

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, AUGUST 4, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for July 21, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

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

CASE REZ2026-0109:

Augusta Village Subdivision, Lots 1-3, Hidalgo County, Texas
1005, 1009 and 1013 East Augusta Avenue
702 East El Rancho Road (PID: 290268)
704 East El Rancho Road (PID: 290273)
708 East El Rancho Road and Rear (PID: 290271 and 500072)
706 East El Rancho Road (PID: 290272)
712 East El Rancho Road (Drive) (PID: 290269)
800 East El Rancho Road and Rear (PID: 290270 and 290291)
810 East El Rancho Road and Rear (PID: 290263 and 796354)
900 East El Rancho Road (PID: 20826014, 290264, 290261 and 290262)
1000 East El Rancho Road (PID: 290265)
3401 South McColl Road (PID: 290266)
3413 South McColl Road (PID: 290267)
3417 South McColl Road (PID: 625707)

3419 South McColl Road (PID: 695405)
3421 South McColl Road (PID: 290258)
3501 South McColl Road (PID: 290259)
3521 South McColl Road (PID: 290278)
705 East Agusta Avenue (PID: 290279)
709 East Agusta Avenue (PID: 290280)
825 East Agusta Avenue (PID: 290281)
901 East Agusta Avenue (PID: 290282)
905 East Agusta Avenue (PID: 290283)
909 East Agusta Avenue (PID: 290284)
1001 East Agusta Avenue (PID: 290285)
1101 East Agusta Avenue (PID: 290288)
1109 East Agusta Avenue (PID: 290289)
3551 South "K" Center Street (PID: 943783)

- 2. 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:**

CASE REZ2026-0110:

Las Vinas Subdivision, Lots 1-58; Orangewood East Subdivision, Lots 1-6 and 9-29; Orangewood East Addition Subdivision, Lots 8-A and 30-41, Hidalgo County, Texas

1000-1013 East Covina Avenue
3700-3913 South "J" Street
3700-3725 South "I" Street
3612-3708 South "H" Street
3612-3624 South "G" Street
700-1109 East Balboa Avenue
700-925 East Sundown Drive
3800-3801 and 3824-3908 South "F" Street
701-924 East Burns Drive

- 3. 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:**

CASE REZ2026-0111:

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

701-1001 East Francisca Avenue
812-1312 East Helena Avenue
4300-4416 South "F" Street
4400-4421 South "H" Street
4300-4501 South "J" Street
4200-4413, 4500 and 4512 South "K" Center Street
4202-4403 South "K" Lane
4200-4401 South "L" Street
4200-4401 and 4501 South "M" Street

- 4. 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:

CASE REZ2026-0112:

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

200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court

- 5. 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:**

CASE REZ2026-0113:

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

700 –1113 East Pineridge Avenue
3009, 3011, 3016, 3024 and 3025 South "J" Street
2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road
704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue
801-845 East Olympia Avenue
2913, 3001 and 3108-3313 South "H" Street
2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South "G" Street
3209-3316 South "G" Lane
3208-3313 South "H" Lane
3108-3313 South "H" Street
3021 South "J" Street (PID: 273940)
3017 South "J" Street (PID: 273944)
3013 South "J" Street (PID: 273942)
3001 South "J" Street (PID: 273939)
2909 South "J" Street (PID: 273938)
2905 South "J" Street (PID: 273937)
2901 South "J" Street (PID: 273936)
2900 South "J" Street (PID: 273946)

2904 South “J” Street (PID: 273947)
2908 South “J” Street (PID: 273948)
3000 South “J” Street (PID: 273949)
3004 South “J” Street (PID: 273950)
3008 South “J” Street (PID: 273951)
3012 South “J” Street (PID: 273952)
901 East Pineridge Avenue (PID: 273954)
3013 South “H” Street (PID: 273955)
3009 South “H” Street (PID: 273956)
2905 South “H” Street (PID: 273960)
2901 South “H” Street (PID: 273961)
841 East Pineridge Avenue (PID: 273957)
825 East Pineridge Avenue (PID: 273923)
821 East Pineridge Avenue (PID: 273919)
817 East Pineridge Avenue (PID: 273914)
3005 South McColl Road (PID: 273908)
835 East Olympia Avenue (PID: 167594)
828 East Nassau Avenue (PID: 273921)
832 East Nassau Avenue (PID: 273926)
836 East Nassau Avenue (PID: 273930 and 273931)
844 East Nassau Avenue (PID: 273934)
812 East Pineridge Avenue (PID: 274158)
3009 South McColl Road (PID: 273909)
1021 East El Rancho Road (PID: 274155)

6. 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:

CASE REZ2026-0114:

Las Cabanas Subdivision, Lots 1-60; and Paseo Del Lago Subdivision, Lots 1-51; Hidalgo County, Texas.
1200-1420 East Balboa Avenue
3600-3613 and 3800-3917 South “L” Street
3602-3615 South “L” Lane
3602-3615 South “K” Lane
3600-3613 and 3800-3916 South “M” Street
3602-3615 South “M” Lane
3713-3917 South “K” Center Street
3912 South Jackson Road (PID: 231261)
3908 South Jackson Road (PID: 231262)
3820 South Jackson Road Unit A (PID: 231264)
3820 South Jackson Road Unit D (PID: 231266)
3830 South Jackson Road (PID: 231259)
3800B South Jackson Road (PID: 344482)
3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263, 351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to R-3 (High Density Residential-UDC): 10.18 Acres out of Lot 6, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 8401 South McColl Road. **(REZ2026-0103)**
2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 1 Block 2, Maple Heights Subdivision, Hidalgo County, Texas; 1321 North 8th Street. **(REZ2026-0105)**
3. Rezoning from C-1 (Local Commercial-OC) and C-3 (General Commercial-OC) Districts to R-1 (Low-Density Residential-UDC) District: 2.34 acres out of Lot 5, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 500 East Wichita Avenue. **(REZ2026-0106)**
4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Chili Pepper Express Subdivision, and Lot 1, Replat of Park West Subdivision, Hidalgo County, Texas; 11001 & 11201 North 10th Street. **(REZ2026-0107)**
5. Rezoning from C-4 (Commercial Industrial-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1-7, Shops at Tres Lagos Subdivision, Hidalgo County, Texas; 4304, 4312, 4400, 4200, 4208, 4212, 4300 Tres Lagos Boulevard **(REZ2026-0108)**

c) CONDITIONAL USE PERMITS:

1. Request of Juan F. Garza, on Behalf of Var 37 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Var 37) at the North 19.43 feet of Lot 3 and all of Lot 4, Block 2, McAllen Addition Subdivision, Hidalgo County, Texas; 1101 Business Highway 83. **(CUP2026-0055)**
2. Request of Juan Carlos Marquez, on behalf of Apostolic Assembly of the Faith in Christ Jesus, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Apostolic Church) at Lot 1, Apostolic Church Subdivision, Hidalgo County, Texas; 801 East Cedar Avenue. **(CUP2026-0056)**
3. Request of Jesus F. Davila, on behalf of OTBG North Park LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar (Oak Texas Bar & Grill-North Park) at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **(CUP2026-0058)**

3) CONSENT:

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

4) SUBDIVISIONS:

- a) Alhambra on 10th Phase II Subdivision, 11401 N. 10th Street, Mouayad Development, LLC; **(SUB2026-0103) (Final) RIOPLEX**
- b) Excelente Meat Market Subdivision, 601 E. Dicker Road, Jesus Guadalupe Ortiz Gonzalez; **(SUB2026-0100) (Preliminary) STIG**

5) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, July 21, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez Gabriel Kamel Isela V. Rios Amanda Gomez	Chairperson Vice Chairperson Member Member
Absent:	Emilio Santos Jr. Raul Sesin Jesse Ozuna	Member Member Member
Staff Present:	Michelle Rivera Martin Canales Eduardo Garza Omar Sotelo Luis Mora Kaveh Forghanparast Natalie Moreno Marcos Johnson Noah Del Bosque Nicolas Lopez Magda Ramirez Mia Fuentes Even Gonzalez Jonathan Gutierrez Valerie Ramos	Deputy City Manager Assistant City Attorney III Development Coordinator Planning Director Planning Deputy Director Senior Planner Planner III Planner III Planner III Planner II Planner I Planner I Development Engineer Technician I Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Ms. Isela V. Rios

1) EXECUTIVE SESSION:

- a) Executive Session pursuant to Texas Government Code § 551.071 to consult with the City Attorney regarding potential litigation and legal issues.

Chairperson Mr. Marco Suarez, announced they were going into executive session start time 3:31pm end time 3:53 am, No motion was needed.

2) MINUTES:

- a) Approval of July 7, 2026 meeting minutes.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel motioned to approve the minutes. Board member Ms. Isela V. Rios second the motion with four members present and voting.

3) PUBLIC HEARING:

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

1. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:**

CASE REZ2026-0097:

3920 South Jackson Road (PID: 231267)

2. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0098:

8000 South McColl Road (PID: 290340)

601 East Dicker Road (PID: 20834710)

611 East Dicker Road (PID: 1073831)

7801 South McColl Road and Rears 1-2 (PID: 840308, 1644011 and 1314011)

7901 South McColl Road (PID: 901928)

8001 South McColl Road (PID: 290339)

8301 South McColl Road (PID: 902205)

701 East Dicker Road (PID: 1234461)

705 East Dicker Road (PID: 1074047)

8400 South Jackson Road and Rear (PID: 231317 and 20826042)

3. **Ms. Magda Ramirez stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District and A-O (Agriculture & Open Space-OC) under the Old Code (OC), to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0099:

7100 South McColl Road (PID: 607782)

7120 South McColl Road (PID: 1020460)

7300 South McColl Road and Rear (PID: 581954 and 1124513)

7324 South McColl Road and Rear (PID: 581956 and 1020163)

7200 South McColl Road (PID: 581953)

7012 South Jackson Road Rear (PID: 1067205)

7100 South Jackson Road (PID: 231314)

7300 South Jackson Road (PID: 720268)

7600 South Jackson Road (PID: 231315)

7200 South Jackson Road (PID: 724042)

5810 and 7400 South Jackson Road (PID: 720792)

7500 South Jackson Road (PID: 722639)

7800 South Jackson Road and Rear (PID: 231316 and 20826978)

8000 South Jackson Road (PID: 641108)
1105 East Thomas Road (PID: 20830291)
105 Dicker Road (PID: 20834706)
7000 South Jackson Road (PID: 1075835)
6920 South Jackson Road (PID: 721205)

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

CASE REZ2026-0101:

3621 Colbath Road (PID: 211105)

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

CASE REZ2026-0102:

2100 South Jackson Road Rears 1-2 (PID: 231198 and 557793)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 3a1 -3a5. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Ms. Isela V. Rios second the motion with four members present and voting.

b) REZONING:

1. Rezoning from R-1 (Single Family Residential-OC) District to I-1 (Light Industrial-UDC) District: E105'-W210'-S420' Lot 338, 1.01 AC GR 0.84 AC Net, John H. Shary Subdivision, Hidalgo County, Texas; 4716 Buddy Owens Boulevard. **(REZ2026-0093)**

The subject property is located on the north side of Buddy Owens Boulevard, west of North 47th Street.

The applicant has requested to rezone the property to I-1 (Light Industrial-UDC) District for a proposed Truck Terminal.

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

The subject property is currently being used as a single family home. Surrounding uses include single family homes and an auto repair shop.

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

The development trend along this area is single family residential.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It does not follow the zoning or the development trend in this area as well.

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

Staff has received one phone call and one email in opposition to the request. The opposition expressed concerns that the proposed rezoning would negatively impact surrounding property values and alter the existing character of the neighborhood.

Staff recommends disapproval of the rezoning request to I-1 (Light Industrial-UDC) District.

Applicant was present Juan Carlos Gonzalez 3908 Toucan Ave; Customer advised the board members they want to convert the house to an office space, also stating trucks will be going in and dropping off forms but will not be staying more than a couple hours.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the rezoning request. Ms. Isela V. Rios second the motion with four members present and voting.

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.194 Acres out of Lot 4 Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 3300 South Jackson Road. (REZ2026-0094)

The subject property is located on the northwest corner of East El Rancho Road and South Jackson Road.

The adjacent properties are C-3 (General Business-OC) District to the north, west and south, and R-3 (High-Density Residential-UDC) to the southwest. The properties on the east side of South Jackson Road are outside the city limits.

The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed gas station/convenient store.

The subject property is currently vacant. Surrounding uses are residential town homes and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. The Parks and Open Space areas denote parks, recreational facilities, drainage ways, trails, and other open spaces that are currently in existence or planned.

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

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the existing zoning trend in this area along South Jackson Road.

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

Staff has received one phone call in opposition to the request, expressing concerns regarding traffic congestion.

Staff also received one phone call in favor of the request.

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Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: a 0.802 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg. 168, H.C.D.R. Hidalgo County, Texas; 2501 State Highway 107. **(REZ2026-0095)**

The subject property is located along the south of State Highway 107 west of North 23rd Street.

The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for a duplex/fourplex development.

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

The subject property has multiple apartment structures. Surrounding land uses include vacant land and multi-family residential.

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

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

The tract was annexed into the city and anitally zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it is compatible with the adjacent zones and follows the development trend along this area of State Highway 107.

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: a 0.630 acre tract out of Lot 11, Section 280 Texas-Mexican Railway Company's Survey, Vol. 24, Pg 168, H.C.D.R. Hidalgo County, Texas; 2517 State Highway 107.

(REZ2026-0096)

The subject property is located along the south side of State Highway 107, west of North 23rd Street.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a duplex/fourplex development.

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

The subject property has existing structures. Surrounding land uses include vacant land and multi-family residential.

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

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

The tract was annexed into the city and initially zoned C-3 (General Business-OC) District on July 10, 1995. The property is going through the subdivision process under the proposed name of Urban on 107 Subdivision.

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

If the rezoning is approved, a recorded subdivision plat will be required prior to building permit issuance for any future development on the subject property. Any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

Staff recommends approval of the rezoning request.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Ms. Isela V. Rios Second the motion with four members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Guillermo Valdez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Caribe Bar) at Lot 12, Mejia Subdivision, Hidalgo County, Texas; 2022 Nolana Avenue. **(CUP2026-0051)**

The subject property is located along the north side of Nolana Avenue, between Bicentennial Drive and North 22nd Street, and is zoned C-3 (General Business-OC) District. Adjacent zoning is C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.

The subject property was being used as a nightclub/bar since 2009. The most recent Conditional Use Permit for a bar/nightclub for this property was expired in 2025. This is the first Conditional Use Permit application from the current applicant for a bar at this location.

The applicant is proposing to operate a new bar under the name Caribe Bar from a 2,900 square feet space. The bar will require 29 parking spaces, including one accessible parking space, which is in shared plaza parking lot. The proposed days and hours of operation are Monday through Sunday from 9:00 p.m. to 2 a.m.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.
- 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 Nolana 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. Based on the square footage of the establishment where the bar is proposing to operate, 29 parking spaces are required and 101 are provided as part of the common parking area. The parking lot must be properly striped and maintained free of potholes.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends approval of the request for one year, subject to the conditions noted, Fire and Building Code requirements.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building

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greater than 10'X12' at North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0052)**

The subject property is located along the east side of South 23rd Street, north of Uvalde Avenue, and is zoned C-3 (General Business-OC) District. Adjacent zoning is C-3 (General Business-OC) District in all directions, as well as A-O (Agricultural & Open Space -OC) District to the west. A portable building is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.

The subject property has been used as a doctor's office since approximately 2008. A Certificate of Compliance for the property was issued on October 1, 2025, based on its metes and bounds remaining the same since October 15, 1973. The property is currently serving as an office building. A site plan review for a food truck park on the subject property has been submitted and is currently under review by the Development Team. This is the first Conditional Use Permit for this property.

The applicant is proposing to place a portable building on the east side of the property. The portable building will serve as an office building for future tenants. Their proposed days and hours of operation have not been determined, as the owner is pending future tenants on the property.

The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office container use only;
2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet;
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
4. Portable buildings shall be with garbage and trash collection services.

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

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

Staff recommends disapproval of the request, as the intended use and hours of operation have not been determined.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

3. Request of Abdelhadi Mohd Al-Hatabeh, on behalf of Hatabeh Group LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Cyberskunk Smoke Shop) at Lot 1, A & A Subdivision, Hidalgo County, Texas; 5212 North 10th Street **(CUP2026-0050)**

The subject property is located on the northeast corner of North 10th Street and Zinnia Avenue. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, west, and R-1(Single Family Residential-OC) District to the east. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

The first Conditional Use Permit for a smoke shop at this location was approved by the City Commission on May 27, 2025 with a variance to the distant requirements. The applicant submitted the new application on May 26, 2026.

The applicant is proposing to continue to operate a smoke shop under the name Cyber Skunk Smoke Shop. The proposed business hours are 24 hours a day, Monday – Sunday. 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):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 300 feet of a residential use/zone;
- 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 Dove 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. seven parking spaces are required and are provided on the existing shared parking area;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Ms. Isela V. Rios Second the motion with four members present and voting.

4. Review/Consideration of Request of Karla M. Rivera, on behalf of MKZ Night Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a

Nightclub/Bar (MK'z Nightclub) at Lots 25-34, Resubdivision of Continental Trade Center Subdivision, Hidalgo County, Texas; 2021 Orchid Avenue. **(CUP2026-0037)**

The subject property is located along the south side of Orchid Avenue, west of Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on June 14, 2021 for one year, but was not renewed. There was a citation issued on February 28, 2026 for not having an active Conditional Use Permit. The applicant submitted a new application for a Conditional Use Permit on April 28, 2026.

The bar's current and proposed days and hours are Friday to Sunday from 9:00 p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 feet of a residential use/zone;
- 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 Orchid 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. 75 parking spaces are required and are provided. There is an active parking agreement with the subject property and two properties in its vicinity;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

At the City Commission meeting of July 13, 2026, it was noted that there were circumstances that the Planning

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and Zoning Commission should consider in evaluation this request, so the matter was remanded back to the Planning and Zoning Commission.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the conditional use permit. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit for six months. Ms. Isela V. Rios Second the motion with four members present and voting.

4) CONSENT:

- a) Sheena's Place Subdivision, 1001 Freddy Gonzalez Road, Nanak, LTD; **(SUB2026-0096) (Final) SEC**
- b) The Woodlands at Bentsen Subdivision, 2900 South Bentsen Road, Jesus Solis-Gomez; **(SUB2026-0093) (Final) M&H**
- c) Imperio Estates Phase II Subdivision, 8600 North 29th Street, Hollywood Development & Construction, LLC; **(SUB2026-0099) (Final) RDE**
- d) The Woodlands Development Subdivision, 601 South Taylor Road, MDM Land Company, LLC; **(SUB2026-0097) (Final) RDE**
- e) Trinity Oaks Subdivision, 9900 North 29th Street, Jakob Robert Waldbusser & Andrea Waldbusser; **(SUB2026-0094) (Final) QHA**
- f) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC; **(SUB2026-0095) (Final) M2**

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 4a-4f. Ms. Isela V. Rios second the motion with four members present and voting

5) SUBDIVISIONS

- a) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2025-0064) (Revised Preliminary) M&H (TABLED 07/07/2026)**

Ms. Natalie Moreno stated the property located on 3912 South Jackson Road, 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. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. 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. Review as applicable prior to final. 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. Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72.

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Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide final number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests #2 (cul-de-sac) and #3 (side setback) and disapproval of request #1 (street jog).

Vice Chairperson Mr. Gabriel Kamel moved to have item removed from the table. Board Member Ms. Isela V. Rios second the motion with four members present and voting.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including the variance request #2 and #3. Board Member Ms. Amanda Gomez Second the motion with four members present and voting.

b) Sustaita Logistics Subdivision Phase I, 4901 South Old 10th Street, Sustaita Logistics Center, L.P.; (SUB2026-0062) (Revised Preliminary) STIG

Ms. Natalie Moreno stated the property located on 4901 South Old 10th Street, all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. 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: I-1(Light Industrial) District - Proposed: I-1(Light Industrial) District. Engineer must verify that proposed use is compliant within existing Zoning. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted for this project. Traffic Impact Analysis (TIA) required prior to final plat. Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. Provide a copy of all referenced documents for staff review prior to final. Show a solid line for lot lines prior to final. Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. Remove the gas line from the plat but show a gas easement prior to final. Show the distance from property lines, bearing and distance for the existing easements prior to final. Previous submittal shows three lots. Must comply with City's Access Management Policy.

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including variance request. Ms. Isela V. Rios Second the motion with four members present and voting.

c) Pecina Estates Subdivision, 841 East Pineridge Avenue, Pecina Antonia; (SUB2026-0086) (Revised Preliminary) RIOPLEX

Mr. Juan Johnson the property located on 841 East Pineridge Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 feet or greater for easements or in line with existing structures, whichever

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is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 feet 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The current application indicates 10 dwelling units. $10 \times \$700 = \$7,000$. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Any abandonments must be done by separate process and not by plat. Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, drainage & utilities approval and partial approval of variance request to waive the sidewalk requirement along E. Pineridge Avenue only, with disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street.

The Project Engineer Ms. Kelley Vela 1200 Auburn Ave was present representing the subdivision, Ms. Vela presented an exhibit to staff and board members.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form and recommended approval approving the request to waive the sidewalk requirement along E. Pineridge Avenue only, and recommending disapproval of the request to waive the sidewalk requirement along E. Nassau Avenue and S. "H" Street. Ms. Amanda Gomez second the motion with four members present and voting.

d) Live Oak Subdivision, 7500 Queens Avenue, South Texas Paving; (SUB2026-0090) (Preliminary) SAMES

Mr. Juan Johnson stated the property located on 7500 Queens Ave, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Existing: ETJ Proposed: ETJ. Should the property be annexed, initial zoning will be required. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Should the property be annexed, initial zoning will be required. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

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Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios second the motion with four members present and voting.

e) Versailles Estates Subdivision, 7100 Queens Avenue, Starquest Versailles LLC; (SUB2026-0091) (Preliminary) SAMES

Ms. Natalie Moreno stated the property located on 7100 Queens Ave, E/W 1/4 Collector Road along the north property line: 60 ft. total ROW dedication. 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/ multifamily development. Subdivision Ordinance: Section 134-106. Corner: 10 ft or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along 6 Mile Road. Add plat note as stated above. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Lot width should be 5,000 square feet. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) Proposed R-1 (Single Family Residential) Zoning Ordinance: Article V. At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. At the City Commission Meeting of December 13, 2021, the board voted to approve the annexation and initial zoning R-1. Land dedication in lieu of fee. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Pending review by the Parkland Dedication Advisory Board and CC. Property received annexation approval at the City Commission meeting of Dec 13, 2021. As per Planning Director Edgar Garcia, park fees were waived. As per our current planning director, we will honor the park fees to be waived. Traffic Impact Analysis (TIA) required prior to final plat. Lots designated for detention or common area must be labeled, prior to final. for example, "lot A "Detention Area" or "Lot A "Common Area" Remove plat note #19, it is not needed on the plat. Remove the wording "Prop" on ROWs. Will the subdivision have HOA's? Please provide staff with CCRS, prior to recording. Any variances that were previously approved, will not be rolled over to the new submittal. Any variances will have to be re-applied for. Must comply with City's Access Management Policy.

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

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Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Amanda Gomez second the motion with four members present and voting.

f) Victory Landing Subdivision, 7000 Queens Avenue, Evolving Builders LLC; (SUB2026-0092) (Preliminary) SAMES

Mr. Noah Del Bosque stated the property located on 7000 Queens Ave, the proposed subdivision of located along the north side of 6 mile Rd, West of N Glasscock Blvd. It is a proposed public subdivision for multi-family development consisting of 22 lots. The property is currently zoned R-3A (Multifamily Residential Apartment-OC) District. The subdivision must comply with all appropriate requirements, including right-of-way dedication, setbacks, and other plat noted as outlined in the review packet. This includes Trinity Ave which is a quarter mile collector and will need align with the properties to the west; and continue to the east. On the east end, Public Works is asking for a temporary turnaround. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Garage: 18 ft or greater for easements 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Common Areas, any private streets/drives, 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. Existing: R-3A (OC) Proposed: R-3A (OC). Zoning Ordinance: Article V.

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

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the subdivision. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form. Ms. Isela V. Rios Second the motion with four members present and voting.

6) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:34 p.m. with Ms. Isela V. Rios second the motion with four members present and voting.

Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos, Administrative Assistant

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: 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:

CASE REZ2026-0109:

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

LOCATION: The subject properties are located south of East El Rancho Road and east of South McColl Road.



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

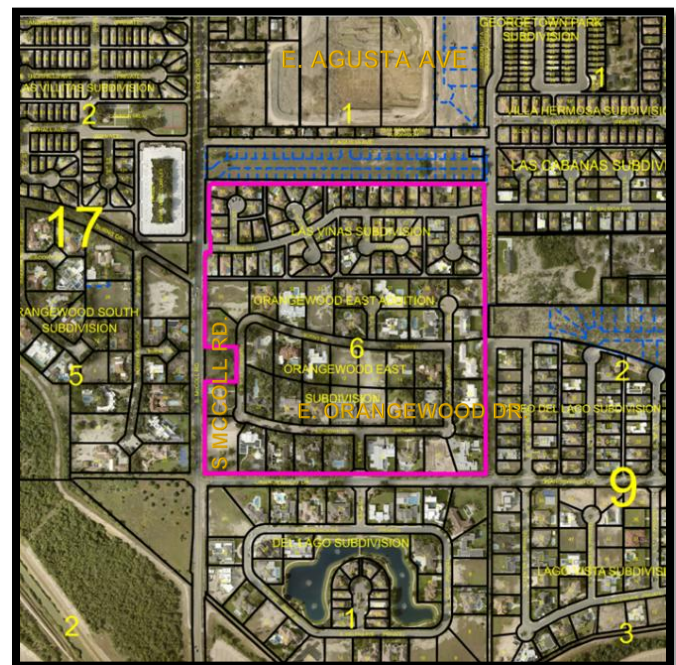
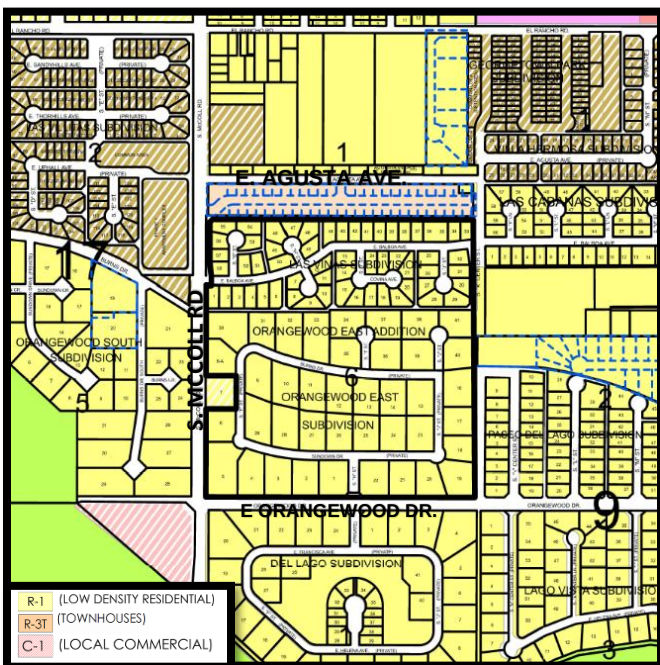
DATE: August 4, 2026

SUBJECT: 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:

CASE REZ2026-0110:

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

LOCATION: The subject properties are located north of East Orangewood Drive and east of South McColl Road.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC), R-3T (Multi-Family Residential Townhouse) and C-1 (Local Commercial-UDC) Districts.

LAND USE: The current land use of the subject properties is residential. Surrounding uses include single and multifamily residences and vacant land.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: 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:

CASE REZ2026-0111:

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

701-1001 East Francisca Avenue

812-1312 East Helena Avenue

4300-4416 South "F" Street

4400-4421 South "H" Street

4300-4501 South "J" Street

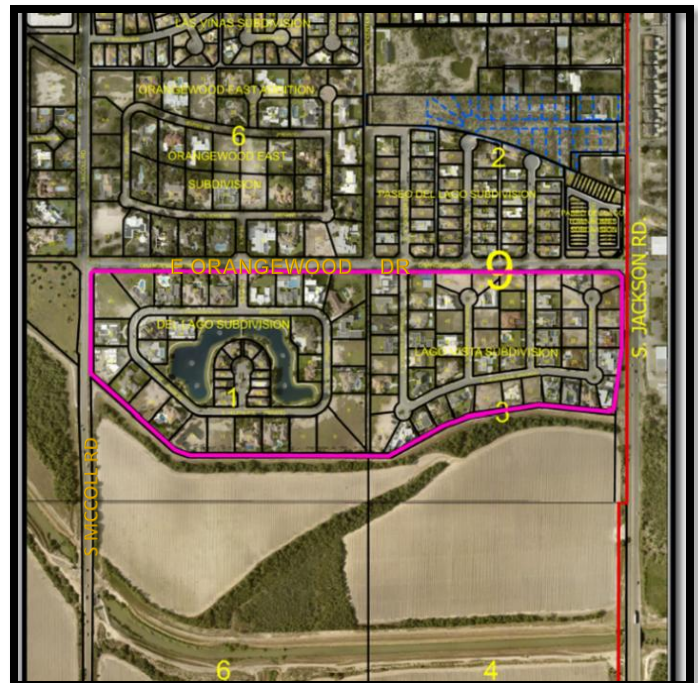
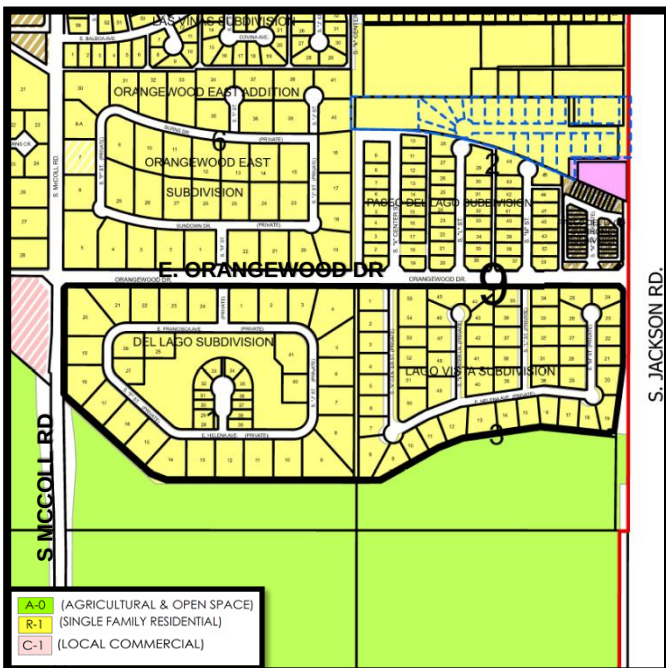
4200-4413, 4500 and 4512 South "K" Center Street

4202-4403 South "K" Lane

4200-4401 South "L" Street

4200-4401 and 4501 South "M" Street

LOCATION: The subject properties are located on the south side of East Orangewood Drive and east of South McColl Road.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC), C-2 (Regional Commercial-UDC), and A-O (Agricultural and Open Space-OC) Districts.

LAND USE: The current use of the subject properties includes single-family residences and vacant land as well.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

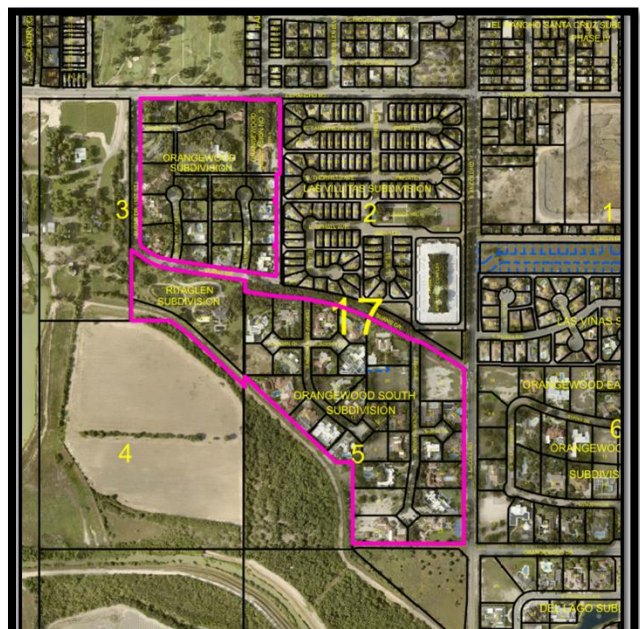
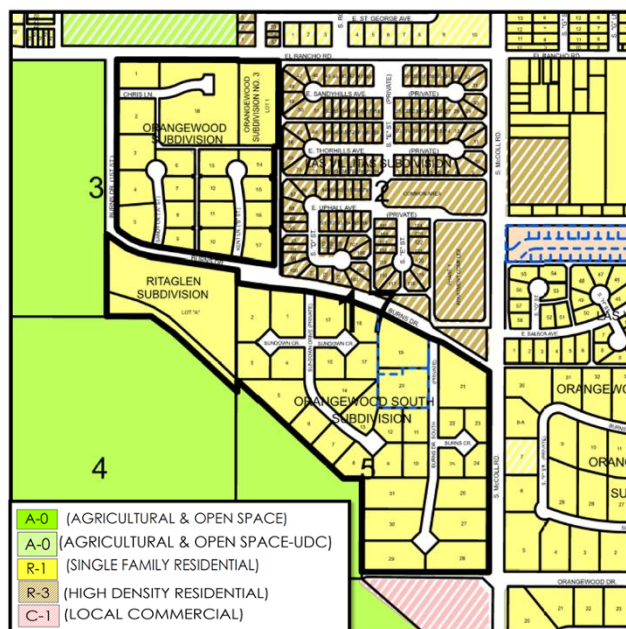
SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0112:

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

200-300 Chris Lane
3300- 3325 Sandy Lane ("A" Street)
3300-3325 Kent Lane ("B" Street)
400 East El Rancho Road
300 East Burns Avenue
3800-3824 Sundown Court West
3801-3825 Sundown Court East
3900-3930 Sundown Drive
3800-4117 Burns Drive South
4001-4025 Burns Court

LOCATION: The subject properties are located on the south side of East El Rancho Road and west of South McColl Road.



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-3 (High-Density Residential-UDC), A-O (Agricultural and Open Space-OC), C-1 (Local Commercial-UDC) and R-1 (Single-Family Residential-OC) Districts.

LAND USE: The current use of the subject properties includes residences single and multi-family and vacant land. Surrounding uses include residences and vacant land as well.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: 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:

CASE REZ2026-0113:

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

700 –1113 East Pineridge Avenue

3009, 3011, 3016, 3024 and 3025 South “J” Street

2901, 2913, 2917, 3001, 3013, 3017, 3109, 3113, 3201, 3205, 3209, 3213, 3301, 3305 and 3313 South McColl Road

704, 708, 710, 712, 800, 804, 808, 812 and 820 East Nassau Avenue

801-845 East Olympia Avenue

2913, 3001 and 3108-3313 South “H” Street

2910, 2912, 2916, 3000, 3001, 3009 and 3208-3313 South “G” Street

3209-3316 South “G” Lane

3208-3313 South “H” Lane

3108-3313 South “H” Street

3021 South “J” Street (PID: 273940)

3017 South “J” Street (PID: 273944)

3013 South “J” Street (PID: 273942)

3001 South “J” Street (PID: 273939)

2909 South “J” Street (PID: 273938)

2905 South “J” Street (PID: 273937)

2901 South “J” Street (PID: 273936)

2900 South “J” Street (PID: 273946)

2904 South “J” Street (PID: 273947)

2908 South “J” Street (PID: 273948)

3000 South “J” Street (PID: 273949)

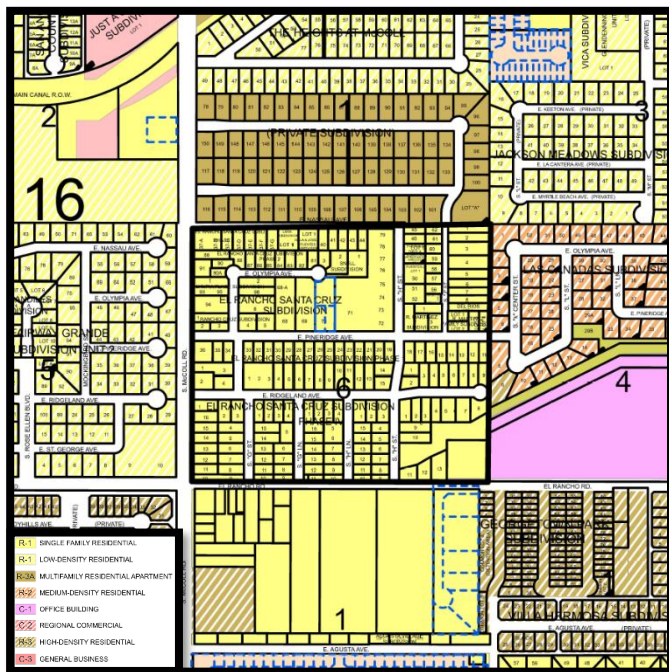
3004 South “J” Street (PID: 273950)

3008 South “J” Street (PID: 273951)

3012 South “J” Street (PID: 273952)

901 East Pineridge Avenue (PID: 273954)
 3013 South "H" Street (PID: 273955)
 3009 South "H" Street (PID: 273956)
 2905 South "H" Street (PID: 273960)
 2901 South "H" Street (PID: 273961)
 841 East Pineridge Avenue (PID: 273957)
 825 East Pineridge Avenue (PID: 273923)
 821 East Pineridge Avenue (PID: 273919)
 817 East Pineridge Avenue (PID: 273914)
 3005 South McColl Road (PID: 273908)
 835 East Olympia Avenue (PID: 167594)
 828 East Nassau Avenue (PID: 273921)
 832 East Nassau Avenue (PID: 273926)
 836 East Nassau Avenue (PID: 273930 and 273931)
 844 East Nassau Avenue (PID: 273934)
 812 East Pineridge Avenue (PID: 274158)
 3009 South McColl Road (PID: 273909)
 1021 East El Rancho Road (PID: 274155)

LOCATION: The subject properties are located east of South McColl Road and north of El Rancho Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density-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, R-1 (Low-Density Residential-UDC) District to the West, R-3A (Multi-Family Residential Apartment-UDC) District to the north and R-2 (Medium Density Residential-UDC) District, R-3 (High Density Residential UCD District and C-1 (Office Building Office-OC) District to the East.

LAND USE: The surrounding areas include single-family residential, duplex residential, and vacant land.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: 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:

CASE REZ2026-0114:

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

1200-1420 East Balboa Avenue

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

3602-3615 South "L" Lane

3602-3615 South "K" Lane

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

3602-3615 South "M" Lane

3713-3917 South "K" Center Street

3912 South Jackson Road (PID: 231261)

3908 South Jackson Road (PID: 231262)

3820 South Jackson Road Unit A (PID: 231264)

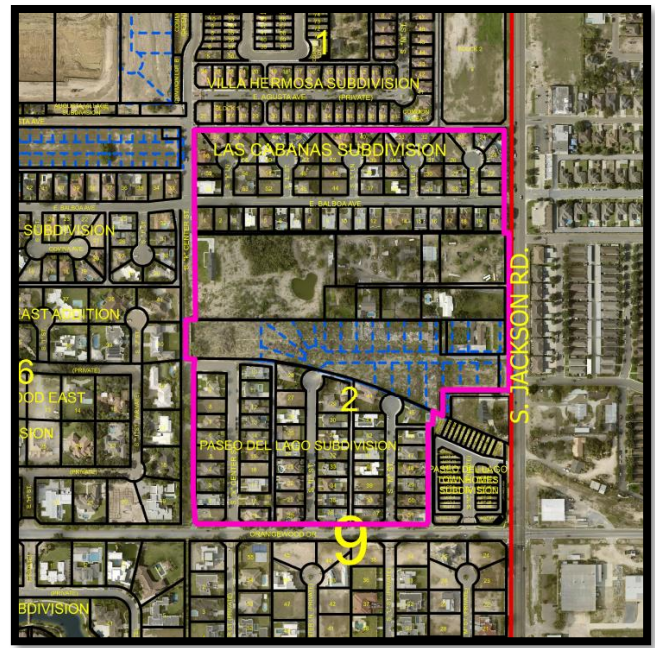
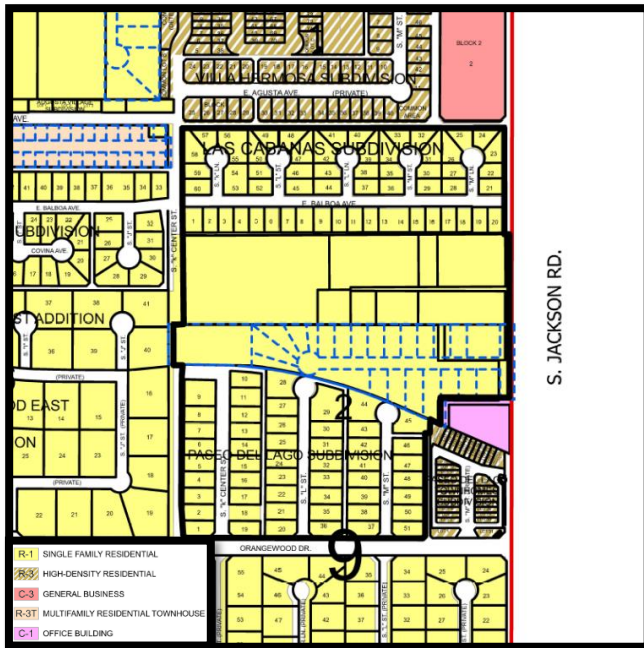
3820 South Jackson Road Unit D (PID: 231266)

3830 South Jackson Road (PID: 231259)

3800B South Jackson Road (PID: 344482)

3820 South Jackson Road and Rears 1-6 (PID: 231259, 344482, 231263,

351364, 231265 and 538337) - (133 Clearview Place, Clearview Drive)



LOCATION: The subject properties are located west of South Jackson Road and North of East Orangewood Drive.

PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density-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 west and south sides, R-3 (High Density Residential-UDC) District, and C-3 (General Business – OC) to the north, and the property to the east is outside the city limits.

LAND USE: The surrounding areas include single-family residential use.

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

DEVELOPMENT TRENDS: The development trend in this area is residential, commercial-industrial.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

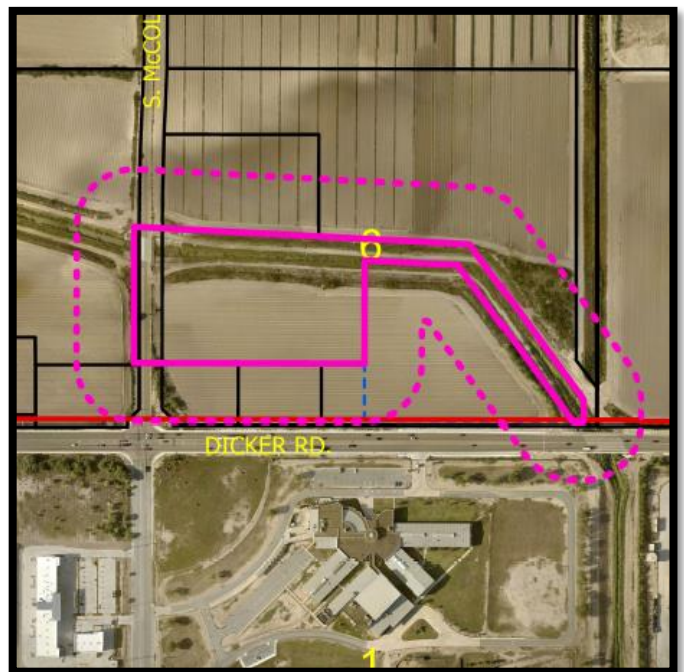
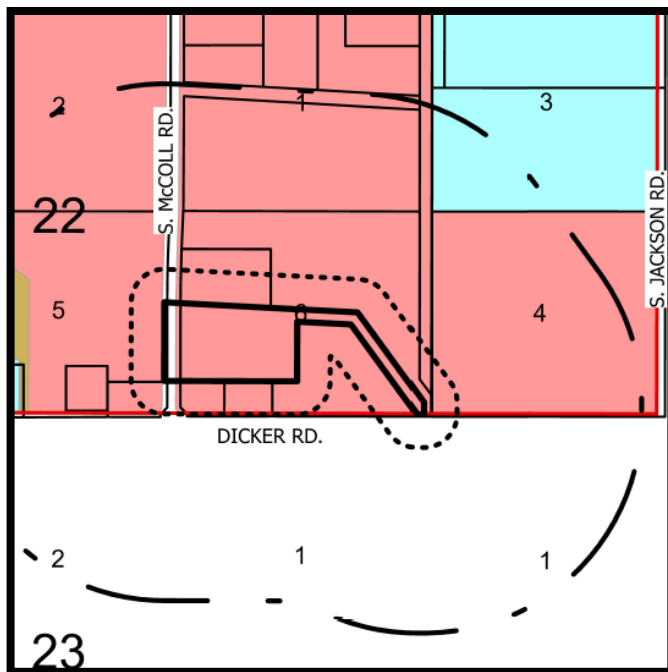
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC): 10.18 ACRES OUT OF LOT 6, BLOCK 22, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 8401 SOUTH MCCOLL ROAD. (REZ2026-0103)

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



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

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

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

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

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

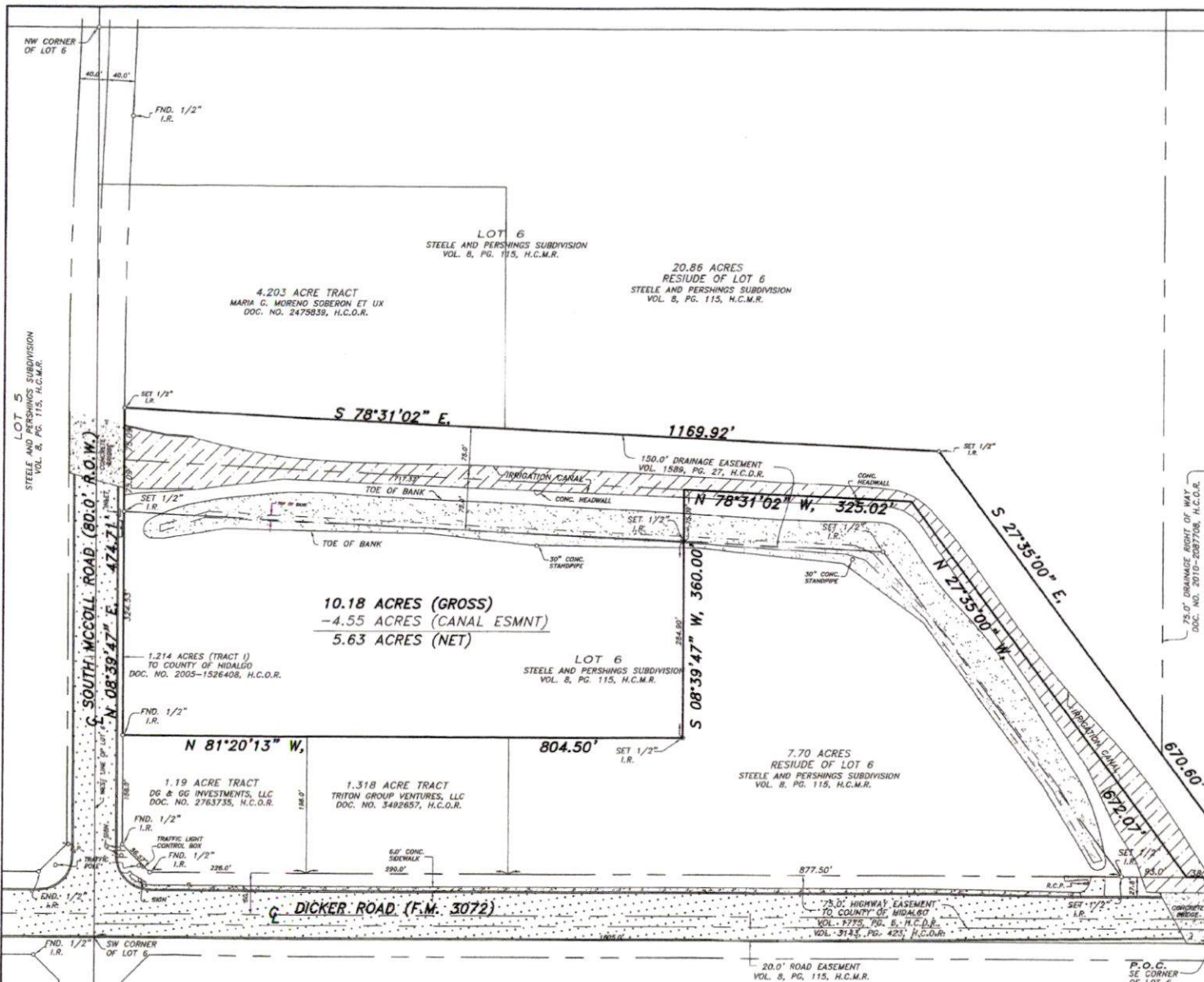
HISTORY: The property was annexed and zoned C-3 on November 23, 2015.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



LEGEND

A.C.	Air Conditioning Unit
H.C.D.R.	Hidalgo County Deed Records
H.C.O.R.	Hidalgo County Official Records
H.C.M.R.	Hidalgo County Map Records
Fnd.	Found
L.R.	Iron Rod
Mon.	Monument
Pg.	Page
Vol.	Volume
~O.P.	Power Pole
~F.	Fire Hydrant
~L.P.	Light Pole
~T.P.	Telephone Pedestal
~E.M.	Electrical Meter
~E.J.B.	Electrical Junction Box
~W.M.	Water Meter

- NOTES:**
1. THIS AREA LIES IN FLOOD ZONE "B", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480334-0500-B, REVISION DATE: JANUARY 02, 1981.
 2. ALL BEARINGS ARE BASED ON THE MAP OF STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
 3. EASEMENT GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS RECORDED IN VOLUME 1589, PAGE 967 AND CORRECTION RECORDED IN VOLUME 1589, PAGE 27 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 4. RIGHT OF WAY EASEMENT GRANTED TO COUNTY OF HIDALGO, AS RECORDED IN VOLUME 1775, PAGE 5 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 5. RIGHT OF WAY EASEMENT GRANTED TO COUNTY OF HIDALGO, AS RECORDED IN VOLUME 3143, PAGE 423 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (AS SHOWN).
 6. STATUTORY RIGHTS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 (BLANKET).
 7. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (BLANKET).
- SURVEYED FOR:**
MADHOUSE DEVELOPMENT, INC.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 02-02-2026 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.

Francisco Rios
FRANCISCO RIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

MAP OF SURVEY

BEING 10.18 ACRES OF LAND OUT OF LOT SIX (6), BLOCK TWENTY TWO (22), OF THE STEELE AND PERSHING SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RECEIVED
JUN 09 2026
By *VR*

RIOS SURVEYING L.L.C.
FIRM NUMBER: 10117600
221 S. OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE: (956) 361-9179 * FAX: (956) 361-9254
EMAIL: RIOS_SURVEYING@SBGLOBAL.NET

Date: 02-02-2026 Job No.: 2026_0054
Scale: 1"=100' DRAWN BY: EDUARDO

STEWART TITLE COMPANY FILE NO. 2790164

Memo

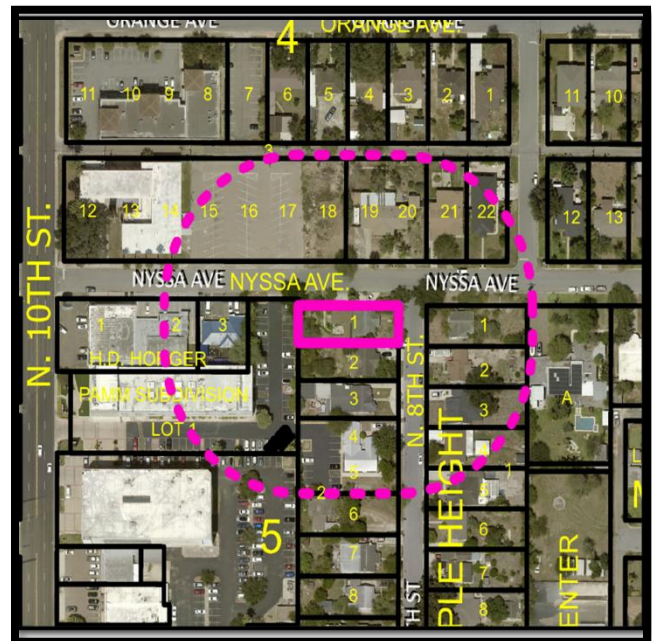
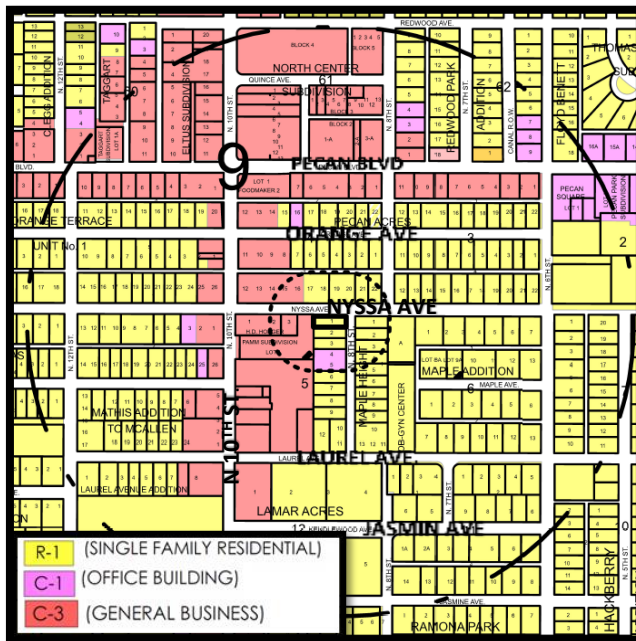
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 1 BLOCK 2, MAPLE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 NORTH 8TH STREET. (REZ2026-0105)

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



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

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

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

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

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



ART SALINAS

ENGINEERING & SURVEYING

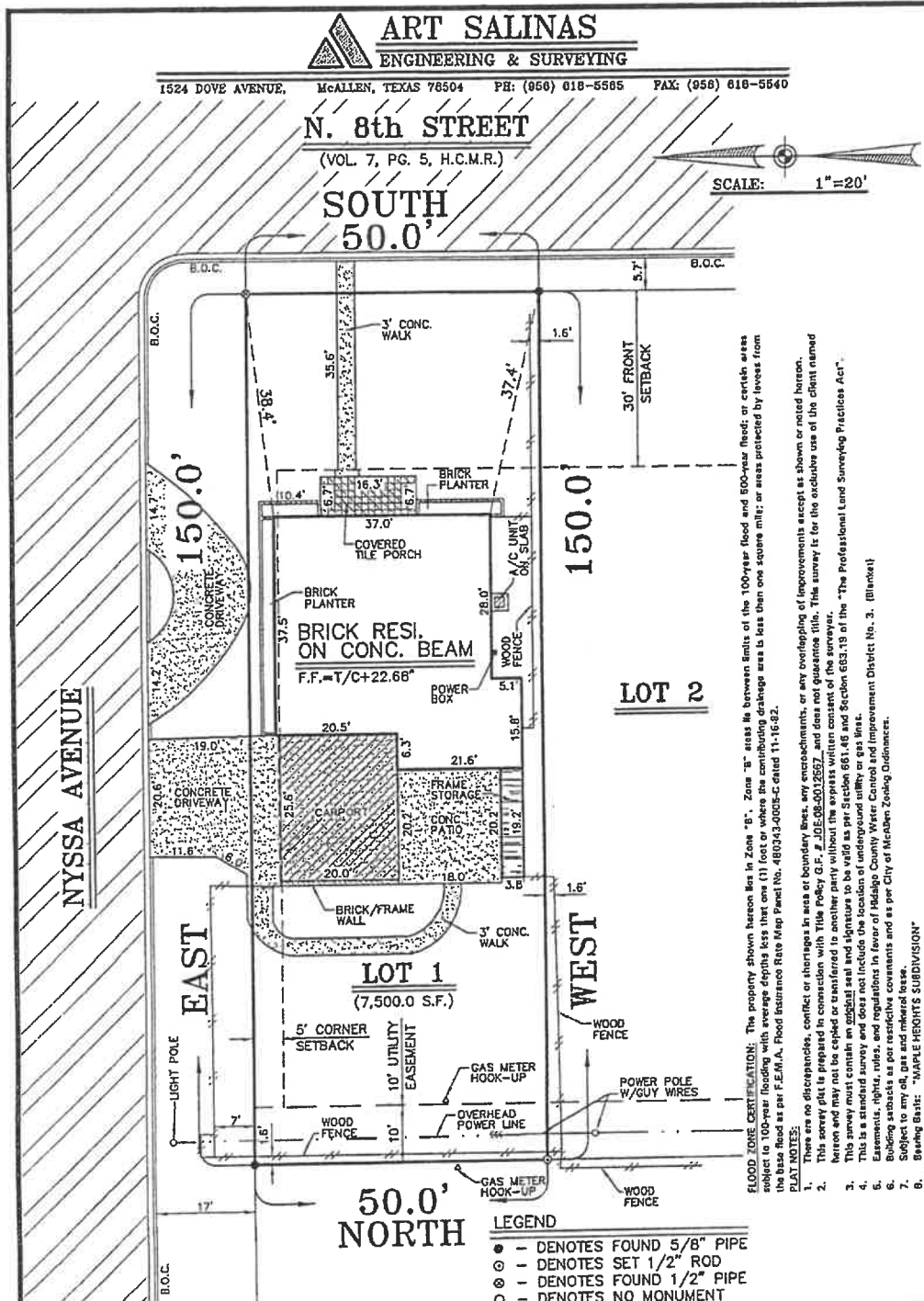
1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540

N. 8th STREET

(VOL. 7, PG. 5, H.C.M.R.)

SOUTH
50.0'

SCALE: 1"=20'



FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone "B", Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-16-82.

PLAT NOTES:

1. There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted hereon.
2. This survey was prepared in connection with Title Policy G.F. # 305-08-5013557, and does not guarantee title. The survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the Surveyor.
3. This survey must contain an original seal and signatures to be valid as per Section 663.146 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location of underground utilities.
5. Easements, rights, rules, and regulations in favor of Hidalgo County, Texas, and the City of McAllen, Texas, are shown and improvements District No. 3, (Blanket).
6. Building setbacks as per restrictive covenants and as per City of McAllen Zoning Ordinances.
7. Subject to any other restrictions.
8. Survey Date: "MAPLE HEIGHTS SUBDIVISION"
9. BORROWER: CALVIN W. CANTU

LEGEND

- - DENOTES FOUND 5/8" PIPE
- - DENOTES SET 1/2" ROD
- - DENOTES FOUND 1/2" PIPE
- - DENOTES NO MONUMENT

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 1321 N. 8th STREET, in McALLEN, TEXAS, DESCRIBED AS FOLLOWS: LOT 1, BLOCK 2, MAPLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 7, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

08-36835
Job No.

12-12-08
Date

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Calvin W. Cantu

Registered Professional Land Surveyor No. 4802

JUN 15 2026

BY:

Memo

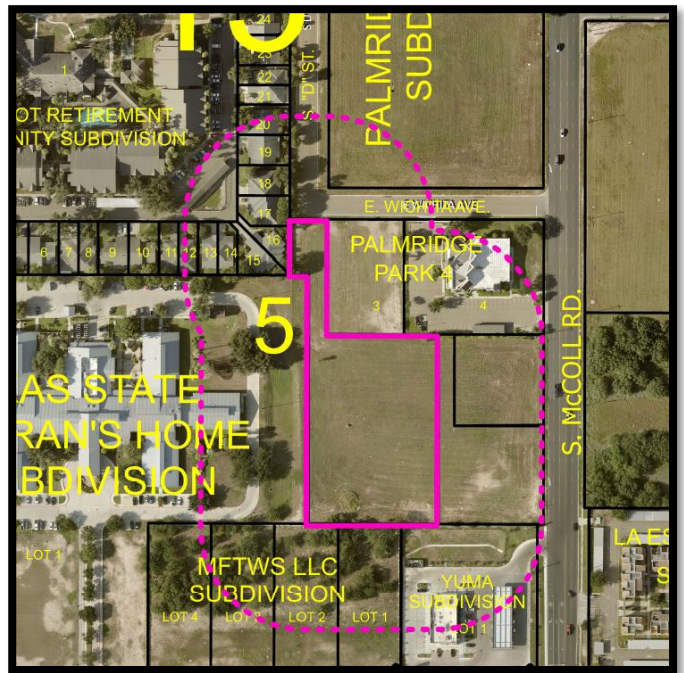
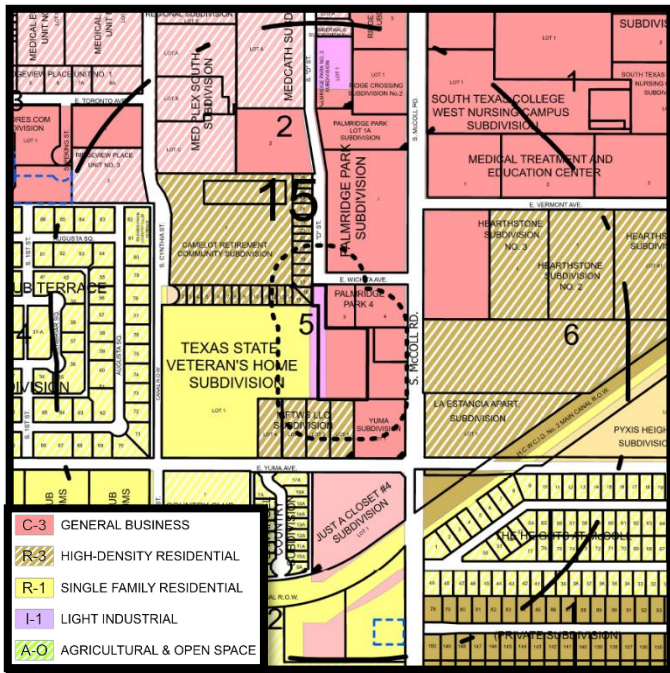
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REZONING FROM C-1 (LOCAL COMMERCIAL-OC) AND C-3 (GENERAL COMMERCIAL-OC) DISTRICTS TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 2.34 ACRES OUT OF LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 500 EAST WICHITA AVENUE. (REZ2026-0106)

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



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

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

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

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

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

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

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

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

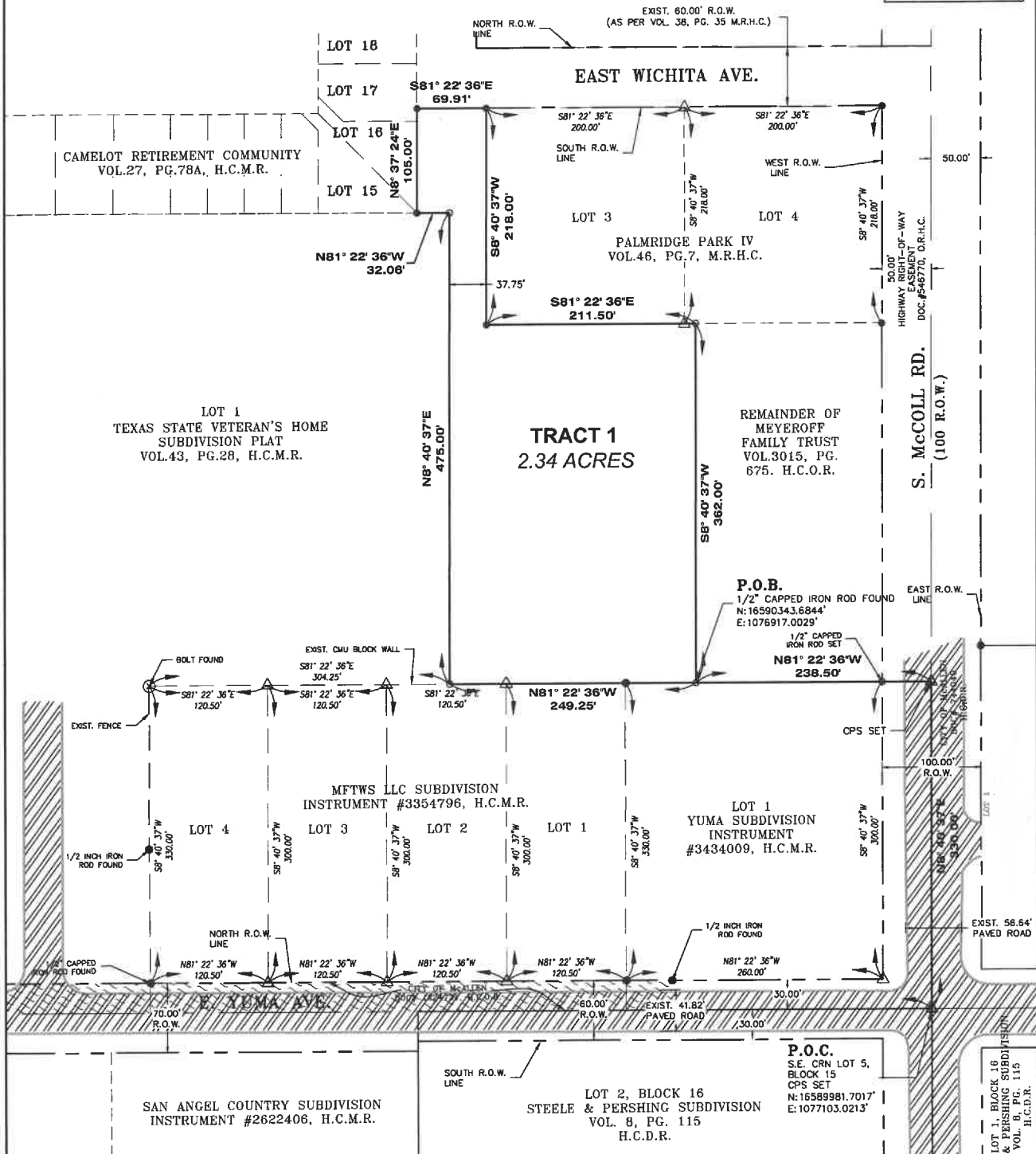
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

EXHIBIT B
TRACT 1 - 2.34 ACRES
OUT OF LOT 5, BLOCK 15,
STEEL & PERSHING SUBDIVISION
VOLUME 8, PAGE 114,
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

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

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	FOUND COTTON PICKER SPWOLE
⊗	FOUND FENCE CORNER
⊙	1/2" IRON ROD FOUND
△	CPS SET
⊕	CALCULATED POINT
⊖	1/2" IRON PIPE FOUND
⊗	PK NAIL FOUND
⊗	EXISTING FENCE
(XXXX)	PLAT CALL VOL. 8, PG. 115
XXXX	MEASURED



SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE "B", IN HIDALGO COUNTY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480334 0425 C, DATED NOVEMBER 16, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER 2023, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



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

DATE: DECEMBER, 2023
 PROJECT: SUR 20.063
 PAGE: 3 OF 3

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

- 1- ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
- 2- VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH OF NO. 23-1419, ISSUED NOVEMBER 19, 2023.

IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496

12/5/2023

DATE



LOT 1, BLOCK 16
 STEEL & PERSHING SUBDIVISION
 VOL. 8, PG. 115
 H.C.D.R.

JUN 15 2026

BY:

Planning Department

Memo

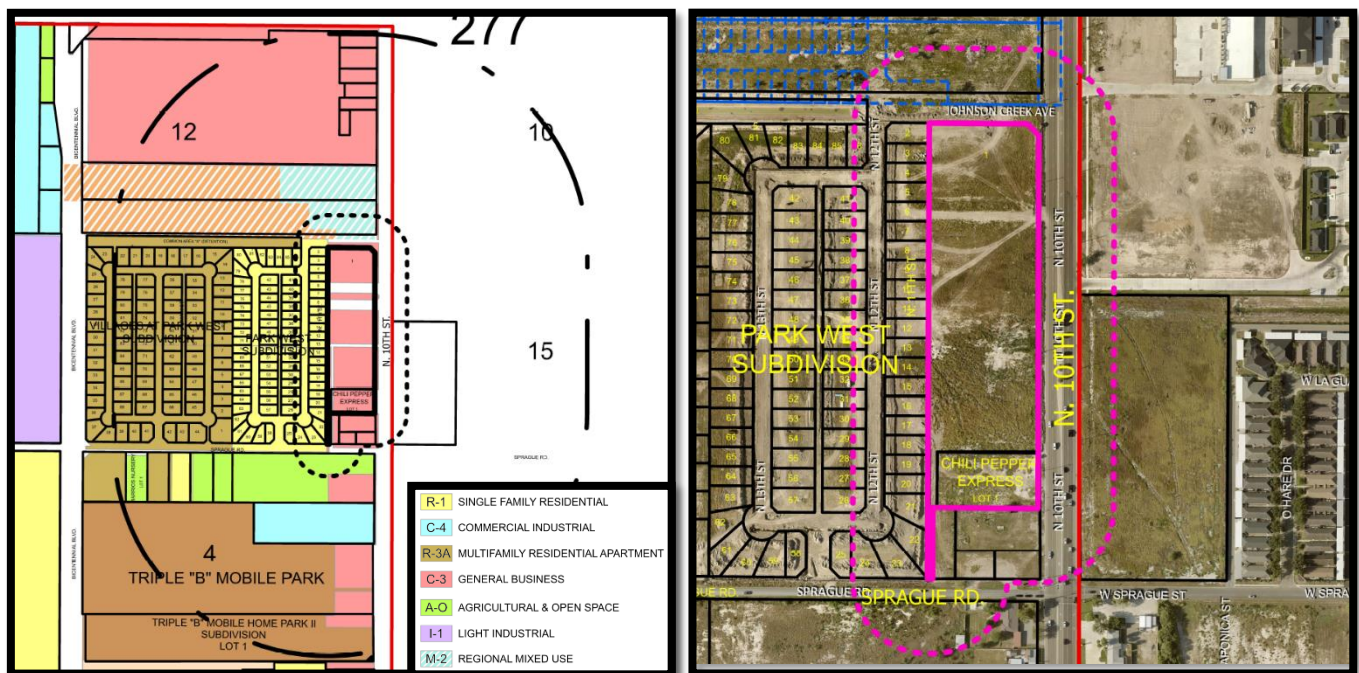
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, CHILI PEPPER EXPRESS SUBDIVISION, AND LOT 1, REPLAT OF PARK WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 11001 & 11201 NORTH 10TH STREET. (REZ2026-0107)

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



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

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

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

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

DEVELOPMENT TRENDS: The development trend along North 10th Street is commercial.

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

PLAT SHOWING:

A 6.989 ACRE [304,439.74 SQ.FT.] TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:

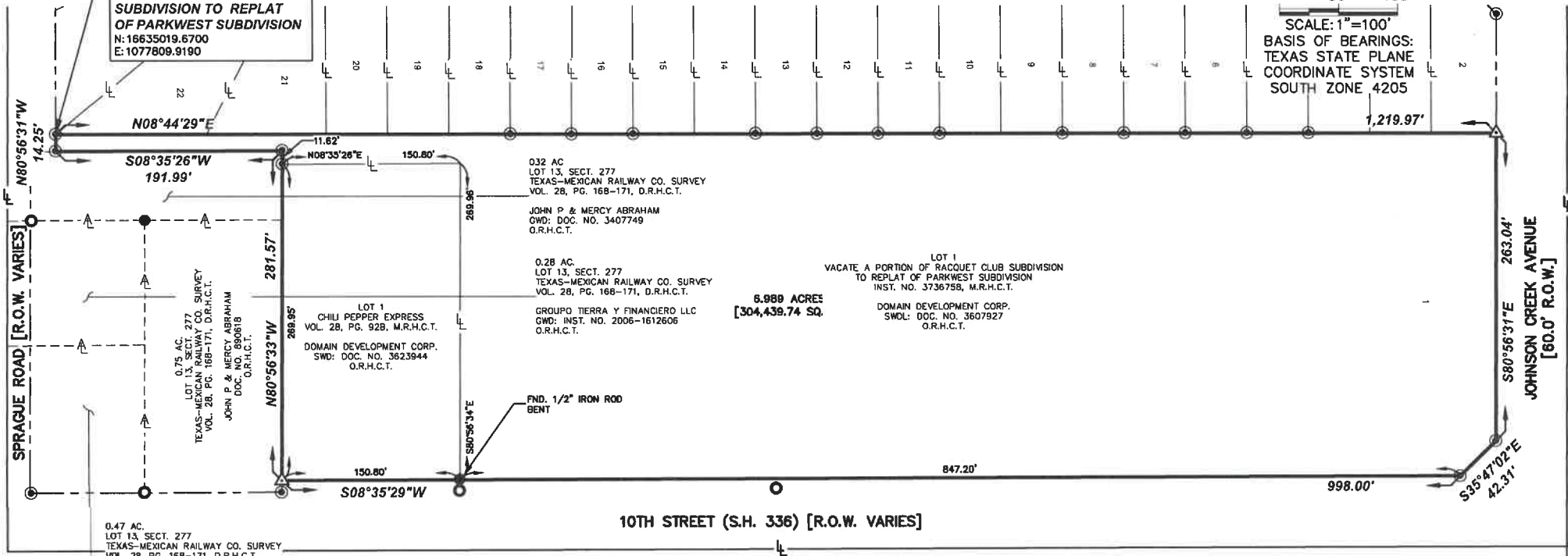
LOT ONE (1), CHILI PEPPER EXPRESS, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

P.O.B.
FND. 1/2" IRON ROD
W/CAP "MELDEN"
SW CNR. LOT 1, VACATE A
PORTION OF RACQUET CLUB
SUBDIVISION TO REPLAT
OF PARKWEST SUBDIVISION
N: 16635019.6700
E: 1077809.9190



0 50' 100'
SCALE: 1"=100'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205



10TH STREET (S.H. 336) [R.O.W. VARIES]

LEGEND

—	BOUNDARY LINE	CNR.	CORNER
- - -	RIGHT OF WAY LINE	R.O.W.	RIGHT OF WAY
—	LOT LINE: TEXAS-MEXICAN RAILWAY CO. SURVEY	VOL.	VOLUME
—	LOT LINE	PG.	PAGE
—	ADJOINER BOUNDARY LINE	DOC.	DOCUMENT
—	FOUND 1/2" IRON ROD OR AS NOTED	INST.	INSTRUMENT
—	FOUND 1/2" IRON PIPE OR AS NOTED	GWD.	GENERAL WARRANTY DEED
—	FOUND 1/2" IRON ROD CAP STAMPED "MELDEN"	WD.	WARRANTY DEED
—	CALCULATED POINT	SWD.	SPECIAL WARRANTY DEED
FND.	FOUND	SWDL.	SPECIAL WARRANTY DEED W/VENDOR'S LIEN
POB	POINT OF BEGINNING	O.R.H.C.T.	OFFICIAL RECORDS, HIDALGO COUNTY TEXAS
SW	SOUTHWEST	M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
		D.R.H.C.T.	DEED RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.
2. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
4. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K26011A

SHEET 03 OF 03



**Carrizales
Land
Surveying, LLC**

Texas Registered Surveying Firm
TSPS FIRM NO: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls-land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JUNE, 2026 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

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

06/12/2026
DATE



JUN 15 2026

BY: CW

Memo

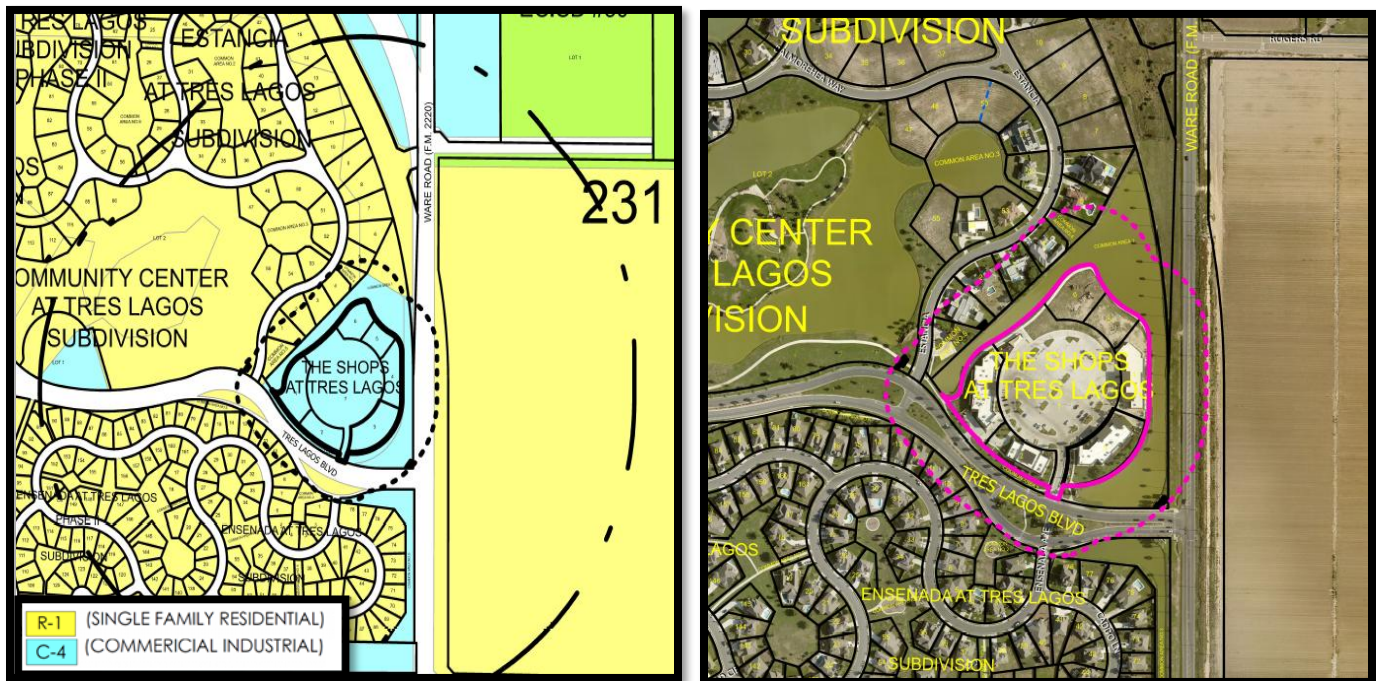
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOTS 1-7, SHOPS AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4304, 4312, 4400, 4200, 4208, 4212, 4300 TRES LAGOS BOULEVARD (REZ2026-0108)

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



ADJACENT ZONING: The adjacent properties are zoned C-4 (Commercial-Industrial-OC) District on all sides.

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

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

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

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

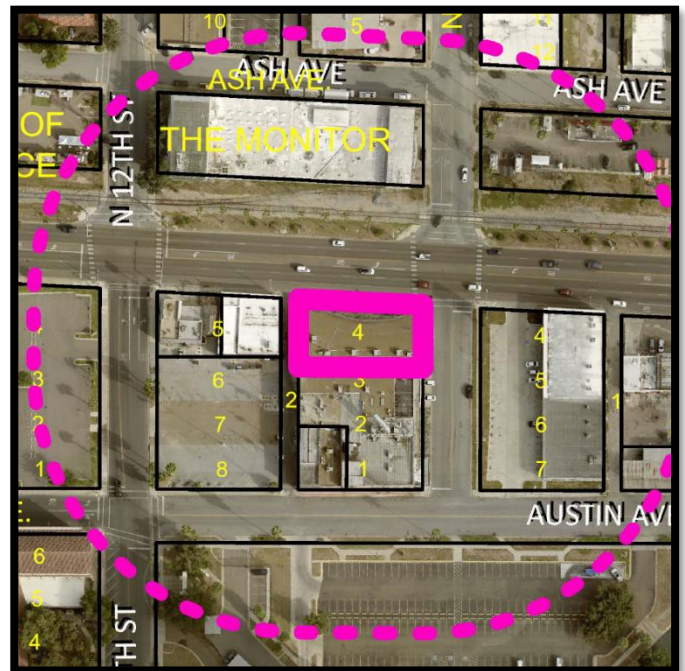
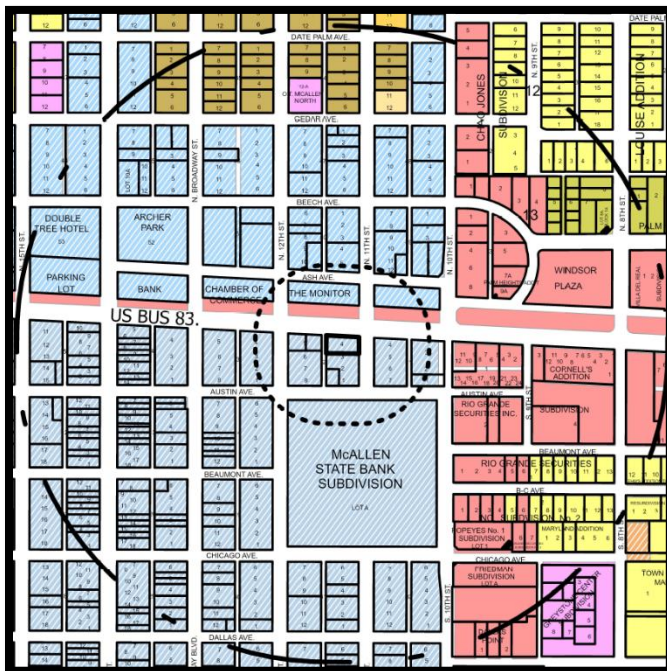
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REQUEST OF JUAN F. GARZA, ON BEHALF OF VAR 37 LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (VAR 37) AT THE NORTH 19.43 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK 2, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1101 BUSINESS HIGHWAY 83. (CUP2026-0055)

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



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

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

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

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

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

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

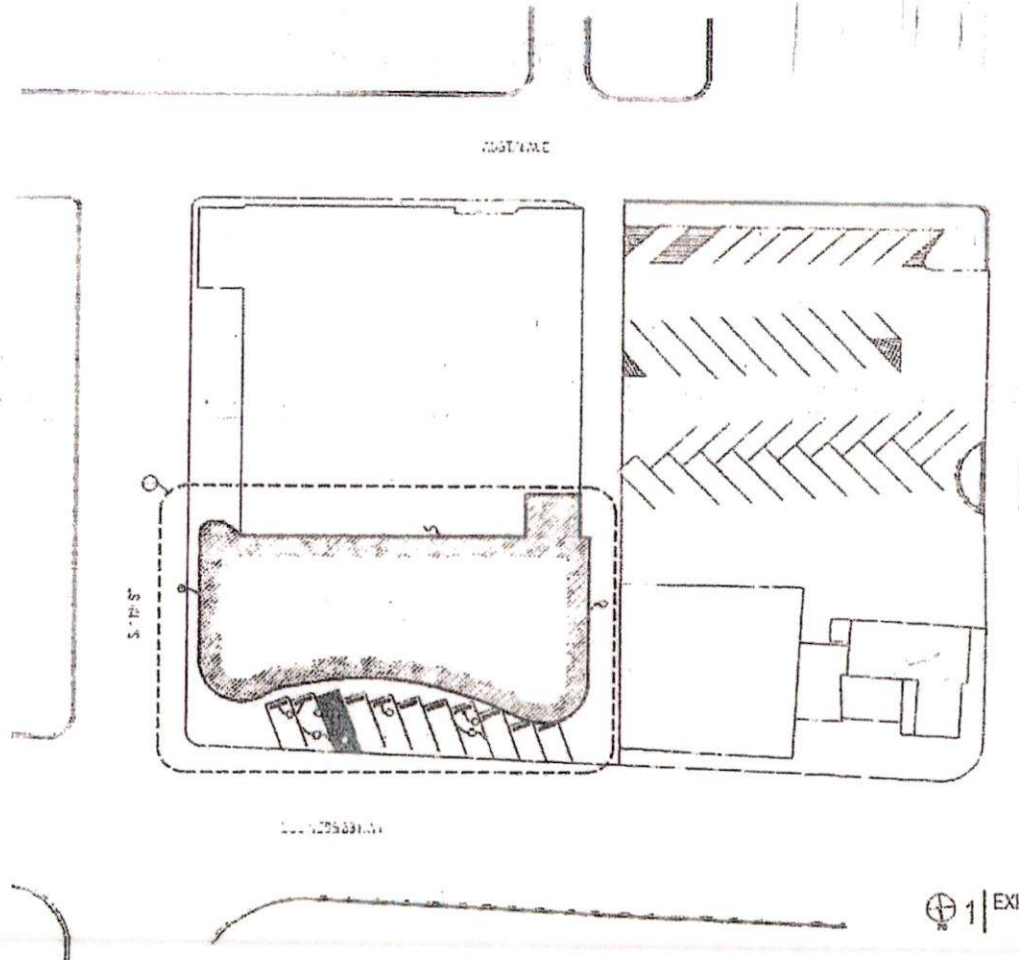
RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A of the UDC, Fire Department, and Building Code requirements.

Site Plan

PROYECTO37
GROUP

SITE GENERAL NOTES

1. EXISTING DEMO SITE PLAN

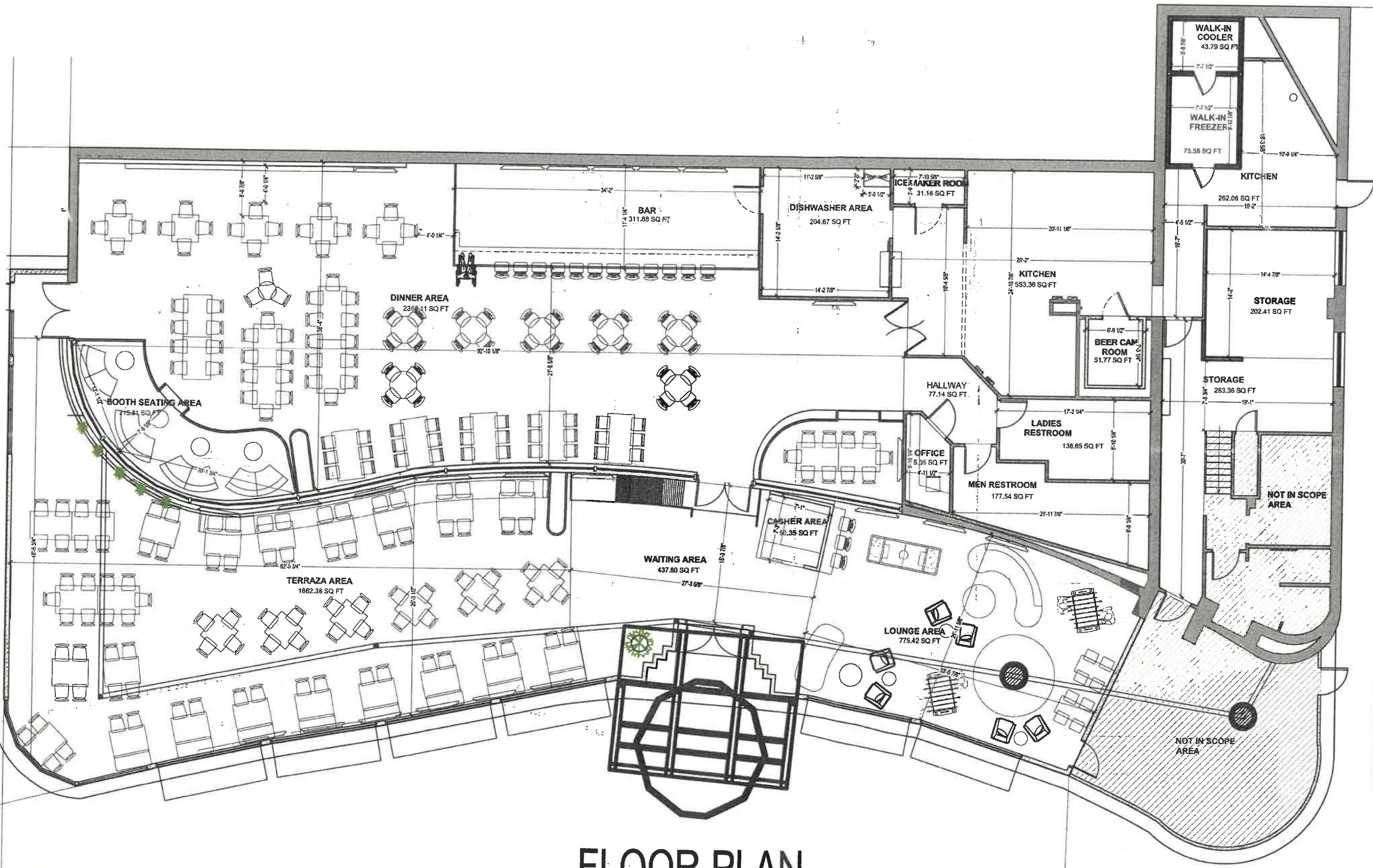


1 | EXISTING DEMO SITE PLAN

VAR37

RECEIVED
JUN 05 2026
By VR

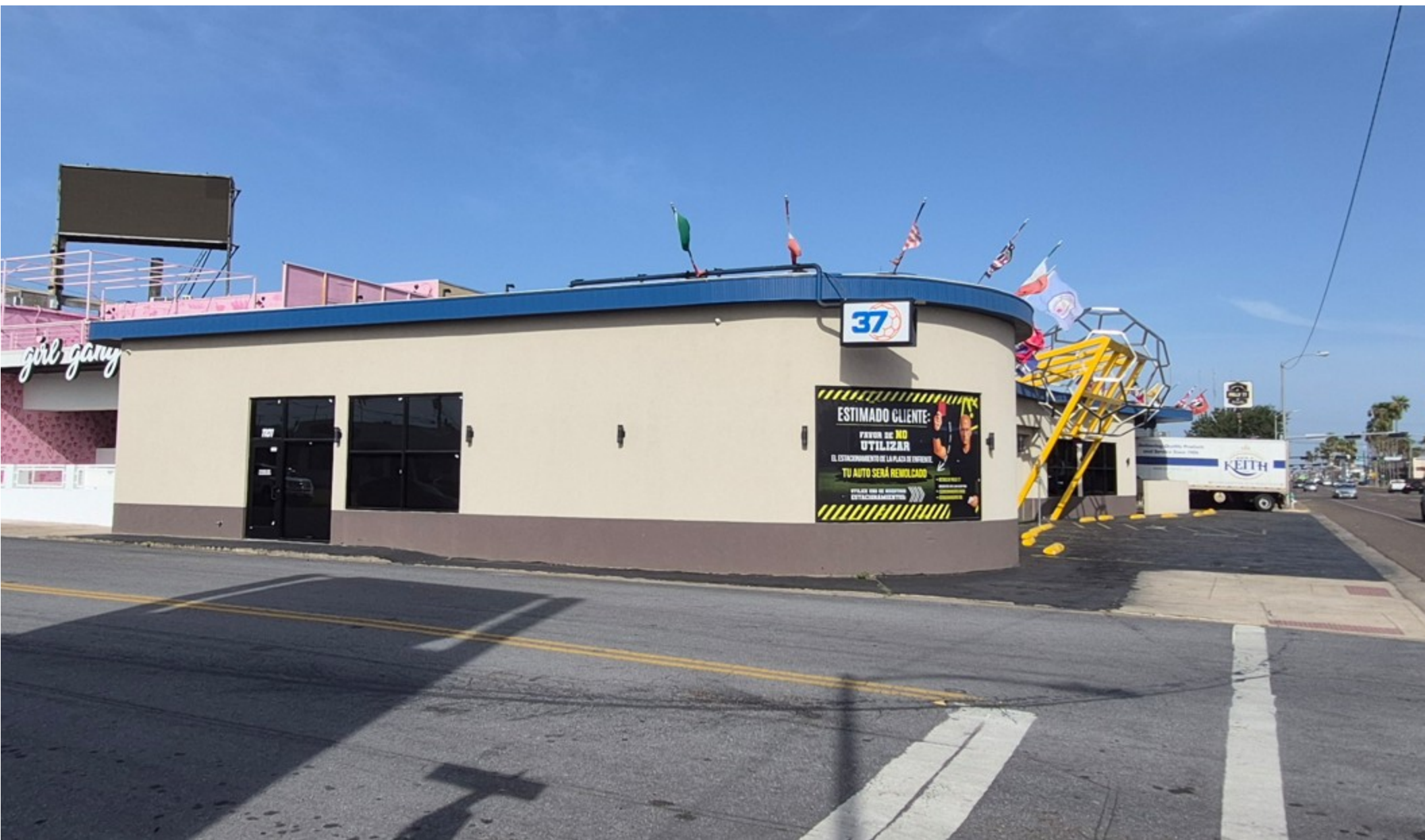
* show camera locations



AREA	
TERRAZA	1862.38 SQ FT
WAITING AREA	437.80 SQ FT
LOUNGE AREA	50.35 SQ FT
CASHER AREA	775.42 SQ FT
BOOTH SEATING AREA	215.81 SQ FT
DINER AREA	2360.11 SQ FT
BAR	311.88 SQ FT
HALLWAY	77.14 SQ FT
DISHWASHER AREA	204.67 SQ FT
OFFICE	53.35 SQ FT
MENS RESTROOM	177.54 SQ FT
LADIES RESTROOM	138.65 SQ FT
ICE	31.16 SQ FT
KITCHEN	553.36 SQ FT
BEER CAN ROOM	51.77 SQ FT
WALK-IN COOLER	43.79 SQ FT
WALK IN FREEZER	75.58 SQ FT
KITCHEN	262.06 SQ FT
STORAGE	202.41 SQ FT
STORAGE	236.36 SQ FT
TOTAL SQ FT.	8073.89

FLOOR PLAN

RECEIVED
JUN 05 2026
By VR



Planning Department

Memo

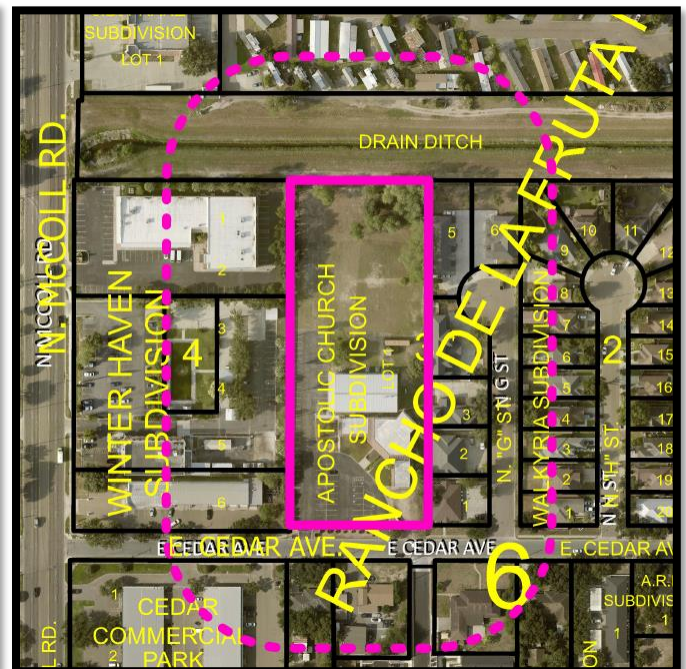
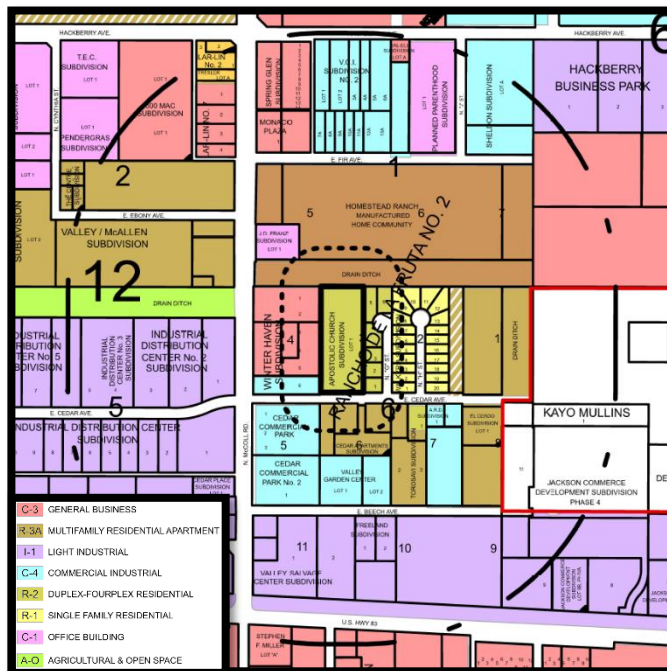
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REQUEST OF JUAN CARLOS MARQUEZ, ON BEHALF OF APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE (APOSTOLIC CHURCH) AT LOT 1, APOSTOLIC CHURCH SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 EAST CEDAR AVENUE. (CUP2026-0056)

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



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

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

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

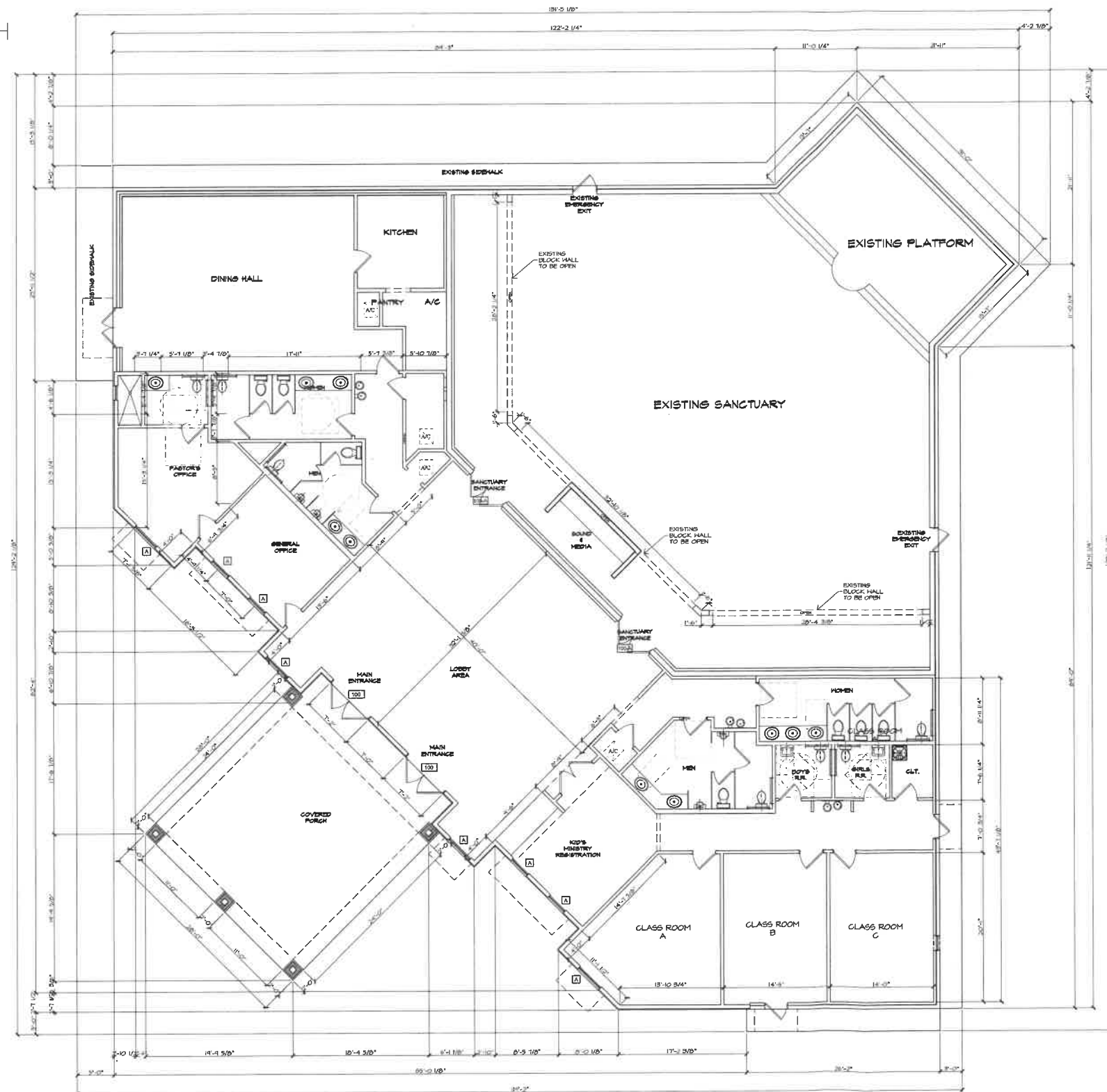
- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking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

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

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



NORTH



LEGEND:

- 1 WINDOW TAG - REFER TO WINDOW SCHEDULE FOR SIZES & SPECS.
- 100 DOOR TAG - REFER TO DOOR SCHEDULE FOR SIZES & SPECS.
- 100-1 EXTERIOR HALL TAG - REFER TO PAGE FOR SPECS.
- 100-2 INTERIOR HALL TAG - REFER TO PAGE FOR SPECS.
- 1-25 BUILDING SECTION & ELEVATIONS TAG REFER TO PAGE 23 FOR SPECS.

GENERAL NOTES:

- 1-BUILDER/CONTRACTOR, MUST VERIFY ALL DIMENSION BEFORE BEGINNING ANY WORK, & NOTIFY DESIGNER OF ANY CORRECTIONS, OR CHANGES ON THE PLANS.
- 2-PLANS SHOW LOCATION ONLY.
- 3-ALL EXTERIOR & INTERIOR WALLS TO BE METAL STUDS, UNLESS NOTED OTHER WISE, REF. TO ENG PLANS FOR SPECS.
- 4-STARTING CEILING HEIGHT @ 10'-0" UNLESS NOTED OTHER WISE.
- 5-BUILDER SHALL VERIFY ATTIC ACCESS, & AIR RETURN LOCATIONS WITH OWNER & SUB-CONTRACTOR.
- 6-BUILDER/FRAMER SHOULD ALSO FOLLOW ENGINEERING PLANS, (WINDSTORM PLANS) IF PROVIDED.

DOOR SCHEDULE									
DOOR No.	QUANTITY	ROOM NAME	TYPE	WIDTH	HEIGHT	MATERIAL	COLOR	REMARKS	
100	2	LOBBY AREA SIDE ENTRANCE	DOUBLE	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100-1	2	LOBBY AREA SANCTUARY ENTRANCE	DOUBLE	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	
100	1		SHOULDER	6'-0"	8'-0"	ALUMINUM FRAME WITH GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER	

WINDOW SCHEDULE									
WINDOW	QUANTITY	ROOM NAME	WIDTH	HEIGHT	MATERIAL	COLOR	REMARKS		
1	1	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
2	1	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
3	1	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		
4	1	LOBBY AREA	6'-0"	8'-0"	ALUMINUM & GLASS	DARK BRONZE	GLASS GLASS AS PER OWNER		

AREAS:

EXISTING	6,526 SQ. FT.
NEW FRONT	3,527 SQ. FT.
NEW PORCH	883 SQ. FT.
TOTAL ADDITION	4,410 SQ. FT.
GRAN TOTAL	10,936 SQ. FT.

PROPOSE PLAN

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

REVISIONS:

3/5/26	
4/6/26	
4/17/26	
6/5/26	

LEGAL DESCRIPT:

801 EAST CEDAR
McALLEN, TEXAS
APOSTOLIC CHURCH
SUBDIVISION

PROJECT FOR:

VICTORIOUS LIFE TEMPLE
NEW LOBBY & OFFICE
ADDITION

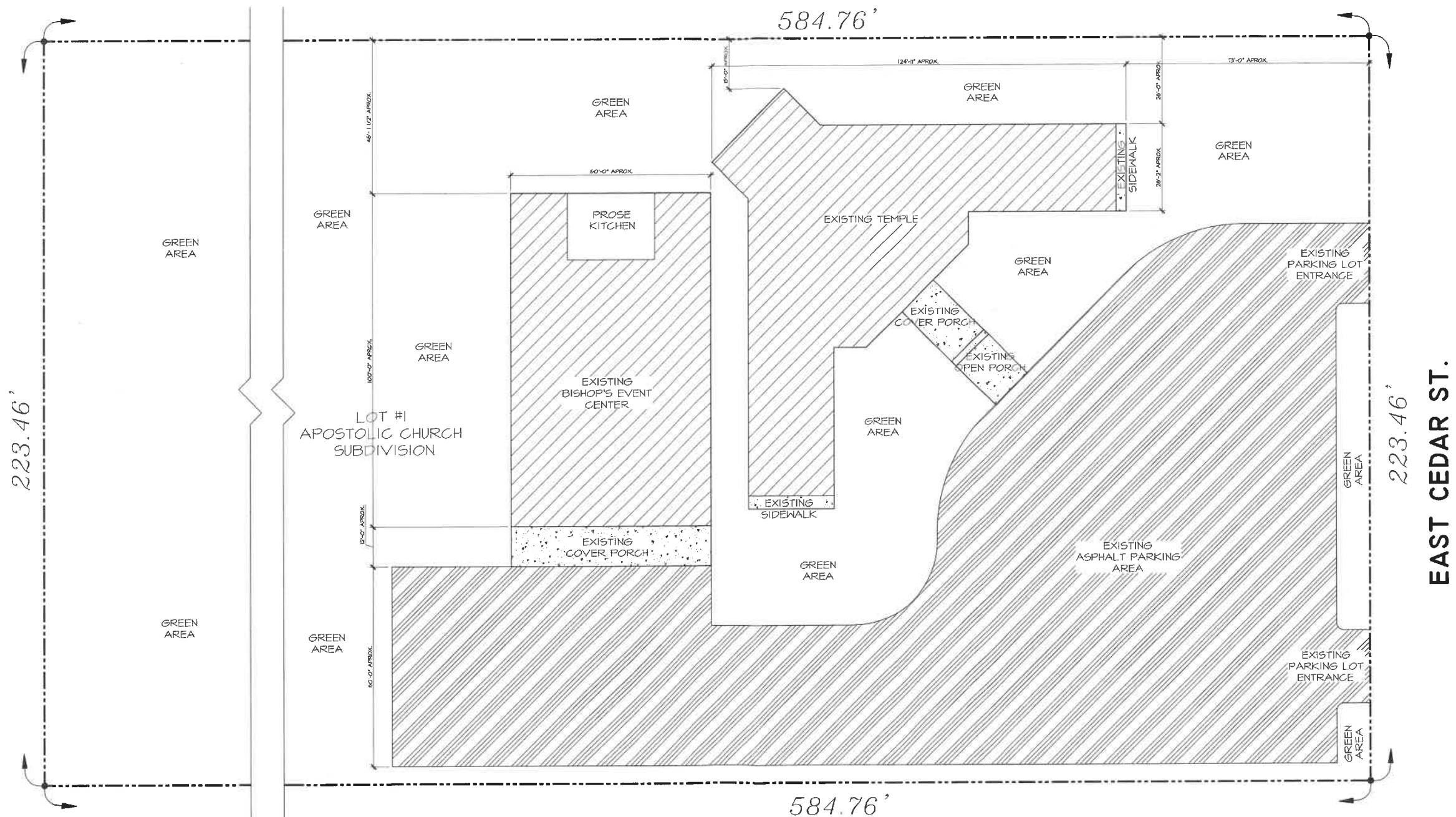
HIGH CONCEPT DESIGNS

COMMERCIAL & RESIDENTIAL DESIGNS
MISSION, TEXAS
MOBILE: 956-821-2369
highconceptdesigns@gmail.com

PROJECT: 000-25

SHEET NUMBER

OF



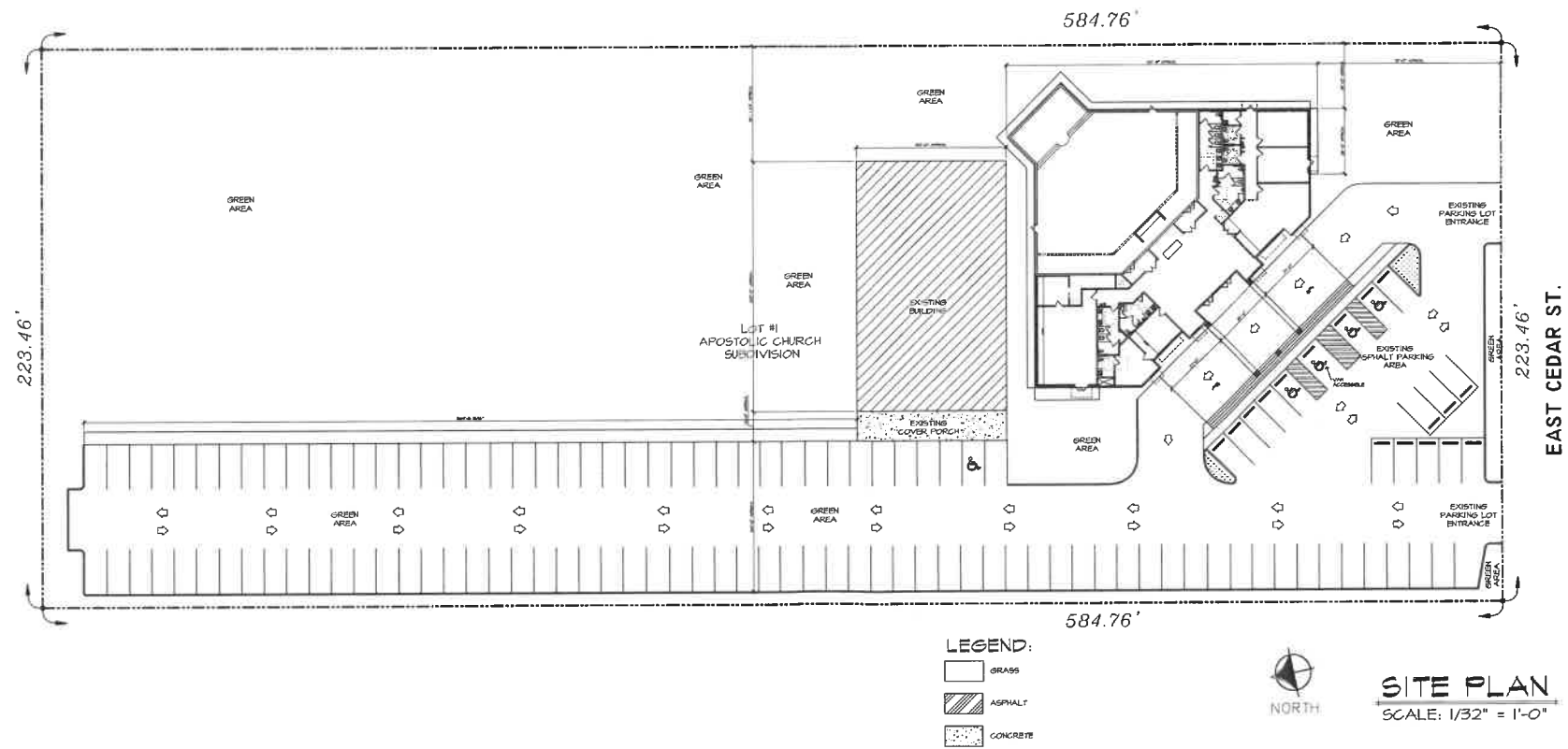
LEGEND:

- GRASS
- ASPHALT
- CONCRETE



SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT FOR:		LEGAL DESCRIPT:	REVISIONS:
VICTORIOUS LIFE TEMPLE NEW LOBBY & OFFICE ADDITION		801 EAST CEDAR McALLEN, TEXAS APOSTOLIC CHURCH SUBDIVISION	8/15/2023
HIGH CONCEPT DESIGNS COMMERCIAL & RESIDENTIAL DESIGNS MISSION, TEXAS MOBILE: 956-821-2369 highconceptdesigns@gmail.com		PROJECT: 000-25	
SHEET NUMBER		0.0	
1 OF 2		SITE PLAN SCALE 1/16" = 1'-0"	



HIGH CONCEPT DESIGNS COMMERCIAL & RESIDENTIAL DESIGNS MISSION, TEXAS MOBILE: 956-821-2369 highconceptdesigns@gmail.com		PROJECT FOR:	LEGAL DESCRIPT:	REVISIONS:
VICTORIOUS LIFE TEMPLE NEW LOBBY & OFFICE ADDITION		801 EAST CEDAR McALLEN, TEXAS APOSTOLIC CHURCH SUBDIVISION	3/5/2026 3/25/2026 6/5/2026	
PROJECT: 000-25				
SHEET NUMBER				
0.0				
1 OF 2				



CUP2026-0056
• NOTICE •
INSTITUTIONAL
USE FOR THIS
PROPERTY

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

Planning Department

Memo

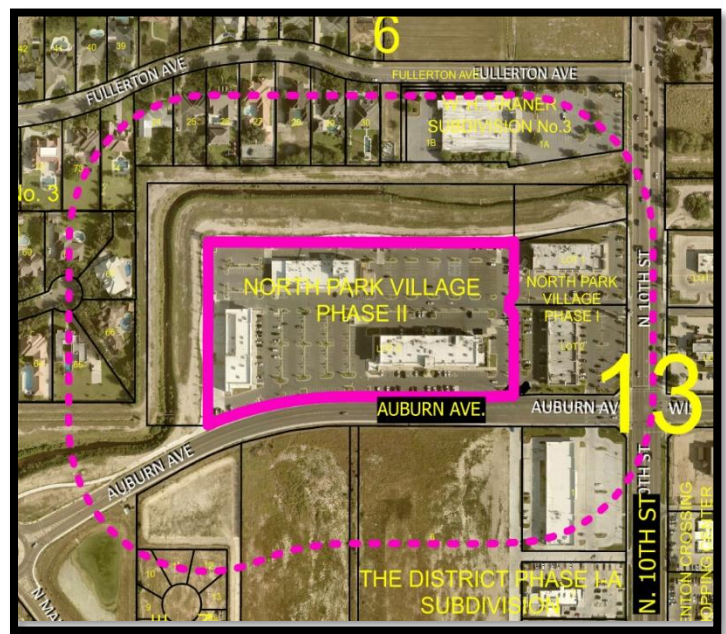
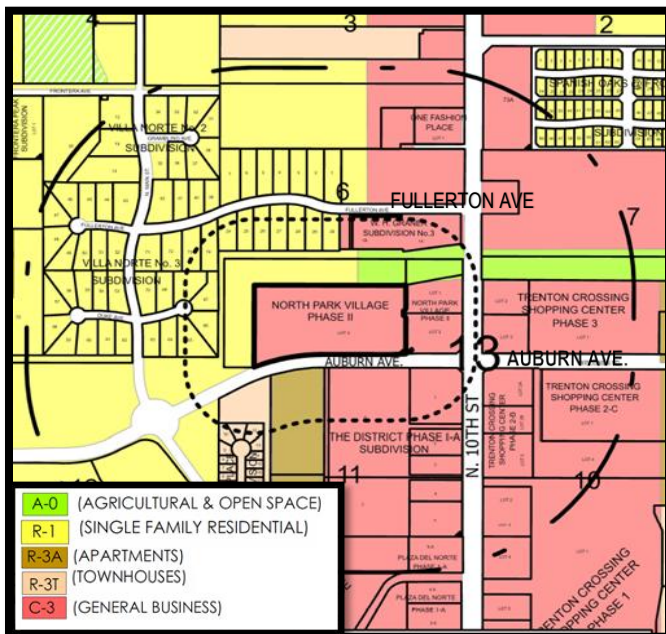
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 4, 2026

SUBJECT: REQUEST OF JESUS F. DAVILA, ON BEHALF OF OTBG NORTH PARK LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR (OAK TEXAS BAR & GRILL-NORTH PARK) AT LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE, BLDG. 300, SUITE 300. (CUP2026-0058)

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



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

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

- a) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of residential zone/use.
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Auburn Avenue.
- c) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on 3,536sq. ft. of restaurant/bar use, 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- f) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- g) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

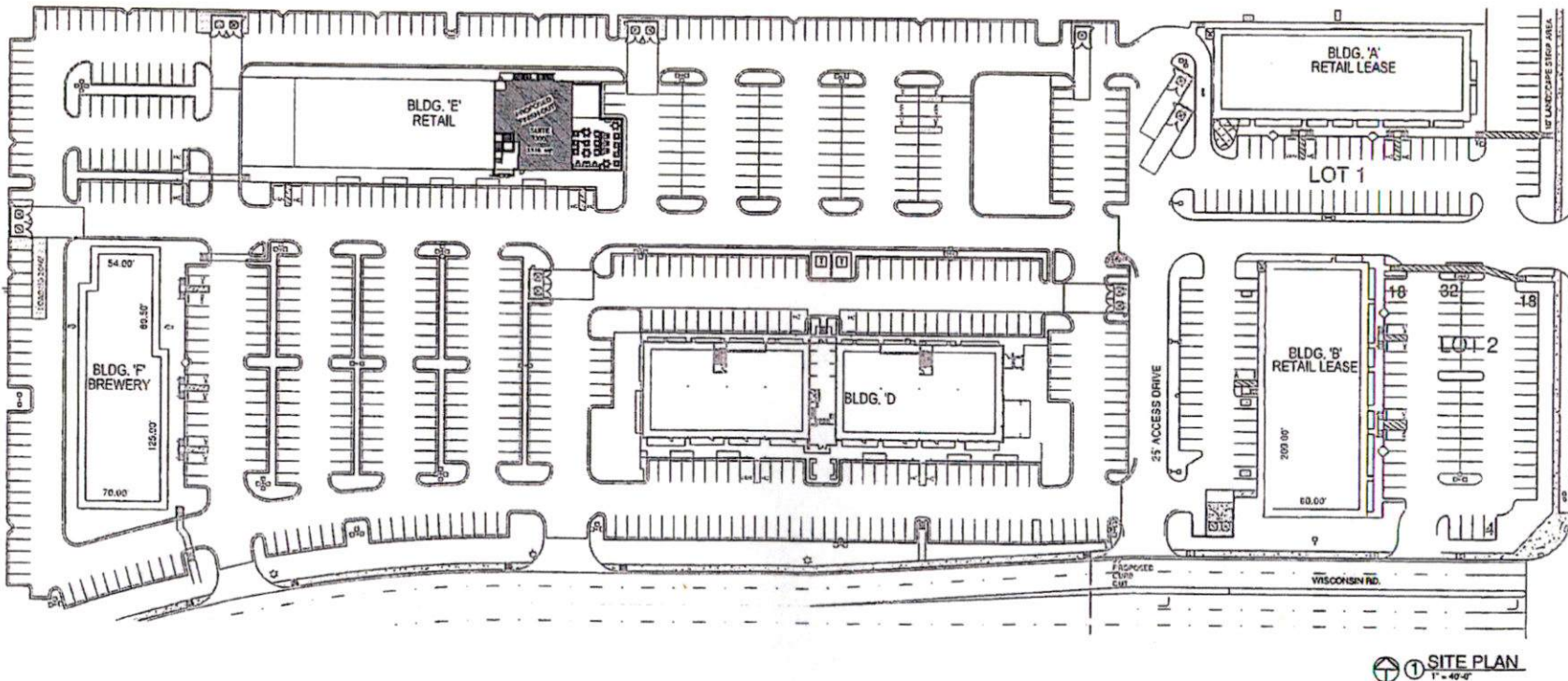
RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance.

JFD. 3/5/24

NORTH PARK VILLAGE FRANKIE FLAV'S CRAFT BURGER HOUSE

OTBG North Park

1200 AUBURN AVE., SUITE 300
McALLEN TEXAS



① SITE PLAN
1" = 40'-0"

RECEIVED
MAR 06 2024
By: AT

RECEIVED
JUN 15 2026
By: VJ2

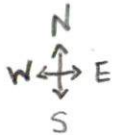
AURIEL
INVESTMENTS
100 E. HOLMAN St. 138 McALLEN, TX. 78204 956-661-8888

NORTH PARK VILLAGE BLDG. E
FRANKIE FLAVZ
1200 AUBURN AVE., SUITE 300, McALLEN TEXAS

SHEET

0.0

DATE: 7-1-22
PROJECT: 011022
DRAWN BY:
CHECKED BY:
FILE NAME:



Map sink

MEN'S RR

WOMEN'S RR

Kitchen

BAR

To Patio

OFFICE

Common Area
Elevator

Host

OAK North Park

RECEIVED
JUN 15 2026

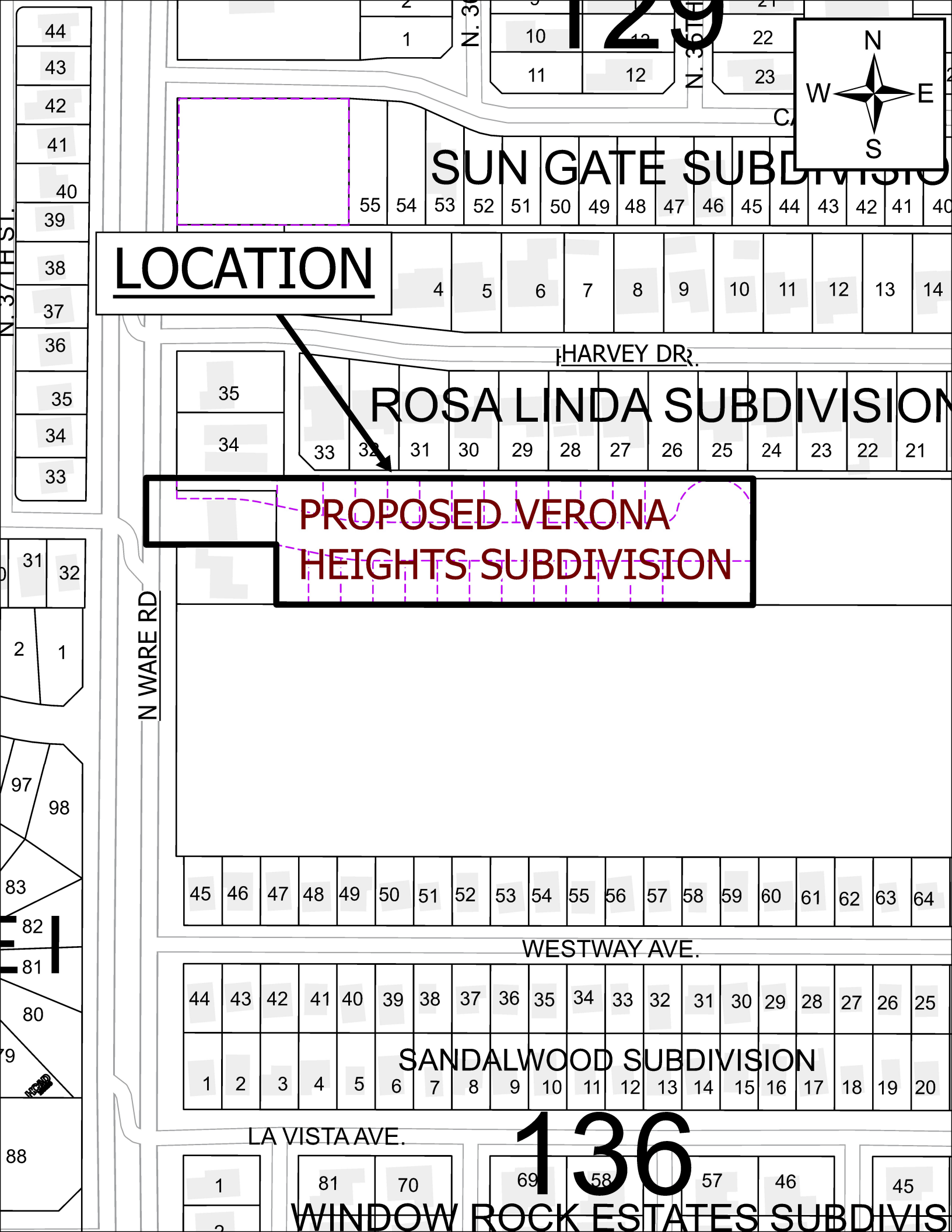
By VR

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Verona Heights Subdivision</i>
Owner Name	<i>11-11 Development, LLC</i>
Engineering Firm	<i>SAMES INC</i>
Existing Zoning	R-2 (Medium-Density Residential)
Proposed Zoning	R-2 (Medium-Density Residential)
Number of Lots	<i>26</i>

City of McAllen Planning Department



P.O.C.
THE SOUTHWEST CORNER OF
LOT 129, LA LOMITA IRRIGATION
CONSTRUCTION COMPANY'S
SUBDIVISION,
H.C.M.R.
N=16609586.0751
E=1063774.7273

P.O.B.
THE SOUTHWEST CORNER OF A
2.69 ACRE TRACT,
LA LOMITA IRRIGATION
CONSTRUCTION COMPANY'S
SUBDIVISION,
H.C.M.R.
N=16609663.2034
E=1063786.3560

0.10 ACRES TRACT OF
LAND OUT OF LOT 33,
ARROWHEAD SUBDIVISION
PHASE 1
VOL. 33, PG. 105
H.C.M.R.
OWNER: MARIO RUIZ
DOC. NO.: 3639123
H.C.D.R.

WHITIEWING AVE.
(50' R.O.W.)

N08°34'26"E
87.00'

N08°34'26"E
78.00'

CURVE DATA TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	51.36'	250.00'	11°46'10"	S75°32'28"E
C2	19.72'	200.00'	5°39'00"	S72°28'52"E
C3	21.36'	200.00'	6°07'10"	S78°21'57"E
C4	14.12'	10.15'	79°42'50"	N58°00'55"E
C5	82.11'	58.00'	81°07'00"	N58°00'53"E
C6	91.11'	58.00'	90°00'00"	S36°25'32"E
C7	40.30'	250.00'	9°14'10"	S76°48'28"E
C8	11.05'	250.00'	2°32'00"	S70°55'23"E
C9	46.22'	224.99'	11°46'10"	S75°32'29"E

PARCEL LINE TABLE		
Line #	Length	Direction
L1	18.84'	S69°39'23"E
L2	20.01'	S81°25'34"E
L3	42.00'	S81°25'34"E
L4	1.87'	S81°25'34"E
L5	31.80'	S69°39'07"E
L6	42.90'	S69°39'07"E

STATE OF TEXAS COUNTY OF HIDALGO

I, **11-11 DEVELOPMENTS LLC (RICARDO KALIFE - MANAGING MEMBER)**, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **VERONA HEIGHTS 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, WATERCOURSES, 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.

OWNERS : 11-11 DEVELOPMENTS LLC
RICARDO KALIFE-MANAGING MEMBER
ADDRESS: 2000 S MAIN ST, SUITE 367
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
11-11 DEVELOPMENTS LLC (RICARDO KALIFE - MANAGING MEMBER), KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

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 KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

PRINCIPAL CONTACTS:

OWNER: 1111 DEVELOPMENTS LLC
ENGINEER: SAUL D. MALDONADO, P.E.
SURVEYOR: SAMUEL D. MALDONADO, RPLS

ADDRESS
2000 S. MAIN ST. SUITE 367

CITY & ZIP
McALLEN, TX 78504
McALLEN, TX 78501
McALLEN, TX 78501

PHONE
52-81-1571-9453

FAX
(956) 702-8880
(956) 702-8883
(956) 702-8880
(956) 702-8883

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◆	- ON-SITE BENCHMARK
FND.	- FOUND
R.O.W.	- RIGHT OF WAY
M.R.H.C.	- MAP RECORDS OF HIDALGO COUNTY
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
U.E.	- UTILITY EASEMENT
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
D.B.T.P.	- DEDICATED BY THIS PLAT

STATE OF TEXAS COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION COUNTY OF HIDALGO

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 THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

STATE OF TEXAS COUNTY OF HIDALGO

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

SAUL D. MALDONADO, PE

NO. 100320

DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO, P.E. # 100320 ON 04/14/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, **SAMUEL D. MALDONADO**, A REGISTERED PROFESSIONAL ENGINEER AND 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.

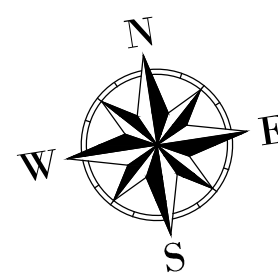
SAMUEL D. MALDONADO, RPLS

NO. 6027

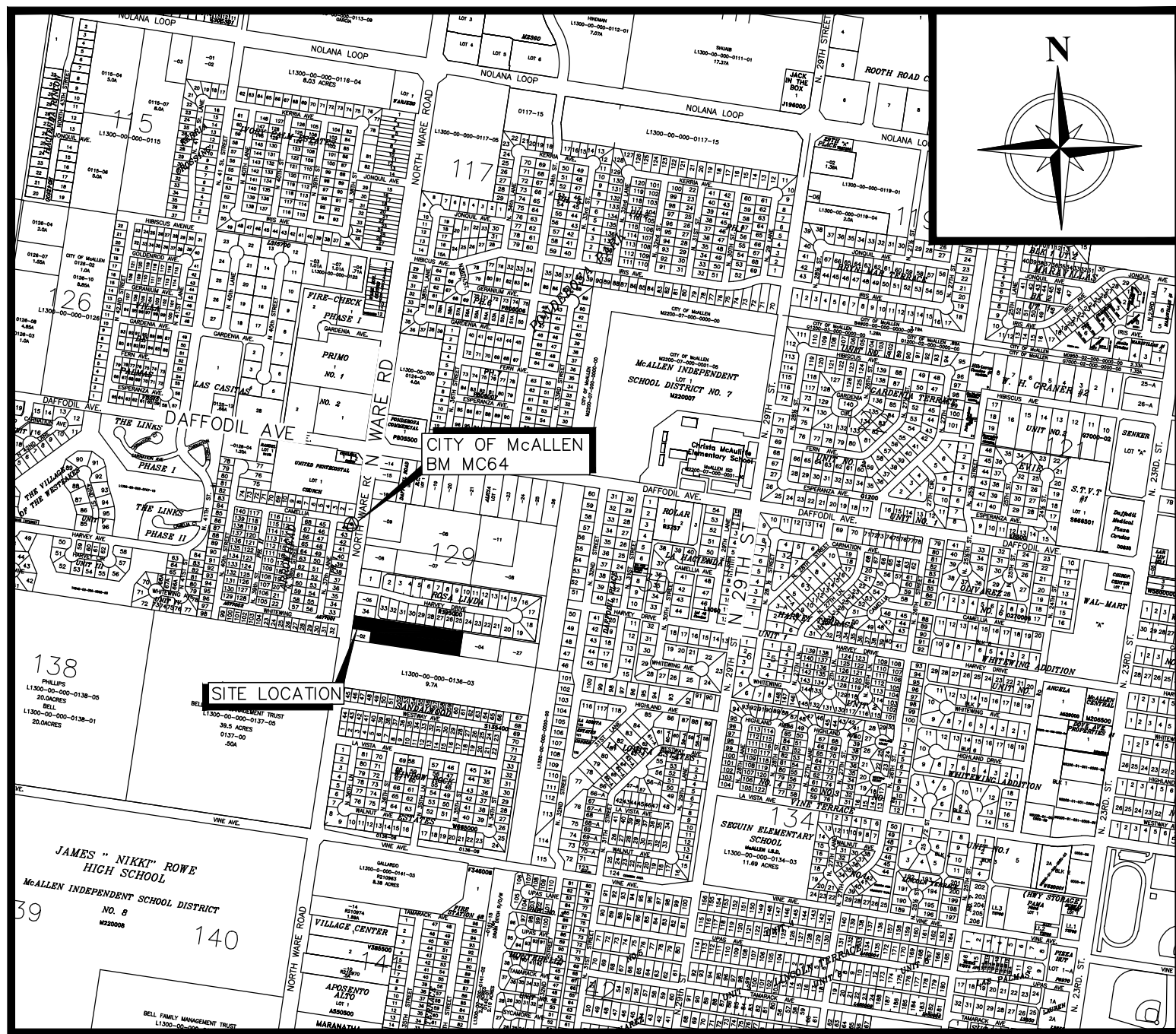
DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO, R.P.L.S.-No. 6027, ON 7/21/2026 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ROSA LINDA SUBDIVISION
VOL. 17, PG. 42
H.C.M.R.



SCALE: 1" = 40'



VERONA HEIGHTS SUBDIVISION

BEING A 2.82 ACRE (123,140.00 SQ.FT.) GROSS, TRACT OF LAND BEING PART OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO 11-11 DEVELOPMENTS LLC, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3620115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

METES AND BOUNDS

BEING A 2.82 ACRE (123,140.00 SQ.FT.) GROSS, TRACT OF LAND BEING PART OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO 11-11 DEVELOPMENTS LLC, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3620115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING: AT A SET PK NAIL, ALONG THE EAST RIGHT OF WAY OF N WARE ROAD, BEING THE SOUTHWEST CORNER OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16609586.0751, E=1063774.7273, THENCE, NORTH 08°34'26" EAST, ALONG THE EAST LINE OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, A DISTANCE OF 78.00 FEET, TO A SET PK NAIL, FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16609663.2034, E=1063786.3560;

THENCE: NORTH 08°34'26" EAST, ALONG THE EAST LINE OF SAID 2.69 OF AN ACRE TRACT, A DISTANCE OF 87.00 FEET, TO A SET PK NAIL, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 81°25'34" EAST, WITH THE COMMON SOUTH LINE OF ROSA LINDA SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 42, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, AT A DISTANCE PASS A FOUND 1" PIPE AT A DISTANCE OF 40.08 FEET, A TOTAL DISTANCE OF 220.00 FEET TO A SET HALF (1/2") INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°34'26" EAST, A DISTANCE OF 10.00 FEET, TO A SET HALF (1/2") INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°34'26" EAST, PARALLEL WITH THE SOUTH LINE OF ROSA LINDA SUBDIVISION, AS RECORDED IN VOLUME 17, PAGE 42, OFFICIAL MAP RECORDS, HIDALGO COUNTY TEXAS, TO A SET HALF (1/2") INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 08°34'26" WEST, WITH THE COMMON LINE OF A 2.00 ACRE TRACT THEREOF CONVEYED TO GIARA HOMES LLC, AS RECORDED IN DOCUMENT NUMBER 3597890, OFFICIAL DEED RECORDS, HIDALGO COUNTY TEXAS, TO A FOUND HALF (1/2") IRON ROD, A DISTANCE OF 175.00 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°25'34" WEST, WITH THE COMMON LINE OF A 10.00 ACRE TRACT THEREOF CONVEYED TO E&P PROJECTS LLC, AS RECORDED IN DOCUMENT NUMBER 2694967, OFFICIAL DEED RECORDS, HIDALGO COUNTY TEXAS, A DISTANCE OF 622.00 FEET, TO A FOUND HALF (1/2") IRON ROD, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 08°34'26" EAST, WITH THE COMMON LINE OF A 0.30 ACRE TRACT THEREOF CONVEYED TO ISAIAS LEDEZMA & CRISERIA M., AS RECORDED IN DOCUMENT NUMBER 176848, OFFICIAL DEED RECORDS, HIDALGO COUNTY TEXAS, A DISTANCE OF 78.00 FEET, TO A FOUND HALF (1/2") INCH IRON ROD, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 81°25'34" WEST, WITH THE COMMON NORTH COMMON LINE OF SAID 0.30 ACRE TRACT, AT A DISTANCE OF 130.00 PASS A FOUND HALF (1/2") INCH IRON ROD LYING ON THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD HAVING A TOTAL RIGHT OF WAY OF 120.00 FEET, A TOTAL DISTANCE OF 170.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 2.82 ACRE (123,140.00 SQ.FT.) GROSS, TRACT OF LAND, MORE OR LESS.

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

ON: _____ AT _____
AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

DATE OF PREPARATION: July 21, 2026

SHEET 01 OF 01



200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/29/2026

SUBDIVISION NAME: VERONA HEIGHTS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road (FM 2220) : ROW dedication needed 60 ft. from centerline for 120 ft. total ROW
Paving: By State Curb & gutter: By State

Revisions needed:

- Add the street name as shown above, prior to recording.
- Show ROW on the adjacent side, prior to recording.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Interior Streets: Dedication as required for 50 ft. Total ROW

Paving: 32 ft. Curb & gutter: both sides

- Street names will be established.

- Subdivision is "Public" no gate details needed and no gate details were submitted.

***Unified Development Code Section 5.3.9-1: Streets

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

1,200 ft. Block Length

- Block Length requirement will be finalized once the zoning is finalized.

- The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and was approved.

**Subdivision Ordinance: Section 134-118

* 200 - 800 ft. Block Length or twelve (12) lots for R-2 Zone Districts

- The property is currently zoned R-2 (Medium Density Residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development was approved.

- Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less.

***Unified Development Code Section 5.3.6.C.3.a

Required

Required

NA

NA

NA

NA

Compliance

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

* 300 ft. Maximum Cul-de-Sac 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. 58 ft. in radius	Compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - There is a 10 ft. alley existing on the north side. Revise the layout to provide a 10 ft. alley dedication along North boundary for total 20 ft. alley prior to final. Escrows will be needed prior to recording. - Clarify if an interior private service drive easement will be provided by plat or at time of site plan review. If the private service drive will be provided at time of site plan review, a plat note will be required and must be finalized prior to final. - The Engineer Submitted a Variance request asking that Alley requirements be waived for the North portion of this property. This item is to be presented at the March 17, 2026 P&Z meeting. The variance request was approved.	Compliance
SETBACKS	
* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4	Compliance
Rear: 0 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4	Compliance
Side: 5 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4	Compliance
* Corner: 10 ft. or greater for easements. - Add plat note as stated before recording. **Zoning Ordinance: Section 138-356	Required
Garage: 18 ft. except where greater setback is required, greater setback applies. - Need to add the plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Ware Road and 4 ft. minimum sidewalk required along both sides of all interior streets. - Add a sidewalk note as shown above, prior to recording. ** Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

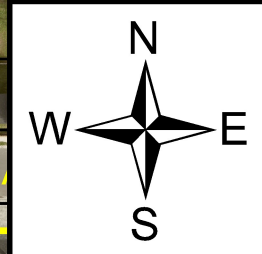
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **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	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas 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
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - The minimum lot area for a townhouse shall be two thousand, two-hundred fifty (2,250) square feet with a minimum lot width of twenty (20) feet. **Unified Development Code Section 2.2.3.D.4	Compliance
ZONING/CUP	
Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential District) Rezoning was approved for R-2 (Medium Density Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied

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

PARKS	
*Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the submitted application, 24 dwelling units are proposed. A park fee of \$16,800 (24 x \$700) will be required prior to recording. - need to remove Plat note #11 as this is a requirement, but not necessarily a plat note. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC.	Required
	Required
	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Required
	Applied
COMMENTS	
Comments: - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. The Engineer Submitted a Variance request (VAR2026-0006) asking that Alley requirements be waived for the North portion of this property. This item is to be presented at the March 17, 2026, P&Z meeting. *Disclaimer: Previous Subdivision Case was (SUB2025-0065). Resubmitted due to change of Engineers. -Variance request was approved. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION

**PROPOSED VERONA
HEIGHTS SUBDIVISION**

SUN GATE SUBDIVISION

ROSA LINDA SUBDIVISION

SANDALWOOD SUBDIVISION

WINDOW ROCK ESTATES SUBDIVISION

HARVEY DR.

WESTWAY AVE.

LA VISTA AVE.

N WARE RD.

136

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Lumen Palace Subdivision</i>
Owner Name	<i>Ahmad Gorabi</i>
Engineering Firm	<i>Spoor Engineering Consultants, Inc.</i>
Existing Zoning	<i>R-3A Multifamily Residential Apartment</i>
Proposed Zoning	<i>R-3A Multifamily Residential Apartment</i>
Number of Lots	<i>14</i>

City of McAllen Planning Department

M2 SUBDIVISION
LOT 1

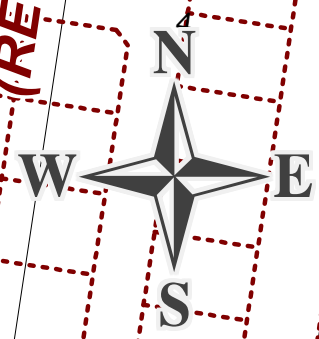
LA LOMITA ROAD

1

LOCATION

**PROPOSED LA LOMITA PARK
SUBDIVISION**

**PROPOSED NORTHWEST C
SUBDIVISION
(REVISED)**



LA LOMITA ROAD

N 33RD ST
55

PROPOSED RESUBDIVISION OF VILLAGE

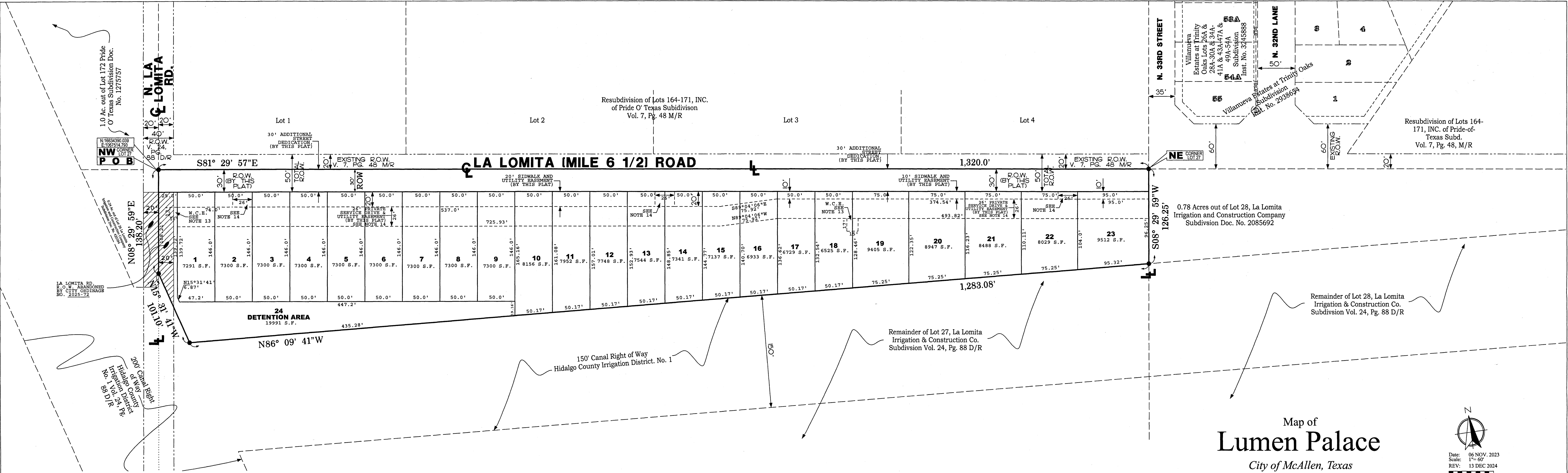
27

**NORTHWOOD
BLK II**

(REVISED)

1

1



Map of
Lumen Palace
City of McAllen, Texas



STATE OF TEXAS
COUNTY OF HIDALGO
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LUMEN PALACE 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.
TALASH, LLC,
A LIMITED LIABILITY COMPANY

AHMAD B. GORABI, SINGLE MEMBER, REGISTERED AGENT
2704 MARIA LUISA DR.
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AHMAD B. GORABI, 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 PROPOSES 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
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 LUMEN PALACE SUBDIVISION 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.

LIENHOLDER

LIENHOLDER

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 PROPOSES 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: _____

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

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 4921W(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., CFM.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO ROBLES, R.P.L.S. #4032
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE STREET WESLACO, TEXAS 78596

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.

07-11-25
STEPHEN SPOOR
56752

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

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

MAYOR, CITY OF MCALLEN

DATE

- 1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- 2) THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480-334-0295D REVISED JUNE 6, 2000, ZONE "X" IS DESCRIBED AS: "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL, ZONE X IS THE AREA DETERMINED TO BE OUTSIDE TO 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."
- 3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT: 40 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH THE AVERAGE OF EXISTING STRUCTURES, WHICHEVER IS GREATER
REAR: 10 FEET OR GREATER FOR EASEMENTS
SIDE: 5 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
CORNER: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- 4) A 4'0" WIDE, MINIMUM SIDEWALK IS REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD

5) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

6) DRAINAGE DETENTION OF 0.84 AC-FT (36,460CF) IS REQUIRED FOR THIS PROPERTY.

7) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

8) 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.

9) BENCHMARK MC 38 LOCATED AT WESTBOUND WARE ROAD, AT A DRAIN DITCH BY 7 MILE LINE ROAD - ELEV#1816

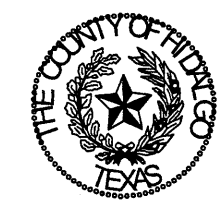
10) COMMON AREAS, AND PRIVATE DETENTION AREAS (LOT 24 DETENTION AREA) MUST BE MAINTAINED BY THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND NOT THE CITY OF MCALLEN.

11) COMMON AREAS, ANY PRIVATE STREETS / DRIVES MUST BE MAINTAINED BY THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND NOT THE CITY OF MCALLEN.

12) ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LUMEN PALACE SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 10-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 10-72 SHALL BE NULL AND VOID

13) 17'x15' WIDE WASTE COLLECTION EASEMENT (W.C.E.) CENTERED BETWEEN LOTS 18 AND 19. 10'x13' WASTE COLLECTION EASEMENT ON LOT 24 (DETENTION AREA)

14) 26 FOOT WIDE PRIVATE SERVICE DRIVE AND UTILITY EASEMENT (BY THIS PLAT)



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

COUNTY CLERK'S RECORDING CERTIFICATE

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

BY: _____ DEPUTY: _____

METES & BOUNDS

A 5.411 ACRE TRACT OF LAND OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Lot 27, for the Northwest corner of the following described tract of land, said point being in the intersection of N. La Lomita Road and Mile 6 1/2 North Road;

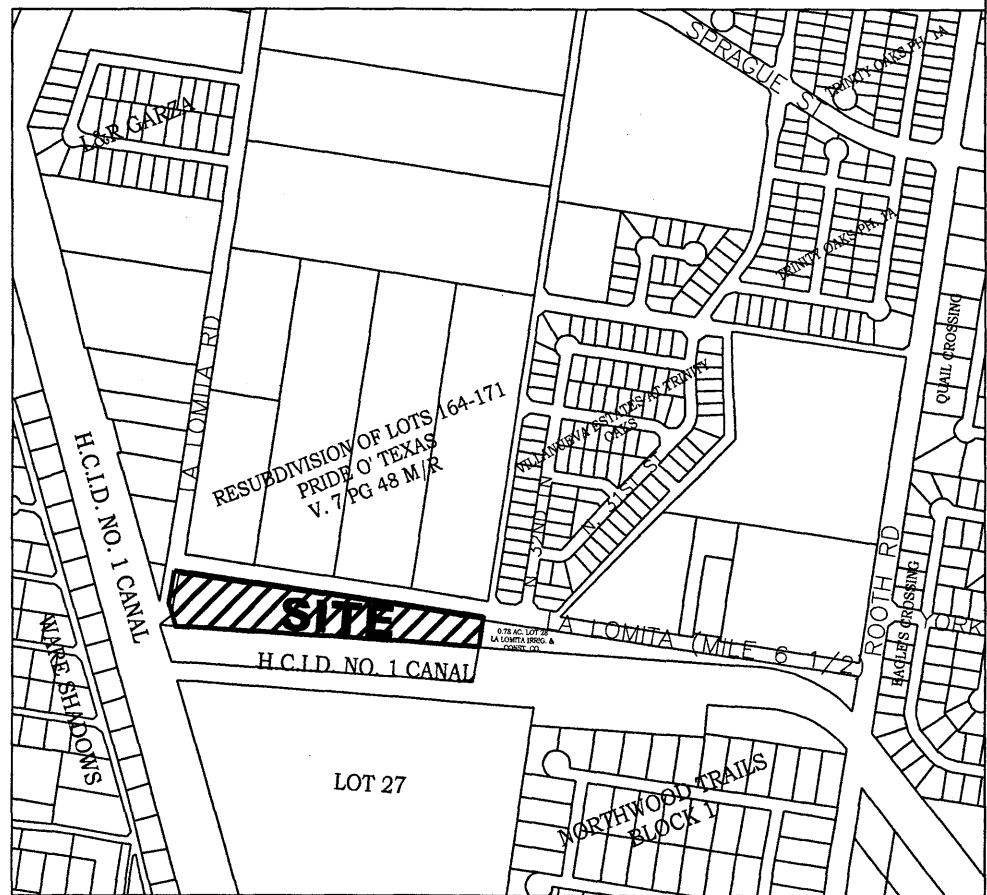
THENCE, with the North line of Lot 27, in Mile 6 1/2 North Road, South 81 Deg. 29 Min. 57 Sec. East, 1320.0 feet to the Northeast corner of Lot 27, for the Northeast corner hereof;

THENCE, with the East line of Lot 27, South 08 Deg. 29 Min. 59 Sec. West, 126.25 feet to a point on the Southeast corner hereof; said point being on the North line of Hidalgo County Irrigation District No. 1 main Canal Right of Way;

THENCE, with the North line of said Canal Right of Way, North 86 Deg. 09 Min. 41 Sec. West, 1283.08 feet to a point on the East line of Hidalgo County Irrigation District Main Canal Right of Way, for the Southwest corner hereof;

THENCE, with the East line of said Canal Right of Way, North 15 Deg. 31 Min. 41 Sec. West, 1010 feet to a point on the West line of Lot 27, for an angle point on the West line hereof; said point being in La Lomita Road (not open);

THENCE, with the West line of Lot 27, in La Lomita Road, North 08 Deg. 29 Min. 59 Sec. East, 1382 feet to the POINT OF BEGINNING, containing 5.411 acres of land, more or less, of which the West 20.0 feet, comprising 0.06 Acres, lies in La Lomita Road (not open).



Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McAllen, Texas 78501

SEC@spooreng.com

(956) 683 1000





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: LUMEN PALACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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

Applied

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: 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.

Non-compliance

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: 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.

Applied

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
- 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

Applied

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

* 900 ft. Block Length for R-3T & R-3C Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
	NA
ALLEYS	
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	Applied
SETBACKS	
* 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	Non-compliance
	Applied
	Non-compliance
	Non-compliance
	Applied
	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on 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.	Non-compliance
	Required
BUFFERS	
* 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 * 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.	Non-compliance
	Applied
	Required
NOTES	
* 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. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **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	Non-compliance
	Non-compliance
	Non-compliance
	NA
	Applied
	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public 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
ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* 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	Completed
PARKS	
* 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.	Required
* 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.	Required
* 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.	Applied
TRAFFIC	
* 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.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - 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.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE REQUESTED VARIANCE AND SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE 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

LA LOMITA ROAD

LA LOMITA ROAD

PROPOSED LA LOMITA PARK
SUBDIVISION

PROPOSED NORTHWEST CREEK
SUBDIVISION
(REVISED)



N 33RD ST

N 33RD ST

PROPOSED RESUBDIVISION OF VILLANUEVA
55

27

NORTHWOOD
BLK II

(REVISED)

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Bentsen Oaks Ph I Subdivision</i>
Owner Name	<i>Sergio Guzman</i>
Engineering Firm	<i>Spoor Engineering Consultants, Inc.</i>
Existing Zoning	<i>AO – Agricultural & Open Space</i>
Proposed Zoning	<i>R-1 Single Family Residential</i>
Number of Lots	<i>101</i>

City of McAllen Planning Department

AUBURN AV (5 MILE LINE)

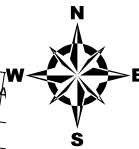
BENTSEN

187

408

212 55

LOCATION



PLANTATION GAP PHASE 1

THUNDERBIRD AVE
SUBDIVISION

PLANTATION

388

SUBDIVISION

GAP

QUAIL AVE

BENTSEN RD

7008 DINA SUBDIVISION LOT 1

EMMA SUBD

67

218

217

216 PET MOTEL

215 66

214

MUMFORD TRAIL
ESTATES SUBD
LOT 1

BENTSEN
AVE

1 VILLA

BENTSEN ROAD

ESTATES

PROPOSED
EXCELLENT APTS

211

-16
4525
HORSES
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5.0AC

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BIRD BARN

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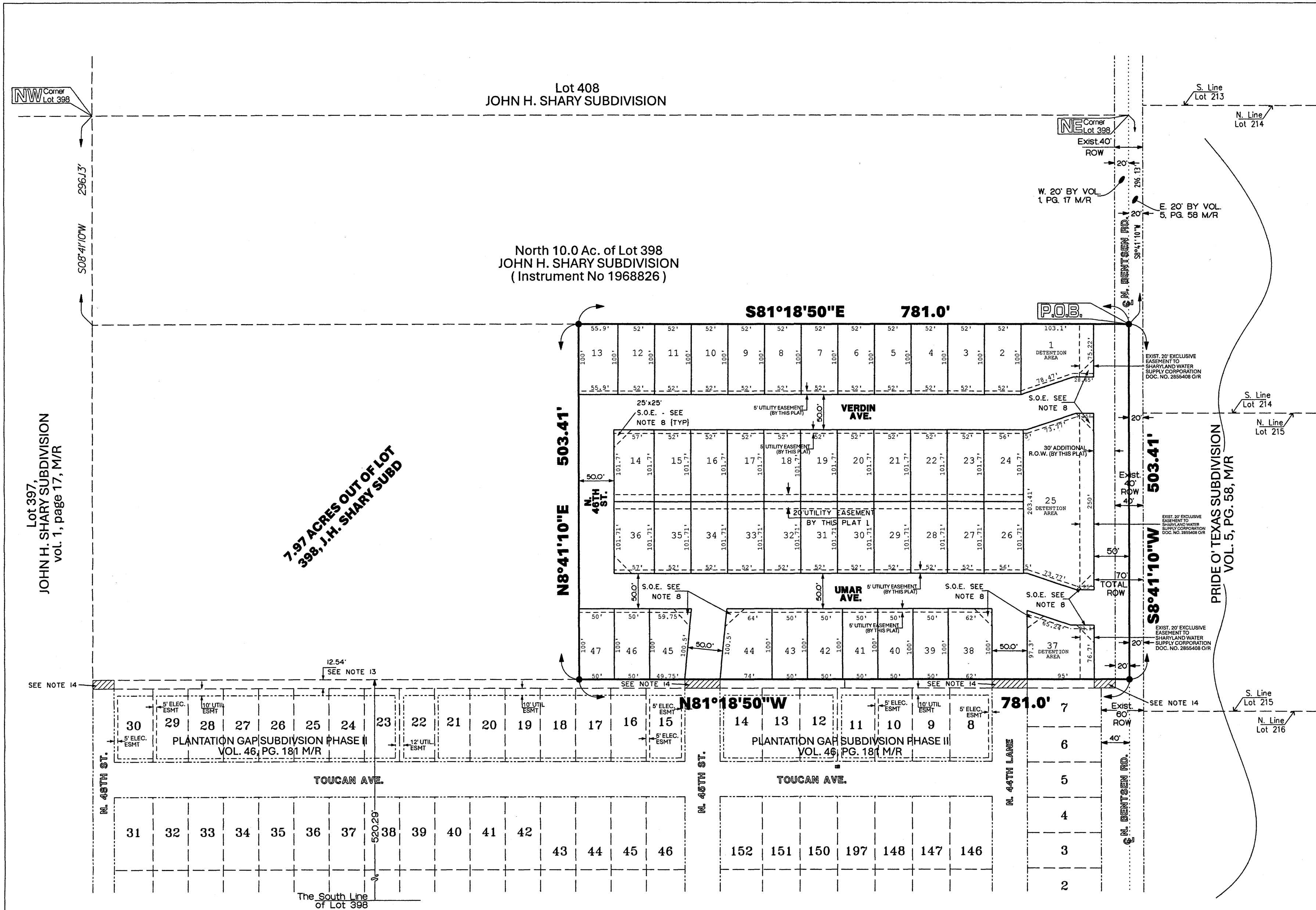
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NOTES:

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

METES & BOUNDS

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

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

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

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

THENCE, parallel to the east line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to a point on the north line of the south 10.0 acres of the north 20.0 acres of Lot 398, for the northwest corner hereof;

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

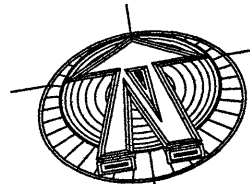
SHARYLAND WATER SUPPLY CORPORATION

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

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

SHARYLAND WATER SUPPLY CORPORATION

CARLOS LIMA



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

SUBDIVISION MAP
OF
BENTSEN OAKS
PHASE I
SUBDIVISION

McAllen, Texas

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

NOTARY PUBLIC

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

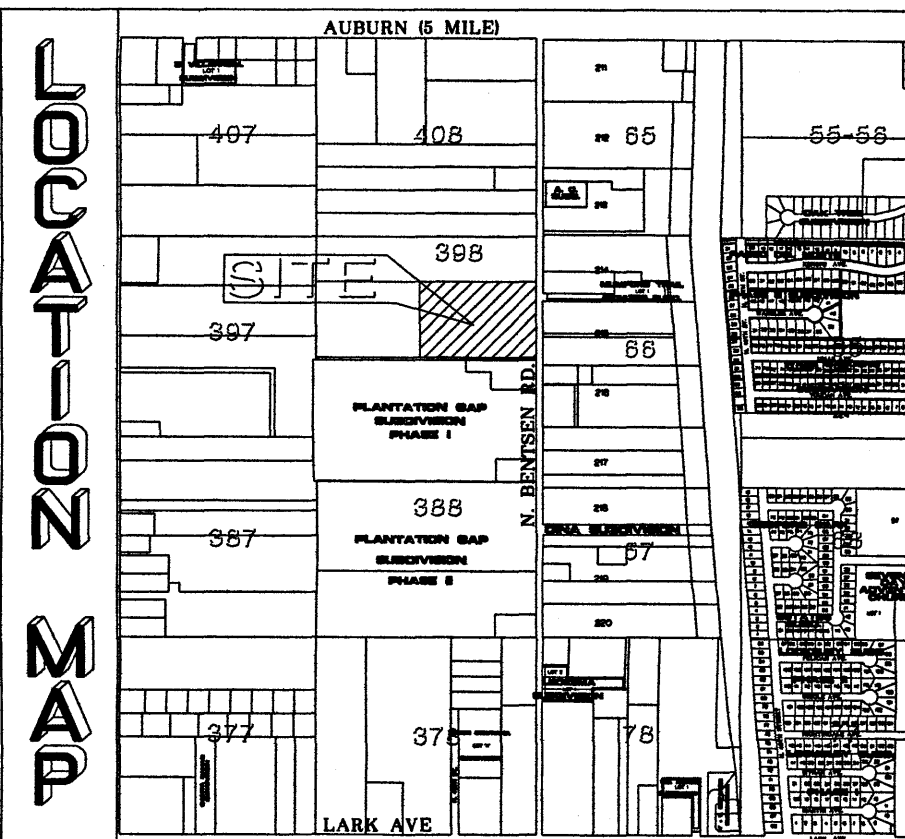
I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



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



Scale: 1"=1250'

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

NOTARY PUBLIC

CHARMAN, PLANNING AND ZONING COMMISSION

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

STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

DATE

DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/29/2026

SUBDIVISION NAME: BENTSEN OAKS PHASE 1 (PREVIOUSLY VERDIN HEIGHTS)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW
Paving 65 ft. Curb & gutter: Both Sides
****The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance.
****Plat submitted on December 2, 2020, September 9, 2023, September 19, 2024 and shows the 30 ft. ROW dedication required on North Bentsen Road.
**Monies must be escrowed if improvements are not built prior to recording.

Applied

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

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
**The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40-55 and Lots 86-100.
***The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat.
****Ordinance revised; based on the ordinance revision adopted on 12/13/21.
Block length along lots 22 through 59 is approximately 1,200 ft. which complies with ordinance revision.
Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final.
*****Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023.
* 600 ft. Maximum Cul-de-Sac

Applied

NA

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

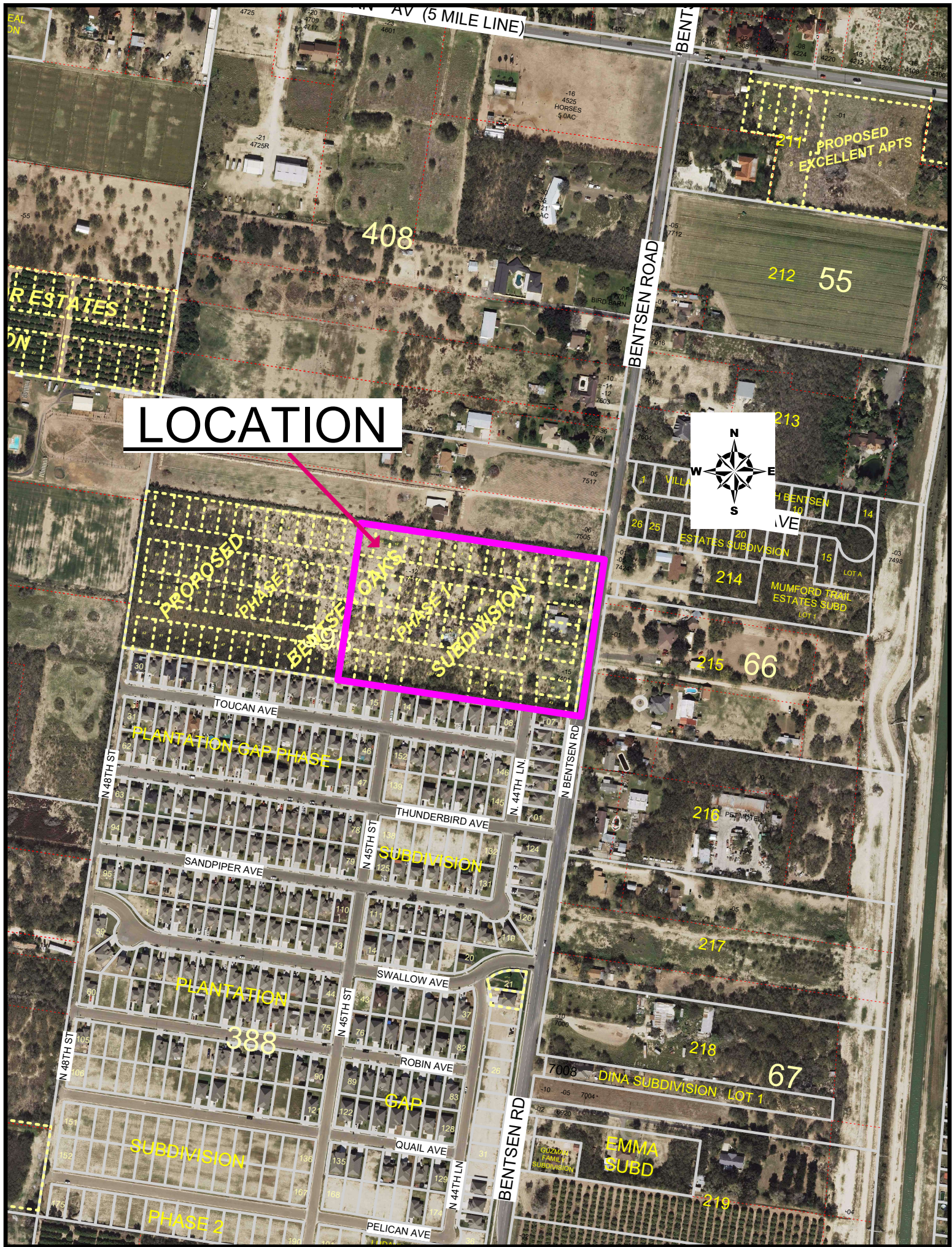
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 25 ft. or greater for easements.	Applied
* Rear: 10 ft. or greater for easements ***The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to allow a '10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. ****The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. *****Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only.	Applied
* Interior Sides: 6 ft. or greater for easements.	Applied
* Corner: 10 ft. or greater for easements.	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. **Engineering Department may requires 5 ft. sidewalk.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses, and along North Bentsen Road.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road	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

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

* Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen - Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement 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 for public subdivisions. - Clarify if the subdivision is public or private prior to final. - A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. - A plat note to cross reference the HOA document is required prior to final - Submit the draft HOA document for staff review prior to final. **HOA Document is required to be recorded simultaneously with subdivision plat.	Non-compliance
	Non-compliance
	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. * Lots fronting public streets.	Applied
	Applied
ZONING/CUP	
* Existing: A-O Proposed: R-1 **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. * Rezoning Needed Before Final Approval **Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020.	Completed
	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land. * A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the correct number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. -A revised plat showing 47 total lots to include 44 dwelling units, 3 detention areas was submitted on 1-16-26. A Park Fee of \$30,800, based on \$700 per dwelling unit is required prior to recording. Park fee will change if the number of units change again. * Pending review by the City Manager's Office. * A revised plat showing 46 dwelling units as Bentsen Oaks Phase I Subdivision was submitted on December 19, 2024. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,200, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again.	Applied
	Required
	Required
TRAFFIC	
* As per Traffic Department, Master Trip Generation is required to determine if TIA is required, prior to final plat.	Required

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

* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: -Revise the application to reflect the correct number of lots and total acreage prior to final. The application currently reflects 101 lots on approximately 17 acres, while the plat reflects a total of 47 lots (44 dwelling lots and 3 detention lots) on approximately 9.03 acres. Ensure all documents are consistent. - A revised survey for the revise layout boundary is required prior to final, as applicable, - Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. - Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. - Provide a master layout for both phases prior to final. * Must comply with City's Access Management Policy. ** Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. ** Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19, 2021 ** Revised plats for for 781 ft. east of the the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023. -Request from owner / developer requesting a 6 month extension. Will be heard at the Planning & Zoning Commission Meeting on 8.4.26.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL AND APPROVAL OF THE 6-MONTH EXTENSION.	Applied

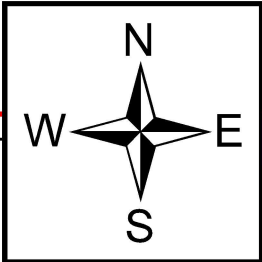


CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Alhambra on 10th Phase II Subdivision</i>
Owner Name	<i>Mouayad Development, LLC</i>
Engineering Firm	<i>Rioplex Engineering, LLC</i>
Existing Zoning	<i>M2 (Mix-use) & R-2 (Medium-Density Residential)</i>
Proposed Zoning	<i>M2 (Mix-use) & R-2 (Medium-Density Residential)</i>
Number of Lots	<i>69</i>

City of McAllen Planning Department



LOCATION

12

**PROPOSED ALHAMBRA PHASE II
ON 10TH SUBDIVISION**

COMMON AREA "A" (DETENTION)

JOHNSON CREEK AVE

N 10TH ST

BICENTENNIAL BLVD.

BICENTENNIAL BLVD.

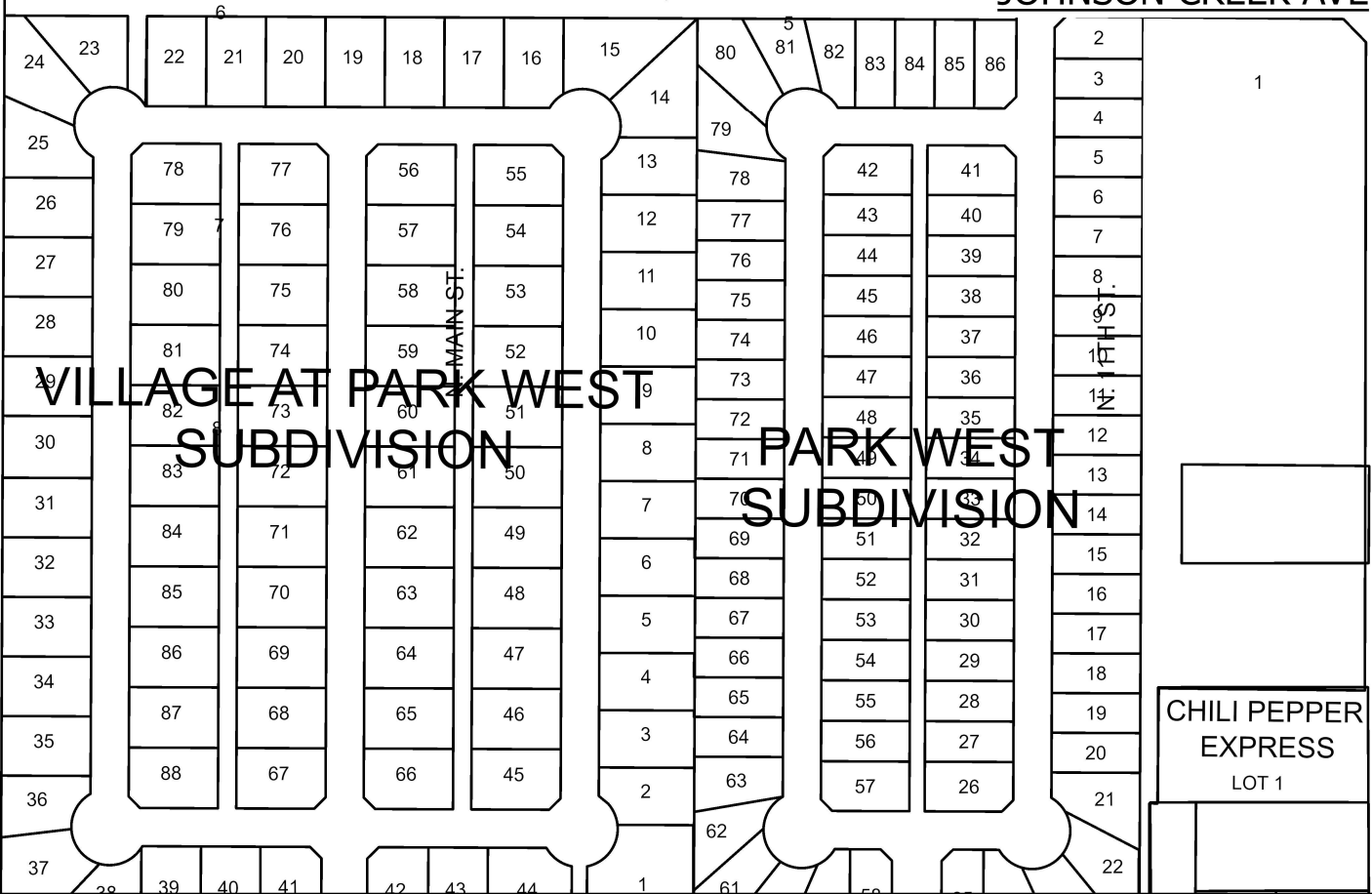
VILLAGE AT PARK WEST

SUBDIVISION

PARK WEST
SUBDIVISION

CHILI PEPPER
EXPRESS

LOT 1





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/28/2026

SUBDIVISION NAME: ALHAMBRA ON 10TH PHASE II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW

Paving: By State Curb & gutter: By State

Revisions needed:

- Label Centerline and show new lot line after dedication.
- Provide a copy of the existing ROW documents for staff review 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

Required

N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW

Paving: 65-105 ft. Curb & gutter: both sides

Revisions needed:

- label centerline
- Provide documents referenced on plat, prior to final

**Subdivision Ordinance: Section 134-105 and/or UDC

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

**COM Thoroughfare Plan

Required

Interior Street: ROW dedication needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions required:

- Name of streets will be finalized and sent, prior to final.
- The engineer submitted a variance request to the 50ft row and 40 ft of back-to-back. The variance will be heard at the planning and zoning meeting of May 19, 2026 and CC on June 8, 2026. the variance request was approved.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Compliance

Applied

Applied

Max Block Length in the R-2 District shall not exceed 800 feet or twelve lots whichever is less.
- Engineer submitted a variance request to the max block length. P&Z board on May 19th and was approved.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

600 ft. Maximum Cul-de-Sac Length.

**Subdivision Ordinance: Section 134-105

Applied

Applied

Compliance

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. -Engineer must clarify if alley or service drive will be provided for lot 1. -If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", *Alley/service drive easement required for commercial properties/ multifamily **Subdivision Ordinance: Section 134-106 and/or UDC	Required
SETBACKS	
Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 20 ft. or greater for easements *Please revise setbacks as the subdivision is under the new UDC code. - Please keep in mind that the M2 (mix-use) district has a max setback.	Required
Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 10 ft. or greater for easements *Please revise setbacks as the subdivision is under the new UDC code. **Zoning Ordinance: Section 138-356	Required
Front: Lot 1 - In accordance with the UDC or greater for easements. Front: Lots 2-69: 5 ft. or greater for easements *Please revise setbacks as the subdivision is under the new UDC code.	Required
Corner: Lot 1 - In accordance with the UDC or greater for easements. Corner: 10ft or greater for easements. **Zoning Ordinance: Section 138-356	Required
Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5 ft. wide minimum sidewalk required on North 10th street, Bicentennial Boulevard and 4 ft. wide minimum sidewalk requirements on both sides of interior streets. Revisions needed: - revise plat note as shown above, prior to final. -Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. **Subdivision Ordinance: Section 134-120	Required
* 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

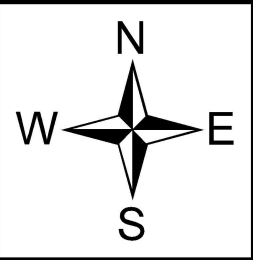
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard.	Applied
**Must comply with City Access Management Policy	
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as shown above, prior to final.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area - if rezoning is approved to the new UDC, the minimum requirements for a townhouse development is lot width of 20 ft and the minimum lot area is 2,250 sqft. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Existing R-2 & C-3 (OLD CODE) Proposed R-2 & M2 (UDC) ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17, 2026 and City Commission on April 13, 2026. - If rezoning is approved, new requirements may be applicable.	Compliance
PARKS	
* Land dedication in lieu of fee. - Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$47,600 (68 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Required
- Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$47,600 (68 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Required

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

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

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



LOCATION

12

**PROPOSED ALHAMBRA PHASE II
ON 10TH SUBDIVISION**

COMMON AREA "A" (DETENTION)

JOHNSON CREEK AVE

**VILLAGE AT PARK WEST
SUBDIVISION**

**PARK WEST
SUBDIVISION**

**CHILI PEPPER
EXPRESS
LOT 1**

BICENTENNIAL BLVD.

BICENTENNIAL BLVD.

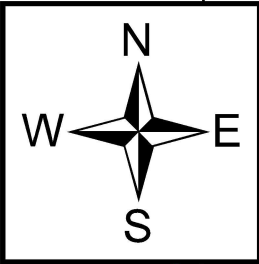
N 10TH ST

CITY OF McALLEN

Planning & Zoning Commission Meeting

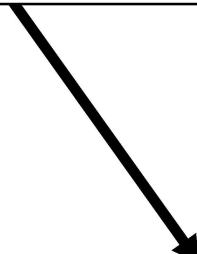
Subdivision Name	<i>Excelente Meat Market Subdivision</i>
Owner Name	<i>Jesus Guadalupe Ortiz Gonzalez</i>
Engineering Firm	<i>South Texas Infrastructure Group</i>
Existing Zoning	<i>C-3 (General Business-OC) District</i>
Proposed Zoning	<i>C-3 (General Business-OC) District</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



5

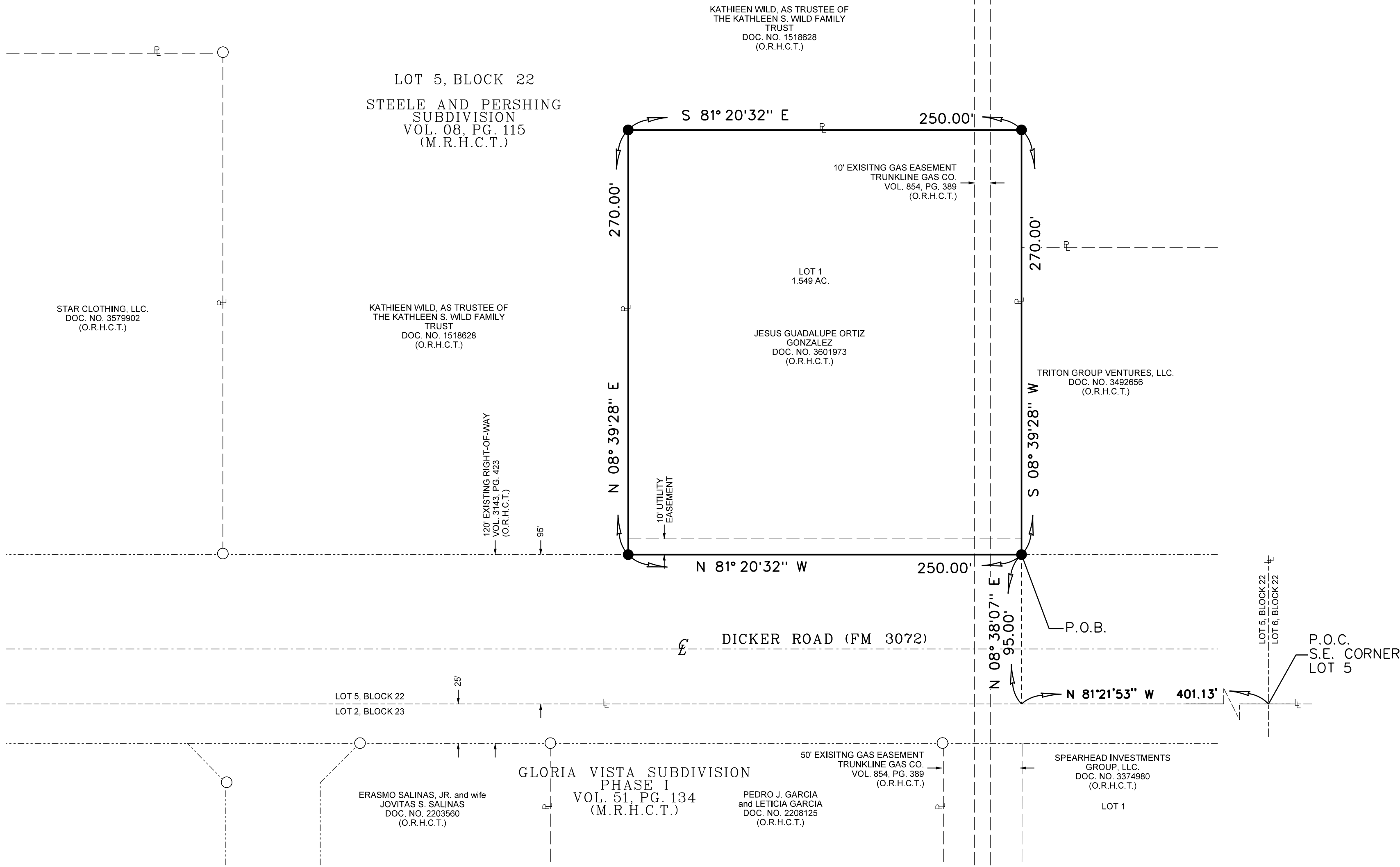
LOCATION



**PROPOSED
EXCELENTE
MEAT MARKET
SUBDIVISION**

S MCCOLL RD

E DICKER RD



OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS EXCELENTE MEAT MARKET SUBDIVISION OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, 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.

JESUS GUADALUPE ORTIZ GONZALEZ
2810 N. MCCOLL RD., STE. 10
HIDALGO, TEXAS 78557

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS GUADALUPE ORTIZ GONZALEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 ____ DAY OF _____, ____

NOTARY PUBLIC

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON MARCH 30, 2026 UNDER MY DIRECTION.

VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6995

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

CITY OF McALLEN

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HERBY CERTIFY THAT EXCELENTE MEAT MARKET SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: _____

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

MAYOR CITY OF McALLEN DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 46.21(i)(1). 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 E. SESIN, P.E., C.F.M. DATE

GENERAL NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE: THE PROPERTY SHOWN HEREON LIES IN ZONE "B". ZONE "B" IS 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 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 480345 0005 C, MAP REVISED NOVEMBER 02, 1982.
- SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
GARAGE: 18 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- CITY OF McALLEN BENCHMARK "MC XX" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON (MONTH) XX, XXXXX, BEING LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS. 83 & 10TH ST. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = XXXX.XXX FEET (NAVD83).
BM-1 IS A SQUARE CUT ON CONCRETE
ALONG EBONY STREET
N XXXXXXXX E XXXXXXXX
ELEV = XXXXX (NAVD83).
- 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 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 BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.
- 8 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.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

METES & BOUNDS

BEING 1.549 ACRES TRACT OUT OF LOT 5, BLOCK 22, STEELE AND PERSHING SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY "GENERAL WARRANTY DEED" TO JESUS GUADALUPE ORTIZ GONZALEZ, AS DESCRIBED IN DOCUMENT NUMBER 3801973, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.549 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE, NORTH 81°21'53" WEST AT A DISTANCE OF 401.13 FEET, ALONG THE SOUTH LINE OF SAID LOT 5, THENCE, NORTH 08°38'07" EAST AT A DISTANCE OF 95.00 FEET, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHWEST CORNER OF TRACT OF LAND CONVEYED TO TRITON GROUP VENTURES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 3492656, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF DICKER ROAD (120' R.O.W.) FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 81°21'53" WEST AT A DISTANCE OF 250.00 FEET, ALONG SAID THE EXISTING NORTH RIGHT-OF-WAY LINE OF DICKER ROAD (120' R.O.W.), TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF TRACT OF LAND CONVEYED TO KATHLEEN WILD, AS DESCRIBED IN DOCUMENT NUMBER 1518628, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 08°38'07" EAST AT A DISTANCE OF 270.00 FEET, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

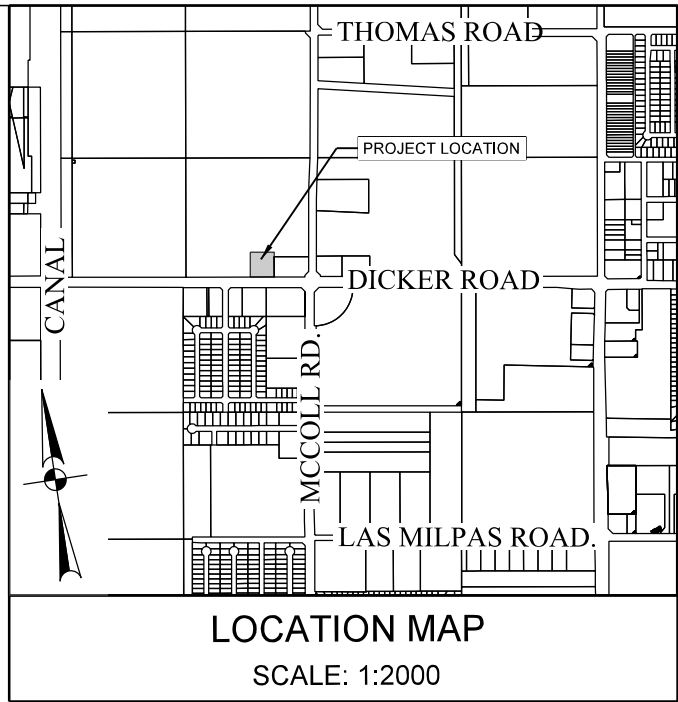
THENCE, SOUTH 81°21'53" EAST AT A DISTANCE OF 250.00 FEET, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, SOUTH 08°38'07" WEST AT A DISTANCE OF 270.00 FEET, TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF DICKER ROAD (120' R.O.W.) AND BEING THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 1.549 ACRES MORE OR LESS.

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JESUS GUADALUPE ORTIZ GONZALEZ	2810 N. MCCOLL RD., STE. 10	HIDALGO, TEXAS 78557	(956) 424-3335	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

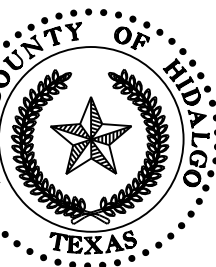
PREPARATION DATE: 07/15/2026

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000



LOCATION DESCRIPTION

EXCELENTE MEAT MARKET. THE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, IN THE SOUTHERN PART OF THE COUNTY, AT THE INTERSECTION OF N. 6TH STREET AND EBONY STREET, WITHIN THE CITY OF McALLEN.



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

SUBDIVISION
EXCELENTE MEAT MARKET

BEING 1.550 ACRE TRACT OUT OF LOT 5, BLOCK 22, STEELE PERSHING SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS, HIDALGO COUNTY, TEXAS.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/28/2026

SUBDIVISION NAME: EXCELENTE MEAT MARKET

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

East Dicker Road (FM 3072): Dedication of 60 ft. from centerline, for a total of 120 ft. R.O.W.

Paving: 65 ft to 85 ft Curb & gutter: Both sides

- Provide R.O.W. distance from centerline.

- Label existing R.O.W. and any other additional dedication. What is the 25' and 95' in reference to?

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

NA

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

- Please clarify if an alley or service drive will be provided and show on the plat prior to final.

Alley or service drive cannot dead-end.

- Must comply with Public Works Department requirements prior to final.

*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

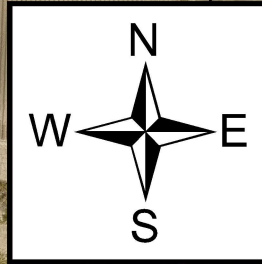
SETBACKS	
* Front: In accordance to the Zoning Ordinance or greater for easements or in line with existing structures, whichever greater applies. - Proposed: 20 ft. or greater for easements, or in line with existing structures, which ever greater applies. - Subject to change pending City Initiated Rezoning (REZ2026-0098). **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easements. - Proposing: 10 ft. or greater for easements, which ever greater applies. - Subject to change pending City Initiated Rezoning (REZ2026-0098). **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for easements. - Proposing: 5 ft. or greater for easements, whichever greater applies. - Current Zoning District states that side setbacks shall be one foot back for each two feet in height including corner lots or, if not adjacent to residential uses, may provide a firewall in accordance with Building Code requirements in lieu of a setback. - Subject to change pending City Initiated Rezoning (REZ2026-0098). **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the Zoning Ordinance, or greater for easements. - Proposing: 10 ft. or greater for easements, whichever greater applies. - Remove plat note, as this would not apply to this lot. Otherwise, subject to change pending City Initiated Rezoning (REZ2026-0098). - Subject to change if an additional road is proposed. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft or greater for easements except where greater setback is required, greater setback applies. - Proposing: 18 ft. or greater for easements, whichever greater applies. - Remove plat note, as this would not apply to this lot. Otherwise, provide as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along East Dicker Road (FM 3072). - Plat not #11 references N. 6th Street and Ebony Street, which are unrelated to this subdivision. - Provide as referenced above. - May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	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

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

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Please clarify plat note #14 as there are no proposed private streets, gate areas, or common areas shown on the plat. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Subject to change if Common Areas are provided. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
	NA
	Non-compliance
	NA
	NA
	NA
LOT REQUIREMENTS	
* Lots fronting public streets - Fronting East Dicker Road (FM 3072). **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
	Applied
ZONING/CUP	
* Existing: C-3 (OC) Proposed: C-3 (OC) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - The property is proposed to be rezoned to C-2 (Regional Commercial-UDC) by the City of McAllen through a City Initiated Rezoning case (REZ2026-0098). The request was approved by the Planning & Zoning Commission on July 21, 2026, and is scheduled to be heard before City Commission on August 10, 2026. ***Zoning Ordinance: Article V	Applied
	TBD
PARKS	
* Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC.	NA
	NA
	NA

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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	
Comments: - Provide R.O.W. distance from centerline. - Label existing R.O.W. and any other additional dedication. What is the 25' and 95' in reference to? - Multiple plat notes seem to be referencing another subdivision. Please revise prior to final. - The property is proposed to be rezoned to C-2 (Regional Commercial-UDC) by the City of McAllen through a City Initiated Rezoning case (REZ2026-0098). The request was approved by the Planning & Zoning Commission on July 21, 2026, and is scheduled to be heard before City Commission on August 10, 2026. - Existing Gas Easement appears as 10 ft. in the proposed subdivision and as 50 ft. to the south. Please clarify and revise on plat if necessary. - Verify bearings, initial Survey and Metes & Bounds provided shows bearings that do not match what's being shown on the plat. Please revise. - Signature block for Hidalgo County Irrigation District No. 2 will need to added to the physical mylar and will require appropriate signatures. Please contact HCID No. 2 as other concerns need to be addressed. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form, subject to the conditions noted, drainage, and utilities approval.	Applied



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LOCATION

PROPOSED
EXCELENTE
MEAT MARKET
SUBDIVISION

S MCCOLL RD

E DICKER RD