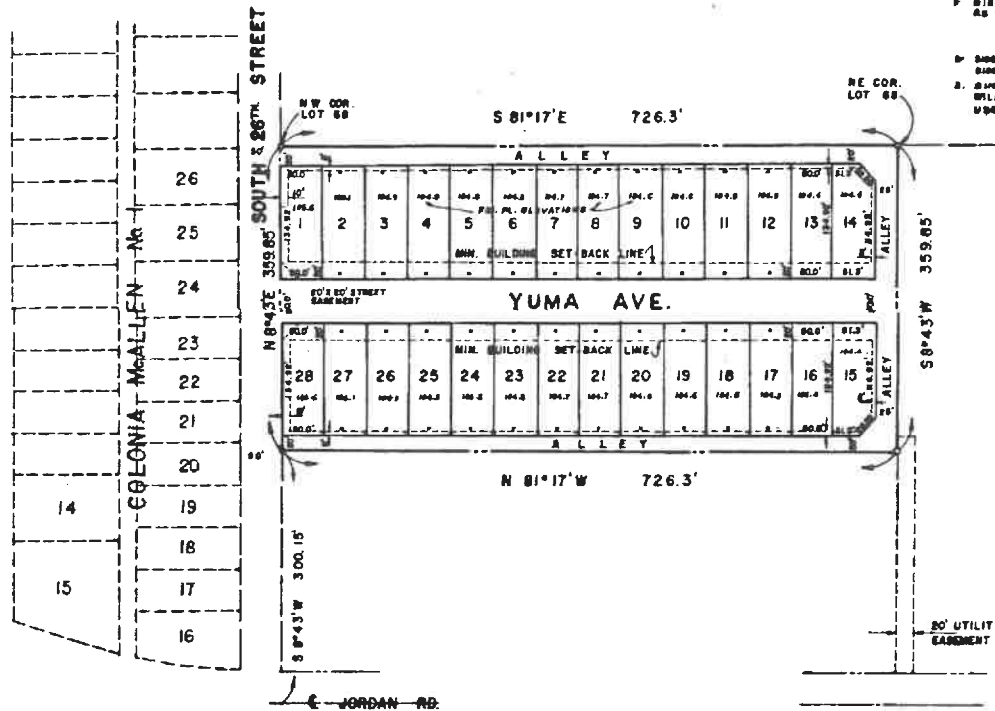
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-1 (Low - Density Residential-UDC) District.



27579



NOTES:  
1. MINIMUM FLOOD ELEVATION SHALL BE AS SHOWN FOR EACH LOT

2. DISTANCE BETWEEN LOTS SHALL BE 2' MINIMUM EACH SIDE UNLESS OTHERWISE NOTED.  
3. SINGLE FAMILY STRUCTURES ONLY; PERMITS WILL NOT BE ISSUED FOR ANY COMMERCIAL USE.

FILED FOR RECORD THIS DATE  
DEC 17 1974

SANTOS SALDANA  
County Clerk, Hidalgo County, Texas  
By *[Signature]* Deputy

MAP  
OF  
COLONIA McALLEN No 3  
McALLEN, TEXAS

BEING A SUBDIVISION OF THE NORTH 6.0 AC.  
OF LOT 68, McALLEN SECOND SUBURBAN  
CITRUS GROVES SUBDIVISION, OUT OF LA  
LOMITA IRRIG. & CONST. CO'S SUBDIVISION,  
OF PORCIONES 81.62 & 63, HIDALGO COUNTY, TEXAS.

PREPARED BY:  
FABIAN, NELSON & MEDINA INC.  
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 10/2/74

Recorded to 19 51  
of the map records at Hidalgo  
County, Texas  
Charles L. Medden  
County Surveyor

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
the 16th day of DEC. 1974  
SANTOS SALDANA, County Clerk  
Hidalgo County, Texas  
By *[Signature]* Deputy

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "COLONIA McALLEN No 3" 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, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN CHRISTENSEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF *October*, 1974.

*[Signature]*  
MARVIN CHRISTENSEN

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 BY APPROVAL IS REQUIRED.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 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.

*[Signature]*  
C. L. FABIAN  
REGISTERED PUBLIC SURVEYOR  
McALLEN, TEXAS

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 BY APPROVAL IS REQUIRED.

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 5th DAY OF

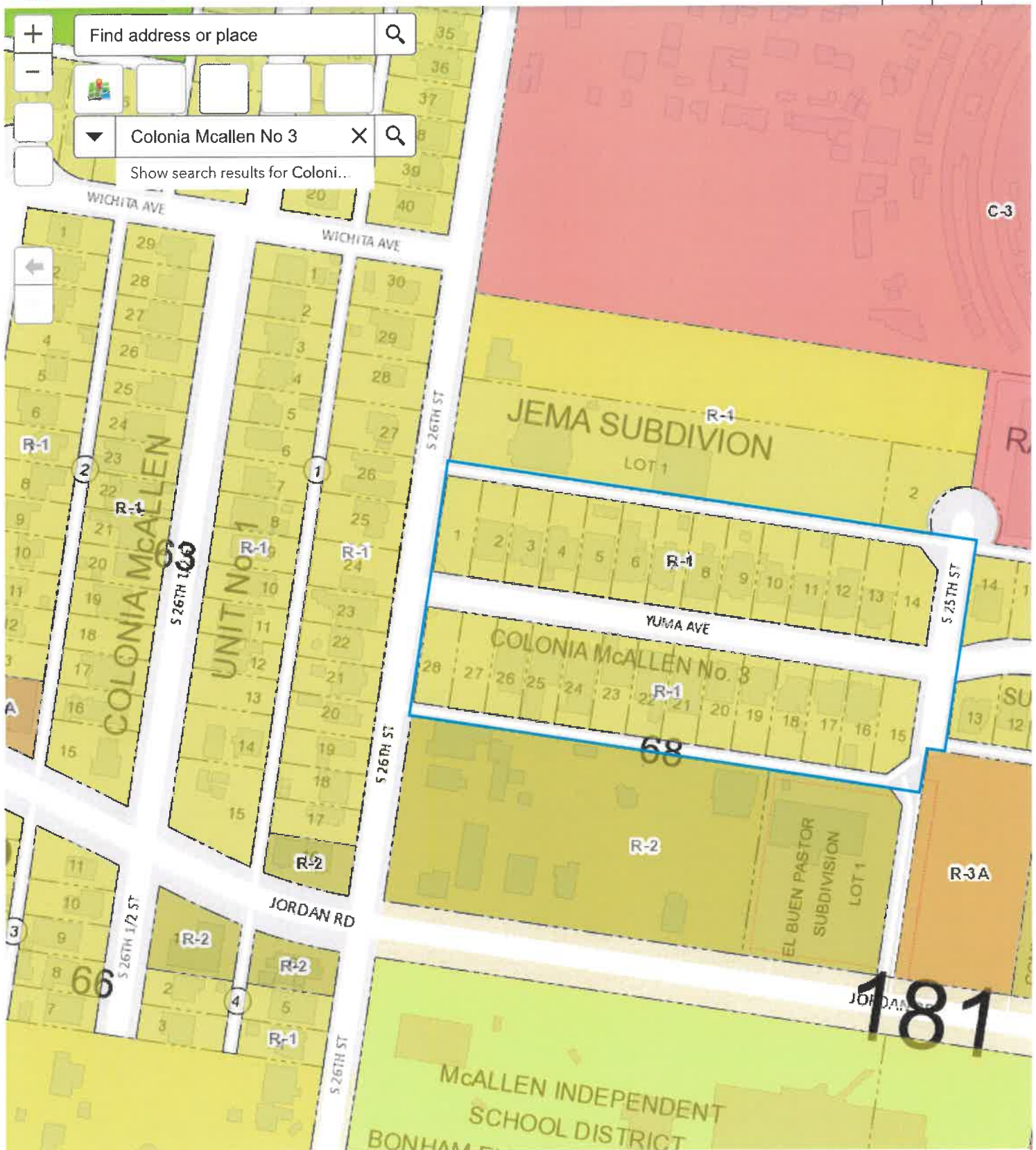
*[Signature]*  
SECRETARY

*[Signature]*  
MAYOR, CITY OF McALLEN  
*[Signature]*  
A.D. 1974  
*[Signature]*  
PRESIDENT

APPROVED  
FOR RECORDING  
Hidalgo Co. Clerk of Way Dept.  
By *[Signature]*  
Date 12-16-74

RECEIVED  
JUL 25 2025  
By *[Signature]*







## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

**Colonia McAllen No. 4 Subdivision, Hidalgo County, Texas. (REZ2025-0118):**

**2604-2820 Uvalde Avenue (Lots 1-18, Block 1)**

**2605-2821 Tyler Avenue (Lots 19-36, Block 1)**

**2604-2820 Tyler Avenue (Lots 1-18, Block 2)**

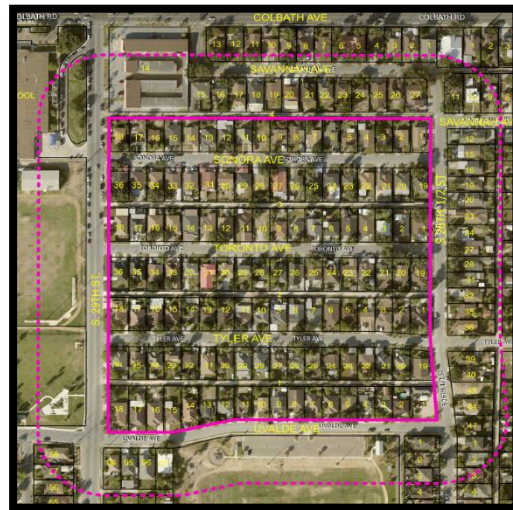
**2605-2821 Toronto Avenue (Lots 19-36, Block 2)**

**2604-2820 Toronto Avenue (Lots 1-18, Block 3)**

**2605-2821 Sonora Avenue (Lots 19-36, Block 3)**

**2604-2820 Sonora Avenue (Lots 1-18, Block 4)**

**LOCATION:** The subject properties are located north of Uvalde Avenue between South 29<sup>th</sup> Street and South 26<sup>th</sup> ½ Street. The properties contain single family dwellings and are zoned R-1 (Single-Family Residential-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential - UDC) District as part of the citywide initiated 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 in all directions. C-2 (Neighborhood Commercial – OC) District to the north and R-2 (Duplex-Fourplex Residential – OC) District to the east. A-O (Agricultural & Open Space – OC) District to the south.



**LAND USE:** Surrounding uses include Uvalde Soccer Complex, Escandon Elementary School, Escandon Park, commercial businesses, and single family residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend are single family residences, commercial uses, and Agricultural & Open Space in this area.

**HISTORY:** Colonia McAllen No. 4 Subdivision was recorded on June 30, 1975. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

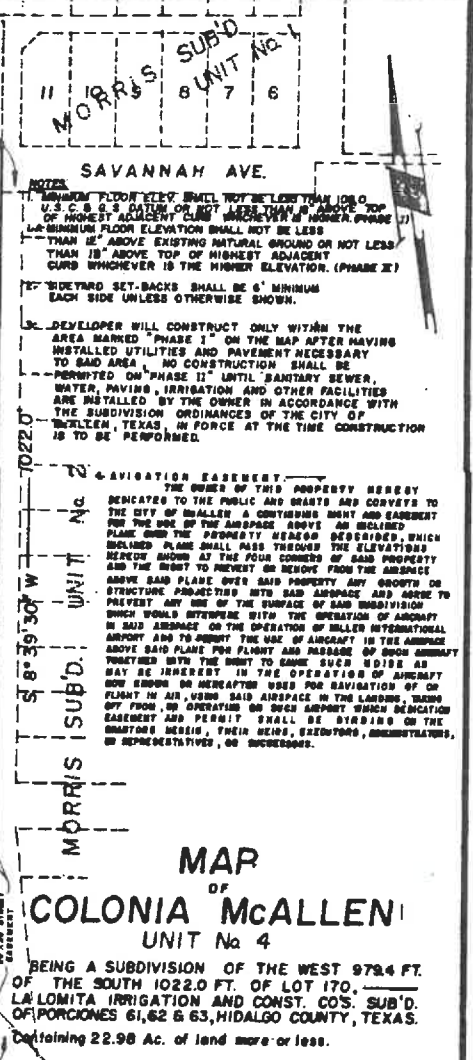
**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low - Density Residential - UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements as 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 to R-1 (Low-Density Residential-UDC) District.



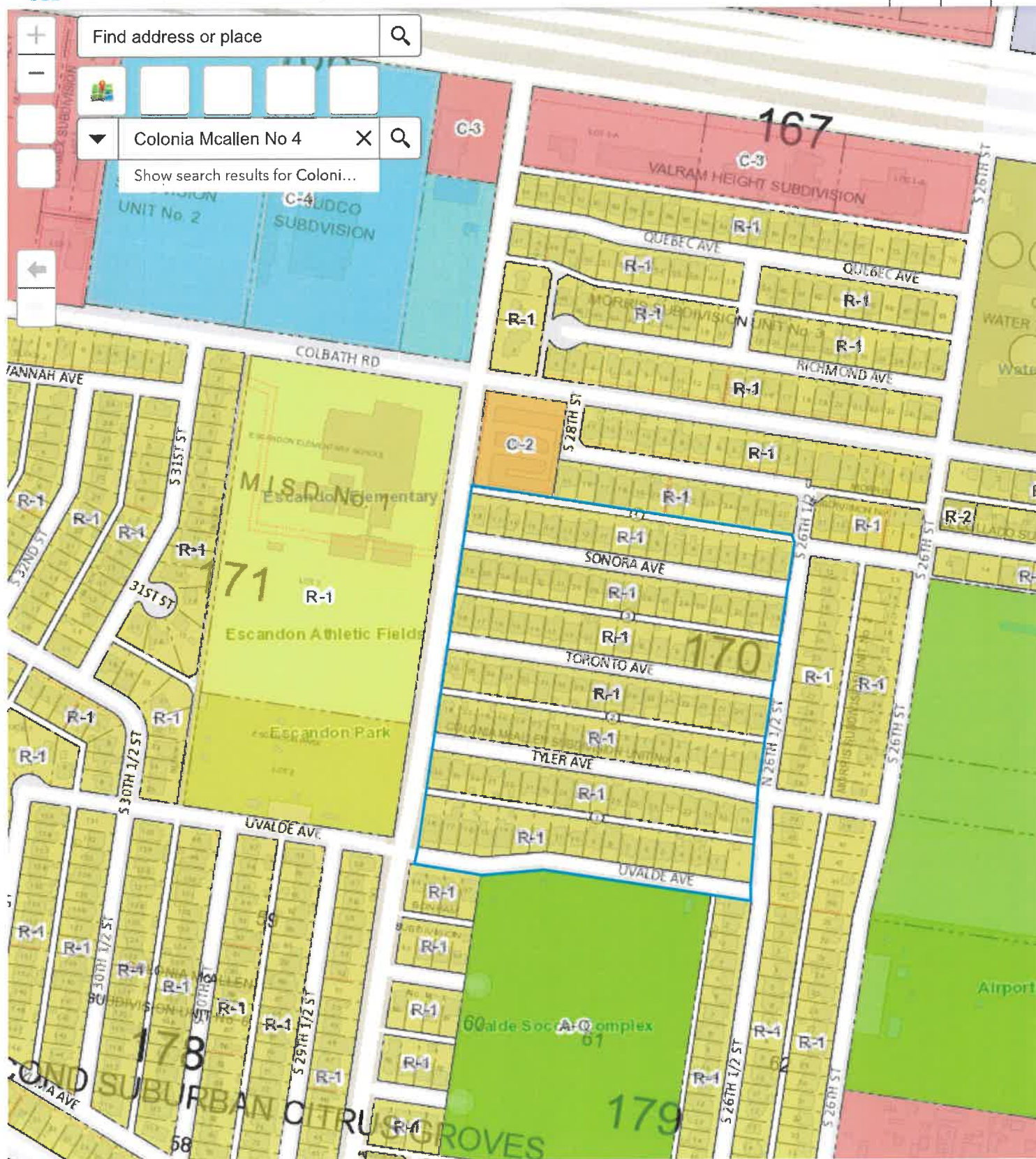


APPROVED  
FOR RECORD  
DATE 6-30-75  
BY [Signature]  
Date 6-30-75

JUL 25 2025

By OC







## Memo

**TO:** Planning and Zoning Commission

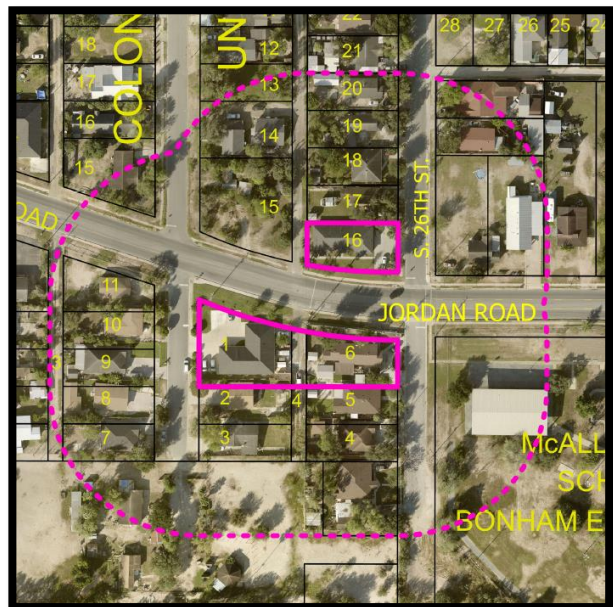
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL - OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL - UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**Colonia McAllen Subdivision, Hidalgo County, Texas. (REZ2025-0116):**  
**2608-2700 South 26th Street (Lot 16, Block 1 and Lot 6, Block 4)**  
**2701 South 26th ½ Street (Lot 1, Block 4)**

**LOCATION:** The subject properties are located along Jordan Road between South 26th ½ Street and South 26th Street. The properties contain multifamily residential apartments and are zoned R-2 (Duplex-Fourplex Residential-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District as part of the citywide initiated 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 in all directions and R-2 (Duplex - Fourplex Residential – OC) District to the east.



**LAND USE:** Surrounding uses include Palmview Park, McAllen Palmview Golf Course, Bonham Elementary School, multifamily apartments, Iglesia Cristiana and single family residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend along Jordan Road are multi-family residential apartments and single family residences.

**HISTORY:** Colonia McAllen Subdivision was recorded on July 11, 1960. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium - Density Residential - UDC) District is an equivalent zoning district to the current R-2 (Duplex-Fourplex Residential - OC) District zoning designation.

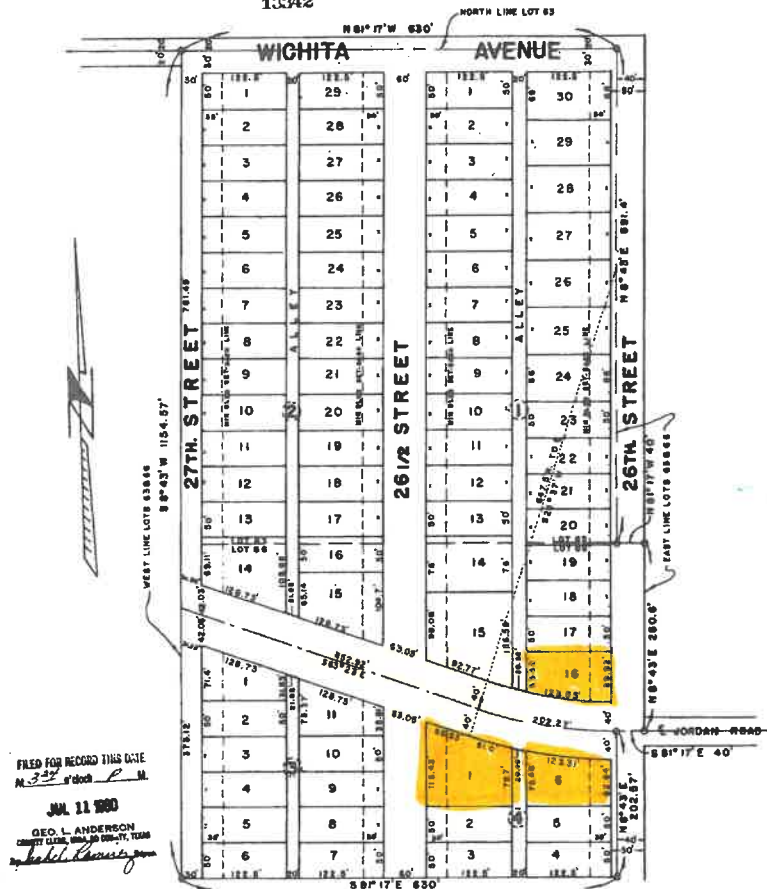
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-2 (Medium - Density Residential-UDC) District.



13342



FILED FOR RECORD THIS DATE  
M. 3-22 a'clock P. M.

JUL 11 1960

GEO. L. ANDERSON  
COUNTY CLERK, HIDALGO COUNTY, TEXAS  
*G. L. Anderson*

APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 11 day of July, 1960  
GEO. L. ANDERSON, County Clerk  
*G. L. Anderson*

MAP  
OF  
COLONIA McALLEN  
McALLEN, TEXAS

BEING A SUBDIVISION OF LOTS 65 AND 66, McALLEN SECOND  
SUBURBAN CITRUS GROVE SUBDIVISION, HIDALGO COUNTY,  
TEXAS; LESS AND EXCEPT THE SOUTH 5.0 ACRES OF SAID  
LOT 66, CONTAINING 16.84 ACRES.

APPROVED  
FOR RECORDING  
Hidalgo Co. Right of Way Dept.  
By *Phil Spauld*  
Date 7-20-60

SCALE 1" = 100'

DATE 8-18-60

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE  
AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE  
OUTSIDE BOUNDARIES OF SAME.

*C. L. Fabian*  
C. L. FABIAN  
REGISTERED PUBLIC SURVEYOR  
MC ALLEN, TEXAS

STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, H. F. JOHNS, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOP, DEDICATE AND  
CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS  
AND ALLEYS THEREON SHOWN.

*H. F. Johns*  
H. F. JOHNS

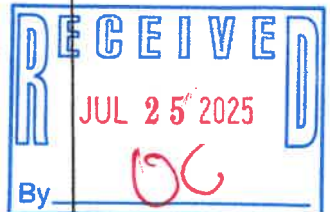
STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. F. JOHNS, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY  
HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF July, A.D. 1960.

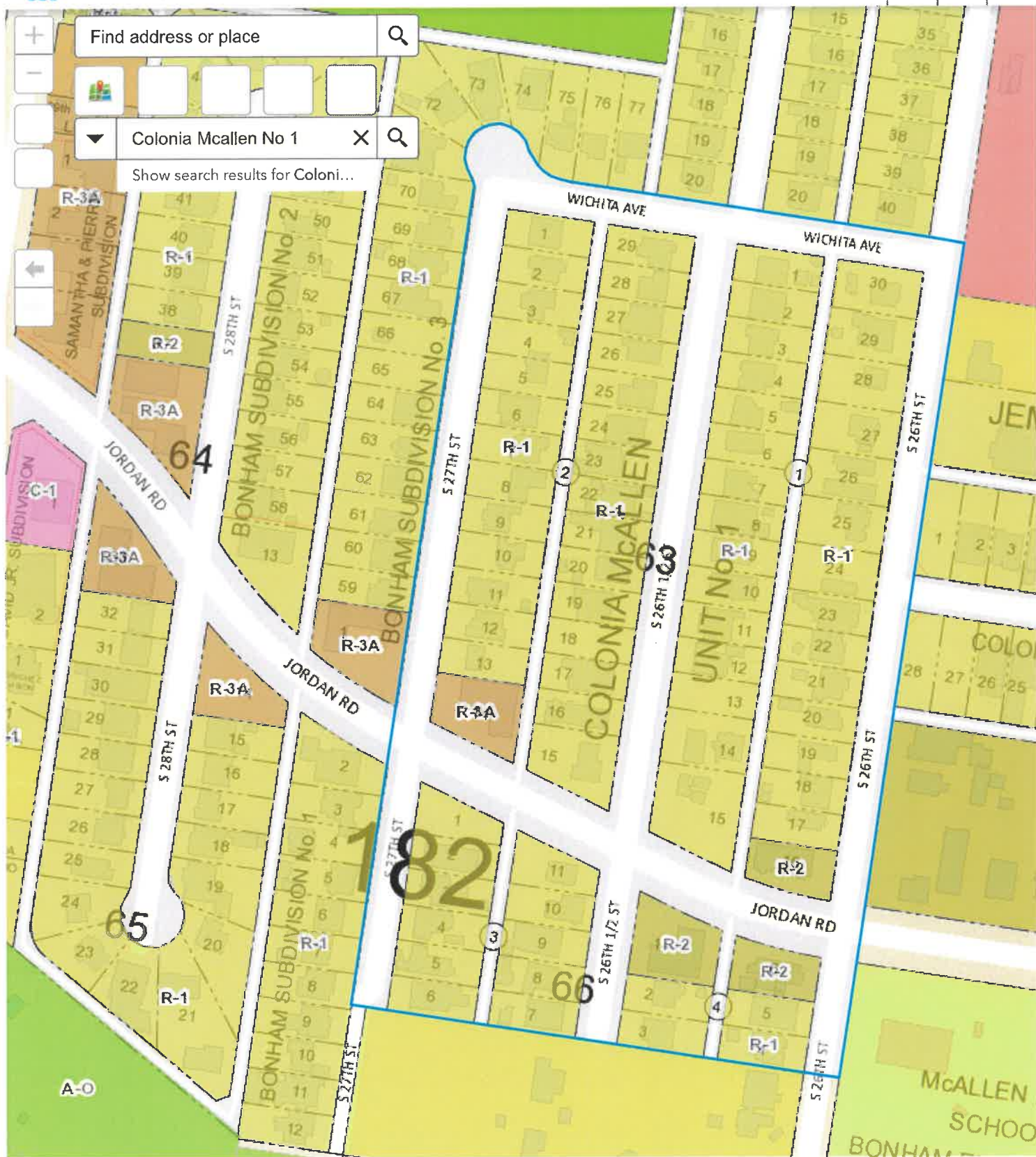
*W. E. Cook, Jr.*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 19 DAY OF  
July, A.D. 1960.

Mc ALLEN ZONING AND PLANNING BOARD  
BY: *V. E. Cook, Jr.*  
V. E. COOK, JR., CHAIRMAN









## Memo

**TO:** Planning and Zoning Commission

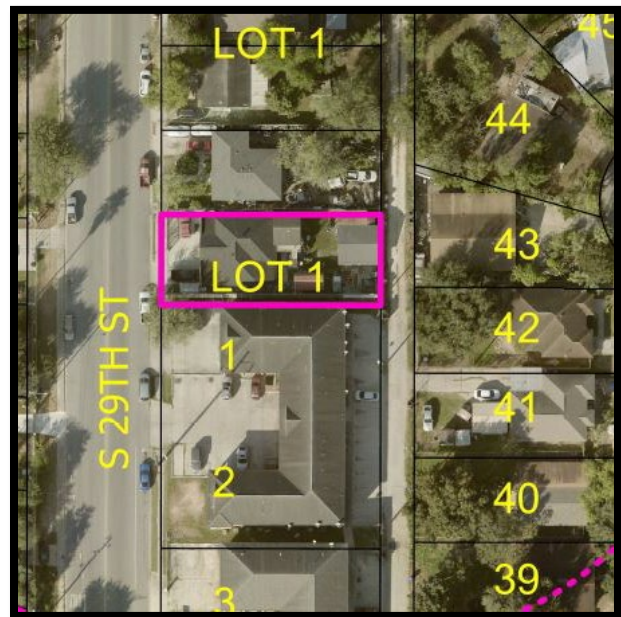
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTY:**

**Colonia McAllen 29th Street Subdivision, Hidalgo County, Texas. (REZ2025-0109):2321 South 29th Street (Lot 1)**

**LOCATION:** The subject property is located along the east side of South 29<sup>th</sup> Street. The property has a single-family home on it and is zoned R-3A (Multifamily Residential Apartment-OC) District and is subdivided under the name "Colonia McAllen 29th Street Subdivision."



**PROPOSAL:** The City of McAllen is requesting to rezone the property 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 to the east and west and R-3A (Multifamily Residential Apartments-OC) District to the north and south.



**LAND USE:** Surrounding uses include single family dwellings to the north, east, and west and apartments to the south.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

**DEVELOPMENT TRENDS:** The development trend around this area is single-family residential.

**HISTORY:** The mentioned lot was subdivided and recorded on June 16, 1992 under the name "Colonia McAllen 29<sup>th</sup> Street Subdivision". The subject property is comprised of one single Lot. The initial zoning designation for the property was R3-A (Multifamily Residential Apartments-OC) District with no rezoning since then.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must also 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 to R-1 (Low-Density Residential-UDC) District.







[illegible]

264:3.17

1. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 25 FEET ON LANE WITH EXIST. STRUCTURES, WHICHEVER SIDE. 10 FEET OTHERWISE.  
REAR: 10 FEET  
SIDE: 10 FEET
2. THIS PROPERTY LIES IN ZONE "B" AS PER F.E.A.R.A. DATED NOVEMBER 2, 1962.  
3. MINOR FINISHED FLOOR ELEVATION SHALL BE 18' ABOVE TOP OF HIGHEST ADJACENT CORN.
4. A SIDEWALK REQUIRED ALONG THE EAST SIDE OF 29TH STREET.
5. HIDALGO COUNTY IRRIGATION DISTRICT NO.1, WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.
6. DEVELOPER TO PROVIDE AN ENGINEERED DETENTION PRIOR TO APPLICATION FOR BUILDING PERMIT.  
DETENTION TO BE .002 ACRE - FEET PER LOT.
7. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN OBOED MATUS AND THE CITY OF MCALLEN EXECUTED ON MAY 19, 1992 AND RECORDED IN THE RECORDS OF HIDALGO COUNTY, TEXAS.

MAP OF  
COLONIA McALLEN  
29th STREET LOT

A SUBDIVISION OF 0.15 ACRES OF LAND OUT OF LOTS 60 AND 64, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR RECORD RECORDED IN VOL. 5, PG. 27, MAP RECORDS OF HIDALGO COUNTY TEXAS.

27 158B  
 : stored in Book \_\_\_\_\_  
 of the map records at Middle  
 County, Illinois  
 Sheldon and Howard, Inc.  
 Country Surveyors

JAMES ARANDA  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 4442  
McALLEN, TEXAS 78504

CRUZ A REGISTERED PROFESSIONAL  
ENGINEER HAS BEEN IN THIS POSITION  
FOR SEVEN YEARS. HE HAS BEEN  
COORDINATE WITH THE STATES GOVERNING

*[Signature]*

ROLANDO CRUZ  
REGISTERED PROFESSIONAL ENGINEER  
NO. 55450  
McALLEN, TEXAS 78504

CHAIRMAN, PLANNING AND ZONING  
COMMISSION, McALLEN, TEXAS.

  
 MAYOR CITY OF MALLEN

**CFC** CONSULTING ENGINEERS  
221 NOLANA, SUITE C • MCALLEN, TEXAS 78501 • (512)682-5022  
**A RANDA & ASSOC.**  
LAND SURVEYING COMPANY

COLONIA McALLEN  
29th STREET LOT  
DEVELOPER: OBED MATUS  
CITY OF McALLEN





DOOR  
DELIVERIES

NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2025-0109

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





## Memo

**TO:** Planning and Zoning Commission

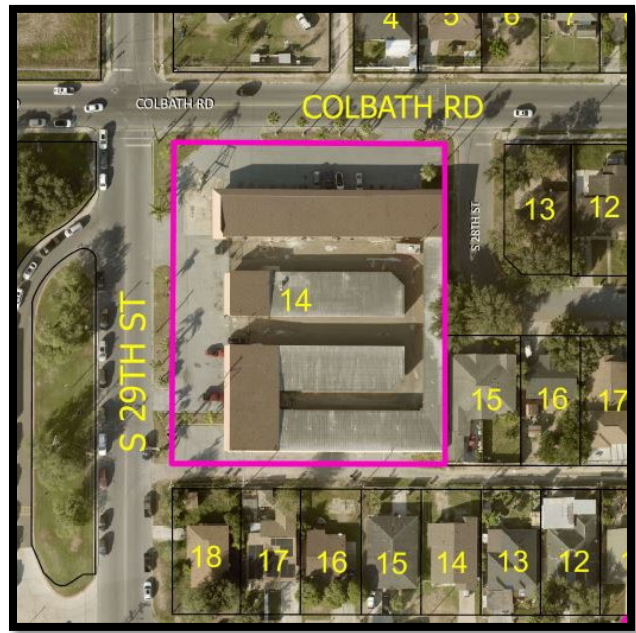
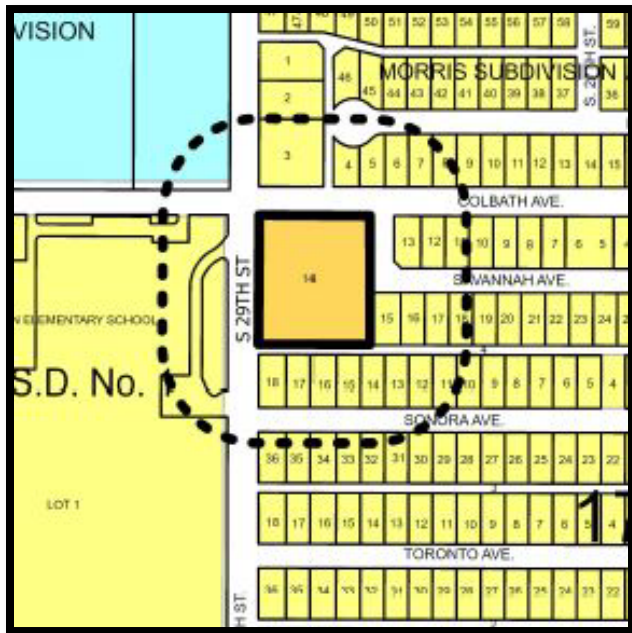
**FROM:** Planning Staff

**DATE:** August 19, 2025

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

**Colonia McAllen No. 5 Subdivision, Hidalgo County, Texas. (REZ2025-0110):**  
**2801 Colbath Road (Lot 14)**

**LOCATION:** The subject property is located along the east side of Colbath Avenue. The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name “Colonia McAllen Unit No.5 Subdivision.”



**PROPOSAL:** The City of McAllen is requesting to rezone the property 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 R-1(Single-Family Residential-OC)



District in all directions.

**LAND USE:** Surrounding uses include single family dwellings in all directions.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

**DEVELOPMENT TRENDS:** The development trend around this area is single-family residential.

**HISTORY:** The mentioned lot was subdivided and recorded on April 29<sup>th</sup>, 1976 under the name "Colonia McAllen Unit No. 5 Subdivision". The subject property is comprised of 27 Lots. The initial zoning designation for the property was C-2 (Neighborhood Commercial-OC) District with no rezoning since then.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is an equivalent zoning district to the current C-2 (Neighborhood Commercial-OC) District zoning designation.

Any future constructions must also 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 to C-2 (Regional Commercial - UDC) District.





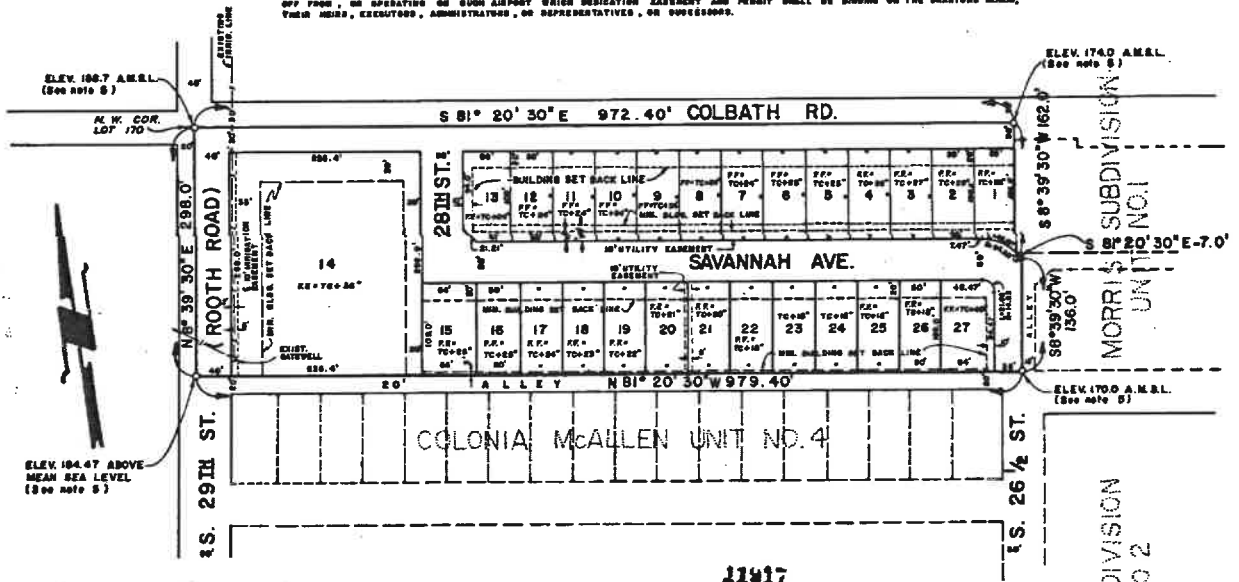
200ft

498.25226191 Degrees



## NOTES:

1. UNDEVELOPED TO BE CONSTRUCTED (a) ON SOUTH SIDE OF COLBATH ROAD, (b) ON EAST SIDE OF COLBATH RD. and (c) ON BOTH SIDES OF 29TH STREET, BARRAMUN AVE. and 26 1/2 STREET.
2. ALL BUILDINGS ON LOTS 1 AND 2 SHALL FRONT ON BARRAMUN AVE.
3. BUILDING SET-BACKS SHALL BE 5 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.
4. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN FOR EACH LOT.
5. AVIGATION EASEMENT. THE OWNER OF THIS PROPERTY HEREBY DEDICATES TO THE PUBLIC AND GRANTS AND CONVEYS TO THE CITY OF McALLEN A CONTINUOUS RIGHT AND EASEMENT FOR THE USE OF AIRSPACE ABOVE AN IMAGINED PLANE OVER THE PROPERTY HEREIN DESCRIBED WHICH IMAGINED PLANE SHALL PASS THROUGH THE ELEVATIONS HEREIN SHOWN AT THE FOUR CORNERS OF SAID PROPERTY AND THE RIGHT TO PREVENT OR REMOVE FROM THE AIRSPACE ABOVE SAID PLANE OVER SAID PROPERTY ANY GROWTH OR STRUCTURE PROJECTING INTO SAID AIRSPACE AND HENCE TO PREVENT ANY USE OF THE SURFACE OF SAID SUBDIVISION WHICH WOULD INTERFERE WITH THE OPERATION OF AIRCRAFT IN SAID AIRSPACE OR THE OPERATION OF COLLIER INTERNATIONAL AIRPORT AND TO PERMIT THE USE OF AIRCRAFT IN THE AIRSPACE ABOVE SAID PLANE FOR FLIGHT AND PASSAGE OF SUCH AIRCRAFT TOGETHER WITH THE RIGHT TO CAUSE SUCH HOUSE AS MAY BE INTERFERE IN THE OPERATION OF AIRCRAFT AND ENGINE OR HELICOPTER AND THE NAVIGATION OF SAID FLIGHT IN AIR, USING SAID AIRSPACE IN THE LANDING, TAKING OFF FROM, OR OPERATING ON SUCH AIRPORT WHICH DEDICATION EASEMENT AND PERMIT SHALL BE BINDING ON THE OWNERS HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, OR REPRESENTATIVES, OR SUCCESSORS.



# MAP OF COLONIA McALLEN

UNIT No. 5

\* BEING A SUBDIVISION OF THE NORTH 298.0 FEET OF THE WEST 979.4 FEET OF LOT 170; L.A. LOMITA IRRIGATION & CONST. CO.'S SUB'D.; OF PORCIONES 61, 62, & 64; HIDALGO COUNTY, TEXAS; SAVE & EXCEPT THE EAST 7.0' OF THE NORTH 162.0 FEET THEREOF CONTAINING 6.68 ACRES OF LAND MORE OR LESS.

PREPARED BY:  
FABIAN, NELSON & MEDINA INC.  
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 3-3-78

FILED FOR RECORD THIS DATE

APR 29 1978

APR 29 1978

SANTOS SALDANA

*[Signature]*  
Notary Public

APPROVED FOR RECORDING

COMMISSIONER OF THE COUNTY OF HIDALGO, TEXAS  
This is the 26th day of April 1978  
SAN ANTONIO, TEXAS  
H. P. [Signature]  
Date [Signature]

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "COLONIA McALLEN UNIT NO. 5," 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, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

*[Signature]*  
MARVIN CHRISTENSEN

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARVIN CHRISTENSEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

*[Signature]*  
NOTARY PUBLIC BEATRIZ CANIZAS, Notary Public  
in and for HIDALGO COUNTY, TEXAS

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

*[Signature]*  
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR 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.

*[Signature]*  
PLINIO C. MEDINA  
REGISTERED PUBLIC SURVEYOR  
McALLEN, TEXAS

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.

*[Signature]*  
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 35th DAY OF March, A.D. 1978

*[Signature]*  
SECRETARY

*[Signature]*  
PRESIDENT

APPROVED FOR RECORDING  
Hidalgo Co. Reg. (V) Reg. Pl.  
Date 4-26-78



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2025-0110!**



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





## Memo

**TO:** Planning and Zoning Commission

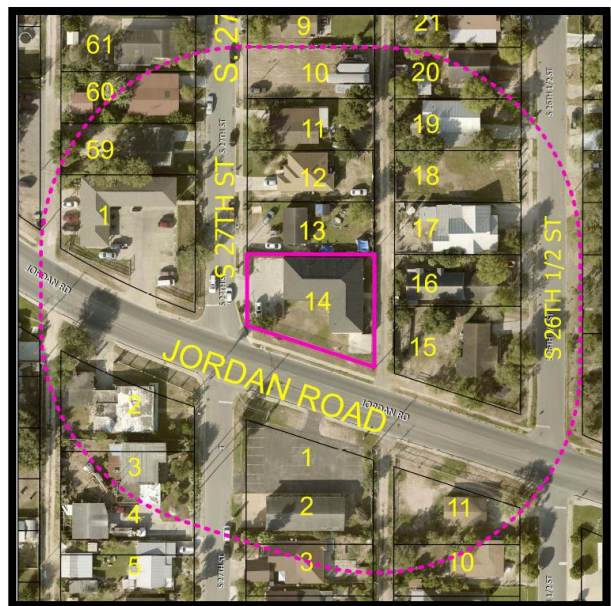
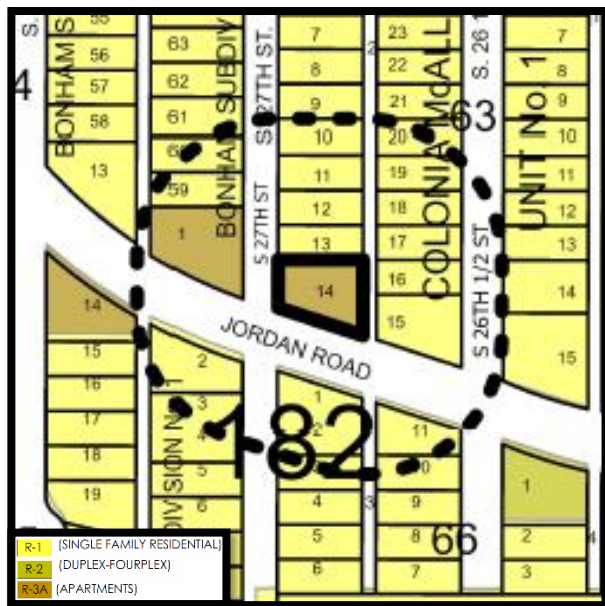
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTY:

**Colonia McAllen Subdivision, Hidalgo County, Texas. (REZ2025-0115):**  
**2605 South 27th Street (Lot 14, Block 2)**

**LOCATION:** The subject property is located along Jordan Road between South 27<sup>th</sup> Street and South 26<sup>th</sup> Street. The property contains multifamily residential apartments and is zoned R-3A (Multifamily Residential Apartment-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District as part of the citywide initiated 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 to the north, east and south and R-3A (Multifamily Residential Apartments-OC) to the west.



**LAND USE:** Surrounding uses include single family and Duplex-Fourplex residential dwellings.

**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single family homes make up the majority of the land use category.

**DEVELOPMENT TRENDS:** The development trend along Jordan Road are multifamily residential apartments and single family residences.

**HISTORY:** Colonia McAllen Subdivision was recorded on July 11, 1960. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979. A city-initiated rezoning application for the subject property was submitted on July 25, 2025.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium-Density Residential-UDC) District aligns to the current use of the property consisting of a fourplex multifamily development. Additionally, it implements the character and intent of the Comprehensive plan for Complete Community in this area.

Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

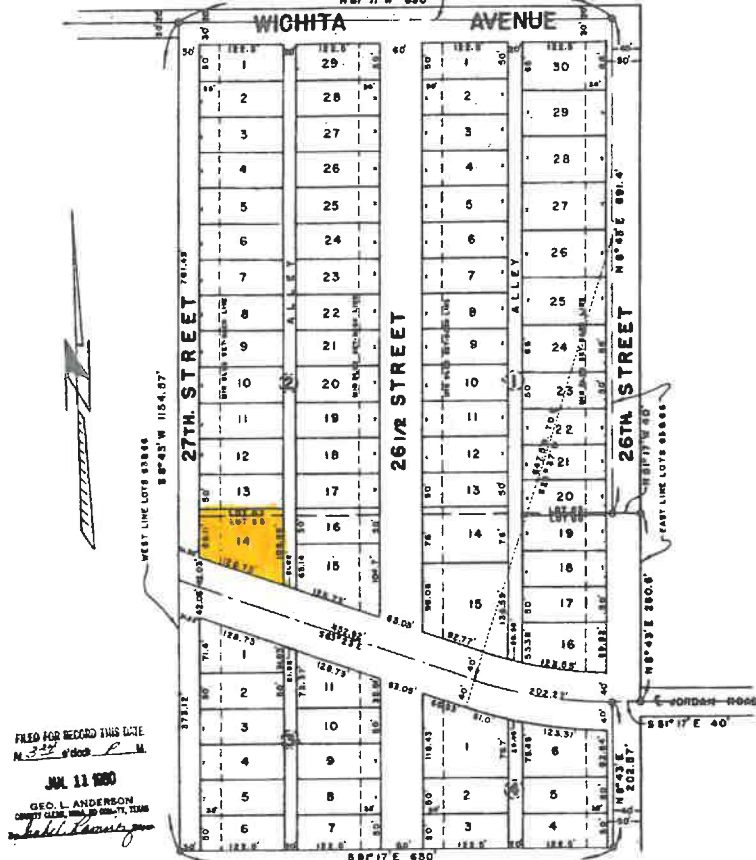
**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District.



13342

N 81° 17' W 630'

NORTH LINE LOT 83



APPROVED FOR RECORDING  
BY  
COMMISSIONERS' COURT  
This the 11 day of July, 1960  
GEO. L. ANDERSON, County Clerk  
*GEO. L. Anderson*

MAP  
OF  
**COLONIA McALLEN**  
McALLEN, TEXAS

BEING A SUBDIVISION OF LOTS 83 AND 86, McALLEN SECOND  
SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY,  
TEXAS; LESS AND EXCEPT THE SOUTH 3.0 ACRES OF SAID  
LOT 86. CONTAINING 18.84 ACRES.

SCALE: 1" = 100'

DATE: 8-18-60

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE  
AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM SURVEY OF THE  
OUTSIDE BOUNDARIES OF SAME.

*C. L. Fabian*  
C. L. FABIAN  
REGISTERED PUBLIC SURVEYOR  
MC ALLEN, TEXAS

STATE OF TEXAS:  
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, H. F. JOHNS, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADAPT, DEDICATE AND  
CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS  
AND ALLEYS THEREON SHOWN.

*H. F. Johns*  
H. F. JOHNS

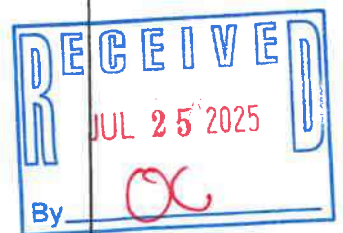
STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. F. JOHNS, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY  
HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF JULY, A.D. 1960.

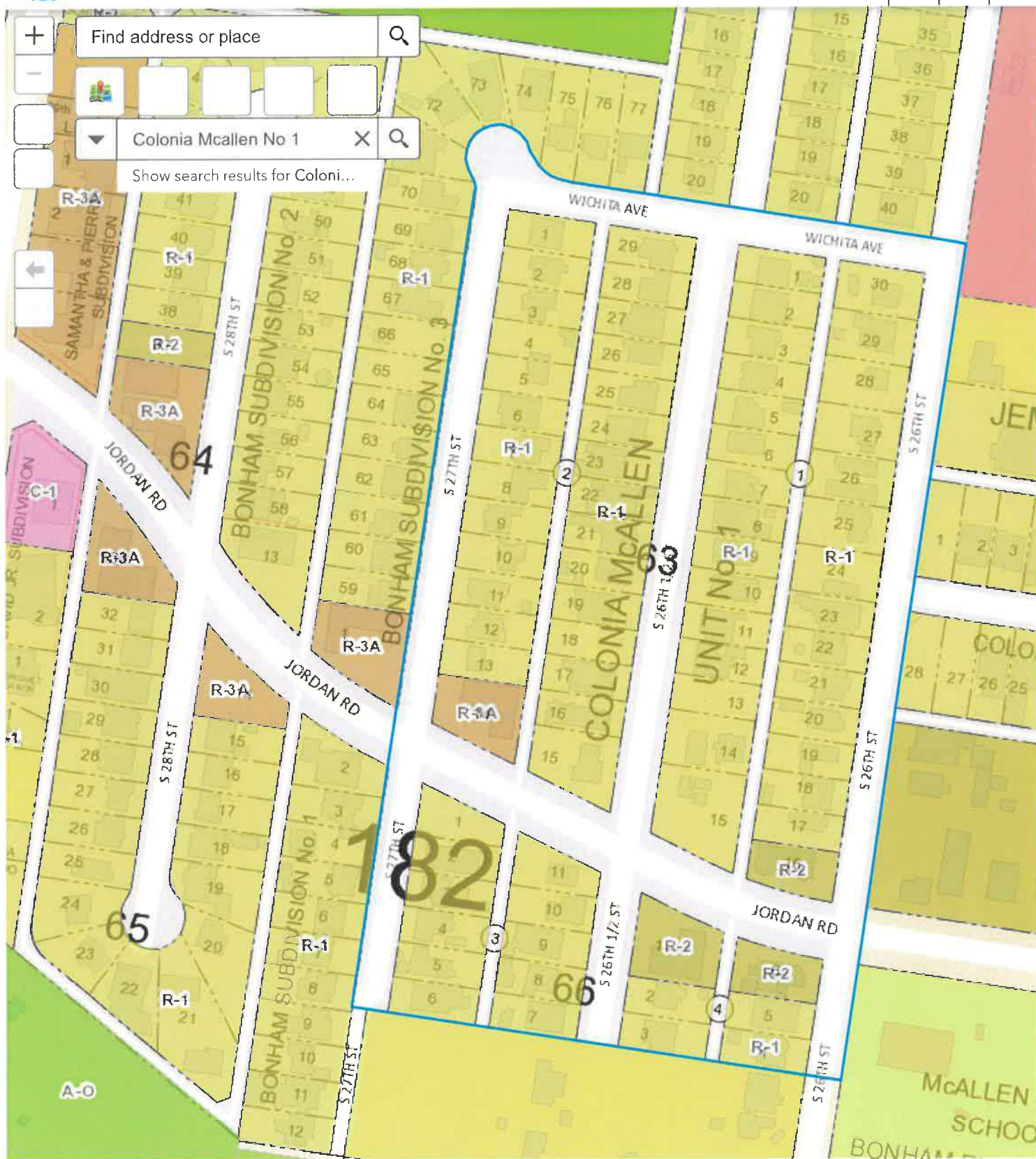
*[Signature]*  
NOTARY PUBLIC IN AND FOR  
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 19 DAY OF  
A.D. 1960.

Mc ALLEN ZONING AND PLANNING BOARD  
BY: *[Signature]*  
V. E. COOK, JR., CHAIRMAN









## Planning Department

### Memo

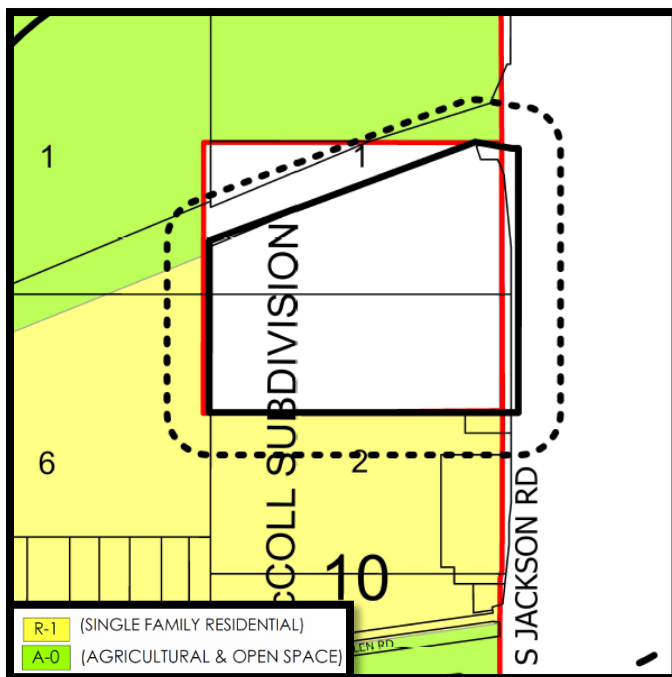
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL-UDC) DISTRICT FOR 36.26 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDLAGO COUNTY, TEXAS; 6000 SOUTH JACKSON ROAD. (REZ2025-0073)**

**LOCATION:** The subject property is located on the west side of South Jackson Road approximately 980 feet north of east Whalen Road .



**PROPOSAL:** The applicant is proposing annexation of the property and is requesting R-1 (Single-Family Residential-UDC) District. A proposed subdivision under the name of Blue Jay for the subject property is currently under review. The initial zoning to R-1 District will become effective upon the annexation of the tract into the city.

**ADJACENT ZONING:** The adjacent zoning is A-O (Agricultural and open space-OC) District to the north and R-1 (Single-Family Residential-OC) District to the south and west. The properties to the east side are outside of Mcallen's City Limit.

**LAND USE:** The property is currently vacant. Surrounding land uses include vacant land and single family development.



**FUTURE LAND USE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Density Complete Neighborhood which allows for a combination of diverse residential and non-residential uses in design to create walkability. Single family development is considered an appropriate use.

**DEVELOPMENT TRENDS:** The development trend of this area along South Jackson Road is single family dwellings.

**HISTORY:** The tract of land has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 15, 1973. An annexation application with an initial zoning request to R-1 (Single-Family Residential-UDC) was submitted on July 21, 2025.

**ANALYSIS:** The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and is compatible with the surrounding zoning districts and development trend along South Jackson Road.

A recorded subdivision plat is required prior to building permit issuance.

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

**RECOMMENDATION:** Staff recommends approval of the initial zoning request to R-1 (Low-Density Residential-UDC) District.







## Memo

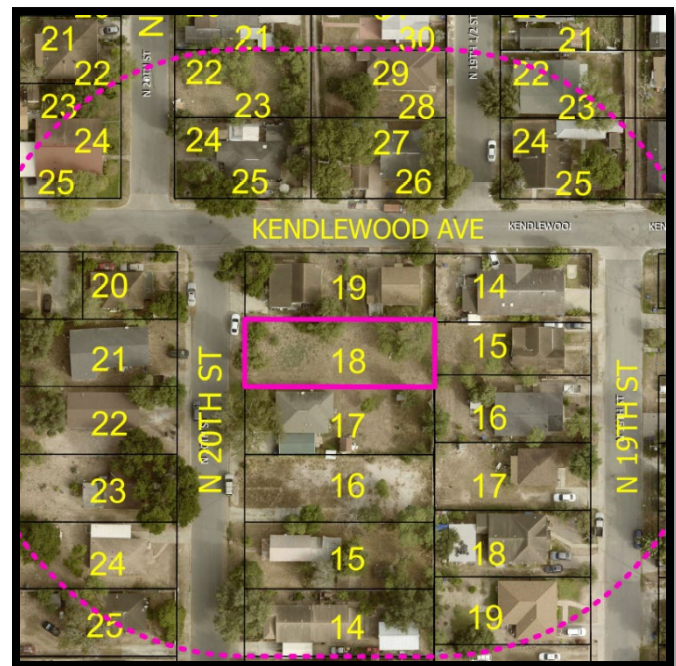
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 18, BLOCK 1, HACKBERRY HOMESITES SUBDIVISION, HIDALGO COUNTY, TEXAS; 1016 NORTH 20<sup>TH</sup> STREET. (REZ2025-0108)**

**LOCATION:** The subject property is located on the east side of North 20<sup>th</sup> Street, south of Kendlewood Avenue and is currently zoned R-1 (Single-Family Residential-OC) District.



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

**ADJACENT ZONING:** The adjacent zoning is R-1 (Single-Family Residential-OC) on all directions.

**LAND USE:** The property is currently vacant. Surrounding land uses include single-family dwellings, and Navarros Stallions City Park.



**FUTURE LAND USE PLAN:** The Envision Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation primarily for a single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, government buildings, and office uses for adjacent residential properties.

**DEVELOPMENT TRENDS:** The development trend of this area along North 20<sup>th</sup> Street is single-family residential.

**HISTORY:** The tract was zoned R-1 (Single-Family Residential-OC) District during the comprehensive zoning in 1979. Rezoning request was submitted on July 17, 2025.

**ANALYSIS:** The requested zoning does conform to the future land use designation as shown on the Envision Mcallen Future Land Use Plan, although the requested zoning conforms to the future land use designation, it is considered a spot zoning request and does not follow the development trend and surrounding zoning in this area.

If the zoning change is approved, any future development must comply with subdivision requirements, site plan, conditional use permit, variances and building permit requirements of the zoning district in which it is located.

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

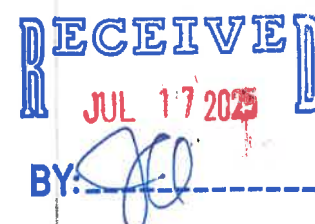
**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to R-2 (Medium-Density Residential-UDC) District since it is a spot zoning request and does not follow the development and zoning trend for this area.





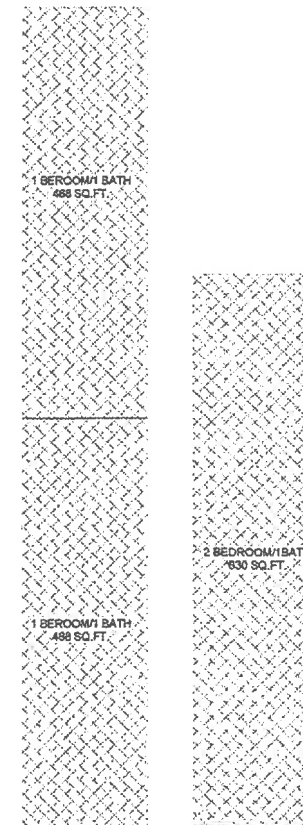
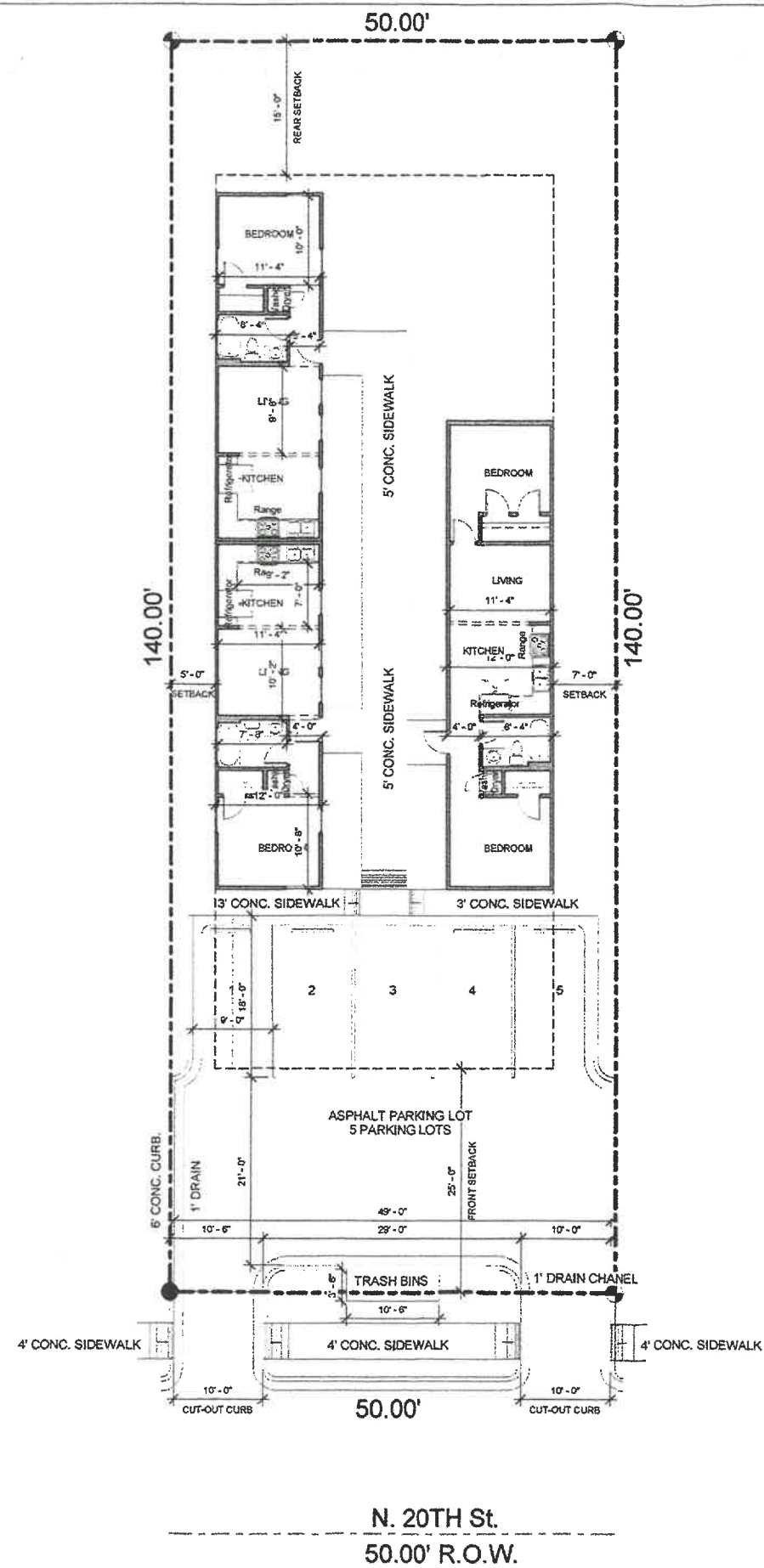
D&F  
Spray Foam Insulation LLC

(956) 212-0444  
F: (956) 609-8101





## SITE PLAN # 1



## IMPORTANT DESIGNER NOTES:

FOR REVIEW ONLY  
NOT INTENDED  
FOR CONSTRUCTION  
OR REGULATORY  
APPROVAL. 6/24/2025

## AREA SQ. FT.

1ST LIVING: T.B.D. SQ. FT.  
2ND LIVING: N/A SQ. FT.  
TOTAL LIVING: T.B.D. SQ. FT.

PATIO: N/A SQ. FT.  
GARAGE: N/A SQ. FT.  
PORCH: N/A SQ. FT.  
TOTAL: T.B.D. SQ. FT.

## ADDITIONAL AREA SQ. FT.

SWIMMING POOL: N/A SQ. FT.

## PROJECT LOCATION:

## PROJECT DESIGN FOR:

COMPANY NAME:  
Designer

Owner

## NORTH:

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

DATE: 7/17/2025 12:18:45 PM

PROJECT NUMBER:

Unnamed

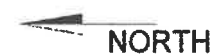
CHK:

A101

RECEIVED  
JUL 17 2025

BY: JLP





A107

100



## Planning Department

### Memo

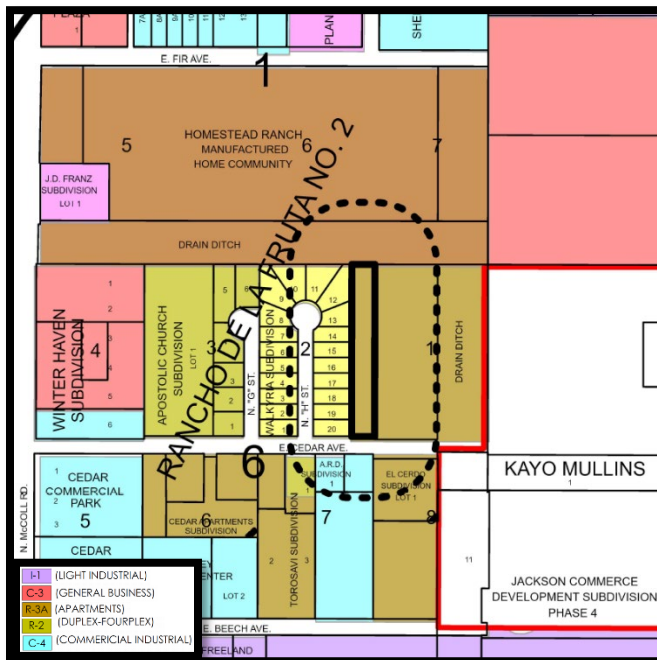
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS-OC) DISTRICT TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: A 1.00 ACRE TRACT BEING THE EAST 1 ACRE OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS; 1019 EAST CEDAR AVENUE. (REZ2025-0114)**

**LOCATION:** The subject property is located on the north side of East Cedar Avenue, approximately 950 feet west of North McColl Road and is currently zoned R-3A (Multifamily Residential Apartments-OC) District.



**PROPOSAL:** The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for a multifamily development.

**ADJACENT ZONING:** The adjacent zoning is R-4 (Mobile Home & Modular Homes-OC) District to the north, R-3A (Multifamily Residential Apartments-OC) District to the east, R-3A and C-4 (Commercial-Industrial) District to the south and R-1 (Single-Family Residential-OC) to the west.

**LAND USE:** The property is currently vacant. Surrounding land uses include single-family dwellings, Mobile Homes and vacant land.



**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment center, which is a land use designation primarily for light manufacturing, medical centers, and retails. Other appropriate land uses are shopping centers, light industrial, and parks. Multifamily residential is not considered an appropriate use.

**DEVELOPMENT TRENDS:** The development trend of this area consist of single-family residential, and multifamily development.

**HISTORY:** The tract was zoned R-3A (Multifamily Residential Apartments-OC) District during the comprehensive zoning in 1979. The current request was submitted on July 23, 2025.

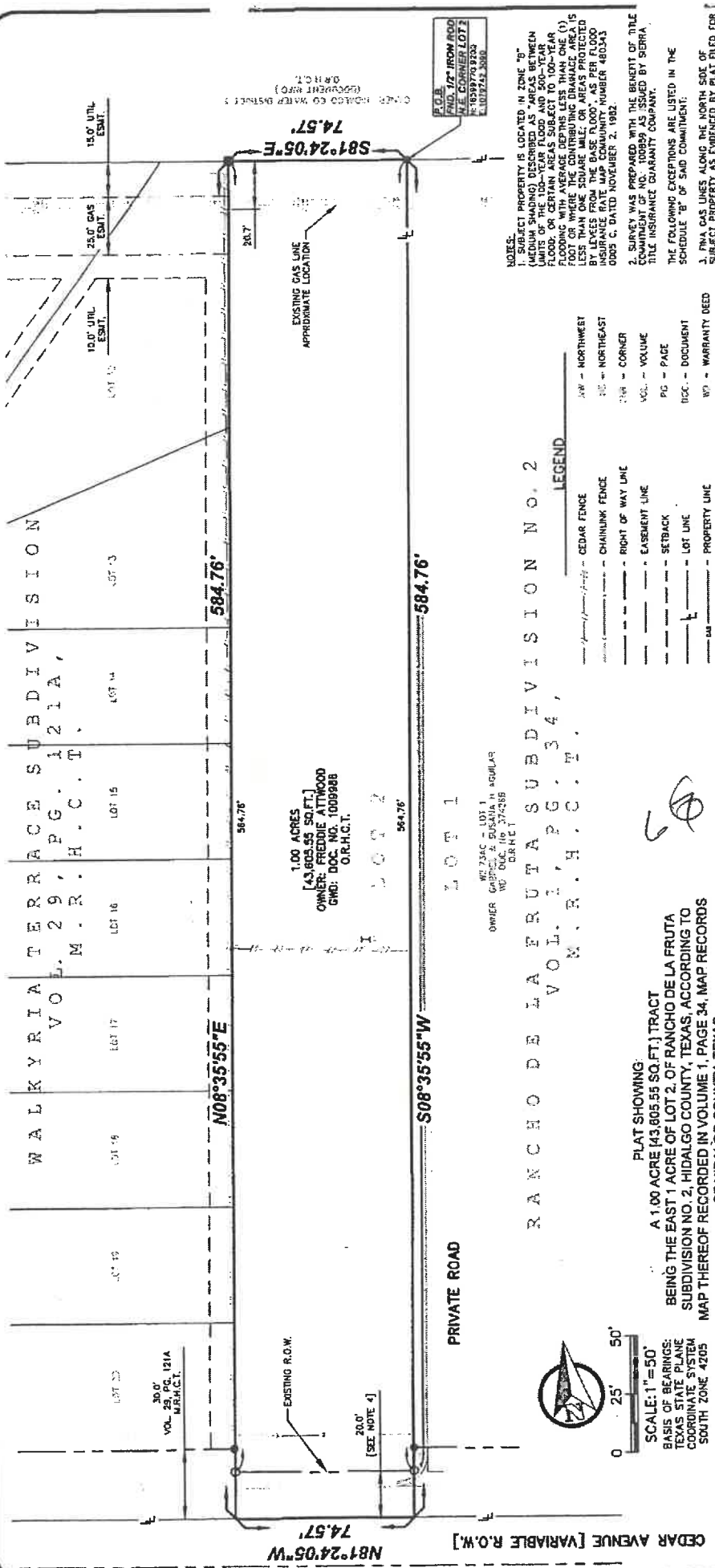
**ANALYSIS:** The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, however the proposed R-3 (High-Density Residential-UDC) is equivalent zoning district to the current R-3A (Multifamily Residential Apartment-OC) under the new Unified Development Code. It also follows the development trend in this area.

If the zoning change is approved, any future development must comply with subdivision requirements, site plan, conditional use permit and building permit requirements of the zoning district in which it is located.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-3 (High-Density Residential-UDC) District.





**Carrazales Land Surveying, LLC**  
Texas Registered Surveying Firm  
1915 HFM No. 019417  
4807 Gonsky Avenue,  
Edinburg, TX 78542  
Office: 361-567-1167  
www.clsland.com

I, MANUEL CARRAZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF APRIL, 2019, AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN HEREON.

*Manuel Carrazales*  
MANUEL CARRAZALES  
R.P.L.S. #6388

\_\_\_\_\_  
DATE



- LEGEND**
- CEDAR FENCE
  - CHAINLINK FENCE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - SETBACK
  - LOT LINE
  - PROPERTY LINE
  - EDGE OF ROADWAY PAVEMENT
  - CONCRETE CURB AND GUTTER
  - 1/2" IRON ROD
  - 1" IRON PIPE
  - SANITARY SEWER MANHOLE
  - TRAFFIC SIGN
  - IRRIGATION STAND PIPE
  - MAP RECORDS HIDALGO COUNTY TEXAS
  - OFFICIAL RECORDS HIDALGO COUNTY TEXAS

- NOTES:**
- SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS MEAS BETWEEN THE 100' WIDE ROAD AND THE 100' WIDE ROAD. FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) ACRE. THE AREA IS PROTECTED BY THE 100' WIDE ROAD. THE AREA IS PROTECTED BY THE 100' WIDE ROAD. THE AREA IS PROTECTED BY THE 100' WIDE ROAD.
  - SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF NO. 10089 AS ISSUED BY SORRA, TITLE INSURANCE GUARANTY COMPANY.
  - THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SMO COMMITMENT:
  - FNA GAS LINES ALONG THE NORTH SIDE OF SUBJECT PROPERTY AS EVIDENCED BY PLAT FILED FOR RECORD IN VOLUME 29, PAGE 1214, MAP RECORDS HIDALGO COUNTY, TEXAS. [SEE NOTE 10-6]
  - EASEMENTS AND CONDITIONS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS. [SEE NOTE 10-4]
  - EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. [SEE NOTE 10-6]
  - EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD (SEE NOTE 10-6)
  - A UTILITY AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
  - SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

PLAT SHOWING:  
A 1.00 ACRE (43,805.55 SQ. FT.) TRACT  
BEING THE EAST 1 ACRE OF LOT 2, OF RANCHO DE LA FRUTA  
SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO  
MAP THEREOF RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS  
OF HIDALGO COUNTY, TEXAS.

OWNER: FREDDIE ATWOOD  
GMD: DOC. NO. 1008988  
O.R.H.C.T.

1.00 ACRES  
[43,805.55 SQ. FT.]  
OWNER: FREDDIE ATWOOD  
GMD: DOC. NO. 1008988  
O.R.H.C.T.

1.00 ACRES  
[43,805.55 SQ. FT.]  
OWNER: FREDDIE ATWOOD  
GMD: DOC. NO. 1008988  
O.R.H.C.T.



THE EAST 1 ACRE OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 6, BLOCK 12, STEEL & PERSHING SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a steel rod found at the Northeast corner of Lot 2, for the Northeast corner of the following described tract of land; said point being on the South line of McAllen Southeast drain ditch right of way;

THENCE, with the East line of said Lot 2, South 08 Deg. 35 Min. 55 Sec. West, at 564.76 feet pass a steel rod set on the North line of East Cedar Avenue, and at 584.76 feet the Southeast corner of said Lot 2, for the Southeast corner hereof;

THENCE, with the South line of said Lot 2, in East Cedar Avenue, North 81 Deg. 24 Min. 05 Sec. West 74.57 feet to a point for the Southwest corner hereof; said point being on the projection of the East line of Lot 20, Walkyria Terrace, City of McAllen, recorded in Volume 29, Page 121A, Map Records;

THENCE, with the East line of Lots 20, 19, 18, 17, 16, 15, 14, 13, and 12, and their projections, North 08 Deg. 35 Min. 55 Sec. East, at 20.0 feet pass the North line of East Cedar Avenue, at 30.0 feet pass the southeast corner of said Lot 20, and at 584.76 feet a point on the North line of Lot 2, for the Northwest corner hereof; said point being on the South line of said drain ditch right of way and being the Northeast corner of said Lot 12, Walkyria Terrace;

THENCE, with the North line of Lot 2, and the South line of said drain ditch right of way; South 81 Deg. 24 Min. 05 Sec. East, 74.57 feet to the POINT OF BEGINNING; containing 1.00 acre of land, more or less, of which the South 20.0 feet, comprising 0.03 acre, lies in East Cedar Avenue.

RECEIVED

JUL 23 2025

BY: mm



## Memo

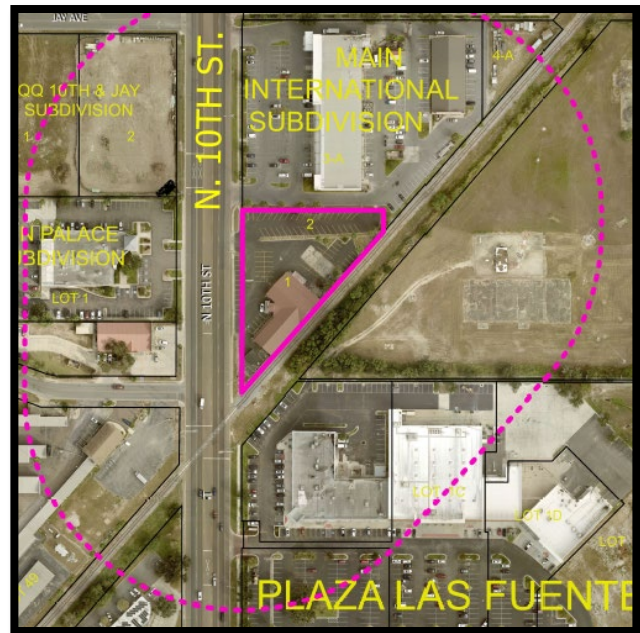
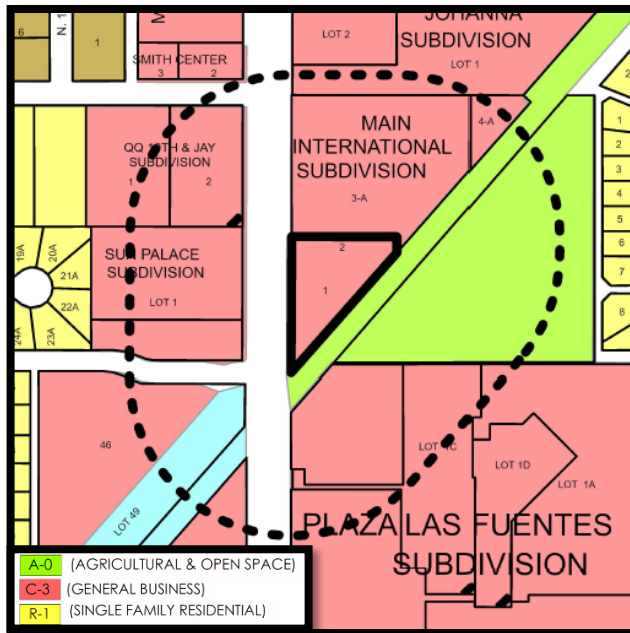
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REQUEST OF ENRIQUE MARTINEZ JR. ON BEHALF OF NORTH LEAN LTD FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHTCLUB (HILLBILLY'S) AT LOTS 1 AND 2, MAIN INTERNATIONAL SUBDIVISION, HIDALGO COUNTY, TEXAS; 6000 NORTH 10TH STREET. (CUP2025-0069)**

**DESCRIPTION:** The property is located on the east side of North 10th Street between Hawk Avenue and Jay Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include offices, retail, restaurants, cell tower, single-family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals ever since. The last permit was approved by the Planning and Zoning Commission on July 24, 2024.

**ANALYSIS:** The applicant is proposing to continue operating a nightclub (Hillbilly's) from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday through Saturday.



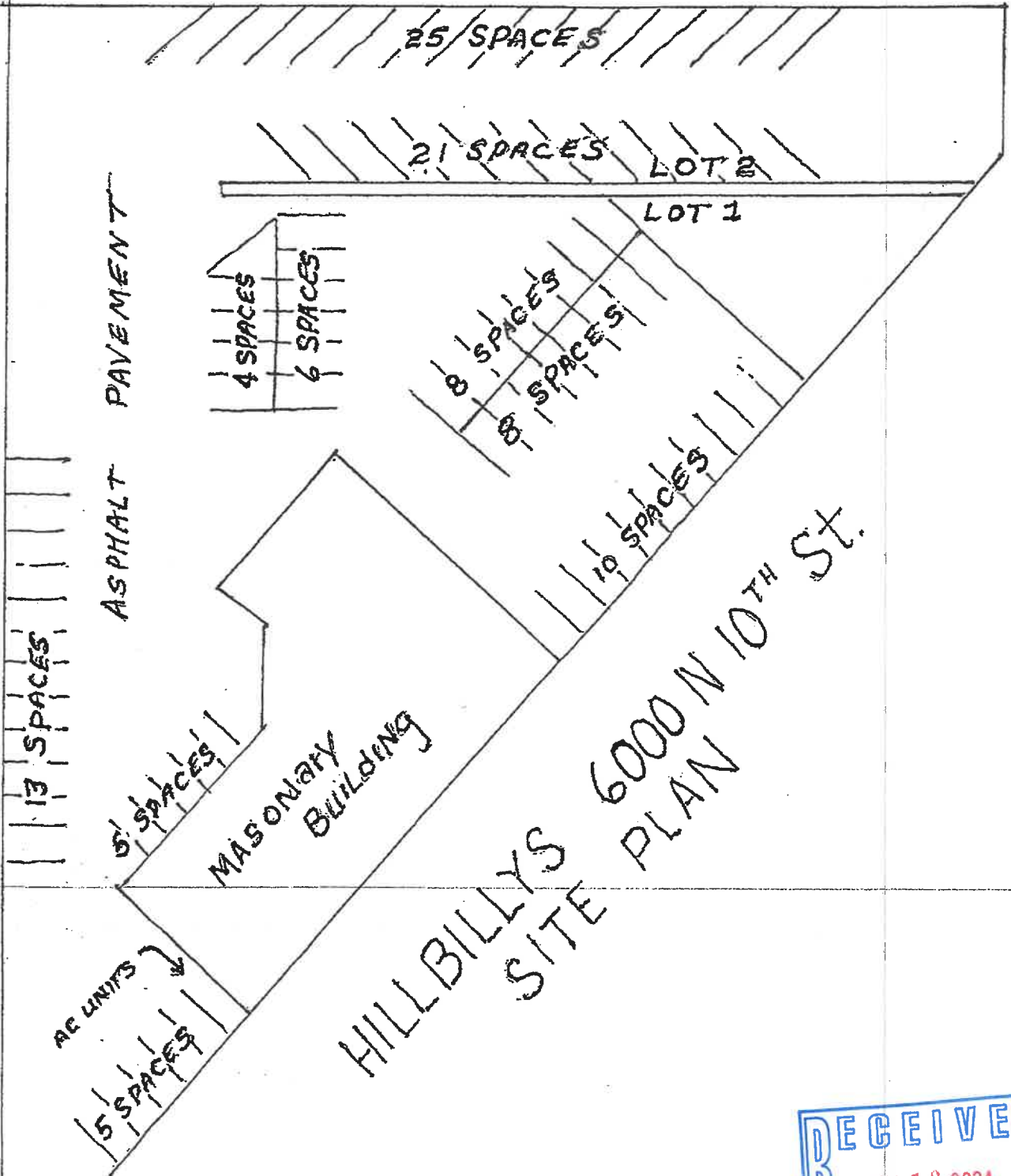
The Fire Department is pending inspection and the Health Department have inspected the bar and the property is in compliance. The Planning Department has received no complaints regarding this request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the abovementioned business 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 not within 400 ft. of the above-mentioned land uses;
2. The abovementioned business 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 and does not generate traffic into residential areas;
3. The abovementioned business 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 a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan. No parking is permitted on the west side of North 10th Street. Parking lot needs to be clearly striped and if pavement is in disrepair or has potholes, needs to be paved according to the City's Pavement Standards and Sec. 138-400 of the Zoning Ordinance
4. The abovementioned business 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 business 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 business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

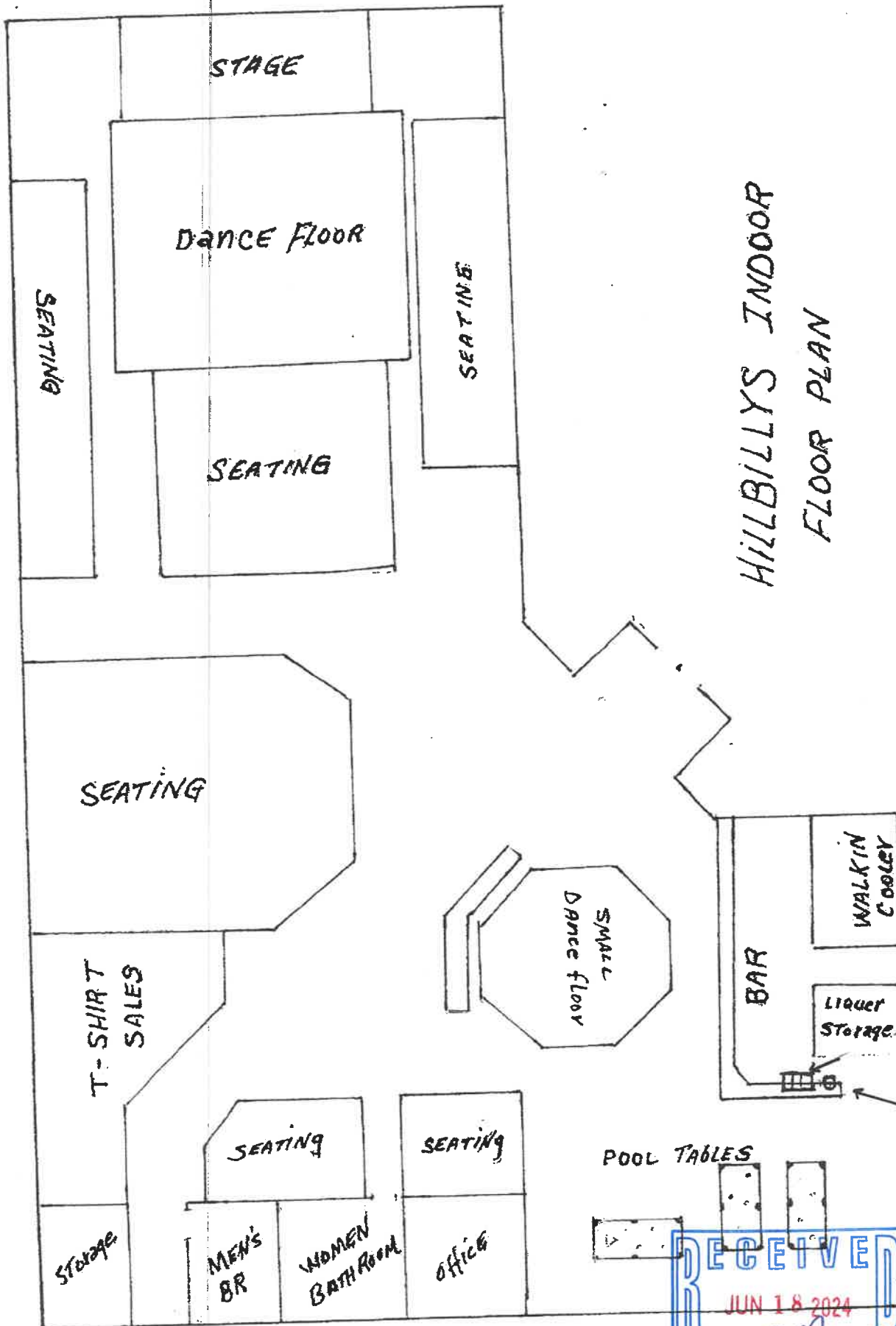
**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street.









HILLBILLYS INDOOR  
FLOOR PLAN

ENVOIE MARTINEZ  
*[Signature]*

6-17-24

Three compartment sink  
Hand Wash Sink

RECEIVED  
JUN 18 2024  
By *[Signature]*

ENTERED

Initial: \_\_\_\_\_





Hillbilly's

6000





# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 08/01/2024 00:00

**Incident Type:** All

**To Date/Time:** 08/01/2025 23:59

**Location:** 6328 S 23<sup>rd</sup> St., McAllen, TX

<u>Date</u>	<u>Time</u>	<u>Address</u>	<u>Incident Number</u>	<u>Incident Type</u>	<u>Case Status</u>
8/31/2024	8:15	6328 S 23RD ST	2024-00059259	BURG OF BLDG	Closed by Adult Arrest
9/5/2024	20:56	6328 S 23RD ST	2024-00060603	Suspicious Person/Vehicle	
10/4/2024	23:27	6328 S 23RD ST	2024-00067734	Suspicious Person/Vehicle	

- Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



## Memo

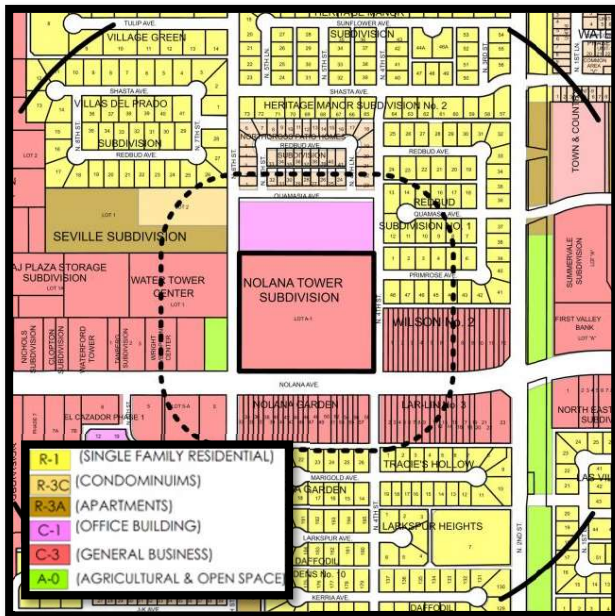
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** REQUEST OF JESSICA AGUILAR ON BEHALF OF JOSE A. CHANIN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (SUERTE BAR & GRILL UPTOWN), AT LOT A-1, LOT A-1 NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITES N1 & N2. (CUP2025-0070)

**BRIEF DESCRIPTION:** The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-1 (Office Building-OC) District to the north, C-3 (General Business-OC) District to the east, south and west. There is also R-1 (Single Family Residential-OC) District to the east, and A-O (Agricultural and Open Space-OC) District also to the west. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



**HISTORY:** The last Conditional Use Permit request for this establishment was approved in September 2024. The establishment has renewed their permit every year. The current Conditional Use Permit application was submitted on July 17, 2025.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue to operate a bar (Suerte Bar



& Grill Up Town) from an existing leased space (Suites N1 & N2). The proposed days and hours of operation are Monday through Sunday from 12:00 PM to 2:00 AM.

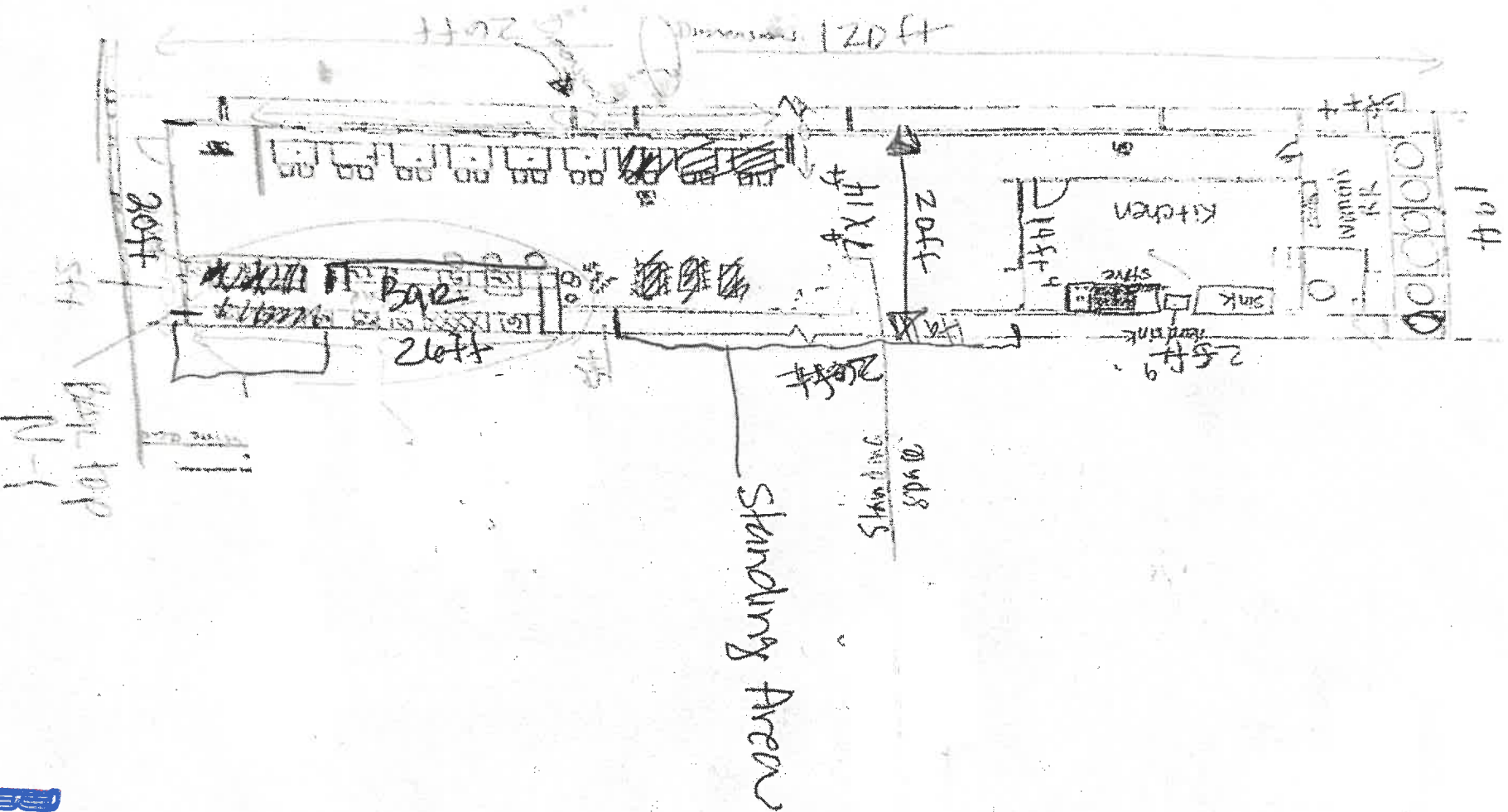
The Fire and Health Department inspections have been passed. A current police activity report for service calls for the past year was requested and has been provided. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

- 1) The property line of the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently the existing multi-tenant commercial building has a common parking area that consists of 729 parking spaces, 41 parking spaces are required for this establishment;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff 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 listed above as #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.





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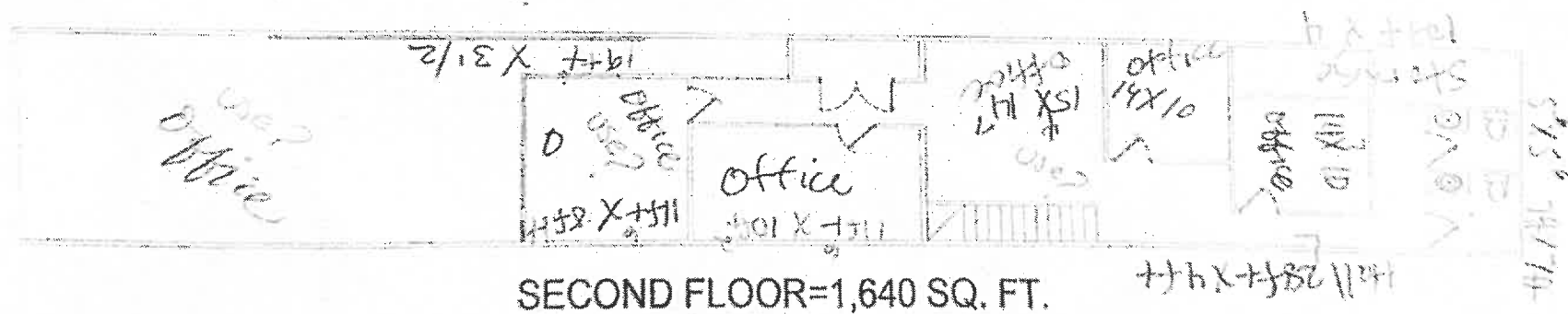
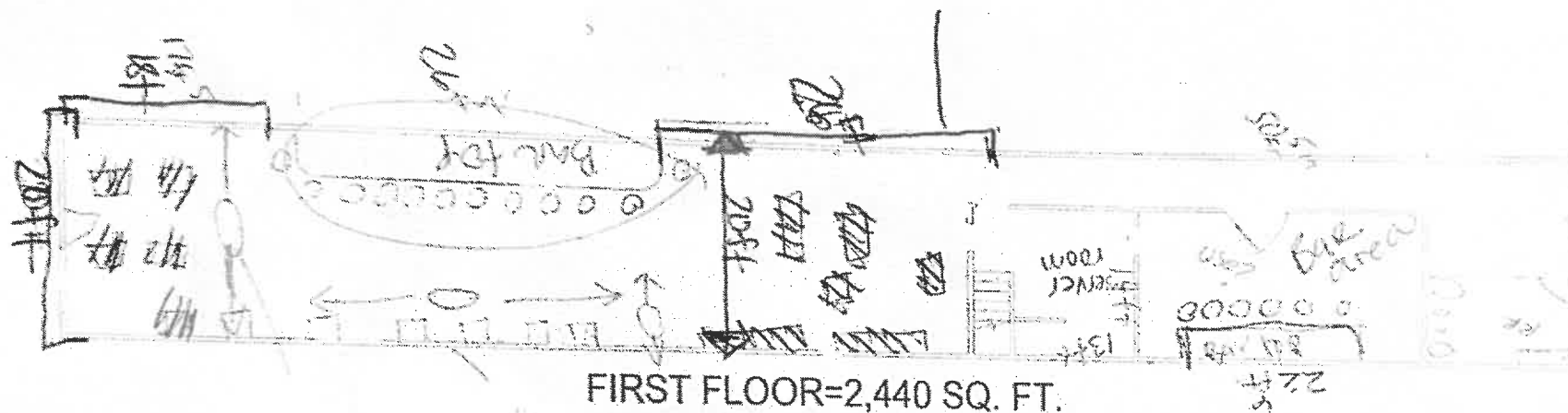
JUL 17 2005

BY:

*[Signature]*



N-2 Sqft - 3939 SF





Ste N-2











# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 08/01/2024 00:00

**Incident Type:** All

**To Date/Time:** 08/01/2025 23:59

**Location:** 400 Nolana Ave #N1 & N2, McAllen, Tx

<u>Date</u>	<u>Time</u>	<u>Address</u>	<u>Qualifier</u>	<u>Incident Type</u>	<u>Incident Number</u>
9/23/2024	9:28	400 NOLANA AVE	N1	Alarm Burglary	2024-00064934
9/22/2024	12:44	400 NOLANA AVE	N1	Assault	2024-00064757
6/6/2025	15:25	400 NOLANA AVE	N1	Alarm Burglary	2025-00035693
8/11/2024	3:20	400 NOLANA AVE	N1	Theft	2024-00054284
9/2/2024	1:56	400 NOLANA AVE	N1	CIVIL MATTER	2024-00059726
9/9/2024	13:46	400 NOLANA AVE	N1	Police Services	2024-00061536
10/26/2024	0:40	400 NOLANA AVE	N1	Theft	2024-00072816
11/25/2024	1:39	400 NOLANA AVE	N1	Domestic Disturbance	2024-00080131
11/27/2024	0:12	400 NOLANA AVE	N1	Domestic Disturbance	2024-00080586
11/28/2024	2:17	400 NOLANA AVE	N1	Domestic Disturbance	2024-00080833
11/30/2024	4:07	400 NOLANA AVE	N1	Assault	2024-00081242
12/5/2024	19:20	400 NOLANA AVE	N1	Domestic Disturbance	2024-00082486
12/5/2024	20:26	400 NOLANA AVE	N1	Hit and Run	2024-00082495
12/12/2024	23:50	400 NOLANA AVE	N1	Assault	2024-00084179
12/15/2024	1:09	400 NOLANA AVE	N1	Domestic Disturbance	2024-00084702
12/24/2024	23:23	400 NOLANA AVE	N1	BURG OF VEH	2024-00087183
2/2/2025	1:31	400 NOLANA AVE	N1	Domestic Disturbance	2025-00007255
2/3/2025	0:26	400 NOLANA AVE	N1	Assault	2025-00007460
2/5/2025	21:25	400 NOLANA AVE	N1	CRIMINAL MISCHIEF	2025-00008179
2/14/2025	23:28	400 NOLANA AVE	N1	Police Services	2025-00010134
3/23/2025	0:47	400 NOLANA AVE	N1	Suspicious Person/Vehicle	2025-00018187
3/26/2025	0:19	400 NOLANA AVE	N1	Domestic Disturbance	2025-00018874
4/9/2025	1:35	400 NOLANA AVE	N1	Domestic Disturbance	2025-00022378
4/30/2025	23:14	400 NOLANA AVE	N1	Domestic Disturbance	2025-00027464
5/9/2025	23:56	400 NOLANA AVE	N1	Domestic Disturbance	2025-00029535
5/25/2025	2:01	400 NOLANA AVE	N1	Domestic Disturbance	2025-00032896
5/25/2025	2:47	400 NOLANA AVE	N1	Assault	2025-00032905
5/30/2025	1:41	400 NOLANA AVE	N1	Domestic Disturbance	2025-00033989
6/10/2025	0:56	400 NOLANA AVE	N1	Intoxicated Driver	2025-00036468
7/5/2025	2:03	400 NOLANA AVE	N1	Traffic Hazard	2025-00041748
7/6/2025	1:08	400 NOLANA AVE	N1	Hit and Run	2025-00041939

- **Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



# McALLEN POLICE DEPARTMENT

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## CALLS FOR SERVICE REPORT

Incident Type	Count#
Alarm Burglary	2
Assault	5
BURG OF VEH	1
CIVIL MATTER	1
CRIMINAL MISCHIEF	1
Domestic Disturbance	12
Hit and Run	2
Intoxicated Driver	1
Police Services	2
Suspicious Person/Vehicle	1
Theft	2
Traffic Hazard	1
<b>Grand Total</b>	<b>31</b>

- **Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



## Memo

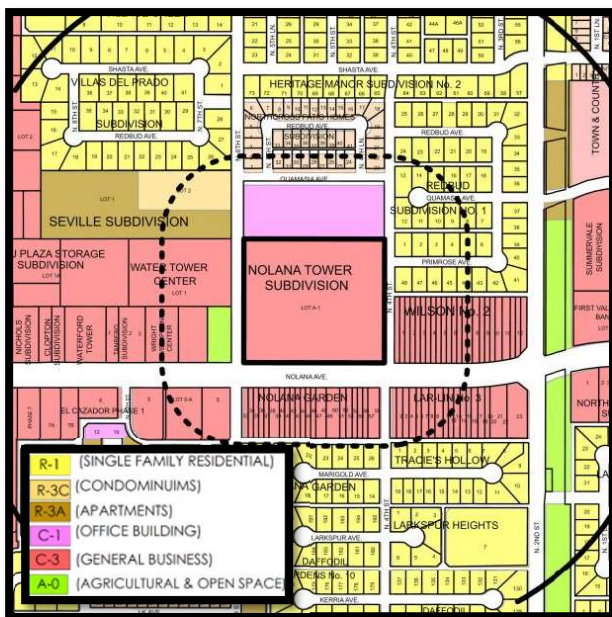
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT:** REQUEST OF JESSICA AGUILAR, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR (THE BEARDED LADY) AT LOT A-1, LOT A-1 NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE Q. (CUP2025-0071)

**BRIEF DESCRIPTION:** The property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-1 (Office Building-OC) District to the north, C-3 (General Business-OC) District to the east, south and west. There is also R-1 (Single Family Residential-OC) District to the east, and A-O (Agricultural and Open Space-OC) District to the west. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



**HISTORY:** The last Conditional Use Permit request for this establishment was approved in September 2024. The establishment has renewed their permit every year. The current Conditional Use Permit application was submitted on July 17, 2025.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue to operate a bar (The Bearded Lady) from an existing leased space (Suite Q). The proposed days and hours of



operation are Monday through Sunday from 12:00 PM to 2:00 AM.

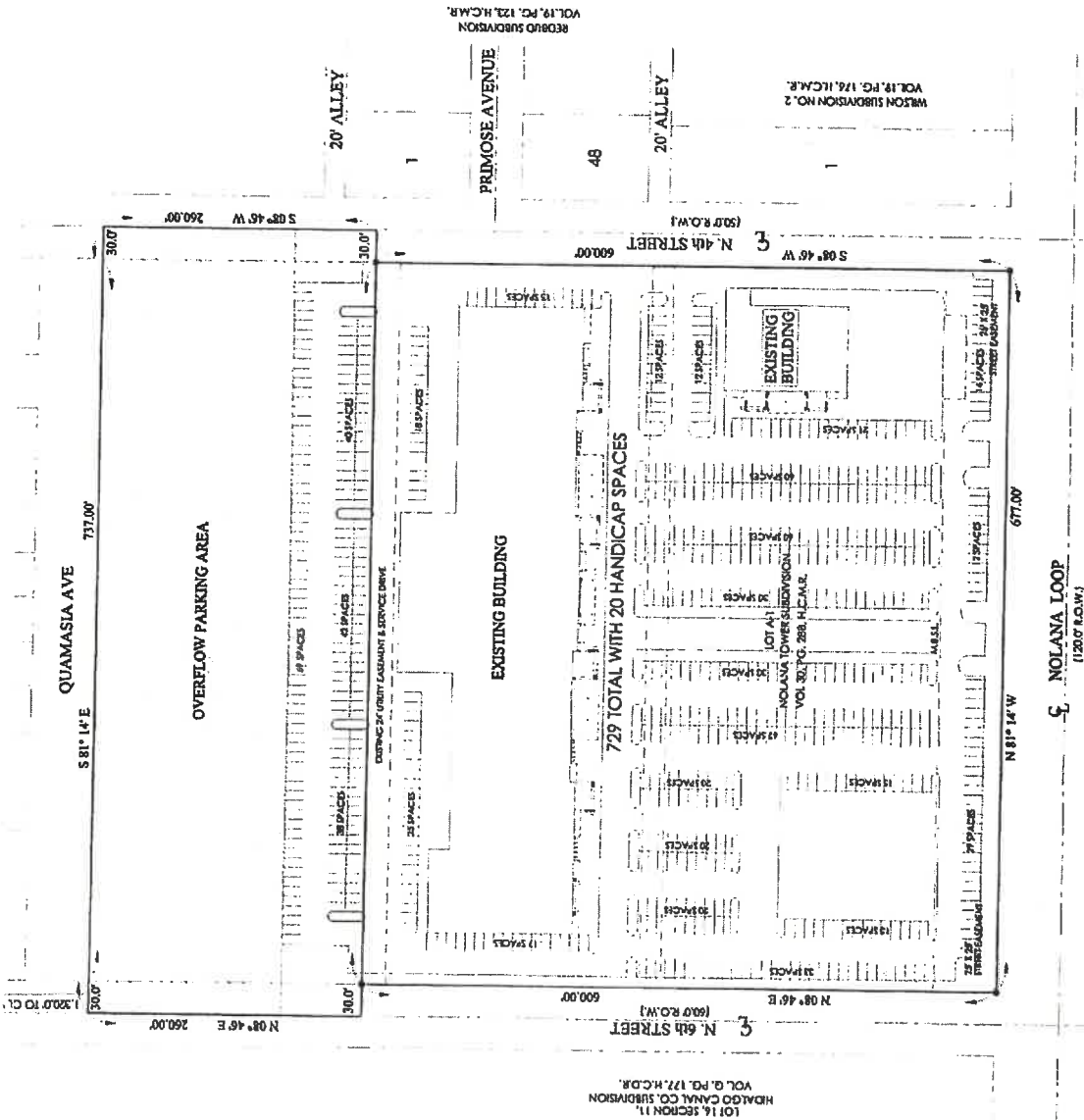
The Fire and Health Department inspections have been passed. A police activity report for service calls for the past year was requested. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

- 1) The property line of the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently the existing multi-tenant commercial building has a common parking area that consists of 729 parking spaces, 20 parking spaces are required for this establishment;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff 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 listed above as #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.





RECEIVED  
JUL 17 2025

BY: 

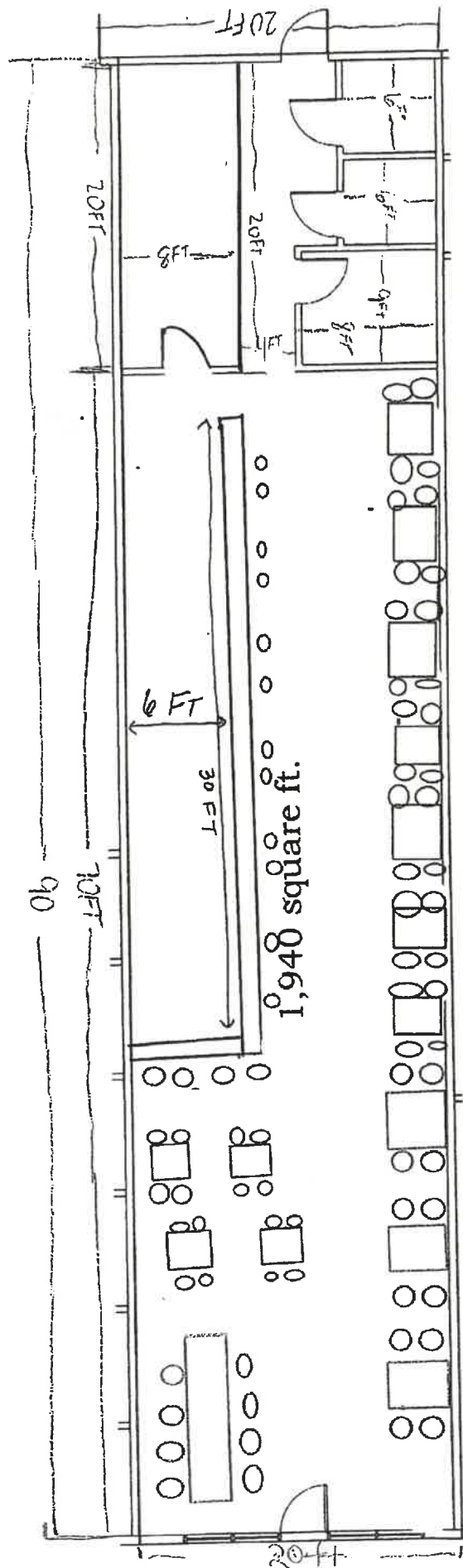


# Bearded Lady Uptown LLC

BACK

North

South



RECEIVED

JUL 17 2025

FRACILE

BY: see









# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 08/01/2024 00:00

**Incident Type:** All

**To Date/Time:** 08/01/2025 23:59

**Location:** 400 Nolana Ave #Q, McAllen, Tx

<u>Date</u>	<u>Time</u>	<u>Address</u>	<u>Qualifier</u>	<u>Incident Type</u>	<u>Incident Number</u>
9/8/2024	2:13	400 NOLANA AVE	Q	Domestic Disturbance	2024-00061212
10/21/2024	1:12	400 NOLANA AVE	Q	Assault	2024-00071584
10/21/2024	2:13	400 NOLANA AVE	Q	Assault	2024-00071589
12/13/2024	23:54	400 NOLANA AVE	Q	Assist Other Agency	2024-00084435
12/28/2024	1:51	400 NOLANA AVE	Q	Domestic Disturbance	2024-00087925
1/3/2025	0:54	400 NOLANA AVE	Q	Assault	2025-00000499
1/5/2025	0:27	400 NOLANA AVE	Q	Intoxicated Person	2025-00000939
1/6/2025	21:19	400 NOLANA AVE	Q	Lost/Found Property	2025-00001391
1/13/2025	1:23	400 NOLANA AVE	Q	Assault	2025-00002721
2/9/2025	2:04	400 NOLANA AVE	Q	Domestic Disturbance	2025-00008907
3/15/2025	10:16	400 NOLANA AVE	Q	Theft	2025-00016419
4/12/2025	2:21	400 NOLANA AVE	Q	PI	2025-00023108
4/18/2025	2:09	400 NOLANA AVE	Q	Assist Other Agency	2025-00024548
4/25/2025	22:59	400 NOLANA AVE	Q	Assault	2025-00026423
5/2/2025	23:28	400 NOLANA AVE	Q	PI	2025-00027952
5/10/2025	1:36	400 NOLANA AVE	Q	Domestic Disturbance	2025-00029552
5/20/2025	23:05	400 NOLANA AVE	Q	PI	2025-00031964
5/21/2025	22:55	400 NOLANA AVE	Q	Police Services	2025-00032185
6/25/2025	2:19	400 NOLANA AVE	Q	Domestic Disturbance	2025-00039641
6/30/2025	0:19	400 NOLANA AVE	Q	DWI	2025-00040602
7/27/2025	1:19	400 NOLANA AVE	Q	Domestic Disturbance	2025-00046318

<b>Incident Type</b>	<b>Count#</b>
Assault	5
Assist Other Agency	2
Domestic Disturbance	6
DWI	1
Intoxicated Person	1
Lost/Found Property	1
PI	3
Police Services	1
Theft	1
<b>Grand Total</b>	<b>21</b>

- Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



## Memo

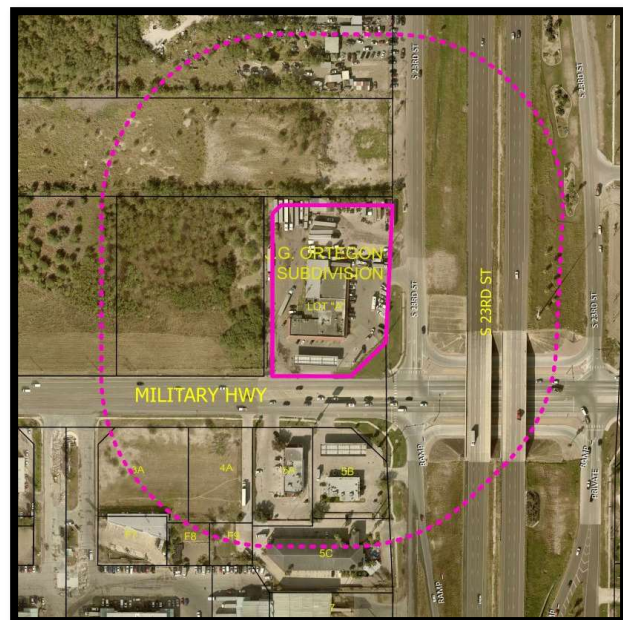
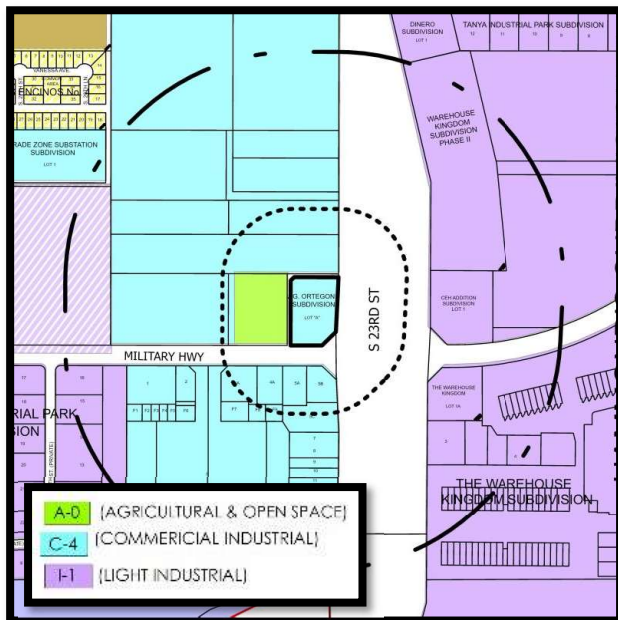
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REQUEST OF SANDRA L. GOMEZ ON BEHALF OF DESPERADO SALOON, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR (DESPERADO SALOON), AT LOT A, J.G. ORTEGON SUBDIVISION, HIDALGO COUNTY, TEXAS; 6328 SOUTH 23<sup>RD</sup> STREET. (CUP2025-0073)**

**BRIEF DESCRIPTION:** The property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (Commercial Industrial-OC) District. The adjacent zoning is C-4 District to the North and South, I-1 (Light Industrial-OC) to the east and A-O (Agricultural and Open Space-OC) District to the west. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use Permit for this establishment was approved in September 1991 and has been renewed every year. The current application was submitted in July 21, 2025.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue operating a billiard saloon (Desperado Saloon) from the existing 2,036 square feet leased space. The hours of operation are from 5:00 P.M to 2:00 A.M Monday through Saturday.



The Health and Fire Department inspected the establishment and allowed the CUP process to continue. A police activity report for service calls for the past year was requested. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above-mentioned zones or uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 23rd Street and Military Highway;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, 21 parking spaces are required. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

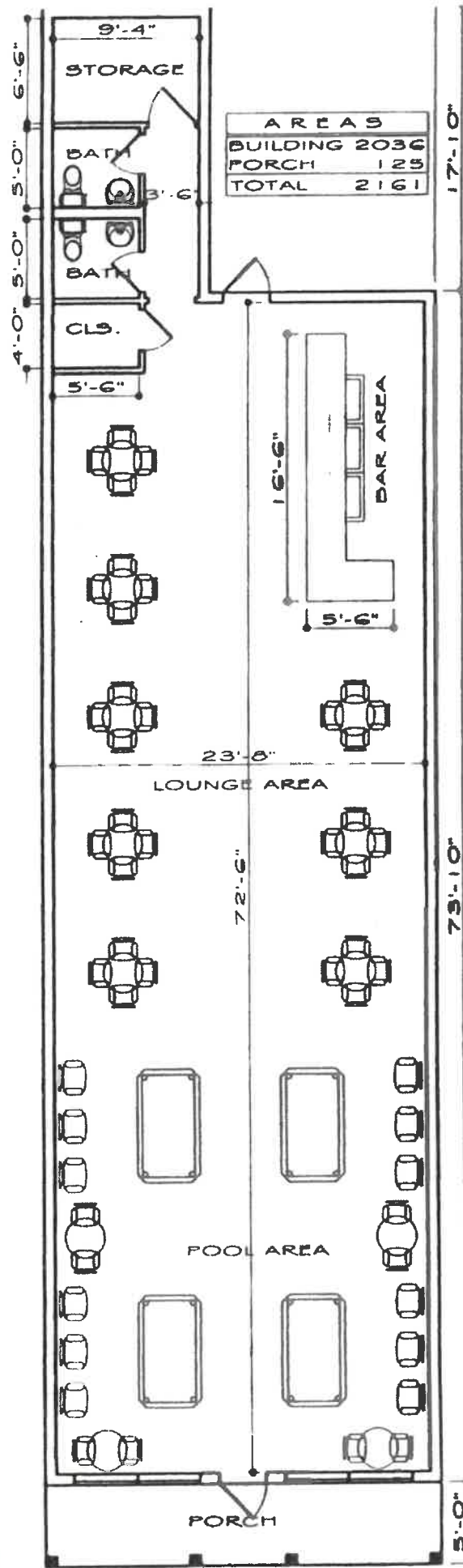
Staff has not received any phone calls, emails, or letters in opposition to the CUP request.

**RECOMMENDATION:** Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements.









AREAS	
BUILDING 2036	
PORCH	125
TOTAL	2161

JUL 21 2025

BY: \_\_\_\_\_











# McALLEN POLICE DEPARTMENT

## CALLS FOR SERVICE REPORT

**From Date/Time:** 08/01/2024 00:00

**Incident Type:** All

**To Date/Time:** 08/01/2025 23:59

**Location:** 6328 S 23<sup>rd</sup> St., McAllen, TX

<u>Date</u>	<u>Time</u>	<u>Address</u>	<u>Incident Number</u>	<u>Incident Type</u>	<u>Case Status</u>
8/31/2024	8:15	6328 S 23RD ST	2024-00059259	BURG OF BLDG	Closed by Adult Arrest
9/5/2024	20:56	6328 S 23RD ST	2024-00060603	Suspicious Person/Vehicle	
10/4/2024	23:27	6328 S 23RD ST	2024-00067734	Suspicious Person/Vehicle	

- Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



## Memo

**TO:** Planning and Zoning Commission

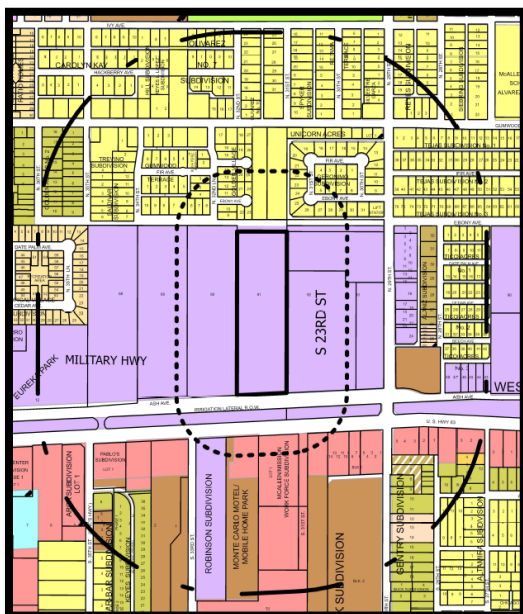
**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REQUEST OF JORGE A. RICHARD FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER (DRIVE-IN THEATER & MINI GOLF) AT 9.08 ACRES OUT OF THE SOUTH 40 FEET OF LOT 74 AND LOT 91 EXCEPT THE SOUTH 50.06 FEET, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 3116 ASH AVENUE. (CUP2025-0074)**

**DESCRIPTION:** The subject property is located along the north side of Ash Avenue west of North 29<sup>th</sup> street. The tract has 330.45 feet of frontage along Ash Avenue and a depth of 1,206.61 feet at its deepest point for a Lot size of 9.08 acres.

The property is zoned I-1 (light industrial) District. The adjacent zoning is R-1 (single-family residential) District to the north and I-1 District to the east, south, and west. Surrounding land uses include single-family residences to the north, American Tire Distribution warehouse, Petro Gas, Wilkinson Ray Iron, Metal Recycling Center and Missouri Pacific Railroad. An event center is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.





**HISTORY:** The existing main building located at the front of the property was previously used as an event center in 2014 and 2015. The initial Conditional Use Permit for a Drive-in theater was approved for one year by the City Commission on November 22, 2021. A new application for a conditional use permit to operate (Drive-in theater) on the rear of the property was submitted on October 17, 2023 and approved for one year by the City Commission on December 11, 2023. The current application for the CUP was submitted on July 21, 2025.

**ANALYSIS:** The applicant is proposing to set up an 80 feet by 36 feet screen on the north side of the property's parking lot. There will also be four portable buildings (two snack stand and two restrooms). The applicant stated that there are 500 striped parking spaces; however, he is planning to allow a maximum number of 200 cars for the drive-in theater. The hours of operation will be Monday through Sunday from 7 p.m. to 12 a.m. No loud speakers will be used and the customers will listen to the movie inside their cars. The applicant is also proposing a mini golf course adjacent to the event center.

The Fire Department has inspected the location and indicated the CUP process may continue. Health department is pending review. The establishment must also meet the requirements set forth in Section 138-118(a) (4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from residentially zoned properties to the north.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to North 29<sup>th</sup> street and US Business 83 via Ash Avenue. The Traffic Department stacking requirements and the Fire Department service drive requirements must be in compliance. Any required access agreements have to be provided prior to building permit issuance;
3. The business must provide parking in accordance with McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the existing building (event center), all of the rear parking area is available use by the proposed Drive-in theatre; however, the parking lot has to be maintained free of potholes according to Sec. 138-400 of the Zoning Ordinance;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

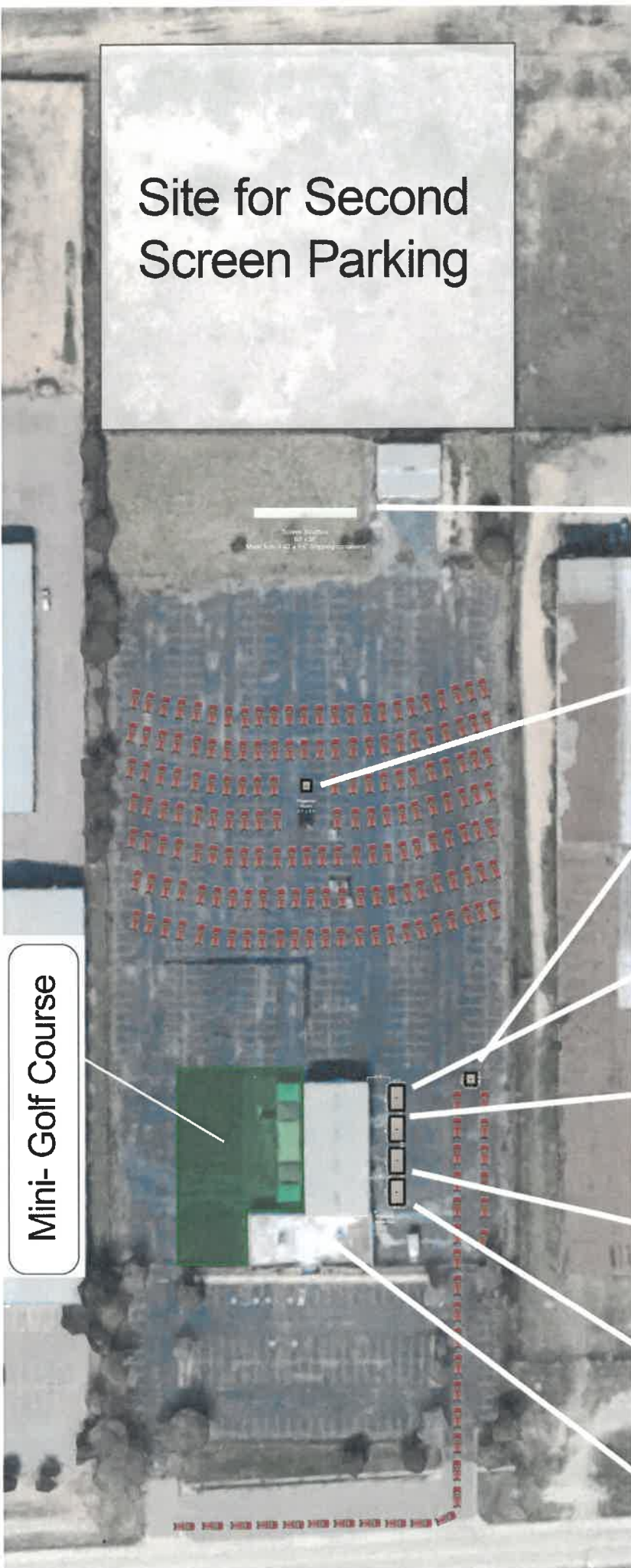


7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after taking into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirements listed above as #1 (distance to a residence or residentially zoned property) of Section 138-118(a) (4) (a) of the Zoning Ordinance.





Site for Second  
Screen Parking



Double-sided Screen  
80' x 36'  
Made from 8 40' x 9.6"  
Shipping containers

Projection Room 8.1' x 9.1'

Box Office 8' x 9'

Concession Stand 1 20' x 12'

Concession Stand 2 20' x 12'

Women Restroom 20' x 10'

Men Restroom 20' x 10'

EPIC EVENT CENTER

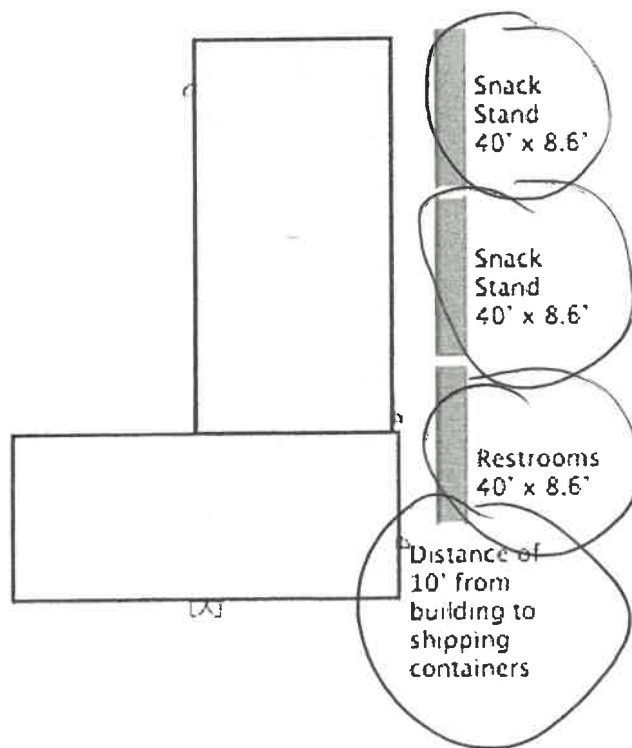
Mini- Golf Course



PROJECT  
2024



SCREEN









# Planning Department

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REQUEST OF RICARDO AND MELINDA VEGA ON BEHALF OF MADDIE'S PUMPKIN PATCH, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER (PICTURE VENUE) AT 4.983 ACRES OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, 6712 NORTH BENTSEN ROAD. (CUP2025-0075)**

**BRIEF DESCRIPTION:** The property is located on the east side of North Bentsen Road, north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, an orchard, agriculture, and vacant land. A CUP is not allowed in an R-1 District for this use.





**HISTORY:** The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was approved by City Commission on November 22, 2021. The CUP for the subject property was approved for 9 months subject to dust mitigation and fencing the property. The Conditional Use Permit expired On August 22, 2022. The applicant re-applied for another year on August 2, 2022 and was approved by city commission on September 26, 2022. On September 11, 2023 city commission was presented with a CUP for this property for 3 years, and was disapproved and only granted for 6 months with the conditions that the animals be removed. On March 19, 2024, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request. Applicant withdrew the item before the City Commission meeting. The current CUP was submitted July 24, 2024 for 1 year for the Event Center (picture venue).

**SUMMARY/ANALYSIS:** The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 ½ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department is pending inspection of the establishment. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours are operation is from 8:00 AM to 8:00 PM.;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.



5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

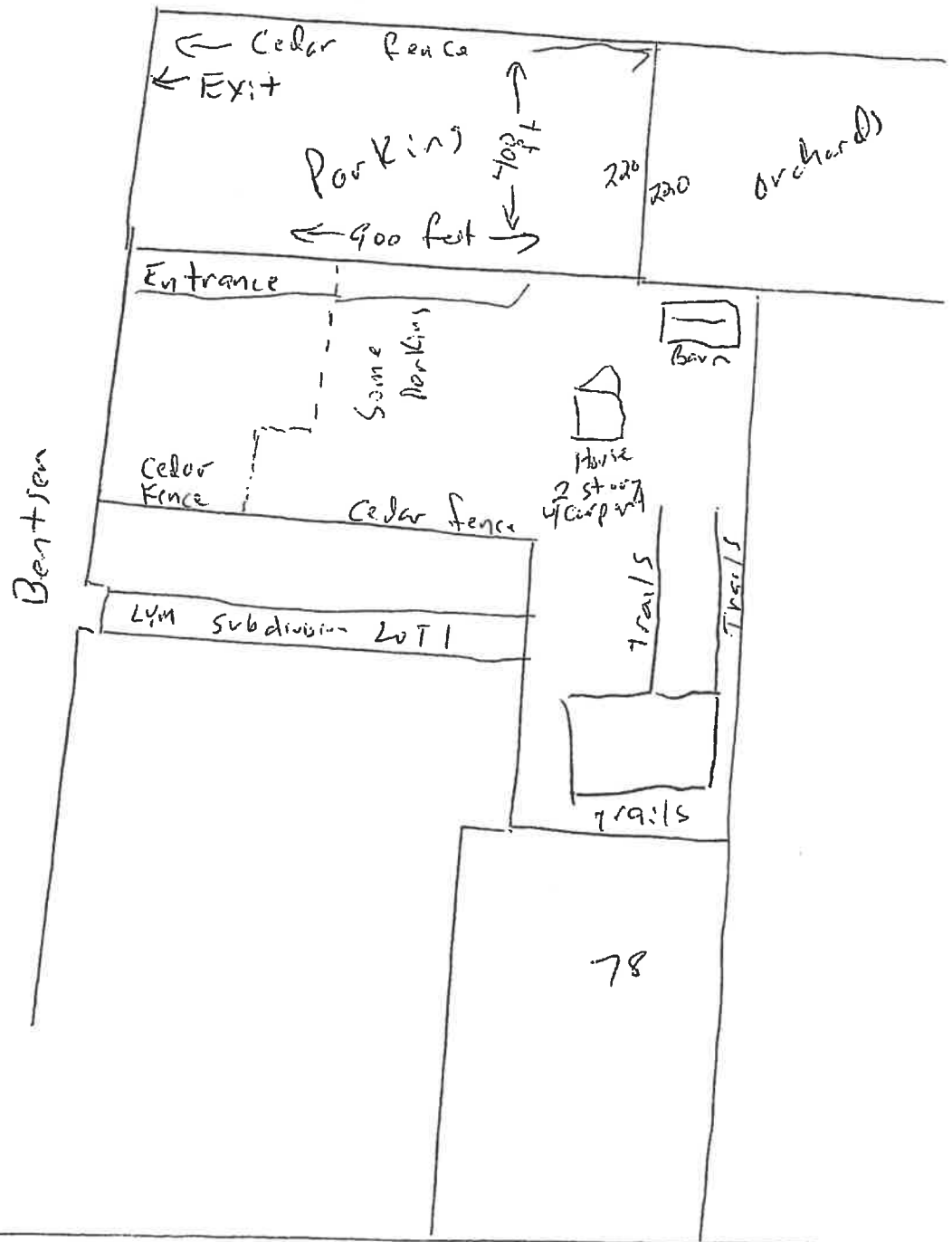
**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with the required C-3 District zoning, requirements #1 (distance), and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.



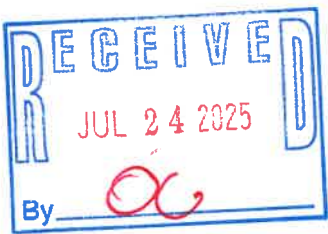
To be included with CUP 2021-old  
renewal.

Nothing has changed

7/24/2025 3

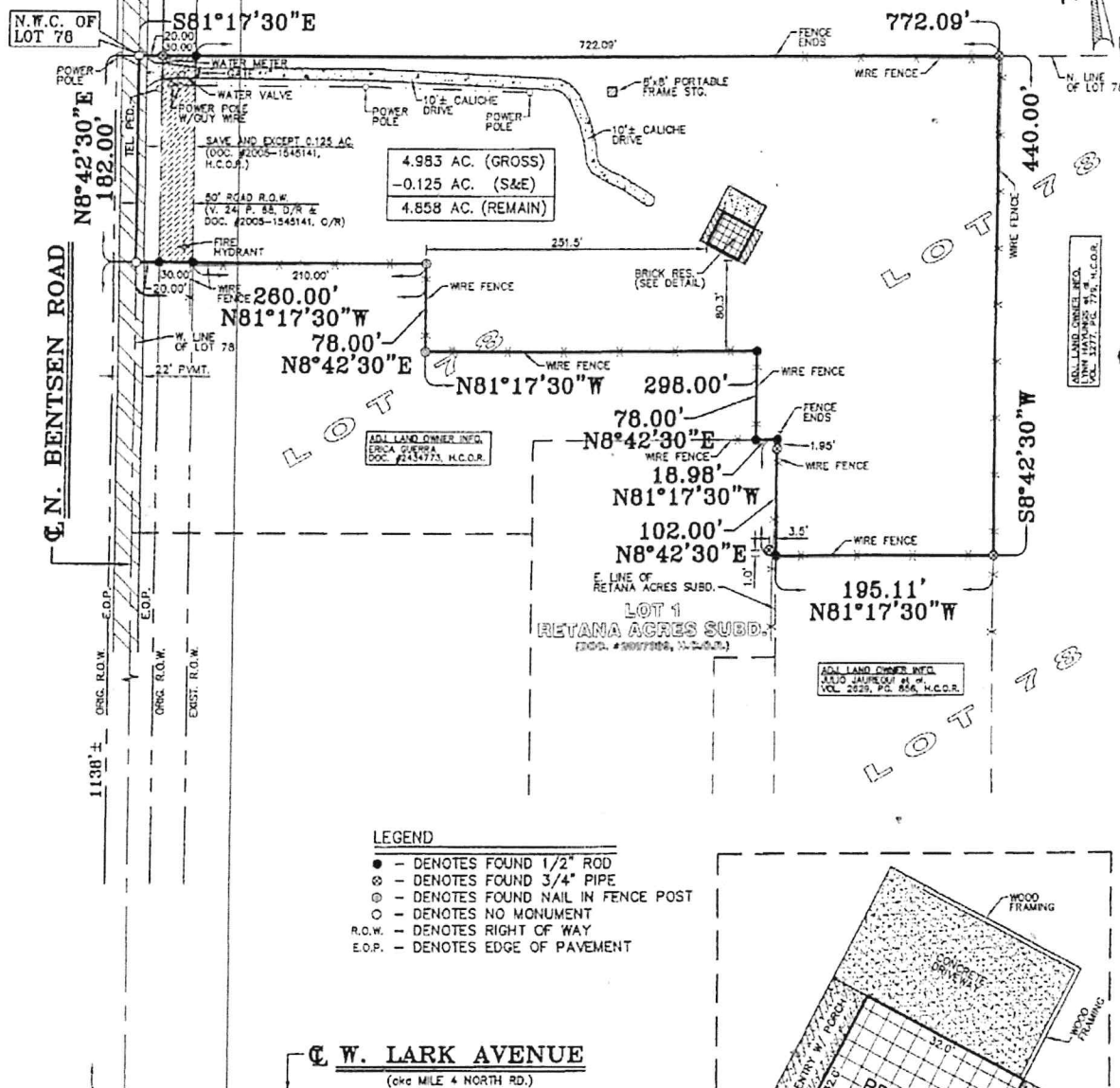


LARK





LOT 219  
LA LOMITA IRRIG. & CONST. CO.  
(INC. 24, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)



### LEGEND

- - DENOTES FOUND 1/2" ROD  
 ⊗ - DENOTES FOUND 3/4" PIPE  
 ⊙ - DENOTES FOUND NAIL IN FENCE POST  
 ○ - DENOTES NO MONUMENT  
 R.O.W. - DENOTES RIGHT OF WAY  
 E.O.P. - DENOTES EDGE OF PAVEMENT

**FLOOD ZONE CERTIFICATION:** The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0409-C dated 11-15-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, encroachments in area or boundary lines, encroachments, overlapping of improvements or visible apparent easements, except as shown on this plat.
  2. This survey plat is prepared in connection with Title Policy G.P. # 2114474, and does not guarantee title. This survey is for the exclusive use of the abovesigned parties and may not be copied or retransmitted to another party without the express written consent of the surveyor.
  3. This survey must contain an original seal and signature to be valid as per Section 665.46 and Section 662.19 of the "Professional Land Surveying Practices Act".
  4. This is a standard survey and does not include a subsurface utility location or topographic investigation.
  5. Roadways, Canal Rights-of-Way and Drainage Easements reserved in Deed dated November 2, 1944, recorded in Volume 324, Page 532, Deed Records of Hidalgo County, Texas.
  6. Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 1, (Dianee).
  7. Subject to all rights, 665 and interests in and to all portions of the subject property lying within a drainage ditch, drainage ditches, drainage line, a canal or irrigation line as may be claimed in favor of Hidalgo County Irrigation District No. 1.
  8. Subject to any oil, gas and mineral leases of record.
  9. Bearing West: "By Use of LOT 74, LA LOMITA, A/C, Section 6, Corner Co. Sub 2"
- ABOVESIGNED: RICARDO VEGA and MELINDA V. MARTINEZ**

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT \_\_\_\_\_ N. BENTSEN ROAD, In McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

A TRACT OF LAND OUT OF LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

SAYE AND EXCEPT A 0.125 ACRE TRACT OF LAND CONVEYED UNTO THE CITY OF MCALLEN BY WARRANTY DEED DATED NOVEMBER 10, 2005, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON NOVEMBER 15, 2005 UNDER COUNTY CLERK'S DOCUMENT NO. 1545141.

15-46990

03-17-15

© COPYRIGHT 2015 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BOB NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

T.B.P.L.S. FIRM NUMBER: 10004000





## Memo

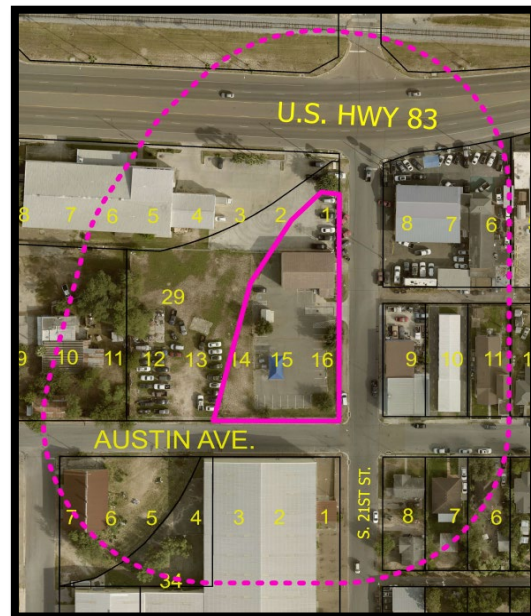
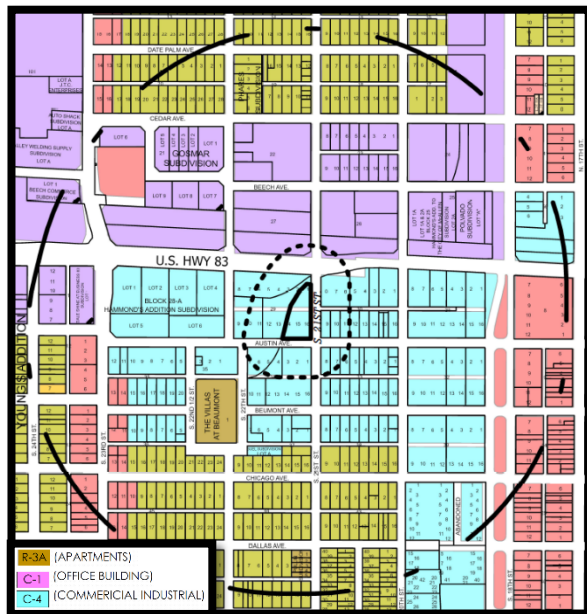
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19, 2025

**SUBJECT: REQUEST OF JOSE A. VIERA JR. FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10FT X 12FT AT A 0.67 ACRE IRREGULAR TRACT OUT OF THE SOUTHEAST CORNER OF BLOCK 29, HAMMOND ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 24 SOUTH 21<sup>ST</sup> STREET. (CUP2025-0068)**

**DESCRIPTION:** The property is located on the northwest corner of South 21st Street and Austin Avenue and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District in all directions. Surrounding land uses include commercial businesses and multi-family residences. A portable building is permitted in a C-4 zone with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use permit for this portable building was issued in 2015 for office use. In 2019, the permit was issued for the current use of storage and restroom facility for a portable food concession stand on the property. The permit has been renewed intermittently since 2019. The current application for the CUP was submitted on July 10, 2025.

**ANALYSIS:** There are three existing buildings on the property that serve as a retail store, storage, and a portable food concession stand. The applicant is proposing to utilize the proposed 224 sq. ft. portable building in conjunction with a portable food concession stand to operate a restaurant. The portable building is proposed to be utilized as seating area, while the portable food concession stand is proposed to be used as kitchen and preparation area.



The Fire Department has done inspection and indicated the CUP process may continue. Health department is pending inspection. Upon approval of the Conditional Use Permit, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit.

The proposed portable building stand must also comply with requirements set forth in Section 138-118(9) of the Zoning Ordinance and other specific requirements as follows:

- 1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-4 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. 16 parking spaces are required for all the establishments to operate simultaneously; 21 parking spaces are provided on site.
- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements; and
- 6) Water and sewage disposal facilities must be available and may be required to the proposed use.

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

**RECOMMENDATION:** Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(9) of the Zoning Ordinance, and Health and Fire Department requirements.









Find address or place



24 SOUTH 21ST STREET X



Show search results for 24 SO...

McAllen Prop ID: **624,477**

GEO ID: **H0900-00-029-0000-20**

PIDN: **H090000029000020**

Last, First Name: **LEE SUNG E**

Addr1:

Addr2:

Owner Addr2: **208 E DUKE AVE**

Owner City: Owner City: **MCALLEN**

Owner State: **TX**

Owner Zip: **78504-5644**

Legal Desc: **HAMMOND ADDITION AN  
IRR TR-SE COR BLK 29 0.67AC NET**

Land Value: **\$ 149,427.00**

Improv't Value: **\$ 52,495.00**

Assess Value: **\$ 201,922.00**

Situs Addr: **24 S 21ST ST, TX**

Tax Roll Year:

[Zoom to](#)

40ft

4/8 241.26 205 Degrees

RECEIVED  
JUL 10 2025  
BY:



## Memo

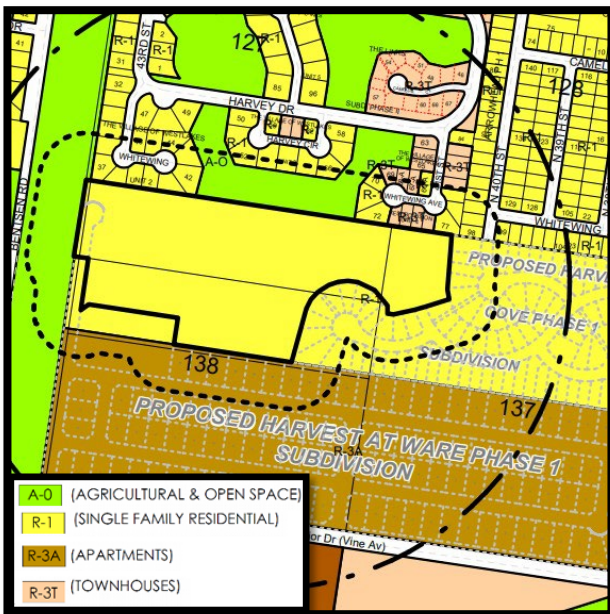
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** August 19<sup>th</sup>, 2025

**SUBJECT:** REQUEST OF MELDEN AND HUNT INC. ON BEHALF OF ESCANABA, LLC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT FOR HARVEST COVES PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 2601 NORTH WARE ROAD. (CUP2025-0076)

**BRIEF DESCRIPTION:** The subject property is located along the west side of North Ware Road and generally 680 feet north of Warrior Drive (Vine Avenue). Harvest Cove Phase II consists of 17.438 acres of vacant land. The property is zoned R-1 (single family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-3T (multifamily residential townhouses) District to the north, and R-1 District to the north and east. There is R-3A (multifamily residential apartments) District to the south. A Planned Unit Development (PUD) is permitted in an R-1 District with a Conditional Use Permit and in compliance with Article IV for Planned Developments of the Subdivision Ordinance.





**HISTORY:** A rezoning request from A-O District to R-1 District for this tract was approved by the City Commission on February 15, 2022. The Planning and Zoning Commission voted to approve the proposed subdivision plat in preliminary form subject to conditions noted, drainage and utilities approval on October 3, 2023 for Phase I and was approved by the City Commission at the meeting of February 12, 2024. The plat for Harvest Cove Phase II has been approved in revised form at the meeting of August 5, 2025. A request for a Planned Unit Development was submitted for Harvest Cove Phase I. On January 30, 2024 an application for a PUD - Harvest Cove Phase II was submitted. The PUD was approved at the City Commission Meeting of January 13, 2025. An Amendment for Phase II was submitted February 4<sup>th</sup>, 2025, and approved by City Commission on March 24<sup>th</sup>, 2025.

**REQUEST/ANALYSIS:** A request is being made for the Planned Unit Development to be reflecting the new plat conditions below. Currently, the property is vacant land. The proposed plat consists of 199 lots regarding Harvest Cove Phase I and II. The applicant is proposing to develop a Planned Unit Development, which will include single family residences.

The proposed PUD for Harvest Cove Phase I and II was previously approved with 6 variances. The proposal is to amend three of the six and add two additional variances, which are addressed below.

The proposed PUD for Harvest Cove Phase II is requesting the follow amendment

- Reconciliation of lots not meeting the 50 foot lot frontage minimum
  - Previous table lacked Lots 148-150, 153, 154, 160-167, 170-175, 178-187, & C.A. 200
- Reconciliation of lots not meeting the minimum lot area
  - Previous table called out Lots 56-181: current table specifies Lots 111, 112, 120, 126-131, 141, 142, 164-166, 170-175, 181, and C.A. 200
- Reconciliation of lots not meeting 18' minimum driveway width
  - Lots 184-186 do not meet 18' minimum
- Variance request for Lots 104, 105, 107, 134-135, 161, and 186-187 that do not meet the 50% landscape requirement
- Adding 10ft drainage easement to Lots 171-176; buildable area has been adjusted to not allow construction over said easement

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth on Article IV for Planned Developments of the Subdivision Ordinance, and are summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing single family residences and a common area.



3. OFF-STREET PARKING AND LOADING: Parking should be in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance.
4. LANDSCAPING: Each lot requires 10% landscaping in an R-1 zone. Based on the lot area of 813,570.12 sq. ft., 81,357.012 sq. ft. of landscaping is required. Also 50% of the required front yard must be landscape, including the side yard setback areas. Lots 104, 105, 107, 134-135, 161, and 186-187 do not meet the 50% landscape requirement. A minimum of one tree is required. Must provide front landscaping area and trees to determine if in compliance. Some lots show driveway proposed to be located over a side yard setback, being not in compliance.
5. STREETS AND SETBACKS: Providing a of 60 ft. right-of-way for North 43rd Street. Provide minimum of 50 feet. Right-of-way and 32 feet. Of pavement for each interior street within the subdivision. Setbacks are Front: 20 ft. or greater for easements, whichever is greater; Rear: 10 feet. Or greater or easements; Sides: 5 ft. or greater for easements; Corner: 10 feet. Or greater for easements; and Garage: 18 feet. Except where greater setback is required. An R-1 zone requires a front yard setback of 25 feet. On interior streets. The development is proposing less than 25 feet. Of front yard setback and instead is proposing 20 feet. Of front setback for each lot. Provide setback lines with building envelope on site plan with a 5 feet. wide minimum sidewalk required on Ware Road and a 5 feet. wide minimum sidewalk required on all interior street. Must provide sidewalk width dimension on site plan.
6. An access variance on Ware Road was approved by the Traffic Department.
7. DRAINAGE: During the Harvest Cove Subdivision Phase I and II process final drainage detention and design and drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
8. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum area for development of five (5) acres. The development has 18.677 acres, which includes single family residences
9. STREETS AND SETBACKS: Providing a of 60 ft. right-of-way for North 43rd Street
10. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.
11. A recorded subdivision plat and approved PUD site plan is required prior to issuance of building permits. Therefore, Harvest Cove Phase I and II subdivision process must be completed and recorded together with the site plan.

If the subdivision layout changes, the PUD will need to be amended to resemble the approved Subdivision Plat. Any changes regarding ownership or the approved building

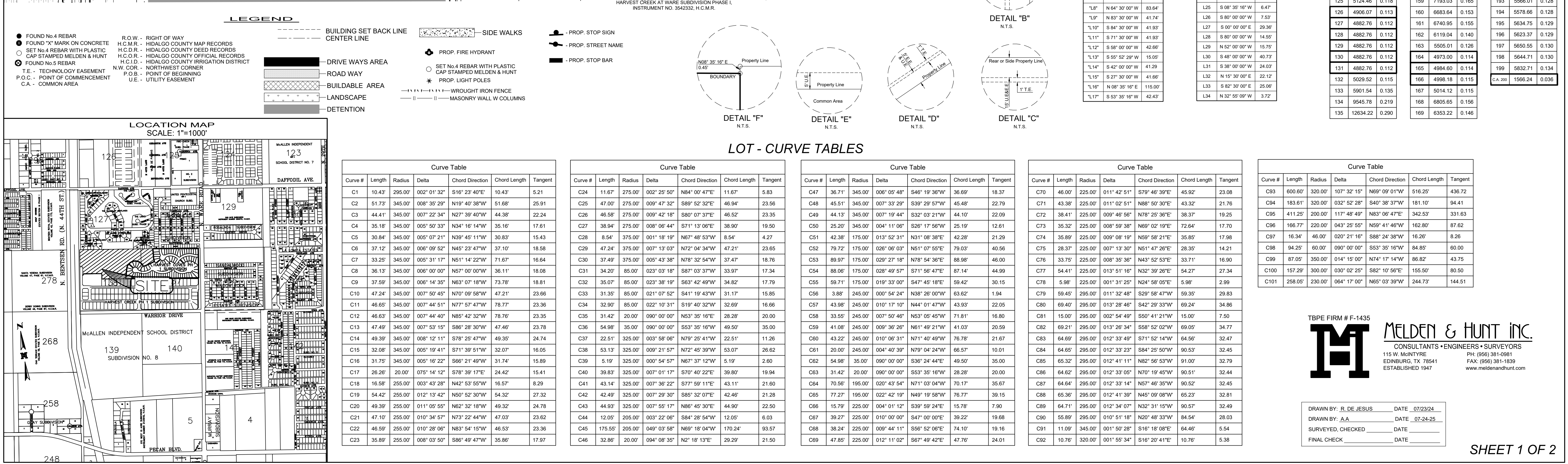
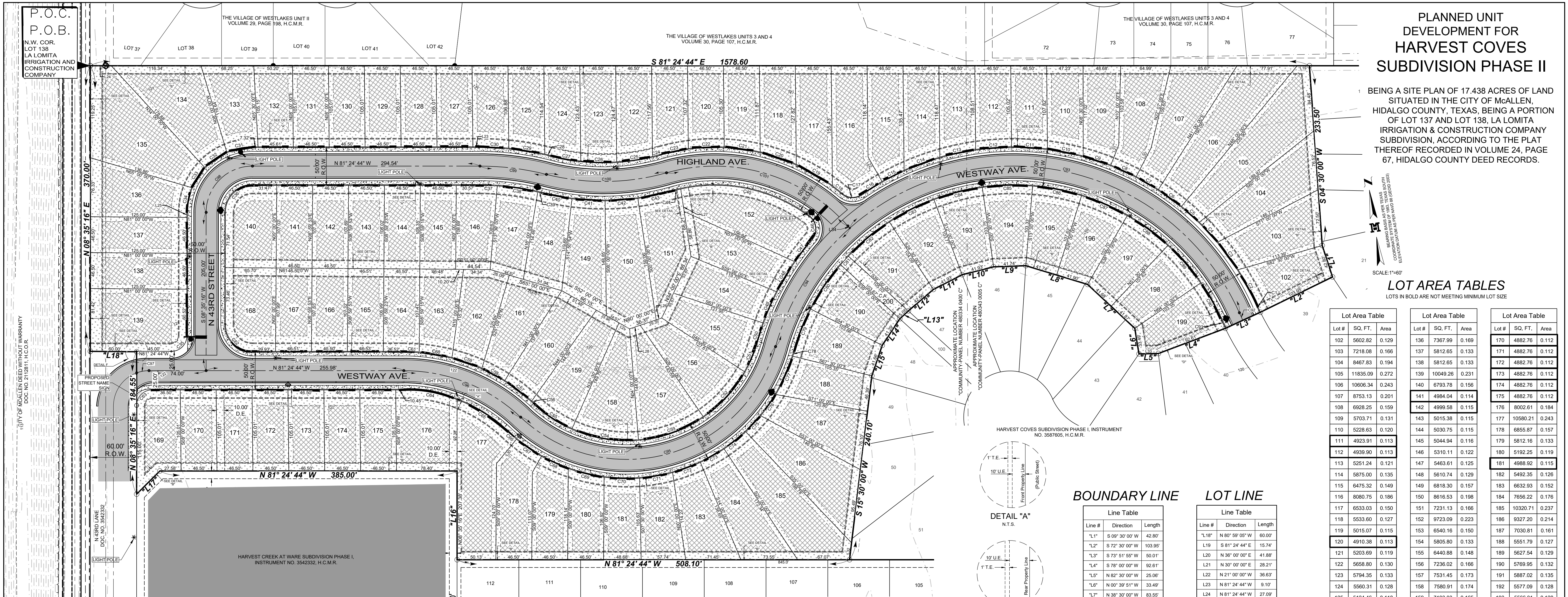


layout may also require an amendment of the PUD. The PUD must comply with all City department requirements, including but not limited to, the Building Permit & Inspections Department, Planning Department, Engineering Department, Utilities Department, Traffic Department, Fire Department, and the Environmental and Health Code Compliance Department. Finally, if this request is granted approval, all proposed structures and improvements on the recorded Subdivision Plat and PUD site plan will be required during the building permitting process.

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

**RECOMMENDATION:** Staff recommends approval of the amendment to the Planned Unit Development as presented, for life of the use, subject to all aforementioned condition







PLANNED UNIT  
DEVELOPMENT FOR  
HARVEST COVES  
SUBDIVISION PHASE II

BEING A SITE PLAN OF 17.438 ACRES OF LAND SITUATED IN THE CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 137 AND LOT 138, LA LOMITA  
IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE THE OWNER(S) OF THE LAND SHOWN ON THIS PLANNED UNIT DEVELOPMENT SITE PLAN, HEREBY  
CERTIFY THAT THE CITY OF McALLEN HAS APPROVED OF THE PLANNED UNIT DEVELOPMENT AS  
DEPICTED.

JEFFERY ERICKSON, MANAGER  
ESCANABA, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504

DATE

RENE SALINAS RAMIREZ, MANAGER  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY ERICKSON KNOWN TO ME TO  
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RENE SALINAS RAMIREZ KNOWN TO ME  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

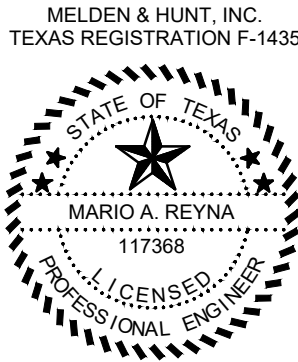
NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368  
STATE OF TEXAS  
DATE PREPARED: 11-16-2023  
DATE REVISED: 07-24-2025  
ENGINEERING JOB No. 23159.00



GENERAL NOTES :

1. THE SITE LIES IN ZONE "C" . ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "C" SHOWN  
ON:COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982. & COMMUNITY-PANEL  
NUMBER: 480334 0500 C MAP REVISED: NOVEMBER 2, 1982.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 20 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT.  
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED GREATER SETBACK APPLIES.  
CORNER: 10 FEET OR GREATER FOR EASEMENTS.

4. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST COVES  
SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NUMBER  
HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR  
SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR  
INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF  
ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION  
PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72  
SHALL BE NULL & VOID.

5. COMMON AREA LOT 113, HARVEST CREEK AT WARE SUBDIVISION PHASE I, DOC. NO. 3542332 IDENTIFIED AS  
DETENTION POND SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE  
OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, HARVEST COVES SUBDIVISION PHASE I  
HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND  
ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED  
IN COMMON AREAS 200 WHICH SHALL BE USED EXCLUSIVELY AS WALK WAYS. AFTER COMMON AREAS 200  
TRANSFER OF TITLE TO HARVEST COVES SUBDIVISION PHASE I HOMEOWNER'S ASSOCIATION THE  
SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY  
HARVEST COVES SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE  
OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE  
LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE  
IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE  
UNDER EXISTING ORDINANCE SECTION 110-72. AS THESAME MAY BE AMENDED. THE SPECIFIC AND  
EXCLUSIVE USE OF COMMON AREA LOTS 200 THE OWNER'S MAINTENANCE OBLIGATION, AND THE  
CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF  
CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. \_\_\_\_\_ OFFICIAL  
RECORDS, HIDALGO COUNTY, TEXAS.

6. HARVEST COVES SUBDIVISION IS SUBJECT TO CITY OF McALLEN ORDINANCE AS PER SECTION 134-152 AND  
HARVEST COVES SUBDIVISION PHASE I RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT  
LIMITED TO TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON  
AREAS INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNER'S  
ASSOCIATION RESTRICTIONS DOC# \_\_\_\_\_.

7. HARVEST COVES SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ HIDALGO  
COUNTY MAP RECORDS.

8. NO 3 STORY BUILDINGS, MAX BUILDING HEIGHT TO BE 33'.

9. A TREE TO BE PROVIDED ON EACH LOT, EACH TREE MUST HAVE A 2.5' CALIPER MINIMUM.

10. A 4FT. MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

11. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF  
\_\_\_\_\_.

12. DRIVEWAY FOR EACH LOT SHALL BE BUILT IN ACCORDANCE WITH McALLEN ENGINEERING REQUIREMENTS  
WITHIN AREA.

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO  
HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST COVES SUBDIVISION PHASE II, WAS  
PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09-07-2023,  
AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

RUBEN J. DE JESUS, REGISTERED PROFESSIONAL LAND SURVEYOR # 6813  
STATE OF TEXAS  
DATE SURVEYED: 09-07-2023  
SURVEY JOB No. 23145.02



LANDSCAPE AREA  
TABLES

Landscape Area Table		
Lot #	SQ. FT.	Area
102	2580.17	0.059
103	2827.04	0.065
104	3130.59	0.072
105	3636.65	0.088
106	3700.64	0.085
107	6753.13	0.201
108	2712.72	0.062
109	2435.78	0.056
110	2399.01	0.055
111	2314.40	0.053
112	2318.27	0.053
113	2406.14	0.055
114	2595.99	0.060
115	2582.06	0.059
116	3370.86	0.077
117	2835.32	0.065
118	2508.49	0.058
119	2342.69	0.054
120	2308.55	0.053
121	2398.24	0.055
122	2497.69	0.057
123	2526.12	0.058
124	2480.77	0.057
125	2371.52	0.054
126	2305.60	0.053
127	2295.12	0.053
128	2295.12	0.053
129	2295.12	0.053
130	2295.12	0.053
131	2295.12	0.053

Landscape Area Table		
Lot #	SQ. FT.	Area
132	2321.30	0.053
133	2508.29	0.058
134	3302.59	0.076
135	3694.09	0.085
136	2793.86	0.064
137	2555.07	0.058
138	2535.07	0.058
139	3876.02	0.089
140	3084.36	0.071
141	2321.21	0.053
142	2325.23	0.053
143	2329.26	0.053
144	2333.26	0.054
145	2337.00	0.054
146	2439.94	0.056
147	2479.01	0.057
148	2468.92	0.057
149	2774.43	0.064
150	3071.51	0.071
151	3205.01	0.074
152	3823.32	0.088
153	2776.12	0.064
154	2506.59	0.058
155	2809.31	0.064
156	3092.67	0.071
157	3237.10	0.074
158	3248.30	0.075
159	2987.87	0.069
160	2732.21	0.063
161	2637.41	0.061

Landscape Area Table		
Lot #	SQ. FT.	Area
162	2534.05	0.058
163	2423.38	0.056
164	2321.34	0.053
165	2321.47	0.053
166	2334.87	0.053
167	1861.20	0.043
168	2612.09	0.060
169	3145.76	0.072
170	2295.12	0.053
171	2295.12	0.053
172	2295.12	0.053
173	2295.12	0.053
174	2295.12	0.053
175	2295.12	0.053
176	3228.86	0.074
177	4094.02	0.094
178	2737.35	0.063
179	2497.34	0.057
180	2399.32	0.055
181	2321.77	0.053
182	2419.00	0.056
183	2653.95	0.061
184	2942.92	0.068
185	3494.57	0.080
186	3249.03	0.075
187	2713.40	0.062
188	2524.95	0.058
189	2587.64	0.059
190	2647.14	0.061
191	2670.68	0.061

Landscape Area Table		
Lot #	SQ. FT.	Area
192	2570.53	0.059
193	2564.68	0.059
194	2572.13	0.059
195	2582.35	0.059
196	2580.28	0.059
197	2594.34	0.060
198	2585.38	0.059
199	2615.64	0.060
200	1566.24	0.036

LOTS NOT MEETING  
MINIMUM LOT AREA

LOTS NOT MEETING 18' DRIVEWAY WIDTH	
LOT #	WIDTH
184	12.00'
185	12.00'
186	13.00'

DENSITY	
DWELLING UNITS (DU)=	98
SUBDIVISION (ACRES)=	17.438
DENSITY (DU/ACS)=	5.61

HOME HEIGHT	
MIN. HEIGHT OF HOME	15 FEET
MAX. HEIGHT OF HOME	33 FEET

Lots not Meeting 50' frontage Requirement				
Lot #	Lot #	Lot #	Lot #	Lot #
103	119	133	153	174
104	120	134	154	175
105	121	135	160	178
106	122	136	161	179
107	123	137	162	180
108	124	138	163	181
109	125	141	164	182
110	126	142	165	183
111	127	143	166	184
112	128	144	167	185
113	129	145	170	186
114	130	148	171	187
115	131	149	172	C.A.200
118	132	150	173	

DRAWN BY: R. DE JESUS	DATE 07/23/24
DRAWN BY: A.A	DATE 07-24-25
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE PH. (956) 381-0981  
EDINBURG, TX. 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com



P.O.C.  
P.O.B.

N.W. COR.  
LOT 138  
LA LOMITA  
IRRIGATION AND  
CONSTRUCTION  
COMPANY

THE VILLAGE OF WESTLAKES UNIT II  
VOLUME 29, PAGE 198, H.C.M.R.

THE VILLAGE OF WESTLAKES UNITS 3 AND 4  
VOLUME 30, PAGE 107, H.C.M.R.

THE VILLAGE OF WESTLAKES UNITS 3 AND 4  
VOLUME 30, PAGE 107, H.C.M.R.

## SUBDIVISION MAP OF HARVEST COVES SUBDIVISION PHASE II

BEING A SUBDIVISION OF A 17.438 ACRES OF  
LAND SITUATED IN THE CITY OF MCALLEN,  
HIDALGO COUNTY, TEXAS, BEING A PORTION  
OF LOT 138 AND OUT OF LOT 137, LA LOMITA  
IRRIGATION & CONSTRUCTION COMPANY  
SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 24, PAGES  
67, HIDALGO COUNTY DEED RECORDS.

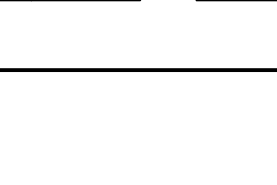
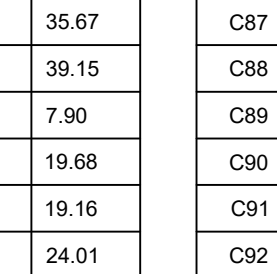
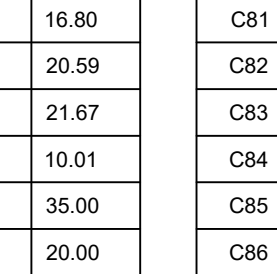
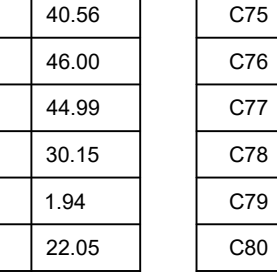
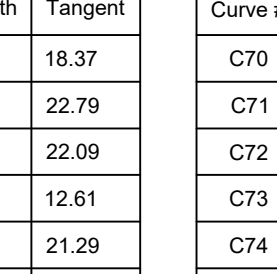
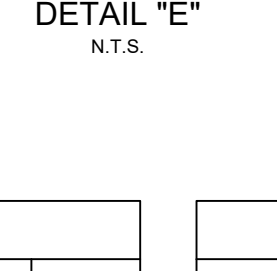
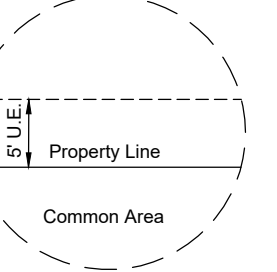
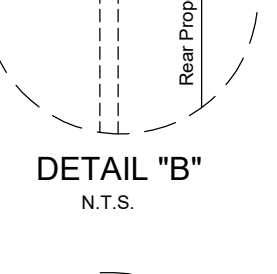
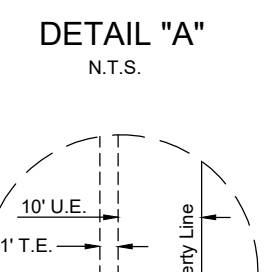
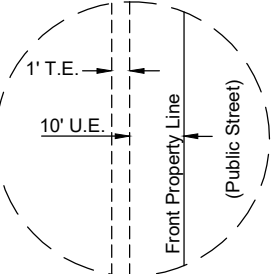


### LOT AREA TABLES

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
102	5602.82	0.129	136	7367.99	0.169	170	4882.76	0.112
103	7218.08	0.166	137	5812.65	0.133	171	4882.76	0.112
104	8467.83	0.194	138	5812.65	0.133	172	4882.76	0.112
105	11835.09	0.272	139	10049.26	0.231	173	4882.76	0.112
106	10606.34	0.243	140	6793.78	0.156	174	4882.76	0.112
107	8753.13	0.201	141	4984.04	0.114	175	4882.76	0.112
108	6928.25	0.159	142	4999.58	0.115	176	8002.61	0.184
109	5703.71	0.131	143	5015.38	0.115	177	10580.21	0.243
110	5228.63	0.120	144	5030.75	0.115	178	6855.87	0.157
111	4923.91	0.113	145	5044.94	0.116	179	5812.16	0.133
112	4939.90	0.113	146	5310.11	0.122	180	5192.25	0.119
113	5251.24	0.121	147	5463.61	0.125	181	4988.92	0.115
114	5875.00	0.135	148	5610.74	0.129	182	5492.35	0.126
115	6475.32	0.149	149	6818.30	0.157	183	6632.93	0.152
116	8080.75	0.186	150	8616.53	0.198	184	7656.22	0.176
117	6533.03	0.150	151	7231.13	0.166	185	10320.71	0.237
118	5533.60	0.127	152	9723.09	0.223	186	9327.20	0.214
119	5015.07	0.115	153	6540.16	0.150	187	7030.81	0.161
120	4910.38	0.113	154	5805.80	0.133	188	5551.79	0.127
121	5203.69	0.119	155	6440.88	0.148	189	5627.54	0.129
122	5658.80	0.130	156	7236.02	0.166	190	5769.95	0.132
123	5794.35	0.133	157	7531.45	0.173	191	5887.02	0.135
124	5560.31	0.128	158	7580.91	0.174	192	5577.09	0.128
125	5124.46	0.118	159	7193.03	0.165	193	5566.01	0.128
126	4906.07	0.113	160	6683.64	0.153	194	5578.66	0.128
127	4882.76	0.112	161	6740.95	0.155	195	5634.75	0.129
128	4882.76	0.112	162	6119.04	0.140	196	5623.37	0.129
129	4882.76	0.112	163	5505.01	0.126	197	5650.55	0.130
130	4882.76	0.112	164	4973.00	0.114	198	5644.71	0.130
131	4882.76	0.112	165	4984.60	0.114	199	5832.71	0.134
132	5029.52	0.115	166	4998.18	0.115	C.A.	1566.24	0.036
133	5901.54	0.135	167	5014.12	0.115			
134	9545.78	0.219	168	6805.65	0.156			
135	12634.22	0.290	169	6353.22	0.146			

### LOT LINE TABLE

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
"L1"	S 09° 30' 00" W	42.80'	"L16"	N 80° 59' 05" W	60.00'
"L2"	S 72° 30' 00" W	103.95'	"L19"	S 81° 24' 44" E	15.74'
"L3"	S 73° 51' 55" W	50.01'	"L20"	N 36° 00' 00" E	41.88'
"L4"	S 78° 00' 00" W	92.61'	"L21"	N 30° 00' 00" E	28.21'
"L5"	N 82° 30' 00" W	25.06'	"L22"	N 21° 00' 00" W	36.63'
"L6"	N 00° 39' 51" W	33.49'	"L23"	N 81° 24' 44" W	9.10'
"L7"	N 38° 30' 00" W	83.55'	"L24"	N 81° 24' 44" W	27.09'
"L8"	N 64° 30' 00" W	83.64'	"L25"	S 08° 35' 16" W	6.47'
"L9"	N 83° 30' 00" W	41.74'	"L26"	S 80° 00' 00" W	7.53'
"L10"	S 84° 30' 00" W	41.93'	"L27"	S 00° 00' 00" E	29.36'
"L11"	S 71° 30' 00" W	41.93'	"L28"	S 80° 00' 00" W	14.56'
"L12"	S 58° 00' 00" W	42.66'	"L29"	N 52° 00' 00" W	15.75'
"L13"	S 55° 52' 29" W	15.05'	"L30"	S 48° 00' 00" W	40.73'
"L14"	S 42° 00' 00" W	41.29'	"L31"	S 38° 00' 00" W	24.03'
"L15"	S 27° 30' 00" W	41.66'	"L32"	N 15° 30' 00" E	22.12'
"L16"	N 08° 35' 16" E	115.00'	"L33"	S 82° 30' 00" E	25.06'
"L17"	S 53° 35' 16" W	42.43'	"L34"	N 32° 55' 09" W	3.72'



### CURVE TABLES

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	10.43'	295.00'	002° 01' 32"	S16° 23' 40"E	10.43'	5.83
C2	51.73'	345.00'	008° 35' 29"	N19° 40' 38"W	51.68'	25.91
C3	44.41'	345.00'	007° 22' 34"	N27° 39' 40"W	44.38'	22.24
C4	35.18'	345.00'	005° 50' 33"	N34° 16' 14"W	35.16'	17.61
C5	30.84'	345.00'	005° 07' 21"	N39° 45' 11"W	30.83'	15.43
C6	37.12'	345.00'	006° 09' 52"	N45° 23' 47"W	37.10'	18.58
C7	33.25'	345.00'	005° 31' 17"	N51° 14' 22"W	33.21'	16.64
C8	36.13'	345.00'	006° 00' 00"	N57° 00' 00"W	36.11'	18.08
C9	37.59'	345.00'	006° 14' 35"	N63° 07' 18"W	37.78'	18.81
C10	47.24'	345.00'	007° 50' 45"	N70° 09' 58"W	47.21'	23.66
C11	46.65'	345.00'	007° 44' 51"	N77° 57' 47"W	46.77'	23.36
C12	46.63'	345.00'	007° 44' 40"	N85° 42' 32"W	46.78'	23.35
C13	47.49'	345.00'	007° 53' 15"	N86° 28' 30"W	47.46'	23.78
C14	49.39'	345.00'	008° 12' 11"	S78° 25' 47"W	49.35'	24.74
C15	32.08'	345.00'	005° 19' 41"	S71° 39' 51"W	32.07'	16.05
C16	31.75'	345.00'	005° 16' 22"	S86° 21' 49"W	31.74'	15.89
C17	26.26'	20.00'	075° 14' 12"	S78° 39' 17"E	26.42'	15.41
C18	16.58'	255.00'	003° 43' 28"	N42° 53' 55"W	16.57'	8.29
C19	54.42'	255.00'	012° 13' 42"	N50° 52' 30"W	54.32'	27.32
C20	49.39'	255.00'	011° 05' 55"	N62° 32' 18"W	49.32'	24.78
C21	47.10'	255.00'	010° 34' 57"	N73° 22' 44"W	47.03'	23.62
C22	46.59'	255.00'	010° 28' 06"	N83° 54' 15"W	46.53'	23.36
C23	35.89'	255.00'	008° 03' 50"	S86° 49' 47"W	35.86'	17.97

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C24	11.67'	275.00'	002° 25' 50"	N84° 00' 47"E	11.67'	5.83
C25	47.00'	275.00'	009° 47' 32"	S89° 52' 32"E	46.94'	23.56
C26	46.58'	275.00'	009° 42' 18"	S80° 07' 37"E	46.52'	23.35
C27	38.94'	275.00'	008° 06' 44"	S71° 13' 06"E	38.90'	19.50
C28	8.54'	375.00'	001° 18' 19"	N67° 48' 53"W	8.54'	4.27
C29	47.24'	375.00'	007° 13' 03"	N72° 40' 34"W	47.21'	23.65
C30	37.49'	375.00'	005° 43' 38"	N78° 32' 54"W	37.47'	18.76
C31	34.20'	85.00'	023° 03' 18"	S87° 03' 37"W	33.97'	17.34
C32	35.07'	85.00'	023° 38' 19"	S63° 42' 49"W	34.82'	17.79
C33	31.35'	85.00'	021° 07' 52"	S41° 19' 43"W	31.17'	15.85
C34	32.90'	85.00'	022° 10' 31"	S19° 40' 32"W	32.69'	16.66
C35	31.42'	20.00'	090° 00' 00"	N53° 35' 16"E	28.28'	20.00
C36	54.98'	35.00'	090° 00' 00"	S53° 35' 16"W	49.50'	35.00
C37	22.51'	325.00'	003° 58' 06"	N79° 25' 41"W	22.51'	11.26
C38	53.13'	325.00'	009° 21' 57"	N72° 45' 39"W	53.07'	26.82
C39	5.19'	325.00'	000° 54' 57"	N67° 37' 12"W	5.19'	2.60
C40	39.83'	325.00'	007° 01' 17"	S70° 40' 22"E	39.80'	19.94
C41	43.14'	325.00'	007° 36' 22"	N42° 53' 55"W	43.11'	21.60
C42	42.49'	325.00'	007° 29' 30"	S85° 32' 07"E	42.46'	21.28
C43	44.93'	325.00'	005° 55' 17"	N86° 45' 30"E	44.90'	22.50
C44	12.05'	205.00'	003° 22' 06"	S84° 28' 54"W	12.05'	6.03
C45	175.55'	205.00'	049° 03' 58"	N69° 18' 04"W	170.24'	93.57
C46	32.86'	20.00'	094° 08' 35"	N2° 18' 13"E	29.29'	21.50

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C47	36.71'	345.00'	006° 05' 48"	S46° 19' 36"W	36.69'	18.37
C48	45.51'	345.00'	007° 33' 29"	S39° 29' 57"W	45.48'	22.79
C49	44.13'	345.00'	007° 19' 44"	S32° 03' 21"W	44.10'	22.09
C50	25.20'	345.00'	004° 11' 06"	S26° 17' 56"W	25.19'	12.61
C51	42.38'	175.00'	013° 52' 31"	N31° 08' 38"E	42.28'	21.29
C52	79.72'	175.00'	026° 06' 03"	N51° 07' 55"E	79.03'	40.56
C53	89.97'	175.00'	029° 27' 18"	N78° 54' 36"E	88.98'	46.00
C54	88.06'	175.00'	028° 49' 57"	S71° 56' 47"E	87.14'	44.99
C55	59.71'	175.00'	019° 33' 00"	S47° 45' 18"E	59.42'	30.15
C56	3.88'	245.00'	000° 54' 24"	N38° 26' 00"W	63.62'	1.94
C57	43.98'	245.00'	010° 17' 10"	N44° 01' 47"W	43.93'	22.05
C58	33.55'	245.00'	007° 50' 46"	N53° 05' 45"W	71.81'	16.80
C59	41.08'	245.00'	009° 36' 21"	N61° 49' 21"W	41.03'	20.59
C60	43.22'	245.00'	010° 06' 31"	N71° 40' 49"W	78.71'	21.67
C61	20.00'	245.00'	004° 40' 39"	N79° 04' 24"W	66.57'	10.01
C62	54.98'	35.00'	090° 00' 00"	S36° 24' 44"E	49.50'	35.00
C63	31.42'	20.00'	090° 00' 00"	S53° 35' 16"W	28.28'	20.00
C64	70.56'	195.00'	020° 43' 54"	N71° 03' 04"W	70.17'	35.67
C65	77.27'	195.00'	022° 42' 19"	N49° 19' 58"W	76.77'	39.15
C66	15.79'	225.00'	004° 01' 12"	S39° 59' 24"E	15.78'	7.90
C67	39.27'	225.00'	010° 00' 00"	S47° 00' 00"E	39.22'	19.68
C68	38.24'	225.00'	004° 44' 11"	S56° 52' 08"E	74.10'	19.16
C69	47.85'	225.00'	012° 11' 02"	S67° 49' 42"E	67.76'	24.01



GENERAL NOTES :

1. THE SITE LIES IN ZONE "C" . ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.  
ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED-NOVEMBER 16, 1982.  
& COMMUNITY-PANEL NUMBER: 480334 0500 C  
MAP REVISED-NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 20 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENT  
CORNER: 10 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.

4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 139,502 CUBIC FEET (3.203 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF McALLEN BENCHMARK: "MC64" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 16610485.2066, EASTING: 1063866.99623
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. A 4 FT. MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS,
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. 43RD LANE.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARs WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON AREAS, ANY DETENTION LOTS, ETC. MUST BE MAINTAINED BY LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 43RD LANE FOR LOTS 139 & 169.

14. 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 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

15. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST COVES SUBDIVISION PHASE II AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.

16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST COVES SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS, ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.

17. COMMON LOT 113, HARVEST AT WARE SUBDIVISION PHASE I, DOC. NO. 3542332, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST COVES SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 200, WHICH SHALL BE USED EXCLUSIVE AS A WALK WAY, TRANSFER OF TITLE TO HARVEST COVES SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST COVES SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 110-72, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 200 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

18. 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION, AND LIGHTING TO BE CONSTRUCTED ALONG THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE), SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT. OF RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARKLAND FEES" WAS APPROVED ON JUNE 29, 2023, WITH THE CONDITIONS LISTED FOR THE HARVEST CREEK AT WARE SUBDIVISION PHASE I, HARVEST COVES SUBDIVISION PHASE I, AND THE HARVEST COVES SUBDIVISION PHASE II.

19. COMMON AREA LOT 113, HARVEST CREEK AT WARE SUBDIVISION PHASE I, DOC. NO. 3542332, IDENTIFIED AS DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS STORM SEWER DETENTION SHARED BETWEEN HARVEST CREEK AT WARE SUBDIVISION PHASE I, HARVEST COVES SUBDIVISION PHASE I, AND HARVEST COVES SUBDIVISION PHASE II.

20. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

21. CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT (PUD) AS PART OF THE SUBDIVISION WAS APPROVED BY THE CITY COMMISSION AT THE MEETING OF \_\_\_\_\_, PUD SITE PLAN RECORDED BY INSTRUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

22. COMMON AREA LOT 299 WILL BEW FOR WALK WAY ONLY. COMMON AREAS WILL BE MAINTAINED BY OWNERS/HOA AND NOT THE CITY OF McALLEN.

23. PRIVATE TECHNOLOGY EASEMENT, OWNERS, RESERVE ONTO RHODES DEVELOPMENT, INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY AND IN THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING, AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURIT, AND RELATED SERVICES, TO THE LOTS CREATID BY THIS PLAT.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 17.438 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, WHICH SAID 17.438 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO ESCANABA, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3334895, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.438 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT, BEGINNING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138 AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 37, THE VILLAGE OF WESTLAKES UNIT II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 198, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 237.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 39 OF SAID THE VILLAGE OF WESTLAKES UNIT II, AT A DISTANCE OF 472.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 42, OF SAID THE VILLAGE OF WESTLAKES UNIT II, CONTINUING A TOTAL DISTANCE OF 1,578.60 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 04° 30' 00" W A DISTANCE OF 233.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 09° 30' 00" W A DISTANCE OF 42.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 72° 30' 00" W A DISTANCE OF 103.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 73° 51' 55" W A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 78° 00' 00" W A DISTANCE OF 92.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 82° 30' 00" W A DISTANCE OF 25.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 00° 39' 51" W A DISTANCE OF 33.49 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 38° 30' 00" W A DISTANCE OF 83.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 83° 30' 00" W A DISTANCE OF 41.74 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 84° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 71° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 58° 00' 00" W A DISTANCE OF 42.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 55° 52' 29" W A DISTANCE OF 15.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 42° 00' 00" W A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 27° 30' 00" W A DISTANCE OF 41.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 15° 30' 00" W A DISTANCE OF 240.10 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
19. THENCE, N 81° 24' 44" W A DISTANCE OF 508.10 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
20. THENCE, N 08° 35' 16" E A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 81° 24' 44" W A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 53° 35' 16" W A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
23. THENCE, N 08° 35' 16" E A DISTANCE OF 184.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 80° 59' 05" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 2112811, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
25. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.438 ACRES OF LAND, MORE OR LESS.

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 \_\_\_\_\_

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.

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

I (WE), THE UNDERSIGNED, LIEN HOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARVEST COVES SUBDIVISION PHASE II, OF THE CITY OF McALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT  
VANTAGE BANK TEXAS  
1801 S. 2ND STREET  
McALLEN, TEXAS 78503 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HARVEST COVES SUBDIVISION PHASE II 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ESCANABA, LLC A TEXAS LIMITED LIABILITY COMPANY

JEFFERY ERICKSON, MANAGER  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504 \_\_\_\_\_ DATE \_\_\_\_\_

RENE SALINAS RAMIREZ, MANAGER  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY ERICKSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RENE SALINAS RAMIREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

MARIO A. REYNA, PROFESSIONAL ENGINEER # 117368  
STATE OF TEXAS  
DATE PREPARED: 11-16-2023  
DATE REVISED: 07-21-2025  
ENGINEERING JOB No. 23159.00

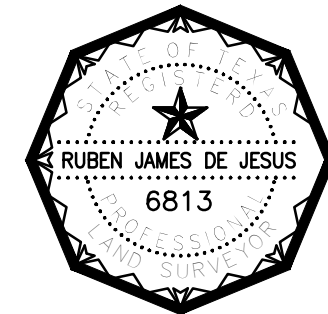
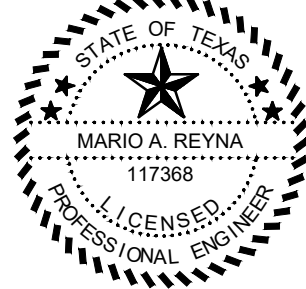
STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST COVES SUBDIVISION PHASE II, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09-07-2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

RUBEN J. DE JESUS, REGISTERED PROFESSIONAL LAND SURVEYOR # 6813  
STATE OF TEXAS  
DATE SURVEYED: 09-07-2023  
SURVEY JOB No. 23145.02

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE PH: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839  
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JEFFERY ERICKSON	3520 BUDDY OWENS AVENUE	McALLEN, TX 78504		
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839





HARVEST

NOTICE  
PLANNED UNIT  
DEVELOPMENT  
FOR  
THIS PROPERTY  
CUP2025-0076



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







City of McAllen

Sub 2022-1047

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Hidalgo county Head Start Outdoor Learning Environments and	
	Subdivision Name <u>Discovery Classrooms Subdivision</u>	
	Location <u>McAllen, Tx</u>	
	City Address or Block Number <u>1901 S.H. 107</u>	
	Number of Lots <u>1</u>	Gross Acres <u>9.88</u> Net Acres <u>9.88</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3/C-4</u> Proposed Zoning <u>C-3/C-4</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u>	Admin Office/ Outdoor Learning Center Proposed Land Use _____ Irrigation District # <u>1</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>(E) N/A</u> <u>4/22/2022</u>	
	Parcel # <u>297722/297723</u> Tax Dept. Review _____	
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>East 10 acres of Lot 10, Section 280, Texas Mexican Railway Company's Survey, Hidalgo County, Texas.</u>		
Owner	Name <u>Hidalgo County by and through Commissioners Court</u>	Phone <u>(956) 212-0909</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>administration@hchsp.org</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78540-0117</u>	
Developer	Name <u>Hidalgo County by and through Commissioners Court</u>	Phone <u>(956) 212-0909</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>administration@hchsp.org</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78540-0117</u>	
	Contact Person <u>Teresa Flores, Executive Director</u>	
Engineer	Name <u>HCDD1 - Yvette Barrera, PE</u>	Phone <u>(956) 383-0706 ext. 5809</u>
	Address <u>1901 W. SH 107</u>	E-mail <u>yvette.barrera@hcdd1.org</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	
	Contact Person <u>Yvette Barrera, PE</u>	
Surveyor	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u>	Phone <u>(956) 381-6480</u>
	Address <u>124 E Stubbs St</u>	E-mail <u>alfonsoq@qha-eng.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78539</u>	

APR 22 2022

Initial: Am

ENTERED



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\*

### **PLAT TO SHOW:**

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owners Signature

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

Signature Teresa Flores Date 4-22-2022

Print Name Teresa Flores

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





## HIDALGO COUNTY DRAINAGE DISTRICT No. 1

**Raul E. Sesin, PE, CFM**  
District General Manager  
Hidalgo County Floodplain Administrator

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### BOARD OF DIRECTORS

---

DAVID L. FUENTES  
Board Member

EDUARDO "EDDIE" CANTU  
Board Member

RICHARD F. CORTEZ  
Chairman of the Board

EVERARDO "EVER" VILLARREAL  
Board Member

ELLIE TORRES  
Board Member

---

August 1, 2025

City of McAllen

Attn: Omar Sotelo, CPM, Director of Planning & Zoning

301 N 15<sup>th</sup> St

McAllen, Texas 78501

**Re: Hidalgo County Headstart Outdoor Learning Facilities and Discovery Classrooms Subdivision**

Dear Mr. Sotelo

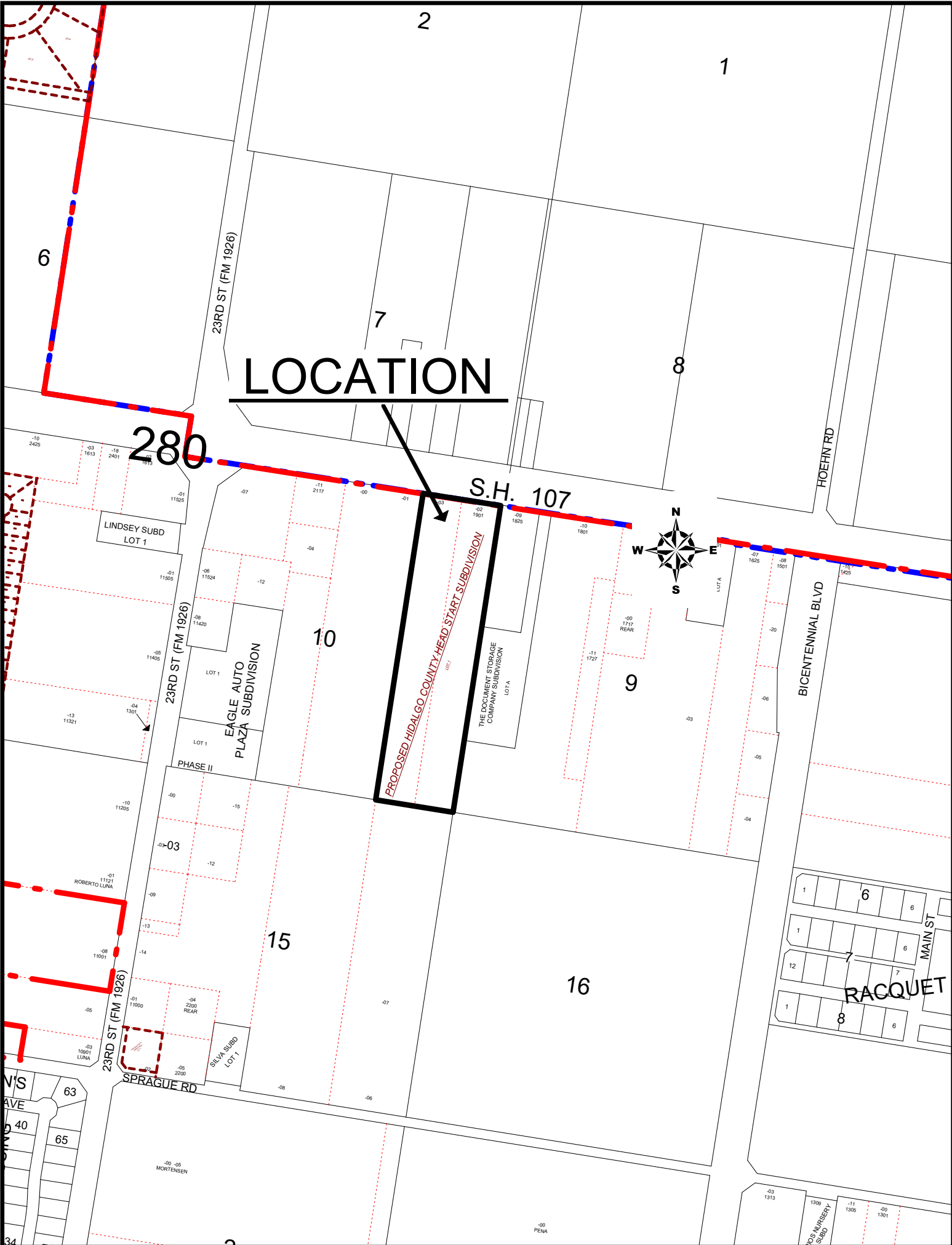
Please accept this as our request for a time extension of the above named subdivision. The project experienced unexpected delays which lead to a longer time to complete construction. At the time, the contractor and Architect have already completed the final walkthrough and Head Start is requesting that the plat be recorded.

Sincerely,

Hidalgo County Drainage District No. 1

Gilberto Aguirre, EIT







HIDALGO COUNTY HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS SUBDIVSION

A 9.66 ACRE (MORE OR LESS) TRACT OF LAND, BEING THE EAST 10.264 ACRES (DEED RECORD: 10.00 ACRES) OF LOT 10, SECTIONS 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDS

METES AND BOUNDS

A 9.66 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 10, SECTION 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 24, PAGES 168 THROUGH 171, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1433194, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF LOT 10 AND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 08°53'00" W (DEED RECORD: S 08°59'00" W), 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 10.

THENCE, SOUTH 08 DEGREES 53 MINUTES WEST, (DEED RECORDS: S 08°59'00"W), ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 1,275.40 FEET TO A 3/4 INCH IRON WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT No.1 30.00 FOOT CANAL RIGHT OF WAY FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, NORTH 80 DEGREES 48 MINUTES WEST, (DEED RECORDS: N 80°42'00"W), ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT No.1 30.00 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 330.24 FEET (DEED RECORD: 330.00 FEET) TO A 3/4 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE JOSE LUCIO VASQUEZ TRACT (A 9.642 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2318711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 08 DEGREES 53 MINUTES EAST, (DEED RECORD: N 08°53'00"E), ALONG THE EAST LINE OF THE JOSE LUCIO VASQUEZ TRACT, A DISTANCE OF 1,274.30 FEET TO A 3/4 INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, SOUTH 81 DEGREES, 21 MINUTES, 35 SECONDS EAST, (DEED RECORDS: S 81°12'20" E), ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 14.30 FEET TO A 3/4 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, SOUTH 80 DEGREES 58 MINUTES, 30 SECONDS EAST (DEED RECORD: S 80°55'00"E), ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 315.94 FEET (DEED RECORD: 315.65 FEET) TO THE POINT OF BEGINNING AND CONTAINING 9.66 ACRES OF LAND MORE OR LESS.

BEARING ARE IN ACCORDANCE WITH THE DOCUMENT STORAGE COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 42A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES

- THE SITE LIES IN ZONE "X"(UNSHADED). ZONE "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" (UNSHADED) SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0325D MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.  
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 48,810.66 CUBIC FEET, OR 1.12 AC-FT TO BE DETAINED WITHIN THE SUBDIVISION.
- CITY OF MCALLEN BENCHMARK:
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK AND ADA RAMPS ARE REQUIRED ALONG STATE HIGHWAY 107.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- MAINTENANCE OF PRIVATE DRAINAGE SYSTEM, EASEMENTS, AND COMMON AREA WILL BE THE RESPONSIBILITY OF PROPERTY OWNER.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDALGO COUNTY HEADSTART PROGRAM 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 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

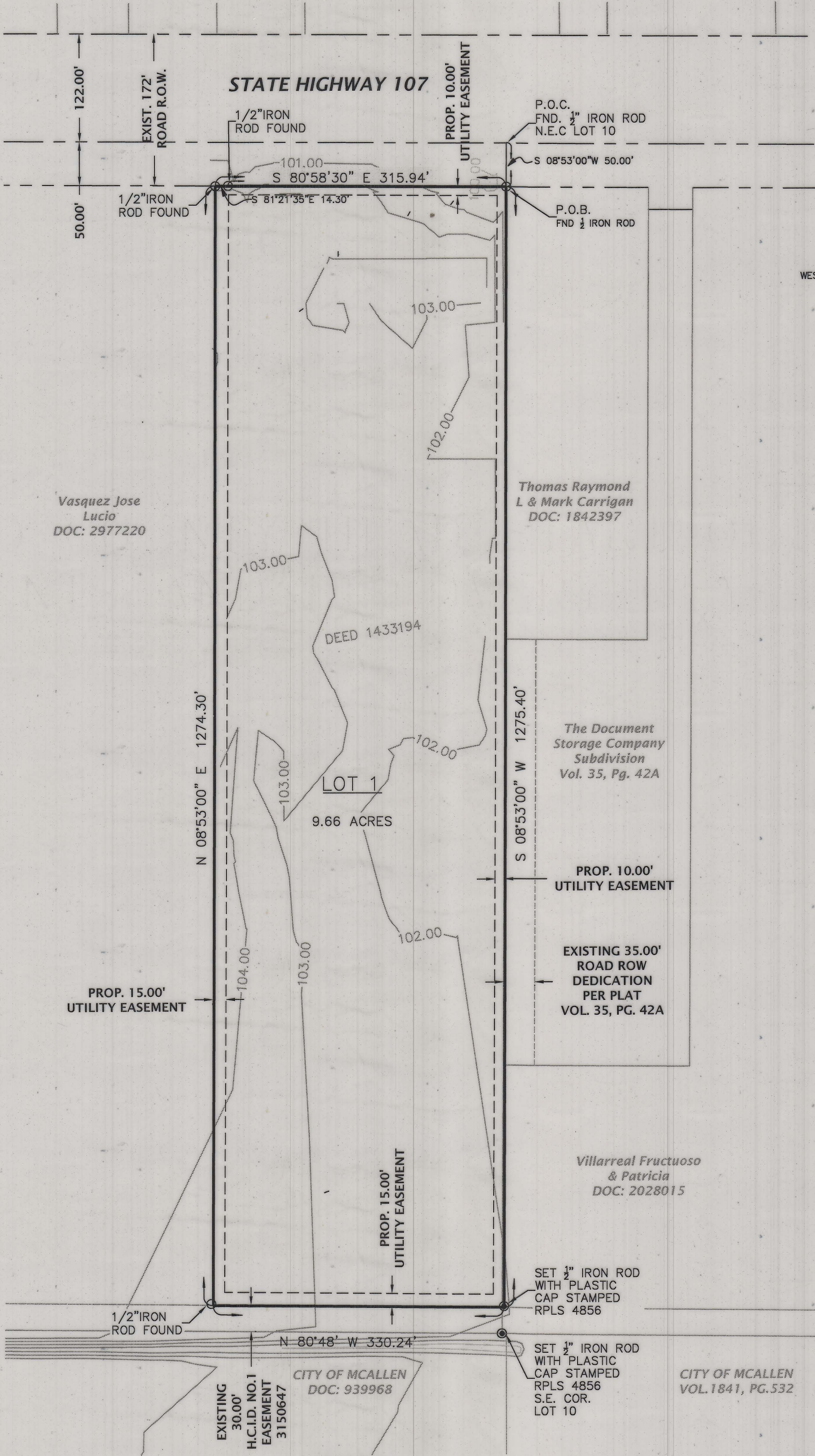
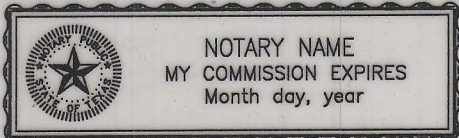
OWNER: HIDALGO COUNTY HEADSTART PROGRAM  
1901 W SH 107  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES. \_\_\_\_\_



SCALE: 1"=100'  
BASIS OF BEARING  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

LEGEND:
○ - 1/2-INCH FOUND IRON ROD OR AS NOTED
● - 1/2-INCH SET IRON ROD WITH CAP STAMPED "HC"
⊗ - 1/2-INCH FOUND IRON PIPE
● - 1.00-INCH FOUND IRON PIPE
△ - FOUND COTTON PICKER SPINDLE

ABBREVIATION LEGEND:
M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
S.F. - SQUARE FEET
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
N.E.C. - NORTH EAST CORNER
T.B.M. - TEMPORARY BENCHMARK

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

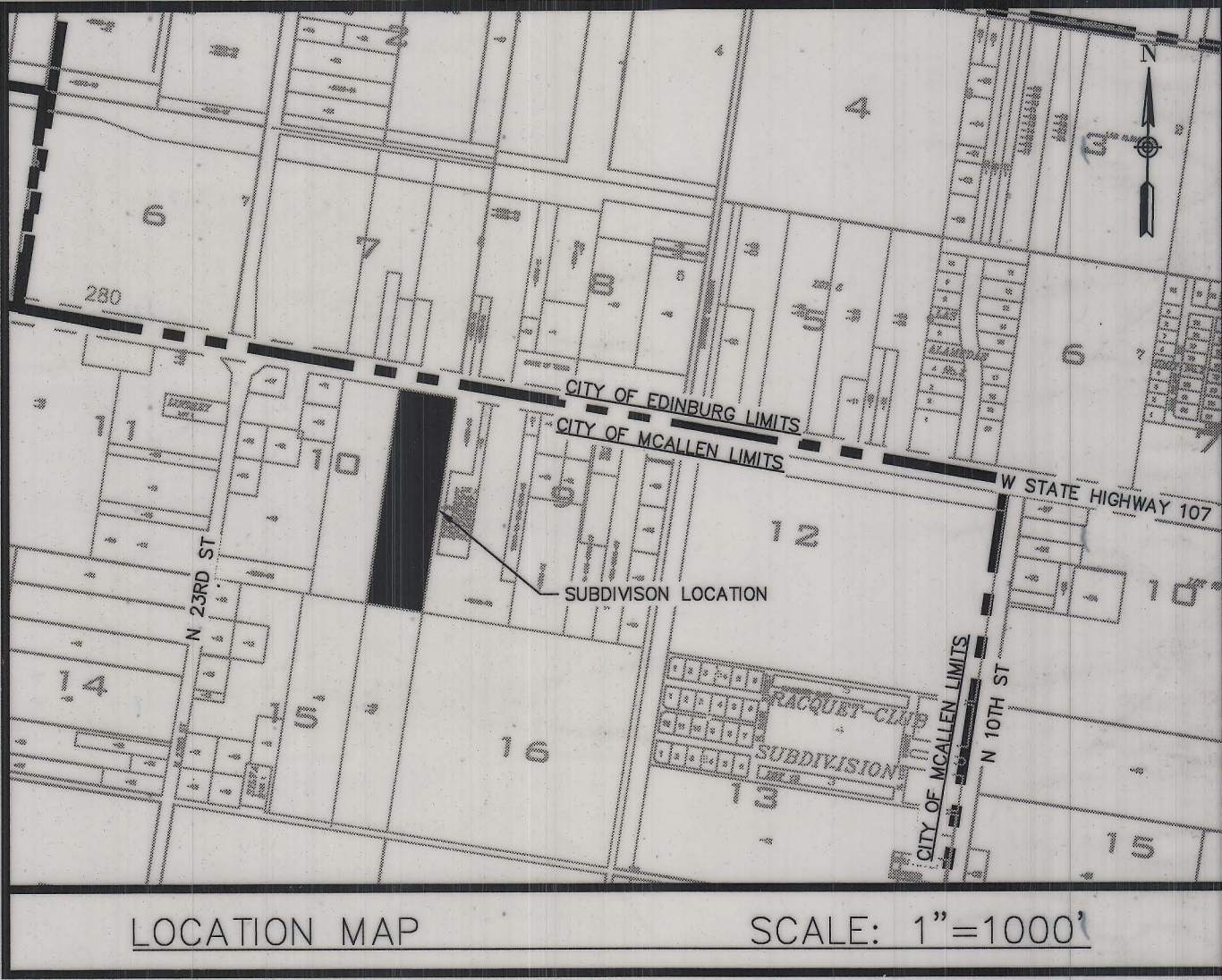
APPROVED BY DRAINAGE DISTRICT:

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION OF SUBDIVISION  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENTS AND DISCOVERY CLASSROOMS  
SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF HWY 107 AND APPROXIMATELY 1/2 OF MILE EAST OF N. 23RD ST. THE SUBDIVISION LIES INSIDE CITY OF MCALLEN LIMITS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 142,210), AND LIES IN PCT. NO. 4.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE LINDER MY SUPERVISION ON THE GROUND.

ALFONSO QUINTANILLA  
REG. PROFESSIONAL LAND SURVEYOR #4856

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, "YVETTE BARRERA, P.E.," A UNDERSIGNED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 94703, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



YVETTE BARRERA, P.E.  
REG. PROFESSIONAL ENGINEER #94703

DATE



Raul E. Sesin P.E., C.F.M.  
General Manager  
Floodplain Administrator

HIDALGO COUNTY DRAINAGE  
DISTRICT No. 1  
902 N. DOOLITTLE RD  
EDINBURG TX. 78542  
TEL: (956) 292-7080  
www.hccd1.org

PROJECT NO.  
H.C. HEAD START OUTDOOR LEARNING ENVIRONMENT  
AND DISCOVERY CLASSROOMS SUBDIVISION  
E-21-023

DRAWN BY: F.A. REVISIONS:

CHECKED BY: Y.B./G.A./R.S.

TOPO BY: E-21-023

SHEET: SHEET NO. 1 OF

2 SHEETS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2025

### SUBDIVISION NAME: HIDALGO COUNTY HEADSTART

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

State Highway 107: Plat shows existing 172 ft. of total ROW.

Paving: By the state Curb & gutter: By the state

\*Please show centerline on plat prior to recording.

\*\*Show existing ROW on both sides of centerline prior to recording.

\*\*\*Please provide on plat how existing 172 ft. of ROW was dedicated, prior to recording.

\*\*\*\*Please provide a copy of any referenced document regarding existing ROW.

\*\*\*\*\*City of McAllen Thoroughfare Plan requires 150 ft. of total ROW however there is 172 ft. of existing ROW.

N/S Quarter Mile Collector (east boundary):dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*Recorded subdivision to the East dedicated for future N/S collector.

\*\*Street alignment and ROW being reviewed and plat would need to be revised accordingly.

As of August 11,2022,Engineer has submitted Variance request letter in regards to ROW

dedication for both N/S collector and E/W collector, request is under reviewed by staff.

\*\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.

\*\*\*\*\*Staff reviewed N/S collector and E/W collector alignment, and there is no need for the streets.

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

\*\*\*\*\*Subdivision Ordinance: Section 134-105

E/W Quarter Mile Collector (south boundary):dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*Street alignment and R.O.W being reviewed and plat would need to be revised accordingly.

As of August 11,2022,Engineer has submitted Variance request letter in regards to ROW

dedication for both N/S collector and E/W collector, request is under reviewed by staff.

\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.

\*\*\*\*\*Staff reviewed N/S collector and E/W collector alignment, and there is no need for the streets.

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

\*\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*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

Required

Applied

Applied

Applied

Compliance

NA

NA

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



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **As per meeting with staff on August 19,2022 , Hidalgo County development team to provide plat note as shown prior to recording, "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." ***Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front : In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Revise note as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Required
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Revise note as shown above, prior to recording. **Zoning Ordinance: Section 138-356	Required
* Corner: *Interior lot, not applicable **Please remove plat note since collector streets are not required. ***Zoning Ordinance: Section 138-356	NA
* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required along State Highway 107. **Revise note as shown above, prior to recording.(Remove reference to ADA ramps.) ***Additional sidewalks may be required along collector streets once ROW requirements have been finalized. *****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ***Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*Must comply with City Access Management Policy **As per Traffic Department any new access would require a variance request.	Required

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



<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.  **As of July 22,2022 a site plan has been submitted for staff review, any changes to approved site plan for conditional use permit may require amending of such permit.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.  **Plat note as needed-finalize wording prior to recording.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.  **Section 134-168 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.  **Section 134-168 applies if private subdivision is proposed.  **Landscaping Ordinance: Section 110-72  **Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets.  **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.  **Zoning Ordinance: Section 138-356</p>	Applied
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: C3-General Business District and C4-Commercial Industrial District Proposed: Commercial  **A conditional use permit (CUP)is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable. At the City Commission meeting of August 22,2022 the Board approved a Conditional Use Permit for Life of Use for a Institutional use at the subject property .  ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval  ***Zoning Ordinance: Article V</p>	Completed
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, Commercial/institutional developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial/institutional developments do not apply to Parks.</p> <p>* Pending review by City Manager's Office. As per Parks Department, Commercial/institutional developments do not apply to Parks.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation approved no TIA required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.  ** As per Traffic Department, Trip Generation approved no TIA required.</p>	Completed
	NA

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



COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**A conditional use permit (CUP) is required for a institutional use; if an existing CUP exists amending of the permit will be required as applicable. At the City Commission meeting of August 22, 2022 the Board approved a Conditional Use Permit for Life of Use for a Institutional use at the subject property .</p> <p>***Site plan must be approved by the Planning and Development Departments prior to building permit issuance. As of July 22, 2022 a site plan has been submitted for staff review, any changes to approved site plan for conditional use permit may require amending of such permit.</p> <p>****Subdivision was approved in Final form at the Planning and Zoning commission meeting of September 7th, 2022.</p> <p>****Subdivision was approved in Preliminary form at the Planning and Zoning commission meeting of May 17th, 2022.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied





LOCATION

S.H. 107



S.H. 107

BICENTENNIAL BLVD

23RD ST (FM 1926)

EAGLE AUTO PLAZA SUBDIVISION

PROPOSED HILLCO COUNTY FIELD STATION

THE DOCUMENT STORAGE COMPANY SUBDIVISION

PHASE II

03

15

16

MAIN ST

RACQUET CLUB

13

23RD ST (FM 1926)

SPRAGUE RD





City of McAllen

SUB2023-0121

## Planning Department

311 NORTH 15<sup>TH</sup> STREET (956) 681-1250 (956) 681-1279 (fax)  
SUBDIVISION PLAT REVIEW APPLICATION

	Subdivision Name <u>PHARES SUBDIVISION LOT 5A</u>	
	Legal Description <u>BEING A 0.149 ACRES OF LAND OUT OF AND FORMING PART OR PORTION OF THE NORTH 34.00 FEET OF THE WEST 65.00 FEET OF LOT 5, PHARES SUBDIVISION, RECORDED IN VOLUME 1927, PAGE 314, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u>	
	Location <u>THE SUBDIVISION IS LOCATED AT THE NORTHEAST CORNER OF CEDAR AVENUE AND N. 22ND STREET</u>	
	City Address or Block Number <u>2128 CEDAR AVE</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.149</u> Net Acres <u>0.149</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres)/ <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-2</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date <u>N/A</u>	
	Existing Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u>	
	Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u>    </u>	
	Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>186033 + 186034</u>	
	Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>Marisela Rey</u>	
Owner	Name <u>JAVIER MARTINEZ &amp; MARIA P. HINOJOSA DE MARTINEZ</u>	Phone <u>    </u>
	Address <u>304 NORTH 22 STREET</u>	E-mail <u>JAVIER.MARTINEZJR@YAHOO.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>JAVIER MARTINEZ &amp; MARIA P. HINOJOSA DE MARTINEZ</u>	Phone <u>    </u>
	Address <u>304 NORTH 22 STREET</u>	E-mail <u>    </u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>JAVIER MARTINEZ</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>
	City <u>921 S. 10TH AVENUE</u> State <u>TX</u> Zip <u>78539</u>	



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

### **PLAT TO SHOW:**

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

**Note:** Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

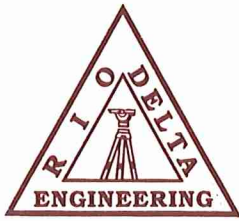
Signature \_\_\_\_\_ Date 11/2/23

Print Name Tuan Garcia P.E., R.P.L.S

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





## **RIO DELTA ENGINEERING**

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT  
TEXAS REGISTERED ENGINEERING FIRM F-7628  
TEXAS LICENSED SURVEYING FIRM #10194027

July 1, 2025

Planning and Zoning Commission  
City of McAllen  
311 N. 15th Street  
McAllen, TX 78501

Re: Phares Subdivision Lot 5A, request for 6 months extension

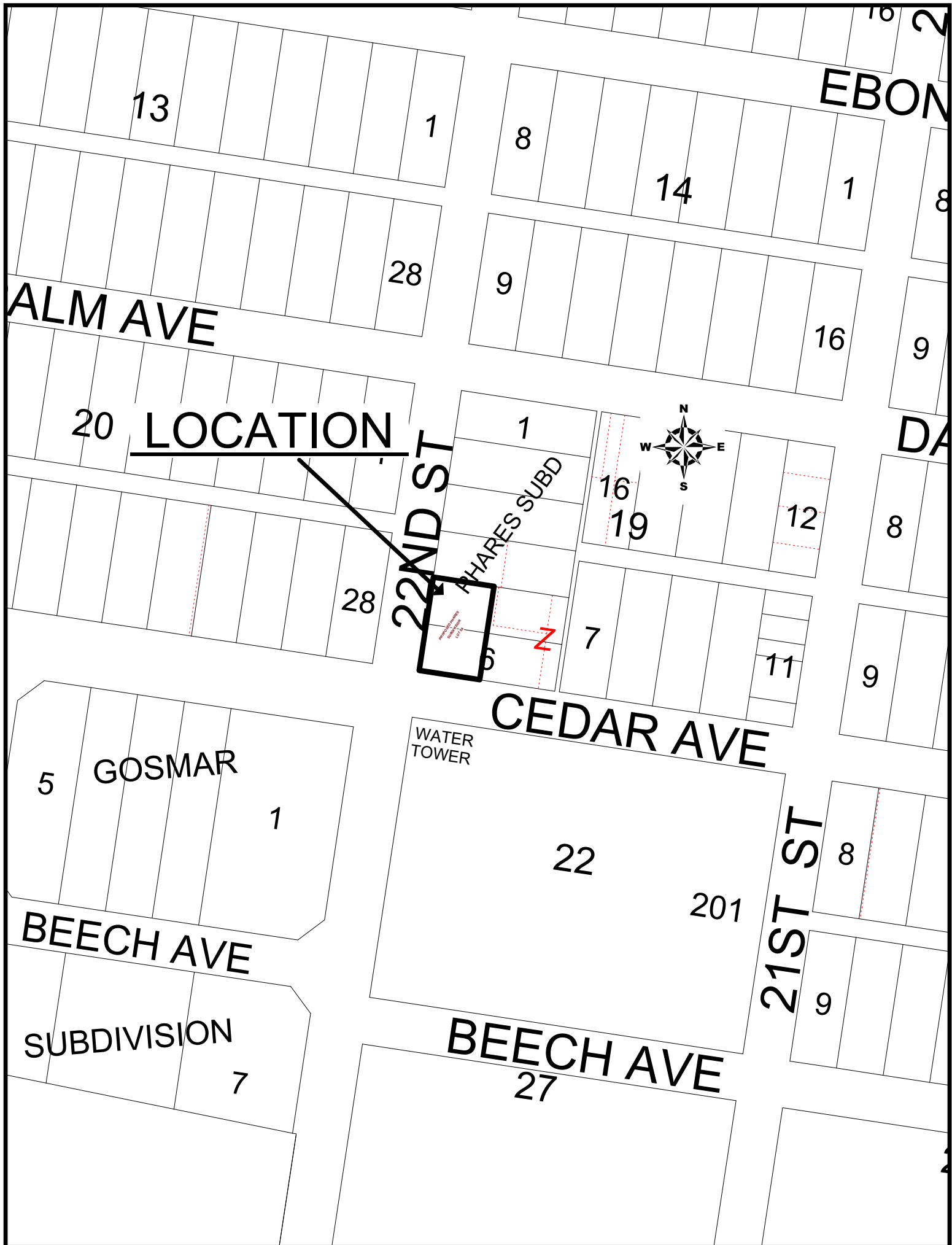
Dear Sir(s),

As agents for the subdivision to be named "Phares Subdivision Lot 5A", we are requesting a 6-month extension to complete this subdivision. The developer/owner has been in the process of securing funding before proceeding with this project. We currently expect to record the subdivision within the next 60 to 90 days.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S  
Agent





EBON

ALM AVE

DA

LOCATION

22ND ST

PHARES SUBD

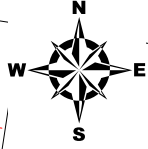
CEDAR AVE

BEECH AVE

BEECH AVE

21ST ST

WATER TOWER



Z

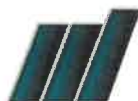
SUBDIVISION

GOSMAR









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2025

SUBDIVISION NAME: PHARES SUBDIVISION LOT 5A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 22nd Street: Dedication for 25 ft. from centerline for 50 ft. total ROW. Paving: 32 ft. Curb &amp; gutter: Both Sides Revisions Needed: - Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review as applicable prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are required prior to recording.</p>	Required
<p>Cedar Avenue: Dedication for 25 ft. from centerline for 50 ft. total ROW. Paving: 32 ft. Curb &amp; gutter: Both Sides Revisions Needed: -Revise street name as shown above were applicable, plat notes, etc. prior to recording. - Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review as applicable prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are required prior to recording.</p>	Required
<p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are required prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *As per application dated November 03,2023, proposed land use is single-family, service drive requirements will have to be reviewed as applicable if use changes. **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 20ft.or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revisions needed: -Revise front setback note as shown above prior to recording. **Zoning Ordinance: Section 138-356,138-367</p>	Required
<p>* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied

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



* 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
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Cedar Avenue and N. 22nd Street. *Side walk requirements may increase to 5 ft. as per Engineering Department requirements, finalize wording for note prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise plat note#11 as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
*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 for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. 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 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public 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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	NA

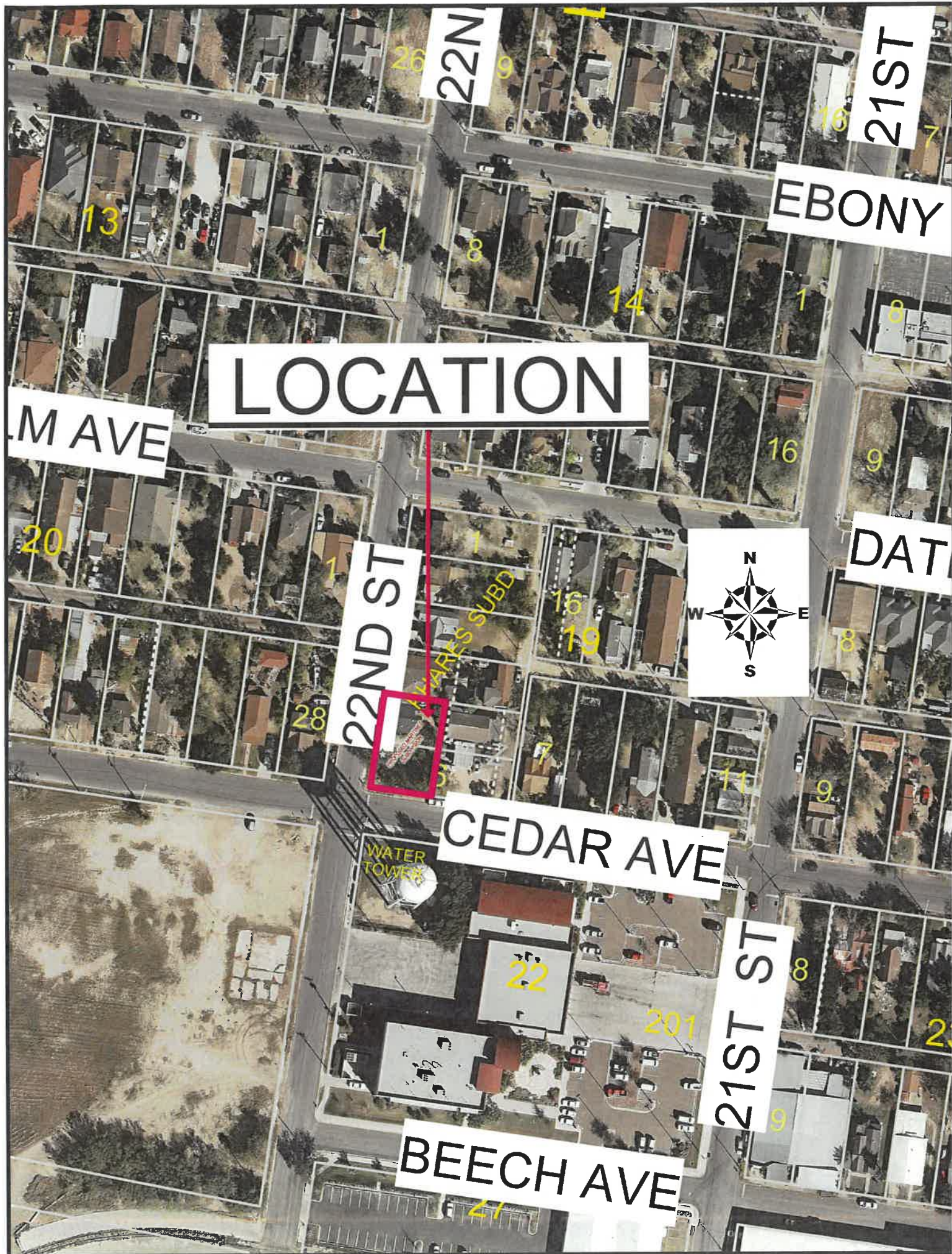
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot are. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing:R-2(Duplex-Fourplex) District Proposed:R-2(Duplex-Fourplex) District *As per application dated November 03,2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***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. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$700 (1X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 1 single family residential.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation is waived for 1 single family residential.	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *As per application dated November 03,2023, proposed land use is single-family, additional requirements regarding zoning and subdivision may be required if use changes. *Public hearing needed for residential replat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED WITH THE SIX MONTH EXTENSION.	Applied

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





22N

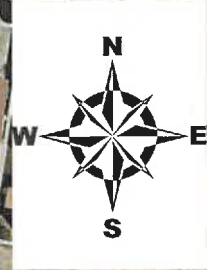
21ST

EBONY

LOCATION

M AVE

DAT



22ND ST

CEDAR AVE

21ST ST

BEECH AVE

WATER TOWER

SUBD



SUB2022-0031

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



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

H3850000002700

Project Description	<p>Subdivision Name <u>Northwood Trails Block II and Block III</u></p> <p>Location <u>North 29th Street 195.0' north of Freddy Gonzalez Dr</u></p> <p>City Address or Block Number <u>3300 FREDDY GONZALEZ DR</u></p> <p>Number of lots <small>Block II - 64 Multi-Family Block III - 67 Single Family</small> Gross acres <u>42.62</u> Net acres _____</p> <p>Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use _____ Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due \$ <u>28,591.61</u></p> <p>Legal Description <u>A 42.62 Acre Tract of Land Out of Lot 27 &amp; 28 and 30, La Lomita Irrigation and Construction Company's Subdivision Hidalgo County, Texas</u></p>
Owner	<p>Name <u>Red Rock Real Estate Development Group, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Developer	<p>Name <u>Red Rock Real Estate Development Group, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>Contact Person <u>Manuel Cantu</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Engineer	<p>Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Alfonso Quintanilla, P.E.</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</u></p>
Surveyor	<p>Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</u></p>

ENTERED

MAR 11 2022

Initial: MC



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \_\_\_\_\_ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- \_\_\_\_\_ Title Report
- \_\_\_\_\_ 8 1/2" by 11" Sealed Survey showing existing structures/easements  
or 3 blueline copies
- \_\_\_\_\_ 2 Location Maps
- \_\_\_\_\_ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- \_\_\_\_\_ 6 Folded blueline prints of the proposed plat
- \_\_\_\_\_ 2 Warranty Deeds (Identifying owner on application)
- \_\_\_\_\_ Autocad DWG file of plat
- \_\_\_\_\_ Letter of Authorization from the owner, if applicable
- \_\_\_\_\_ Proof of authority of person signing application on behalf of  
partnership/corporation, if applicable

### PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

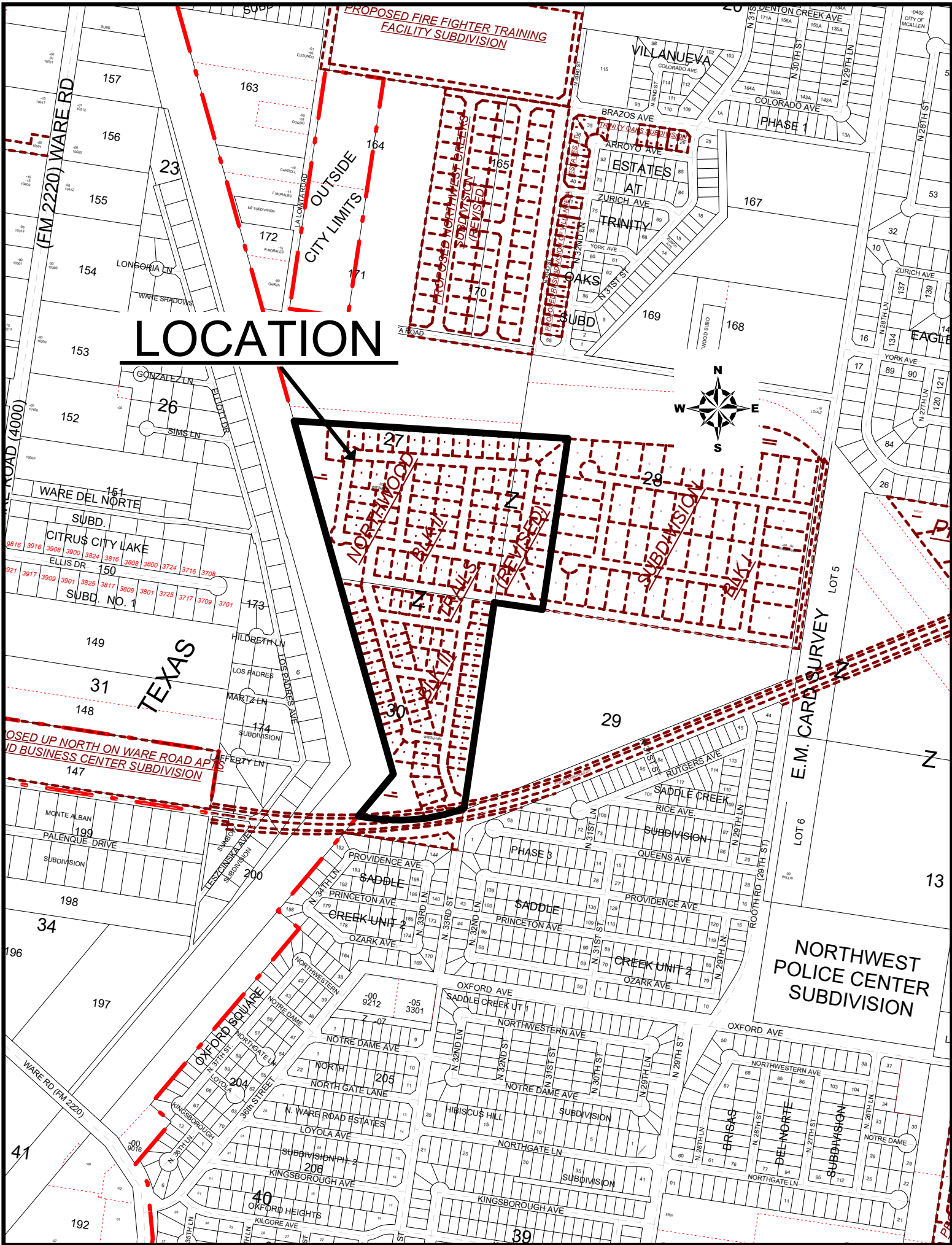
Signature  Date Feb 24, 2022

Print Name Manuel N. Cantu Jr., Member

Owner ☒

Authorized Agent ☐





LOCATION









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: NORTHWOOD TRAILS BLOCK II AND BLOCK III

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Freddy Gonzalez Road: 100 ft. ROW  
 Paving: 65 ft. Curb & gutter: Both Sides  
 Revisions Required:  
 -As per plat submitted on July 25, 2025, plat now shows dedication of entire area as R.O.W. dedication.  
 \*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
 \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

N. 33rd Street ( N/S 1/4 Mile collector): \*50-60 ft. R.O.W.\*  
 Paving: \*32 - 40 ft.\* Curb & gutter: Both Sides  
 - Internal street names are subject to change.  
 \*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
 \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

University Avenue E/W collector (Boundary between Block II & III): 60 ft. R.O.W.  
 Paving: 40 ft. Curb & gutter: Both Sides  
 Revisions Needed:  
 -Label R.O.W. dedication for University Avenue along lot 39 and lots 40-47 to ensure compliance with minimum requirements as noted above.  
 \*Disclaimer: As per conversation with engineer on January 4th, 2023 ,257.77 feet of 50 ft. R.O.W. dedication are proposed to be dedicated by this subdivision: the other 10 ft. will be dedicated when the property to the south develops.  
 \*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
 \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

Internal Streets for R-1 (Block III): 50 ft. R.O.W.  
 Paving: 32 ft. Curb & gutter: Both Sides  
 Revisions Needed:  
 - Street names are subject to change.  
 \*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan  
 \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

Internal Streets for R-1 (Block II): \*55 ft. R.O.W.\*  
 Paving: 40 ft. Curb & gutter: Both Sides  
 Revisions Needed:  
 - Gate details submitted on July 30, 2025 for staff review. Gate details may increase R.O.W. required prior to final. If a change is needed, will trigger revised final requirement.  
 \*\*\*Unified Development Code Section 5.3.15 Private Street Regulations  
 \*\*\*Monies must be escrowed if improvements are not constructed prior to recording.

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

\* 900 ft. Block Length for R-3 Zone Districts  
 \*\*Subdivision layout for Block II does not comply with block length requirement, please revise accordingly prior to final. Engineer submitted a Variance request on October 18th, 2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved  
 \*\*\*Subdivision Ordinance: Section 134-118

Applied

Applied

Required

Applied

Required

Compliance

Applied

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



<ul style="list-style-type: none"> <li>* 600 ft. Maximum Cul-de-Sac</li> </ul> Revisions Needed: -As per plat submitted on October 6th,2022 subdivision layout for block III along lots 23-39 does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement for Cul-de Sac's. Review and finalize prior to final. As per plat submitted on October 26th,2023 North 33rd Street provides outlet to Freddy Gonzalez Dr. Cul-de-Sac no longer proposed. **Subdivision Ordinance: Section 134-105	Applied
<b>ALLEYS</b>	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: Block II &amp; Block III (Single-Family lots): Proposing 25 ft. Front Setback or greater for easements.</li> </ul> **Unified Development Code Section 2.2.2 **Zoning Ordinance: Section 138-356	Applied
<ul style="list-style-type: none"> <li>* Rear: 10 ft. or greater for easements</li> </ul> **Zoning Ordinance: Section 138-356	Applied
<ul style="list-style-type: none"> <li>* Sides: Proposing 6 ft. or Greater for Easements</li> </ul> **Unified Development Code Section 2.2.2 **Zoning Ordinance: Section 138-356	Applied
<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater for easements</li> </ul> **Zoning Ordinance: Section 138-356	Applied
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies</li> </ul> **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along Freddy Gonzalez Road, and both sides of University Avenue, North 33rd Street, and all interior streets.</li> </ul> Revisions Needed: -Please revise plat note #9 as shown above prior to final, note subject to change once ROW requirements for Freddy Gonzalez Dr. have been established. **5 ft. sidewalk might be required on both sides of Freddy Gonzalez Dr. by Engineering Department once ROW requirements have finalized. **Subdivision Ordinance: Section 134-120	Required
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul> Revisions Needed: -Please remove reference from plat note #9, as it is a requirement but not as a plat note.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez Dr., and University Avenue.</li> </ul> **Landscaping Ordinance: Section 110-46	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> </ul> **Landscaping Ordinance: Section 110-46	Applied

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



*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Dr. and University Avenue. - See plat note #16 **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. - See plat note #10.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Shown as Plat note #11, needs to add additional plat note for Section 110-72. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets Revisions Needed: -Provide for frontage for Lot "B" detention pond, minimum 25 ft. As per plat submitted on July 25, 2025, Lot B detention pond presents frontage along N. 33rd street with 26.40 ft. of frontage. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **All lots must comply with minimum 50 ft. lot width and corner lots must be 4 ft. wider. **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing & Proposed: R-1 (Single-Family Residential) District and R-1 (Low-Density Residential District) - Subdivision received a rezoning application, case # (REZ2025-0036) and was approved by the board on June 03, 2025, rezoned from an R-3A (OC) to R-1 (UDC). ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval - (REZ2025-0036) Approved at the P&Z meeting of June 3, 2025, block II rezoned to the new R-1 (Low-Density Residential) ***Zoning Ordinance: Article V	Completed

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



PARKS	
<p>* Land dedication in lieu of fee. As per plat submitted on July 25,2025 with the combination of lots being 126 Lots . This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$88,200. 126 lots X \$700 = \$88,200 Fees are payable prior to plat recording.</p>	Required
<p>As per plat submitted on July 25,2025 with the combination of lots being 126 Lots . This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$88,200. 126 lots X \$700 = \$88,200 Fees are payable prior to plat recording.</p>	Required
<p>*Pending review by the City Mangers Office. As per plat submitted on October 6th,2022, the combination of single family homes and four-plexes equals to 314 dwelling units. This amount of units will trigger a review by City Manager's office. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land. In this case land dedication is 4.99 acres and fees in lieu of land amount to \$219,800. 314 dwellings X \$700 = \$219,800 Fees are payable prior to plat recording. A variance request letter submitted on October 16, 2023.</p>	Required
TRAFFIC	
<p>* As per Traffic Department, Master Trip Generation approved, TIA waived with conditions.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA
COMMENTS	
<p>Comments:            *Must comply with City's Access Management Policy.            *Needs to finalize R.O.W. requirements on Freddy Gonzalez Rd. prior to final.            *Lot 1/Lot "A" Detention Pond needs to front onto the interior streets. 25 ft. of frontage is allowed for detention lots. The plat submitted has frontage onto the interior street.            - Please clearly label detention areas and label them accordingly.            - A lot may only have one letter or number. Revise the the lot name prior to final.            *Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be done by plat.            **As per plat submitted October 6th,2022 no proposed secondary accesses provided for Blocks II &amp; III, please revise layout to comply with secondary access requirements. As per plat submitted on October 26th,2023 North 33rd Street provides outlet to Freddy Gonzalez Dr.            *** Subdivision was approved for 6-Month Extension at the Planning and Zoning meeting of March 18, 2025.            *** Subdivision was approved in preliminary form at the Planning and Zoning meeting of April 5, 2022.            *** Subdivision was approved in revised preliminary form at the Planning &amp; Zoning meeting of November 21, 2023.            ****Must comply with Public Works Department requirements within multifamily residential zoning districts prior to final. Please submit updated plans with approved dumpster enclosure details, must comply with public works department requirements prior to final.</p>	Required

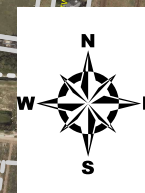
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



## LOCATION







City of McAllen

Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2025-0113

Project Information

Subdivision Name Anaqua at Tres Lagos Phase II Subdivision  
Legal Description 28.662 Acres out of Sections 227 & 230, Texas-Mexican Railway Company Survey,  
Volume 4, pages 142-143, H.C.D.R., City of McAllen, Hidalgo County, Texas  
Location SW of Anaqua at Tres Lagos Phase I  
City Address or Block Number 14000 Stewart Rd  
Total No. of Lots 125 Total Dwelling Units 125 Gross Acres 28.622 Net Acres \_\_\_\_\_  
☒ Public Subdivision/☐ Private and Gated ☐ Private but Not Gated within ETJ: ☐ Yes/☒ No  
For Fee Purposes: ☐ Commercial ( \_\_\_\_\_ Acres)/☒ Residential ( 125 Lots) Replat: ☐ Yes/☒ No  
Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒ No/☐ Yes: Date \_\_\_\_\_  
Existing Land Use Vacant Proposed Land Use Single-Fam Homes  
Irrigation District # UID Water CCN: ☐ MPU/☒ Sharyland Water SC Other \_\_\_\_\_  
Agricultural Exemption: ☐ Yes/☒ No Parcel # 294609  
Estimated Rollback Tax Due \_\_\_\_\_ Tax Dept. Review \_\_\_\_\_

Owner

Name ML Rhodes, LTD Phone 956-287-2800  
Address 200 S 10th Street, Ste 1700 E-mail bfrisby@rhodes.com  
City McAllen State TX Zip 78501

Developer

Name Rhodes Development Phone 956-287-2800  
Address 200 S 10th Street, Ste 1700 E-mail bfrisby@rhodes.com  
City McAllen State TX Zip 78501  
Contact Person Brad Frisby

Engineer

Name Melden & Hunt, Inc Phone 956-381-0981  
Address 115 W. McIntyre Street E-mail beto@meldenandhunt.com  
City Edinburg State Tx Zip 78541  
Contact Person Beto De La Garza

Surveyor

Name Melden & Hunt, Inc Phone 956-381-0981  
Address 115 W. McIntyre Street E-mail robert@meldenandhunt.com  
City Edinburg State TX Zip 78541



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### **PLAT TO SHOW:**

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. It is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

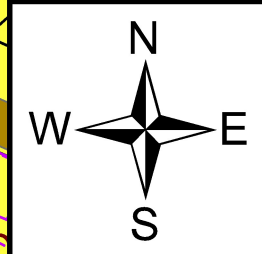
Signature  Date 7/25/2025

Print Name Mario A. Reyna, P.E.

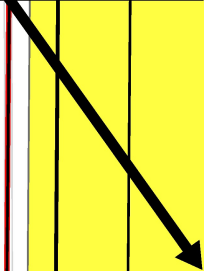
Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





**LOCATION**



PROPOSED AC  
AT  
TRES LAGOS PH 4

RUSSELL RD

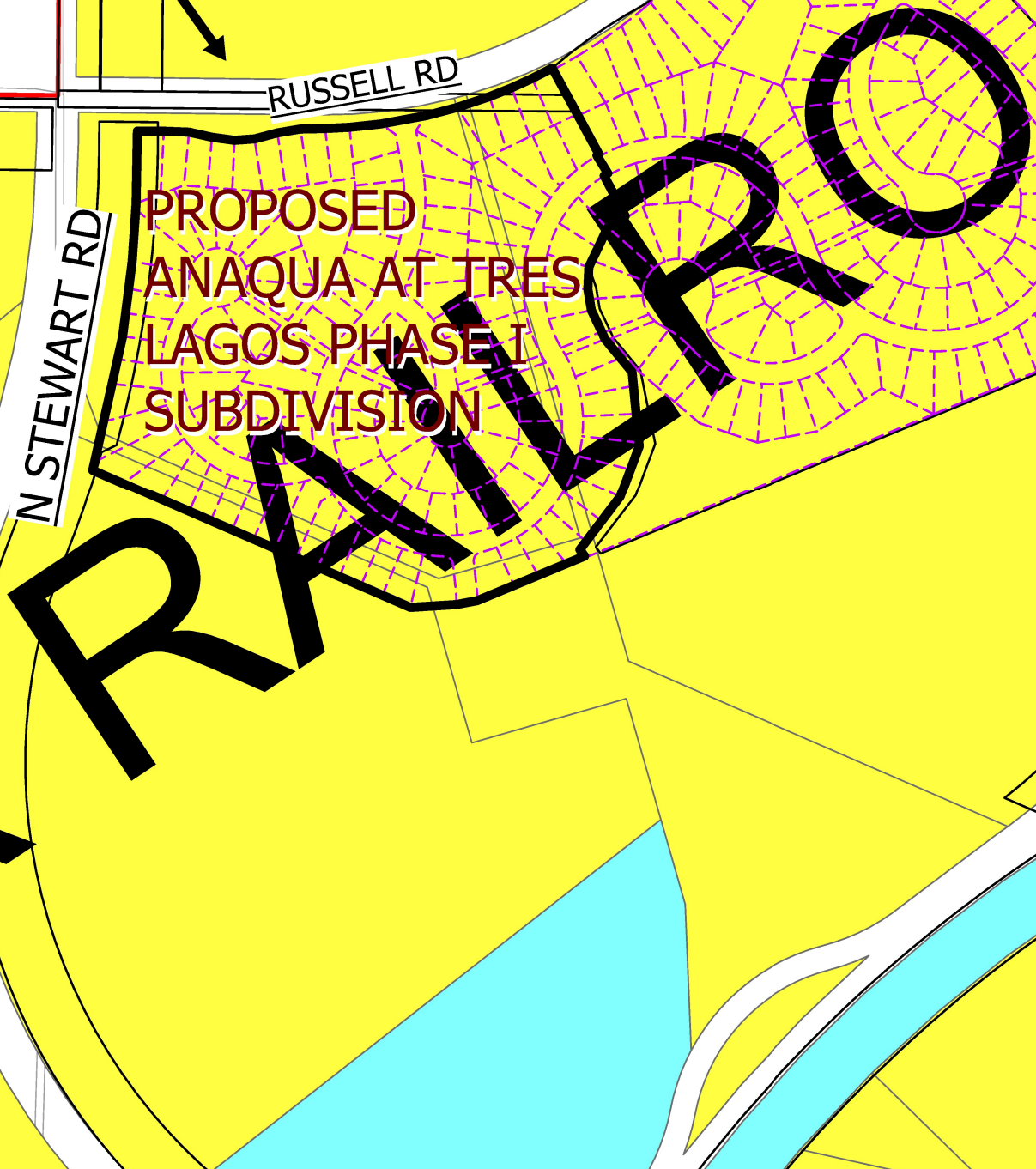
N STEWART RD

PROPOSED  
ANAQUA AT TRES  
LAGOS PHASE I  
SUBDIVISION

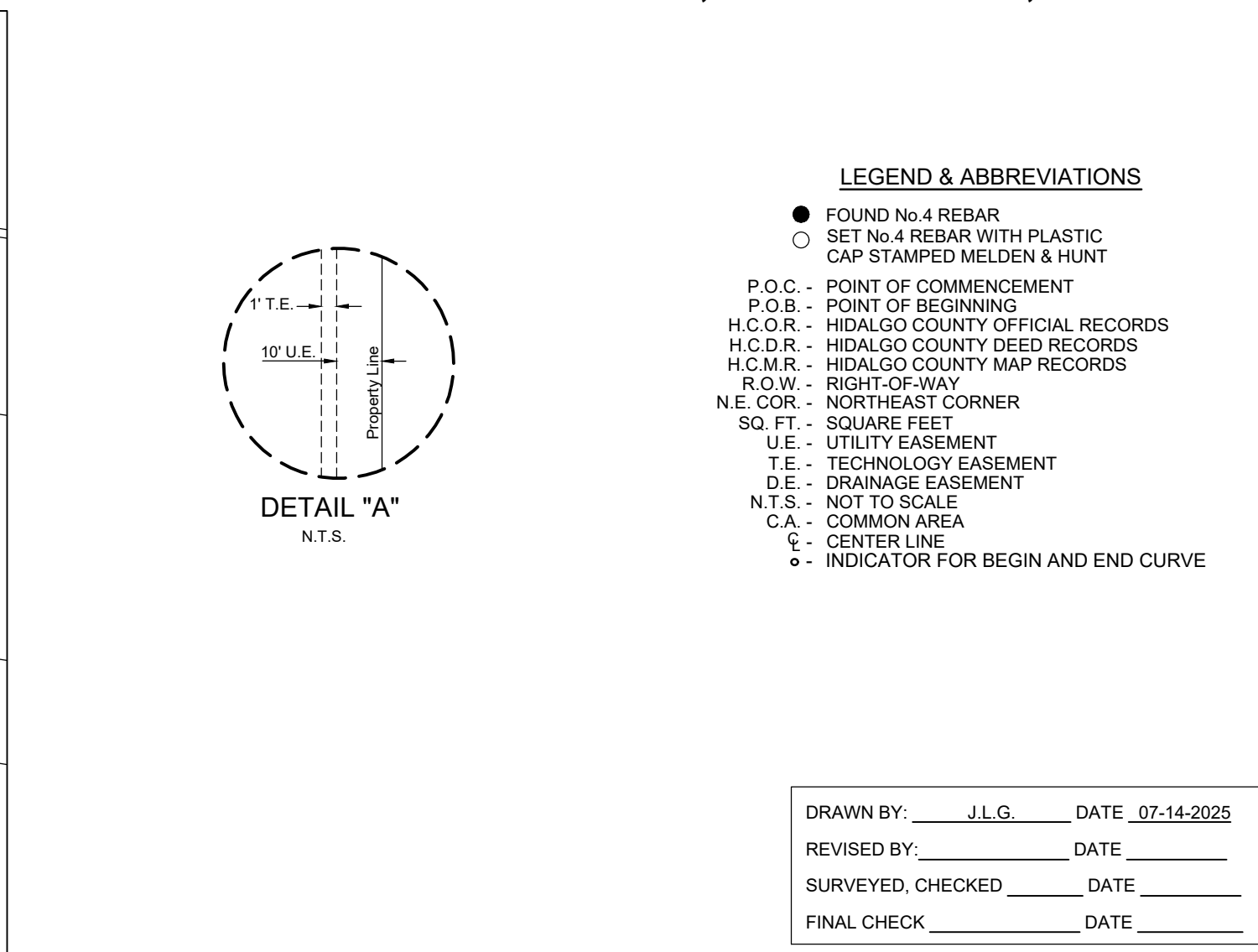
4

5

EX







Lot #	Lot Area	
	SQ. FT.	Area
66	7,756.85	0.178
67	7,645.64	0.176
68	7,437.70	0.171
69	7,723.48	0.177
70	16,134.69	0.141
71	6,868.34	0.158
72	6,817.67	0.157
73	6,880.34	0.158
74	7,002.65	0.161
75	6,889.67	0.158
76	7,014.55	0.161
77	6,922.69	0.159
78	7,824.56	0.180
79	9,803.25	0.225
80	11,203.17	0.257
81	10,132.13	0.233
82	8,783.97	0.202
83	8,103.35	0.186
84	7,954.41	0.183
85	6,669.02	0.153
86	7,338.02	0.132
87	6,024.17	0.138
88	6,360.41	0.146
89	6,822.59	0.157
90	7,975.16	0.156
91	6,680.54	0.153
92	6,718.36	0.154
93	6,716.03	0.154
94	7,272.42	0.154
95	6,707.92	0.154
96	6,704.94	0.154
97	6,694.84	0.154
98	6,710.21	0.154
99	6,732.83	0.155
100	6,745.17	0.155
101	8,317.85	0.191
102	10,656.75	0.268
103	10,359.50	0.238
104	7,460.73	0.171
105	7,665.76	0.178
106	7,803.88	0.179
107	7,838.91	0.180
108	7,849.84	0.180
109	7,821.66	0.180
110	7,593.41	0.174
111	6,711.68	0.154
112	6,247.05	0.143
113	5,663.97	0.130
114	6,446.95	0.148
115	9,015.57	0.207
116	8,321.91	0.191
117	7,482.23	0.155
118	6,208.34	0.143
119	7,102.91	0.163
120	9,077.89	0.208
121	11,775.61	0.270
122	8,452.01	0.194
123	7,650.25	0.176
124	7,126.24	0.164
125	7,317.70	0.168
CA. 1	39,748.64	0.913
CA. 2	2,063.28	0.047
CA. 3	4,317.03	0.099
CA. 4	4,948.65	0.114

Curve #	Delta	Curve Table					Chord Length
		Radius	Length	Tangent	Chord Direction		
C1	006° 02' 31"	930.00	98.08	40.88	S83° 53' 42"E	98.03	
C2	006° 02' 32"	960.00	91.75	45.92	N83° 53' 42"W	91.71	
C3	028° 49' 27"	1,220.00	613.75	315.32	N84° 42' 11"E	607.30	
C4	009° 55' 02"	355.00	5.63	2.84	S68° 49' 06"W	5.68	
C5	001° 55' 16"	305.00	10.23	5.11	S67° 36' 10"W	10.23	
C6	015° 34' 41"	2,720.00	742.70	373.67	N81° 45' 49"E	740.39	
C7	001° 57' 46"	2,720.00	93.19	46.60	N9° 55' 22"E	93.18	
C8	001° 27' 51"	930.00	23.77	11.88	S81° 36' 21"E	23.76	
C9	009° 45' 08"	930.00	12.21	6.10	S82° 42' 50"E	12.21	
C10	009° 13' 37"	300.00	48.31	24.21	S79° 13' 38"E	48.26	
C11	008° 44' 35"	300.00	45.78	22.93	S89° 29' 30"E	45.73	
C12	002° 22' 28"	250.00	10.36	5.18	S66° 18' 27"E	10.36	
C13	012° 30' 14"	2,500.00	54.56	27.39	S73° 44' 48"E	54.45	
C14	011° 06' 46"	250.00	48.49	24.32	S85° 33' 18"E	48.41	
C15	008° 42' 16"	300.00	37.98	19.03	N84° 32' 11"E	37.94	
C16	003° 31' 00"	300.00	18.41	9.21	N81° 56' 34"E	18.41	
C17	010° 42' 44"	300.00	56.09	28.13	N89° 03' 26"E	56.01	
C18	004° 16' 31"	300.00	22.39	11.20	S83° 26' 58"E	22.38	
C19	001° 43' 20"	1,220.00	36.67	18.34	S82° 10' 20"E	36.67	
C20	002° 45' 12"	1,220.00	58.63	29.32	S84° 24' 36"E	58.62	
C21	003° 32' 45"	1,220.00	75.50	37.76	S87° 33' 35"E	75.49	
C22	004° 11' 19"	425.00	31.07	15.54	S80° 10' 42"W	31.06	
C23	009° 36' 26"	425.00	71.26	35.72	S7° 04' 34"W	71.18	
C24	009° 36' 29"	425.00	70.53	35.84	S16° 38' 02"E	70.45	
C25	009° 24' 30"	425.00	69.79	34.97	S26° 05' 31"E	69.71	
C26	009° 36' 18"	425.00	71.25	35.71	S35° 35' 56"W	71.16	
C27	008° 40' 49"	425.00	64.39	32.26	S44° 44' 29"W	64.33	
C28	004° 42' 47"	425.00	34.96	17.49	S51° 26' 17"W	34.93	
C29	003° 43' 30"	325.00	21.13	10.57	S51° 55' 56"W	21.15	
C30	009° 57' 05"	325.00	56.45	28.30	S45° 05' 38"E	56.38	
C31	003° 32' 17"	325.00	20.07	10.04	S38° 20' 56"W	20.07	
C32	008° 06' 12"	325.00	45.96	23.02	S32° 31' 42"W	45.93	
C33	008° 52' 08"	325.00	50.31	25.02	S24° 32' 32"E	50.26	
C34	008° 22' 38"	325.00	47.52	23.80	S15° 25' 09"W	47.48	
C35	014° 03' 48"	325.00	79.77	40.99	S41° 11' 55"W	79.57	
C36	062° 30' 19"	20.00	28.80	14.54	S38° 25' 11"W	26.38	
C37	013° 36' 35"	225.00	53.45	26.85	S86° 28' 38"W	53.32	
C38	022° 52' 09"	225.00	89.81	45.51	S85° 17' 10"E	89.21	
C39	023° 43' 48"	225.00	93.19	47.27	N61° 59' 01"E	92.52	
C40	023° 10' 28"	225.00	91.01	46.13	N28° 31' 53"E	90.39	
C41	025° 32' 42"	225.00	93.97	47.68	N4° 58' 48"E	93.28	
C42	024° 55' 04"	225.00	97.85	49.71	N19° 26' 35"E	97.08	
C43	008° 35' 56"	225.00	33.77	16.92	N36° 12' 05"E	33.74	
C44	055° 38' 25"	70.00	67.98	36.94	N68° 19' 15"E	65.34	
C45	005° 48' 45"	70.00	7.10	3.55	S86° 45' 54"E	7.10	
C46	038° 0' 15"	70.00	46.57	24.19	N71° 16' 05"E	45.72	
C47	016° 25' 44"	70.00	20.07	10.11	N49° 35' 36"E	20.00	
C48	027° 37' 09"	70.00	27.63	14.00	N24° 28' 10"E	27.46	
C49	025° 49' 18"	70.00	31.55	16.05	N0° 14' 56"E	31.28	
C50	024° 01' 07"	70.00	29.34	14.89	N24° 40' 16"W	29.13	
C51	023° 48' 08"	70.00	29.08	14.75	N48° 34' 53"E	28.87	
C52	024° 12' 28"	70.00	29.58	15.01	N72° 35' 10"W	29.36	
C53	024° 10' 34"	70.00	29.54	14.99	S83° 13' 19"W	29.32	
C54	024° 23' 17"	70.00	28.59	14.50	S59° 25' 54"E	28.40	
C55	008° 18' 42"	2,720.00	14.79	7.40	N11° 03' 36"E	14.79	
C56	028° 29' 07"	70.00	34.80	17.77	S33° 29' 12"W	34.44	
C57	032° 37' 17"	2,720.00	124.44	62.23	N12° 31' 35"E	124.43	
C58	008° 31' 37"	70.00	10.42	5.22	S14° 58' 50"E	10.41	
C59	021° 23' 14"	150.00	55.99	28.33	S21° 24' 38"W	55.67	
C60	001° 23' 24"	2,720.00	66.20	33.10	N14° 32' 04"E	66.20	
C61	009° 14' 41"	150.00	24.20	12.13	S36° 43' 36"W	24.18	
C62	007° 00' 06"	275.00	33.61	16.82	S37° 50' 53"W	33.58	
C63	014° 00' 20"	2,720.00	58.81	29.41	N15° 51' 04"E	58.81	
C64	011° 55' 24"	275.00	57.03	28.72	S28° 23' 08"W	57.12	
C65	001° 10' 47"	2,720.00	56.20	28.00	N17° 03' 37"E	56.00	
C66	011° 41' 17"	275.00	56.10	28.15	S16° 34' 48"W	56.00	
C67	001° 10' 48"	2,720.00	56.01	28.01	N16° 14' 25"E	56.01	
C68	011° 34' 17"	275.00	55.55	27.87	S4° 56' 58"E	55.45	
C69	001° 16' 21"	2,720.00	60.40	30.20	N19° 27' 59"E	60.40	
C70	008° 35' 01"	275.00	41.11	20.59	S85° 05' 10"E	41.07	
C71	001° 55' 00"	2,720.00	90.99	45.50	S21° 03' 30"E	90.99	
C72	009° 16' 00"	2,720.00	44.48	22.29	N14° 02' 05"E	44.43	
C73	002° 06' 48"	2,720.00	100.32	50.17	N23° 04' 33"E	100.32	
C74	009° 29' 29"	275.00	45.96	23.03	S23° 27' 19"E	45.90	
C75	000° 27' 12"	2,720.00	21.53	10.78	N24° 21' 33"E	21.53	
C76	007° 39' 55"	275.00	36.79	18.42	S32° 04' 31"E	36.76	
C77	010° 43' 00"	275.00	51.44	25.79	S41° 15' 59"E	51.36	
C78	011° 44' 32"	275.00	56.36	28.28	S52° 24' 49"E	56.26	
C79	011° 45' 28"	275.00	56.43	28.32	S61° 14' 44"E	56.33	
C80	012° 18' 41"	275.00	59.09	29.66	S76° 16' 48"E	58.98	
C81	013° 41' 03"	275.00	65.68	33.00	S89° 16' 40"E	65.52	
C82	004° 12' 28"	275.00	20.20	10.10	S81° 46' 34"E	20.19	
C83	08° 19' 30"	20.00	28.80	17.54	S59° 03' 20"E	26.38	
C84	006° 06' 16"	325.00	34.91	17.47	S20° 53' 59"E	34.89	
C85	007° 38' 37"	325.00	43.36	21.71	S27° 47' 55"E	43.32	
C86	010° 36' 35"	325.00	60.10	30.14	S36° 55' 05"E	60.02	
C87	010° 03' 43"	325.00	57.07	28.61	S47° 14' 50"E	57.00	
C88	009° 53' 08"	325.00	56.07	28.11	S57° 13' 15"E	56.01	
C89	009° 02' 23"	325.00	51.28	25.69	S66° 41' 01"E	51.22	
C90	009° 19' 22"	325.00	52.31	26.21	S75° 48' 53"E	52.26	
C91	062° 30' 19"	20.00	28.80	17.54	S39° 10' 24"E	26.38	

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C92	010° 10' 25"	205.00	36.43	18.26	S7° 10' 11"W	36.38
C93	007° 19' 29"	255.00	32.60	16.32	N5° 44' 30"E	32.58
C94	082° 30' 10"	20.00	28.80	17.54	N51° 55' 25"E	26.38
C95	007° 16' 08"	325.00	41.23	20.64	N80° 57' 00"E	41.23
C96	009° 35' 24"	325.00	54.40	27.26	N72° 31' 14"E	54.33
C97	009° 10' 40"	325.00	52.06	26.09	N63° 08' 12"E	52.00
C98	009° 08' 09"	325.00	51.82	25.97	N53° 58' 48"E	51.77
C99	009° 30' 51"	325.00	53.97	27.05	N44° 38' 18"E	53.91
C100	008° 26' 40"	325.00	47.90	23.99	N35° 40' 32"E	47.86
C101	008° 16' 43"	325.00	46.96	23.52	N27° 15' 11"E	46.92
C102	008° 37' 04"	325.00	48.88	24.49	N18° 51' 57"E	48.84
C103	008° 27' 41"	325.00	48.00	24.04	N10° 51' 34"E	47.95
C104	008° 43' 13"	325.00	49.46	24.78	N1° 44' 07"E	49.42
C105	008° 19' 10"	325.00	47.19	23.64	N6° 47' 04"W	47.19
C106	010° 03' 35"	325.00	57.06	28.60	N15° 58' 26"W	56.99
C107	002° 07' 46"	325.00	12.08	6.04	N22° 04' 07"W	12.08
C108	001° 31' 58"	355.00	8.16	4.08	N22° 22' 01"W	8.16
C109	014° 07' 47"	305.00	75.22	37.80	N4° 32' 08"W	75.03
C110	014° 35' 24"	305.00	77.67	39.04	N10° 10' 33"W	77.46
C111	014° 52' 55"	305.00	79.22	39.83	N14° 33' 36"E	79.00
C112	014° 53' 28"	305.00	79.27	39.81	N24° 26' 48"E	79.05
C113	014° 34' 32"	305.00	77.59	39.06	N49° 11' 47"E	77.38
C114	015° 10' 28"	305.00	80.78	40.63	N59° 03' 17"E	80.54
C115	010° 18' 48"	355.00	63.90	32.04	S60° 16' 13"W	63.82
C116	008° 56' 49"	355.00	55.43	27.77	S54° 26' 24"W	55.38
C117	005° 25' 39"	355.00	36.50	18.26	S47° 03' 16"W	36.48
C118	007° 23' 13"	355.00	45.77	22.92	S40° 24' 59"W	45.74
C119	008° 59' 16"	355.00	43.30	21.67	S33° 13' 44"W	43.27
C120	006° 51' 41"	355.00	42.51	21.28	S26° 18' 16"W	42.49
C121	008° 01' 32"	355.00	49.73	24.90	S18° 51' 40"W	49.67
C122	007° 51' 39"	355.00	48.71	24.39	S10° 55' 04"W	48.68
C123	008° 24' 26"	355.00	52.09	26.09	S2° 47' 02"W	52.04
C124	008° 56' 49"	355.00	55.52	27.82	S5° 54' 01"E	55.47
C125	002° 52' 23"	355.00	61.18	30.66	S21° 14' 04"E	61.10
C126	002° 52' 45"	355.00	17.84	8.92	S15° 19' 38"E	17.83
C127	000° 31' 37"	275.00	2.53	1.26	S22° 52' 11"E	2.53
C128	013° 33' 29"	275.00	65.07	32.69	S15° 49' 38"E	64.92
C129	016° 05' 22"	275.00	81.26	40.64	S0° 34' 53"E	80.98
C130	017° 13' 04"	275.00	82.64	41.23	S16° 29' 40"W	82.34
C131	017° 03' 06"	275.00	81.84	41.63	S33° 37' 45"W	81.53
C132	017° 11' 42"	275.00	82.53	41.58	S50° 45' 09"W	82.22
C133	017° 03' 06"	275.00	81.84	41.23	S67° 05' 34"W	81.54
C134	017° 03' 37"	275.00	81.88	41.25	S84° 55' 55"W	81.58
C135	017° 03' 49"	275.00	81.90	41.26	N78° 00' 22"W	81.60
C136	017° 03' 41"	275.00	81.89	41.25	N60° 56' 37"W	81.59
C137	017° 03' 13"	275.00	81.85	41.23	N43° 53' 10"W	81.55
C138	017° 11' 53"	275.00	82.54	41.58	N26° 45' 37"E	82.23
C139	017° 01' 08"	275.00	81.86	41.23	N9° 38' 02"W	81.56
C140	017° 03' 52"	275.00	81.90	41.26	N7° 25' 34"E	81.60
C141	020° 22' 03"	275.00	97.76	48.40	N26° 08' 31"E	97.24
C142	004° 11' 12"	275.00	20.09	10.05	N38° 25' 08"E	20.09
C143	013° 16' 57"	275.00	63.75	32.02	N47° 09' 12"E	63.61
C144	009° 06' 59"	275.00	75.58	37.87	N49° 14' 11"E	75.50
C145	091° 17' 51"	20.00	31.87	20.46	S88° 40' 22"E	28.60
C146	020° 06' 11"	225.00	79.08	39.95	S33° 57' 21"E	78.67
C147	029° 04' 47"	225.00	116.55	59.61	S0° 02' 52"E	115.26
C148	006° 41' 47"	70.00	8.16	4.10	S9° 08' 25"W	8.16
C149	037° 07' 38"	70.00	45.36	23.51	S31° 03' 08"W	44.57
C150	001° 11' 48"	60.00	1.25	0.63	S49° 01' 03"W	1.25
C151	039° 19' 16"	60.00	41.18	21.44	S28° 45' 31"W	40.37
C152	033° 19' 37"	60.00	34.90	17.46	S7° 33' 56"E	34.31
C153	033° 01' 00"	60.00	35.58	17.78	S40° 44' 19"E	34.10
C154	034° 09' 06"	60.00	36.07	18.05	S73° 59' 27"E	34.57
C155	032° 53' 04"	60.00	34.44	17.17	N72° 49' 28"E	33.97
C156	033° 05' 21"	60.00	34.65	17.82	N39° 50' 15"E	34.17
C157	035° 37' 57"	60.00	37.31	19.28	N5° 28' 38"E	36.72
C158	019° 15' 11"	60.00	15.82	8.01	N19° 56' 28"W	15.82
C159	014° 50' 10"	150.00	38.84	19.53	N20° 07' 28"W	38.73
C160	007° 39' 01"	150.00	20.03	10.03	N8° 52' 53"W	20.01
C161	007° 25' 21"	150.00	19.44	9.73	N11° 20' 39"W	19.42
C162	008° 31' 31"	275.00	40.89	20.49	N11° 53' 32"E	40.86
C163	011° 33' 13"	275.00	55.40	27.79	N11° 55' 25"E	55.31
C164	011° 12' 27"	275.00	53.79	26.98	N23° 17' 55"W	53.71
C165	017° 07' 16"	275.00	82.18	41.46	N37° 27' 47"W	81.87
C166	080° 13' 22"	20.00	28.00	16.85	N6° 54' 44"W	25.77
C167	010° 57' 14"	47.00	90.81	45.42	N28° 43' 19"E	90.67
C168	006° 26' 30"	47.00	53.66	26.87	N20° 00' 27"E	53.65
C169	006° 35' 08"	47.00	54.60	27.33	N13° 28' 39"E	54.57
C170	006° 36' 58"	47.00	71.43	35.78	N5° 52' 36"E	71.36
C171	003° 29' 04"	47.00	28.89	14.45	N8° 10' 25"W	28.88
C172	003° 33' 29"	1,220.00	77.16	38.59	N83° 11' 21"E	77.15
C173	003° 50' 28"	1,220.00	81.79	40.91	N79° 57' 24"E	81.77
C174	002° 40' 23"	1,220.00	56.91	28.46	N76° 41' 59"E	56.91
C175	002° 32' 38"	1,220.00	54.17	26.09	N74° 05' 29"E	54.16
C176	002° 31' 02"	1,220.00	53.60	26.80	N71° 33' 39"E	53.59
C177	055° 42' 38"	450.00	437.55	237.81	N25° 56' 22"E	420.52
C178	069° 03' 30"	250.00	301.65	172.25	N16° 07' 56"W	283.69
C179	256° 55' 41"	300.00	1345.27	777.64	S74° 40' 10"E	469.80
C180	167° 06' 42"	250.00	729.18	2,213.40	S16° 46' 19"E	496.84
C181	006° 39' 37"	230.00	34.50	17.22	N6° 22' 34"E	34.46
C182	091° 34' 31"	30.00	52.45	39.28	S22° 39' 21"W	47.07





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: ANAQUA AT TRES LAGOS PHASE II SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Russell Road (9 Mile Line) Dedication as needed for 100 ft. ROW  
Paving: 65 ft. Curb & gutter: both sides  
- Need to label ROW for Russell Road to finalize ROW dedication requirements, prior to final.  
- Thoroughfare Plan designates Russell Road (Mile 9 Line) as a Minor Arterial with 100 ft. ROW. Provide ROW detail along Russell Road regarding centerline, existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications.. Any ROW being dedicated by this plat must be included as well, finalize prior to final.  
- Submit document referenced on plat for staff review regarding ROW, prior to final.  
- Abandonment of original 9 mile must be shown on plat, finalize prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Interior Streets: 50 ft. ROW  
Paving: 32 ft. Curb & gutter: both sides  
- Submitted plat does not show proposed ROW. Need to label ROW on plat to assure compliance.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

N. Stewart Road: dedication for 80 ft. ROW  
Paving: 52' - 65' Curb & gutter: both sides  
- Submitted plat does not show ROW. Need to revise plat showing the ROW to finalize dedication requirements, prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement.  
\*\*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: Cul-de-Sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.  
- Provide Cul-de-Sac details, as per Fire Department, paving must be 96 ft. in diameter fact to face with 10 ft. of ROW back of curb. If islands proposed, must meet 36 ft. minimum pavement face to face with "fire lanes" striped around the cul-de-sac areas.  
-Public Works disapproved for the following street widths must be labeled and illustrated on plat and Cul-de-sac must be label and illustrated on plat with a minimum of 96 ft. diameter for proper turn around. Need to address prior to final.  
- Temporary paved turnarounds needed if any street is not continuous until future phase develops, as needed. If needed, Fire Department requires 96 ft. paving diameter face to face.  
\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Non-compliance

Applied

NA

Required

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



ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>-Lots 1-9 and 121-125 front Russell Road (9 Mile Road): In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide and built to city plans and specifications by the developer, finalize service street requirements prior to recording.</p> <p>- Public Works disapproved for the following street widths must be labeled and illustrated on plat and Cul-de-sac must be label and illustrated on plat with a minimum of 96 ft. diameter for proper turn around. Need to address prior to final.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>Front 20 ft. minimum or greater for easements.</p> <p>Revisions required:</p> <p>- Revise front setbacks to 20 ft. or greater for easements.</p> <p>-Note requirements subject to change once lot frontage requirements have been finalized.</p> <p>-For lots 1-9 and 121-125; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for note prior to final.</p> <p>- must comply with PID requirements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>Rear: 11 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>Interior Sides: 5 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>Corner: 10 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>Garage: 18 ft. except where greater setback is required, greater setbacks applies.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Road) and N. Stewart Road. Interior sidewalks: City ordinance will not apply provided a sidewalks have at least and adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement.</p> <p>- Finalize wording prior to final.</p> <p>*May increase to 5 ft. depending on engineering dept.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied

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



BUFFERS	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Russell Road (9 Mile Line line) and N. Stewart Road.</li> <li>-Need to revise Note #8 as it references Tres Lagos Blvd. - finalize prior to final.</li> <li>- Note requirements' subject to change once lot frontage requirements have been finalized. (I.E. - lots fronting Russell Road). Finalize wording prior to final.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>- Staff is reviewing requirements/ restrictions as Russell Road is a Minor Arterial on the Thoroughfare Map.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets:</li> <li>- Ensure that detention area meets 25 ft. minimum frontage requirements for common/detention areas prior to final. Review and revise as applicable, prior to final.</li> <li>- Need to finalize lot frontage for Lots 1 - 9 and 121 - 125 as Russell Road is a Minor Arterial on the Thoroughfare Plan.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area and lot area: Lots must comply with the minimum frontage as per agreement</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing R-1 Proposed R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied

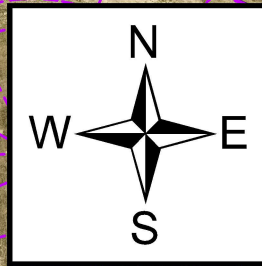
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee. - As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. -As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.	Applied
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Master TG Approved, TIA Waived with the following condition: • Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions, prior to final.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. -Master TG Approved, TIA Waived with the following condition: • Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions, prior to final.	Applied
<b>COMMENTS</b>	
Comments: - Clarify portion of plat boundary extending to N. Stewart Road so as to establish requirements such as setbacks, prior to final. - Any abandonments must be done by separate process, not by plat. -Clarify any Islands/ boulevards proposed along Russell Road, finalize prior to final. *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

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





# LOCATION

RUSSELL RD

N STEWART RD

PROPOSED  
ANAQUA  
AT  
TRES LAGOS PH 2





City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

SUB2025-0116

Project Information	Subdivision Name <u>Gonzalez Corner Phase II Subdivision</u>	
	Legal Description <u>A tract of land containing 3.364 acres, 3.923 acres (3.922 acres deed call) being a part or portion out of Lot 77, La Lomita Irrigation and Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas.</u>	
	Location <u>Northwest corner of Lark Avenue and N. Ware Road (FM 2220)</u>	
	City Address or Block Number <u>3700 LARK AVE.</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>3.923</u> Net Acres <u>3.364</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>    </u> Acres) / <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>          </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Restaurant and Plaza</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>          </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>210680</u>		
Estimated Rollback Tax Due <u>4,212.48</u> Tax Dept. Review <u>LPG</u>		
Owner	Name <u>Carmen M. Gonzalez, LLC</u>	Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>
	Address <u>2128 Pelican Avenue</u>	E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Rene Gonzalez</u>	Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>
	Address <u>2128 Pelican Avenue</u>	E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>c/o Kelley Heller-Vela and Della Robles</u>	
Engineer	Name <u>Rioplex Engineering LLC</u>	Phone <u>(956) 330-2433 and/or (956) 867-3287</u>
	Address <u>1200 Auburn Avenue, Suite 280</u>	E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Kelley Heller-Vela and Della Robles</u>	
Surveyor	Name <u>Carrizales Land Surveying LLC</u>	Phone <u>(956) 567-2167</u>
	Address <u>4807 Gondola Ave.</u>	E-mail <u>mannyrpls@cls.land</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

KF





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### **PLAT TO SHOW:**

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

**Note:** Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

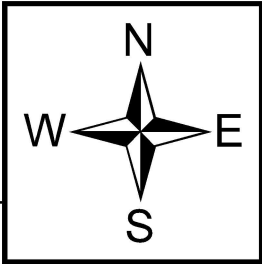
Signature Kelley A Heller-Vela Date 08.08.2025

Print Name Kelley A. Heller-Vela

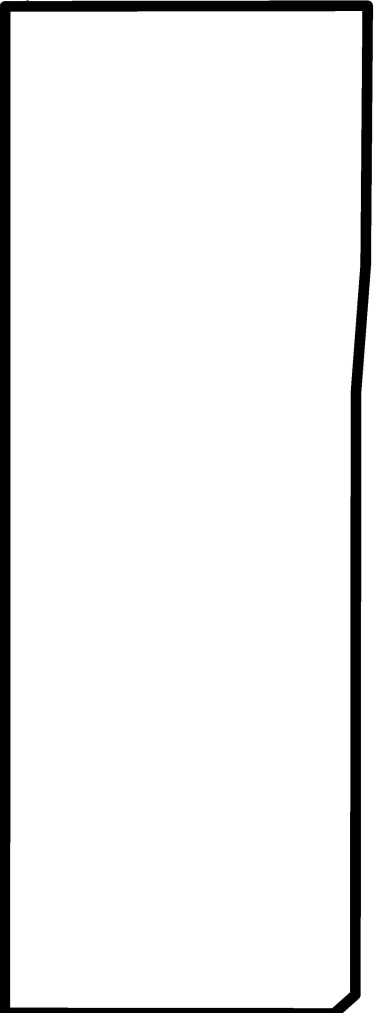
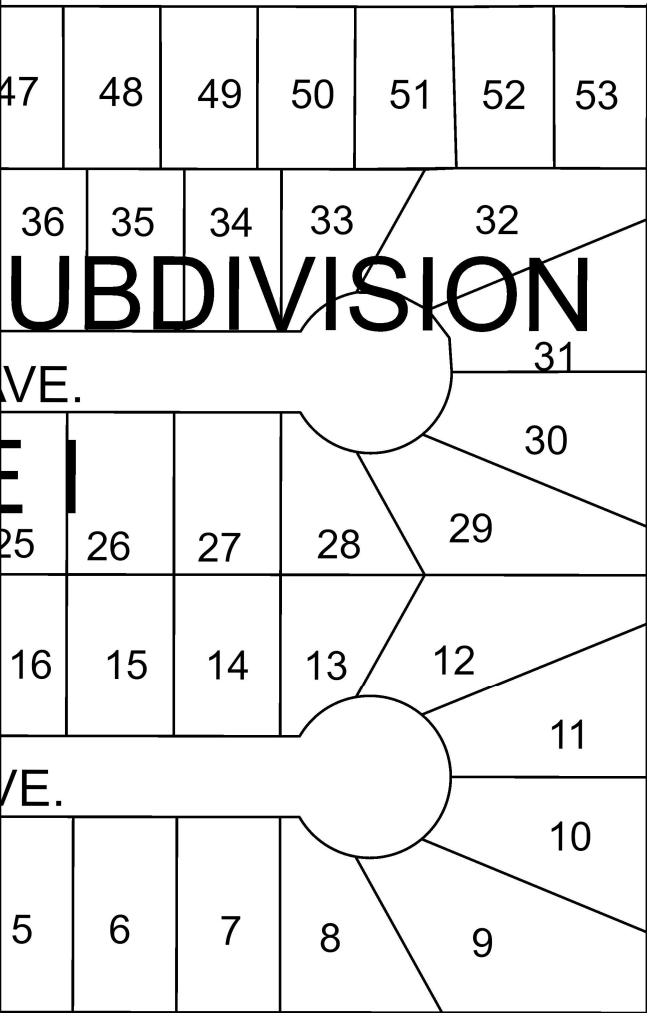
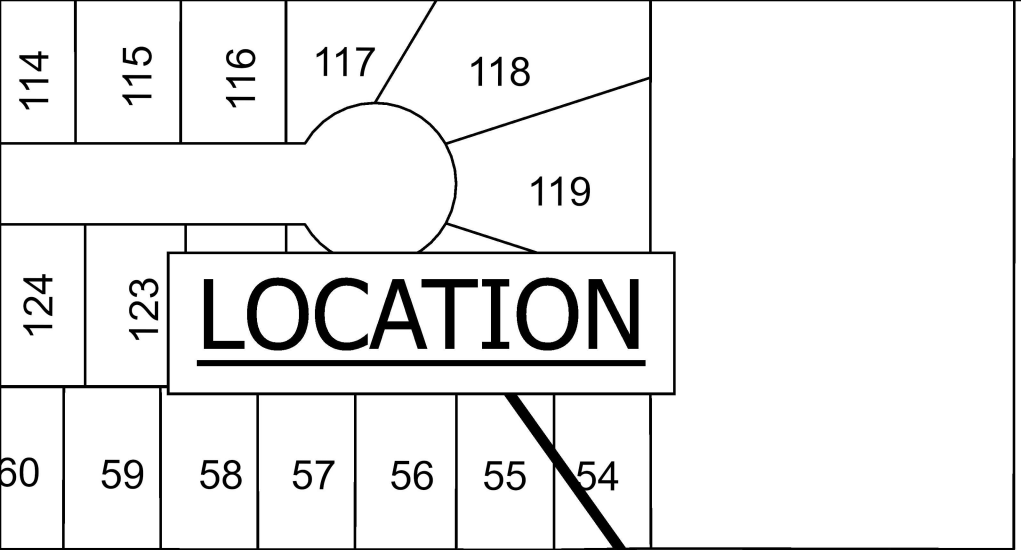
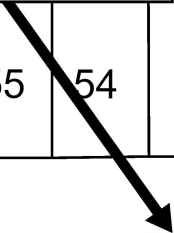
Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





**LOCATION**



**N WARE ROAD**

**LARK AVE**

GONZALEZ CORNER  
SUBDIVISION

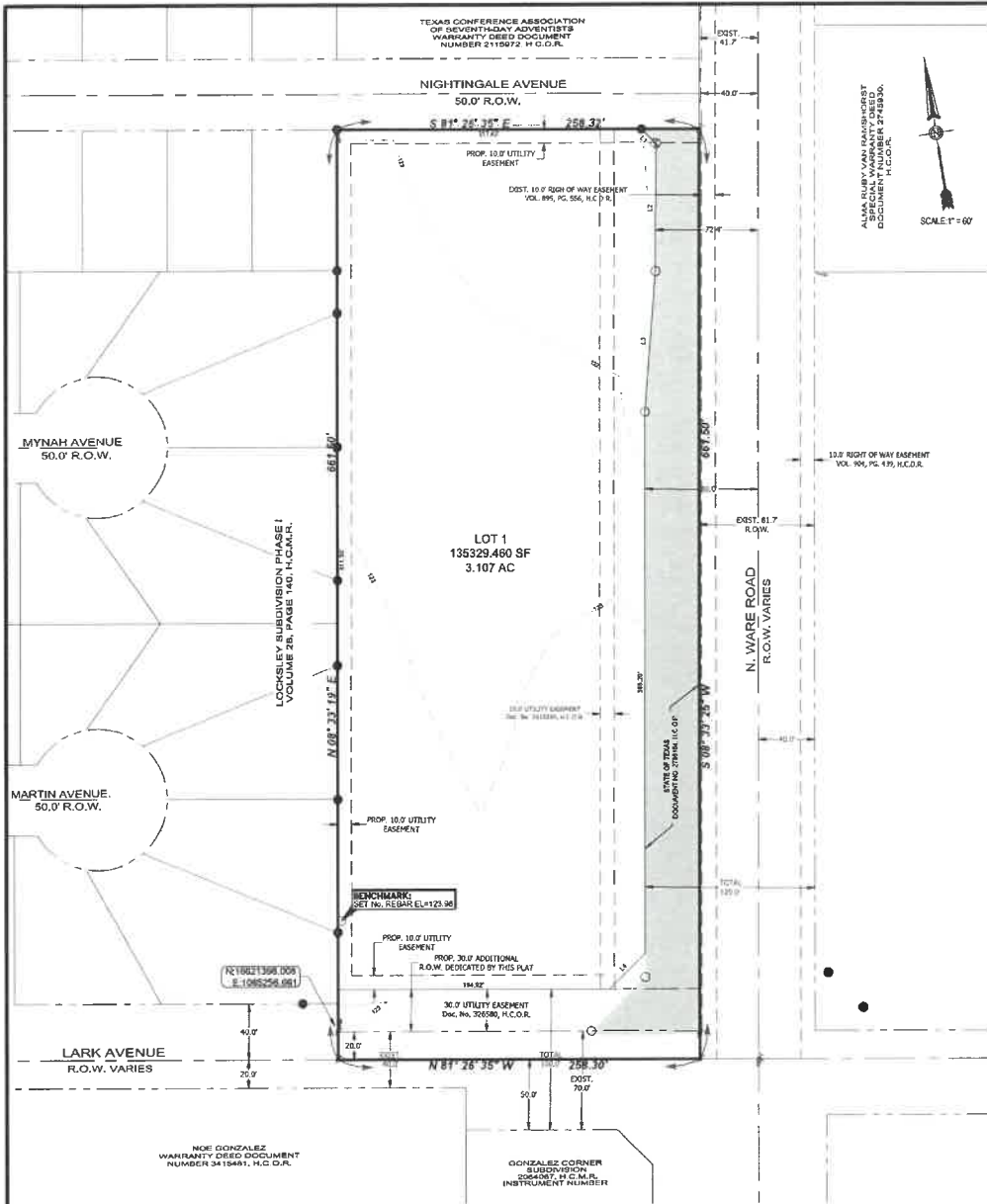
LOT 1



55-A

55-B





- GENERAL NOTES:
- THIS SUBDIVISION IS IN FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 100343 0005 C MAP REVISED: NOVEMBER 2, 1982.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
  - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:  
FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES  
REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
  - CITY OF McALLEN BENCHMARK: NUMBER MC 53, SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 4 LINE ROAD, 3/4" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP, GEODETIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16621278.7294, E=1065626.5902, ELEV.=125.83.
  - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 37,521 C.F. = 0.861 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
  - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
  - 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD, LARK AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - 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 IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
  - COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
  - PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR GONZALEZ CORNER PHASE II SUBDIVISION IS \$1,000.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 45 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON \_\_\_\_\_ WITH THE CONDITIONS LISTED.

## SUBDIVISION MAP OF GONZALEZ CORNER PHASE II SUBDIVISION

BEING A SUBDIVISION OF A 3.923 ACRES (170,872.130 Sq. Ft.) OUT  
OF LOT 77 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY  
SUBDIVISION VOLUME 24, PAGE 68 H.C.D.R. CITY OF McALLEN  
HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.964 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF: 3.923 ACRES (1,922 ACRES DEED CALL) BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.923 ACRES (3,922 ACRES DEED CALL) WERE CONVEYED TO CARMEN M. GONZALEZ, LLC BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2150108, HIDALGO COUNTY OFFICIAL RECORDS, SAVE AND EXCEPT 0.559 OF ONE ACRE CONVEYED TO STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2756154, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.923 ACRES (3,922 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF-WAYS OF N. WARE ROAD AND LARK AVENUE; THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF N. WARE ROAD AND LARK AVENUE, A DISTANCE OF 41.70 FEET TO A NAIL SET AT THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; THENCE, N 81° 25' 32" W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 77 AND THE SOUTH LINE OF SAID 3.923 ACRES, A DISTANCE OF 258.30 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF LOCKSLEY SUBDIVISION PHASE I, RECORDED IN VOLUME 28, PAGE 140A, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N 08° 34' 28" E (N 08° 34' 28" E DEED CALL) ALONG THE EAST LINE OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 20.00 FEET PASS A NAIL SET (NORTHINGS: 10621396.006, EASTINGS: 1065256.661) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF LARK AVENUE, AT A DISTANCE OF 90.50 FEET PASS THE SOUTHERNMOST NORTHEAST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF LOT 10, ALL OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 185.50 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF LOT 11 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 280.50 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHWEST CORNER OF LOT 12 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 341.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHERNMOST NORTHEAST CORNER OF LOT 29 AND THE SOUTHERNMOST CORNER OF LOT 30, ALL OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 436.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 30 AND THE SOUTHWEST CORNER OF LOT 31 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 531.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 31 AND THE SOUTHWEST CORNER OF LOT 32 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 561.25 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF LOT 33 OF SAID LOCKSLEY SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 661.50 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 33 OF SAID LOCKSLEY SUBDIVISION AND LINE THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S 81° 25' 32" E ALONG THE NORTH LINE OF SAID CERTAIN TRACT AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, AT A DISTANCE OF 217.47 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID SAVE AND EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.32 FEET (258.30 FEET DEED CALL) TO A NAIL SET AT THE NORTHEAST CORNER OF SAID SAVE AND EXCEPT TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. WARE ROAD, A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.923 ACRES (3,922 ACRES DEED CALL) TOTAL, SAVE AND EXCEPT 0.559 OF ONE ACRE, LEAVING 3.364 ACRES GROSS, OF WHICH 0.114 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 4 ROAD (LARK AVENUE), LEAVING A NET OF 3.250 ACRES OF LAND, MORE OR LESS. SAVE AND EXCEPT A TRACT OF LAND CONTAINING 0.559 OF ONE ACRE SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 0.559 OF ONE ACRE WAS CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NO. 2756154, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.559 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE); THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE), A DISTANCE OF 41.70 FEET; THENCE, N 08° 34' 28" E A DISTANCE OF 37.86 FEET TO A POINT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; THENCE, N 81° 40' 28" W A DISTANCE OF 78.85 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N 59° 27' 10" E ALONG AN OUTBACK LINE, A DISTANCE OF 57.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT; THENCE, N 08° 34' 47" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 401.06 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT; THENCE, N 12° 52' 08" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 100.28 FEET, TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT; THENCE, N 08° 34' 47" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 90.81 FEET TO AN INSIDE CORNER OF THIS TRACT; THENCE, N 36° 01' 42" W ALONG A CUTBACK LINE, A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S 81° 25' 32" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, A DISTANCE OF 40.83 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD (F.M. 2220), A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.559 OF ONE ACRE OF LAND, MORE OR LESS.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GONZALEZ CORNER PHASE II SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

CARMEN M. GONZALEZ, GOVERNING AUTHORITY  
CARMEN M. GONZALEZ, LLC  
2128 PELICAN AVENUE  
McALLEN, HIDALGO, TEXAS 78504

DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARMEN M. GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RIO PLEX ENGINEERING, LLC  
TEXAS REGISTRATION F-26864

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 08/09/2025  
ENGINEERING JOB # 825-012

STATE OF TEXAS  
COUNTY OF HIDALGO

I, MANNY CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6380  
STATE OF TEXAS

DATE SURVEYED: 04/07/2025  
SURVEY JOB # 25060

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_

COUNTY COURT  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

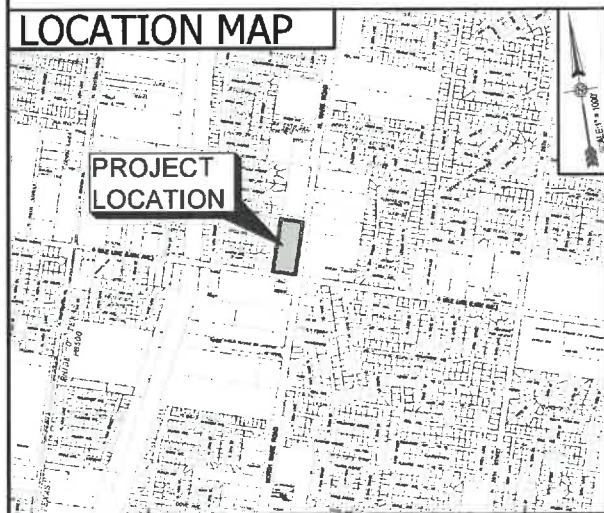
ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

Lot Line Table		
Line #	Length	Direction
L1	14.61'	N08°01'42"W
L2	90.91'	N08°34'47"E
L3	100.28'	N12°52'08"E
L4	35.36'	N53°34'08"E



- LEGEND
- FOUND NO. 4 REBAR
  - FOUND NO. 5 REBAR
  - ⊗ FOUND SQUARE ROD
  - ⊙ FOUND PIPE
  - ⚡ SET NAIL
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - S.E. COR. - SOUTHEAST CORNER
  - AC. - OF ONE ACRE
  - ( ) - RECORDED DEED CALL
  - LOT LINE
  - PROPERTY LINE

**RIO PLEX ENGINEERING**

FIRM No. 26964  
1200 Auburn Ave., Suite 280  
McAllen, Tx. 78504

Office # (956) 631-8327  
rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: CARMEN M. GONZALEZ, LLC	2128 PELICAN AVENUE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE. SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	(956) 567-2167





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: GONZALEZ CORNER PHASE II SUBDIVISION

#### REQUIREMENTS

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

North Ware Road: ROW dedication needed for 75ft from centerline for a total of 150 feet R.O.W.

Paving: by State Curb & gutter: by State

if not by state, 85 feet of pavement with curb and gutter on both sides will be required.

- Label centerline and lot line to finalize R.O.W dedication requirements, prior to final.

Provide a copy of the documents referenced on the plat for staff review prior to final.

- If 81.7 feet is the existing R.O.W, please label it accordingly to final.

- Please label the state designated roadway number on the subdivision plat.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

Lark Avenue: Dedication needed 50 feet from centerline for the total of 100 feet R.O.W.

Paving 65ft Curb & gutter Both Sides

-Label Center Line to finalize R.O.W dedication, prior to final. R.O.W dedication should be clear of any easements, clarify and revise plat prior to final.

-Provide a copy of the documents referenced on the plat 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

Non-compliance

Nightingale Avenue 50 feet of R.O.W existing: 5 feet of R.O.W dedication required for 30 feet from centerline for future 60 feet of R.O.W.

Paving 40 feet Curb & gutter both sides.

-Label centerline and finalize R.O.W dedication prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

\* 1,200 ft. Block Length \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-118

\*Only for interior streets\*

\* 900 ft. Block Length for R-3 Zone Districts \_\_N/A\_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

NA

NA

Applied

##### ALLEYS

ROW: 20 feet Paving: 16 feet

Revisions required:

-Commercial development requires alleys.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

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 approved site plan or easements whichever greater applies Revision required: - Clarify or remove Lot 1 from setback plat **Zoning Ordinance: Section 138-356	Non-compliance
Rear: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies Revisions required: - Clarify or remove Lot 1 from setback plat **Zoning Ordinance: Section 138-356	Non-compliance
Sides: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies Revision required: - Clarify or remove Lot 1 from setback plat **Zoning Ordinance: Section 138-356	Non-compliance
Corner: In accordance with the zoning ordinance or greater for approved site plan or easements whichever greater applies. Revision required: -Please clarify or remove Lot 1 from setback plat prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage *proposed commercial use. **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 North Ware Road, Lark Avenue and Nightingale Avenue *May increase to 5 feet depending on the engineering department, prior to final. Revision Required: - Please add Nightingale as part of the 4 feet wide sidewalk required. - Please remove "and Both sides of all interior streets" from note #8 on plat. This property does not have interior streets. **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 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied



NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along: Staff is reviewing the access restrictions on perimeter streets, finalized prior to final.</li> <li>**Must comply with City Access Management Policy</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>*Does not apply to commercial development*</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul> <p>*proposed commercial use8</p>	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets: North Ware Road, Lark Avenue and Nightingale Avenue</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing C-3 Proposed C-3</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>*only applies to residential*</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> </ul>	NA
<ul style="list-style-type: none"> <li>*does not pertain to residential properties*</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<ul style="list-style-type: none"> <li>*Only applies to residential*</li> </ul>	

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



<b>TRAFFIC</b>	
* 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.	TBD
<b>COMMENTS</b>	
Comments: - If any abandonments proposed or needed, must be by separate instrument process and not by plat. -Subdivision will need MPUB approval. *Must comply with City's Access Management Policy.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVAL	Applied



89 90 91 92 93 94 95 96 97  
**KSLEY SUBDIVISION**  
PELICAN AVE.  
**PHASE 2**  
107 106 105 104 103 102 101 100 99  
110 111 112  
**LOCATION**  
ORIOLE AVE.



128 127 126 125 124 123 122 121 120  
64 63 62 61 60 59 58 57 56 55 54  
**NGHTINGALE AVE.**  
43 44 45 46 47 48 49 50 51 52 53  
40 39 38 37 36 35 34 33 32  
**KSLEY SUBDIVISION**  
MYNNA AVE.  
**PHASE I**  
22 23 24 25 26 27 28 29  
19 18 17 16 15 14 13 12 11  
**MARTIN AVE.**  
2 3 4 5 6 7 8 9  
**LARK AVE.**



**N WARE ROAD**  
55-A 55-B  
N 36TH ST  
JAY CT.  
54 53 52 51 50 49 48  
72

**GONZALEZ CORNER SUBDIVISION**  
LOT 1





City of McAllen

Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Sub 2025-0108

Project Information	Subdivision Name	Habitat at Ware Phase 2				
	Legal Description	2.143 Acres out of Lot 80, La Lomita Irrigation and Construcion Co Subdivision				
	Location	West side of Ware Road, 750 feet south of Lark - Behind the existing restaurant				
	City Address or Block Number	6117 N. Ware Road (REAR)				
	Total No. of Lots	20	Total Dwelling Units	N/a		
	Gross Acres	2.143	Net Acres	2.143		
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No					
	For Fee Purposes: <input type="checkbox"/> Commercial ( ____ Acres)/ <input type="checkbox"/> Residential ( 20 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No					
	Existing Zoning	R-1	Proposed Zoning	R-3(UDC)		
	Applied for Rezoning	<input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date 6/5/25				
Existing Land Use	Vacant					
Proposed Land Use	Townhomes					
Irrigation District #	1	Water CCN:	<input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other			
Agricultural Exemption:	<input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No		Parcel #	210698		
Estimated Rollback Tax Due	n/a		Tax Dept. Review	mm		
Owner	Name	Law Office of Damian C. Orozco		Phone	956-683-1000	
	Address	621 N. 10th Street, Suite B		E-mail	daniel@habitatdevelopers.com	
	City	McAllen	State	Tx	Zip	78501
Developer	Name	Habitat Developers		Phone	956-578-3919	
	Address	302 S. 10th Street		E-mail	daniel@habitatdevelopers.com	
	City	McAllen	State	Tx	Zip	78501
	Contact Person	Daniel Martinez				
Engineer	Name	Spoor Engineering Consultants, Inc.		Phone	956-683-1000	
	Address	510 S. Broadway St.		E-mail	sec@spooreng.com	
	City	McAllen	State	Texas	Zip	78501
	Contact Person	Steve Spoor, P.E.				
Surveyor	Name	Robles & Associates - Reynaldo Robles		Phone	956-968-2422	
	Address	107 W. Huisache Street		E-mail	roblesandassoc@gmail.com	
	City	Weslaco	State	Texas	Zip	78596

RECEIVED

JUL 25 2025

KF

BY:

mm



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey \* showing existing structures/easements or 3 blue line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

### **PLAT TO SHOW:**

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

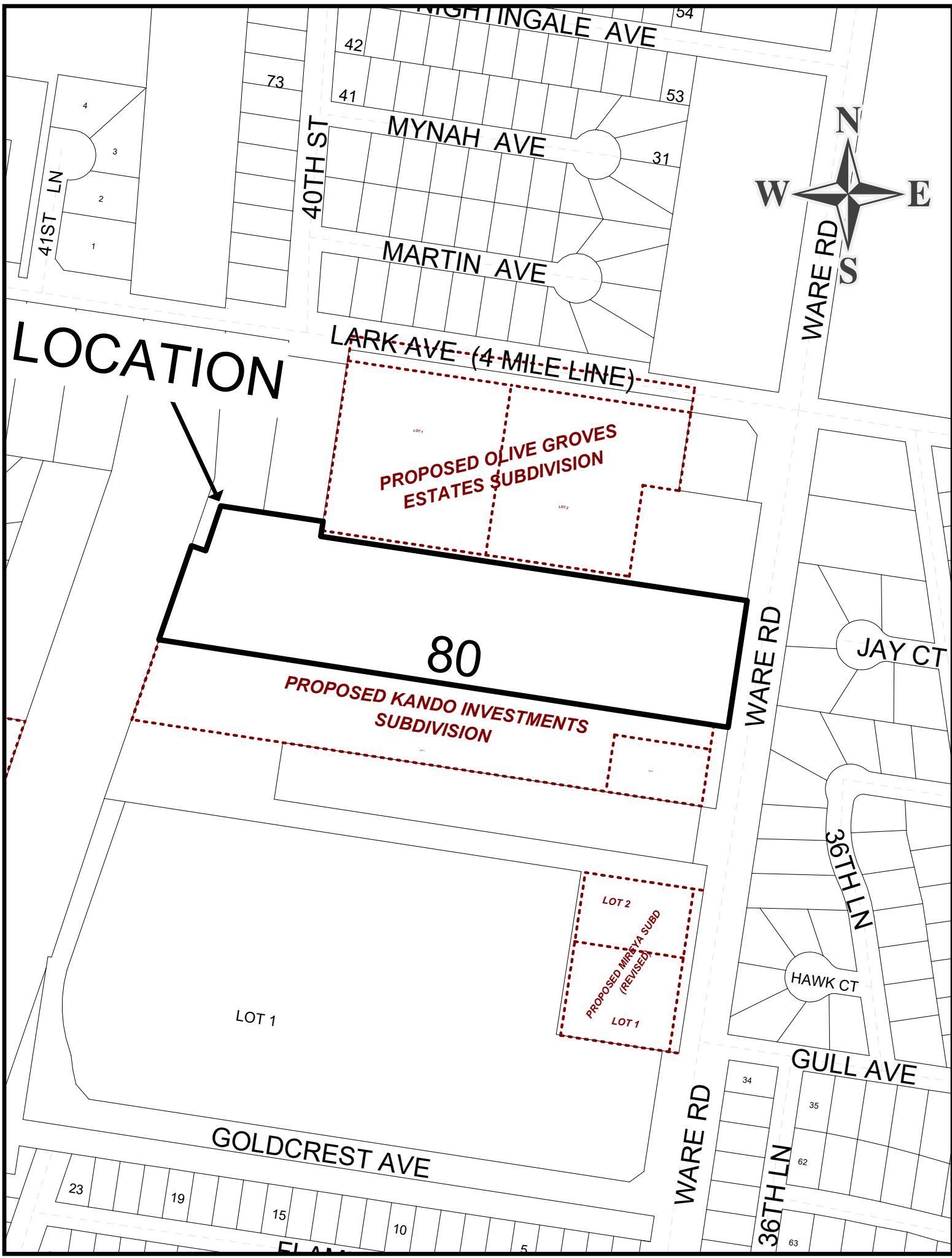
Signature  Date 07-25-25

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





LOCATION

80

PROPOSED OLIVE GROVES  
ESTATES SUBDIVISION

PROPOSED KANDO INVESTMENTS  
SUBDIVISION

LOT 2  
PROPOSED MIRYA SUBD  
(REVISED)  
LOT 1

LOT 1

GOLDCREST AVE

NIGHTINGALE AVE

MYNAH AVE

MARTIN AVE

LARK AVE (4 MILE LINE)

40TH ST

41ST LN

WARE RD

JAY CT

36TH LN

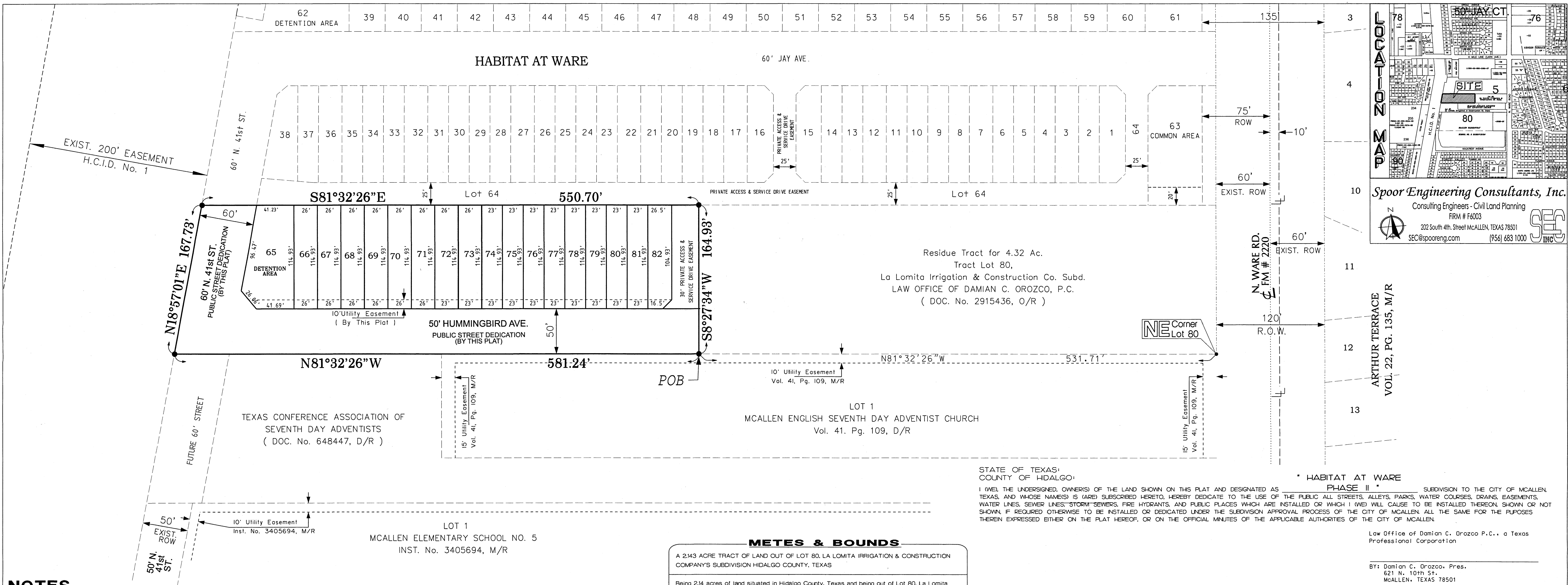
HAWK CT

GULL AVE

WARE RD

36TH LN





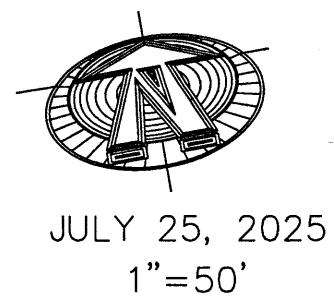
**LOCATION MAP**

**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F6003  
202 South 4th Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000

**SEC**

**NOTES:**

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
FRONT: 10 FEET OR GREATER FOR EASEMENTS  
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
EAST SIDES: CORNER: 10 FEET OR GREATER FOR EASEMENTS  
WEST SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS  
SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
GARAGE: 18 FEET 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 NOV. 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES ALONG N. 41ST STREET, AND HUMMINGBIRD AVE. AN 8" MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON EAST SIDE OF N. 41ST ST. AND THE NORTH SIDE OF HUMMINGBIRD AVE.
- BENCHMARK- STATION NAME: MC 76 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST OF WARE RD. AND MILE 4 RD ELEV.- 125.83 (NAVD88)
- 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.
- 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.
- DRAINAGE DETENTION OF ----- ACRE- FEET (----- CUBIC FEET) IS REQUIRED FOR THIS PROPERTY
- 8'x8' WASTE COLLECTION EASEMENT (W.C.E.) SHOWN CENTERED ON LOT LINES BETWEEN LOTS
- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HABITAT AT WARE, 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 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO PRIVATE SERVICE DRIVES, COMMON AREAS AND DETENTION AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- S.O.E.- DENOTES SIGHT OBSTRUCTION EASEMENT. ( BY THIS PLAT )
- PRIVATE ACCESS & SERVICE DRIVE EASEMENT REQUIRED TO BE OWNED, PAVED, AND MAINTAINED BY THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND NOT THE CITY OF McALLEN.



**MAP OF HABITAT AT WARE PHASE II**

*McAllen, Texas*

BEING A SUBDIVISION OF A 2.143 AC. TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, according to plat recorded in vol. 24, page 68, Deed Records Hidalgo County, Texas.

**METES & BOUNDS**

A 2.143 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS

Being 2.14 acres of land situated in Hidalgo County, Texas and being out of Lot 80, La Lomita Irrigation & Construction Co. Subdivision, according to map recorded in Volume 24, Page 67-68 of the Hidalgo County Deed Records and said 2.143 acre tract being out of a 4.32 acre tract of land described in Document No.2915436 of the Hidalgo County Official Records, and said 2.143 acre tract being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set on the south line of said 4.32 acre tract for the southeast corner of said tract herein described, said iron rod with plastic cap bears NORTH 81-32'26" WEST 573.21 feet from a 5/8-inch iron rod with a plastic cap "ROWSS PROP COR" found for the southeast corner of said 4.32 acre tract;  
THENCE, NORTH 81-32'26" WEST (deed N 81-17'30"W), 581.24 feet with the south line of said 4.32 acre tract to a 1/2-inch iron rod with a plastic cap stamped "SEA" found for the southwest corner of said 4.32 acre tract and the southwest corner of said tract herein described;  
THENCE, NORTH 18-57'01" EAST (deed N 19-03'30"E), 167.73 feet with the west line of said 4.32 acre tract and the east line of a canal right-of-way to a point for the northwest corner of said 4.32 acre tract and the northwest corner of said tract herein described and from which a found iron rod with a plastic cap stamped "SEA 5782" bears NORTH 81-32'26" WEST, 0.4 feet;  
THENCE, SOUTH 81-32'26" EAST (deed S 81-17'30" E), 550.70 feet with the north line of said 4.32 acre tract and the south line of a 6.84 acre tract of land described in Document #3503867 of the Hidalgo County Official records, to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;  
THENCE, SOUTH 8-27'34" WEST, 164.93 feet to the POINT OF BEGINNING and containing 2.143 acres of land more or less.

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 HABITAT AT WARE PHASE II 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 PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GARTHOK LENDING, LLC

BY: JAMES B. EZELL, MANAGER  
502 CARDINAL  
McALLEN TX 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

STATE OF TEXAS:  
COUNTY OF HIDALGO:

**HABITAT AT WARE PHASE II**

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS \_\_\_\_\_ 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.

Low Office of Damian C. Orozco P.C., a Texas Professional Corporation

BY: Damian C. Orozco, Pres.  
621 N. 10th St.  
McALLEN, TEXAS 78501

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 \_\_\_\_\_, 2025.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

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, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS 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 WHERE IN 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(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: HABITAT AT WARE PHASE 2

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Interior Street: \*R.O.W. dedication for 60 ft. Total R.O.W.

Paving: 40 ft. Curb & gutter: Both Sides.

Revisions Needed:

- Proposing street name as "Humming Bird Ave." Name subject to change prior to final.

- Plat shows 50 ft. of R.O.W. dedication for interior street.

\*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

North 41st Street: 60 ft. of total R.O.W. dedication.

Paving: 40 ft. Curb & gutter: Both Sides

Revisions Needed:

- Revise street name as shown above. Label the street name as "N. 41st Street (60 ft. R.O.W.)"

- Needs to label the Centerline (C.L.)

\*\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plat

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

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

\* 600 ft. Block Length for R-3 Zone Districts.

\*\*Unified Development Code Section 5.3.6.C.2

\* 300 ft. Maximum Cul-de-Sac in length.

- Permanent Cul-De-Sacs and dead-end streets shall not exceed three hundred (300) feet in length.

- A Cul-De-Sac street shall be platted and constructed with a concrete paved Cul-De-Sac at the closed end.

- Needs to provide Cul-De-Sac turnaround for City services.

\*\*Unified Development Code Section 5.3.9.G.1-5

Non-compliance

Non-compliance

NA

NA

NA

Applied

Non-compliance

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



<b>ALLEYS</b>	
R.O.W.: 20 ft. Paving: 16 ft. Pending Items: - Subdivision plat proposes a 30 ft. private access and service drive easement. - A private access and service drive easement must be minimum 24 ft. wide and labeled as such and in compliance with fire and public works department requirements. Finalize all service drive requirements prior to final. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above prior to final, proposing 10 ft. or greater for easements. **Unified Development Code Section 2.2.4.D.3 * Rear: In accordance with the Unified Development Code or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.4.D.3 * Sides: 5 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.4.D.3 * Corner: 10 ft. or greater for easements, whichever is greater applies. - Add plat note as shown above prior to final. **Unified Development Code Section 2.2.4.D.3 * Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.4.D.5 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Required
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on both sides of North 41st Street and all interior street. - Revise plat note #5 as shown above prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and North 41st Street. - Separate the plat notes, 6 ft. & 8 ft. should be their own separate plat notes. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Separate the plat notes. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Non-compliance
	Required



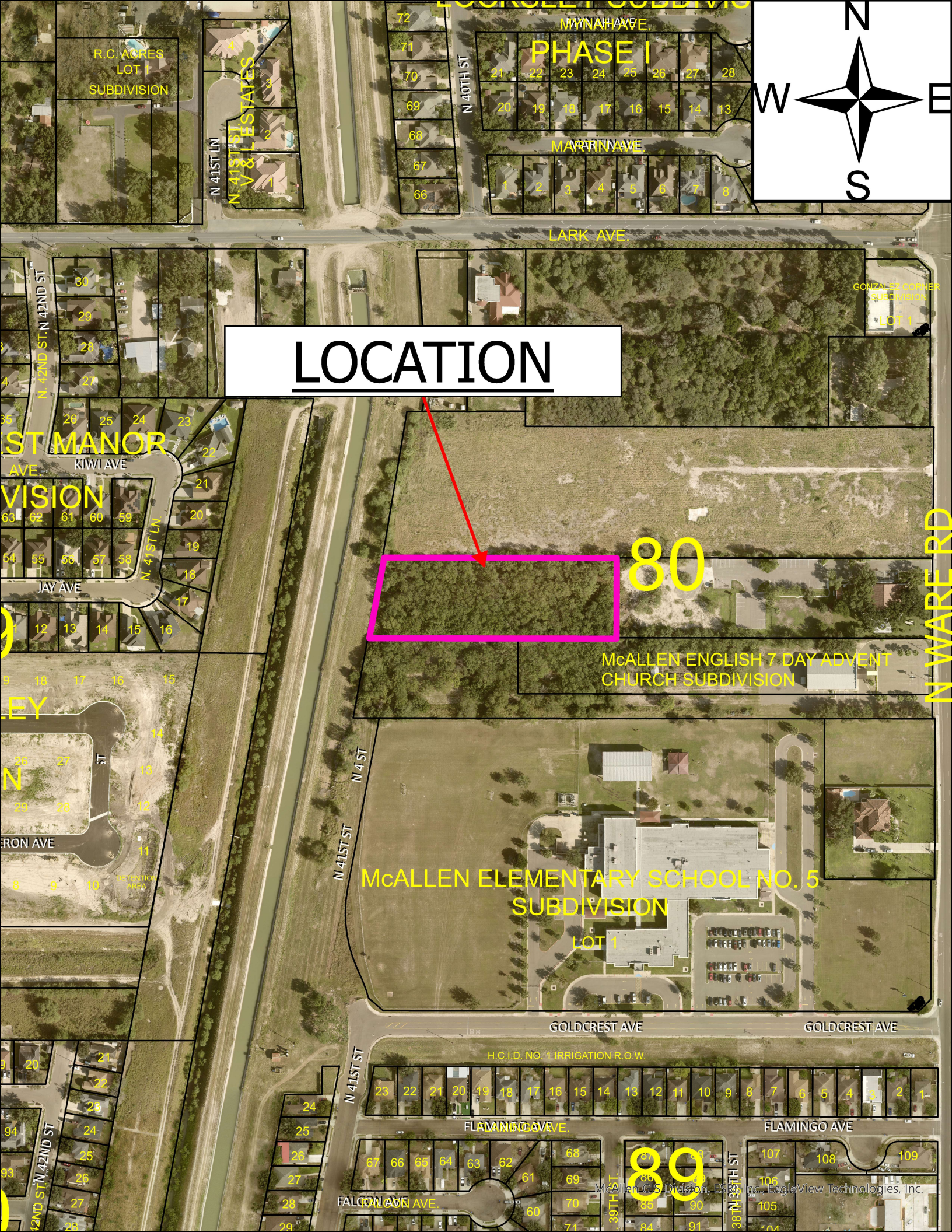
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along North 41st Street.</li> <li>- Add plat note as shown above.</li> <li>**Must comply with City Access Management Policy</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording.</li> <li>***Zoning Ordinance: Section 138-210.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Missing plat note, please add prior to final.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>- If the access is pending another subdivision on the West side, the plat cannot be approved in final form until the other plat is recorded.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>- Lots 72 &amp; 73 have conflicting dimensions on the Front &amp; Rear, please clarify.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: R-3 (High-Density Residential District) Proposed: R-3 (High-Density Residential District)</li> <li>***Unified Development Code 2.2.4.D.3</li> <li>**A rezoning request for the subject property from R</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>- At the P&amp;Z meeting of July 22, 2025 the property was rezoned from an R-1 (Single-Family Residential - OC) and C-3 (General Business - OC) to the R-3 (High-Density Residential District - UDC).</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied

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



<b>PARKS</b>	
* Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to \$12,600 (\$700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
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* Land dedication in lieu of fee. As per application submitted on July 25,2025 a total of 18 lots are proposed with park fees total to \$12,600 (\$700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation pending to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: - 30 ft. Private Access drive line fronting into Hummingbird Ave. needs to have it shown as dashed line. - Remove the word "McAllen, Texas" from underneath the title of the subdivision. - Application refers to 20 lots, but plat only has 18 lots available, need to clarify. - Lots 72 & 73 have differing lot dimensions, please clarify. *Must comply with City's Access Management Policy.	Non-compliance
<b>RECOMMENDATION</b>	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied





# LOCATION

80

McALLEN ENGLISH 7 DAY ADVENT  
CHURCH SUBDIVISION

McALLEN ELEMENTARY SCHOOL NO. 5  
SUBDIVISION

LOT 1

89



SUB 2025-0115



## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>The Embers III</u>	
	Legal Description <u>A 14.13 acre tract of land being a part or portion of Lot 12, Section 278, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas.</u>	
	Location <u>West side of 10th Street, 530' south of Freddy Gonzalez Drive</u>	
	City Address or Block Number <u>9901 N. 10TH ST.</u>	
	Total No. of Lots <u>36</u> Total Dwelling Units <u>35</u> Gross Acres <u>14.13</u> Net Acres <u>14.13</u>	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>35</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T, C-3</u> Proposed Zoning <u>R-3T, C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>          </u>	
	Existing Land Use <u>Open Land</u> Proposed Land Use <u>Single Family Residential</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>          </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>          </u>		
Estimated Rollback Tax Due <u>          </u> Tax Dept. Review <u>          </u>		
Owner	Name <u>MDG Investment Group, LLC</u> Phone <u>(956) 406-9480</u>	
	Address <u>4801 N. 10th Street</u> E-mail <u>illuminationsrgv@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>MDG Investment Group, LLC</u> Phone <u>(956) 406-9480</u>	
	Address <u>4801 N. 10th Street</u> E-mail <u>illuminationsrgv@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Melinda Garza</u>	
Engineer	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>Alfonso Quintanilla, P.E.</u>	
Surveyor	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u>	
	Address <u>124 E. Stubbs Street</u> E-mail <u>alfonsoq@qha-eng.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	

AUG 07 2025

BY: CW



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### **PLAT TO SHOW:**

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

**Note:** Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

Signature  Date 8/6/25

Print Name Gustavo Garcia

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



1	2	3	4	5	6	7	8	9	10	11	12
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70
72
71

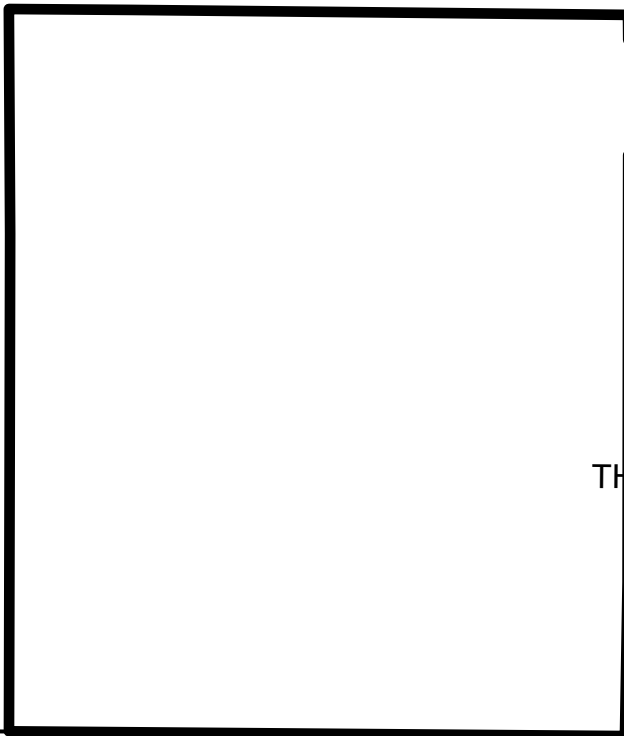
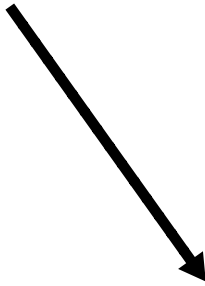
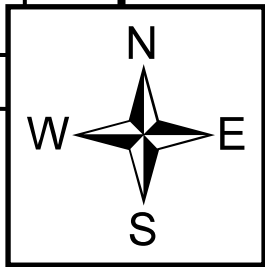
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LOCATION

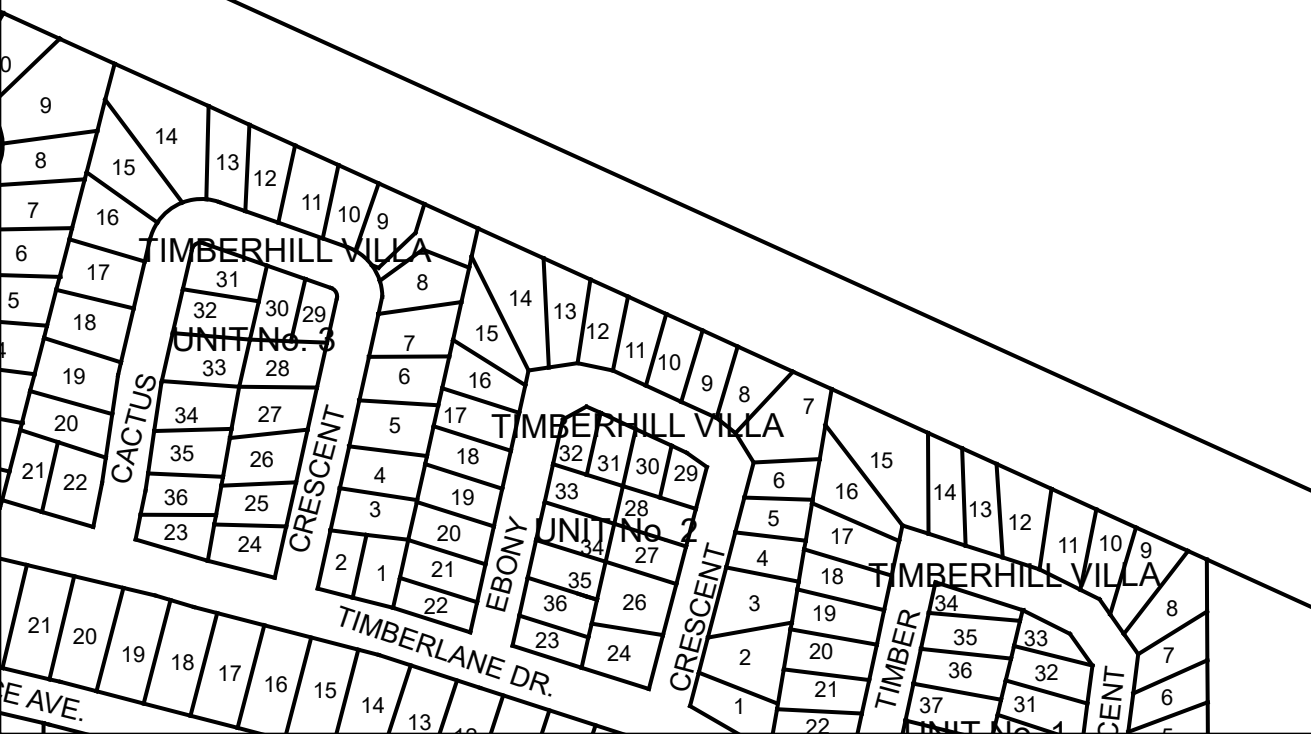
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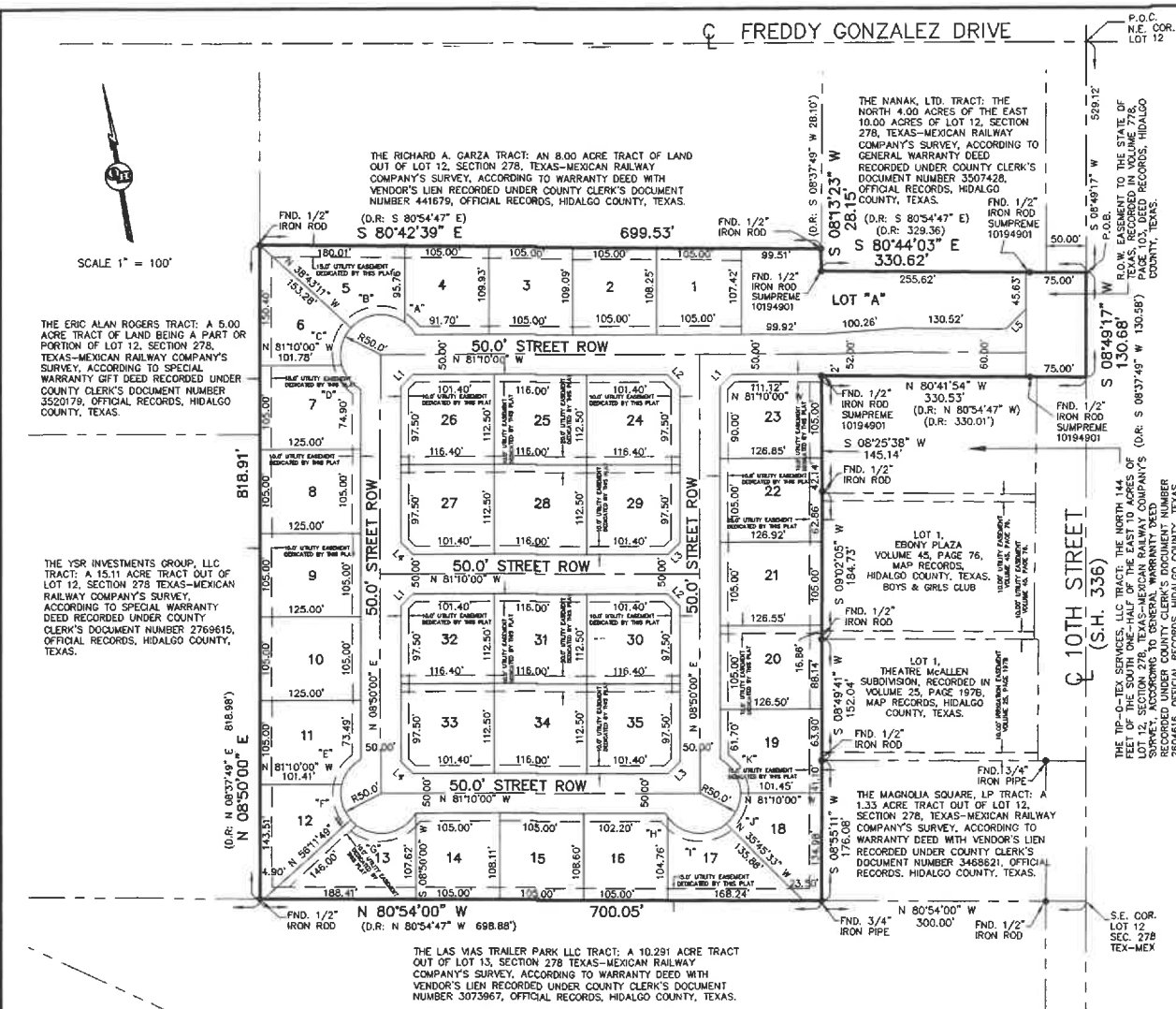
EBONY PLAZA  
SUBDIVISION  
LOT 1

THEATRE McALLEN  
SUBDIVISION  
1

N. 10TH ST.

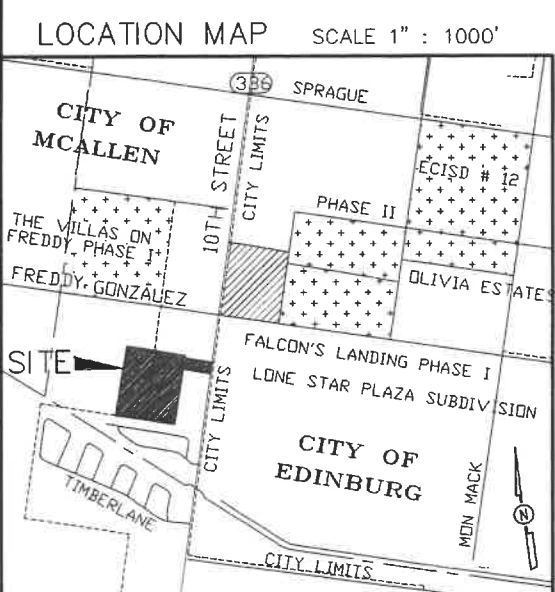






CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	23°07'48"	50.00'	20.18'	20.05'
"B"	84°28'23"	50.00'	73.67'	67.19'
"C"	57°45'42"	50.00'	50.41'	48.30'
"D"	44°41'07"	50.00'	39.00'	38.01'
"E"	46°21'24"	50.00'	40.45'	39.36'
"F"	54°42'47"	50.00'	47.75'	45.95'
"G"	108°55'49"	50.00'	95.08'	81.38'
"H"	05°54'24"	50.00'	5.15'	5.15'
"I"	94°25'27"	50.00'	82.40'	73.39'
"J"	48°40'09"	50.00'	43.34'	42.00'
"K"	60°00'00"	50.00'	52.36'	50.00'

LOT	AREA (S.F.)
1	11322.85
2	11410.59
3	11498.33
4	11472.71
5	11834.60
6	10691.87
7	12679.66
8-10	13125.00
11	12646.60
12	10392.19
13	12527.28
14	11328.54
15	11378.83
16	11421.84
17	11104.03
18	10967.32
19	12514.29
20	13282.86
21	13307.60
22	13336.95
23	13167.28
24	13050.00
25	12982.50
26-27	13050.00
28	12982.50
29-30	13050.00
31	12982.50
32-33	13050.00
34	12982.50
35	13050.00
LOT "A"	28799.46



SUBDIVISION PLAT OF :  
**THE EMBERS III**  
(PRIVATE SUBDIVISION)

A 14.13 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3417776, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS

A 14.13 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3606846, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT ON THE EAST LINE OF LOT 12 AND IN THE CENTERLINE OF NORTH 10TH STREET (S.H. 336) FOR THE SOUTHEAST CORNER OF THE NANAK, LTD. TRACT (THE NORTH 4.00 ACRES OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507426, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS S 08°49'17" W, 528.12 FEET FROM THE NORTHEAST CORNER OF LOT 12.

THENCE: S 08°47'41" W, ALONG THE EAST LINE OF LOT 12 AND THE CENTERLINE OF NORTH 10TH STREET (S.H. 336), A DISTANCE OF 130.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE TIP-O-TEX SERVICES, LLC TRACT (THE NORTH 144.00 FEET OF THE SOUTH ONE-HALF OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604616, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: N 80°41'54" W (DEED RECORD: N 80°54'47" W), ALONG THE NORTH LINE OF TIP-O-TEX SERVICES, LLC TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4556 SET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.53 FEET (DEED RECORD: 330.01 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°25'38" W, ALONG THE WEST LINE OF THE TIP-O-TEX SERVICES, LLC TRACT, A DISTANCE OF 145.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF EBONY PLAZA (RECORDED IN VOLUME 45, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF SAID TRACT.

THENCE: S 09°02'05" W, ALONG THE WEST LINE OF EBONY PLAZA, A DISTANCE OF 184.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THEATRE McALLEN SUBDIVISION (RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF SAID TRACT.

THENCE: S 08°49'41" W, ALONG THE WEST LINE OF McALLEN THEATRE SUBDIVISION, A DISTANCE OF 152.04 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE MAGNOLIA SQUARE, LP TRACT (A 1.33 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3468821, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF THE McALLEN THEATRE SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°55'11" W, ALONG THE WEST LINE OF THE MAGNOLIA SQUARE, LP TRACT, A DISTANCE OF 176.08 FEET TO A 1/2" IRON PIPE FOUND ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°54'00" W (DEED RECORD: N 80°54'47" W), ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 700.05 FEET (DEED RECORD: 698.88 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE YSR INVESTMENTS GROUP, LLC TRACT (A 15.11 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2769615, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°50'00" E (DEED RECORD: N 08°37'48" E), ALONG THE EAST LINE OF THE YSR INVESTMENTS GROUP, LLC AND THE EAST LINE OF THE ERIC ALAN ROGERS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3520179, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 818.91 FEET (DEED RECORD: 808.98 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RICHARD A. GARZA TRACT (AN 8.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 441879, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°42'38" W (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE RICHARD A. GARZA TRACT, A DISTANCE OF 699.53 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE NANAK, LTD TRACT FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°13'23" W, ALONG THE WEST LINE OF THE NANAK, LTD TRACT, A DISTANCE OF 281.5 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°44'03" E (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE NANAK, LTD TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4556 SET AT 50.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.62 FEET (DEED RECORD: 329.36 FEET) TO THE POINT OF BEGINNING AND CONTAINING 14.13 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH McALLEN THEATRE SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

FLOOD ZONE DESIGNATION: ZONE "X"

1.- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

2.- MINIMUM FINISH FLOOR ELEVATION: 1' ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.- LEGEND \* - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4556, UNLESS OTHERWISE NOTED.

4.- MINIMUM BUILDING SETBACK LINES:

FRONT: 25.00 FT. OR GREATER FOR EASEMENTS

REAR: 10.00 FT.

INTERIOR SIDES: 6.00 FT. OR GREATER FOR EASEMENTS

CORNER SIDES: 10.00 FT. OR GREATER FOR EASEMENTS

GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

5.- NO BUILDINGS OR DRAINAGE DETENTION AREAS (LOT "A") SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.- REQUIRED DRAINAGE DETENTION IS: 96,791.20 C.F. ( 1.99 AC./FT.) TOTAL DETENTION IS BEING PROVIDED IN LOT "A". LOT "A" WILL BE MAINTAINED BY DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS AND NOT THE CITY OF McALLEN.

7.- BENCHMARK No. 1 - ELEV. = 109.55 TOP OF STORM MAINHOLE LOCATED 9.8 FEET NORTH AND 38.3 FEET EAST FROM THE NORTHEAST CORNER OF LOT 43 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM

BENCH MARK- 105.85 C.P.S. ON POWER POLE AT NORTHEAST CORNER OF 23RD STREET (F.M. 1926) & SPRAGUE ROAD. CITY OF McALLEN DATUM (CODE NO. M.C. 45)

8.- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS. PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THE TIME.

9.- COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF McALLEN.

10.- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE 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.

11.- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE EMBERS III NUMBER 134-168 OF THE SUBDIVISION ORDINANCE, DEVELOPER/HOMEOWNER'S 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 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

12.- 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

13.- 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

14.- NO CURB OUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG 10TH STREET (S.H. 336)

15.- 25.00' x 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

16.- "E" DENOTES ELECTRICAL EASEMENT DEDICATED BY THIS PLAT

"U.E." DENOTES UTILITY EASEMENT DEDICATED BY THIS PLAT

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA  
P.E. No. 9554

DATE 7-30-25

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

STATE OF TEXAS  
COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF **THE EMBERS III**, AN ADDITION TO THE CITY OF McALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF 10TH STREET (S.H. 336) FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

DATE

MDG INVESTMENT GROUP LLC  
GUSTAVO GARCIA, MEMBER  
4601 N. 1001 St Suite C  
McAllen, TX 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

GUSTAVO GARCIA, MEMBER

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 therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

CLARISSA QUINTANILLA  
Notary ID # 12961555  
My Commission Expires  
November 04, 2025

CLARISSA QUINTANILLA - NOTARY PUBLIC

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

PLANNING & ZONING COMMISSION  
ACKNOWLEDGEMENT

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

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF McALLEN  
CERTIFICATION OF APPROVAL

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 \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ 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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: JULY 1, 2025

FILENAME : F:\DATA\SUBDIVISIONS\THE EMBERS III\PLAT	PREPARED BY	CHECKED BY	APPROVED BY
DATE PREPARED 7-1-25	DATE REVIEWED 7-1-25	DATE REVIEWED 7-1-25	DATE REVIEWED 7-1-25





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: THE EMBERS III

#### REQUIREMENTS

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

North 10th street (SH.336): Dedication for 75 ft. R.O.W from centerline for a future total of 150 ft. R.O.W

Paving by state Curb & gutter by state

Revisions needed:

- Provide document noted on plat for existing R.O.W.
- Once information is submitted, staff will determine R.O.W dedication.
- Need to show R.O.W. on the east side of the centerline for N. 10th Street to finalize dedication, prior to final.
- If this is not a state designated road, 85 ft minimum pavement width and curb & gutter will be required. Clarify and revise plat prior to final so requirements and can be finalized.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Entry Street: 60 ft. of R.O.W

Paving: 40 ft. Curb & gutter: both sides

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Interior Streets: 60 ft. of R.O.W

Paving: 40 ft. Curb & gutter: both sides

\*\*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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Applied

Applied

Non-compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

TBD

##### SETBACKS

Front: Proposing 25 ft. or greater for easements

\*\*Zoning Ordinance: Section 138-356

Rear: 10ft

-Revise note #4 to include reference to: greater for easements. Revise plat 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**



* Sides: Proposing 6 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner Proposing 10 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage :18 feet except where greater setback is required; greater setbacks applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. 10th Street and both sides of all interior streets. *may increase to 5 feet depending on the engineering department* **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along - No curb cut for Lot "A" from N. 10th Street is being reviewed by staff prior to final. *depending on traffics requirements* **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. *This is a residential development*	TBD
* 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	Required
* 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

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



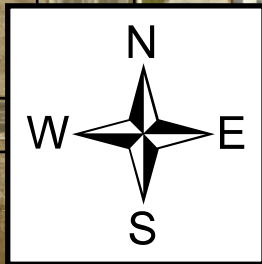
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing R-3T & C-3 Proposed R-3T & C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - Rezoning to R-1 for single-family use being reviewed by staff. ***Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee. *Park fee of \$24,500 must be paid prior to recording. (Based on 35 dwelling units/lots x 700) if number of units changes, fee will be adjusted accordingly.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Land dedication in lieu of fee. *Park fee of \$ 24,500 must be paid prior to recording. (Based on 35 dwelling units/lots x 700) if number of units changes, fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. *depending on Traffics requirements.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Application states that this will be a private subdivision. - Clarify zoning prior to final. If rezoned, additional requirements may apply or be revised. - Label Lot "A" - what is the propose use? - Gate Details must be submitted for review, prior to final. R.O.W may increase to accommodate requirement for gates. - On Vicinity Map, the cross hatching at the corner of 10th street and Freddy, revise as this as it may indicate this is the site. - Secondary Access required based on number of lots for a private subdivision. As per Section 134-167(c) of the subdivision ordinance.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied

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



# LOCATION

FREDDY GONZALEZ RD.



EBONY PLAZA  
SUBDIVISION

THEATRE McALLEN  
SUBDIVISION

N 10TH ST.

N 10TH ST

MESQUITE LN

MESQUITE LN

IRONWOOD RD

EBONY DR

TIMBERHILL VILLA  
UNIT No. 3

TIMBERHILL VILLA  
UNIT No. 2

TIMBERHILL VILLA





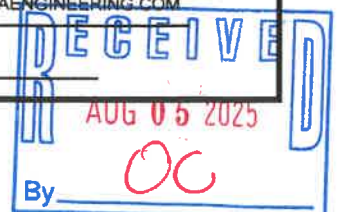
# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
**SUBDIVISION PLAT REVIEW APPLICATION**

Project Information	Subdivision Name <u>THE VILLAGES AT DALLAS SUBDIVISION</u>	
	Legal Description <u>BEING A 3.31 ACRES OF LAND, MORE OR LESS, OT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISIONS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.</u>	
	Location <u>APPROX. 1600 FT WEST OF THE INTERSECTION OF DALLAS AVE AND S COL ROWE BLVD</u>	
	City Address or Block Number <u>601 DALLAS AVE. 1</u>	
	Total No. of Lots <u>42</u> <sup>P.A.</sup> Total Dwelling Units <u>40</u> Gross Acres <u>3.31</u> Net Acres _____	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres)/ <input checked="" type="checkbox"/> Residential ( <u>42</u> <sup>P.A.</sup> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>TOWNHOMES</u>	
	Irrigation District # <u>HCWID#3</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # _____		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>SMART PECUNIA LLC</u> Phone <u>(956) 309-3395</u>	
	Address <u>717 BRAZOS APT NO 5</u> E-mail <u>SP.RGV@PM.ME</u>	
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name <u>SMART PECUNIA LLC</u> Phone _____	
	Address <u>717 BRAZOS APT NO 5</u> E-mail <u>SP.RGV@PM.ME</u>	
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>CARLOS BAUZA</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u>	
	Address <u>921 S. 10TH AVENUE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u>	
Surveyor	Name <u>IVAN GARCIA, P.E., R.P.L.S.</u> Phone <u>(956) 380-5152</u>	
	Address <u>921 S. 10TH AVENUE</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

KF





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- **Location Map**
- **Plat & Reduced Plat**
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- **Proof of authority** of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. **Each file must be less than 20 MB.** No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### **PLAT TO SHOW:**

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

Signature  Date 06/17/25

Print Name Carlos A. Bauza

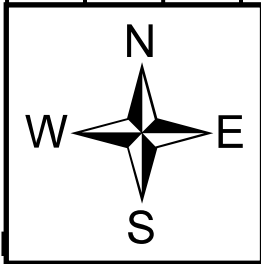
Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



# LOCATION

## VICTOR FIELDS ELEMENTARY SCHOOL



ADDITION

8

9

10

CD AVE.

13

12

11

S. 5TH ST.

DALLAS AVE.

WORLD OF 4  
SUBDIVISION

LOT 1

14

TS ADDITION

17

6

5

4

3

ON TERRACE

S. 6TH ST.

BDIVISION

7

8

9

10



# THE VILLAGES AT DALLAS SUBDIVISION

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS

LEGEND	
△	SET C-P-S
△	FD. C-P-S
△	CALCULATED POINT
●	SET 1/2" IRON ROD
●	FD. 1/2" IRON ROD
●	FD. 5/8" IRON ROD
●	FD. 60-D NAIL
●	SET PK NAIL
○	STORM INLET
○	POWER POLE
○	FIRE HYDRANT
○	IRR. STAND PIPE
○	CHAIN LINK FENCE
○	EXIST. WATER METER
○	GAS SPOTTING
○	TELEPHONE PEDESTAL
○	POWER POLE

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.M.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.O.T.	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.90	25.00	29.57	N24° 16' 22"E	12.76
C2	5.44	25.00	12.46	N45° 16' 44"E	5.43
C3	26.95	50.00	30.88	N36° 04' 05"E	26.63
C4	28.32	50.00	32.46	N4° 23' 54"E	27.95
C5	24.57	50.00	28.15	N25° 54' 19"W	24.32
C6	26.47	50.00	30.34	N55° 08' 54"W	26.17
C7	30.75	50.00	35.23	N87° 55' 58"W	30.26
C8	16.24	50.00	18.61	S65° 08' 48"W	16.17
C9	17.80	25.00	40.79	S76° 14' 22"W	17.43
C10	0.89	25.00	2.04	N82° 20' 38"W	0.89
C11	18.78	25.00	43.04	S60° 00' 30"E	18.34
C12	15.94	50.00	18.27	S47° 3' 25"E	15.87
C13	31.80	50.00	36.44	N74° 58' 44"W	31.27
C14	25.41	50.00	29.12	S72° 14' 22"W	25.14
C15	24.67	50.00	28.27	S43° 32' 34"W	24.42
C16	28.53	50.00	32.69	S13° 03' 41"W	28.14
C17	26.94	50.00	30.87	S18° 43' 13"E	26.62
C18	5.44	25.00	12.46	S27° 53' 37"E	5.43
C19	13.25	25.00	30.37	S6° 30' 37"E	13.10
C20	39.27	25.00	90.01	N53° 40' 55"E	35.36
C21	39.27	25.00	90.00	N36° 19' 25"W	35.36

## OWNER'S ACKNOWLEDGMENT

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAGES AT DALLAS, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR MILE 6 1/2 ROAD IS BEING DEDICATED BY THIS PLAT.

CARLOS A. BAIZA (MANAGING MEMBER)  
SMART PECUNIA, LLC  
717 BRAZOS APT. NO. 5  
MCALLEN, TEXAS 78502

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS A. BAIZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: SMART PECUNIA LLC	717 BRAZOS APT NO 5	MISSION, TX 78572 (XXX) XXX-XXXX
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539 (956) 380-5152 (956) 380-5083

## HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDED WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OF APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## STATE OF TEXAS - COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR 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.

CHAIRMAN, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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 - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL ENGINEER No. 115662

## STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



SCALE: 1" = 30'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES TEXAS SOUTH  
(4205) (NAD 83)

LOCATION MAP SCALE: 1" = 1000'

LOCATION THE VILLAGES AT DALLAS SUBDIVISION WITH RESPECT TO THE EXTENTATION OF JURISDICTION OF MUNICIPALITY. THE VILLAGES AT DALLAS SUBDIVISION IS LOCATED SOUTH OF BUSINESS 83 AND BETWEEN 8TH AND 5TH ST IN MCALLEN CITY. THE ESTIMATED POPULATION OF MCALLEN CITY IS 143,789 AS PER THE 2020 UNITED STATES CENSUS BUREAU.

## METES AND BOUNDS

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS

COMMENCING AT THE NORTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION BEING ALSO THE NORTH WEST CORNER OF A 1.40 Acre Tract of land CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING.

THENCE 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DALLAS AVENUE PAST 177.00 FT ALONG SAID BEARING ACROSS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 177.00 FT ACROSS A 1.41 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT BEING THE SOUTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A POINT BEING THE SOUTH EAST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE VILLAGES AT DALLAS SUBDIVISION PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 177.00 FT ACROSS A 1.41 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT BEING THE SOUTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A POINT BEING THE POINT OF BEGINNING OF VILLAGES AT DALLAS SUBDIVISION

## GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25 FT. OR GREATER FOR EASEMENTS.  
REAR: 10 FT. OR GREATER FOR EASEMENTS.  
INTERIOR SIDES: 10 FT. OR GREATER FOR EASEMENTS.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.  
CURBAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- THE SUBDIVISION IS IN ZONE "T" (NON-SHADOWED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN (NO SHADING) MAP COMMUNITY PANELS NO. 48034C AND 48034D MAP REVISED, JUNE 8, 2020.
- DRAINAGE DETENTION OF LOTS OF OR 0.333 ACRE TEXT IS REQUIRED FOR THIS SUBDIVISION. CURRENT PLANS WILL BE DETAINED IN A DESIGNATED DETENTION AREA LOCATED AT THE NORTH EAST & NORTH WEST CORNER LOTS OF THE SUBDIVISION AND BLEED OFF WITH AN EXISTING STORM LINE THROUGH TWO PROPOSED MANHOLES, ON SOUTH RIGHT-OF-WAY OF DALLAS AVE. WITH OUTFALL TO THE MCALLEN MAIN CANAL.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE N. WARE RD., AUBURN AVE., AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH WARE RD.
- BM #1: A SQUARE SET INTO AN EXISTING CONCRETE SIDEWALK LOCATED APPROXIMATELY 51.07 FEET NORTH AND 16.07 EAST FROM THE P.O.C. & P.O.B. OF THIS SUBDIVISION. NORTHING: 1074401.7900', EASTING: 1074401.7900', ELEVATION: 117.02'
- BM #2: A TOP OF INLET LOCATED APPROXIMATELY 90.07 FEET EAST AND 48.07 FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. NORTHING: 1074401.7900', EASTING: 1074401.7900', ELEVATION: 116.50'
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. WARE RD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DECATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- DEVELOPER/HOMESOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO STREETS.
- EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES OR DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BEARING IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
IVAN GARCIA,  
P.E. 115662 ON  
JULY 28, 2025.  
IT IS NOT TO BE  
USED FOR CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.

ISSUED FOR:  
PRELIMINARY

PLAT SHEET  
THE VILLAGES AT DALLAS  
MCALLEN CITY, TEXAS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: THE VILLAGES AT DALLAS SUBDIVISION

#### REQUIREMENTS

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

Dallas Avenue: R.O.W to remain as existing 52.7 feet  
 -Paving 40 feet Curb & gutter both sides  
 As per the P&Z meeting of October 8, 2024 under a different engineer, the subdivision was approved with the existing R.O.W. being shown as 52.7 feet with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. As per previous final approval, this condition will apply.  
 -Please show the label for the Centerline (C.L) on Dallas Avenue.  
 - There is bolded boundary line that is still being shown where the original 3.65 ft of R.O.W Dedication was labeled. Please clarify this line's on purpose on the plat.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Required

Interior Streets: Dedication as needed for 60 feet total R.O.W  
 Paving 40 feet Curb & gutter both sides  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Applied

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

NA

Applied

NA

##### ALLEYS

ROW 20 feet Paving 16 feet  
 - a 32 ft alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle area common Lot C on the most recent submittal.  
 \*Alley/service drive easement required for commercial properties  
 \*\*Subdivision Ordinance: Section 134-106

Applied

##### SETBACKS

Front: 25 feet or greater for easements  
 \*\*Zoning Ordinance: Section 138-356  
 Rear: 10ft or greater for easements.  
 \*\*Zoning Ordinance: Section 138-356  
 interior sides: 6ft or greater for easements.  
 \*\*Zoning Ordinance: Section 138-356  
 Corner: 10ft or greater for easements  
 \*\*Zoning Ordinance: Section 138-356

Applied

Applied

Applied

Applied

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



* Garage 18 feet except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and both sides on all interior streets. - Minimum sidewalks width is subject to increase as per the Engineering department. -On Dallas Avenue, the subdivision was previously under a different engineer approved in final form with the condition that the sidewalk is to be re-adjusted to be the R.O.W. This requirement will apply to this plat. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Revisions required: - Please remove street names that do not pertain to this subdivision, prior to final. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
**Must comply with City Access Management Policy	Applied
* 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.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* 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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets/private streets **Subdivision Ordinance: Section 134-1	Applied

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



* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing R-3T Proposed R-3T ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. -A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording.  Approved by the City Managers Office. --A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. -Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC.	Required
	Applied
<b>TRAFFIC</b>	
*A per Traffic Department, Trip generation is approved	Applied
TG approved, no TIA required as per traffic department	Applied
<b>COMMENTS</b>	
Comments: - Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. -Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. -Missing plat note for the section regarding Doc. No that cross-references HOA recording document. - Plat Note 6, 7 and 9 reference areas that do not pertain to this subdivision. - Please indicate South 6th street and South 5th street on plat, prior to final. - Missing the Plat note for the approved Variance to the park fees for 50% upfront payment. Need to finalize if previous will apply to this plat, prior to final. - Verify all utility easements shown on the plat. - Missing information on the Location map from Hidalgo County parcel maps. -If any revisions are submitted for the plat, it will require REVISED FINAL approval.	Required

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



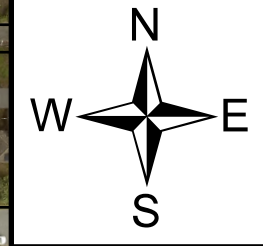
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVAL.	Applied



# VICTOR FIELDS ELEMENTARY SCHOOL

LOCATION

LINCOLN HEIGHTS



S. 5TH ST.

DALLAS AVE.

WORLD OF 4  
SUBDIVISION

LOT 1

14

S ADDITION

RAVIS JR.  
H SCHOOL

HOUSTON TERRACE

SUBDIVISION





City of McAllen

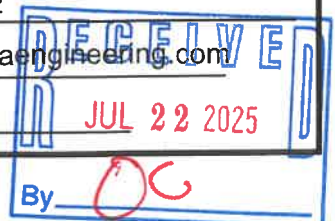
# Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

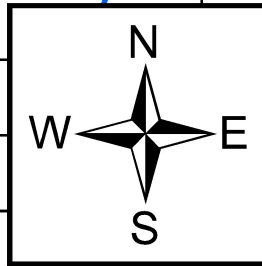
## SUBDIVISION PLAT REVIEW APPLICATION

SUB 2025-0107

Project Information	Subdivision Name <u>Zuma Subdivision</u>	
	Legal Description <u>Lot <del>28</del> <sup>286</sup> Bentsen Groves Subdivision, Add "C" Vol. 7. Pg. 30</u>	
	Location <u>Southwest corner of Bentsen Palm Drive and West Mile 7 Rd.</u>	
	City Address or Block Number <u>11001 N Bentsen Palm Dr</u>	
	Total No. of Lots <u>13</u> Total Dwelling Units <u>N/A</u> Gross Acres <u>9.98</u> Net Acres <u>7.28</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>    </u> Acres) / <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>N/A</u> Proposed Zoning <u>N/A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>	
	Existing Land Use <u>Vacant / <del>residential</del></u> Proposed Land Use <u>commercial</u>	
	Irrigation District # <u>2</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u>    </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>2499177</u>		
Estimated Rollback Tax Due <u>\$ 0.00</u> Tax Dept. Review <u>CM</u>		
Owner	Name <u>Zuma Development Co., LLC</u> Phone <u>956-792-8060</u>	
	Address <u>400 N. Cage Blvd.</u> E-mail <u>backofficeaccountant@gmail.com</u>	
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
Developer	Name <u>Zuma Development Co., LLC</u> Phone <u>956-792-8060</u>	
	Address <u>400 N. Cage Blvd.</u> E-mail <u>backofficeaccountant@gmail.com</u>	
	City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u>	
	Contact Person <u>Juan Garcia</u>	
Engineer	Name <u>CHLH Engineering, LLC</u> Phone <u>956-687-5560</u>	
	Address <u>701 S. 15th Street</u> E-mail <u>cloro@chlhengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Cloromiro Hinojosa Jr, P.E.</u>	
Surveyor	Name <u>Rio Delta Engineering</u> Phone <u>956-380-5152</u>	
	Address <u>921 S. 10th Ave.</u> E-mail <u>ivan@riodeltaengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>	







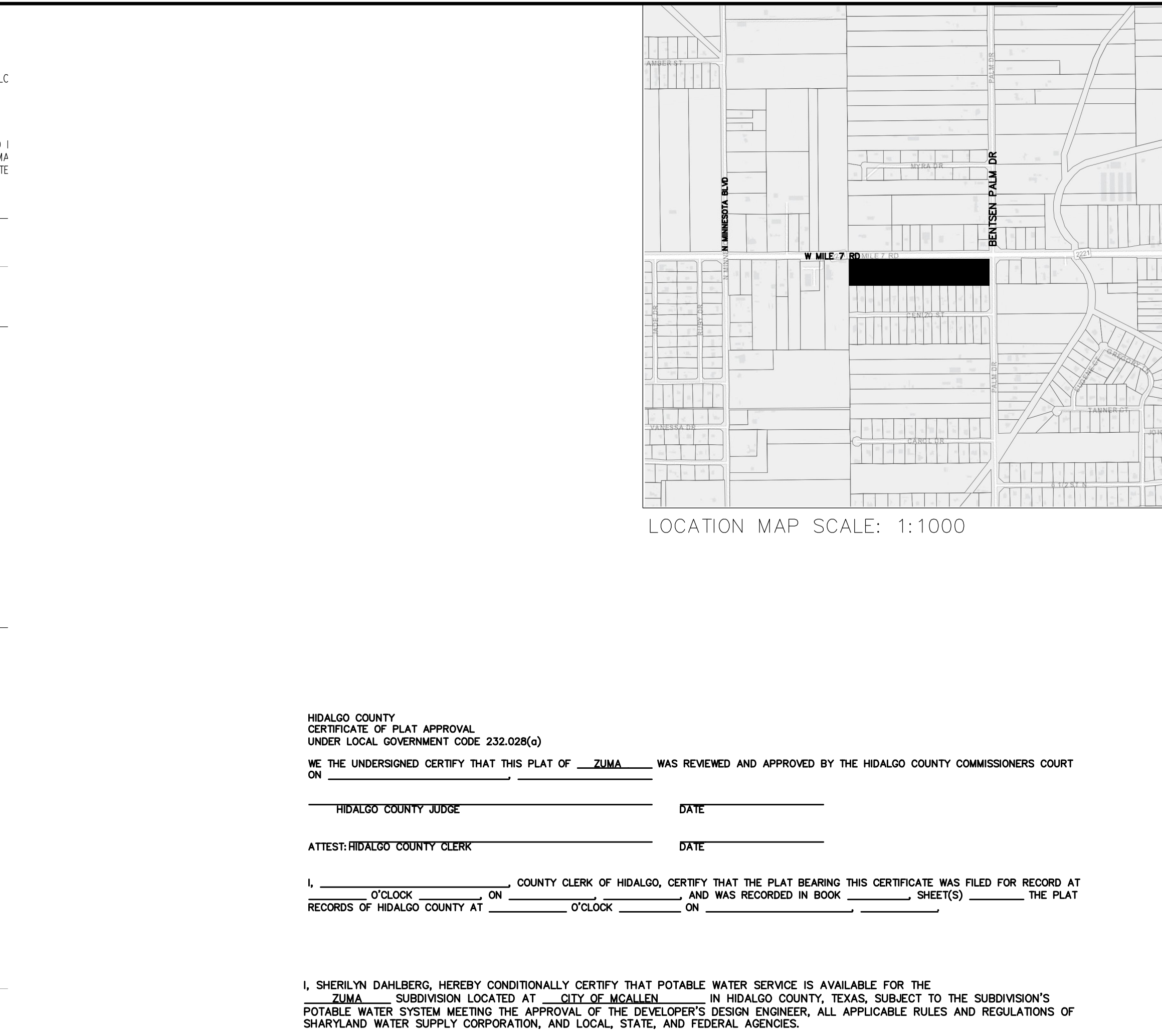
LOCATION

PROPOSED ZUMA SUBDIVISION

MILE 7 RD

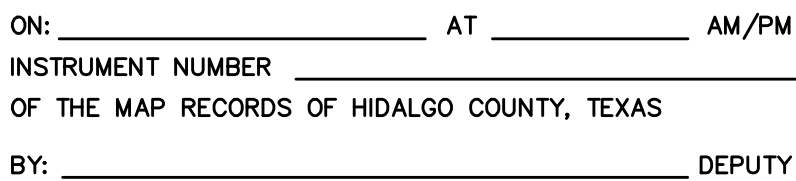
N BENTSEN PALM DR





\_\_\_\_\_  
HIDALGO COUNTY CLERK

\_\_\_\_\_  
DATE



DATE OF PREPARATION: JUNE 26, 2025





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2025

### SUBDIVISION NAME: ZUMA SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W.  
Paving 65 ft. to 105 ft. Curb & gutter: Both Sides

Revisions Needed:

- Revise street name as shown above prior to final.
- Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final.
- Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final.
- Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final.
- Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final.
- Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping'
- Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.

\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

- Revise street name as shown above prior to final.
- Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from?
- Need to label the "Total R.O.W." after accounting for dedication from center line prior to final.
- Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide 'Housekeeping'

\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W.

Paving: 40 ft. Curb & gutter: Both Sides.

- Please clarify the R.O.W. area shown on the plat.
- Need to provide an Area map to verify for street alignments/offsets.

\*\*Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

\*\*Monies must be escrowed if improvements are not constructed prior to recording."

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

Non-compliance

Non-compliance

NA

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



<p>Paving _____ Curb &amp; gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length.</p> <p>*Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length requirement, plat submitted shows an approximate 1,455.83' block length.</p> <p>***Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac</p> <p>**Subdivision Ordinance: Section 134-105</p>	NA
	Applied
	NA
	NA
<b>ALLEYS</b>	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial, industrial, and multi-family properties.</p> <p>Revisions Needed:</p> <p>- Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.</p> <p>**Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front Mile 7 Road (F.M. 2221):Proposing 10 ft. or greater for easements.</p> <p>Pending Items:</p> <p>-Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final.</p> <p>**If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*Rear: Proposing 10 ft. or greater for easements.</p> <p>Pending Items:</p> <p>-Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final.</p> <p>**If annexed change rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements.</p> <p>Pending Items:</p> <p>-Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final.</p> <p>**If annexed change side setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>***Zoning Ordinance: Section 138-356</p>	Non-compliance



<ul style="list-style-type: none"> <li>* Corner: Proposing 10 ft. or greater for easements.</li> <li>Pending Items: <ul style="list-style-type: none"> <li>-Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final.</li> <li>**If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</li> <li>***Zoning Ordinance: Section 138-356</li> </ul> </li> <li>* Garage: Proposed Commercial Development.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street.</li> <li>Pending Revisions Needed: <ul style="list-style-type: none"> <li>-Finalize wording for note prior to final.</li> <li>***Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul> </li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Non-compliance
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>***Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>Revisions Needed: <ul style="list-style-type: none"> <li>-Include note as shown above prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul> </li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Non-compliance
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>Revisions Needed: <ul style="list-style-type: none"> <li>-Please remove plat note #15 prior to final, as it is a requirement not a required plat note.</li> </ul> </li> <li>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>Pending Items: <ul style="list-style-type: none"> <li>-Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized.</li> </ul> </li> </ul>	Applied
	Non-compliance
	Required



<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #12 prior to final, as it is a requirement not a required plat note. - Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final.</p>	Non-compliance
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Section 134-168 applies if subdivision is proposed to be private. Pending Items: -Clarify note #13 as this a commercial development, remove plat note prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	No
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. Pending Items: -Clarify note #14 as this a commercial development, remove plat note prior to final. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	No
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: ETJ Proposed: Commercial **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V</p>	Applied
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</p>	NA
<p>* Pending review by the City Manager's Office. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.</p>	NA

**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.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Revise the subdivision title name to say "Subdivision Map of ZUMA SUBDIVISION"</li> <li>- Remove "McAllen, Texas" from under the title of the Subdivision.</li> <li>- Plat boundary must be a bold line, there are other bold lines being shown on the plat, please provide 'Housekeeping'.</li> <li>- Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat.</li> <li>- Subdivision is missing the 'Legend Table,' needs to be shown on the plat.</li> <li>- In addition to preparation date, please include revision dates as changes are being made, where applicable.</li> <li>- Need to correct the Planning &amp; Zoning Commission chairman's Signature Block with correct wording, it should read;</li> </ul> <p>_____  Chairman, Planning &amp; Zoning Commission    DATE</p> <ul style="list-style-type: none"> <li>* Remove the "City of McAllen" from the signature line.</li> <li>- Missing the 8ft. Masonry Wall plat note.</li> <li>- Pending parcel information for area located on the South-West portion of the Plat.</li> <li>- On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow.</li> <li>- Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey.</li> <li>- Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</li> <li>- Any abandonments must be done by a separate process, cannot be done by plat.</li> <li>* Previous Subdivision Case was (SUB2022-0048)&amp;(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension.</li> <li>* Must comply with City's Access Management Policy.</li> </ul>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied





**LOCATION**

**PROPOSED ZUMA SUBDIVISION**

**MILE 7 RD**

**N BENTSEN PALM DR**

MYRA DR

MYRA DR

CENIZO ST

CENIZO ST

CAROL DR

CAROL DR

FM-2221

TANNER CT



# City of McAllen

## Planning Department

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

Project Information	Subdivision Name	<u>Palm Villas Subdivision</u>		
	Legal Description	<u>185 12, 13, 14 Centry Subdivision</u>		
	Location	<u>109 S. 29th Street</u>		
	City Address or Block Number	<u>109 S. 29th Street</u>		
	Total No. of Lots	<u>16</u>	Total Dwelling Units	<u>16</u>
	Gross Acres	<u>1.28</u>	Net Acres	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning	<u>R3T</u>	Proposed Zoning	<u>R3T</u>
	Applied for Rezoning	<input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes	Date	<u>03/2024</u>
Existing Land Use	<u>Uncont land</u>	Proposed Land Use	<u>Townhome 185</u>	
Irrigation District #	<u>1, Hidalgo County</u>	Water CCN:	<input checked="" type="checkbox"/> MGPU / <input type="checkbox"/> Sharyland Water SC / Other <u>    </u>	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Parcel #	<u>178873 &amp; 178874</u>	
Estimated Rollback Tax Due	<u>N/A</u>	Tax Dept. Review	<u>IDL</u>	
Owner	Name	<u>JRMV Property Investments LLC</u>		
	Address	<u>4600 W. 1st St.</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78504</u>		
Developer	Name	<u>JRMV Property Investments LLC</u>		
	Address	<u>4600 W. 1st St.</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78504</u>		
	Contact Person	<u>Jessica Rodriguez</u>		
Engineer	Name	<u>Izaguirre Engineering Group</u>		
	Address	<u>2121 E. Griffin Pkwy #2</u>		
	City	<u>Mission</u>	State	<u>TX</u>
	Zip	<u>78572</u>		
	Contact Person	<u>Diana Izaguirre</u>		
Surveyor	Name	<u>Homero Gutierrez</u>		
	Address	<u>P.O. Box 548</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78505</u>		

KIF

3246  
3240-  
JUN 05 2024  
By NG



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

### **PLAT TO SHOW:**

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

Signature



Date

6/3/24

Print Name

Jessica Rodriguez / JRMV Property Investments LLC

Owner

Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



August 5, 2025

City of McAllen  
Omar Sotelo, Planning Director  
311 N 15<sup>th</sup> St,  
McAllen, Texas 78501  
(956) 681-3111

Re: Variance Request – Palm Villas Subdivision

- 50' Right-of-Way for Palms Way
- Non-Extension of North-South Alley
- S. 28<sup>th</sup> Right-of-Way

Dear Planning Department,

Palm Villas Subdivision is a proposed townhome development located on the east side of South 29th Street, approximately 1,900 feet north of the McAllen Convention Center.

We respectfully request your approval of the following three variance requests for this project:

1. The proposed interior street, *Palms Way*, is designed with a 50-foot total right-of-way. All lots fronting this street will include a 10-foot sidewalk and utility easement along the frontage, which will accommodate public utilities and a 5-foot sidewalk, as reflected in the attached site plan and plat.

We are requesting this variance for the following reasons:

- The 10-foot easement along each lot provides space for public utilities and a continuous 5-foot sidewalk, ensuring pedestrian access and serviceability without requiring additional ROW.
- The proposed cross-section accommodates standard two-way traffic, emergency vehicle access, and pedestrian connectivity while preserving buildable area.
- It encourages more affordable housing options by optimizing land use and allowing for a greater number of lots within the site.
- Similar ROW variances have been granted in other urban subdivisions in McAllen, making this request consistent with local precedent.

2. We also request a variance to not extend the north-south alley that currently terminates approximately 800 feet south of the subdivision. Which includes 13 houses that currently do not have an alley. North adjacent property has an existing building that would prevent future alley extension.

This request is supported by the following:



- Within the past 30 years there is no physical constructed alley.
- Introducing an alley would create drainage and utility conflicts, complicating site development without serving a practical purpose.
- The variance will not interfere with the orderly subdivision or development of adjacent land, which is already built out or constrained by existing conditions.

3. We are requesting a variance to exclude the dedication of additional right-of-way along South 28th Street, which currently has an existing 42-foot ROW. The existing ROW is consistent along this segment of the street and functions adequately for the surrounding residential area. Application of the additional ROW dedication would reduce the buildable area of the site and impact the proposed lot layout. Several other subdivisions along South 28th Street have been approved with the same 42-foot ROW and were not required to dedicate additional right-of-way. This variance will not negatively impact traffic circulation, public safety, or utility services and will not hinder the orderly subdivision or future development of adjacent properties.

Please see the attached revised plat for reference.

Thank you for your consideration. If you have any questions or need additional information, please feel free to contact me at (956) 240-3246.

Sincerely,

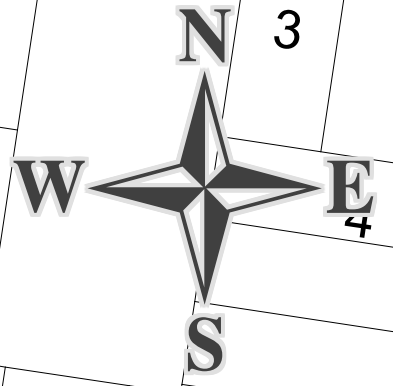
A handwritten signature in blue ink, appearing to be "Diana Izaguirre".

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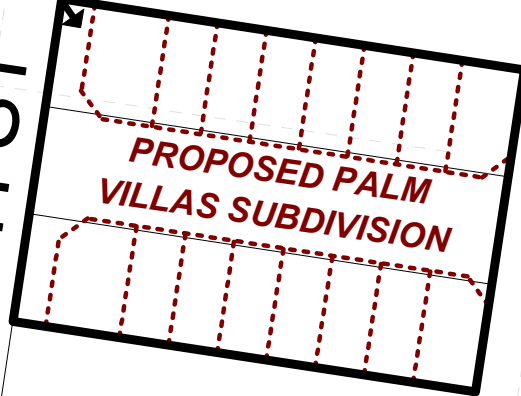
Diana Izaguirre, President  
**IZAGUIRRE ENGINEERING GROUP LLC**  
2121 E GRIFFIN PARKWY SUITE 2  
MISSION TX 78574  
(956) 240-3246 Cell.  
(956) 584-0554



**LOCATION**



**29TH ST**



**PROPOSED PALM  
VILLAS SUBDIVISION**

**AUSTIN AVE**

**BEAUMONT AVE**

**28TH ST**

**27TH ST**

**CHICAGO AVE.**

**20' ALLEY**

1

5

1

3

6

10

9

8

1

10

12

9

7

6

1

18

1

4

2

3

11

13

2

3

1

2

146

10

8

220

7



SUBDIVISION PLAT OF:  
**PALM VILLAS**

A 1.298-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 12, 13 AND 14, GENTRY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE.

METES AND BOUNDS  
1.298-ACRE TRACT

A 1.298-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOTS 12, 13 AND 14, GENTRY SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 7, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, IS LOCATED BETWEEN SOUTH 28<sup>TH</sup> AND SOUTH 29<sup>TH</sup> STREET APPROXIMATELY 615 FEET SOUTH OF BUSINESS US 83, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL 40-FOOT RIGHT-OF-WAY LINE OF SAID SOUTH 29<sup>TH</sup> STREET FOR THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOT 12 AND LOT 11 (OUT OF SAID GENTRY SUBDIVISION), AND BEING THE NORTHWEST CORNER OF SAID LOT 12 AND OF SAID 1.298-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.298-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°22'13" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 12 AND OF SAID 1.298-ACRE TRACT, A DISTANCE OF 10.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID SOUTH 29<sup>TH</sup> STREET, CONTINUING ALONG AN EXISTING CEDAR FENCE, AND WITH THE SAID NORTH LOT LINE OF LOT 12 AND OF SAID 1.298-ACRE TRACT FOR A TOTAL DISTANCE OF 290.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID SOUTH 28<sup>TH</sup> STREET FOR THE APPARENT NORTHEAST CORNER OF SAID 1.298-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°37'47" W, WITH THE SAID SOUTH 28<sup>TH</sup> STREET EXISTING WEST RIGHT-OF-WAY LINE, AND THE APPARENT EAST LOT LINE OF SAID LOT 12, FOLLOWED BY LOT 13 AND LOT 14, AND OF SAID 1.298-ACRE TRACT, A DISTANCE OF 195.00 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 1.298-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.298 ACRES OF LAND, IN WHICH 0.045 OF AN ACRE LIES IN EXISTING SOUTH 29<sup>TH</sup> STREET RIGHT-OF-WAY, FOR A NET OF 1.253 ACRES, MORE OR LESS.

THENCE, N 81°22'13" W, ALONG AN EXISTING CHAINLINK FENCE VARYING FROM 0.51 OF A FOOT TO 0.42 OF A FOOT TO THE RIGHT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 14 AND OF SAID 1.298-ACRE TRACT, A DISTANCE OF 279.80 FEET PAST A NO. 4 REBAR FOUND, THENCE ANOTHER 0.20 OF A FOOT PAST A POINT ON THE SAID SOUTH 29<sup>TH</sup> STREET EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT 14 AND OF SAID 1.298-ACRE TRACT FOR A TOTAL DISTANCE OF 290.00 FEET TO A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF SAID SOUTH 29<sup>TH</sup> STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 14 AND OF SAID 1.298-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°37'47" E (N 08°35'03" E RECORDED), WITH THE APPARENT WEST LOT LINE OF SAID LOT 14, FOLLOWED BY LOT 13 AND LOT 12, AND OF SAID 1.298-ACRE TRACT, A DISTANCE OF 195.00 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 1.298-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.298 ACRES OF LAND, IN WHICH 0.045 OF AN ACRE LIES IN EXISTING SOUTH 29<sup>TH</sup> STREET RIGHT-OF-WAY, FOR A NET OF 1.253 ACRES, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE COORDINATES TEXAS SOUTH FIPS 4205 FEET.

PACIFICA TEXAN LLC,  
REC. IN  
SPECIAL WARRANTY DEED  
DOC.# 3175620  
ALL OF BLK.2,  
TEXAN MOBILE PARK SUBD.  
REC. IN V.15 P.27,  
M.R.H.C.T.X.

STATE OF TEXAS  
COUNTY OF HIDALGO

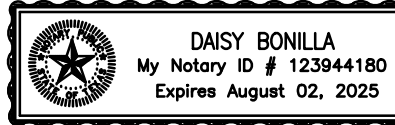
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS PALM VILLAS SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

JESSICA RODRIGUEZ  
JRMV PROPERTY INVESTMENTS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
4600 N. 6TH STREET  
MCALLEN TX, 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JESSICA RODRIGUEZ proved to me through her 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 therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025



NOTARY PUBLIC-- STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 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 NO. 1 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E. C.F.M.  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
902 N. DOOLITTLE RD  
EDINBURG, TEXAS 78542



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF PALM VILLAS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 09, 2024.



HOMERO LUIS GUTIERREZ  
R.P.L.S. No. 2791  
IZAGUIRRE ENGINEERING GROUP, LLC.  
2600 SAN DIEGO ST.  
MISSION, TEXAS 78574

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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



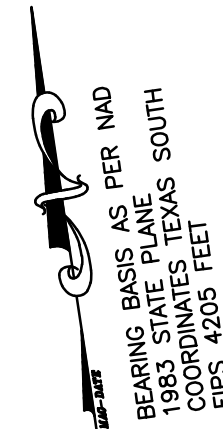
GILBERTO A. GRACIA  
REGISTERED PROFESSIONAL ENGINEER NO. 62477  
IZAGUIRRE ENGINEERING GROUP, LLC.  
2121 E. GRIFFIN PARKWAY SUITE 2  
MISSION, TEXAS 78574

2-03-2025  
DATE \_\_\_\_\_

**IZAGUIRRE**  
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554  
MISSION TEXAS, 78574 FAX (956) 584-0049

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: JESSICA RODRIGUEZ	1618 E. GRIFFIN PKWY	MISSION, TEXAS 78572	(956)929-7464
ENGINEER: GILBERTO A. GRACIA	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988



SCALE: 1"=30'

LEGEND:

- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

GENERAL NOTES

- FLOOD ZONE DESIGNATION:  
ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480343 0005 C. MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... 10 FEET EXCEPT 15' FOR UNENCLOSED CARPORT ONLY,  
OR GREATER FOR EASEMENTS.  
REAR: ..... 10 FEET OR GREATER FOR EASEMENTS  
INTERIOR SIDES: ..... 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
CORNER: ..... 10 FEET OR GREATER FOR EASEMENTS  
GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A 4' WIDE MINIMUM SIDEWALK REQUIRED ON S. 28TH STREET, S. 29TH STREET, AND BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM1 ELEV. 127.49 AT A No.4 REBAR FOUND AT THE S.W. CORNER OF THIS PROPERTY.  
X = 1065032.4740 Y = 16600033.3400
- A TOTAL OF 5,759.47 CUBIC FEET (0.13 ACRE-FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION AND SHALL BE PROVIDED INTO THE CITY OF MCALLEN DRAINAGE FACILITIES ALONG S. 28TH STREET.
- THE FRONT 5' UTILITY EASEMENT SHALL NOT BE FENCED IN OR IT'S ACCESS IMPAIRED FROM THE CITY OF MCALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. 28TH STREET AND S. 29TH STREET.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. 29TH STREET AND S. 28TH STREET.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USES.

PLANNING & ZONING COMMISSION  
ACKNOWLEDGMENT

THIS PLAT OF PALM VILLAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRMAN \_\_\_\_\_

CITY OF MCALLEN  
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(b) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PALM VILLAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCALLEN.

\_\_\_\_\_  
MAYOR OF CITY OF MCALLEN

\_\_\_\_\_  
DATE

ATTEST: \_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
DATE

DATE OF PREPARATION: 2-03-2025

SHEET NO. 1  
OF 7 SHEETS





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2025

### SUBDIVISION NAME: PALM VILLAS SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. 29th Street: ROW dedication needed for 50 ft. from centerline for total 100 ft. ROW  
Paving: 65 ft. Curb & gutter: both sides  
- Need to Reference the document number for the existing 40 ft. ROW on the plat and provide a copy for staff review prior to final.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording  
\*\*COM Thoroughfare Plan

Required

S. 28th Street: R.O.W. dedication needed for minimum 50 ft. total R.O.W.  
Paving: 32 ft. Curb & gutter: both sides  
- Provide the document number for the existing R.O.W. and provide a copy for staff review prior to final.  
- If the existing R.O.W. is less than 50 ft., additional R.O.W. dedication will be required for minimum 50 ft. ROW.  
- Label the Centerline, to determine dedication requirements, prior to final.  
- On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to not dedicate any additional R.O.W. on S. 28th Street. To be presented at the August 19, 2025 P&Z meeting.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Non-compliance

Interior Street: R.O.W. dedication for 60 ft. total ROW  
Paving: 40 ft. Curb & gutter: both sides  
Revisions Needed:  
- Plat shows 50 ft. R.O.W. for interior street.  
- On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to provide 50 ft. of R.O.W. with 10 ft. S.W. & U.E. in lieu of the 60 ft. R.O.W. with 40 ft. of paving. Variance to be presented at the August 19, 2025 P&Z meeting.  
- Name of the street will be finalized by staff prior to final, Plat currently shows street name as "Palms Way." Name is subject to change.  
- Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118  
\* 900 ft. Block Length for R-3T and R-3C Zone Districts  
\*\*Subdivision Ordinance: Section 134-118

NA

Applied

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



* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties. - Provide alley or service drive to comply with Public Works Department requirements. - Additional R.O.W. dedication for a N/S alley to align with the subdivisions on the south side including Venegas Diaz Estates, Southwest Heights, Omar Subdivision, Malena Subdivisions, etc. will be finalized prior to final once Public Works requirements are met. * The engineer submitted a revised variance request on August 5, 2025 for (VAR2025-0028), to not dedicate R.O.W. for the north/south alley. To be presented at the August 19, 2025 P&Z meeting. **Subdivision Ordinance: Section 134-106	TBD
<b>SETBACKS</b>	
* Front: 10 ft. or greater for easements * Previously proposing: 20 ft. except 15 ft. for unenclosed carport only, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: (Proposing) 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance 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 Revisions Needed: - On plat note #3, remove this wording from the plat note, as yes it's a requirement, but we don't ask you add this to the plat,	Required
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on S. 28th Street, S. 29th Street, and both sides of all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. 29th Street and S. 28th Street. **Landscaping Ordinance: Section 110-46	Applied
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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



NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along S. 28th Street and S. 29th Street.</li> <li>**Must comply with City Access Management Policy"</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance if five units or more are attached.</li> <li>- Submit a site plan or clarify to determine requirement prior to final.</li> <li>** Sec. 138-210: Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Common Areas must be maintained by the lot owners and not the City of McAllen.</li> <li>- Add plat note as shown above.</li> <li>- Common Areas must have a minimum 25 ft. frontage to the interior street and a plat note as shown above will be required prior to final.</li> <li>- Clarify the common areas prior to final as Common Area ""A"" and Common Area ""B"".</li> <li>*Note #15 shouldn't reference private streets if the street is public. Clarify prior to final.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas.</li> <li>- Add a plat note as shown above prior to final. Public Subdivisions need to reference Sec. 110-72</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>Note #16 references Section 134-168, but plat indicates this is a public subdivision. Clarify prior to final and revise accordingly.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>- A draft HOA document must be submitted for staff review prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>- Detention Lots "A" &amp; "B" need to front onto interior streets. 25 ft. of frontage is allowed for detention lots.</li> <li>- No Curb cuts are allowed onto S. 28th &amp; S. 29th Street.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>- For the Detention Lots "A" &amp; "B", must meet requirement for minimum 25 ft. lot width along the front.</li> <li>- Verify that all lots meet the minimum lot area requirements for R-3T being 2,000 s.f.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance

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



<b>ZONING/CUP</b>	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee. Park Fee required at \$700.00 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation must be submitted to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Waived.	NA
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Verify Owner's Signature block as the wording refers to the requirements for 'Private' Subdivisions. Signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording.</li> <li>- Please refer to Sec. 134-61 of the ordinance, need to correct the Mayor's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name.</li> <li>- Please refer to Sec. 134-61 of the ordinance, need to correct the Planning &amp; Zoning Commission chairman's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name.</li> <li>- Clarify and label if the Utility Easements as dedicated by this plat prior to final.</li> <li>- If any variance request is submitted, it must be finalized prior to final.</li> <li>- Update the date of preparation.</li> <li>- Add a frame on the North Arrow &amp; on the words "Project Site" so that it is clearly read, it is hard to read and differentiate from the linework.</li> <li>- On the plat submitted on July 29, 2025, plat shows (2) 13'X25' Dumpster Easements, Subject to review by Public Works prior to Final.</li> </ul> <p>*** The Engineer submitted Variance request (VAR2025-0028) on 08-05-25. The application includes three (3) variances.***</p> <ol style="list-style-type: none"> <li>1. Variance in regards to Interior Street R.O.W. Plat submitted on July 29, 2025 does not comply with interior street R.O.W. requirement.</li> <li>2. Variance for the required Alley that goes N/S.</li> <li>3. Variance to the R.O.W. requirement for S. 28th Street.</li> </ol> <p>To be reviewed by P&amp;Z board at the meeting of August 19, 2025.</p> <p>*At the Planning and Zoning Commission meeting of June 18, 2024, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.</p> <p>*Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument.</p> <p>*Must comply with City's Access Management Policy.</p>	Non-compliance

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



RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p> <p>STAFF RECOMMENDS DISAPPROVAL OF THE VARIANCES TO:</p> <ol style="list-style-type: none"><li>1. INTERNAL R.O.W. AND PAVING WIDTH. DEPARTMENT REQUIREMENT FOR INTERNAL STREETS IS 60 FT. R.O.W. WITH 40 FT. OF PAVING.</li><li>2. TO NOT PROVIDE FOR THE N/S ALLEY REQUIREMENT.</li><li>3. TO NOT PROVIDE R.O.W. FOR S. 28TH STREET.</li></ol>	Applied



LOCATION



29TH ST

AUSTIN AVE

GENTRY SUBDIVISION

PROPOSED PALM VILLAS SUBDIVISION

ALTAMIRA

28TH ST

BEAUMONT AVE

SUBDIVISION

BUCK

20' ALLEY

SUBD

SUBD.

CHICAGO AVE

27TH ST



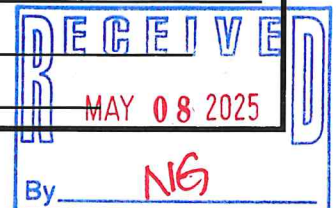
# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>BLUE JAY, PHASE I SUBD.</u>	
	Legal Description <u>43.27 AC. O/O A PART OF LOTS 1 AND 2, BLOCK 10, A.J. McCOLL SUBD., N.C.T.</u>	
	Location <u>~ 925' NORTH OF WHALEY RD. MOOG W. S.D.R OF</u>	
	City Address or Block Number <u>6000 S. Jackson Rd</u> <u>S. JACKSON</u>	
	Total No. of Lots <u>133</u> Total Dwelling Units <u>133</u> Gross Acres <u>43.27</u> Net Acres <u>      </u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>      </u> Acres)/ <input checked="" type="checkbox"/> Residential ( <u>133</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>SPECIAL DISTRICT</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date <u>      </u>	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>RESIDENTIAL</u>	
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPMU/ <input type="checkbox"/> Sharyland Water SC Other <u>      </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>231285 : 231286</u>		
Estimated Rollback Tax Due <u>      </u> Tax Dept. Review <u>      </u>		
Owner	Name <u>TEDDY ANN DOEDY JS</u> Phone <u>739-5172</u>	
	Address <u>508 E. Dove</u> E-mail <u>M.Perez@cborio.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> <u>GRANDVIEW, TX</u>	
Developer	Name <u>JORGE GONZALEZ</u> Phone <u>533-1919</u>	
	Address <u>2900 W. TEXAS BLVD.</u> E-mail <u>TRIGES24@GMAIL.COM</u>	
	City <u>SUITE 201 WESLACO</u> State <u>TX</u> Zip <u>78599</u>	
	Contact Person <u>JORGE / DINO</u>	
Engineer	Name <u>DAVID DAVID SALINAS</u> Phone <u>682-9001</u>	
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinas-engineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>      </u>	
Surveyor	Name <u>SHANE A.S. KOWALSKA</u> Phone <u>      </u>	
	Address <u>      </u> E-mail <u>      </u>	
	City <u>      </u> State <u>      </u> Zip <u>      </u>	

KF





11/11/2025-0030



**City of McAllen**

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

<b>Project</b>	<p>Legal Description <u>36.26 AC. o/o LOTS 1 &amp; 2, BIK. 10, A.J. ME COK SUBD., H.C.T.</u></p> <p>Proposed Subdivision (if applicable) <u>BLUE JAY SUBD.</u></p> <p>Street Address <u>NWC WHALEN RD = S. JACKSON RD.</u></p> <p>Number of lots <u>150</u> Gross acres <u>36.26</u></p> <p>Existing Zoning <u>RESIDENTIAL</u> Existing Land Use <u>OPEN</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>
<b>Applicant</b>	<p>Name <u>David D. Salinas</u> Phone <u>682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinas</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> <u>engineering.com</u></p>
<b>Owner</b>	<p>Name <u>G 956 PROPERTIES</u> <u>Jorge Gonzalez</u> Phone <u>533-1919</u></p> <p>Address <u>2900 N. TEXAS STR. 201</u> E-mail <u>TRIGAD24@GMAIL.COM</u></p> <p>City <u>Weslaco</u> State <u>TX</u> Zip <u>76596</u></p>
<b>Authorization</b>	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>7/21/25</u></p> <p>Print Name <u>David D. Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
<b>Office</b>	<p><b>*FOR OFFICE USE ONLY*</b></p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by <u>KP</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p> <p style="text-align: right;"><b>RECEIVED</b> <b>JUL 23 2025</b> <b>BY: MK</b></p>





# 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.

OWNER WANTS TO CONSTRUCT A LARGE BLOCK WALL ON SUBD. WEST LINE - THE WEST LINE WOULD NORMALLY BE THE CENTER OF THE 1/4 MILE COLLECTOR

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

OWNER SHALL PROVIDE A "1/4 COLLECTOR" OFFSET TO PERMIT BLOCK WALL - LEAVES EXITS ALONG NORTH & SOUTH PROPERTY LINES OF MASTER PLAN (BLUE JAY AND GREEN JAY)

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.

THE REQUESTED "1/4 MILE" WILL STILL BE PROVIDED BUT JUST MOVE 1/2 STREET WIDTH TO THE EAST TO ACCOMMODATE THE PROPOSED BLOCK WALL.

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.

OWNER OWNS ALL LANDS ADJUTING "1/4 MILE" COLLECTOR AND LANDS TO THE WEST ABOUT MCCOLL ROAD. THEREFORE ALL ADJUTING LANDS WILL HAVE AMPLE ACCESS AND CIRCULATION



SEA

**SALINAS ENGINEERING & ASSOCIATES**  
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501  
(956) 682-9081/(956) 686-1489 FACSIMILE  
(956) 648-8899 CELL  
DSALINAS@SALINASENGINEERING.COM

## INTRA-OFFICE MEMORANDUM

**TO: Mr. Eduardo Garza**  
**CITY OF MCALLEN**  
**PLANNING DEPARTMENT**  
**(Via Hand Delivery on 07/22/25)**

**SUBJECT "Blue Jay" Subdivision**  
**VARIANCE TO ¼ MILE**  
**COLLECTOR**

**FROM David Omar Salinas, P.E., MSEE.**   
**R.P.L.S.**

**DATE: 07/22/25 JOB NO:**

ATTACHED please find the Variance application, fee, survey, proposed Blue Jay Subd. (with proposed Green Jay Subd. abutting to the south all the way to Whalen Road, and, copy of deed.

Client has no objections to ¼ mile collector except to shift center of the collector east to permit the construction of a block wall all along the west property lines of Blue Jay and Green Jay (second phase). Note: levees abut along the north side of Blue Jay and Whalen Road and an IBC levee abut property along the south side.

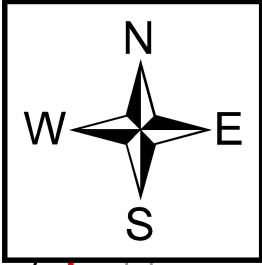
If you have any questions please give me a phone call. Thank you.

RECEIVED

JUL 23 2025

BY: 





LOCATION

1

SUBDIVISION

PROPOSED  
BLUE JAY PHASE I  
SUBDIVISION

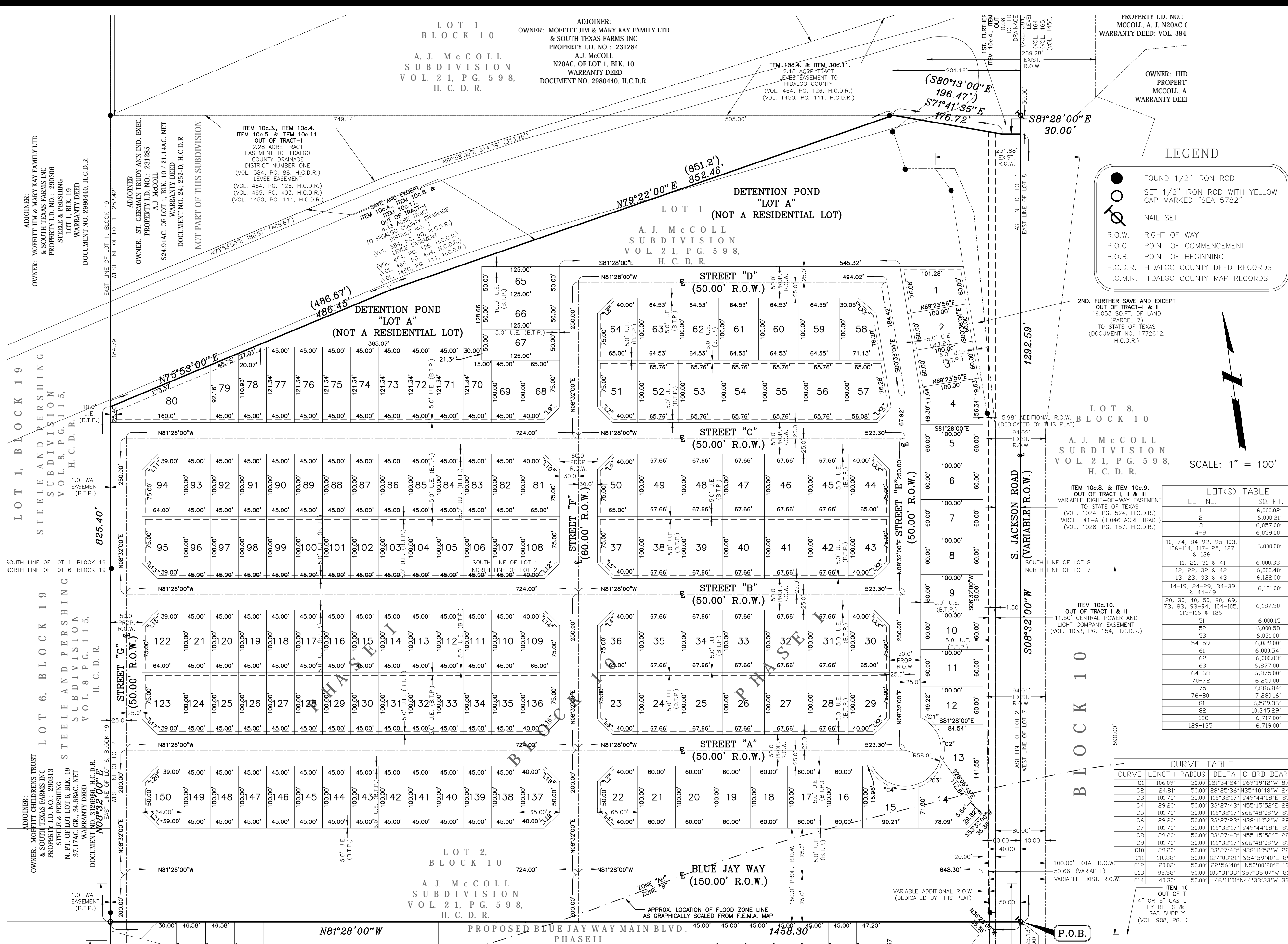
S JACKSON RD

2



E WHALEN RD





STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **BLUE JAY PHASE I** 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 SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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.

OWNER: JORGE GONZALEZ  
2900 N. TEXAS BLVD.  
WESLACO, TEXAS 78599

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES. \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

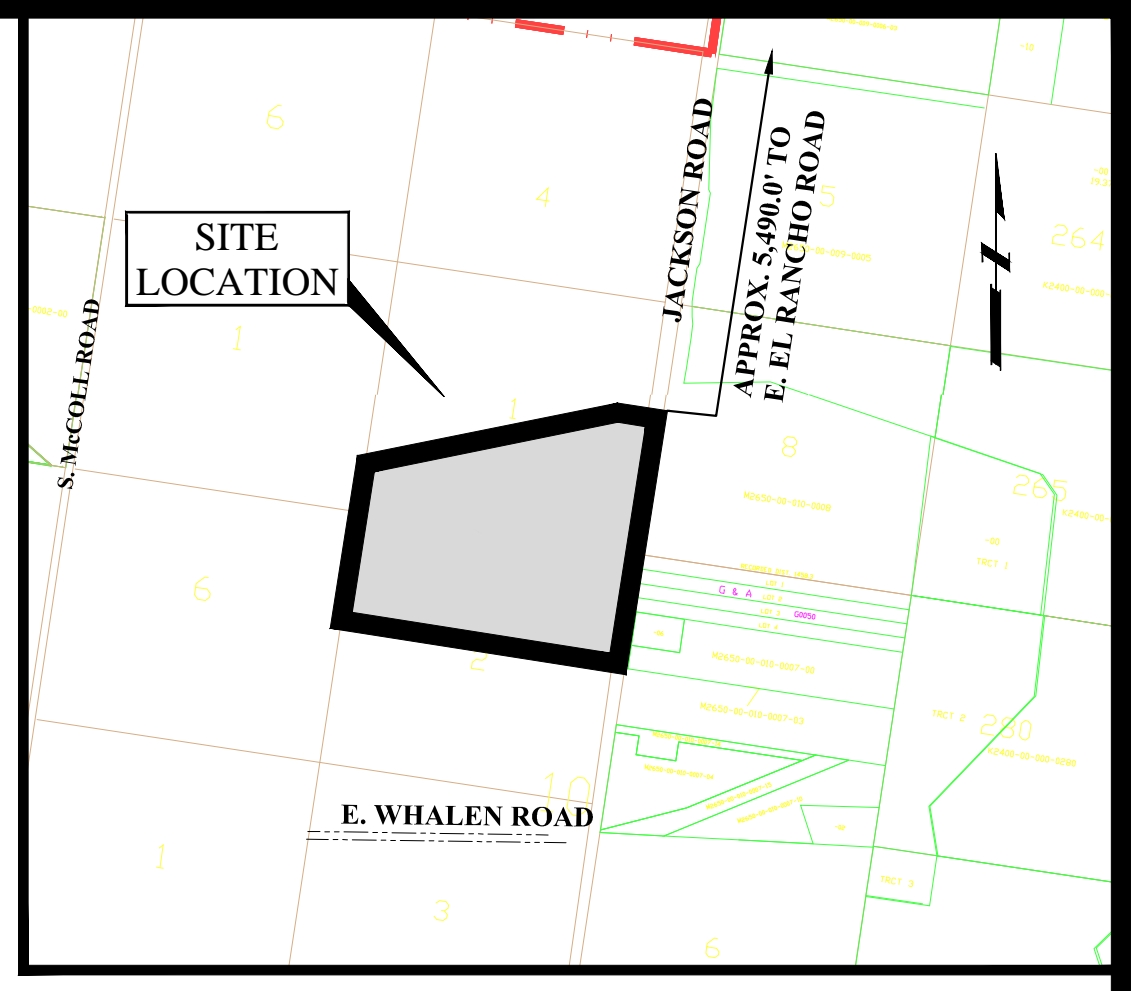
DAVID O. SALINAS, P.E.  
REG. PROFESSIONAL LAND SURVEYOR #5782 \_\_\_\_\_ DATE \_\_\_\_\_

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



LOCATION MAP  
SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.84 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF S. JACKSON ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 750.03 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 28 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 50.0 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD, AT A DISTANCE OF 1,458.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 32 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOTS 2 AND 1, A DISTANCE OF 14.70 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST OF SAID LOT 1, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 825.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 75 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 487.67 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5783" SET ON AN ANGLE POINT FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 79 DEGREES 22 MINUTES EAST, A DISTANCE OF 851.19 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 81 DEGREES 28 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 204.20 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 1 LOCATED IN THE CENTER OF SAID S. JACKSON ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 08 DEGREES 32 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 1,292.59 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 36.84 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: A.J. MCCOLL SUBDIVISION, H.C.T. N:\SUBDIVISION\PLATS\BLUEJAY\PHASE1.36.84.042225

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: 20.0 FT. OR GREATER FOR EASEMENTS.  
SIDE: 6.0 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
REAR: 10.0 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
GARAGE: 18.0 FT., EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.  
CORNER: 10.0 FT. OR GREATER FOR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONES "AH" AND "B", ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)  
ZONE "AH", AREAS OF 100-YEAR SHALLOW FLOODING WHERE ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM ELEVATION OF 92.0. (BFE 92.0)
- A MINIMUM 4 FT. SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS ALONG ALL LOTS AT TIME OF BUILDING PERMIT. A MINIMUM 5 FT. SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF BLUE JAY WAY AT TIME OF PLATTING.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 262,454.48 CUBIC FEET, OR, 6.025 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON RD. AND BLUE JAY WAY.
- AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 101, LOCATED AT THE WEST BOUND LANE OF JACKSON ROAD, 54 FEET WEST OF THE EDGE OF PAVEMENT OF JACKSON ROAD AND ABOUT 2 MILES SOUTH OF EL RANCHO ROAD. THE MONUMENT WAS INSTALLED AT THE ENTRANCE OF AN ELEVATED LEVEE THAT RUNS EAST-WEST. ELEV. = 103.88. N: 16576673.92183, E: 1078055.06121.
- 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 THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. JACKSON ROAD AND BLUE JAY WAY.
- COMMON AREAS, DETENTION POND, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND/OR THE HOME OWNER ASSOCIATION NOT THE CITY OF McALLEN.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JORGE GONZALEZ	2900 N. TEXAS BLVD.	WESLACO, TEXAS 78599	(956) 533-1919	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

## BLUE JAY, PHASE I

AN ADDITION TO THE CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS

BEING A 36.84 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, BLOCK 10, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

STATE OF TEXAS  
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DAVID O. SALINAS, P.E.  
REG. PROFESSIONAL LAND SURVEYOR #5782 \_\_\_\_\_ 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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 \_\_\_\_\_

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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 JULY 11, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

### BLUE JAY PHASE-I

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: JULY 11, 2025.  
JOB NUMBER: SP-24-26269  
OWNER: JORGE GONZALEZ  
2900 N. TEXAS BLVD.  
WESLACO, TEXAS 78599

SEA  
SALINAS ENGINEERING & ASSOC.  
(P-6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 523-5263





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: BLUE JAY PHASE I SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

South Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from centerline for 120 ft. total ROW  
 Paving: by the state Curb & gutter: by the state  
 - No ROW dedication is shown.  
 - Show ROW dedication on South Jackson Road and provide document numbers for existing ROW dedication and provide a copy for staff review.  
 - Label the existing ROW, ROW dedications, total ROW, dimensions from centerline etc., prior to final.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Blue Jay Way: Dedication as needed for 150 ft. total ROW  
 Paving: 65 ft. - 105 ft. Curb & gutter: both sides  
 - Remove proposed from ROW annotation.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

N/S Quarter Mile Collector (West Boundary): Dedication as needed for 60 ft. ROW  
 Paving: 40 ft. Curb & gutter: both sides.  
 -The engineer submitted a variance request to allow collector to be shifted East with 50 ft. of R.O.W. and to allow a buffer on the west side and within the public R.O.W. Staff recommends disapproval of the buffer in the R.O.W., siding concerns regarding connectivity for the whole area, circulation of traffic for future development to the west, property to the west must have free access to a public street without restrictions and staff will acquire a 10 foot R.O.W dedication from the property to the west.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Interior Streets: Dedication as needed for 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: both sides  
 - City Street names will be established prior to final and plat will need to be revised accordingly.  
 - Remove proposed from ROW annotation.  
 - Street layout alignment to be revised to comply with block/cul-de-sac length requirements.  
 - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.  
 \*\*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

Non-compliance

Non-compliance

Non-compliance

Non-compliance

Applied

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



<ul style="list-style-type: none"> <li>* 1,200 ft. Block Length</li> <li>- Application submitted states proposed zoning of R-1, once zoning is finalized subdivision layout will need to be revised to comply with block length requirement.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 900 ft. Block Length for R-3 Zone Districts</li> <li>**Subdivision Ordinance: Section 134-118</li> <li>* 600 ft. Maximum Cul-de-Sac</li> <li>- Subdivision layout does not comply with maximum cul-de-sac length, revise accordingly prior to final.</li> <li>- ROW at cul-de-sac area to be increased to comply with Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac required.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Non-compliance
	NA
	Non-compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> <li>*Alley/service drive easement required for commercial/multi-family properties</li> <li>- If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed.</li> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	Applied
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: Proposing 20 feet or greater for easements</li> <li>- Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Rear: Proposing In accordance with the Zoning Ordinance, or greater for easements</li> <li>- Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Sides: Proposing: In accordance with the Zoning Ordinance, or greater for easements</li> <li>- Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner: 10 ft. or greater for easements</li> <li>- No setback is proposed.</li> <li>- Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
	Non-compliance
	Non-compliance
	Non-compliance



<ul style="list-style-type: none"> <li>* Garage: Proposing: 18 ft. except where greater setback is required; greater setback applies.</li> <li>- Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> </ul> <p><b>**Zoning Ordinance: Section 138-356</b></p> <p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	Non-compliance
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on South Jackson Road, Blue Jay Way, and both sides of interior streets.</li> <li>- Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> </ul> <p><b>**Subdivision Ordinance: Section 134-120</b></p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South Jackson Road and Blue Jay Way.</li> <li>- Revise plat note as shown above, plat note wording to be finalized prior to final.</li> </ul> <p><b>**Landscaping Ordinance: Section 110-46</b></p> <ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> </ul> <p><b>**Landscaping Ordinance: Section 110-46</b></p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along South Jackson Road and Blue Jay Way.</li> <li>- Include a plat note as shown above, wording to be finalized prior to final.</li> </ul> <p><b>**Must comply with City Access Management Policy</b></p> <ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, detention pond, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>- Include a plat note as shown above, wording to be finalized prior to final.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> </ul> <p><b>**Section 110-72 applies if public subdivision is proposed.</b></p> <p><b>**Section 134-168 applies if private subdivision is proposed.</b></p> <p><b>**Landscaping Ordinance: Section 110-72</b></p> <p><b>**Subdivision Ordinance: Section 134-168</b></p>	Non-compliance
	Applied
	Non-compliance
	NA
	Required

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



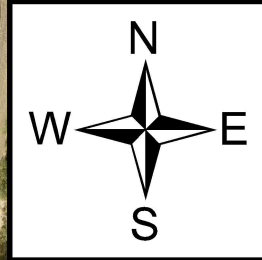
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>- Detention pond must be designated and shown on the plat as a lot.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: ETJ Proposed: R-1</li> <li>- Engineer must clarify annexation status, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>- Engineer must clarify annexation status, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Non-compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>- Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.</li> <li>- If annexed, Parkland Dedication will apply and requirements will be established.</li> <li>- Engineer must clarify annexation status, prior to final.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>- Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.</li> <li>- If annexed, Parkland Dedication will apply and requirements will be established.</li> <li>- Engineer must clarify annexation status, prior to final.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office.</li> <li>- Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed.</li> <li>- If annexed, Parkland Dedication will apply and requirements will be established.</li> <li>- Engineer must clarify annexation status, prior to final.</li> </ul>	TBD
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>- As per Traffic Department, a master Trip Generation must be submitted to determine if TIA is required.</li> </ul>	Non-compliance

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



* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: - Any abandonment must be done by separate process and not by plat, prior to final. - Engineer must clarify annexation status, prior to final. - Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL, AND RECOMMENDING DISAPPROVAL OF THE VARIANCE REQUEST.	Applied





LOCATION

1

SUBDIVISION

PROPOSED  
BLUE JAY PHASE I  
SUBDIVISION

S JACKSON RD

2

E WHALEN RD





City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Sub 2025-0106

Project Information	Subdivision Name <u>Augusta Village Subdivision</u>	
	Legal Description <u>Being a 0.502 acre [21,846.30] tract of land being out of the North 2 1/2 acres of the North 10 acres of the South 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, of Procones 66 and 67, Hidalgo County, Texas, recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas.</u>	
	Location <u>North R.O.W. of East Augusta Avenue approximately 1,1660 feet east of South McColl Road.</u>	
	City Address or Block Number <u>1009 E Augusta Ave</u>	
	Total No. of Lots <u>3</u> Total Dwelling Units <u>3</u> Gross Acres <u>0.502</u> Net Acres <u>0.334</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>3</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single-Family Residential</u>	
	Irrigation District # <u>HCID #2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>    </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>290286 &amp; 209287</u>		
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>Mr 7/18/25</u>		
Owner	Name <u>Marlene Hernandez and Erick Hernandez</u> Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>2406 Longoria Lane</u> E-mail <u>c/o khv@rioplexengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
Developer	Name <u>Marlene Hernandez and Erick Hernandez</u> Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>2406 Longoria Lane</u> E-mail <u>    </u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>    </u>	
Engineer	Name <u>Rioplex Engineering LLC</u> Phone <u>(956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>1200 Auburn Avenue, Suite 280</u> E-mail <u>c/o khv@rioplexengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Kelley Heller-Vela and Della Robles</u>	
Surveyor	Name <u>Carrizales Land Surveying LLC</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 Gondola Ave.</u> E-mail <u>mannyrpls@cls.land</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

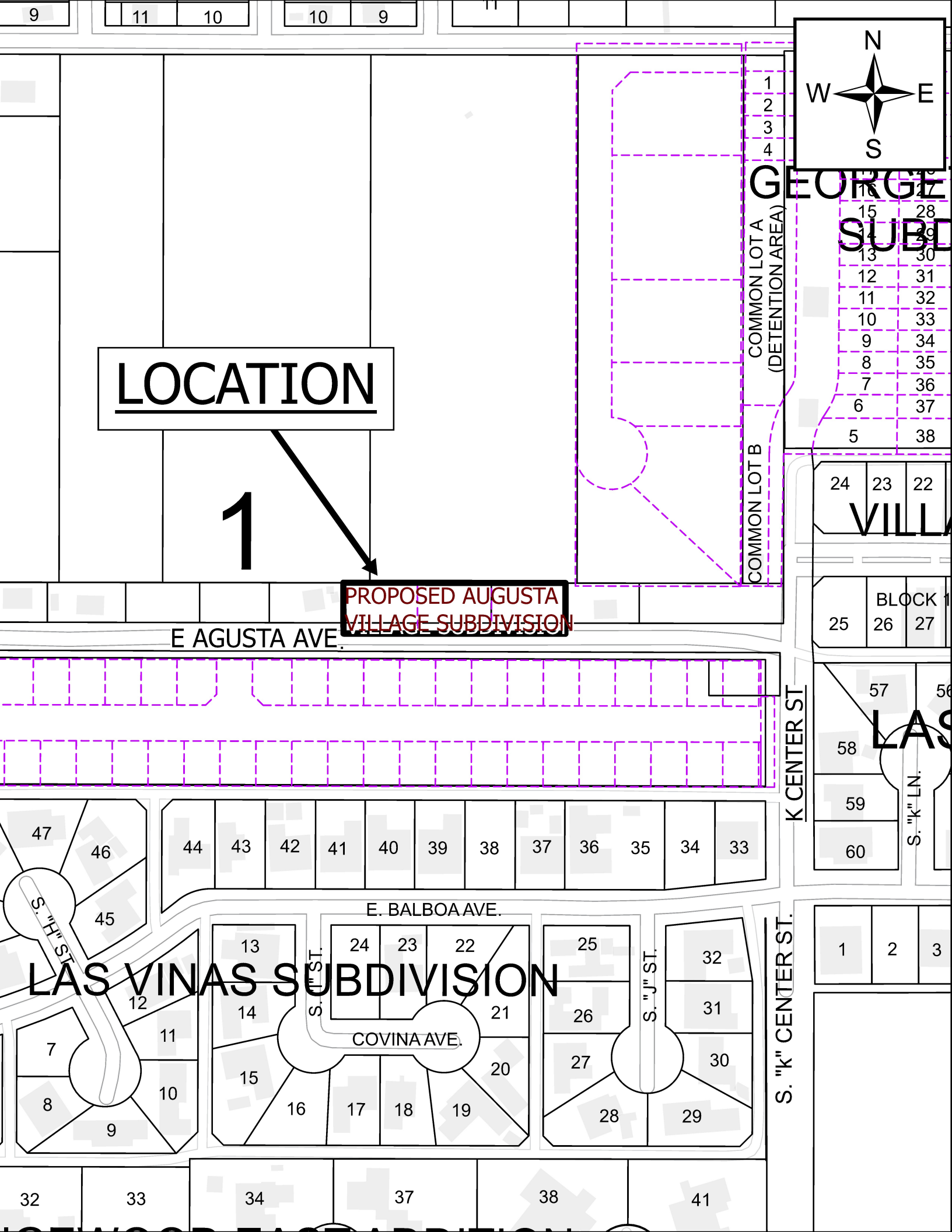
K F

JUL 18 2025

BY:

CU









July 23, 2025

City of McAllen Planning Department  
c/o Mr. Omar Sotelo, Planning Director  
City of McAllen  
1300 Houston Avenue  
McAllen, TX 78501

Re: Request for Front Setback Variance for **Augusta Village Subdivision**


Dear Mr. Sotelo,

On behalf of the developers, Marlene and Erick Hernandez, Rioplex Engineering, LLC, as engineer of record, respectfully submit this letter to request a variance to the front setback requirement for Augusta Village Subdivision, which is currently zoned single-family residential district (R-1). The current zoning ordinance requires a 25-foot front setback, and we are requesting a variance to allow a reduced setback of 10 feet to be in line with other surrounding structures.

Due to the dimensions and layout of the lots meeting the 25-foot front setback would impose an unnecessary hardship and significantly limit the functionality of any proposed residential structures. This hardship is not self-imposed, as the tracts were previously divided prior to current subdivision standards. Each lot has a depth of only 50.70 feet, with a 10-foot utility easement located both at the front and rear of the property. As a result, adherence to the required 25-foot front setback would leave only 15.7 feet of buildable area, which is not reasonably sufficient to accommodate standard single-family residence.

The proposed setback of 10 feet will align closely with existing homes within the block, many of which have front setbacks significantly less than the current 25-foot requirement. In fact, several structures along East Augusta Avenue, have setbacks ranging anywhere from 5 to 10 feet. Our proposed design will complement this established character, preserving the visual character of the neighborhood.

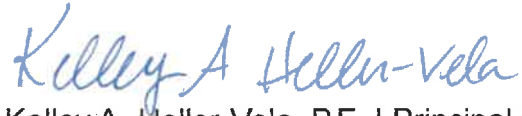
We understand and respect the purpose of setback ordinances in preserving neighborhood integrity, safety, and aesthetics. However, we believe that this modest reduction is both reasonable and in harmony with the existing buildings. We are committed to maintaining the safety and value of the neighborhood and will ensure the proposed structure meets all other code requirements

JUL 24 2025  
BY: 



We kindly request that our request be placed on the next available Planning and Zoning Meeting dated for August 19, 2025. Thank you for your time and consideration. Please feel free to contact me at (956) 330-2433 and/or Della Robles at (956) 867-3287, if any additional information is needed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kelley A. Heller-Vela". The signature is written in a cursive, flowing style.

Kelley A. Heller-Vela, P.E. | Principal | President  
Rioplex Engineering, LLC



# SUBDIVISION MAP OF AUGUSTA VILLAGE SUBDIVISION

BEING A SUBDIVISION OF 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS

## METES AND BOUNDS DESCRIPTION:

A 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.334 ACRE TRACT BEING COMPRISED OF TWO CALLED 0.17 ACRE TRACTS AS CONVEYED TO MARIA CANDELARIA QUIJADA BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENTS 678824 AND 678825, RESPECTIVELY, DEED RECORDS OF HIDALGO COUNTY, TEXAS (DRHCT), SAID 0.334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT ON MCCOLL ROAD, FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 754.55 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 2 1/2 ACRE TRACT, THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST, (RECORD ~ SOUTH 81 DEGREES 14 MINUTES 00 SECONDS EAST), ALONG THE NORTH LINE OF SAID 2 1/2 ACRE TRACT, A DISTANCE OF 925.40 FEET TO A CALCULATED POINT (N:16586478.9682, E:1077508.4675) FOR THE NORTHWEST CORNER OF SAID 0.17 ACRE TRACT OF LAND AND POINT OF BEGINNING

THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID 2-1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT, A DISTANCE OF 206.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE EAST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 50.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND ON THE NORTH RIGHT OF WAY LINE OF E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID 2-1/2 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 0.17 ACRE TRACT AND OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 08 MINUTES 45 SECONDS WEST, (RECORD ~ NORTH 81 DEGREES 14 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID 2 1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT OF LAND, A DISTANCE OF 206.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 0.17 TRACT, AND OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 51 MINUTES 15 SECONDS EAST, (RECORD ~ 08 DEGREES 46 MINUTES 00 SECONDS EAST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE WEST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 20.0 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE NORTH RIGHT OF WAY LINE OF SAID E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.334 ACRES [14,564.20] OF LAND, MORE OR LESS.

## GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "B"; DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD" COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
FRONT : 10 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR : IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
SIDE : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES.  
GARAGE : 10 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- CITY OF MCALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE SOUTH END OF EL RANCHITO STREET CLOSE TO S. CASA LINDA STREET (85' WEST OF INTERSECTION). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587523.9914, E=1075425.1851, ELEV.=112.96
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 1,689 C.F. ~ 0.039 AC.-FT. TO BE PROVIDED AT BUILDING PERMIT STAGE. LOTS 1-3 WILL REQUIRE TO ACCOMMODATE 563.00 C.F. TO A TOTAL OF 1,689 C.F.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH E AGUSTA AVE., AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH MAIN STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S MCCOLL ROAD.
- AUGUST VILLAGE SUBDIVISION DETENTION WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
- ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

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

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

**RIOPLEX**  
ENGINEERING

FIRM No. 26964  
1200 Auburn Ave., Suite 280  
McAllen, Tx. 78504  
Office # (956) 631-8327  
rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: MARLENE & ERICK HERNANDEZ	2406 LONGORIA LANE	EDINBURG TX 78541	C/A (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	MCALLEN, TX 78504	(956) 330-2433
SURVEYOR: SURVEYOURS INFO, R.P.L.S.	ADDRESS	CITY, TX ZIP CODE	(956) 000-0000

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AUGUSTA VILLAGE SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

MARLENE HERNANDEZ  
2406 LONGORIA LANE  
EDINBURG, TEXAS 78541

DATE

ERICK HERNANDEZ  
2406 LONGORIA LANE  
EDINBURG, TEXAS 78541

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARLENE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 06/03/2025  
ENGINEERING JOB # R25-010

RIO PLEX ENGINEERING, LLC.  
TEXAS REGISTRATION F-26964



STATE OF TEXAS  
COUNTY OF HIDALGO

I, MANNY CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388  
STATE OF TEXAS

DATE SURVEYED: 01/27/2025  
SURVEY JOB # 25008



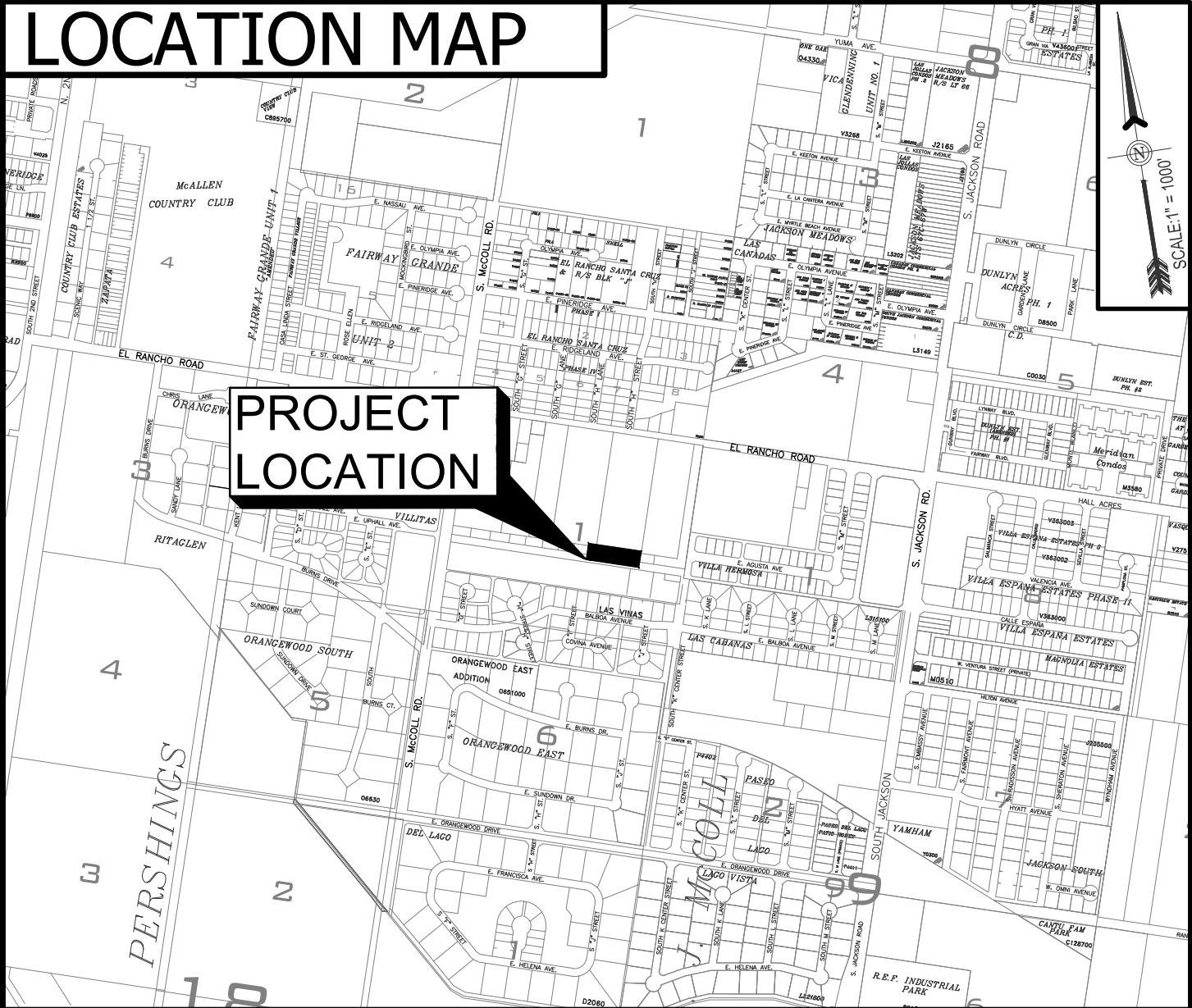
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## LOCATION MAP



## PROJECT LOCATION





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2025

### SUBDIVISION NAME: AUGUSTA VILLAGE

#### REQUIREMENTS

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

E. Augusta Ave.: 50 ft. ROW  
 Plat currently shows 20 ft. ROW dedication; also references a 50 ft. Road ROW by separate document. Provide copy of documents for review to finalize ROW requirements, prior to final.  
 Paving: 32 ft. Curb & gutter: both sides  
 - Revise street name as shown above.  
 - Need to Label the street Centerline (C.L.)  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

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 \_\_\_\_\_ Paving \_\_\_\_\_  
 \*Alley/service drive easement required for commercial properties  
 \*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

Front: 25 ft. or greater for easement.  
 - The engineer submitted a variance request asking for a 10 foot front yard setback instead of the required 25-foot front yard setback.  
 -VAR2025-0031 is currently under review by the City Department's.  
 \*\*Zoning Ordinance: Section 138-356  
 \* Rear: 10 ft. or greater for easements  
 \*\*Zoning Ordinance: Section 138-356  
 \* Sides: 6 ft. or greater for easements.  
 \*\*Zoning Ordinance: Section 138-356  
 \* Corner \_\_\_\_\_  
 \*\*Zoning Ordinance: Section 138-356  
 \* Garage: 18 ft. except where greater is required, greater setback applies.  
 \*\*Zoning Ordinance: Section 138-356

Non-compliance

Applied

Applied

NA

Non-compliance

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



*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on E. Augusta Ave.</li> <li>* Note #8 shown on plat submitted for preliminary review references North E. Augusta Ave. and both sides of interior streets. Clarify prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>* Revise Note # 9 as shown above; N. Main Street included at the end of the note is not in this area.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along:</li> <li>* Clarify Note # 13 shown on initial plat submittal as it references S. McColl Road, prior to final.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>**Must comply with City Access Management Policy</li> </ul>	
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Property is zoned R-1.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied

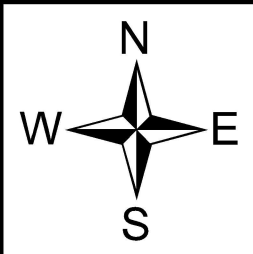
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee. **Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x \$700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording **Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x \$700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Pending review by the City Manager as may be applicable. **Park Fee of \$2,100 must be paid prior to recording. (Based on three dwelling units/lots x \$700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation for three single-family lot subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
<p>Comments:</p> <p>Clarify Note #12 shown on the plat submitted for preliminary review regarding sight obstructions, prior to final.</p> <ul style="list-style-type: none"> <li>- On the City Mayor's Signature line there is a second signature being provided, please clarify on the plat.</li> <li>- Owner's Signature block refers to the wording for 'Private' subdivisions, while on the application it refers to this development for 'Public' subdivision, please revise accordingly.</li> <li>- Any abandonment of easements cannot be done by plat, must be done by a separate instrument/document.</li> </ul> <p>*Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the plat, you must provide for their signature &amp; required documents (i.e. H.C.I.D. #2 Tax Certificates)</p> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND DRAINAGE AND UTILITY APPROVALS, AND CLARIFICATION TO THE REQUESTED VARIANCE.	Applied

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





**LOCATION**

1

**PROPOSED AUGUSTA  
VILLAGE SUBDIVISION**

**E AGUSTA AVE**

**K CENTER ST**

**E. BALBOA AVE.**

**COVINA AVE.**

**LAS VINAS SUBDIVISION**

**GEORGE  
SUBDIVISION**

**VILLAGE  
SUBDIVISION**

**LAS  
VINAS SUBDIVISION**



SUB2024-0114

# City of McAllen

## Planning Department

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

Project Information	Subdivision Name	WARE VILLAGE 105 & 106,		
	Legal Description	36.12 S. 70 AC. 0/0 LOTS 107 & 108, P.D.E. O' TEXAS, A.C.T.		
	Location	NWC S.H. 107 & 108 ROAD		
	City Address or Block Number	4100 S.H. 107		
	Total No. of Lots	4	Total Dwelling Units	4 Gross Acres 5.70 Net Acres 5.33
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (5.70 Acres)/ <input type="checkbox"/> Residential ( 0 Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No			
	Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____			
	Existing Land Use OPEN Proposed Land Use COMMERCIAL RETAIL			
	Irrigation District # 1 Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC Other _____			
Owner	Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # P8400-00-000-0105-00			
	Estimated Rollback Tax Due _____ Tax Dept. Review 1015049, 1237266			
	P8400-00-000-0108-01			
Developer	Name	ADOLFO GUTIERREZ Phone 956-794-9781		
	Address	5219 ME PARRSON E-mail ADOLFO@FALCONBANK.com		
	City	LAREDO State TX Zip 78041		
	Contact Person	_____		
Engineer	Name	DAVID SALINAS Phone 682-9081		
	Address	2221 DAPHNIE AVE. E-mail dsalinas@salinaseng.com		
	City	MEADE State TX Zip 78501		
	Contact Person	DAVID/MICK		
Surveyor	Name	SAME AS REGISTR.		
	Address	_____ E-mail _____		
	City	_____ State _____ Zip _____		

OCT 14 2024

BY: \_\_\_\_\_

CW



VAR 2025-0018



# City of McAllen

## Planning Department

### VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project	<p>Legal Description <u>0.91 AC. 0/0 LOTS 105-108, PRIDE O' TEXAS SUBD., 12-CT.</u></p> <p>Proposed Subdivision (if applicable) <u>WARE VILLAGE</u></p> <p>Street Address <u>NOT ASSIGNED - NWC S.H. 107 &amp; N. WARE ROAD</u></p> <p>Number of lots <u>8</u> Gross acres <u>0.91</u></p> <p>Existing Zoning <u>A-O</u> Existing Land Use <u>OPEN</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>
Applicant	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p>
Owner	<p>Name <u>S-SI WARE VILLAGE No. 1, LLC</u> Phone <u>469-831-6441</u></p> <p>Address <u>501 W. PRESIDENT GROVE</u> E-mail _____</p> <p>City <u>RICHARDSON</u> State <u>TX</u> Zip <u>75080</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>5/29/25</u></p> <p>Print Name <u>David Sullivan</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p><b>*FOR OFFICE USE ONLY*</b></p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>EDG</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p> <div data-bbox="1198 1801 1511 2011" style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>MAY 29 2025</p> <p>By <u>OC</u></p> </div>





**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 1/4 MILE COLLECTOR CANNOT BE EXTENDED WEST OF BEUTSW OR EAST OF N. WARE ROAD DUE TO NO PLACE TO EXTEND 1/4 MILE COLLECTOR.

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

THE ELIMINATION OF THE 1/4 MILE COLLECTOR ALLOWS FOR A LARGER DEVELOPMENT RETAIL FOOTPRINT

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.

SINCE THERE ARE NO 1/4 MILE COLLECTOR ROADWAYS EAST OR WEST OF THIS SITE THERE IS NO BENEFIT OR ADVERSE BENEFIT TO THE PUBLIC.

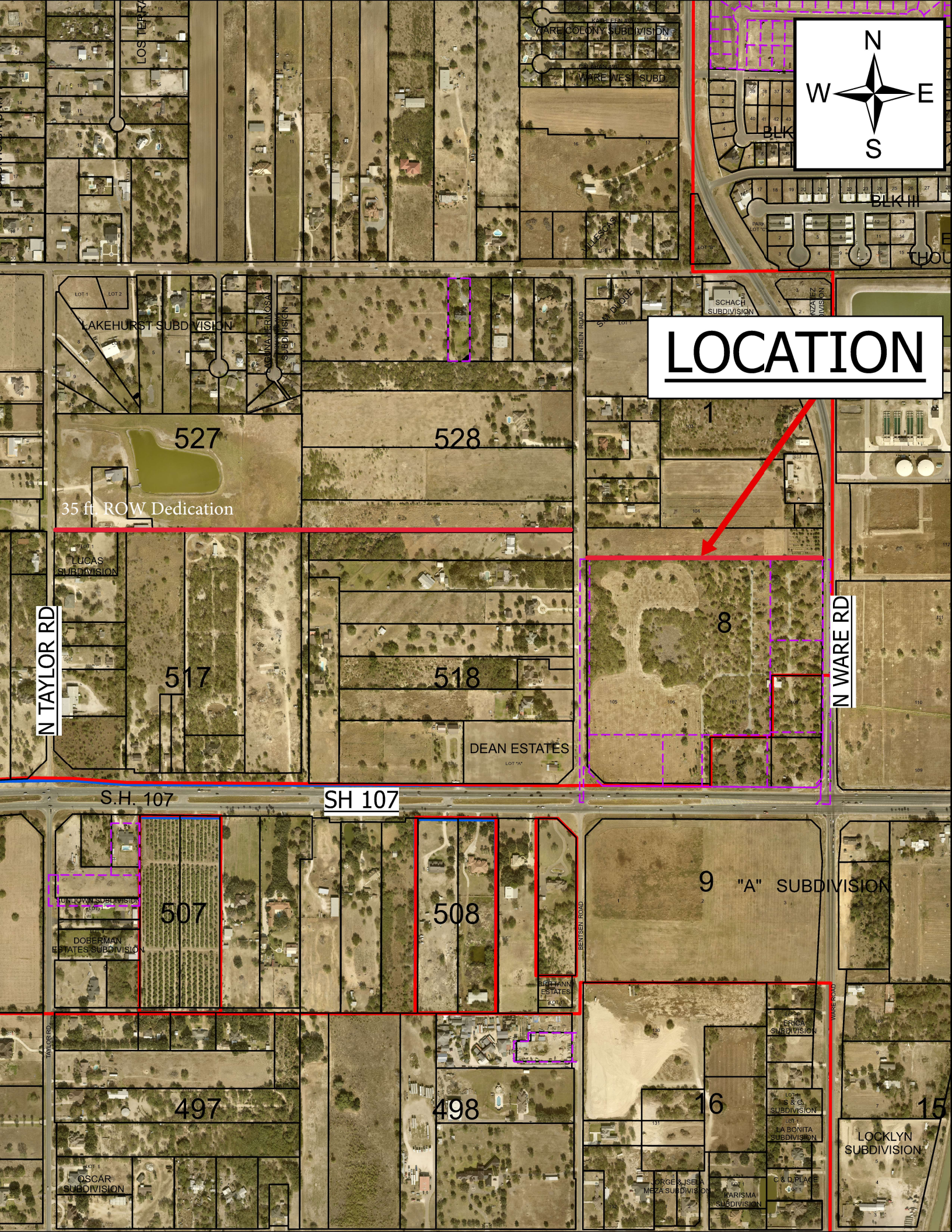
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

THIS SITE HAS 3 OTHER ACCESS ROADS TO THE SITE. W/ 3 OTHER ROADWAYS PLUS CURB CUTS THERE IS MORE THAN SUFFICIENT ACCESS W/ OUT THE COLLECTOR

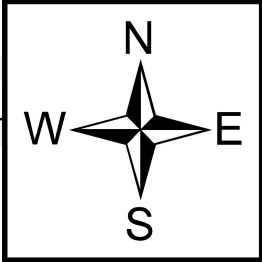




# LOCATION







LOCATION

**PROPOSED**  
**8**  
**WARE VILLAGE**  
**SUBDIVISION**

N BENTSEN RD

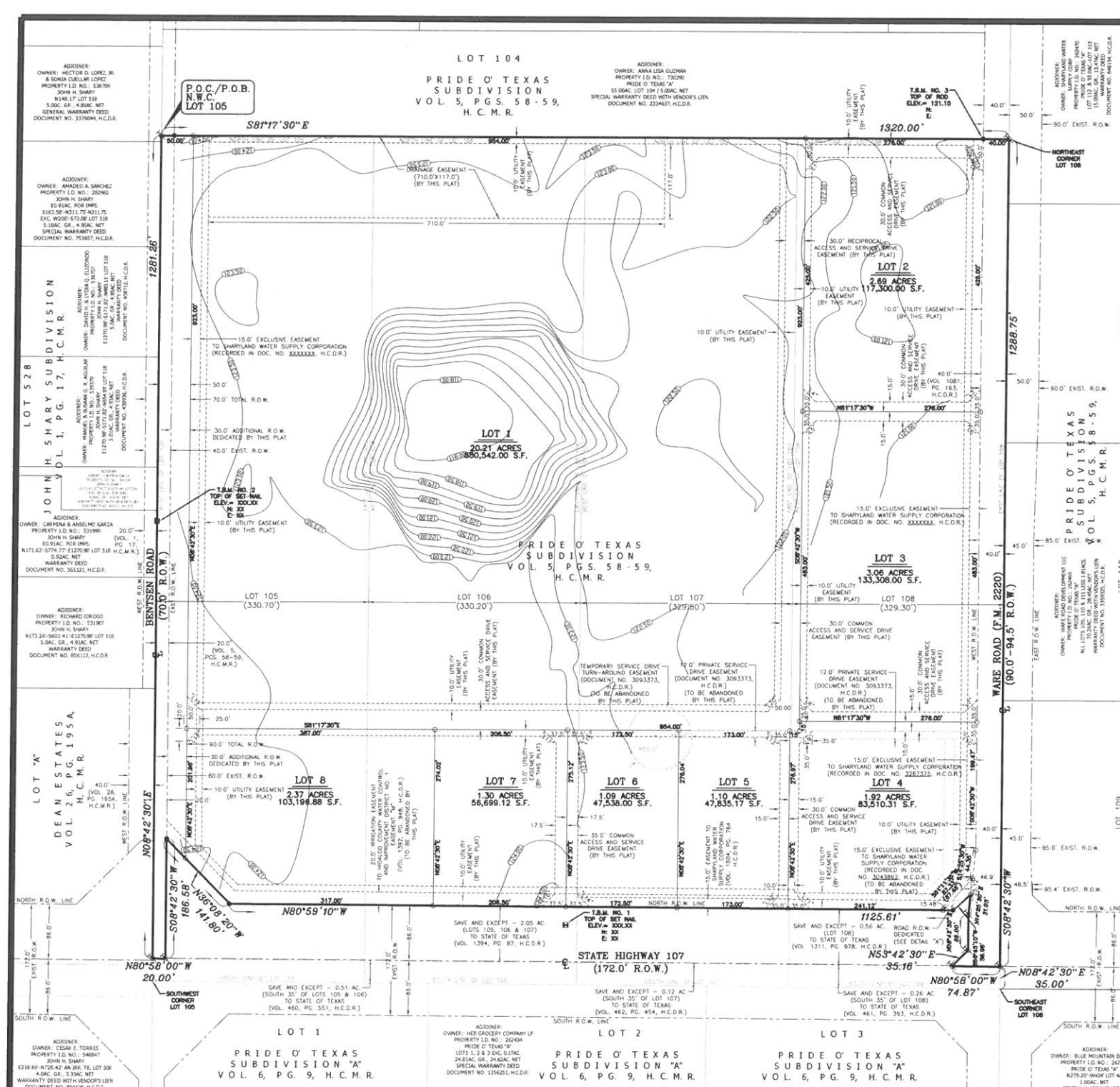
N ESTATES

LOT "A"

SH 107

**9** "A" SUBDIVISION





### WARE VILLAGE

AN ADDITION TO THE CITY OF MCALLEN,  
HIDALGO COUNTY, TEXAS.

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, VOL. 5, PGS. 58-59, H.C.M.R. AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### DETAIL "A"

### WARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
DATE OF REVISION: MAY 23, 2025.  
JOB NUMBER: SP-24-26230  
OWNER: S-SI WARE VILLAGE NO. 1, LLC  
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215  
RICHARDSON, TEXAS 75080

(F-6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
1615 12100 PARK 3R. CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), S-SI WARE VILLAGE NO. 1, LLC, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **WARE VILLAGE** 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 BY THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: TROY J. BATHMAN, MEMBER  
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215  
JAMES GISSLER, MEMBER  
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TROY J. BATHMAN AND JAMES GISSLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
CITY OF MCALLEN

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

MAYOR \_\_\_\_\_ 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.

CHAIRMAN  
PLANNING AND ZONING COMMISSION  
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_

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 MAY 23, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 36.334 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 400 FOOT COUNTY ROADWAY RIGHT-OF-WAY, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 105, 106, 107 AND 108, A DISTANCE OF 200 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 1,280.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD (ALSO KNOWN AS F.M. 2220) AT A DISTANCE OF 1,280.00 FEET IN ALL TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED IN THE CENTER OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF 1,288.75 FEET TO A NAIL SET 35.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 108 AND LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 108, A DISTANCE OF 742.87 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND FURTHER LOCATED ON THE SOUTHEAST CORNER OF THAT CERTAIN 0.56 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY EDIE GROSSETH AND WIFE, ALICE GROSSETH AS RECORDED IN VOLUME 131, PAGE 978, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH AN EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 35.16 FEET TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A SECOND EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 56.00 FEET TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A THIRD EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 31.83 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 0.56 ACRE TRACT AND BEING THE NORTH CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST**, COINCIDENT WITH A NORTHERN LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH LINE OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH LINE OF SAID 0.56 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 186.56 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT LOCATED 35.0 FEET FROM THE SOUTH LINE OF SAID LOT 105 AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 08 DEGREES 00 MINUTES 20 SECONDS WEST**, COINCIDENT WITH A NORTH LINE OF SAID 2.05 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID CORNER CLIP, A DISTANCE OF 141.80 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE WEST LINE OF SAID 2.05 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 186.56 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT LOCATED 35.0 FEET FROM THE SOUTH LINE OF SAID LOT 105 AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF 20.0 FEET TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105, AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF 1,291.26 FEET TO THE POINT OF BEGINNING, CONTAINING 36.334 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 200 FEET (OR 0.588 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND BENTSEN ROAD, AND 1,221 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD AND S.H. 107, LEAVING 34.525 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, S-SI SUBDIVISION PLAT S-SI WARE VILLAGE, S-SI B36, 334 OF 3625





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

### SUBDIVISION NAME: WARE VILLAGE

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S.H. 107: 86 ft. from centerline for 172 ft. ROW existing

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW

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

- Revise ROW dedication, please see requirements above. Please clarify and provide documentation.

- Please indicate how existing ROW has been dedicated on plat.

- Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

North Bentsen Road: ROW dedication required for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: both sides

- Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

- A variance request was submitted on May 29, 2025 to not provide the 1/4 mile collector road.

The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N.

Ware Road and site already has 3 other access roads. Staff recommends disapproval of the

variance request as the collector road can provide adequate traffic flow east and west and

location can be ideal for alignment of future water line.

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Non-compliance

\* 1,200 ft. Block Length

- Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement.

- Additional requirements/revisions may be established when new zoning/annexation is finalized.

\*\*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

NA

NA

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



ALLEYS	
<p>ROW: 20 ft. Paving; 16 ft.</p> <ul style="list-style-type: none"> <li>- 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 recording.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>*Alley/service drive easement required for commercial/multi-family properties  **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<ul style="list-style-type: none"> <li>* Front: S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements</li> <li>* N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements</li> <li>- Finalize setbacks as needed, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> <li>* Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.</li> <li>- Finalize setbacks as needed, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> <li>* Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.</li> <li>- Finalize setbacks as needed, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner: Proposing - See front setback</li> <li>- Finalize setbacks as needed, prior to final.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> <li>* Garage</li> </ul> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> <li>* 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road.</li> <li>- 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department.</li> <li>- Plat note wording to be finalized, prior to final.</li> </ul> <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required



BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. - Additional requirements/revisions may be established when new zoning/annexation is finalized.	Non-compliance
* Common Areas, any private streets/drives, access or service drive easements, 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.	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 public 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 public 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 & ETJ Proposed: C-3, C-2 & A-O - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance

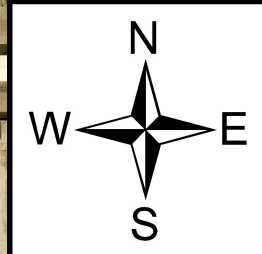
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>- A rezoning request was submitted on June 23, 2025 to rezone to C-2 &amp; A-O.</li> <li>- An annexation request was submitted on May 29, 2025.</li> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> </ul> <p>***Zoning Ordinance: Article V</p>	Non-compliance
<b>PARKS</b>	
* Land dedication in lieu of fee. Park fees do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments	NA
* Pending review by the City Manager's Office. Park fees do not apply to commercial developments.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Additional requirements/revisions may be established when new zoning/annexation is finalized.</li> <li>- Any abandonments must be done by separate process, not by plat.</li> <li>- Easements must be annotated with dedicated by this plat or with a plat note.</li> <li>- Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines.</li> <li>- Application will need to be revised to reflect changes on the plat.</li> <li>- The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

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





LOCATION

PROPOSED  
8  
WARE VILLAGE  
SUBDIVISION

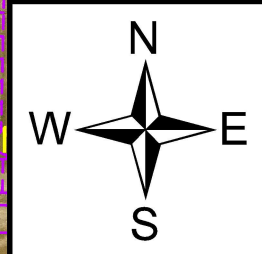
N BENTSEN RD

N ESTATES  
LOT "A"

SH 107

9 "A" SUBDIVISION





# LOCATION

8 MILE LINE RD

35. ft. ROW Dedication

SH 107 HWY

N TAYLOR RD

N BENTSEN RD

N WARE RD

N LA LOMITA RD

7 MILE LINE RD

7 MILE LINE RD

7 MILE LINE RD

487

488

17

18

19

497

498

16

15

14

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508

9 "A" SUB

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N WARE RD

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