REVISED AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 5, 2025 - 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 the June 17, 2025 meeting

2) PUBLIC HEARING

a) ROUTINE ITEMS: *(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.)*

The following items 1-15 all consist of Rezoning from R-1 (Single-Family Residential) District under the Old Code (OC) to R-1 (Low-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

1. Palm Valley Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0098):**

3820-3908 Neuhaus Drive (Lots 1-3 and Lot 6)
2600-2601 South 39th Street (Lots 4 and 5)

2. Palmview Gardens Subdivision, Hidalgo County, Texas. **(REZ2025-0103):**

2702-3018 South 31st Lane (Lots 1-17 and Lots 56-61)
2900-3033 Diaz Avenue (Lots 18-32 and Lots 91-102)
2900-3021 Cortez Avenue (Lots 71-90)
2900-3020 Azteca Avenue (Lots 43-55 and Lots 62-70)
2803-3023 South 29th Lane (Lots 33-42)

3. Paseo Del Rio Subdivision, Hidalgo County, Texas. **(REZ2025-0101):**

4000-4308 Toronto Avenue (Lots 1-23 and Lots 81-99)
4000-4237 Tyler Avenue (Lots 34-54 and Lots 61-80)
1921-2025 South 40th Street (Lots 24-33)
2000-2020 South 43rd Street (Lots 55-60)

4. Saltillo at Bentsen Lakes Subdivision, Hidalgo County, Texas. **(REZ2025-0099):**

   4500-4712 Toronto Avenue (Lots 1-15 and Lots 55-67)
   4500-4713 Tyler Avenue (Lots 22-36 and Lots 42-54)
   2000-2020 South 48th Street (Lots 16-21)
   2021-2037 South 45th Street (Lots 37-41)

5. South 23rd Business Park Lots 22A - 32A Subdivision, Hidalgo County, Texas. **(REZ2025-0094):**

   4901-5109 South 24th Street (Lots 22A-32A)

6. Yuma Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0097):**

   2502-2619 South 41st Lane (Lots 1-18)

7. Nakano Subdivision, Hidalgo County, Texas. **(REZ2025-0095):**

   2400-2429 Yuma Avenue (Lots 6-21)

8. Morris Subdivision Unit No. 1, Hidalgo County, Texas. **(REZ2025-0089):**

   2601-2617 Colbath Road (Lots 1-5)
   2604-2620 Savannah Avenue (Lots 6-11)

9. Morris Subdivision Unit No. 2, Hidalgo County, Texas. **(REZ2025-0090):**

   1901-2017 South 26 1/2 Street (Lot 12, Lots 15-16, Lots 19-20, Lots 23-24, Lots 27-28, Lots 31-32, Lots 35-36, Lots 39-40, Lots 43-44 and Lot 47)
   1900-2016 South 26th Street (Lots 13-14, Lots 17-18, Lots 21-22, Lots 25-26, Lots 29-30, Lots 33-34, Lots 37-38, Lots 41-42 and 45-46)

10. Morris Subdivision Unit No. 3, Hidalgo County, Texas. **(REZ2025-0091):**

    1621, 1701 & 1721 South 29th Street (Lots 1-3)
    2600-2809 Richmond Avenue (Lots 4-46)
    2600-2817 Quebec Avenue (Lots 47-94)

11. Bonham Subdivision Unit No. 4, Hidalgo County, Texas. **(REZ2025-0092):**

    2808-2821 Wichita Avenue (Lots 78-85)
    2808-2821 Vermont Avenue (Lots 86-93)
    2809-2821 Uvalde Avenue (Lots 94-97)

12. Bonham Subdivision Unit No. 3, Hidalgo County, Texas. **(REZ2025-0093):**

    2208-2512 South 27th Street (Lots 59-72)
    2612-2628 Wichita Avenue (Lots 73-77)

13. David Jr., Subdivision, Hidalgo County, Texas. **(REZ2025-0100):**

2625 South 29th Street (Lot 2)

14. Bonham Subdivision Unit No. 1, Hidalgo County, Texas. **(REZ2025-0104):**

2700-2740 South 27th Street (Lots 2-12)
2601-2740 South 28th Street (Lots 13 and 15-32)

15. Bonham Subdivision Unit No. 2, Hidalgo County, Texas. **(REZ2025-0105):**

2200-2505 South 28th Street (Lots 38-58)

The following item 16 consists of Rezoning from C-3 (General Business) District and C-4 (Commercial Industrial) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:

16. Nakano Subdivision, Hidalgo County, Texas. **(REZ2025-0096):**

2428-2510 South 23rd Street (Lots 1-5)

The following item 17 consists of Rezoning from R-2 (Duplex-Fourplex Residential) District under the Old Code (OC) to R-2 (Medium-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

17. Bonham Subdivision Unit No. 2, Hidalgo County, Texas. **(REZ2025-0106):**

2404 South 28th Street (Lot 37)

The following item 18 consists of Rezoning from R-3A (Multifamily Residential Apartment) District under the Old Code (OC) to R-3 (High-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

18. Bonham Subdivision Unit No. 1, Hidalgo County, Texas. **(REZ2025-0107):**

2600 South 27th Street (Lot 1)
2700-2701 South 28th Street (Lots 14 and 33)

The following item 19 consists of Rezoning from C-1 (Office Building) District under the Old Code (OC) to C-1 (Local Commercial) District under the new Unified Development Code (UDC) for the following properties:

19. David Jr., Subdivision, Hidalgo County, Texas. **(REZ2025-0102):**

2821 Jordan Road (Lot 1)

b) REZONING:

1. Initial zoning to C-2 (Regional Commercial-UDC) District for 10.06 gross acre tract of land, more or less, containing a part of lots 105, 106, 107 and 108, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107. **(REZ2025-0055)**

2. Initial zoning to A-O (Agricultural and Open Space-UDC) District for 19.99 gross acre tract of land, more or less, containing a part of lots 105, 106 and 107, Pride O' Texas Subdivision, Hidalgo County, Texas; 4100 State Highway 107 (Rear). **(REZ2025-0086)**

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-1 (Low-Density Residential-UDC) District: 76.461 acres being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 12501 North Rooth Road. **(REZ2025-0084)**

4. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 0.748 acre tract of land, being out of Lot 80, La Lomita Irrigation and Construction Company's Survey, Hidalgo County, Texas; 4013 Lark Avenue. **(REZ2025-0085)**

5. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District for 2.41-acre tract of land out of Lot 34, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2201 South Bentsen Road. **(REZ2025-0087)**

6. Rezoning from C-3 (General business-OC) District to C-2 (Regional Commercial-UDC) District for 5 gross acre tract of land, more or less, consisting of all of Lot 11, King's Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road. **(REZ2025-0088)**

c) CONDITIONAL USE PERMITS:

1. Request of Oscar Serna on behalf of Edinburg CISD, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for an Institutional Use (gym addition), at Lot 1, Southwest Elementary School Subdivision, Hidalgo County, Texas; 1501 Freddy Gonzalez Road. **(CUP2025-0063)**

2. Request of Walter A. Sanchez for a Conditional Use Permit for one year, and adoption of an ordinance, for an Event Center (Sunshine's Events) at Lot A-2, Beck Industrial Area Subdivision, Hidalgo County, Texas; 1800 North 23rd Street Suite 30. **(CUP2025-0064)**

3. Request of Norberto Hernandez for a Conditional Use Permit for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Young's Subdivision, Hidalgo County, Texas; 2401 U.S. Highway 83. **(CUP2025-0066)**

3) SITE PLAN:

a) Site plan approval for Lot 66D, Jackson Meadows Lots 66C, 66D, 66E, 66F, and 66G Subdivision, Hidalgo County, Texas; 2512 South Jackson Road. **(SPR2024-00047)**

4) SUBDIVISIONS:

a) Augusta Village Subdivision, 1009 E. Agusta Ave., Marlene Hernandez & Erick Hernandez **(SUB2025-0106) (PRELIMINARY) RPLX**

b) Harvest Coves Subdivision Phase II, 2601 N. Ware Rd., Escanaba, LLC **(SUB2024-0090) (REVISED FINAL) M&H**

c) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC **(SUB2025-0094) (FINAL) M&H**

d) Freedom South Bank Subdivision, 100 Expressway 83, ML Rhodes, LTD **(SUB2024-0066) (REVISED PRELIMINARY) M&H**

e) Suarez Phase II Subdivision, 2700 N. 24th St., Suarez Brothers, LLC **(SUB2025-0105) (PRELIMINARY) JHE**

f) De Rios Subdivision, 3021 S. “J” St., Tomas Rios Jr. **(SUB2025-0092) (FINAL) SEA**

g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY)(TABLED SINCE 7/8/2025) SEA**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 17, 2025 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member
Absent:	Gabriel Kamel	Vice. Chairperson
	Jose Caso	Member
Staff Present:	Norma Borrego	Assistant City Attorney I
	Michelle Rivera	Deputy City Manager
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Eduardo Garza	Development Coordinador
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Hilda Tovar	Planner II
	Natalie Moreno	Planner II
	Edson Lara	Planner II
	Nicolas Lopez	Planner II
	Porfirio Hernandez	Planner I
	Samantha Trevino	Planner I
	Alexis Martinez	Planner I
	Noah Del Bosque	Planner Technician I
	Miguel Hernandez	Planner Technician I
	Even Gonzalez	Development Engineer
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Mr. Marco Suarez
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of the minutes for May 20, 2025 meeting

Being no discussion, Mr. Raul Sesin motioned to approve the minutes. Mr. Emilio Santos Jr. second the motion with four members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1) Request of Melinda Montelongo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lots 13 & 14, Lazy-A-Ranch Subdivision, Hidalgo County, Texas; 1406 North 24th Street, Suite 190. **(CUP2025-0049)**

Ms. Alexis Martinez stated that the property is located at the southeast corner of Pecan Boulevard and North 24th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District to the north, east and west and there is R-2 (Duplex-Fourplex Residential - OC) District to the south. Surrounding land uses include EZ Pawn Shop, H&R Block tax service, a pharmacy, and residential dwellings. A vaporizer store is permitted in the C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.

On February 26, 2024, City Commission approved a Conditional Use Permit (CUP) for a smoke shop for the subject property. A CUP application for a smoke shop was submitted May 9, 2025.

The applicant is proposing to operate a vaporizer store with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 10:00 a.m. to 6:00 p.m., Monday through Saturday.

The Fire and Health Department have completed their inspection and the property is in compliance. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the south;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard;

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,782 square feet commercial suite requires five parking spaces, the property has 35 parking spaces and 43 parking spaces are required based on all the current uses for the retail plaza;

4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned business should do everything possible and be designed to discourage

criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;

6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

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

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

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

2) Request of Sam R. Mohamed, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop, at Lot 1, The District Phase 1 Subdivision, Hidalgo County, Texas; 7913 North 10th Street, Suite 170. **(CUP2025-0053)**

Ms. Alexis Martinez stated that the property is located at the southwest corner of Auburn Avenue and North 10th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District in all directions. Surrounding land uses include commercial plazas including Security Service Federal Credit Union, First Community Bank, Spectrum, doctors offices, restaurants and retail stores. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a vaporizer store with retail sales only, from a 1,240 sq. ft. commercial suite with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 7:00 a.m. to 11:00 p.m., Monday through Sunday.

The Health Department have completed their inspection and the Fire Department is still pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 10th Street;

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,240 square feet commercial suite requires six parking spaces, the property has 137 parking spaces and 84 parking spaces are required based on all the current uses for the retail plaza;

4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;

1) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

2) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

At the Planning and Zoning Commission meeting of June 17, 2025, no one appeared in opposition to the Conditional Use Permit (CUP) request. Following discussion, the Board unanimously voted to recommend approval. There were four board members present and voting.

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

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

b) REZONING:

**Items 2b1-4 were read and voted together.*

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

Idela Park Subdivision, Unit I, Hidalgo County, Texas. **(REZ2025-0049):**

Lots 1-24, 4600-5108 South 26th Street
Lots 25-26 & 84-118, 4605-5105 South 27th Street
Lots 27-43 & 104-118, 2700-2805 Norma Avenue
Lots 44-67, 4601-5109 South 29th Street
Lots 68-83 & 137-151, 2700-2804 Judith Avenue
Lots 119-136, 4700-5016 South 28th Street
Lots 152-181, 2700-2757 Katrina Avenue
Lots 182-211,2700-2757 Lucille Avenue
Lots 212-241, 2700-2757 Melba Avenue

Mr. Edson Lara stated that the subject properties are located between 29th Street and South 26th Street. The properties contain single-family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name “Idela Park Unit I Subdivision”.

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

The adjacent zoning is A-O (Agricultural and open space) District on the southeast side and R-1 (Single-Family Residential-OC) District in all directions.

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

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

The development trend around this area is single family residential.

A city-initiated rezoning application for the subject properties was submitted May 20, 2025. The subject property is comprised of 241 lots. The mentioned lots were subdivided and recorded on February 13, 1978 under the name “Idela Park Unit I”. The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

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

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

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

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

Idela Park Subdivision, Unit 2, Hidalgo County, Texas. **(REZ2025-0052):**

Lots 1-24, 4600-5108 South 26th Street
Lots 25-26 & 82-101, 4605-5105 South 30th Street
Lots 27-42 & 102-115, 3000 - 3105 Norma Avenue
Lots 43-66, 4601-5109 South 33rd Street
Lots 67-81 & 134-147, 3000-3104 Judith Avenue
Lots 116-133, 4700-5016 South 31st Street
Lots 148-175, 3000-3054 Katrina Avenue
Lots 176-203, 3000-3053 Lucille Avenue
Lots 204-231, 3000-3054 Melba Avenue

The properties are located along the south side of Idela Avenue between South 29th Street and South 33rd Street. The properties contain single-family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name “Idela Park Unit ll Subdivision”.

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

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

Surrounding uses include single family residential dwellings and Sam Houston Elementary School.

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

The development trend around this area is single family residential.

A city-initiated rezoning for the subject property was submitted May 20, 2025. The subject property is comprised of 231 lots. The mentioned lots were subdivided and recorded on July 25, 1978 under the name “Idela Park Unit 2 Subdivision”. The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

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

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

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

Idela Park Unit 3 Subdivision, Hidalgo County, Texas. **(REZ2025-0050):**

Lots 1-24, 4600-5108 South 33rd Street
Lots 25-26 & 82-101 & 170, 4605-5101 South 34th Street
Lots 27-43 & 102-118, 3400-3529 Norma Avenue
Lots 44-63, 4700-5104 South 36th Street
Lots 64-81 & 221-237, 3400-3604 Judith Avenue
Lots 119-152, 3400-3529 Melba Avenue
Lots 153-169 & 171-186, 3401-3529 Lucille Avenue
Lots 187-220, 3400-3529 Katrina Avenue

The subject properties are located along the south side of Idela Avenue and north of Olga Avenue between South 33rd Street and South Ware Road. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.

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

The adjacent properties to the north, south, and east are zoned R-1 (Single Family Residential - OC) District. The property to the west across South Ware Road is zoned I-2 (Heavy Industrial - OC) District.

Surrounding uses include Los Encinos Park, IDEA School Los Encinos, South Side Park, Sam Houston Elementary School, Police Community Network Center, and single family residential dwellings.

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

The development trend along Idela Avenue, South 33rd Street, South Ware Road and Olga Avenue is single family residential.

Idela Park Unit 3 was recorded February 13, 1979. The earliest zoning record found for this property, indicating an R-1 zoning designation, dates back to 1979. A city-initiated rezoning application for the subject property was submitted on May 20, 2025.

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

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

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

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

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

Idela Park Unit IV Subdivision, Hidalgo County, Texas. **(REZ2025-0051):**

Lots 1-15, 2401-2513 Lucille Avenue
Lots 16-24, 4909-5105 South 26th Street
Lots 25 & 68-72, 5000-5020 South 25th Street
Lots 26-45, 2400-2437 Norma Avenue
Lots 46-67, 24 00-2444 Melba Avenue

The subject properties are located along the south side of Lucille Avenue and north of Olga Avenue between South 24th Street and South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.

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

The adjacent properties to the east, west, and northwest are zoned R-1 (Single Family Residential - OC) District. The properties to the northeast and south are zoned A-O (Agricultural-Open Space - OC) District.

Surrounding uses include South Side Park, Roosevelt Elementary School, Multifamily Apartments, and single family residential dwellings.

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

The development trend along Lucille Avenue, South 26th Street and Olga Avenue is single family residential.

Idela Park Unit IV was recorded February 25, 1980. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979. A city-initiated rezoning application for the subject property was submitted on May 20, 2025.

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

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

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

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

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

After a brief discussion with Citizen Mr. Roberto Villarreal(4716 South 28th Street) who had questions regarding the rezoning's, Mr. Raul Sesin moved to approve the rezoning requests 2b1-2b4. Mr. Mr. Emilio Santos Jr. second the motion with four members present and voting.

Mr. Reza Badiozzamani entered the meeting at 3:43pm. He began his vote with item 2b5.

5) Rezone from C-3L (Light Commercial-OC) District to C-1 (Local Commercial-UDC) District: Being a triangularly shaped 1.62 acre tract of land, more or less, out of and forming a part of the South 10.0 acres of the North 30.0 acres of lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2900 Trenton Road. **(REZ2025-0053)**

Ms. Natalie Moreno stated that the subject property is located at the northwest corner of Trenton Road, and North 29th street and is zoned C-3L (Light Commercial-OC) District.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a commercial development. C-3L (Light Commercial-OC) is equivalent to C-1 (Local Commercial-UDC) District under the new UDC.

The adjacent zoning is A-O (Agricultural and open space-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east and west, C-2 (Neighborhood Commercial-OC) and R-1(Single-Family Residential-OC) District to the south.

The property is currently vacant. Surrounding land uses include commercial development, single-family dwellings and vacant land.

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

The development trend of this area along Trenton and North 29th Street is single-family residential and commercial development.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is compatible with the existing zoning and

development trend for this area.

The property is being subdivided under the name of “Plaza Muzquiz Subdivision” which received Planning and Zoning Commission Preliminary approval on February 18, 2025.

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

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

Staff recommends approval of the rezoning request to C-1 (Local Commercial-UDC) District.

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

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

3) SITE PLAN:

a) Site plan approval for LOT 25, Willow Ridge Subdivision, Hidalgo County, Texas; 2916 North McColl Road. **(SPR2025-0013)**

Ms. Hilda Tovar stated that the subject property is located on the west side of North McColl Road. The subject property is zoned C-3 (general business-OC) District. Adjacent properties are zoned C-3 (general business-OC) District in all direction except to the east across the alley which is R-3A (multifamily residential apartment-OC) District. Surrounding land uses include multifamily family residential, commercial and office uses.

The applicant is proposing to construct a 1,903 square foot building and three padel courts

Access to the site is from North McColl Road. No alley is proposed in this development.

Based on 1,903 square-foot that will be used for to operate a Racquet/Padel Court Club, 8 parking spaces are required for the site. 10 parking spaces are proposed. Moreover, 1 of the proposed regular parking spaces must be van accessible with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

3,696 square feet of green area is required for the new development. The tree requirement is as follows: 14 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 4 six-inch caliper trees, or 4 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 6-foot opaque buffer required from adjacent/between commercial and residential zones/uses. The applicant is meeting landscaping requirements for green area and trees.

There is a 50-foot front yard setback along McColl Road or greater for approved site plan or easements, a 10-foot rear yard setback or greater for approved site plan or easements and other setbacks as per Zoning Ordinance or greater for easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

A 4-foot-wide minimum sidewalk is required on North McColl Road as per recorded subdivision plat.

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

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

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

4) CONSENT:

a) Parke at Nolana Subdivision, 3200 Nolana Avenue, Corporate Asset Partners, LLC **(SUB2023-0024) (REVISED FINAL) M&H**

b) Lark Apartments Subdivision, 6324 North Taylor Road, Lark Heights Development, LLC **(SUB2025-0071) (FINAL) M2E**

Being no discussion, Mr. Raul Sesin moved to approve consent items #4a – 4b. Mr. Jesse Ozuna second the motion with five members present and voting.

5) SUBDIVISIONS:

a) Los Encinos on Taylor Subdivision, 3324 North Taylor Road, Jorge Guerra **(SUB2024-0130) (REVISED PRELIMINARY) BRE**

Mr. Eduardo Garza stated that the property located on N. Taylor Rd: 40 ft. ROW dedication needed from centerline for 80 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides. Provide a copy of the referenced documents for the existing ROW for staff review prior to final. After documents received, staff will review 10 ft. additional ROW dedication needed as shown above prior to final. A variance request was submitted on March 26, 2025 to not dedicate an additional 10 ft. ROW for North Taylor Road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N. 47th/N. 48th Street (N/S Quarter Mile Collector) (east subdivision boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Dedicate the required ROW dedication as shown above for a N/S quarter mile collector prior to final. Submit an ownership map for the properties in vicinity on the north and east side. Staff will review to see if the alignment of the N/S interior street would be accepted as the required quarter mile collector prior to final. Any realignment must be finalized prior to final. Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to an irrigation easement. A temporary turn around on the south side of the N/S interior street may be required by Fire and/or Public Works Department and must be finalized prior to final. Staff will finalize the name of the streets prior to final. A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant

proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: 60 ft. ROW dedication. Paving: 40 ft. Curb & gutter: both sides. Revise North Street to Hibiscus Avenue. Revise South Street to Gardenia Avenue. Show the range of the ROW, if there is a range and submit gate details to finalize the ROW requirements prior to final. Show Centerline of the streets on the west side of N. Taylor Road and the distance between that centerline and the proposed E/W streets prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. Gardenia Avenue will only have 40 ft. ROW and 40 ft. paving only and we will acquire the extra 10 ft. dedication when property to the south develops. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. A variance request was submitted on March 26, 2025for the centerlines to be at 6 ft. offset instead of the 125 ft. requirement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. A variance request was submitted on March 26, 2025 to have the block length at 1,320 ft. instead of the required 1,200 ft. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3C and R-3T Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Dumpster details/locations must be approved by corresponding departments. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Clarify/revise the setback note as shown above prior to final. Proposing: 6 ft. or greater for easements or site plan. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. 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. 4 ft. wide minimum sidewalk required on N. Taylor Road, N. 47th/N. 48th Street, both sides of all interior streets. Sidewalk note wording to be finalized, prior to final. A variance request was submitted on March 26, 2025 to not provide a sidewalk on the south side of Gardenia Avenue along the entrance. Sidewalk requirement may increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along N. Taylor Road. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N Taylor Road. Include a plat note as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas, any private streets/drives, detention area, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. A plat note to cross reference HOA will be required prior to final. Draft HOA document must be submitted for staff review

prior to recording. 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. A plat note to cross reference the HOA will be required prior to final. Draft HOA document must be submitted for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. Pending review by City Manager's Office. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. 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. After discussions with the engineer they have stated that the subdivision will be public. Clarify if the easements shown on the plat are existing or by a separate instrument. If they have been dedicated by a separate instrument, add the document number on the plat prior to final. Clarify if the 15 ft. UID Exclusive easement is existing or dedicated by this plat. If it is by a separate instrument, add the document number on the plat prior to final. Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. Any abandonment must be done by a separate instrument, not by plat. Clarify if the 30 ft. Irrigation and utility easement shown on the south side of the subdivision extends to this subdivision or not prior to final. Legal Description of all adjacent lots on all sides, including the properties on the west side of N. Taylor Road, is needed prior to final. Clarify the dashed line shown on the west side of Lot 33 prior to final. Clarify if no easements are proposed on the east side of Lot 16, north side of Lot 17, south side of Lot "A", etc. prior to final. Must comply with City’s Access Management Policy.

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

After a lengthy discussion regarding variances 1-5, Mr. Reza Badiozzamani moved to approve revised preliminary form subject to the conditions noted, drainage, and utility approval. Also approving Variance 1-4 and disapproving variance 5. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

b) Las Palmas at Tres Lagos Phase I Subdivision, 13901 North Shary Road, Rhodes Development, Inc. **(SUB2025-0080) (PRELIMINARY) M&H**

Mr. Eduardo Garza stated that the property located on N. Taylor Rd: 40 ft. ROW dedication needed from centerline for 80 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides. Provide a copy of the referenced documents for the existing ROW for staff review prior to final. After documents received, staff will review 10 ft. additional ROW dedication needed as shown above prior to final. A variance request was submitted on March 26, 2025 to not dedicate an additional 10 ft. ROW for North Taylor Road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N. 47th/N. 48th Street (N/S Quarter Mile Collector) (east subdivision boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Dedicate the required ROW dedication as shown above for a N/S quarter mile collector prior to final. Submit an ownership map for the properties in vicinity on the north and east side. Staff will review to see if the alignment of the N/S interior street would be accepted as the required quarter mile collector prior to final. Any realignment must be finalized prior to final. Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to an irrigation easement. A temporary turn around on the south side of the N/S interior street may be required by Fire and/or Public Works Department and must be finalized prior to final. Staff will finalize the name of the streets prior to final. A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets: 60 ft. ROW dedication Paving: 40 ft. Curb & gutter: both sides. Revise North Street to Hibiscus Avenue. Revise South Street to Gardenia Avenue. Show the range of the ROW, if there is a range and submit gate details to finalize the ROW requirements prior to final. Show Centerline of the streets on the west side of N. Taylor Road and the distance between that centerline and the proposed E/W streets prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. Gardenia Avenue will only have 40 ft. ROW and 40 ft. paving only and we will acquire the extra 10 ft. dedication when property to the south develops. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. A variance request was submitted on March 26, 2025for the centerlines to be at 6 ft. offset instead of the 125 ft. requirement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. A variance request was submitted on March 26, 2025 to have the block length at 1,320 ft. instead of the required 1,200 ft. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3C and R-3T Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Dumpster details/locations must be approved by corresponding departments. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Clarify/revise the setback note as shown above prior to final. Proposing: 6 ft. or greater for easements or site plan. Zoning Ordinance: Section 138-356 Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. 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. 4 ft. wide minimum sidewalk required on N. Taylor Road, N. 47th/N. 48th Street, both sides of all interior streets. Sidewalk note wording to be finalized, prior to final. A variance request

was submitted on March 26, 2025 to not provide a sidewalk on the south side of Gardenia Avenue along the entrance. Sidewalk requirement may increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along N. Taylor Road. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N Taylor Road. - Include a plat note as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas, any private streets/drives, detention area, gate areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. A plat note to cross reference HOA will be required prior to final. Draft HOA document must be submitted for staff review prior to recording. 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. A plat note to cross reference the HOA will be required prior to final. Draft HOA document must be submitted for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. Pending review by City Manager's Office. Based on the submitted application, 61 lots and 250 dwelling units are proposed. Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review. 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. After discussions with the engineer they have stated that the subdivision will be public. Clarify if the easements shown on the plat are existing or by a separate instrument. If they have been dedicated by a separate instrument, add the document number on the plat prior to final. Clarify if the 15 ft. UID

Exclusive easement is existing or dedicated by this plat. If it is by a separate instrument, add the document number on the plat prior to final. Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. Any abandonment must be done by a separate instrument, not by plat. Clarify if the 30 ft. Irrigation and utility easement shown on the south side of the subdivision extends to this subdivision or not prior to final. Legal Description of all adjacent lots on all sides, including the properties on the west side of N. Taylor Road, is needed prior to final. Clarify the dashed line shown on the west side of Lot 33 prior to final. Clarify if no easements are proposed on the east side of Lot 16, north side of Lot 17, south side of Lot "A", etc. prior to final. *Must comply with City's Access Management Policy.

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

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

c) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance, LLC **(SUB2024-0096) (REVISED FINAL) M&H**

Mr. Eduardo Garza stated that the property located on S. Taylor Road: 20 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing. Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Revise street as shown above, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Streets (proposed as private): 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow 50 ft. ROW with 40 ft. paving back-to-back and 10 ft. utility easement on both sides of the interior streets. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow 50 ft. ROW with 40 ft. paving was approved by the Board on September 1, 2015, subject to 10 ft. sidewalk and utility easement on both sides of the interior streets. The same variance with the same conditions will be honored for this subdivision. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance to the maximum block length requirement to allow 1,320 ft. block length on the north side, due to the existing adjacent subdivision on the north side. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow the block length was recommended for approval by the Planning and Zoning Commission on June 16, 2015, and approved by the City Commission on July 13, 2015. The same variance will be honored for this subdivision. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. A subdivision application for this property with the same proposed name was in process in 2015. The proposed layout was approved in final form for that subdivision on March 1, 2016, and in revised final form on July 18, 2017. However, the subdivision must comply with Public Works Department requirements. As per Public Works must comply with Dumpster Pad Layout that was approved along PUD CUP (CUP2023-0056) approved by City Commission on June 24, 2024. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. Alley/service drive

easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. except for 15 ft. for unenclosed carports or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. As per Engineer frontage of lots will be off of Tyler Avenue and will need to comply with front yard setback note as per approved PUD. PUD site plan was approved with double fronting lots and showed parking on both sides. Any changes to the setback requirements will require an amendment of the PUD. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow the front setback to be 20 ft. except 10 ft. for unenclosed carports or greater for easements, whichever is greater applies. Based on the 50 ft. ROW and 40 ft. paving for the interior streets and requirement of 10 ft. a sidewalk and utility easement, staff recommends 15 ft. minimum setback for unenclosed carports in lieu of 10 ft. requested by the project engineer. At the Planning and Zoning Commission Meeting of April 2, 2024, the Board approved the front yard setback as requested. Rear: 10 ft. or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements, which ever is greater applies. Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, which ever is greater applies. Setbacks are established as per the PUD CUP (CUP2024-0132) approved by the City Commission on January 13, 2025. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department , finalize wording for note prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Uvalde Avenue and S. Taylor 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 Uvalde Avenue and South Taylor Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site play may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. Common Areas, detention area, private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #15 as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed.

Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District. A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. The property was annexed and initially zoned to R-2 District on September 14, 2015. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Land dedication in lieu of fee. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to $117,600, 50% up front is $58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is $350 per unit until the project is complete. (168 units x $350 = $58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to $117,600, 50% up front is $58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is $350 per unit until the project is complete. (168 units x $350 = $58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Pending review by the City Manager's Office. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to $117,600, 50% up front is $58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is $350 per unit until the project is complete. (168 units x $350 = $58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TIA waived. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Cross reference notes will need to be finalized prior to recording. The plat and PUD must have information, notes, etc. that must match as any changes will require both to be revised accordingly. Gate Details submitted on December 28, 2022 have been approved by Traffic Department. A PUD CUP (CUP2024-0132) was approved by City Commission on January 13, 2025. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. Any abandonments must be done by separate process, not by plat. A subdivision application under the same name, Taylor Villas Subdivision (SUB2022-0151) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on January 17, 2023. The previous application was withdrawn by the developer with a letter of release by the previous engineer and resubmitted by Melden & Hunt on August 13, 2024. Must comply with City’s Access Management Policy.

Staff recommends approval of the subdivision in revised final form subject to the conditions noted.

Being no discussion, Mr. Jesse Ozuna moved to approve in revised final form subject to the conditions noted. Mr. Reza Badiozzamani seconded the motion, which was approved with five members present and voting.

d) Barrera Subdivision, 5721 North Ware Road, SAMES, Inc. **(SUB2025-0088) (PRELIMINARY) SAMES**

Mr. Eduardo Garza stated that the property located on N. Ware Road: 15 ft. minimum dedication for 75 ft. from centerline for 150 ft. total ROW Paving: By the state Curb & Gutter: By the state. Label ROW after accounting for ROW dedication (total and total ROW from centerline), prior to final. Subdivision Ordinance: Section 134-105, Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW 20ft Paving 16ft. Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final. If a service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen Alley/service drive required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or inline with existing structures, or greater for easements or approved site plan, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Ware Road. Sidewalk requirements for North Ware Rd. may increase to 5ft. per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-3 Proposed C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate process and not by plat, prior to final. Engineer must verify subdivision boundaries as they show discrepancies from submitted survey. Signatures blocks must comply with Section 134-61 of the Subdivision Ordinance. Must comply with City's Access Management Policy.

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

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

e) Los Ebanos Oaks Subdivision, 12220 North Los Ebanos Road, VSR Investments, LLC **(SUB2025-0083) (PRELIMINARY) BC**

Mr. Julio Constantino stated that the property located on Los Ebanos Road: 30 ft. R.O.W. dedication required for 50 ft. from Centerline for a Total 100 ft. R.O.W. (Minor Arterial Street). Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: Need to adjust line weight of boundary line, make it a solid line and clearly visible. Need to add R.O.W. labels as required: EXISTING, TOTAL, PROPOSED, etc. prior to final. Provide dimension from Centerline to R.O.W. dedication. Need to add the R.O.W. dedication as a Dashed Line. Please provide document numbers for the Existing R.O.W. Remove the call out for the 24.00' Street Width. All R.O.W. requirements must be addressed prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Disclaimer: For Single Family Use. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. Proposing: 50.00 feet on N Los Ebanos Road. Revisions Needed: Need to clarify with staff on Front Setback requirement. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Proposing: 15 ft. or easement whichever is greater. Revisions Needed: Need to clarify with staff on rear setback. Need to clarify the wording, as the plat note seems inconclusive. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Proposing: 6 ft. feet or easement, whichever is greater. Revisions Needed: Revise plat note as shown above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Add plat note as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Los Ebanos Road. Sidewalk requirements may increase to 5 ft. Revisions Needed: Add plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above prior to final. 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 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. Need to provide lot width dimension annotation on the plat for each lot. Needs to be clearly. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. If annexed into the City, a rezoning application & Park requirements would apply. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for 3 Single Family homes is waived. Need to add parcel information on the Location Map from HCAD. Add parcel information of existing subdivision on the map. Need to provide staff with copy of the Irrigation district easement located on the East side. Clearly add the street labels for R.O.W. There are some Hidalgo County Plat notes being shown on the plat, will need to clarify with staff prior to final. City of McAllen General Plat notes missing include: Sidewalk Note. Buffer Notes. Common Areas Plat Note. 25X25 Sight Obstruction Easement Note. On the plat, make sure to add the City of McAllen Signature blocks as per Section 134-61. Subdivisions. United Irrigation District signature block is repeated. Need to add parcel information for property located

directly West of Los Ebanos Road. Remove the Survey notes as this does not pertain to the plat. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). Signature line should be as follows: Mayor, City of McAllen DATE. On the Mayor's Signature block, you can remove the signature line for the City Secretary. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; Chairman, Planning & Zoning Commission DATE. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. U.I.D. Tax Certificates). Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument. Must comply with City's Access Management Policy.

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

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

f) La Floresta Subdivision Phase III, 9300 North Bicentennial Boulevard, Gauchos Investments, LLC **(SUB2025-0082) (PRELIMINARY) JHE**

Mr. Julio Constantino stated that property located on N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving: 65-105 ft. Curb & gutter Both Sides. Revisions Needed: Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW, prior to final. Need to show the R.O.W. dedication with an annotation leader line, and show dimensions as required from centerline, R.O.W. seems to be dedicated inside the subdivision boundary. Show Total R.O.W. after the dedication, prior to final. Include document numbers on plat and provide any documents as applicable for staff review regarding the existing R.O.W. for N. Bicentennial Blvd. prior to final. Verify alignment of existing N. Bicentennial Blvd to the north and south, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Hobbs Drive (South side of the Subdivision): proposed 60 ft. Paving: 40 ft. Curb & gutter: Both sides Revisions required: Clarify the offset of Hobbs Drive's centerline on the west and east side of Bicentennial Blvd. Street jogs with centerline offsets of less than 125 feet is not allowed. Coordinate with staff for names of the interior streets prior to final. Hobbs Drive requirements, including being public or private, will be finalized to accommodate access for future development for the south side property, prior to final. Gate details are required for private subdivisions prior to final. If an island is proposed, minimum 20 ft. paving face to face width and 10 ft. ROW back of curb will be required. ROW may need to be widened for gates and sidewalks on both sides. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N. 16th Street: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides Revisions required: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. Private subdivision requires Gate details & Paving details for staff review prior to final. Disclaimer: Lot layout changes from the R-3 may trigger requirements for Secondary access. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N/S 40 ft. R.O.W.

on east side Paving: TBD Curb & gutter: Revisions needed: Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review to determine street requirement and finalize R.O.W. and paving prior to final approval. ROW may not be within lots as currently shown. Any proposed abandonment must be done via separate instrument and referenced on the plat. The R.O.W. requirement must be finalized prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested and approved, paving width of the interior street would be 40 ft. Show the R.O.W. diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final. Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above. Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Original zoning for this property was initially for an R-1 single residential district. 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. 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. Engineering Department may require 5 ft. sidewalk. Revisions Needed: Add plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bicentennial Boulevard. Revisions Needed: Revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd. 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. Revisions Needed: Revise Plat note #17 as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Proposing as plat note #18. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to

recording. Need to provide staff with copy of the CCR's for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Submit a copy of the document referenced on the plat for 40 ft. R.O.W. (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road R.O.W. or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District). Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Disclaimer: If submitting a rezoning application to the new R-3 (High-Density Residential District) requirements may be subject to change. 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. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide 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. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request may be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation for a 30 Townhouse dwelling unit and 2 detention areas is waived. For private subdivision, need to provide staff with gate & paving details for review prior to final. Need gate details to determine if R.O.W. needs to be increased to 65 ft. for gates, islands, pedestrian access, sidewalks, etc. If sliding gate, need an access for it to open into. Additional R.O.W. may be required at the gate area. Need to provide staff with all copies of referenced documents on the plat for review prior to final. Submit a copy of the document referenced on the plat for 40 ft. ROW (NOT OPEN) on the east side of the subdivision for staff review. Clarify if it is a road ROW or belongs to another entity, and revise the plat or mention how the overlap would be resolved. Any proposed abandonment must be done via separate instrument and referenced on the plat. Some of the Utility Easements shown on the survey, are not depicted on the plat. Clarify/show all easements on the plat as shown on the survey. If the easement is dedicated by another plat or document, please reference those. Utility easements dedicated by this plat should be distinguished on the plat or by a plat note. Show and label N. Bicentennial Boulevard on the location map. Needs to add parcel information for Subdivision located on the South. Disclaimer: Lot layout changes may trigger requirement for secondary access. Disclaimer: Previously submitted Subdivision of La Floresta Subdivision Phase III was withdrawn by the Engineer on April 15, 2024. Must comply with City's Access Management Policy.

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

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

g) Casa Corsica Lots 1A & 1B Subdivision, 3601 Nolana Avenue, Graco Real Estate Development **(SUB2025-0079) (PRELIMINARY) JHE**

Mr. Julio Constantino stated that the property located at Nolana Avenue: Dedication for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: Clearly Label Streets and street dedications. Lot lines between lots 1A & 1B should also be lighter/not as bold as boundary line. Disclaimer: Change the lineweight for the boundary lines. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements. Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Proposed: variable width private access/service drive easement (by this plat). Plat submitted shows revised layout for the private access/service drive easement. Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement needs to label dimensions. Access/service drive easement layout must be approved by Fire and Public Works Departments. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: (Nolana Avenue & N. Ware Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. Revisions Needed: Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue. Revisions Needed: Add plat note as shown above prior to Final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Add plat note as shown above prior to final. 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, Detention Easement, any private access/service drive easement, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Need to add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. *Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Need to submit Trip Generation to Traffic department. Traffic Impact Analysis (TIA) required prior to final plat. Submit Trip Generation to Traffic Department. Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording. Title of the Subdivision needs to reflect the Application. This subdivision is a Replat of Lot 1 of the Recorded Casa Corsica Subdivision. Needs to add all relevant plat notes from previously recorded subdivision. Need to provide staff with an official signed and sealed survey. Needs to provide staff with copy of recorded document/instrument numbers for staff review prior to final. Needs to provide plat note for Access Easement. Update the Vicinity map to show all the Hidalgo County Parcel Information. Verify Metes and Bounds matches bearings and distances. Must comply with City's Access Management Policy.

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

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

h) Shoppes at Ware Subdivision, 4800 North Ware Road, Rhodes Development, Inc. **(SUB2025-0084) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on North Ware Road: 75 ft. from Centerline for Total 150 ft. R.O.W. for High Speed Principal Arterial. Paving: By the State Curb & gutter: By the State. Need to show Document numbers for any irrigation, utility easements, and acquired R.O.W. on the plat AND provide copies of said documents for staff review prior to final. Need to provide the Centerline (C.L.) for the N. Ware Road. Provide the Total R.O.W. dimension. Need to label dimensions from the Centerline to the end of the R.O.W. dedication. Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. ALLEY is required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note as shown above. Zoning Ordinance: Section 138-356. Garage: Commercial Development Revisions Needed: Remove Garage setback note. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide sidewalk required along N. Ware Road. and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: Plat note to be finalized prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Rd. Please provide layout for access for staff review. 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. Proposed as Plat note #11. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is
required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Subdivision name on the plat needs to match application, application refers to subdivision name as "Shoppes at Ware".

Need to update the Location map refers to site as the Villas at Ware, make sure to add the hatch for this subdivision project. Plat note #12 refers to an HOA plat note, please revise accordingly. Setback note refers to a "Garage" Setback, please revise as this is a commercial property. Need to provide staff with copies of all recorded document mentioned on the Plat. Subdivision to the East is the "Villas at Ware," please update parcel information. Need to update the Owner's signature block and the Surveyor's signature block as they refer to the name for "SHOPPS AT WARE", this name is misspelled. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e)(9). Signature line should be as follows: Mayor, City of McAllen DATE. Disclaimer: If you so wish, you can remove the City Secretary signature line from the plat. Need to provide layout for the proposed entrances. Previously recorded subdivision for "Maria L. Mata Subdivision" plat notes are still required. There is some linework being shown fronting N. Ware Rd. for an Irrigation Easement and a Utility easement, please clarify this with staff prior to final. Disclaimer: Abandonments cannot be done by plat, must be done by a Separate Instrument/Document. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. Irrigation District). Must comply with City's Access Management Policy.

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

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

4) DISCUSSION:

a) Election of officers

Mr. Emilio Santos nominated Mr. Marco Suarez for Chairperson. Mr. Reza Badiozzamani second the motion with five member present and voting.

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Raul Sesin adjourned the meeting at 4:34p.m.with Mr. Jesse Ozuna seconding the motion with five members present and voting.

_____
Marco Suarez, Member

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Planning Department

Memo

TO: Planning and Zoning Commission

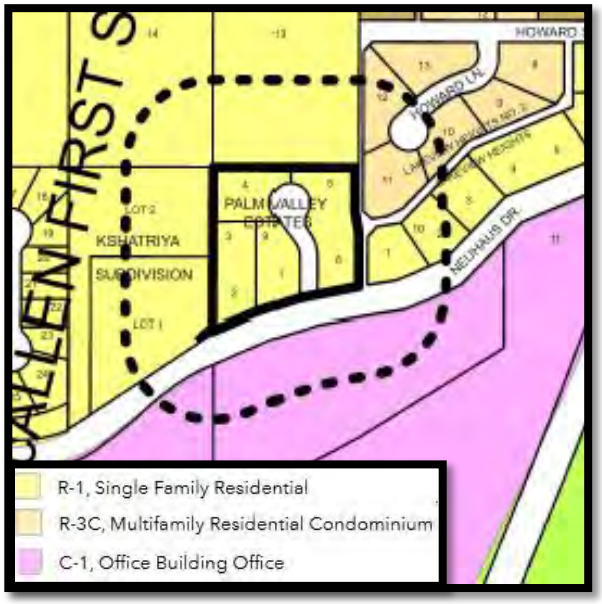
FROM: Planning Staff

DATE: July 30th, 2025

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

<u>Palm Valley Estates Subdivision,</u> Hidalgo County, Texas. (REZ2025-0098):
3820-3908 Neuhaus Drive (Lots 1-3 and Lot 6)
2600-2601 South 39th Street (Lots4 and 5)

LOCATION: The subject property is located along the north side of Neuhaus Drive. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "Palm Valley Estates Subdivision."



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

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

LAND USE: Surrounding uses include vacant land to the north and south (City owned property), and single-family dwellings to the east and west, and Condominiums to the east as well. .

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

HISTORY: The mentioned lots were subdivided and recorded on March 7, 1972 under the name “Palm Valley Estates Subdivision”. The subject property is comprised of 6 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

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

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

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

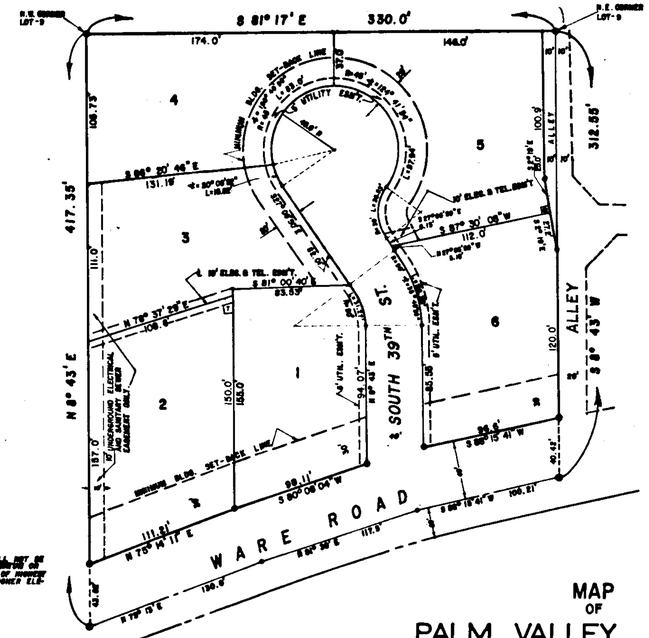
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District.

Development & Zoning Viewer access related tax, zoning, foresight and sp

100ft

-98.268 26.184 Degrees

Vol. 18, Page 6


S 81° 17' E 330.0'
174.0'
148.0'
N 8° 43' E
417.35'
312.85'
S 8° 43' W
WARE ROAD
S. 39TH ST.
ALLEY
UTILITY EASE'T.
1
2
3
4
5
6
150.0'
188.0'
120.0'
111.0'
187.0'
112.0'
99.11'
111.91'
117.0'
150.0'
N 79° 19' E
S 79° 19' E
S 81° 00' 40" E
83.59'
N 79° 37' 29" E
108.6'
S 8° 43' E
S 8° 15' 41" W
S 80° 08' 04" W
N 79° 19' W
N 8° 39' E
N 79° 14' 17" E
S 81° 30' 46" E
131.19'
S 81° 30' 00" W
S 8° 30' 00" E
N 8° 30' 00" W
N 81° 30' 00" E
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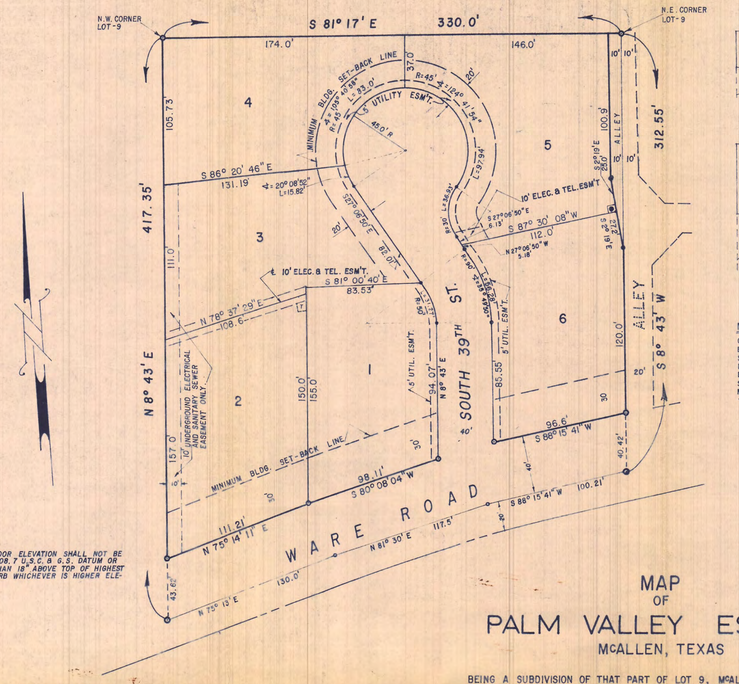
5121



NOTE:
MINIMUM FLOOR ELEVATION SHALL NOT BE LESS THAN 108.7 U.S.C. & G.S. DATUM OR NOT LESS THAN 18" ABOVE TOP OF HIGHEST ADJACENT CURB WHICHEVER IS HIGHER ELEVATION.

Easement Line

PAD — 3' x 3' Easement to CENTRAL POWER & LIGHT CO. For Pedestal Space. Specific Location shown in Map by this Symbol. [+]

Lot Line

Easement Line

PAD 54" x 54" — 6' x 6' Easement to CENTRAL POWER & LIGHT CO. For Transformer space. Specific Location shown in Map by this Symbol [T]

Lot Line

APPROVED FOR RECORDING
Hidalgo County, Texas
By [illegible]
Date 3-3-72

NOTE:
CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AT THE LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

M 4.20 P

MAP OF PALM VALLEY ESTATES
McALLEN, TEXAS

BEING A SUBDIVISION OF THAT PART OF LOT 9, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIGATION & CONSTRUCTION CO SUBDIVISION OF PORCIONES 61, 62, & 63, HIDALGO COUNTY, TEXAS. LYING NORTH OF ROAD.

APPROVED FOR RECORDING
BY COMMISSIONERS' COURT
This the 7th day of March 1972
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By [illegible] Deputy

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS
SCALE 1" = 50' DATE 1-18-72

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

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT WE THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF "PALM VALLEY ESTATES" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND ALLEYS THEREON SHOWN FOR ROAD AND ALLEY, SEWER AND WATER LINES, AND FOR NO OTHER PURPOSE. ANY EASEMENT GRANTED FOR ANY OTHER PURPOSE ACROSS THIS PROPERTY MUST BE APPROVED BY THE DEVELOPER.

Charles B. Amyx

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF February A.D. 1972

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 14th DAY OF September A.D. 1971

BY: [illegible]
CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 21st DAY OF February A.D. 1972

ATTEST:
[illegible]
CITY CLERK

Jack Whitsel
MAYOR

SANTOS SALDANA
Clerk of the County Court
HIDALGO COUNTY, TEXAS

Approved
2-3-72

18-6

S 39th St
Neuhaus Dr
W 3900
3900
NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0098
CITY OF MCALLEN PLANNING DEPT.
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

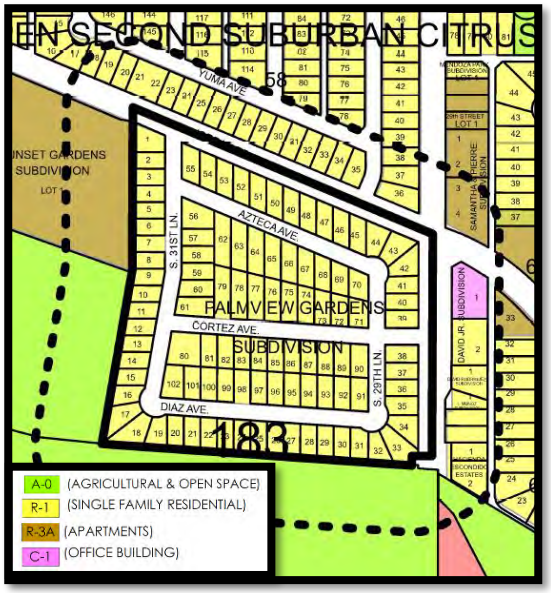
FROM: Planning Staff

DATE: July 30, 2025

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

<u>Palmview Gardens Subdivision</u>, Hidalgo County, Texas. (REZ2025-0103):
2702-3018 South 31st Lane (Lots 1-17 and Lots 56-61)
2900-3033 Diaz Avenue (Lots 18-32 and Lots 91-102)
2900-3021 Cortez Avenue (Lots 71-90)
2900-3020 Azteca Avenue (Lots 43-55 and Lots 62-70)
2803-3023 South 29th Lane (Lots 33-42)

LOCATION: The subject property is located along the south side of Jordan Road, west of South 29th Street. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name “Palmview Gardens Subdivision”.



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

ADJACENT ZONINGS: The adjacent properties are zoned R-1 (Single-Family Residential - OC) District to the north and east, C-1(Office Building Office-OC) District to the east, R-3A (Multifamily Residential Apartment-OC) District to the west and A-O (Agricultural and Open

space) District to the South.
LAND USE: Surrounding uses include vacant land, commercial businesses, single family dwellings and multifamily residential apartments.

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

DEVELOPMENT TRENDS: The development trend around this area are agriculture and open space, single residential dwellings, and apartments.

HISTORY: The subject property is comprised of 102 Lots. Palmview Gardens Subdivision was filed for record on March 20, 2003.

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

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

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

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

Find address or place
PALM VIEW GARDEN
Show search results for PALM V...
SUNSET GARDENS SUBDIVISION
R-3A
LOT 1
A-O
S 31ST LN
YUMA AVE
AZTECA AVE
R-1
PALM VIEW GARDENS SUBDIVISION
S 29TH LN
DIAZ AVE
183
C-1
DAVID JR SUBDIVISION
SAMANTHA & PERE
200ft
-98.254 26.184 Degrees

SUBDIVISION PLAT OF
PALMVIEW GARDENS

BEING AN 18.24 ACRE TRACT OF LAND MORE OR LESS, OUT OF LOTS 55, 56 AND 57 MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS RECORDED IN VOLUME 5 PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: K K ENGINEERING CONSULTANTS
DATE: JANUARY 14, 2002
OWNER: McALLEN AFFORDABLE HOMES INC.
600 S. 11TH STREET
McALLEN, TEXAS 78501

SCALE: 1" = 100'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHBRG
C1	44.56	50.00	51°05'09"	43.10
C2	31.42	50.00	36°00'00"	30.89
C3	28.52	50.00	32°40'42"	28.14
C4	39.56	50.00	45°20'46"	38.54
C5	25.41	50.00	29°07'15"	25.14
C6	32.45	50.00	37°11'23"	31.89
C7	30.59	50.00	35°03'18"	30.11
C8	31.53	50.00	36°07'41"	31.00
C9	32.11	50.00	36°47'34"	31.56
C10	26.99	50.00	30°55'46"	26.73
C11	29.16	50.00	33°25'05"	28.75
C12	46.87	50.00	46°48'16"	19.74
C13	32.18	50.00	36°52'43"	31.63

IRREGULAR LOTS	
LOTS	AREAS
1	7,089
9	5,052
10 THRU 15	5,073
16	5,414
17	7,414
18	7,982
19	5,391
20 THRU 30	5,919
31	5,786
32	5,154
33	7,424
34	5,088
35	5,933
41	5,040
42	5,996
43	6,216
44	5,701
45 THRU 54	5,419
55	5,852
56	7,453
59	5,030
60	5,388
61	6,331
62	7,833
63	7,352
64	6,350
65	8,539
66	5,068
67	5,627
68	5,186
69	5,006
70	5,973
71	5,073
72	5,007
73	5,786
74	5,927
75	8,068
76	5,509
77	8,955
78	7,391
79	7,832
80	8,599

IRREGULAR LOTS	
LOTS	AREAS
81 THRU 89	5,019
90	5,421
91	5,421
92 THRU 101	5,019
102	6,286

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 2-3-15 AT 12:07 AM/PM
AS A RECORDING NUMBER 1114960
BY Edwina DEPUTY

Recorded in Volume 42 Page 1
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

C. JORDAN, AVE.
S 58° 36' 21" E 977.06'
N 8° 43.00" E 457.90'
AZTECA AVE.
CORTEZ AVE.
OWLY AVE.
S. 31st LANE
S. 29th LANE
S. 29th STREET
665.83'
N 18° 26' 16" E 529.75'
N 77° 30' 00" W 933.00'
S 8° 43' 00" W 29.08'
N 81° 17' 00" W 60.00'
S 8° 43' 00" W 607.17'
40' 40'
ADD R.O.W. BY THIS PLAT
SEE ADD R.O.W. BY THIS PLAT
SEE ADD R.O.W. BY THIS PLAT
SEE

Planning Department

Memo

TO: Planning and Zoning Commission

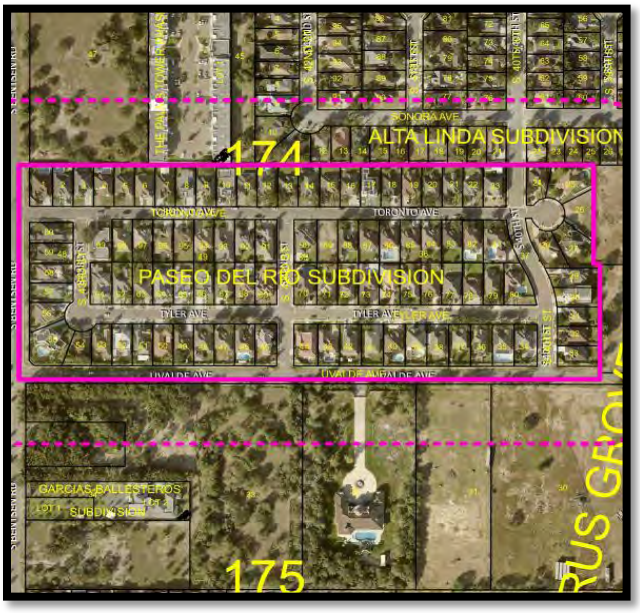
FROM: Planning Staff

DATE: July 30th, 2025

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

Paseo Del Rio Subdivision, Hidalgo County, Texas. (REZ2025-0101):
4000-4308 Toronto Avenue (Lots 1-23 and Lots 81-99)
4000-4237 Tyler Avenue (Lots 34-54 and Lots 61-80)
1921-2025 South 40th Street (Lots 24-33)
2000-2020 South 43rd Street (Lots 55-60)

LOCATION: The subject property is located along the west side of South Bentsen Road. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "Paseo Del Rio Subdivision."



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

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC) District to the north, east and south and west, R-3C (Multifamily Residential Condominiums) District to the north. A-O (Agricultural and Open Space-OC) District to the east and south, and R3-A (Multifamily Residential Apartments-OC) District to the east and west.

LAND USE: Surrounding uses include vacant land to the south, and single-family dwellings to the north, east and south, and Condominiums to the north.

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of single and multifamily residential uses.

HISTORY: The mentioned lots were subdivided and recorded on June 2, 2005 under the name “Paseo Del Rio Subdivision”. The subject property is comprised of 99 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

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

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

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

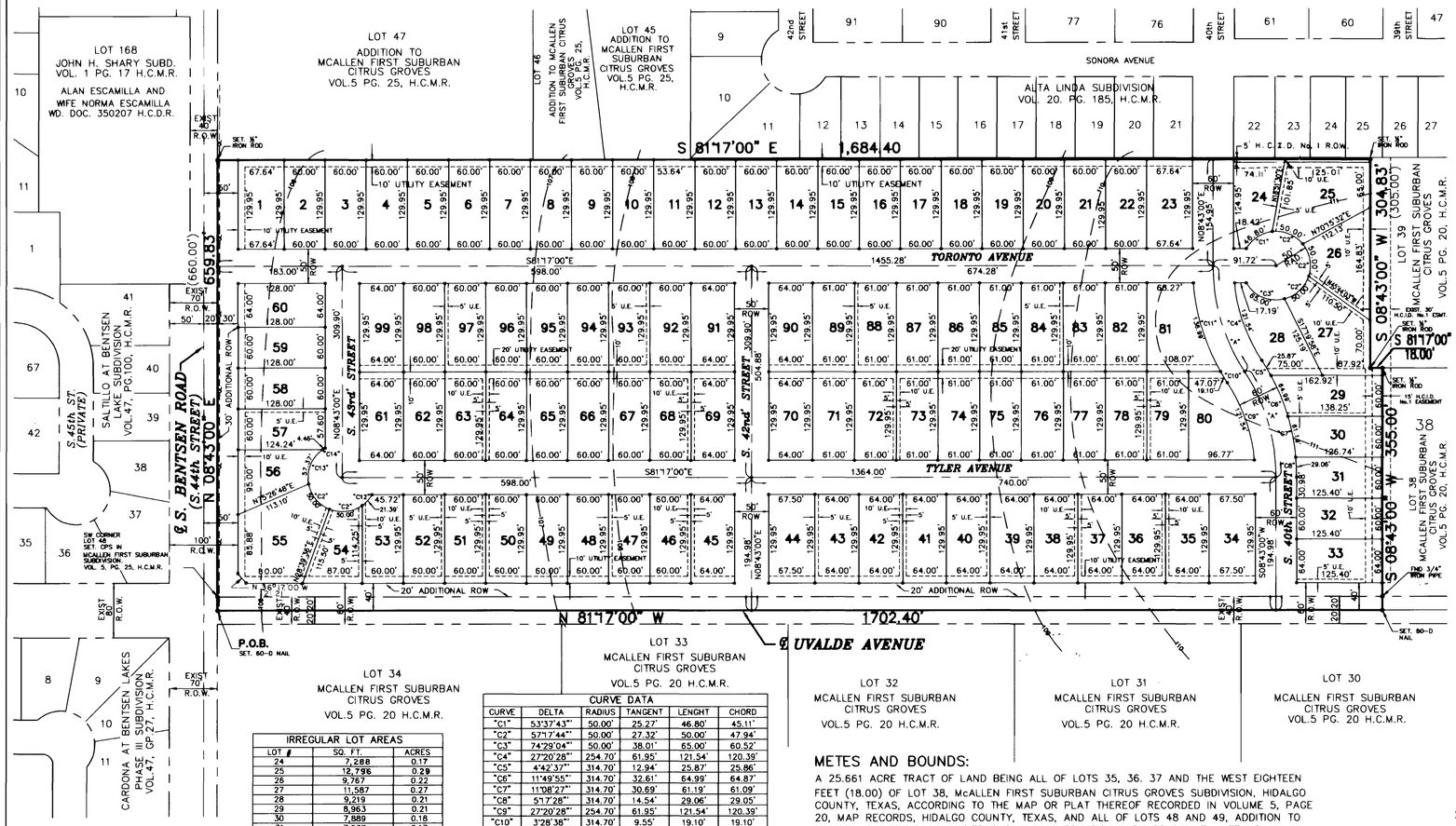
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District.

Development & Zoning Viewer

access related tax, zoning, foresight and special districts

SUBDIVISION PLAT OF
PASEO DEL RIO SUBDIVISION
(APPROVED AS LAS BRISAS AT BENTSEN LAKE SUBDIVISION)

A 25.661 ACRE TRACT OF LAND BEING ALL OF LOTS 35, 36. 37 AND THE WEST EIGHTEEN FEET (18.00) OF LOT 38, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS 48 AND 49, ADDITION TO McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1036999, OFFICIAL RECORD, HIDALGO COUNTY, TEXAS.

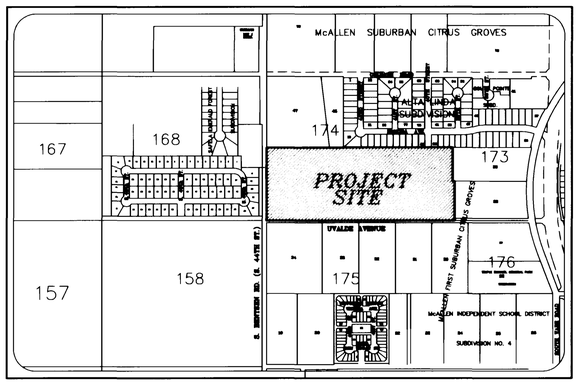


SCALE: 1" = 100'

BASIS OF BEARING: ACCORDANCE WITH WARRANTY DEED RECORDED IN VOL. 1323, PG. 485, H.C.D.R.

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CHORD
"C1"	53°37'43"	50.00'	25.27'	46.80'	45.11'
"C2"	57°17'44"	50.00'	27.32'	50.00'	47.94'
"C3"	74°29'04"	50.00'	38.01'	65.00'	60.52'
"C4"	27°20'28"	254.70'	61.95'	121.54'	120.39'
"C5"	4°42'37"	314.70'	12.94'	25.87'	25.86'
"C6"	11°49'55"	314.70'	32.61'	64.99'	64.87'
"C7"	11°08'23"	314.70'	30.59'	61.19'	61.09'
"C8"	5°17'28"	314.70'	14.54'	29.06'	29.05'
"C9"	27°20'28"	254.70'	61.95'	121.54'	120.39'
"C10"	3°28'38"	314.70'	9.55'	19.10'	19.10'
"C11"	24°56'25"	314.70'	69.60'	136.99'	135.91'
"C12"	24°30'35"	50.00'	10.86'	21.39'	21.23'
"C13"	65°44'40"	50.00'	32.31'	57.37'	54.28'
"C14"	5°06'54"	50.00'	2.23'	4.46'	4.46'
CENTERLINE CURVE DATA					
"A"	32°58'26"	284.70'	84.26'	163.85'	161.59'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
24	7,288	0.17
25	12,796	0.29
26	9,767	0.22
27	11,587	0.27
28	9,219	0.21
29	8,963	0.21
30	7,889	0.18
31	7,537	0.17
53	7,669	0.18
54	7,244	0.17
55	14,209	0.33
56	7,766	0.18
57	7,675	0.18
80	10,163	0.23
81	10,784	0.25



LOCATION MAP
N.T.S.

DATE OF PREPARATION: MAY 6, 2004 DRAWN BY: L.HERNANDEZ, S.ZAPATA

FILED FOR RECORD IN: HIDALGO COUNTY BY EDDY TREVINO COUNTY CLERK ON: 2005 AT 11:37AM AS A RECORDING NUMBER 524478 BY: DEPUTY

Recorded in Volume of the map records of Hidalgo County, Texas Eddy Trevino County Clerk

Deputed in Volume 49, Page 160 of the map records of Hidalgo County, Texas Eddy Trevino County Clerk

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588

METES AND BOUNDS:

A 25.661 ACRE TRACT OF LAND BEING ALL OF LOTS 35, 36. 37 AND THE WEST EIGHTEEN FEET (18.00) OF LOT 38, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS 48 AND 49, ADDITION TO McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1036999, OFFICIAL RECORD, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 60D NAIL SET AT THE INTERSECTION OF THE CENTERLINE OF UVALDE AVENUE AND THE EAST ROW LINE OF BENTSEN ROAD FOR THE SOUTHWEST CORNER OF LOT 48 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; N 08°43'00" E ALONG THE WEST LINE OF LOT 48 AND THE EAST ROW LINE OF BENTSEN ROAD, PASSING A COTTON PICKER SPINDLE SET AT 20.00 FEET FOR THE NORTH ROW LINE OF UVALDE AVENUE, A TOTAL DISTANCE OF 659.83 FEET (660.00 FEET) TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 48, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE; S 81°17'00" E, ALONG THE NORTH LINE OF LOTS 48, 49, 35, 36 AND 37, A DISTANCE OF 1,684.40 FEET TO A IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 37, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°43'00" W, ALONG THE EAST LINE OF LOT 37, A DISTANCE OF 304.83 FEET (305.00 FEET) TO A ½" IRON ROD 24" LENGTH WITH A PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 39, THE NORTHWEST CORNER OF LOT 38 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°17'00" E, ALONG THE NORTH LINE OF LOT 38, A DISTANCE OF 18.00 FEET TO A ½" IRON ROD FOUND FOR THE ALBERT L. BILLMAN TRACT (REMINDER OF LOT 38, McALLEN FIRST SUBURBAN CITRUS GROVE SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 805583, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE; S 08°43'00" W, ALONG THE WEST LINE OF THE ALBERT L. BILLMAN PASSING A 3/4" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 335.00 FEET FOR THE NORTH ROW LINE OF UVALDE AVENUE, A TOTAL DISTANCE OF 355.00 FEET TO A 60 D NAIL SET ON THE SOUTH LINE OF LOT 18 AND IN THE CENTERLINE OF UVALDE AVENUE FOR THE SOUTHWEST CORNER OF SAID TRACT, AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; N 81°17'00" W. ALONG THE SOUTH LINE OF LOTS 38, 37, 36, 35, 49 AND 48, AND THE CENTERLINE OF UVALDE AVENUE, A DISTANCE OF 1,702.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.661 ACRES OF LAND MORE OR LESS.

SECURITY INTEREST HOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PASEO DEL RIO 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 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.

LONE STAR NATIONAL BANK
BANK NAME

SIGNATURE DATE

PRINTED NAME AND TITLE

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 THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 26th DAY OF September, A.D. 2005

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: 1-24-05

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18-INCHES ABOVE THE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   - FRONT: ..... 25 FEET
   - REAR (1-28 61-99): ..... 10 FEET OR GREATER FOR EASEMENT
   - REAR (29-33): ..... 25 FEET OR GREATER FOR EASEMENT
   - REAR (34-60): ..... 25 FEET OR GREATER FOR EASEMENT
   - SIDE: ..... 6 FEET OR GREATER FOR EASEMENT
   - SIDE CORNER: ..... 10 FEET
   - GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK REQUIRED
4. A 6 FOOT HIGH BUFFER IS REQUIRED ALONG BENTSEN ROAD AND UVALDE AVENUE AND FROM ANY ADJACENT COMMERCIAL ZONE OR USE.
5. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS THE EAST SIDE OF BENTSEN ROAD AND NORTH SIDE OF UVALDE AVENUE.
7. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
8. BENCH MARK: ELEVATION =104.59 TOP OF CURB INLET LOCATED ON THE NORTHEAST CORNER OF UVALDE AVE AND S. BENTSEN ROAD (MC 80)
9. A TOTAL OF 2.187 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION A TOTAL OF 962 CUBIC FEET OF STORM WATER DETENTION IS REQUIRED FOR EACH LOT.
10. THE CITY OF MCALLEN SHALL HAVE A 25 x 25 FOOT CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED FROM UVALDE AVENUE AND BENTSEN ROAD
12. A ½-INCH DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS STAMPED WITH "C.V.Q. LS" PLASTIC CAP, UNLESS OTHERWISE NOTED.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, THIS THE 6th DAY OF October, 2005 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PASEO DEL RIO SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

CANTU REAL ESTATE GROUP, LTD.
810 W. FERGUSON AVENUE
PHARR, TEXAS 78577
BY: CRUZ CANTU III, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNERS PERSONALLY APPEARED, CRUZ CANTU III KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 30th DAY OF Sept, 2005 A.D.

SOFIA E. CASTILLA
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-23-2009

NOTARY PUBLIC FOR THE STATE OF TEXAS
COMMISSION EXPIRES ON: 04/23/09

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

MAYOR, CITY OF MCALLEN DATE

THIS SUBDIVISION PLAT OF PASEO DEL RIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 31 DAY OF October, 2005 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

8/31/05
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

8/31/05
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYING COMPANY
2014 NORTH WARE ROAD
McALLEN, TEXAS 78502
(956) 618-1551
DATE SURVEYED:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: _____

040501

PASEO DEL RIO
NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0101
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

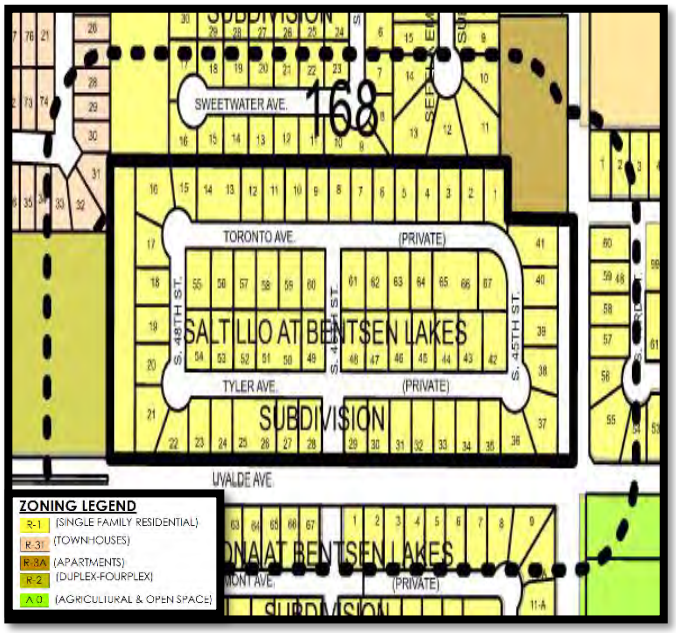
FROM: Planning Staff

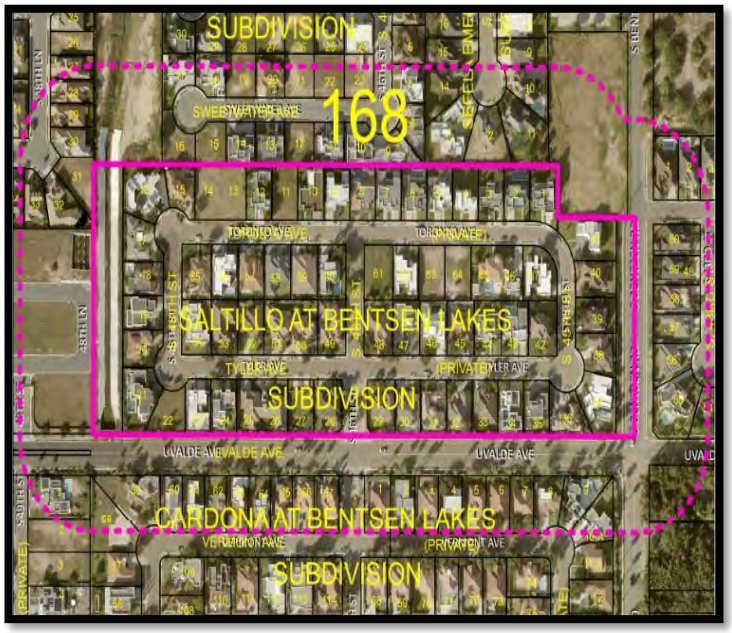
DATE: July 30, 2025

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

Saltillo at Bentsen Lakes Subdivision, Hidalgo County, Texas. (REZ2025-0099):
4500-4712 Toronto Avenue (Lots 1-15 and Lots 55-67)
4500-4713 Tyler Avenue (Lots 22-36 and Lots 42-54)
2000-2020 South 48th Street (Lots 16-21)
2021-2037 South 45th Street (Lots 37-41)

LOCATION: The subject property is located along the north side of Uvalde Avenue and west of South Bentsen Road. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District. The subdivision is under the name of "Saltillo Bentsen Lakes Subdivision."





PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residental-UDC) District as part of the city wide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC) to the north, east and south. R-3A (Multifamily Residential Aparmet-OC) District and R-3T (Multifamily Residential Townhomes-OC) District to the north. A-O (Agricultural and Open Space-OC) Distric to the south and R-2 (Duplex-Fourplex Residential–OC) District to the west.

LAND USE: Surrounding uses include vacant land, townhomes, and single family dwellings

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

DEVELOPMENT TRENDS: The development trend around this are residential homes.

HISTORY: The subject property is comprised of 67 Lots. Saltillo Bentsen Lakes Subdivision was filed for record on March 22nd, 2005.

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

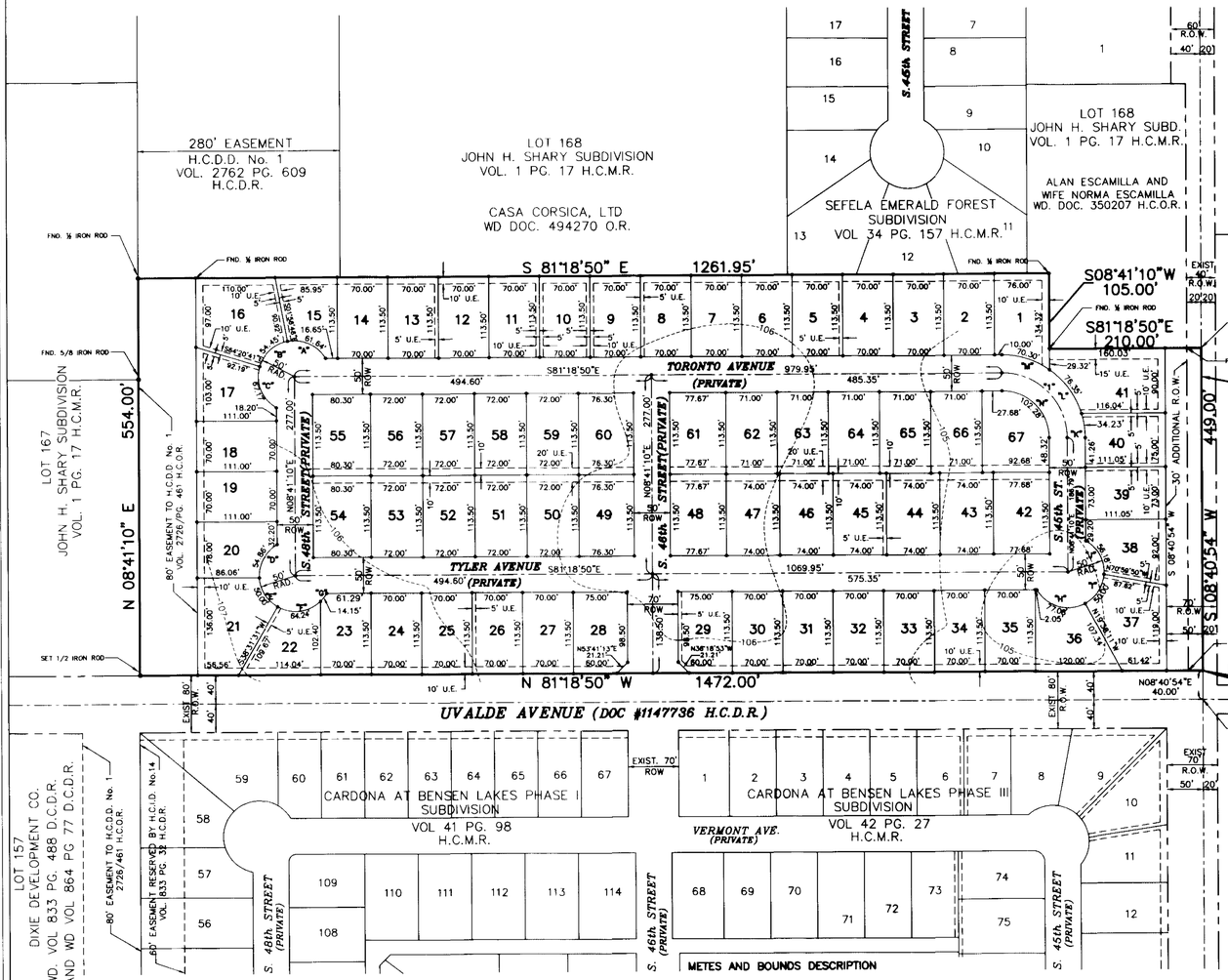
Any future constructions must also comply with all development and conditional use permit requirments where applicable under the UDC.

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

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

Development & Zoning Viewer

access related tax, zoning, foresight and special districts



SCALE: 1" = 100'
BEARING BASIS AS PER JOHN H. SHARY SUBDIVISION VOL. 1, PG.17, H.C.D.R.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.21 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 168, JOHN H. SHARY SUBDIVISON, MAP REFERENCE; VOLUME 1, PAGE 17, H.C.D.R., AND SAID 18.21 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE SOUTHEAST CORNER OF SAID LOT 168, AND THE CENTER LINE INTERSECTION OF UVALDE AVENUE AND BENTSEN ROAD; THENCE N 08° 40' 54" E, ALONG THE EAST LINE OF SAID LOT 168 AND CENTER LINE OF SAID BENTSEN ROAD, A DISTANCE OF 40.00 FEET TO COTTON PICKER SPINDLE SET ON THE NORTH RIGHT-OF-WAY OF SAID UVALDE AVENUE, RECORDED IN DOCUMENT NO. 1147736, H.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 81° 18' 50" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UVALDE AVENUE, AT A DISTANCE OF 20.00 FEET PASS A COTTON PICKER SPINDLE FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 1412.00 FEET PASS THE EAST LINE OF AN ABANDONED CANAL RIGHT-OF-WAY RECORDED IN VOLUME 833, PAGE 32, H.C.D.R., AND CONTINUING A TOTAL DISTANCE OF 1472.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

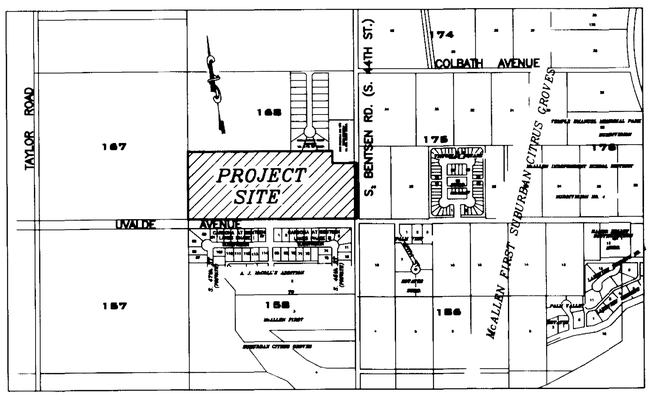
THENCE N 08° 41' 10" E, AT A DISTANCE OF 10.00 FEET PASS THE WESTERN MOST SOUTHWEST CORNER OF SAID LOT 168 AND THE NORTH LINE OF SAID ABANDONED CANAL AND CONTINUING ALONG THE WET LINE OF SAID 168, A DISTANCE OF 554.00 FEET TO AN IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 18' 50" E, AT A DISTANCE OF 80.00 FEET PASS THE EAST RIGHT-OF-WAY LINE OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RECORDED IN VOLUME 2726, PAGE 458, H.C.D.R., CONTINUING A TOTAL DISTANCE OF 1261.95 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MELDEN & HUNT" FOUND ON AN INSIDE CORNER OF A TRACT OF LAND DEEDED TO ALAN ESCAMILLA AND WIFE NORMA ESCAMILLA RECORDED IN DOCUMENT NO. 350207, H.C.D.R., FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 41' 10" W, ALONG THE WEST LINE OF SAID ALAN ESCAMILLA AND WIFE NORMA ESCAMILLA TRACT, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "MELDEN & HUNT" FOUND ON THE SOUTHWEST CORNER OF SAID ALAN ESCAMILLA AND WIFE NORMA ESCAMILLA TRACT, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 41' 10" E, ALONG THE SOUTH LINE OF SAID ALAN ESCAMILLA AND WIFE NORMA ESCAMILLA TRACT, AT A DISTANCE OF 190.00 FEET PASS AN IRON PIPE FOUNDS ON THE WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 210.00 FEET TO A COTTON PICKET SPINDLE FOUND ON THE SOUTHEAST CORNER OF SAID ALAN ESCAMILLA AND WIFE NORMA ESCAMILLA TRACT, THE CENTER LINE OF SAID BENTSEN ROAD AND THE EAST LINE OF SAID LOT 268, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT

THENCE S 08° 40' 54" W, ALONG THE EAST LINE OF SAID LOT 168 AND THE CENTER LINE OF SAID BENTSEN ROAD, A DISTANCE OF 449.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.21 ACRES OF LAND OF WHICH 0.21 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SAID BENTSEN ROAD AND 1.02 ACRES LIES IN SAID H.C.D.D. NO.1 EASEMENT, LEAVING A NET OF 16.98 ACRES OF LAND, MORE OF LESS.



LOCATION MAP
N.T.S.

DATE OF PREPARATION: JANUARY 15, 2004 DRAWN BY: L. HERNANDEZ, S.ZAPATA

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	9,066	0.21
15	7,605	0.17
16	12,852	0.30
17	8,511	0.19
20	7,828	0.17
21	11,807	0.27
22	8,062	0.18
28,29	8,400	0.19
36	8,931	0.21
37	11,325	0.28
38	8,289	0.19
40	8,383	0.19
41	12,752	0.29
67	9,613	0.22

CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"1"	90°00'00"	90.00'	90.00'	141.37'	127.28'

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	70°37'57"	50.00'	35.42'	61.64'	57.81'
"B"	62°23'55"	50.00'	30.28'	54.45'	51.80'
"C"	76°58'09"	50.00'	39.75'	67.17'	62.23'
"D"	62°51'59"	50.00'	30.56'	54.86'	52.15'
"E"	57°17'42"	50.00'	27.31'	50.00'	47.94'
"F"	73°37'06"	50.00'	37.42'	64.24'	59.92'
"G"	16°13'11"	50.00'	7.12'	14.15'	14.11'
"H"	88°19'22"	50.00'	48.56'	77.08'	69.67'
"I"	57°17'44"	50.00'	27.32'	50.00'	47.94'
"J"	64°22'54"	50.00'	31.48'	56.18'	53.27'
"K"	170°3'18"	115.00'	17.24'	34.25'	34.11'
"L"	38°02'27"	115.00'	39.64'	76.35'	74.96'
"M"	35°01'23"	115.00'	36.28'	70.30'	69.21'
"N"	90°09'31"	65.00'	65.18'	102.28'	92.05'

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588

Recorded in Volume 47 Page 100 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: Mar 18 AT 9:17 AM/PM
AS A RECORDING NUMBER 744353
BY: Ernestina Sanchez DEPUTY

SECURITY INTEREST HOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SALTILLO AT BENTSEN LAKE 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 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.

BANK NAME _____ SIGNATURE _____ DATE 1/26/05

PRINTED NAME AND TITLE _____

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 THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONSTHEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, A.D. 2005

NORA NOREE WOLFE
Notary Public, State of Texas
My Commission Expires
11-17-2005

NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "C" AS PER LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) DATED APRIL 09, 2004 AS ISSUED BY FEMA; COMMUNITY PANEL No.480334 0400C.
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18-INCHES ABOVE THE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

FRONT:	25 FEET
REAR:	10 FEET OR GREATER FOR EASEMENT
SIDE:	6 FEET OR GREATER FOR EASEMENT EXCEPT 15' ON THE NORTH SIDE OF LOT 41 AND 10' ON EAST SIDE OF LOT 1
SIDE CORNER:	10 FEET
GARAGE:	18 FEET EXCEPT WHERE GREATER SETBACK REQUIRED

4. A 6-FOOT HIGH BUFFER IS REQUIRED ALONG BENTSEN ROAD AND UVALDE AVENUE AND FROM ANY ADJACENT COMMERCIAL ZONE OR USE.
5. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
6. A 4 FOOT WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS THE WEST SIDE OF BENTSEN ROAD AND NORTH SIDE OF UVALDE AVENUE.
7. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
8. BENCH MARK: ELEVATION =107.00 TOP OF CURB INLET LOCATED ON THE NORTH CURB LINE OF UVALDE AVENUE AT SOUTHWEST CORNER OF LOT 21 (M.C. 80)
9. A TOTAL OF 1.622 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION, A TOTAL OF 1,055 CUBIC FEET OF STORM WATER DETENTION IS REQUIRED FOR EACH LOT.
10. THE CITY OF MCALLEN SHALL HAVE A 25 x 25 FOOT CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED FROM UVALDE AVENUE AND BENTSEN ROAD
12. A ½-INCH DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS STAMPED WITH "C.V.Q. LS" PLASTIC CAP, UNLESS OTHERWISE NOTED.
13. ALL PRIVATE STREETS AND LANDSCAPING AREAS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE HOMEOWNERS/LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
16. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT, AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

UNITED IRRIGATION DISTRICT PRESIDENT _____ DATE: 1-27-05

ATTEST: _____ SECRETARY DATE: 1-27-05

SUBDIVISION PLAT OF
SALTILLO AT BENTSEN LAKE SUBDIVISION

A TRACT OF LAND CONTAINING 18.21 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 168, JOHN H. SHARY SUBDIVISON, MAP REFERENCE; VOLUME 1, PAGE 17, HIDALGO COUNTY DEED RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS SALTILLO AT BENTSEN LAKE SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF BENTSEN ROAD FOR USE AS STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF MCALLEN.

SALTILLO GROUP, L.L.C.
2011 N. CONWAY AVENUE
MISSION, TEXAS 78572
BY: NORBERTO SALINAS, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNERS PERSONALLY APPEARED, NORBERTO SALINAS. KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 14 DAY OF February ,2005 A.D.

AMANDA V. ZAMORA
Notary Public, State of Texas
My Commission Expires
NOV. 21, 2006

Amanda V. Zamora
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: November 21, 2006

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.

Rio Yzaguirre 3-17-05
MAYOR, CITY OF MCALLEN DATE

THIS SUBDIVISION PLAT OF SALTILLO AT BENTSEN LAKE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2005 A.D.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

2/10/05
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL
ENGINEER

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

2/10/05
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4988
C.V.Q. LAND SURVEYING COMPANY
2014 NORTH WARE ROAD
McALLEN, TEXAS 78502
(956) 618-1551
DATE SURVEYED: 01-23-04

STATE OF TEXAS
CARLOS VASQUEZ
4988
REGISTERED
PROFESSIONAL
LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE 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: _____ 3/2/05

040101

S:\2004\McAllen\Subdivision\Saltillo At Bentsen Lake\dwg\SBL-plat.dwg, Model, 01/17/2005 02:21:31 PM

Planning Department

Memo

TO: Planning and Zoning Commission

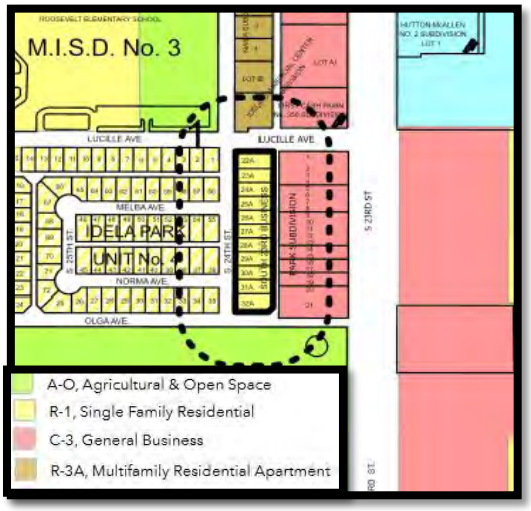
FROM: Planning Staff

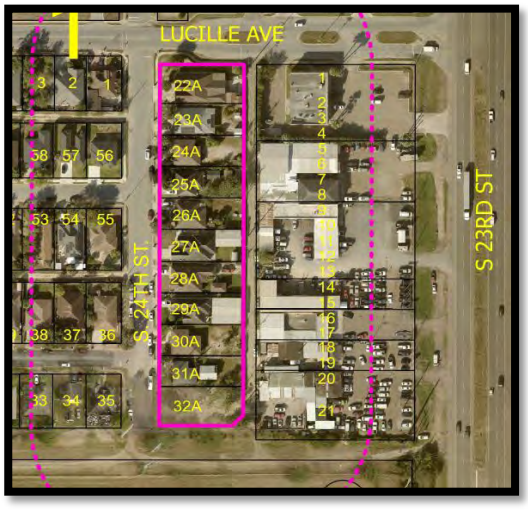
DATE: July 30th, 2025

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

South 23rd Business Park Lots 22A - 32A Subdivision, Hidalgo County, Texas. (REZ2025-0094):
4901-5109 South 24th Street (Lots 22A-32A)

LOCATION: The subject property is located along the east side of South 24th Street, South of Lucille Avenue. The properties are single family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "South 23rd Business Park Subdivision."





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

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC) District to the west, C-3 (General Business-OC) District to the east, R-3A (Multifamily Residential Apartments-OC) District to the north and A-O (Agricultural and Open Space-OC) District to the South (City owned property)

LAND USE: Surrounding uses include vacant land to the north and south (City owned property), and single-family dwellings to the east and west, and Condominiums to the east as well. .

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

HISTORY: The mentioned lots were subdivided and recorded on January 3, 1990 under the name “South 23rd Business Park Subdivision”. The subject property is comprised of 11 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

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

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

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

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

Development & Zoning Viewer access related tax, zoning, foresight and sp

200ft

-98.252 26.163 Degrees

NOTES:

1. SETBACKS FOR LOTS 22A THROUGH 32 SHALL BE AS FOLLOWS:
   FRONT 20' MINIMUM
   REAR 10' MINIMUM
   SIDE 6' MINIMUM, EXCEPT INCREASE TO 10 FT. WHERE ADJACENT TO STREET OR ALLEY.

2. REQUIRED ON SITE RAINFALL WATER RETENTION SHALL BE 1.6 AC-FEET

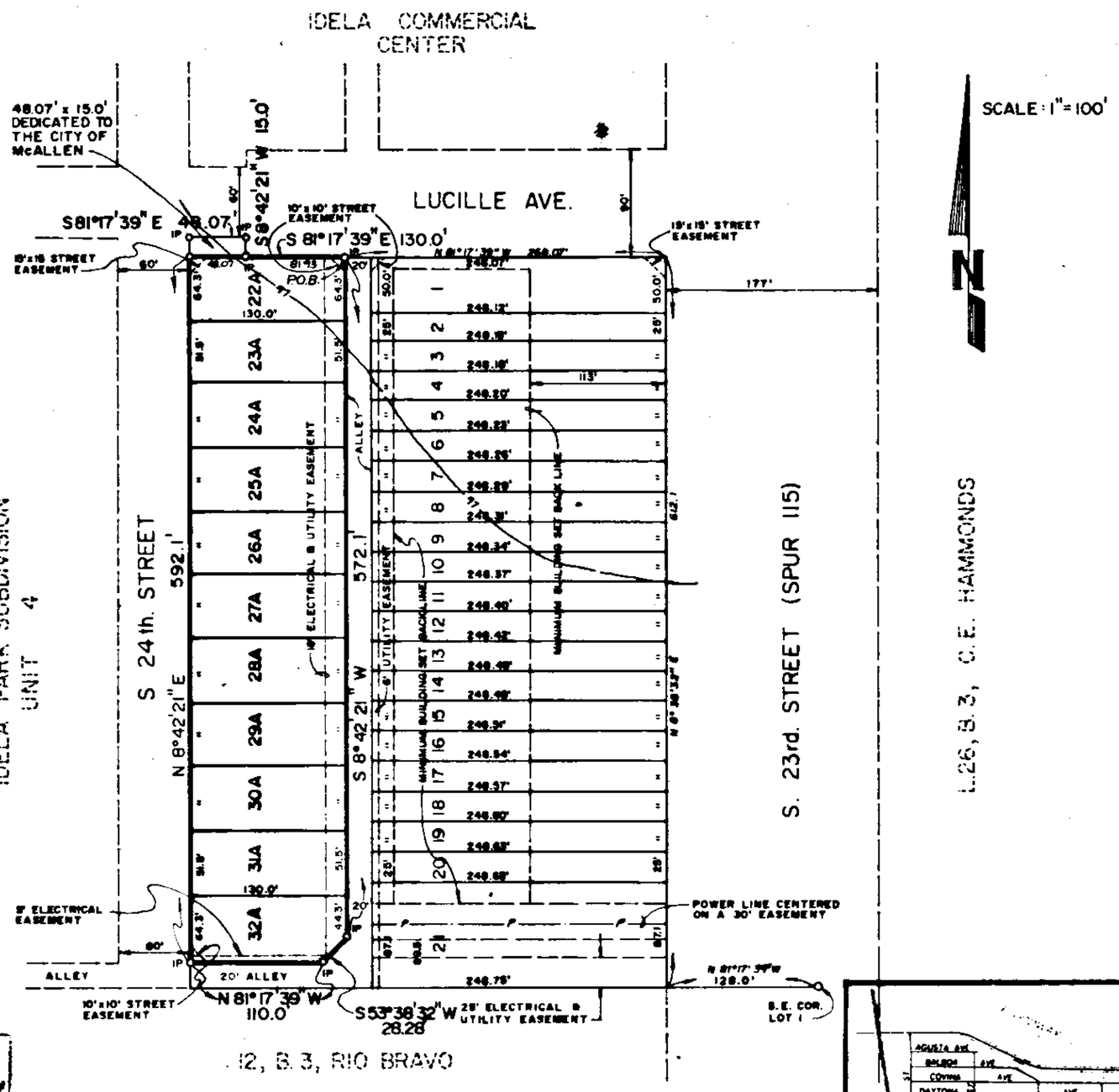
3. A 4 FT. WIDE CONCRETE SIDEWALK IS REQUIRED ON LUCILLE AVE. AND ON 24TH. STREET.

4. 6 FT. HIGH BUFFER IS REQUIRED ALONG WEST SIDE OF ALLEY.

5. FINISH FLOOR ELEVATION SHALL BE AS FOLLOWS:
   LOT 22A & 23A - TOP/CURB + 29"
   LOT 24A & 25A - TOP/CURB + 26"
   LOT 26A & 27A - TOP/CURB + 23"
   LOT 28A& 29A - TOP/CURB + 20"
   LOTS 30A,31A & 32A TOP/CURB + 18"

6. DEVELOPER TO PROVIDE DRAINAGE DETENTION PLAN AT THE TIME OF SITE PLAN REVIEW.

7. TOTAL ACREAGE IS 1.76 ac.



L.2, B.3, RIO BRAVO

1[illegible]22

FILED
O'CLOCK M
JAN 3 - [illegible]
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS

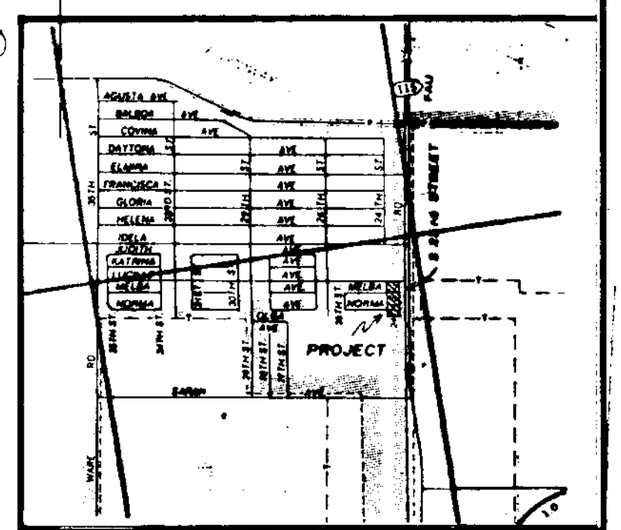
MAP OF
LOTS 22A thru 32A
SOUTH 23rd. BUSINESS PARK
McALLEN, TEXAS
1.76 ACRES

BEING A RESUBDIVISION OF LOTS 22 THRU 27 OF THE SOUTH 23rd. BUSSINESS PARK, McALLEN, TEXAS AS PER THEREOF RECORDED IN VOLUME 25, PAGE 77A, MAP RECORDS HIDALGO COUNTY.

10 MAR '89

PREPARED BY:

ARANDA & ASSOCIATES
&
CEC ENGINEERING



VICINITY MAP

State of Texas:
County of Hidalgo:

I (We) the undersigned, owner(s) of the land shown on this plat, and designated herein as the LOTS 22A-32A, SOUTH 23rd BUSINESS PARK to the City of McALLEN, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the Public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose of consideration therein expressed.

Obed Matus

VALLEY INVESTMENT GROUP - Trustee, Obed Matus
905 Tamarack
McAllen, Texas

State of Texas
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared Obed Matus 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.

Give under my hand and seal of office, this the 10th day of March, 1989.

Laura S. Saucedo
Notary Public, County of Hidalgo, Texas

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McALLEN hereby certify that this Subdivision Plat conforms to all requirements of the Subdivision Regulations of the City wherein my approval is required.

Chairman, Planning Commission

KNOW ALL MEN BY THESE PRESENTS:
I, the undersigned, JAMES ARANDA, a registered professional public surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from the actual survey on the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision and that all aspects of it are in accordance with all State statutes governing surveys.

JAMES ARANDA
REGISTERED PUBLIC SURVEYOR NO. 4442
McALLEN, TX 78504

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 30 day of Jan 1990
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

APPROVED FOR RECORDING
HIDALGO COUNTY PLANNING DEPT.
1-2-90

26 Page 74A
Records of Hidalgo
and Hunt, Inc.
County Surveyors
By

KNOW ALL MEN BY THESE PRESENTS:
I, the undersigned, ROLANDO CRUZ P.E., a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

ROLANDO CRUZ P.E.
PROFESSIONAL ENGINEER NO. 55459
McALLEN, TX 78504

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 County wherein my approval is required.

Mayor City of McAllen

METES AND BOUNDS DESCRIPTION
FOR

A 1.76 acre tract of land being all of Lots 22 through 27 of the South 23rd Business Park, McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 25, Page 77-A, Map Records, Hidalgo County, Texas. Said 1.76 Acre tract being more particularly described as follows:

Beginning at the Northeast corner of lot 22, same being the intersection of the west line of a North-South Alley with the South line of Lucille Ave. for the Northeast corner and POINT OF BEGINNING hereof. Said P.O.B. is located from the Southeast corner of Lot 1, Block 3, of the RIO BRAVO PLANTATION CO. SUBDIVISION as follows; North 81 deg. 17 min. 39 sec. West, along the South line of Lot 1, Blk. 3, 128.0 feet to a point on the West Right of Way line of S. 23rd Street; Thence, North 8 deg. 38 min. 32 sec. East, along the West line of S. 23rd Street, 612.1 feet to the point of intersection with the South Right of Way line of Lucille Avenue; Thence, North 81 deg. 17 min. 39 sec. West, along the South line of Lucille Ave., 248.07 feet to the point of beginning:

THENCE, South 8 deg. 42 min. 21 sec. West, along the West line of the aforementioned Alley, 572.1 feet to an iron pipe for an exterior corner hereof;

THENCE, South 53 deg. 38 min. 32 sec. West, along an alley corner clip of two intersecting alleys, 28.28 feet to an iron pipe for another exterior corner hereof;

THENCE, North 81 deg. 17 min. 39 sec. West, along the North line of an East-West Alley, 110.0 feet to an iron pipe on the East Right of Way line of S. 24th Street for the Southwest corner hereof;

THENCE, North 8 deg. 42 min. 21 sec. East, along the East line of S. 24th Street, 592.1 feet to an iron rod set for the Northwest corner hereof;

THENCE, South 81 deg. 17 min. 39 sec. East, 130.0 feet to the POINT OF BEGINNING and containing 1.76 Acres more or less.

S 24TH ST 4900

STOP

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0094
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

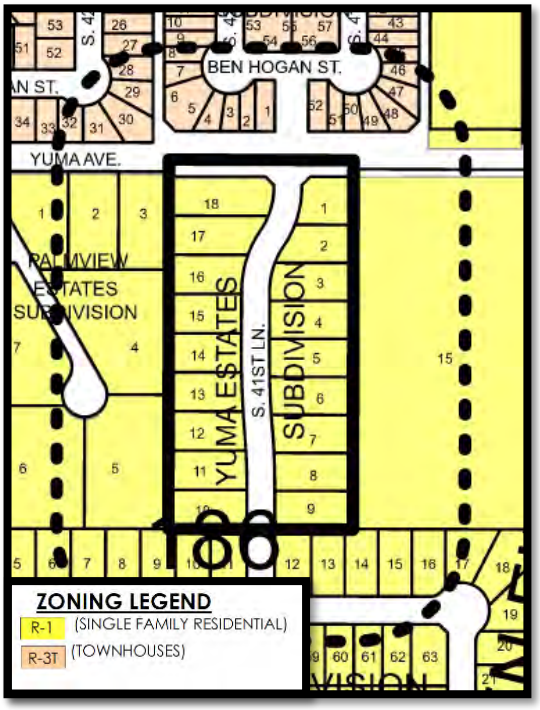
FROM: Planning Staff

DATE: July 30, 2025

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

<u>Yuma Estates Subdivision</u>, Hidalgo County, Texas. (REZ2025-0097): 2502-2619 South 45th Lane (Lots 1-18)

LOCATION: The subject property is located along the south side of Yuma Avenue, east of South Bentsen Road. The properties are single-family homes and are zoned R-1 (Single-Family Residential - OC) District and is subdivided under the name "Yuma Estates Subdivision."



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

ADJACENT ZONING: The adjacent properties are zoned R-3T (Multifamily Residential Townhomes-OC) District to the north. R-1(Single-Family Residential-OC) District to the east,

south, and west.
LAND USE: Surrounding uses include vacant land and single family dwellings.

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

DEVELOPMENT TRENDS: The development trend around this area are residential homes.

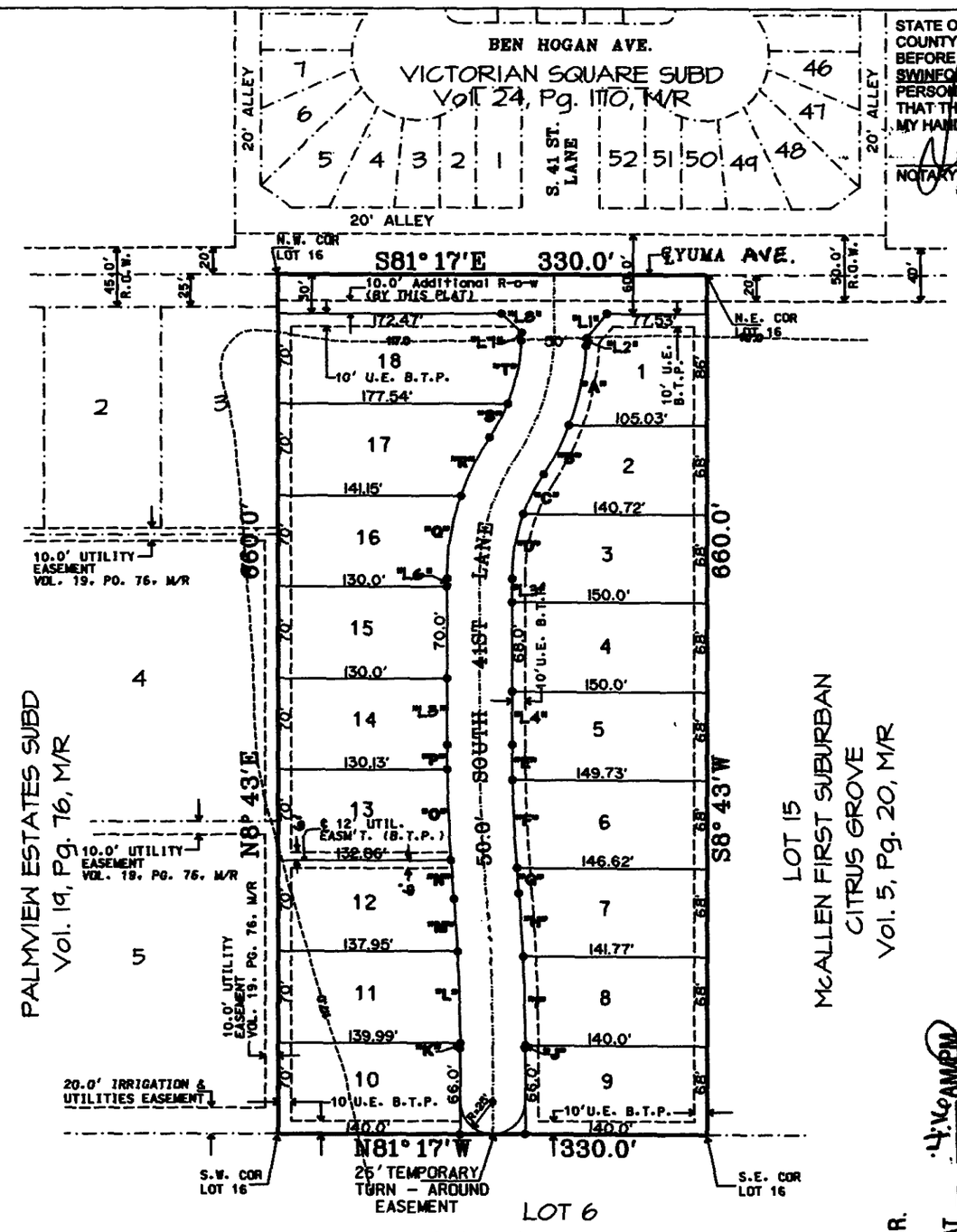
HISTORY: The subject property is comprised of 18 Lots. Yuma Estated Subdivision was filed for record on September 14, 2007.

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

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

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

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



STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETTY LANIER SWINFORD, WILLIAM STEEL SWINFORD, JR. & KENDALL LANIER SWINFORD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT BELOW AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FORTH PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23rd DAY OF June, 2007.

NOTARY PUBLIC

PATRICIA RANGEL
Notary Public, State of Texas
My Commission Expires
05-27-2007

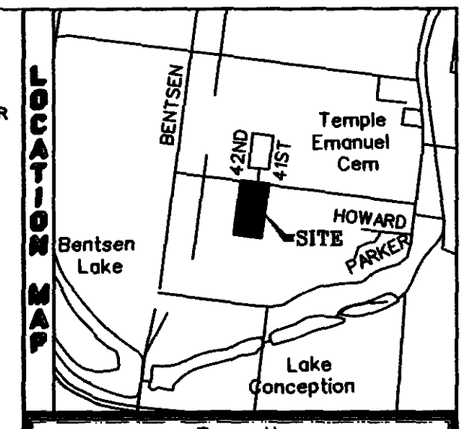
STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS YUMA ESTATES SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT 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.

BANK OF SOUTH TEXAS
BY: Margaret Macias
BETTY LANIER SUNFORD
WILLIAM STEELE SUNFORD, JR.
KENDALL LANIER SUNFORD

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Margaret Macias BANK OF SOUTH TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF JUNE, 2007.

NOTARY PUBLIC

PATRICIA RANGEL
Notary Public, State of Texas
My Commission Expires
05-27-2007



Prepared by:
Spoor Engineering Consultants, In
Consulting Engineers - Civil Land Planning
202 South 4th. Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002

CURVE DATE

LINE No.		RADIUS	LENGHT	ANGLE	CHORD
1	A	199.26'	69.17'	20°56'19"	S19° 11'07"W-68.79'
3	B	199.26'	44.48'	12°47'54"	S36° 29'16"W-44.38'
3	C	199.26'	32.48'	13°21'56"	S36° 26'20"W-32.42'
8	D	199.26'	51.14'	21°02'17"	S19° 14'13"W-50.85'
5	E	1334.26'	26.96'	01°09'28"	S06° 08'21"W-26.96'
6	F	1334.26'	68.09'	02°55'24"	S06° 05'53"W-68.07'
7	G	1334.26'	19.44'	00°50'05"	S05° 03'19"W-19.44'
7	H	1334.26'	48.74'	02°05'02"	S04° 28'15"W-48.74'
8	I	1334.26'	68.03'	02°55'57"	S07° 33'32"W-68.02'
9	J	1334.26'	20'	00°51'58"	S05° 51'33"W-20'
10	K	1334.26'	40'	00°10'18"	N06°34'24"E-40'
11	L	1334.26'	70.04'	03°00'27"	N07°02'51"E-70.03'
12	M	1334.26'	40.44'	01°44'12"	N04°40'09"E-40.44'
13	N	1334.26'	29.75'	01°16'52"	N04°24'59"E-29.75'
13	O	1334.26'	70.06'	02°54'00"	N06°28'56"E-70.05'
14	P	1334.26'	19.96'	00°47'06"	N08°19'27"E-19.96'
16	Q	199.26'	65.29'	18°46'45"	N18°36'52"E-64.98'
17	R	199.26'	48.36'	14°36'25"	N36°47'57"E-48.23'
17	S	199.26'	30.79'	12°36'25"	N36°47'58"E-30.66'
18	T	199.26'	62.90'	21°46'45"	N18°36'52"E-62.58'

LINE DATA	
LINE No.	BEARING
L1	S53° 43' 00"W 21.21'
L2	S08° 43' 00"W 3.36'
L3	S08° 43' 00"W 18.0'
L4	S08° 43' 00"W 41.04'
L5	N08° 43' 00"E 51.04'
L6	N08° 43' 00"E 6.0'
L7	N08° 43' 00"E 3.36'
L8	N36° 17' 00"W 21.21'

METES & BOUNDS

ALL OF LOT 16, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 5, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 5.0 ACRES OF LAND, MORE OR LESS.

BEGINNING at the Northeast corner of Lot 16, for the Northeast corner of the following described tract of land, said point on the centerline of Yuma Avenue;
THENCE, with the East line of Lot 16, South 8 Deg. 43 Min. West, at 20.0 feet pass the South line of Yuma Avenue and at 660.0 feet the Southeast corner of Lot 16, for the Southeast corner hereof;
THENCE, with the South line of Lot 16, North 81 Deg. 17 Min. West 330.0 feet to the Southwest corner of Lot 16, for the Southwest corner hereof; said point being the Southeast corner of Lots 5, Palmview Estates Subdivision, City of McAllen according to plat recorded in Vol. 19, Page 76, Map Records;
THENCE, with the West line of Lot 16 and with the East line of Lots 5, 4 and 3, Palmview Estates Subdivision, North 8 Deg. 43 Min. East, at 240.0 feet pass the common East corner between Lots 5 and 4, and at 460.0 feet pass the common East corner between Lots 4 and 3, at 635.0 feet pass the Northeast corner of Lot 3, at 640.0 feet the South line of Yuma Avenue and at 660.0 feet the Northwest corner of Lot 16, for the Northwest corner hereof;
THENCE, with the North line of Lot 16 in Yuma Avenue, South 81 Deg. 17 Min. East, 330.0 feet the POINT OF BEGINNING. Containing 5.0 acres of land, more or less, of which the North 20.0 feet, comprising 0.15 acres of land lies in Yuma Avenue.

NOTES:

1) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
FRONT - 25.0 FT.
SIDE - 6.0 FT., EXCEPT SIDE CORNER - 10 FT.
EXCEPT S. SIDE LOTS 9 AND 10 - 10 FT.
REAR - 10 FT.; GARAGE- 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED.
3) A 4.0 FT SIDEWALK IS REQUIRED ALONG SOUTH SIDE OF YUMA AVE & BOTH SIDES OF SOUTH 41ST LANE.
4) DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS .99 AC-FT.
5) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
6) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400C, REVISED NOVEMBER 16, 1982.
7) BENCHMARK- STATION NAME MC 80 SET BY ARANDA & ASSOCIATES, LOCATED ON THE SOUTH FRONTAGE ROAD OF US. EXP 83, APPROX. 500 FT. EAST OF TAYLOR RD. ELEV.- 104.41 (NAVD88).
8) A 6' BUFFER IS REQUIRED FROM ANY ADJACENT COMMERCIAL ZONE OR USE, AND ALONG YUMA AVE.
9) NO CURB CUT, ACCESS OR LOT FRONTAGE IS PERMITTED FROM YUMA AVENUE.
10. U.E.B.T.P. MEANS "UTILITY EASEMENT BY THIS PLAT."
11. B.T.P. MEANS "BY THIS PLAT".

Recorded in Volume 53 Page 186 of the map records of Hidalgo County, Texas
Arturo Guajardo, Jr.
County Clerk

FILED FOR RECORD IN: HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 9/14/07 AT 1:40 PM
AS A RECORDING FOR 1806484
BY: Almelda Lara DEPUTY

JUNE-22-2005
SCALE: 1"=100'

MAP OF YUMA ESTATES SUB'D

BEING A SUBDIVISION OF ALL OF LOT 16, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT Recorded in Vol. 5, Pg. 20, M/R Hidalgo County, Texas. Containing 5.0 Acres of Land, more or less.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE YUMA ESTATES 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 & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THERON 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.

CLL ENTERPRISES, INC.

BY: WILLIAM STEELE SWINFORD, JR. TREASURER/DIRECTOR
4505 VERMONT Ave.
McALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM STEELE SWINFORD, JR. , KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 15 DAY OF JUNE, 2007.

NOTARY PUBLIC

PATRICIA RANGEL
Notary Public, State of Texas
My Commission Expires
05-27-2007

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 & ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 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.

CARLOS VASQUEZ, RPLS
CVQ LAND SURVEYORS
517 BEAUMONT ST.
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

06-15-07

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

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 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: 6/15/07

Development & Zoning Viewer access related tax, zoning, foresight and sp

100ft

-98.271 26.185 Degrees

Planning Department

Memo

TO: Planning and Zoning Commission

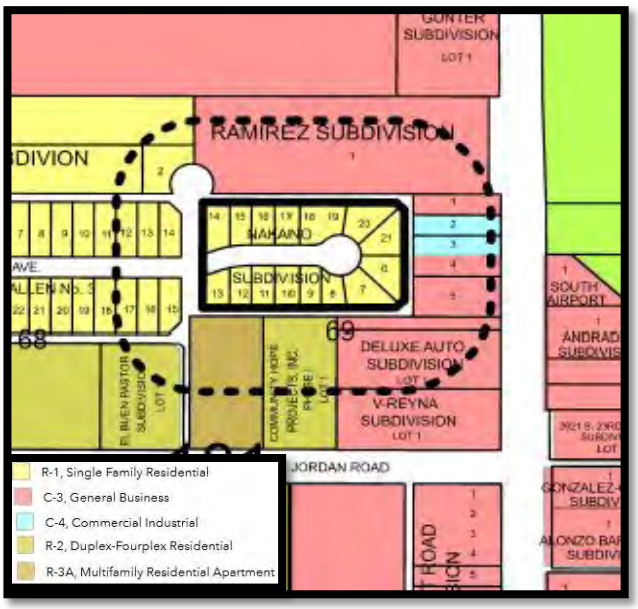
FROM: Planning Staff

DATE: July 30th, 2025

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

Nakano Subdivision, Hidalgo County, Texas. (REZ2025-0095):
2400-2429 Yuma Avenue (Lots 6-21)

LOCATION: The subject property is located along the east side of South 25th Street. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "Nakano Subdivision."



PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residental-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, C-3 (General Business-OC) District to the North and east, C-4 (Cemmercial Industiral-OC) District to the east, and R-2 (Duplex-Fourplex Residential-OC) District and R-3A (Multifamily Apartments-OC) District to the south.

LAND USE: Surrounding uses include vacant land to the north and south (City owened property), and single-family dwellings to the east and west, and Condominiums to the east as well.

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

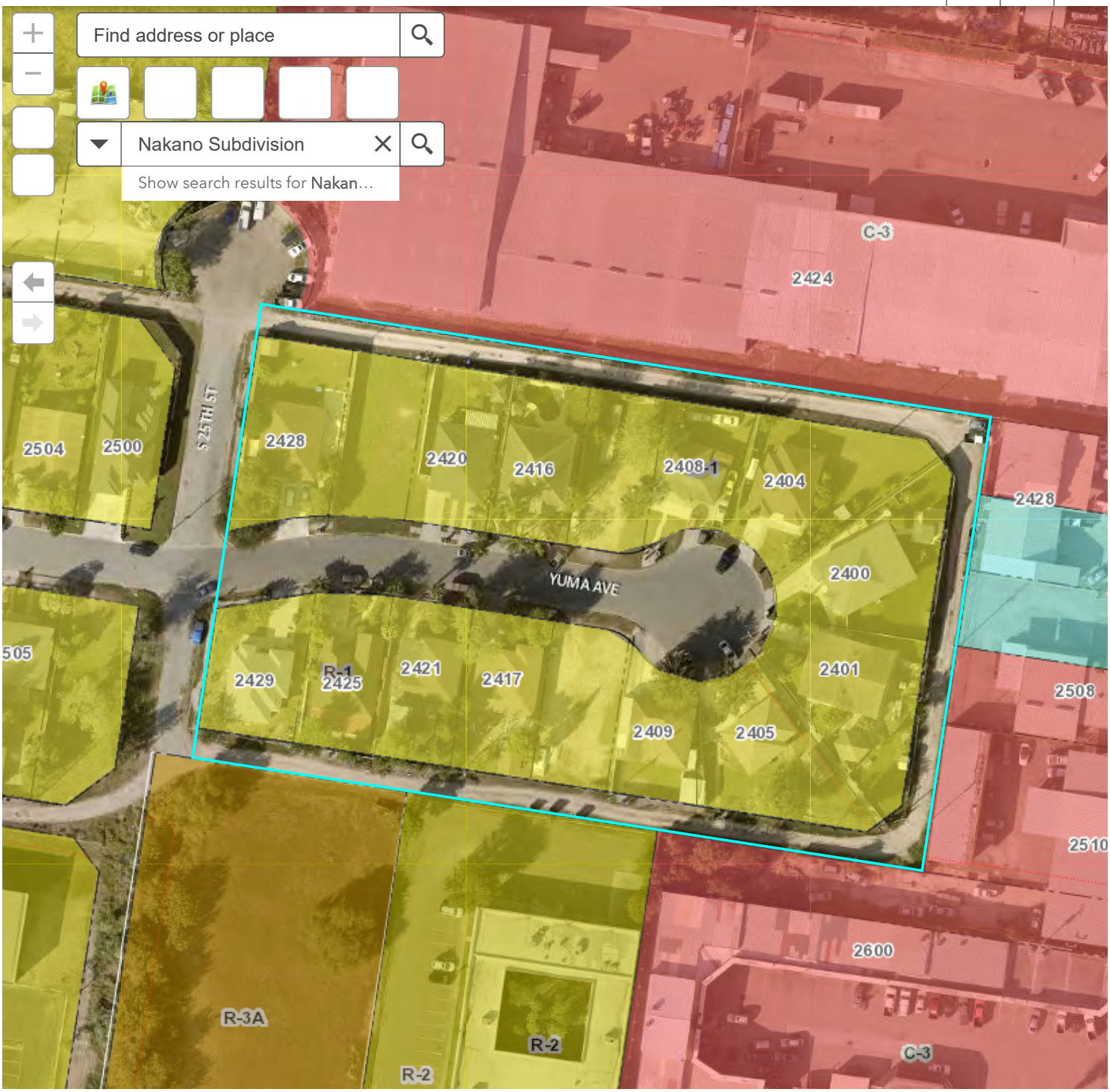
HISTORY: The mentioned lots were subdivided and recorded on May 17th, 1976 under the name “Nakano Subdivision”. The subject property is comprised of 21 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

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

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

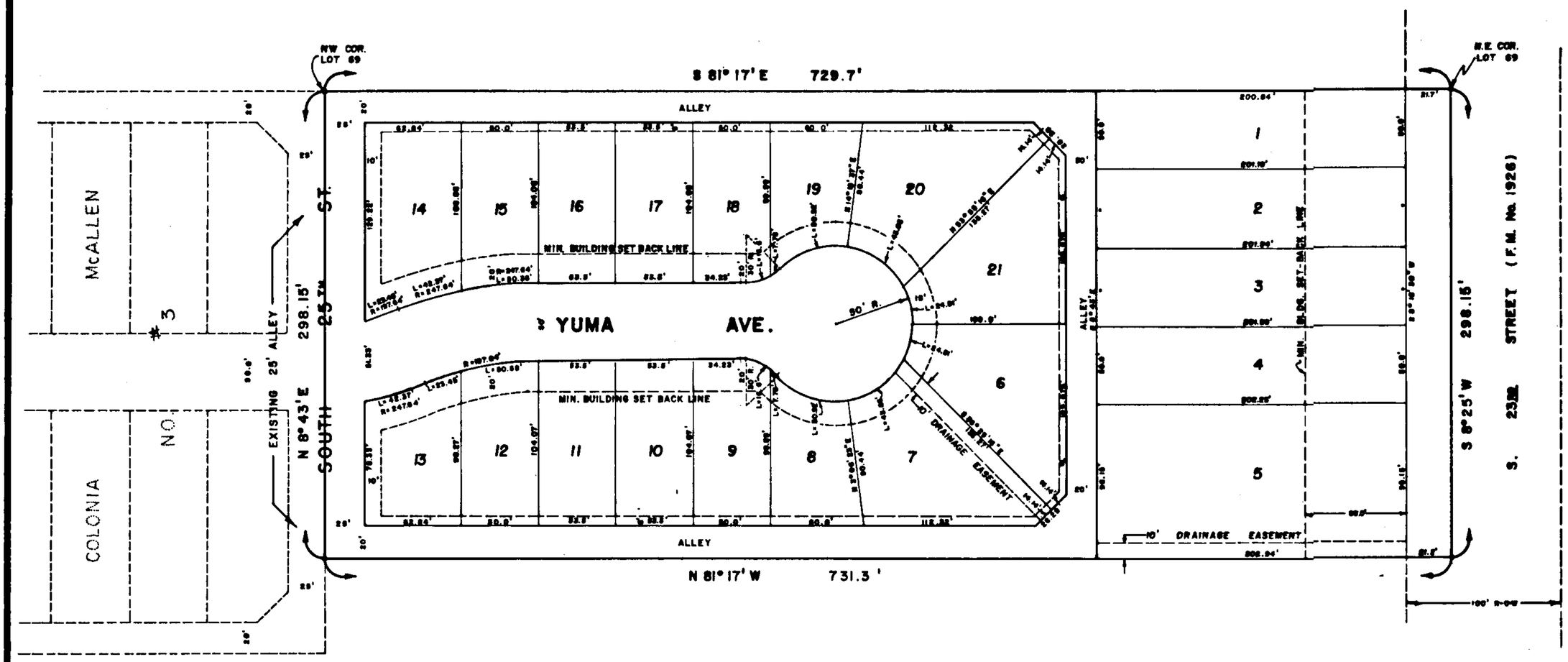
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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



100ft

-98.250 26.182 Degrees



13556

NOTES:

1. ALL FINISHED FLOORS IN THIS SUBDIVISION SHALL HAVE A MINIMUM FLOOR ELEVATION OF 17" ABOVE TOP OF CURB EXCEPT LOTS 1 thru 5 WHICH SHALL BE 24" ABOVE TOP OF CURB.
2. SIDEYARD SET-BACKS SHALL BE 6.0 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.
3. ALL LOTS SHALL HAVE SIDEWALK UNLESS OTHERWISE SHOWN ALL SIDEWALKS ARE 4.0 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE.
4. LOTS 6 TO 21 INCLUSIVE TO BE RESTRICTED TO SINGLE FAMILY HOMES AND ACCESSORY USES.

MAP

OF

NAKANO SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF THE NORTH 5AC. OF LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY TEXAS.

Containing 5.0 Acres of Land, More or Less.

FILED FOR RECORD THIS DATE
At 10:50 o'clock A M.
MAY 17 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy

Recorded in Book 19 Page 115
of the map records of Hidalgo
County, Texas
Charles L. Melden
County Surveyor

PREPARED BY:
FABIAN NELSON & MEDINA INC.
McALLEN, TEXAS.
SCALE: 1" = 50' DATE: 3/15/76

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 17th day of May 19 76
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: Delia Longoria Deputy

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NAKANO SUBDIVISION, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

ENRIQUE URUETA — ROY N. NAKANO — IGNACIO URUETA

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF March, 1976

Beatrice Garza
NOTARY PUBLIC BEATRICE GARZA, Notary Public IN AND FOR HIDALGO COUNTY, TEXAS

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas.

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

MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 25th DAY OF March A.D. 1976

SECRETARY — PRESIDENT

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [signature]
Date 5-17-76

File B-65

VOL. 19 PAGE 115

S 25th St 2500
NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0095
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

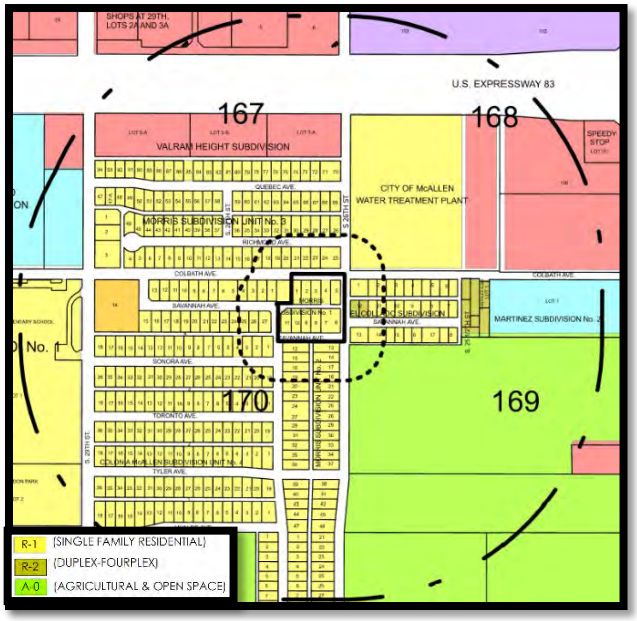
FROM: Planning Staff

DATE: July 22, 2025

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

Morris Subdivision Unit No. 1, Hidalgo County, Texas. (REZ2025-0089):
2601-2617 Colbath Road (Lots 1-5)
2604-2620 Savannah Avenue (Lots 6-11)

LOCATION: The subject properties are located along the south side of Colbath Road and north of Savannah Avenue between South 26th ½ Street and South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential–OC) District in all directions, while a R-2 (Duplex-Fourplex Residential–OC) District is located east across South 26th Street.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, McAllen Water Treatment Plant, duplexes and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along Colbath Road, South 26th Street and Savannah Avenue is single family residences and duplexes.

HISTORY: Morris Subdivision Unit No. 1 was recorded February 5th, 1973. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

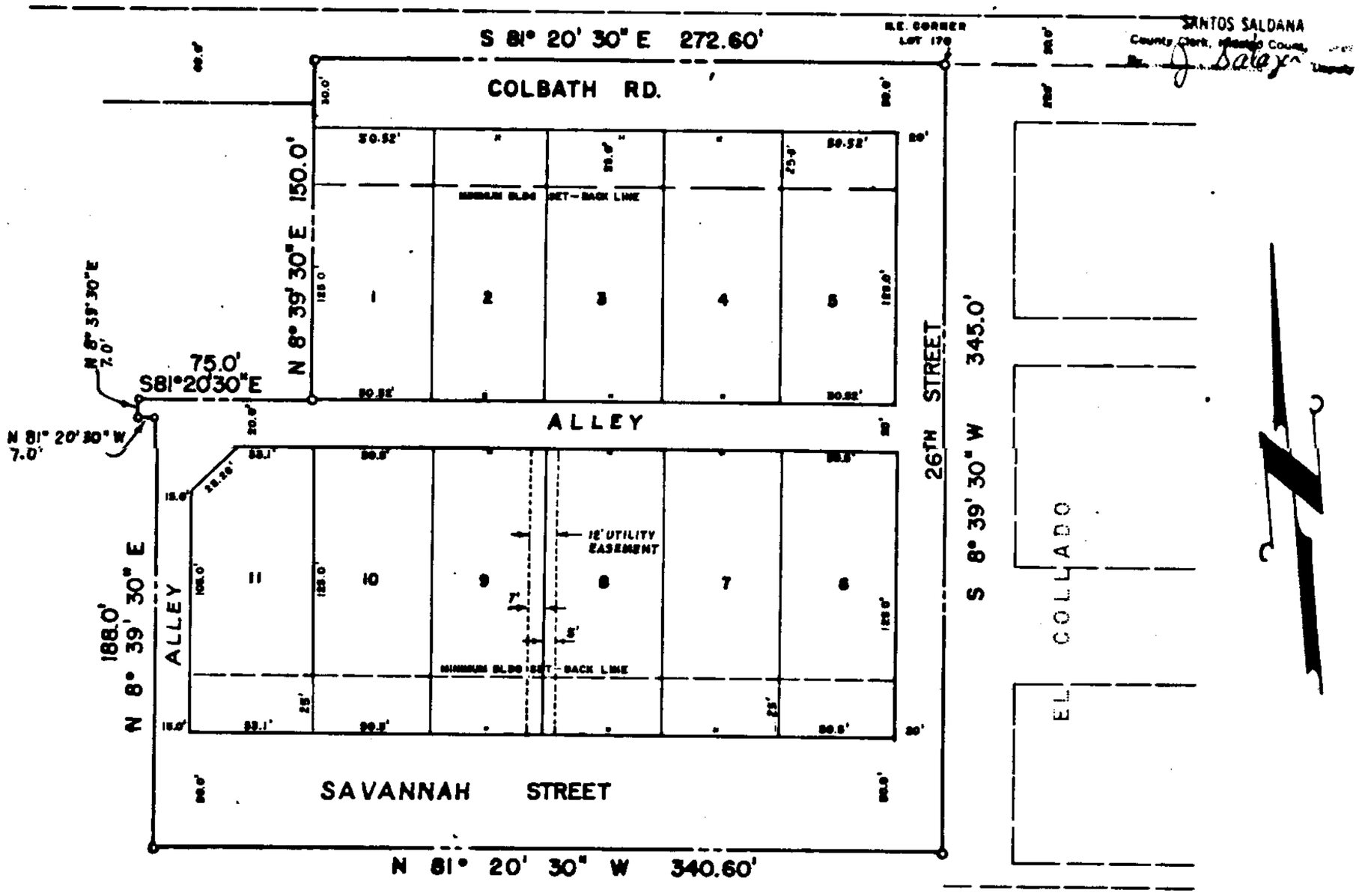
Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

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

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

3070

FILED FOR RECORD THIS DATE
At 2:00 o'clock P. M.
FEB 6 - 19[illegible]
SANTOS SALDANA
County Clerk, Hidalgo County
By J. Salazar Deputy



MAP
OF
MORRIS SUBDIVISION
UNIT N° 1

BEING A SUBDIVISION OF THE EAST 347.6 FEET OF THE NORTH 348.0' FEET OF LOT 170, LA LOMITA LAND & IRRIGATION CO'S SUBDIVISION OF PORCIONES 61, 62, 63, & 64, HIDALGO COUNTY, TEXAS. LESS AND EXCEPT THE SOUTH 186.0 FEET OF THE WEST 7.0 FEET AND LESS & EXCEPT THE NORTH 150.0 FEET OF THE WEST 75.0 FEET THEREOF. CONTAINING 2.46 ACRES OF LAND MORE OR LESS.

NOTE
MINIMUM FLOOR ELEVATION SHALL NOT BE LESS THAN 80.5 U.S.C. & G.S. DATUM OR NOT LESS THAN 18" ABOVE TOP OF HIGHEST ADJACENT CURB WHICHEVER IS HIGHER ELEVATION.

SCALE: 1" = 80' DATE: 1-15-1973

Recorded in Book 18 Page 40
of the map records of Hidalgo
County, Texas
Charles L. Malden
County Surveyor

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

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 5th day of Feb 1973
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By Lucinda Bustos Deputy

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

C. L. Fabian
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF "MORRIS SUBDIVISION" AND DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

Val Morris

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th DAY OF January A.D. 1973

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 16th DAY OF November A.D. 1972.

CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 15th DAY OF January A.D. 1973
ATTEST:

CITY CLERK

MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS THE 18th DAY OF January A.D. 1973

SECRETARY

PRESIDENT

APPROVED
FOR RECORDING
Hidalgo Co. Right of Wa, Dept.
By
Date 2-1-73

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

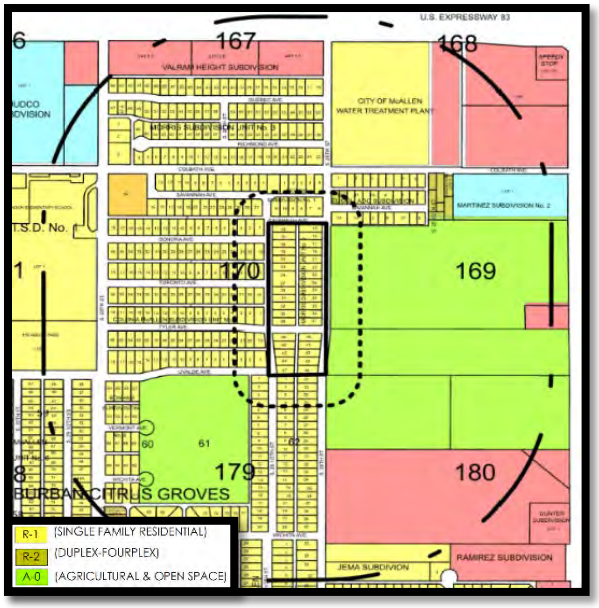
DATE: July 22, 2025

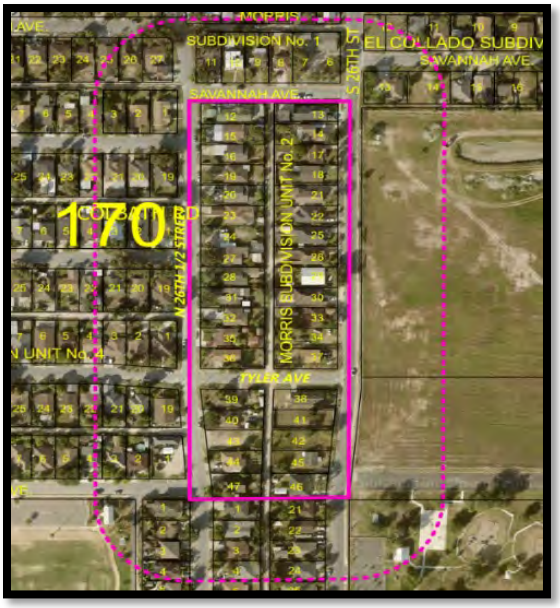
SUBJECT: **REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

<u>Morris Subdivision Unit No. 2</u>, Hidalgo County, Texas. (REZ2025-0090):

1901-2017 South 26 1/2 Street (Lot 12, Lots 15-16, Lots 19-20, Lots 23-24, Lots 27-28, Lots 31-32, Lots 35-36, Lots 39-40, Lots 43-44 and Lot 47)
1900-2016 South 26th Street (Lots 13-14, Lots 17-18, Lots 21-22, Lots 25-26, Lots 29-30, Lots 33-34, Lots 37-38, Lots 41-42 and 45-46)

LOCATION: The subject properties are located along the south side of Savannah Avenue and north of Tyler Avenue between South 26th ½ Street and South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.





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

ADJACENT ZONING: The adjacent properties north, south and west are zoned R-1 (Single Family Residential–OC) District and A-O (Agricultural & Open Space-OC) to the east.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, McAllen Water Treatment Plant, duplexes and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along Savannah Avenue, South 26th Street and Tyler Avenue is single family residences.

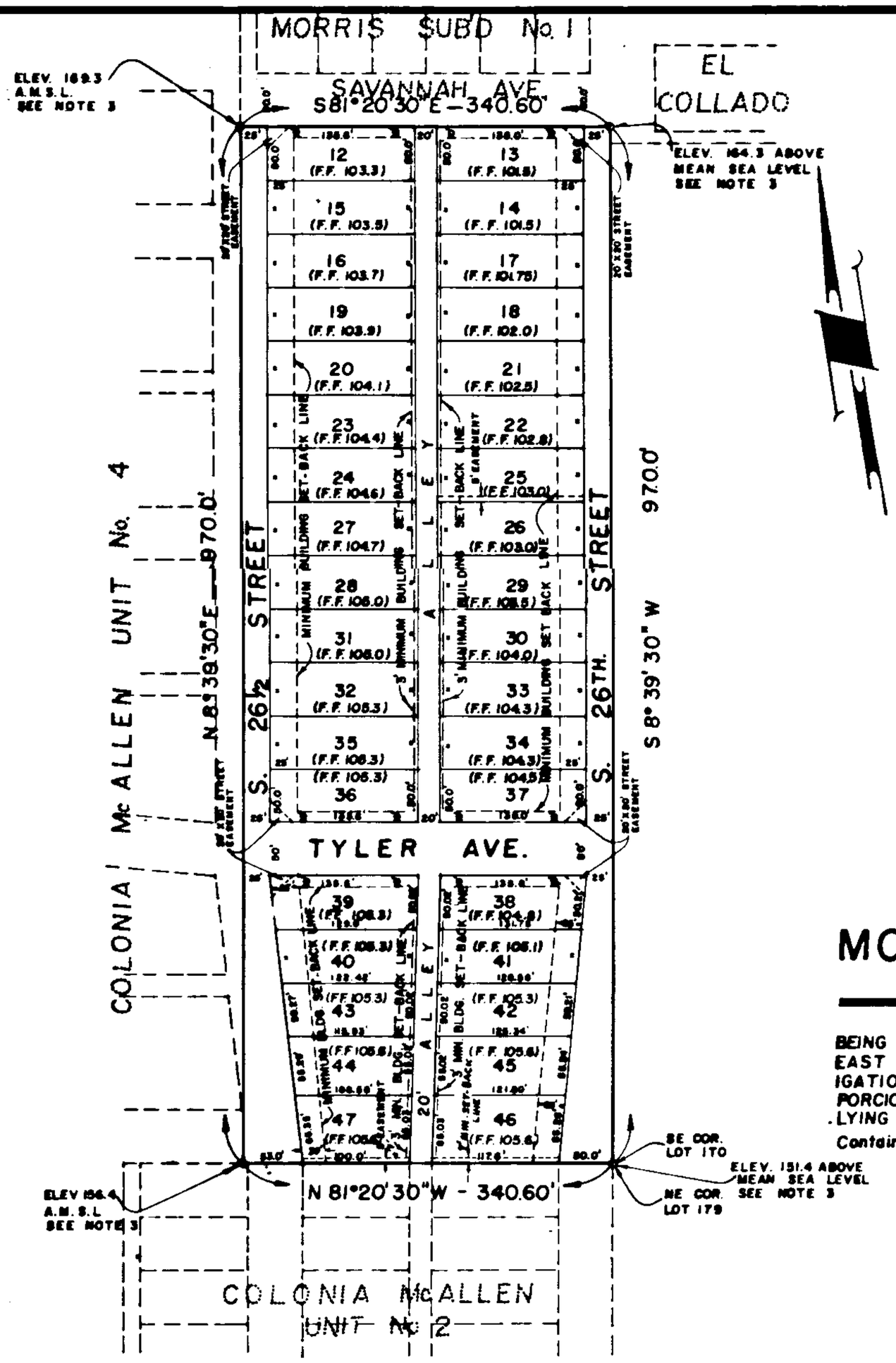
HISTORY: Morris Subdivision Unit No. 2 was recorded on June 20th, 1975. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979

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

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

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

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



N O T E S :

1. FIN. FLOOR ELEVATIONS SHALL BE AS SHOWN ON EACH LOT. (F.F. 105.6)

2. SIDEYARD SET-BACK SHALL BE 6.0 FT. MINIMUM UNLESS OTHERWISE SHOWN.

3. AVIGATION EASEMENT.——
THE OWNER OF THIS PROPERTY HEREBY DEDICATES TO THE PUBLIC AND GRANTS AND CONVEYS TO THE CITY OF McALLEN A CONTINUING RIGHT AND EASEMENT FOR THE USE OF THE AIRSPACE ABOVE AN INCLINED PLANE OVER THE PROPERTY HEREON DESCRIBED, WHICH INCLINED PLANE SHALL PASS THROUGH THE ELEVATIONS HEREON SHOWN AT THE FOUR CORNERS OF SAID PROPERTY AND THE RIGHT TO PREVENT OR REMOVE FROM THE AIRSPACE ABOVE SAID PLANE OVER SAID PROPERTY ANY GROWTH OR STRUCTURE PROJECTING INTO SAID AIRSPACE AND AGREE TO PREVENT ANY USE OF THE SURFACE OF SAID SUBDIVISION WHICH WOULD INTERFERE WITH THE OPERATION OF AIRCRAFT IN SAID AIRSPACE OR THE OPERATION OF MILLER INTERNATIONAL AIRPORT AND TO PERMIT THE USE OF AIRCRAFT IN THE AIRSPACE ABOVE SAID PLANE FOR FLIGHT AND PASSAGE OF SUCH AIRCRAFT TOGETHER WITH THE RIGHT TO CAUSE SUCH NOISE AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN AIR, USING SAID AIRSPACE IN THE LANDING, TAKING OFF FROM, OR OPERATING ON SUCH AIRPORT WHICH DEDICATION EASEMENT AND PERMIT SHALL BE BINDING ON THE GRANTORS HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, OR REPRESENTATIVES, OR SUCCESSORS.

13759

1.3 B

MAP
OF
MORRIS SUBDIVISION
UNIT No. 2

McALLEN, TEXAS

BEING A SUBDIVISION OF THAT PART OF THE EAST 340.6 FT. OF LOT 170, LA LOMITA IRRIGATION & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 61, 62 & 63 HIDALGO COUNTY, TEXAS. LYING SOUTH OF MORRIS SUB'D. UNIT No. 1.

Containing 7.58 Ac. of land more or less.

Recorded In Book 19 Page 75 of the map records of Hidalgo County, Texas
Charles L. Maldon
County Surveyor

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 30th of June 1975
[illegible] County Clerk
Hidalgo County, Texas
Louis G. Bueno [illegible]

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

SCALE: 1" = 100' DATE: 5/12/75

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "MORRIS SUBDIVISION UNIT No. 2" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AVIGATION EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Val Morris
VAL MORRIS

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VAL MORRIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF May, 1975

Beatrice Garza
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 OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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

[signature]
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 5th DAY OF June A.D. 1975

[signature]
SECRETARY

Richard Wiseman
PRESIDENT

Date 6.30.75

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

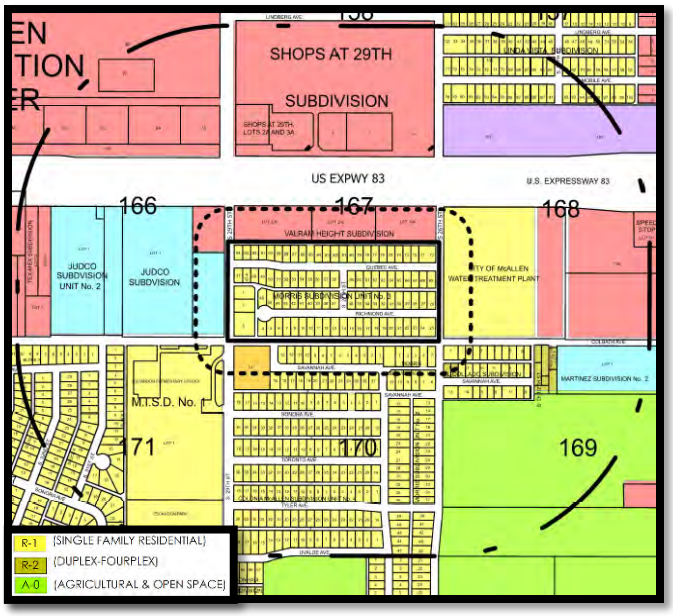
DATE: July 22, 2025

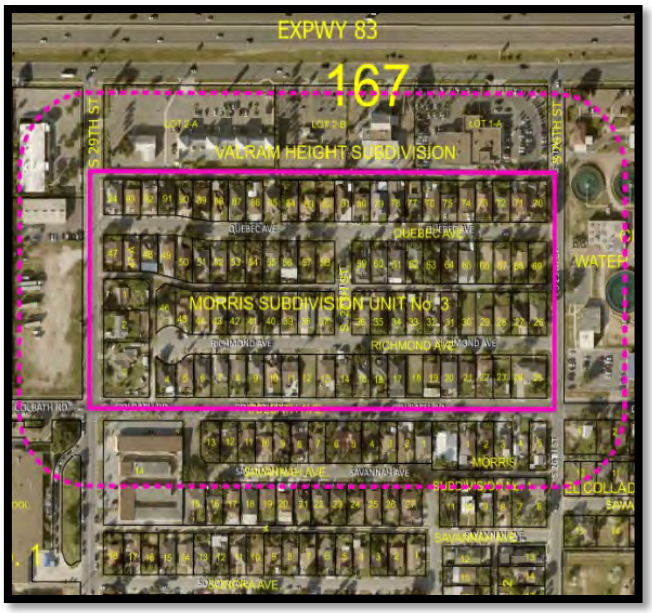
SUBJECT: **REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

<u>Morris Subdivision Unit No. 3</u>, Hidalgo County, Texas. (REZ2025-0091):

1621, 1701 & 1721 South 29th Street (Lots 1-3)
2600-2809 Richmond Avenue (Lots 4-46)
2600-2817 Quebec Avenue (Lots 47-94)

LOCATION: The subject properties are located along Quebec Avenue and Richmond Avenue north of Colbath Road between South 29th Street and South 26th Street. The properties contain single family dwellings and are zoned R-1 (Single Family Residential-OC) District.





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

ADJACENT ZONING: The adjacent properties east and south are zoned R-1 (Single Family Residential–OC) District, C-4 (Commercial Industrial-OC) to the west and C-3 (General Business–OC) District to the north.

LAND USE: Surrounding uses include Escandon Park, Escandon Elementary School, McAllen Water Treatment Plant, commercial businesses, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along Savannah Avenue, South 26th Street and Tyler Avenue is single family residences.

HISTORY: Morris Subdivision Unit No. 3 was recorded on July 12th, 1976. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

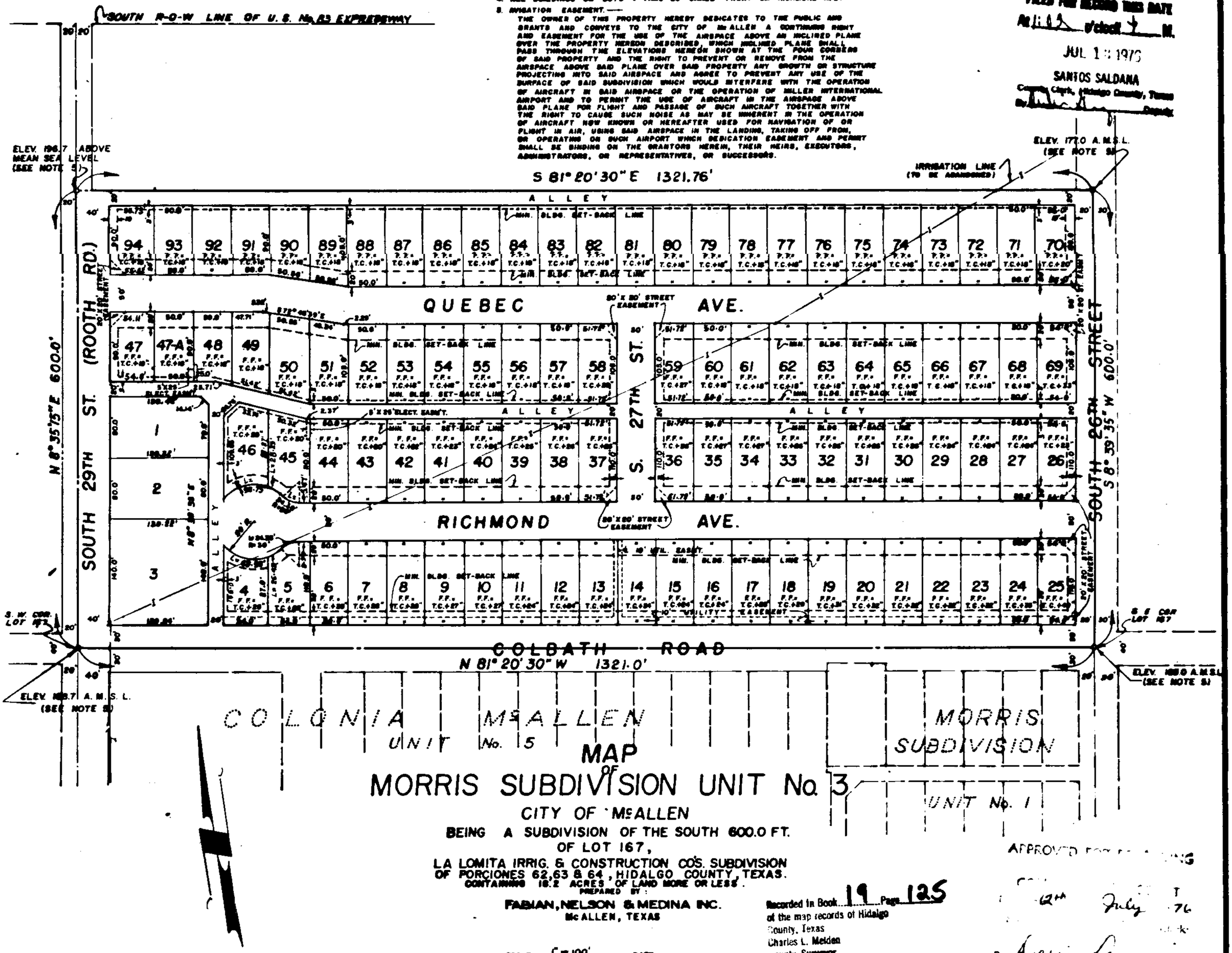
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low Density Residential-UDC) District.

18886

FILED FOR RECORD THIS DATE
At 1:45 o'clock P M.
JUL 13 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

NOTES:

1. FINISHED FLOOR ELEV. SHALL BE AS SHOWN FOR EACH LOT.
2. SIDE YARD SET-BACK SHALL BE 6' MIN. UNLESS OTHERWISE SHOWN.
3. SIDEWALKS SHALL BE CONSTRUCTED ON
   (A.) NORTH SIDE OF COLBATH RD.
   (B.) EAST SIDE OF ROOTH RD. (29th ST.)
   (C.) WEST SIDE OF 26th ST., AND
   (D.) BOTH SIDES OF RICHMOND AVE. QUEBEC AVE., AND 27th ST.
4. ALL BUILDINGS ON LOTS 1 THRU 25 SHALL FRONT ON RICHMOND AVE.
5. AVIGATION EASEMENT.—
   THE OWNER OF THIS PROPERTY HEREBY DEDICATES TO THE PUBLIC AND GRANTS AND CONVEYS TO THE CITY OF McALLEN A CONTINUING RIGHT AND EASEMENT FOR THE USE OF THE AIRSPACE ABOVE AN INCLINED PLANE OVER THE PROPERTY HEREON DESCRIBED, WHICH INCLINED PLANE SHALL PASS THROUGH THE ELEVATIONS HEREON SHOWN AT THE FOUR CORNERS OF SAID PROPERTY AND THE RIGHT TO PREVENT OR REMOVE FROM THE AIRSPACE ABOVE SAID PLANE OVER SAID PROPERTY ANY GROWTH OR STRUCTURE PROJECTING INTO SAID AIRSPACE AND AGREE TO PREVENT ANY USE OF THE SURFACE OF SAID SUBDIVISION WHICH WOULD INTERFERE WITH THE OPERATION OF AIRCRAFT IN SAID AIRSPACE OR THE OPERATION OF MILLER INTERNATIONAL AIRPORT AND TO PERMIT THE USE OF AIRCRAFT IN THE AIRSPACE ABOVE SAID PLANE FOR FLIGHT AND PASSAGE OF SUCH AIRCRAFT TOGETHER WITH THE RIGHT TO CAUSE SUCH NOISE AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN AIR, USING SAID AIRSPACE IN THE LANDING, TAKING OFF FROM, OR OPERATING ON SUCH AIRPORT WHICH DEDICATION EASEMENT AND PERMIT SHALL BE BINDING ON THE GRANTORS HEREIN, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, OR REPRESENTATIVES, OR SUCCESSORS.



MAP OF MORRIS SUBDIVISION UNIT No. 3

CITY OF McALLEN

BEING A SUBDIVISION OF THE SOUTH 600.0 FT. OF LOT 167, LA LOMITA IRRIG. & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 62,63 & 64, HIDALGO COUNTY, TEXAS. CONTAINING 18.2 ACRES OF LAND MORE OR LESS.

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

SCALE: 1" = 100' DATE: _____

Recorded in Book 19 Page 125 of the map records of Hidalgo County, Texas
Charles L. Melden
County Surveyor

APPROVED FOR RECORDING
12th July 76
By Laura Longoria

STATE OF TEXAS:
COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MORRIS SUBDIVISION UNIT NO. 3 SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Val P. Morris
VAL P. MORRIS

Eleno Villarreal
ELENO VILLARREAL

Guy Carvajal
GUY CARVAJAL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF April, 1976

Beatrice Garza
NOTARY PUBLIC BEATRICE GARZA, Notary Public IN AND FOR HIDALGO COUNTY TEXAS

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

John O Wollard
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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

Jack Whetsel
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS 22nd DAY OF APRIL A.D. 1976

R F Bell
SECRETARY

Richard Winborn
PRESIDENT

APPROVED FOR RECORDING
Hidalgo Co. Irrigation & Way Dept.
By _____
Date 7-6-76

Planning Department

Memo

TO: Planning and Zoning Commission

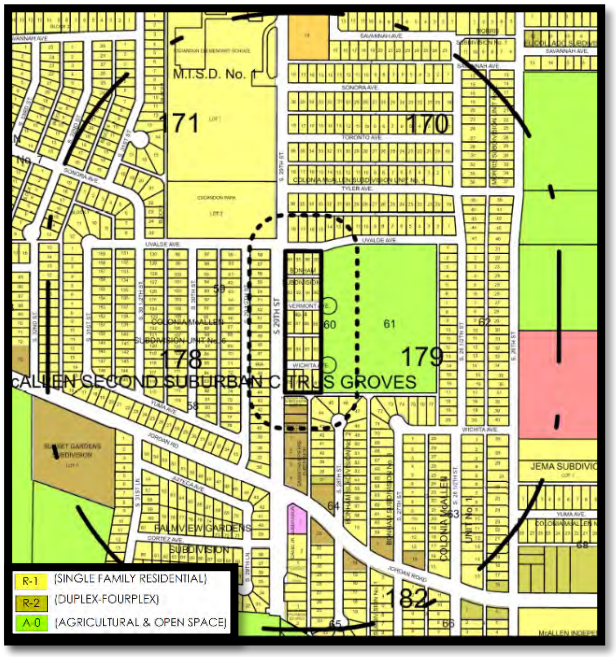
FROM: Planning Staff

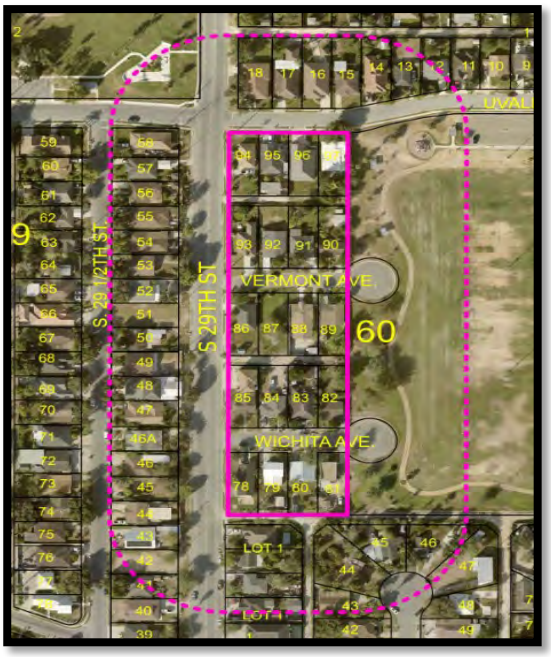
DATE: July 22, 2025

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

<u>Bonham Subdivision Unit No. 4</u>, Hidalgo County, Texas. (REZ2025-0092):
2808-2821 Wichita Avenue (Lots 78-85)
2808-2821 Vermont Avenue (Lots 86-93)
2809-2821 Uvalde Avenue (Lots 94-97)

LOCATION: The subject properties are located east along South 29th Street between Uvalde Avenue and Wichita Avenue. The properties contain single family dwellings and are zoned R-1 (Single Family Residential-OC) District.





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

ADJACENT ZONING: The adjacent properties north, south and west are zoned R-1 (Single Family Residential–OC) District and A-O (Agricultural & Open Space–OC) District to the east.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, Mcallen Water Treatment Plant, commercial businesses, multifamily apartments and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 29th Street and Uvalde Avenue is single family residences.

HISTORY: Bonham Subdivision Unit No. 4 was recorded on June 20th, 1972. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

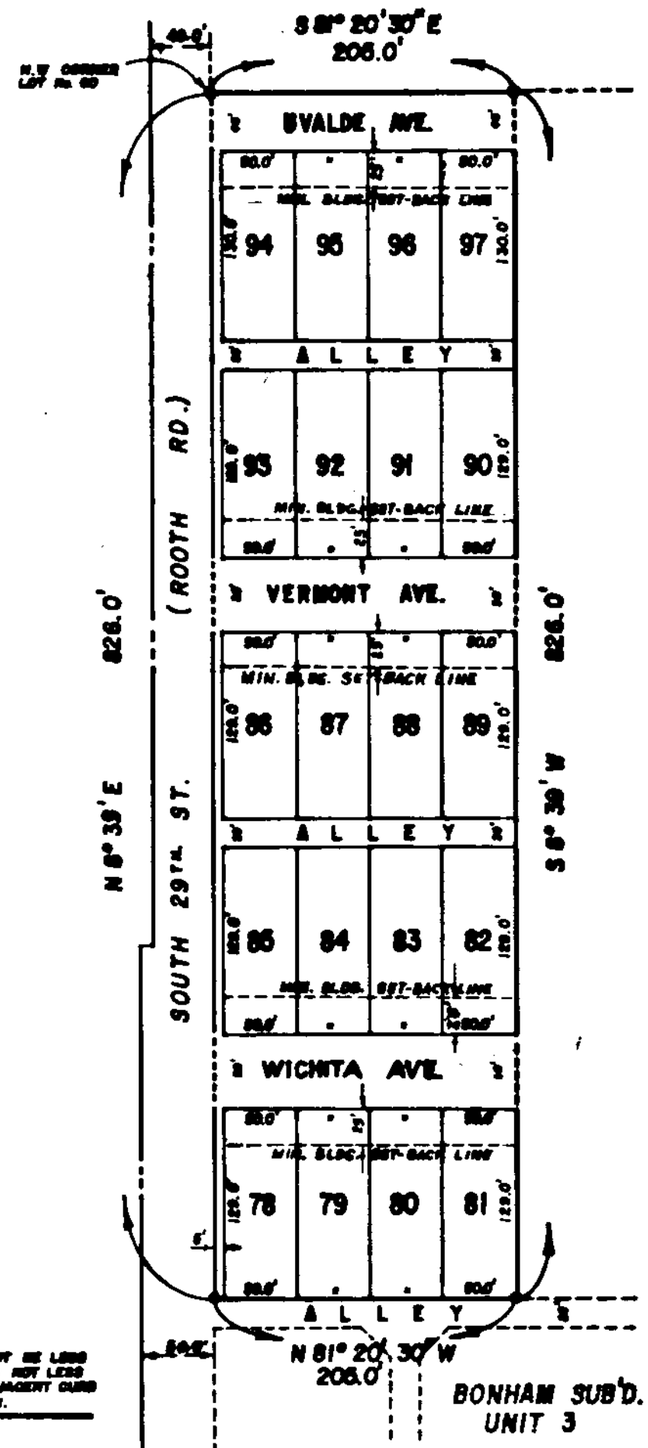
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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

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

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

13413



NOTE:

BENCH MARK ELEVATION SHALL NOT BE LESS THAN 103.5 U.S.C. & G.S. DATUM OR NOT LESS THAN 18" ABOVE TOP OF HIGHEST ADJACENT CURB WHICHEVER IS THE HIGHER ELEVATION.

MAP
OF
BONHAM SUBDIVISION
UNIT No. 4
McALLEN, TEXAS

BEING A SUBDIVISION OF THE NORTH 826.0 FEET OF THE WEST 206.0 FEET OF LOT 60, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION; OUT OF LA LOMITA IRRIGATION & CONST., CO. SUBDIVISION; OF PORCIONES 61, 62 & 63; HIDALGO COUNTY, TEXAS. Containing 3.69 Acres of Land, More or Less.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 20th day of June, 1972
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By Lucia DeLaRosa Deputy

Filed for Record at 3:14 o'clock P.M.
JUN 20 1972
County, Texas
By C. Lopez Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [signature]
Date 6/16/72

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

SCALE: 1" = 100' DATE: 4-6-72

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

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY HEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 10TH DAY OF April A.D. 1972

[signature] Asst. Secretary

ANN DEVELOPMENT INC.
Arthur J. Harrison President

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABOVE NAMED OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF April A.D. 1972

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
Marge Porter
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 20th DAY OF April A.D. 1972
[signature] CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 1st DAY OF May A.D. 1972
[signature] CITY CLERK
[signature] MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1 ON THIS THE 11th DAY OF May A.D. 1972
[signature] SECRETARY
Agent 5-6-72
Richard A. Wimbish PRESIDENT

File 85

Planning Department

Memo

TO: Planning and Zoning Commission

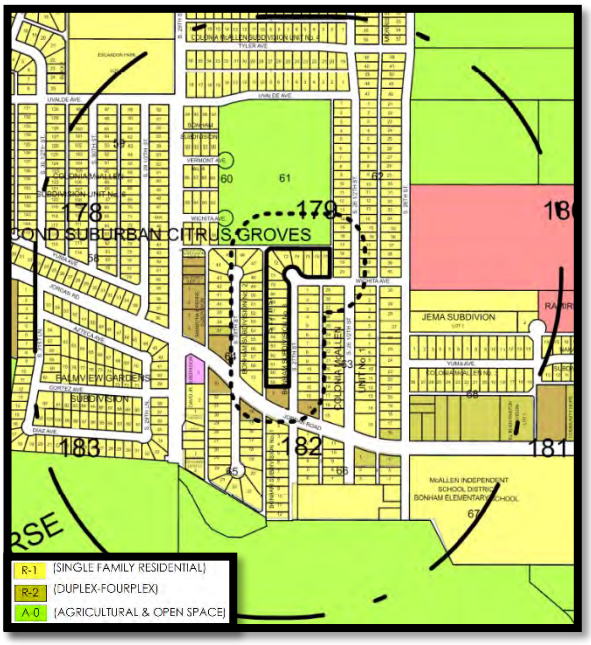
FROM: Planning Staff

DATE: July 22, 2025

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

<u>Bonham Subdivision Unit No. 3</u>, Hidalgo County, Texas. (REZ2025-0093):
2208-2512 South 27th Street (Lots 59-72)
2612-2628 Wichita Avenue (Lots 73-77)

LOCATION: The subject properties are located west along South 27th Street between Wichita Avenue and Jordan Road. The properties contain single family dwellings and are zoned R-1 (Single Family Residential-OC) District.



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

ADJACENT ZONING: The adjacent properties to the east and west are zoned R-1 (Single Family Residential–OC) District, R-3A (Multifamily Residential Apartments–OC) to the south and A-O (Agricultural & Open Space–OC) District to the north.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, commercial businesses, multifamily apartments, Iglesia Cristiana and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 27th Street and Wichita Avenue is single family residences.

HISTORY: Bonham Subdivision Unit No. 3 was recorded on September 29th, 1970. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

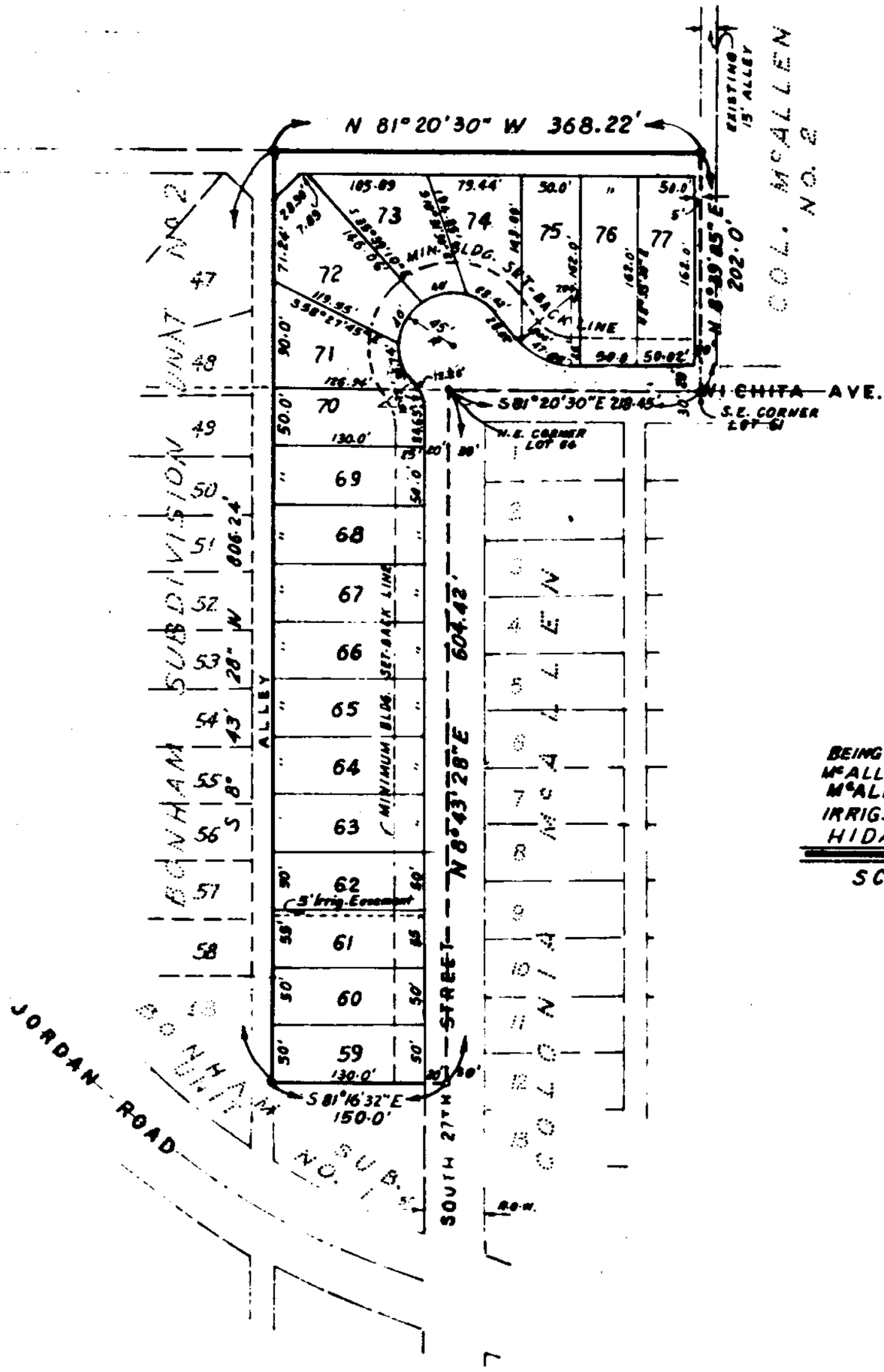
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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

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

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

13694



MAP
OF
BONHAM SUBDIVISION (UNIT No. 3)

McALLEN, TEXAS

BEING A RESUBDIVISION OF THE NORTH 50 FEET OF LOT 1, BONHAM SUBDIVISION, UNIT No. 1, McALLEN, TEXAS & A SUBDIVISION OF PARTS OF LOTS ..... 61, & 64, OF McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIG. & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 61, 62, & 63, HIDALGO COUNTY, TEXAS. (CONTAINING 3.78 Acres of Land)

SCALE: 1" = 100'

DATE: JULY 15, 1970

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT,
This the 29th day of Sept. 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By Jeannie De Busk Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By
Date 9-29-70

FILED FOR RECORD THIS DATE
At 1:10 o'clock P M.
SEP 29 1970
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By M. Hernandez Deputy

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, OR ITS SUCCESSORS AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 15TH DAY OF July A.D. 1970

ATTEST:
Asst SECRETARY

BY: Leon Rapp
LEON RAPP, VICE PRES.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEON RAPP, VICE PRES. OF ANN DEVELOPMENT, INC., OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16TH DAY OF July A.D. 1970

Marjorie D. Crane
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
MARJORIE H. CRANE
Notary Public In and For
Hidalgo County, Texas

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 20 DAY OF August A.D. 1970

McALLEN ZONING AND PLANNING BOARD
BY: Ben Pilbrey
BEN PILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 8TH DAY OF September A.D. 1970

ATTEST:
ARTURO SANCHEZ, CITY CLERK

Jack A. Rhetsel
JACK A. RHETSEL, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS THE 17th DAY OF September A.D. 1970

ATTEST:
SECRETARY

Richard D. Wineham
PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

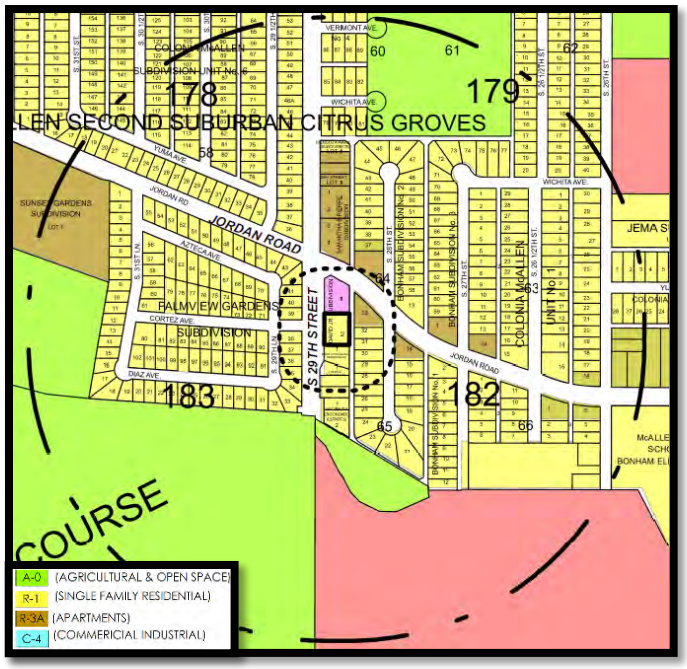
FROM: Planning Staff

DATE: July 18, 2025

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

<u>David Jr., Subdivision</u>, Hidalgo County, Texas. (REZ2025-0100):
2625 South 29th Street (Lot 2)

LOCATION: The subject property is located on the east side of South 29th Street south of Jordan Road. The property contains a single family dwelling and is zoned R-1 (Single Family Residential-OC) District.



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

ADJACENT ZONING: The adjacent properties to the south, east, and west are zoned R-1 (Single Family Residential – OC) District. To the north lies a C-1 (Office Building – OC) District, while a R-3A (Multifamily Residential Apartments – OC) District is located to the northeast.

LAND USE: Surrounding uses include Palm View Park, David's Electric, Bonham Elementary School, Multifamily Apartments, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 29th Street is single family residences and apartments.

HISTORY: David Jr. Subdivision was recorded December 28, 2001. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

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

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

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

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

"DAVID JR., SUBDIVISION"

A 0.88 ACRE TRACT OF LAND OUT OF LOTS 64 & 65 McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 27, MAP RECORDS OF SAID COUNTY;

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "DAVID JR., SUBDIVISION", AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

REY D. OROCIO
2009 CORTEZ
McALLEN, TX 78503

MARIA C. OROCIO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REY D. OROCIO AND MARIA C. OROCIO 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY TO October, 2001

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-15-03

MARIBEL R. RODRIGUEZ
Notary Public
STATE OF TEXAS
Comm. Exp. 03-15-2003

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

MAYOR, CITY OF McALLEN — DATE: 12-14-01

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

CHAIRMAN, PLANNING COMMISSION — DATE: 12-17-01

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 12-28-01 AT 11:46 AM/PM
AS A RECORDING NUMBER 1037261
BY, DEPUTY

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 § 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPEICIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

12/14/01
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

Recorded In Volume 39 Page 6 of the map records of Hidalgo County, Texas.
J.D. Salinas III
County Clerk

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

PABLO PENA, III
R.P.L.S. NO. 5242 — SURVEY DATE: 3-29-01

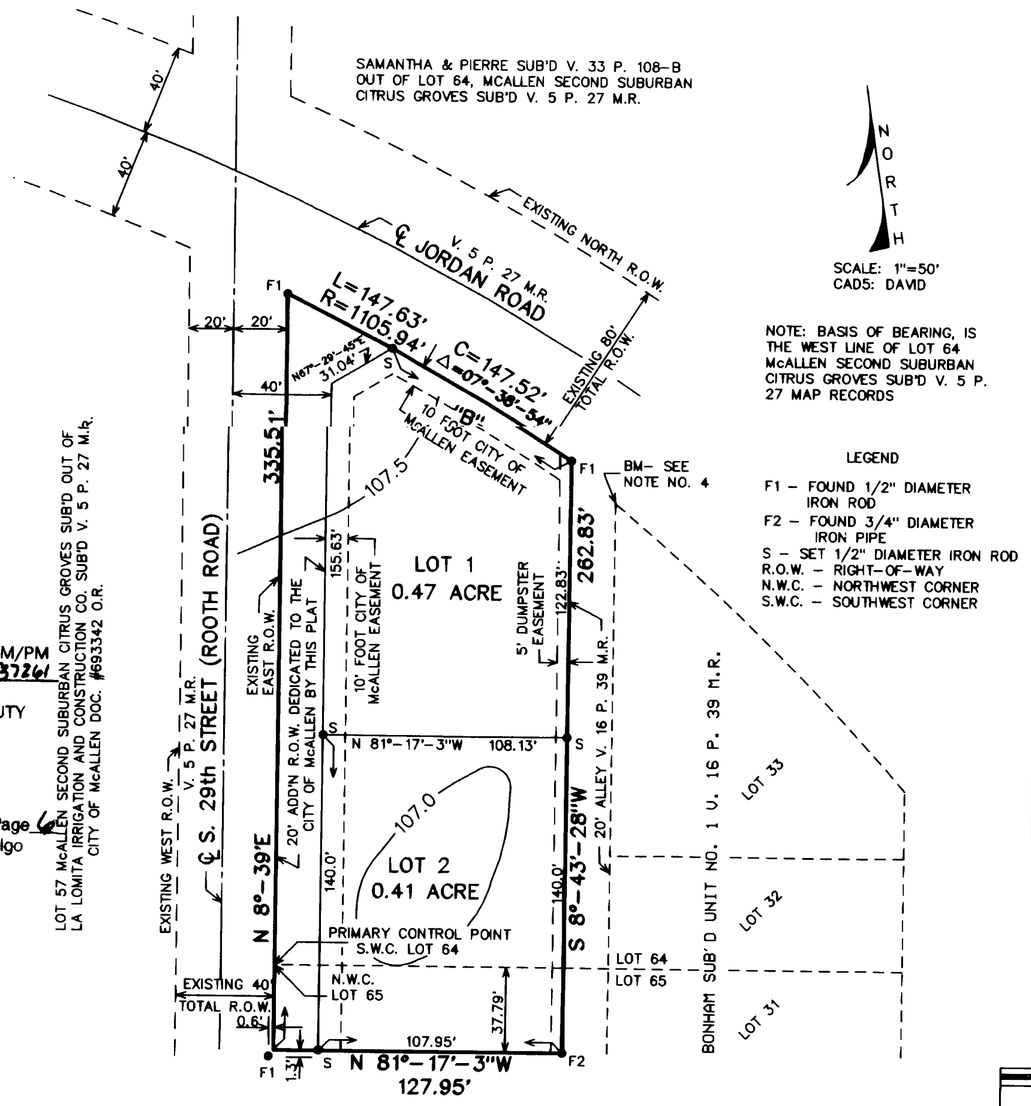
STATE OF TEXAS · REGISTERED · PABLO PEÑA III · 5242 · PROFESSIONAL LAND SURVEYOR

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

PABLO F. PENA, JR.,
P.E. NO. 34985 — DATE OF PREPARATION: 3-29-01

STATE OF TEXAS · PABLO F. PENA JR. · 34985 · REGISTERED · PROFESSIONAL ENGINEER

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362



NOTE: BASIS OF BEARING, IS THE WEST LINE OF LOT 64 McALLEN SECOND SUBURBAN CITRUS GROVES SUB'D V. 5 P. 27 MAP RECORDS

LEGEND

- F1 – FOUND 1/2" DIAMETER IRON ROD
- F2 – FOUND 3/4" DIAMETER IRON PIPE
- S – SET 1/2" DIAMETER IRON ROD
- R.O.W. – RIGHT-OF-WAY
- N.W.C. – NORTHWEST CORNER
- S.W.C. – SOUTHWEST CORNER

METES AND BOUNDS DESCRIPTION:

A 0.88 ACRE TRACT OF LAND OUT OF LOT 64 & 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 27 OF THE MAP RECORDS OF SAID COUNTY; SAID 0.88 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 64, THENCE WITH THE EAST RIGHT-OF-WAY OF S. 29th STREET (ROOTH ROAD) N 08°39'E 297.72 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF JORDAN AVENUE, WITH A CURVE CONCAVE TO THE RIGHT, A RADIUS OF 1105.94 FEET, AN ARC LENGTH OF 147.63 FEET, A CHORD BEARING S 62°24'04"E WITH A CHORD DISTANCE OF 147.52 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST RIGHT-OF-WAY OF AN ALLEY RECORDED IN VOLUME 16 PAGE 39 OF THE MAP RECORDS OF SAID COUNTY; S 08°43'28"W 262.83 FEET TO A THREE-QUARTER INCH DIAMETER IRON PIPE FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°17'03"W 127.95 FEET TO THE SOUTHWEST CORNER HEREOF, WHENCE A FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD BEARS S 08°39'W 1.30 FEET AND N 81°17'03"W 0.60 FEET;

THENCE WITH THE EAST RIGHT-OF-WAY OF SAID STREET, N 08°39' EAST 37.79 FEET TO THE PLACE OF BEGINNING, CONTAINING EIGHTY-EIGHT HUNDREDTHS (0.88) ACRE, MORE OR LESS.

PLAT NOTES

1) THIS AREA IS FLOOD ZONE "B", AREAS OF MINIMUM FLOODING: COMMUNITY PANEL NUMBER 480343 0010 C MAP REVISED: November 2, 1982.

   EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREON: ZONE "B" THIS CERTIFY THAT THIS PROPERTY IS NOT IN FLOOD PRONE AREA. HOWEVER LIMITS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD AREA ARE SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT.

2) MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
   JORDAN ROAD & S 29TH STREET – 40.0 FEET OR GREATER FOR SITE PLAN FOR LOT 1, OTHER SETBACKS AS PER THE ZONING ORDINANCE OR GREATER FOR SITE PLAN OR EASEMENTS.
   LOT 2 – FRONT 25.0 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER, SIDES 6.0 FEET, REAR 10.0 FEET

3) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF ROAD.

4) BM = BENCHMARK RAILROAD SPIKE ON BASE OF POWER POLE AT THE NORTHWEST CORNER OF BONHAM SUBDIVISION – ELEVATION=108.34

5) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SWALES.

6) NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT.

7) A 4 FOOT SIDEWALK WILL BE REQUIRED ON JORDAN ROAD & 29th STREET.

8) LOT 1 A 6 FOOT BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE / USE. LOT 2, 6 FOOT BUFFER REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL ZONE / USE.

9) THE DEVELOPER TO PROVIDE AN ENGINEERED DETENTION PLAT APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR A BUILDING PERMIT.

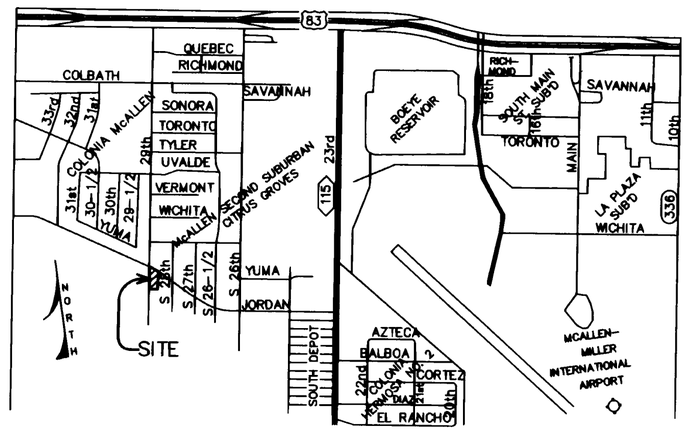
10) THIS SUBDIVISION SHALL DETAIN 3370 C.F. OF RUNOFF (0.08 ACRE FEET).

11) SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION FOR LOT 1 PRIOR TO ISSUANCE OF BUILDING PERMIT.

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	Δ
"A"	1105.94'	147.63'	147.52'	07°-38'-54"
"B"	1105.94'	95.31'	95.28'	4°-56'-16"

VICINITY MAP SCALE: 1"=2000'



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 22, 2025

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

<u>Bonham Subdivision Unit No. 1</u>, Hidalgo County, Texas. (REZ2025-0104):
2700-2740 South 27th Street (Lots 2-12)
2601-2740 South 28th Street (Lots 13 and 15-32)

LOCATION: The subject properties are located along South 28th Street between South 27th Street and South 29th Street south of Jordan Road. The properties contain single family dwellings and are zoned R-1 (Single Family Residential-OC) District.

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

ADJACENT ZONING: The adjacent properties east and west are zoned R-1 (Single Family Residential–OC) District, R-3A (Multifamily Residential Apartments–OC) to the north and A-O (Agricultural & Open Space–OC) District to the south.

LAND USE: Surrounding uses include Palmview Park, Bonham Elementary School, commercial businesses, multifamily apartments, Iglesia Cristiana and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 27th and 28th Street are single family residences.

HISTORY: Bonham Subdivision Unit No. 1 was recorded on December 3, 1968. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

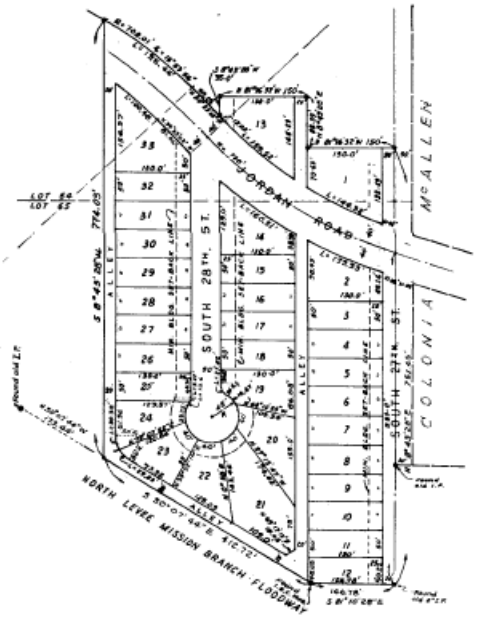
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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

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

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

17935



FILED FOR RECORD THIS DATE
At 1:08 o'clock P M.
NOV 3 1968
SANTOS SALDAÑA
County Clerk, Hidalgo County, Texas
By Mrs. Hadley Deputy

MAP OF BONHAM SUBDIVISION
UNIT NO. 1
McALLEN, TEXAS

BEING A SUBDIVISION OF PARTS OF LOTS 64 & 65 OF McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIV. OUT OF L.A. LOMITA IRRIGATION & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 61, 62, 63 & 64 HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 11-1-68

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 3rd day of September 1968
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By: Jeanie D. Rivera Deputy

APPROVED
FOR RECORDING
Hidalgo County, Texas
By: [illegible]
Date: 11-18-68

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

C.L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 12th DAY OF November A.D., 1968.

ATTEST:
SECRETARY

By: A.J. HAUSMAN, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A.J. HAUSMAN, PRESIDENT OF ANN DEVELOPMENT, INC., OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF November A.D., 1968.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 4th DAY OF December A.D., 1968.

McALLEN ZONING AND PLANNING BOARD

BY: Ben Stillman
BEN STILLMAN, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 9th DAY OF December A.D., 1968.

ATTEST:
RAYMUNDO RAMIREZ, CITY CLERK

PAUL VEALE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS 14th DAY OF November A.D., 1968.

ATTEST:
SECRETARY

PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

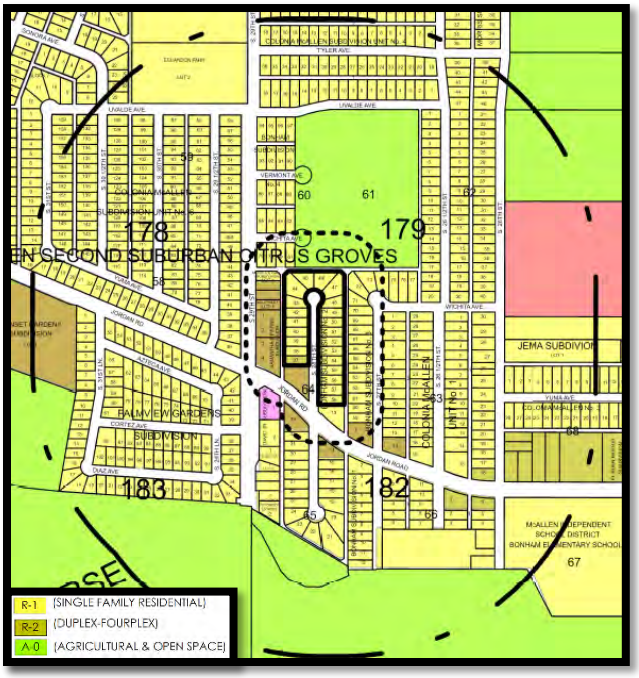
FROM: Planning Staff

DATE: July 22, 2025

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

Bonham Subdivision Unit No. 2, Hidalgo County, Texas. (REZ2025-0105): 2200-2505 South 28th Street (Lots 38-58)

LOCATION: The subject properties are located along South 28th Street north of Jordan Road. The properties contain single family dwellings and are zoned R-1 (Single Family Residential-OC) District.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential–OC) District to the east, west and south, R-3A (Multifamily Residential Apartment–OC) District to the west and south and A-O (Agricultural & Open space–OC) to the north.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, McAllen Palm View Golf Course, commercial businesses, apartments and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 28th Street is single family residences and apartments.

HISTORY: Bonham Subdivision Unit No. 2 was recorded September 29, 1970. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

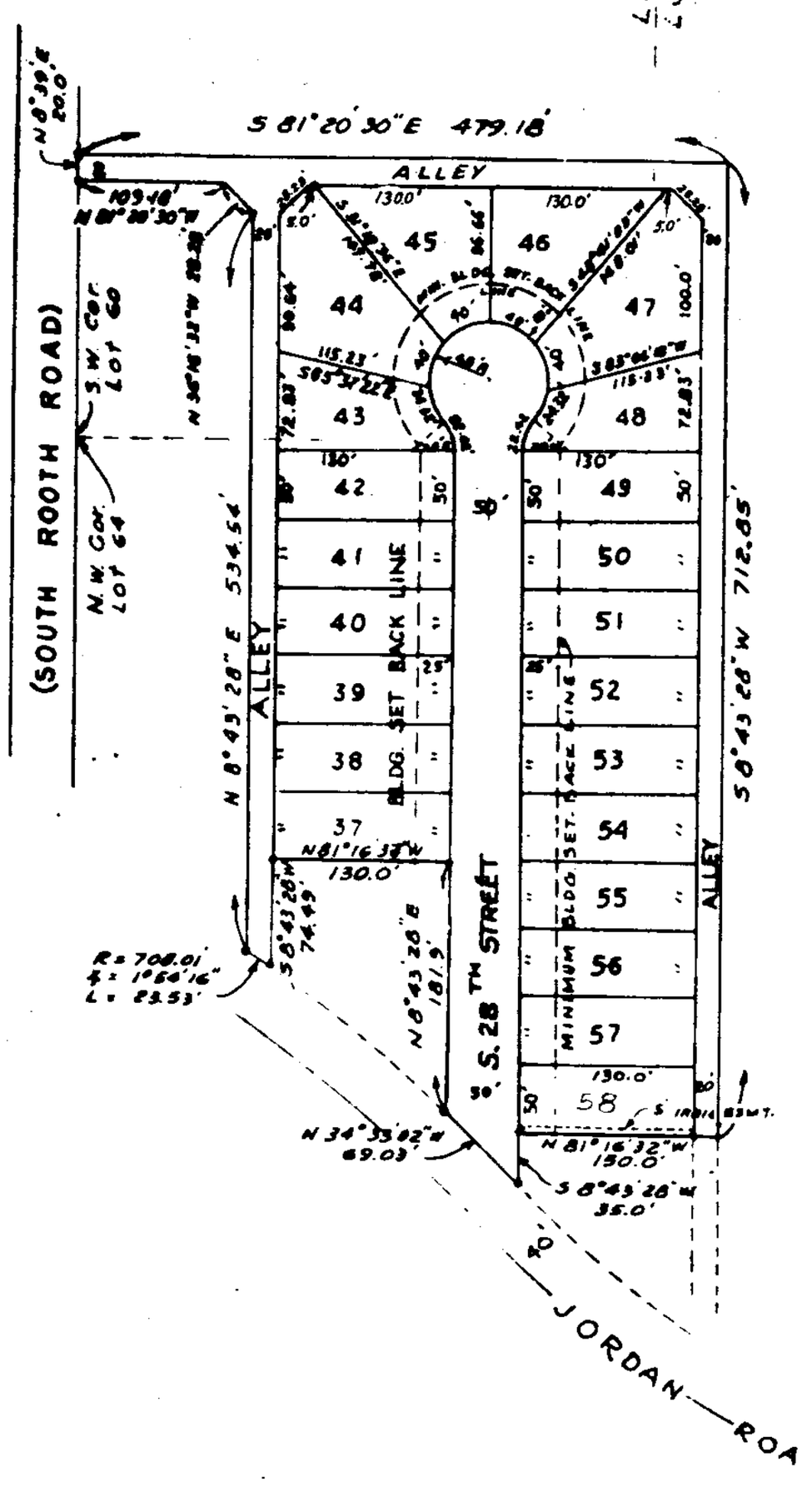
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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

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

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

13693



MAP
OF
BONHAM SUBDIVISION
UNIT NO.. 2
McALLEN, TEXAS

BEING A SUBDIVISION OF PARTS OF LOTS 60, 61 & 64, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISON; OUT OF LA LOMITA IRRIG. & CONST. CO. SUBDIVISION; OF PORCIONES 61, 62 & 63; HIDALGO COUNTY, TEXAS. CONTAINING 5.14 AC. OF LAND, MORE OR LESS.

SCALE: 1"=100' DATE: 5-28-70

FILED FOR RECORD THIS DATE
At 1:10 P o'clock P M.
SEP 29 1970
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By D. Hinojosa Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 29th day of Sept. 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By Laura DeBruin Deputy

APPROVED
FOR RECORDING
Hidalgo County Right of Way Dept.
By
Date 9/29/70

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

C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS
C. L. FABIAN
218
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 28TH. DAY OF MAY A.D., 1970.

ATTEST:
ASST. SECRETARY

BY:
A. J. HAUSMAN, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. J. HAUSMAN, PRESIDENT OF ANN DEVELOPMENT, INC., OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 28TH DAY OF May A.D., 1970.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 20 DAY OF August A.D. 1970.

McALLEN ZONING AND PLANNING BOARD
BY:
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 8th DAY OF September A.D. 1970.

ATTEST:
EVELYN SANCHEZ, CITY CLERK

JACK A. WHETSEL, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS 17th DAY OF September A.D. 1970.

ATTEST:
SECRETARY

PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

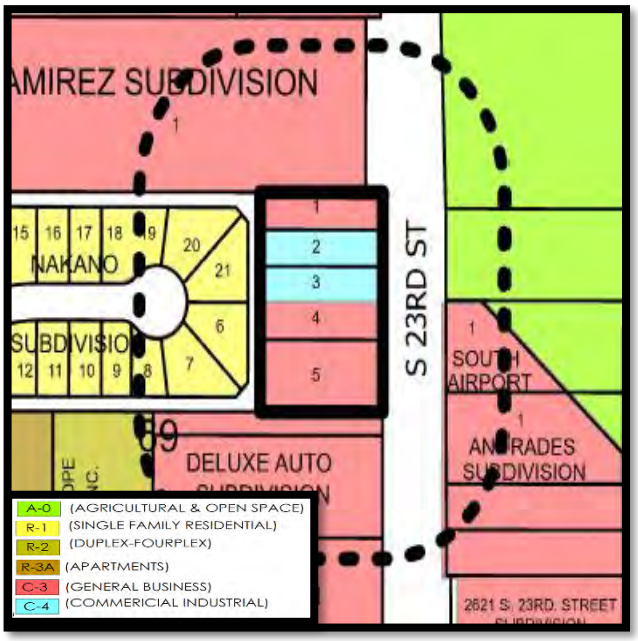
FROM: Planning Staff

DATE: July 30, 2025

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS) DISTRICT AND C-4 (COMMERCIAL INDUSTRIAL) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

<u>Nakano Subdivision</u>, Hidalgo County, Texas. (REZ2025-0096):
2428-2510 South 23rd Street (Lots 1-5)

LOCATION: The subject property is located along west side of South 23th Street and Yuma Avenue. The properties are commercial businesses currently zoned as C-3 (General Business-OC) District and C-4 (Commercial Industrial–OC) District under the name "Nakano Subdivision."



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

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

LAND USE: Surrounding uses include, single family dwellings, commercial businesses, and McAllen International Airport.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Corridors, which is a land use designation that consist of residential and nonresidential land uses, putting housing nearby jobs and Services, and specifically access to public transit options.

DEVELOPMENT TRENDS: The development trend around this are residential homes and commercial development.

HISTORY: The subdivision was recorded on May 17, 1976 under the name "Nakano Subdivision". The subject property is comprised of five commercial Lots.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is an equivalent zoning district to the current C-3 (General Business -OC) and C-4 (Commercial-Industrial) District and zoning designation. It also provides for medium to large-scale development of services for a regional market.

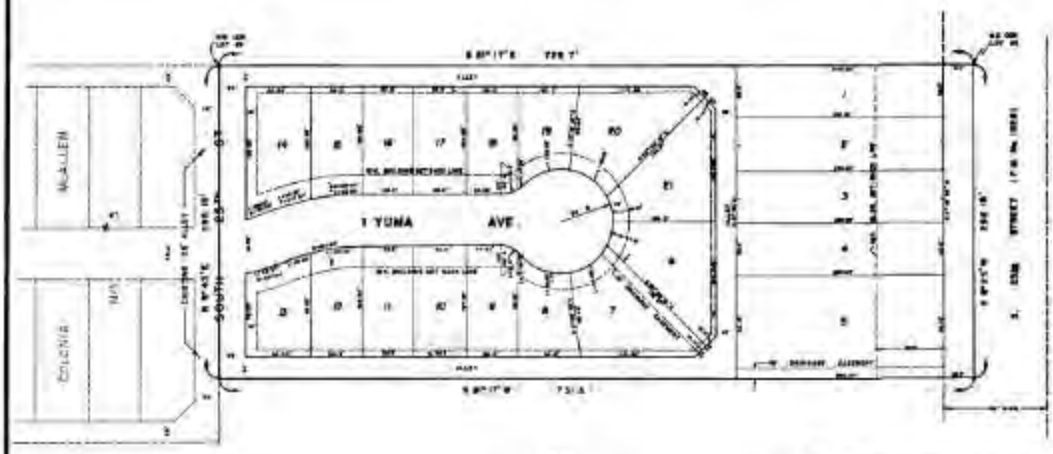
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-2 (Regional Commercial - UDC) District.

Development & Zoning Viewer

access related tax, zoning, foresight and special districts



13556

NOTES:

1. ALL FINISHED FLOORS OF THIS SUBDIVISION SHALL HAVE A MINIMUM FLOOR ELEVATION OF 17" ABOVE TOP OF CURB ADJACENT LOTS UNLESS SHALL BE 24" ABOVE TOP OF CURB
2. MINIMUM SET BACK SHALL BE 25 FT MINIMUM EXCEPT FOR SMALLER SETBACKS SHOWN
3. ALL LOTS SHALL HAVE SIDEWALK UNLESS OTHERWISE SHOWN ALL SIDEWALKS ARE 4.0 FT WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE
4. LOTS 6 TO 21 INCLUSIVE TO BE RESTRICTED TO SINGLE FAMILY HOMES AND ACCESSORY USES

MAP

OF

NAKANO SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF THE NORTH 540' OF LOT 88, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION UNIT OF LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY TEXAS.

Containing 9.0 Acres of Land, More or Less

FILED FOR RECORD THIS DATE
4:00 P.M. May 31 A.D. 76
MAY 31 1976
COUNTY CLERK, HIDALGO COUNTY, TEXAS

Recorded in Vol. 19 Page 115
Hidalgo County, Texas
County Clerk

OWNER OF
THOMAS NELSON & SONS INC.
McALLEN, TEXAS
DATE 5-18-76 DATE 5-18-76

APPROVED FOR RECORDING
BY
COMMISSIONERS COURT
Hidalgo County, Texas
This 27th day of May A.D. 76
Dalia Hinojosa

STATE OF TEXAS
COUNTY OF HIDALGO:

WE THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NAKANO SUBDIVISION, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 27th DAY OF May A.D. 76

Barbara Vargas
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR NO. 1283 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.

Thomas E. McElroy
THOMAS E. McELROY
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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

MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2 ON THIS 25 DAY OF March A.D. 1976

Richard L. Marchbanks
PRESIDENT

APPROVED
FOR RECORDING
Ralph D. Ramirez
5-17-76

FM 8-68

VOL. 19 PAGE 115

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 22, 2025

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

Bonham Subdivision Unit No. 2, Hidalgo County, Texas. (REZ2025-0106): 2404 South 28th Street (Lot 37)

LOCATION: The subject property is located along South 28th Street north of Jordan Road. The property contains a duplex dwelling and is zoned R-2 (Duplex-Fourplex Residential-OC) District.

PROPOSAL: The City of McAllen is requesting to rezone the property to R-2 (Medium Density Residential - UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential–OC) District to the north and east and R-3A (Multifamily Residential Apartment–OC) District to the west and south.

LAND USE: Surrounding uses include Uvalde Park, Escandon Elementary School, McAllen Palm View Golf Course, commercial businesses, apartments and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 28th Street is single family residences and apartments.

HISTORY: Bonham Subdivision Unit No. 2 was recorded September 29, 1970. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

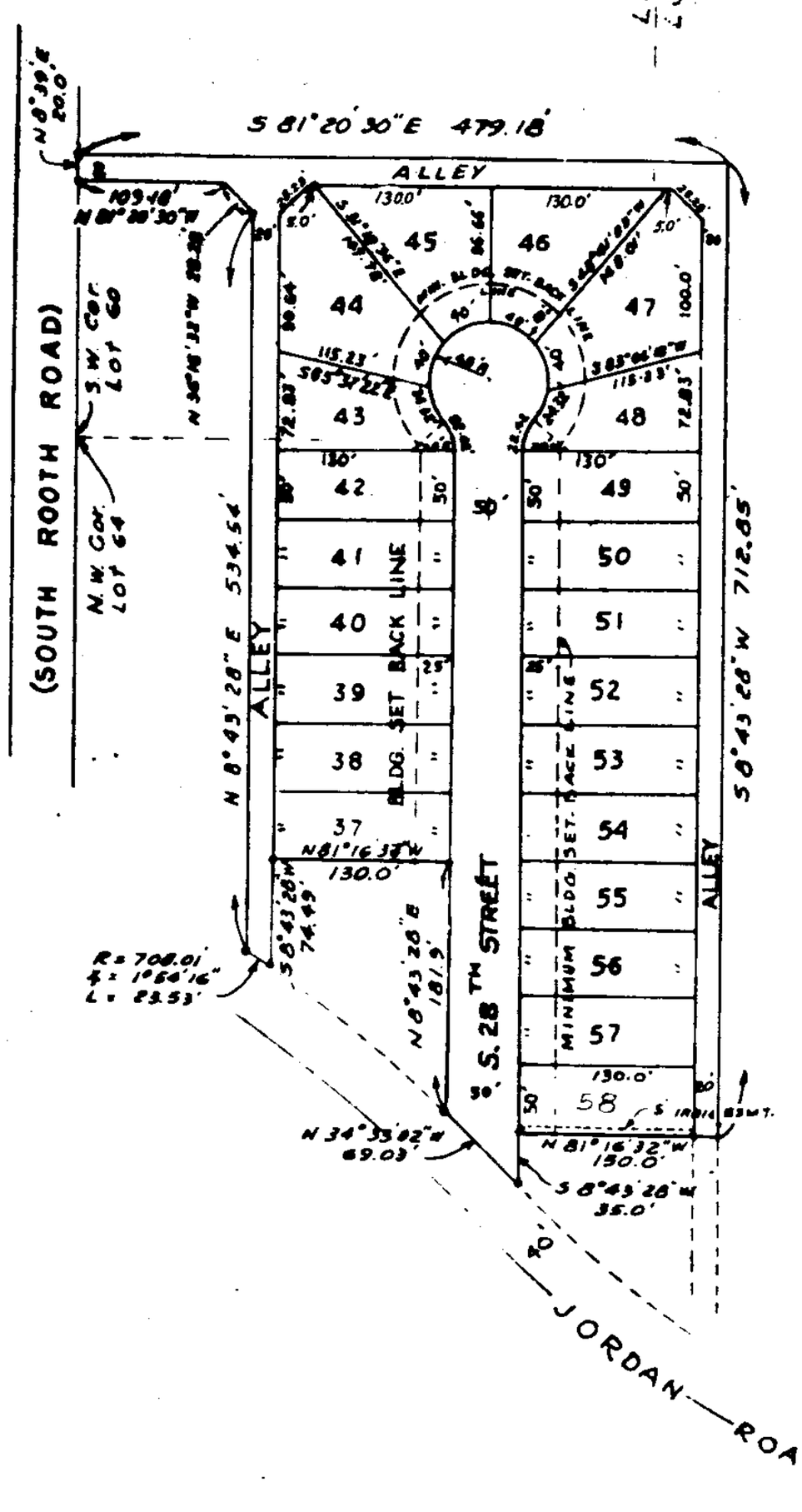
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential) District is an equivalent zoning district to the current R-2 District zoning designation.

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

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

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

13693



MAP
OF
BONHAM SUBDIVISION
UNIT NO.. 2
McALLEN, TEXAS

BEING A SUBDIVISION OF PARTS OF LOTS 60, 61 & 64, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISON; OUT OF LA LOMITA IRRIG. & CONST. CO. SUBDIVISION; OF PORCIONES 61, 62 & 63; HIDALGO COUNTY, TEXAS. CONTAINING 5.14 AC. OF LAND, MORE OR LESS.

SCALE: 1"=100' DATE: 5-28-70

FILED FOR RECORD THIS DATE
At 1:10 P o'clock P M.
SEP 29 1970
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By D. Hinojosa Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 29th day of Sept. 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By Laura DeBruin Deputy

APPROVED
FOR RECORDING
Hidalgo County Right of Way Dept.
By
Date 9/29/70

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

C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS
C. L. FABIAN
218
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 28TH. DAY OF MAY A.D., 1970.

ATTEST:
ASST. SECRETARY

BY:
A. J. HAUSMAN, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. J. HAUSMAN, PRESIDENT OF ANN DEVELOPMENT, INC., OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 28TH DAY OF May A.D., 1970.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 20 DAY OF August A.D. 1970.

McALLEN ZONING AND PLANNING BOARD
BY:
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 8th DAY OF September A.D. 1970.

ATTEST:
EVELYN SANCHEZ, CITY CLERK

JACK A. WHETSEL, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS 17th DAY OF September A.D. 1970.

ATTEST:
SECRETARY

PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 22, 2025

SUBJECT: **REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

<u>Bonham Subdivision Unit No. 1</u>, Hidalgo County, Texas. (REZ2025-0107):
2600 South 27th Street (Lot 1)
2700-2701 South 28th Street (Lots 14 and 33)

LOCATION: The subject properties are located along Jordan Road between South 29th Street and South 27th Street. The properties contain multifamily residential apartments and are zoned R-3A (Multifamily Residential Apartment - OC) District.

PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High Density Residential - UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential–OC) District in all directions, R-3A (Multifamily Residential Apartments–OC) to the north and C-1 (Office Building–OC) District to the west.

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

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

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

HISTORY: Bonham Subdivision Unit No. 1 was recorded on December 3, 1968. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

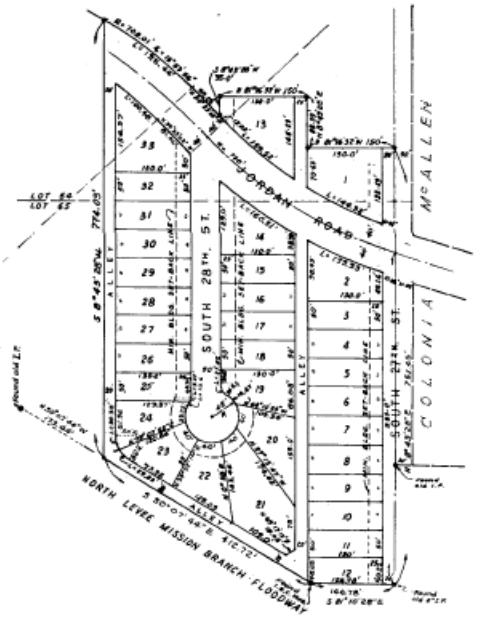
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High Density Residential) District is an equivalent zoning district to the current R-3A District zoning designation.

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

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

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

17935



FILED FOR RECORD THIS DATE
At 1:08 o'clock P M.
NOV 3 1968
SANTOS SALDAÑA
County Clerk, Hidalgo County, Texas
By Mrs. Hadley Deputy

MAP OF BONHAM SUBDIVISION
UNIT NO. 1
McALLEN, TEXAS

BEING A SUBDIVISION OF PARTS OF LOTS 64 & 65 OF McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIV. OUT OF L.A. LOMITA IRRIGATION & CONSTRUCTION CO'S. SUBDIVISION OF PORCIONES 61, 62, 63 & 64 HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 11-1-68

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 3rd day of September 1968
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By: Jeanie D. Rivera Deputy

APPROVED
FOR RECORDING
Hidalgo County, Texas
By: [illegible]
Date: 11-18-68

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

C.L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS: THAT ANN DEVELOPMENT, INCORPORATED, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, ANN DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 12th DAY OF November A.D., 1968.

ATTEST:
SECRETARY

By: A.J. HAUSMAN, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A.J. HAUSMAN, PRESIDENT OF ANN DEVELOPMENT, INC., OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF November A.D., 1968.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 4th DAY OF December A.D., 1968.

McALLEN ZONING AND PLANNING BOARD

BY: Ben Stillman
BEN STILLMAN, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 9th DAY OF December A.D., 1968.

ATTEST:
RAYMUNDO RAMIREZ, CITY CLERK

PAUL VEALE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS 14th DAY OF November A.D., 1968.

ATTEST:
SECRETARY

PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

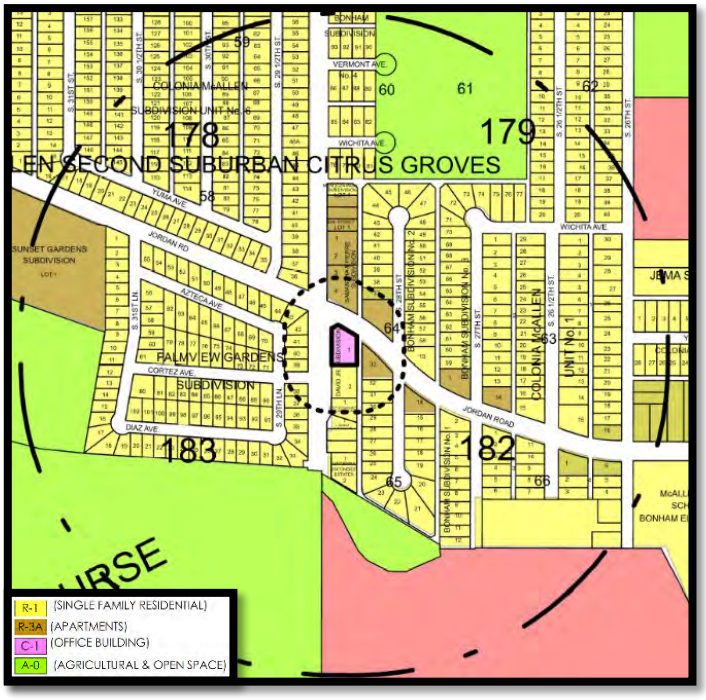
FROM: Planning Staff

DATE: July 23, 2025

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

<u>David Jr., Subdivision</u>, Hidalgo County, Texas. (REZ2025-0102):
2821 Jordan Road (Lot 1)

LOCATION: The subject property is located on the southeast corner of Jordan Road and South 29th Street. The property contains a commercial business and is zoned C-1 (Office Building-OC) District.



PROPOSAL: The City of McAllen is requesting to rezone the property to C-1 (Local Commercial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties to the south and west are zoned R-1 (Single Family Residential – OC) District. To the north and east lies a R-3A (Multifamily Residential Apartment – OC) District.

LAND USE: Surrounding uses include Palm View Park, David's Electric, Bonham Elementary School, Multifamily Apartments, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend along South 29th Street is single family residences and apartments.

HISTORY: David Jr. Subdivision was recorded December 28, 2001. The earliest zoning record found for the property, indicating a C-1 zoning designation, dates back to 1979.

ANALYSIS: The proposed C-1 (Local Commercial - UDC) District is an equivalent zoning district to the current C-1 District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-1 (Local Commercial - UDC) District.

"DAVID JR., SUBDIVISION"

A 0.88 ACRE TRACT OF LAND OUT OF LOTS 64 & 65 McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 27, MAP RECORDS OF SAID COUNTY;

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "DAVID JR., SUBDIVISION", AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

REY D. OROCIO
2009 CORTEZ
McALLEN, TX 78503

MARIA C. OROCIO

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REY D. OROCIO AND MARIA C. OROCIO 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY TO October, 2001

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-15-03

MARIBEL R. RODRIGUEZ
Notary Public
STATE OF TEXAS
Comm. Exp. 03-15-2003

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

MAYOR, CITY OF McALLEN — DATE: 12-14-01

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

CHAIRMAN, PLANNING COMMISSION — DATE: 12-17-01

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 12-28-01 AT 11:46 AM/PM
AS A RECORDING NUMBER 1037261
BY, DEPUTY

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 § 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPEICIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

12/14/01
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

Recorded In Volume 39 Page 6 of the map records of Hidalgo County, Texas.
J.D. Salinas III
County Clerk

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

PABLO PENA, III
R.P.L.S. NO. 5242 — SURVEY DATE: 3-29-01

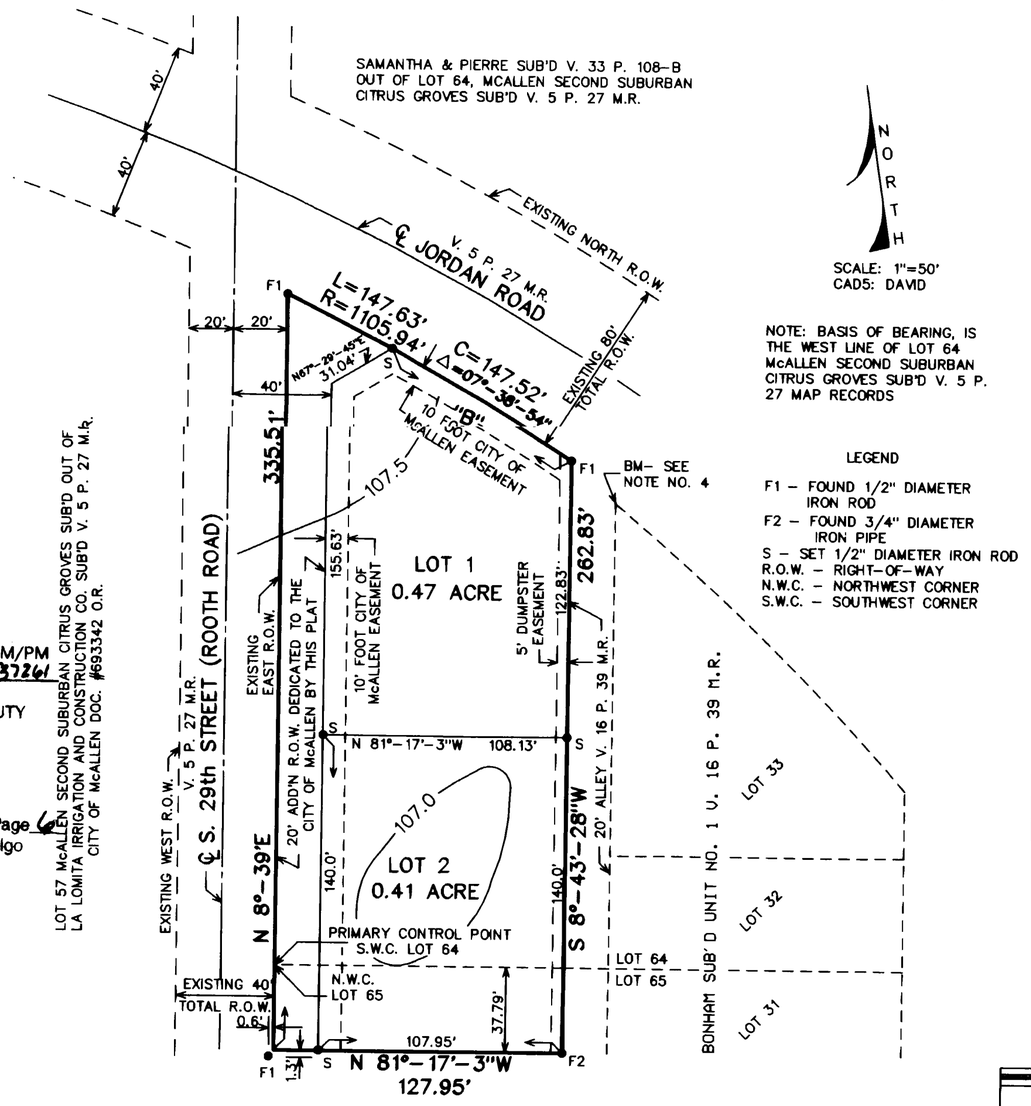
STATE OF TEXAS · REGISTERED · PABLO PEÑA III · 5242 · PROFESSIONAL LAND SURVEYOR

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

PABLO F. PENA, JR.,
P.E. NO. 34985 — DATE OF PREPARATION: 3-29-01

STATE OF TEXAS · PABLO F. PENA JR. · 34985 · REGISTERED · PROFESSIONAL ENGINEER

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362



NOTE: BASIS OF BEARING, IS THE WEST LINE OF LOT 64 McALLEN SECOND SUBURBAN CITRUS GROVES SUB'D V. 5 P. 27 MAP RECORDS

LEGEND

- F1 – FOUND 1/2" DIAMETER IRON ROD
- F2 – FOUND 3/4" DIAMETER IRON PIPE
- S – SET 1/2" DIAMETER IRON ROD
- R.O.W. – RIGHT-OF-WAY
- N.W.C. – NORTHWEST CORNER
- S.W.C. – SOUTHWEST CORNER

METES AND BOUNDS DESCRIPTION:

A 0.88 ACRE TRACT OF LAND OUT OF LOT 64 & 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5 PAGE 27 OF THE MAP RECORDS OF SAID COUNTY; SAID 0.88 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 64, THENCE WITH THE EAST RIGHT-OF-WAY OF S. 29th STREET (ROOTH ROAD) N 08°39'E 297.72 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF JORDAN AVENUE, WITH A CURVE CONCAVE TO THE RIGHT, A RADIUS OF 1105.94 FEET, AN ARC LENGTH OF 147.63 FEET, A CHORD BEARING S 62°24'04"E WITH A CHORD DISTANCE OF 147.52 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST RIGHT-OF-WAY OF AN ALLEY RECORDED IN VOLUME 16 PAGE 39 OF THE MAP RECORDS OF SAID COUNTY; S 08°43'28"W 262.83 FEET TO A THREE-QUARTER INCH DIAMETER IRON PIPE FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°17'03"W 127.95 FEET TO THE SOUTHWEST CORNER HEREOF, WHENCE A FOUND ONE-HALF (1/2) INCH DIAMETER IRON ROD BEARS S 08°39'W 1.30 FEET AND N 81°17'03"W 0.60 FEET;

THENCE WITH THE EAST RIGHT-OF-WAY OF SAID STREET, N 08°39' EAST 37.79 FEET TO THE PLACE OF BEGINNING, CONTAINING EIGHTY-EIGHT HUNDREDTHS (0.88) ACRE, MORE OR LESS.

PLAT NOTES

1) THIS AREA IS FLOOD ZONE "B", AREAS OF MINIMUM FLOODING: COMMUNITY PANEL NUMBER 480343 0010 C MAP REVISED: November 2, 1982.

   EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREON: ZONE "B" THIS CERTIFY THAT THIS PROPERTY IS NOT IN FLOOD PRONE AREA. HOWEVER LIMITS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD AREA ARE SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT.

2) MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
   JORDAN ROAD & S 29TH STREET – 40.0 FEET OR GREATER FOR SITE PLAN FOR LOT 1, OTHER SETBACKS AS PER THE ZONING ORDINANCE OR GREATER FOR SITE PLAN OR EASEMENTS.
   LOT 2 – FRONT 25.0 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER, SIDES 6.0 FEET, REAR 10.0 FEET

3) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF ROAD.

4) BM = BENCHMARK RAILROAD SPIKE ON BASE OF POWER POLE AT THE NORTHWEST CORNER OF BONHAM SUBDIVISION – ELEVATION=108.34

5) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN SWALE EASEMENTS AND LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SWALES.

6) NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT.

7) A 4 FOOT SIDEWALK WILL BE REQUIRED ON JORDAN ROAD & 29th STREET.

8) LOT 1 A 6 FOOT BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE / USE. LOT 2, 6 FOOT BUFFER REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL ZONE / USE.

9) THE DEVELOPER TO PROVIDE AN ENGINEERED DETENTION PLAT APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR A BUILDING PERMIT.

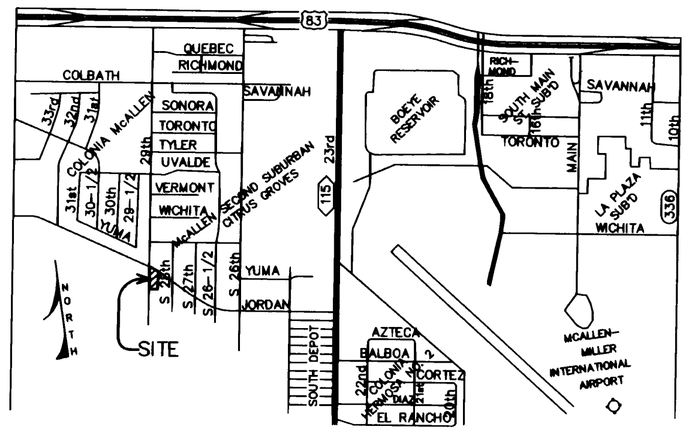
10) THIS SUBDIVISION SHALL DETAIN 3370 C.F. OF RUNOFF (0.08 ACRE FEET).

11) SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION FOR LOT 1 PRIOR TO ISSUANCE OF BUILDING PERMIT.

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	Δ
"A"	1105.94'	147.63'	147.52'	07°-38'-54"
"B"	1105.94'	95.31'	95.28'	4°-56'-16"

VICINITY MAP SCALE: 1"=2000'



Planning Department

Memo

TO: Planning and Zoning Commission

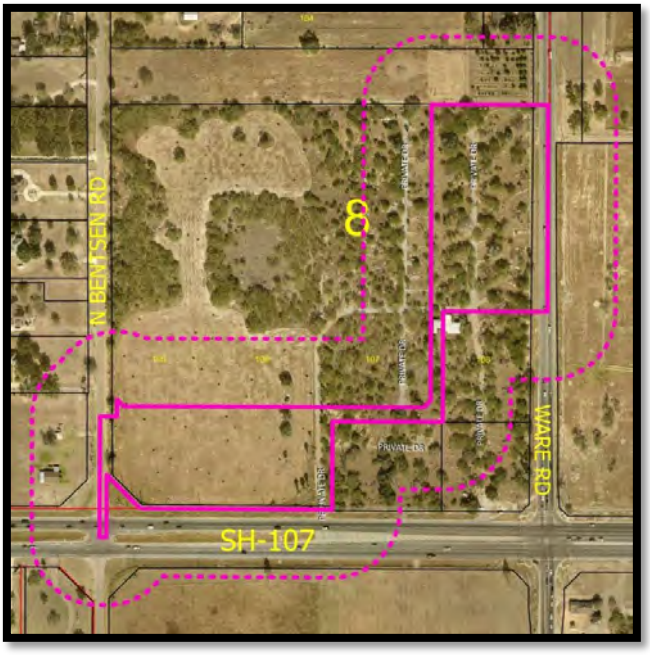
FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: **INITIAL ZONING TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT FOR 10.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 STATE HIGHWAY 107. (REZ2025-0055)**

LOCATION: The subject property is located along the north side of State Highway 107 on the west side of North Ware Road, and east side of North Bentsen Road.

PROPOSAL: The applicant is proposing annexation of the property and is requesting C-2 (Regional Commercial-UDC) District. A subdivision under the name of Ware Village for the subject property is currently under review. The initial zoning to C-2 District will become effective upon the annexation of the tract into the City.



ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the south and east and A-O (Agricultural and Open Space-OC) District on the northeast side of the property. The properties on the west and north side are currently outside of McAllen's City limits.

LAND USE: The property is currently vacant. Surrounding land uses include single family residences, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category 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. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. There is also Regional Commercial along State Highway 107 which consist of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend along State Highway 107 is a mostly single family residential and commercial uses.

HISTORY: The tract of land has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. An annexation application was submitted with an initial zoning request to C-2 on May 29, 2025.

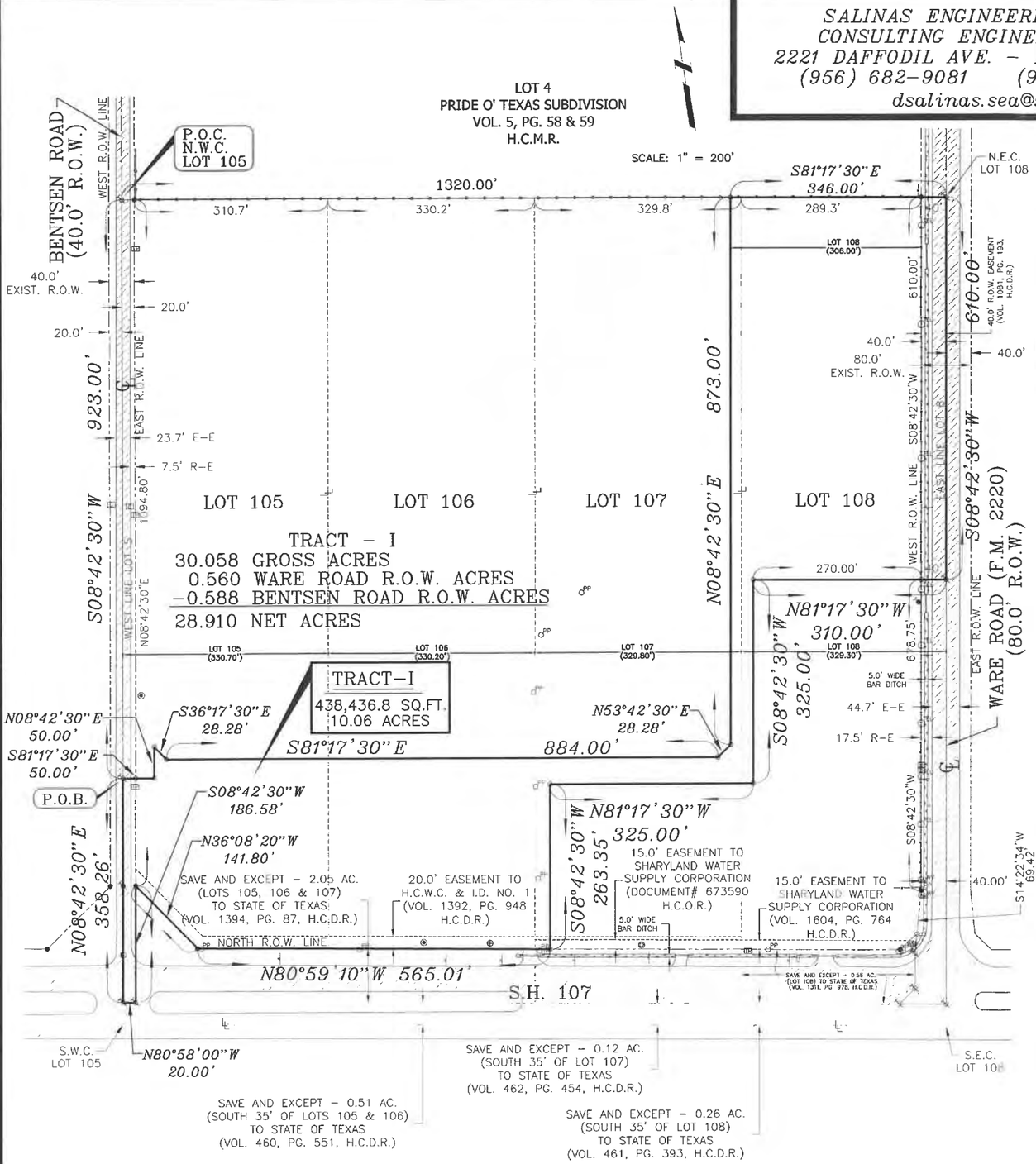
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and is compatible with the surrounding zoning districts and development trend along State Highway 107.

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

Staff received one phone call in opposition to the initial zoning request due to traffic, value of property and privacy concerns.

RECOMMENDATION: Staff recommends approval of the initial zoning request to C-2 (Regional Commercial-UDC) District.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas.sea@sbcglobal.net



LEGEND

●	FOUND 1/2" IRON ROD	☼	TRAFFIC LIGHT
○	SET 1/2" IRON ROD	WM	WATER METER
	FOUND 60-D NAIL	WV	WATER VALVE
PP	POWER POLE	TEL	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL		WOODEN FENCE
	IRRIGATION VENT	R.O.W.	RIGHT OF WAY
	COTTON PICKER SPINDLE FOUND	R–E	RIGHT OF WAY LINE TO EDGE OF ASPHALT
G	GAS MARKER	E–E	EDGE OF ASPHALT TO EDGE OF ASPHALT
	SINGLE POLE SIGN	P.O.C.	POINT OF COMMENCEMENT
	WATER VALVE MARKER	P.O.B.	POINT OF BEGINNING
	IRRIGATION STAND PIPE	H.C.D.R.	HIDALGO COUNTY DEED RECORDS
		H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
		H.C.M.R.	HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of Pride O' Texas Subdivision, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This 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. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

CITY OF MCALLEN REZONING METES AND BOUNDS DESCRIPTION

BEING A 10.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 40.0 FOOT COUNTY ROADWAY RIGHT-OF-WAY; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF **923.0 FEET** TO A NAIL SET FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 20.0 FEET PASS THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD AT A DISTANCE OF **50.0 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 105, A DISTANCE OF **50.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **SOUTH 36 DEGREES 17 MINUTES 30 SECONDS EAST**, A DISTANCE OF **28.28 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE NORTH LINES OF SAID LOTS 105, 106 AND 107, A DISTANCE OF **884.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, A DISTANCE OF **28.28 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 EAST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 105, A DISTANCE OF **873.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 107 FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOT 107 AND 108, A DISTANCE OF **306.0 FEET** PASS THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, AT A DISTANCE OF 346.0 FEET IN ALL TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF **610.0 FEET** TO A NAIL SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, **NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 108, A DISTANCE OF 40.0 FEET PASS THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD, AT A DISTANCE OF **310.0 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN TRACT;

(10) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST** ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF **325.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, **NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST** ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOTS 107 AND 108, A DISTANCE OF **325.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 107, A DISTANCE OF **263.35 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(13) THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF **565.01 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND ON THE BEGINNING OF A ROADWAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(14) THENCE, **NORTH 36 DEGREES 08 MINUTES 20 SECONDS WEST**, COINCIDENT WITH SAID ROADWAY CORNER CLIP, A DISTANCE OF **141.80 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP AND FURTHER LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(15) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 105, A DISTANCE OF **186.58 FEET** TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(16) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF **20.0 FEET** TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(17) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF **358.26 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 10.06 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.
N:\SUBDIVISION\PLATS\WAREVILLAGE\SUB\10.06.052925

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: A 10.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF OF LOTS 105, 106, 107 AND 108
(SEE METES AND BOUNDS DESCRIPTION)
Lot –, Block –, of PRIDE O' TEXAS SUBDIVISION, HIDALGO CO.
Texas, according to the plat recorded in Volume 5, Page 58 & 59, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0300 C.

H.C.
DRN. BY
JUNE 03, 2025
DATE

SP-24-26230-C
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

Planning Department

Memo

TO: Planning and Zoning Commission

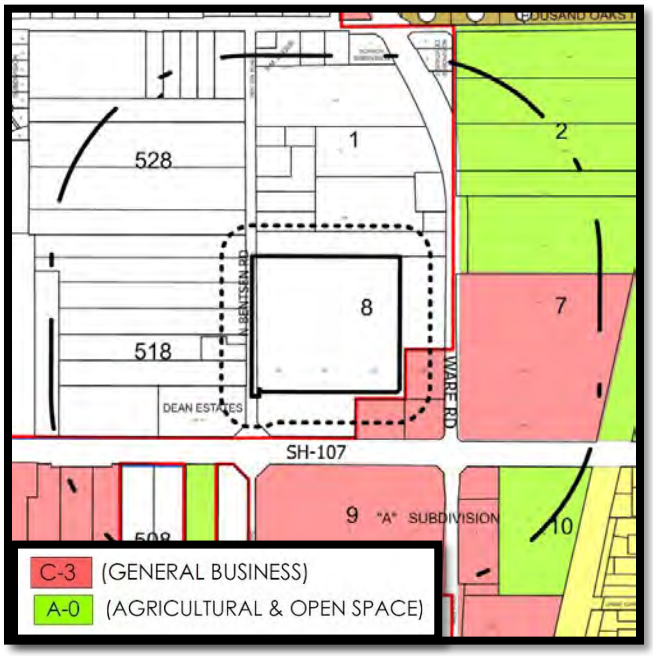
FROM: Planning Staff

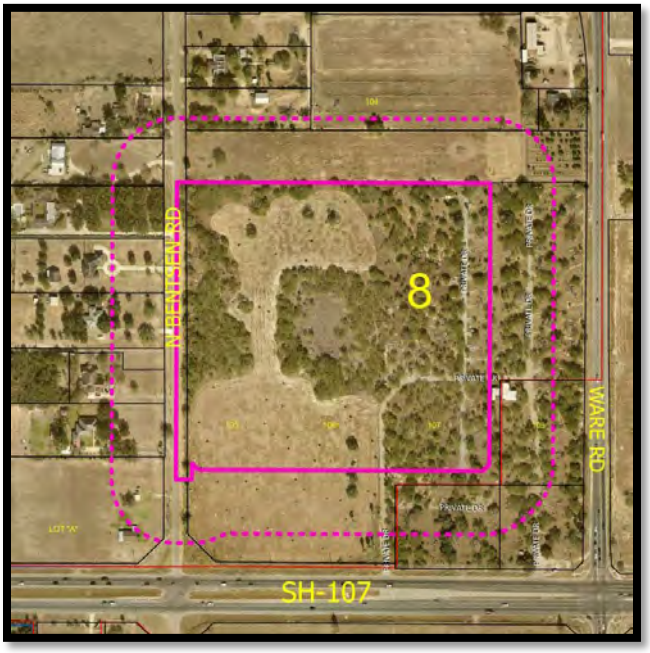
DATE: August 5, 2025

SUBJECT: INITIAL ZONING TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT FOR 19.99 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106 AND 107, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4100 STATE HIGHWAY 107 (REAR). (REZ2025-0086)

LOCATION: The subject property is located along the east side of North Bentsen Road approximately 300 feet north of State Highway 107.

PROPOSAL: The applicant is proposing annexation of the property and is requesting A-O (Agricultural and Open Space-UDC) District. A subdivision under the name of Ware Village for the subject property is currently under review. The initial zoning to A-O District will become effective upon the annexation of the tract into the City.





ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the south and east. The properties on the west and north side are currently outside of McAllen's City limits.

LAND USE: The property is currently vacant. Surrounding land uses include single family residences, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use category 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. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. There is also Regional Commercial along State Highway 107 which consist of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend along State Highway 107 is a mostly single family residential and commercial uses. There are agricultural and residential uses along North Bentsen Road.

HISTORY: The tract of land has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1,1981. An annexation application was submitted with an initial zoning request to A-O on May 29th, 2025.

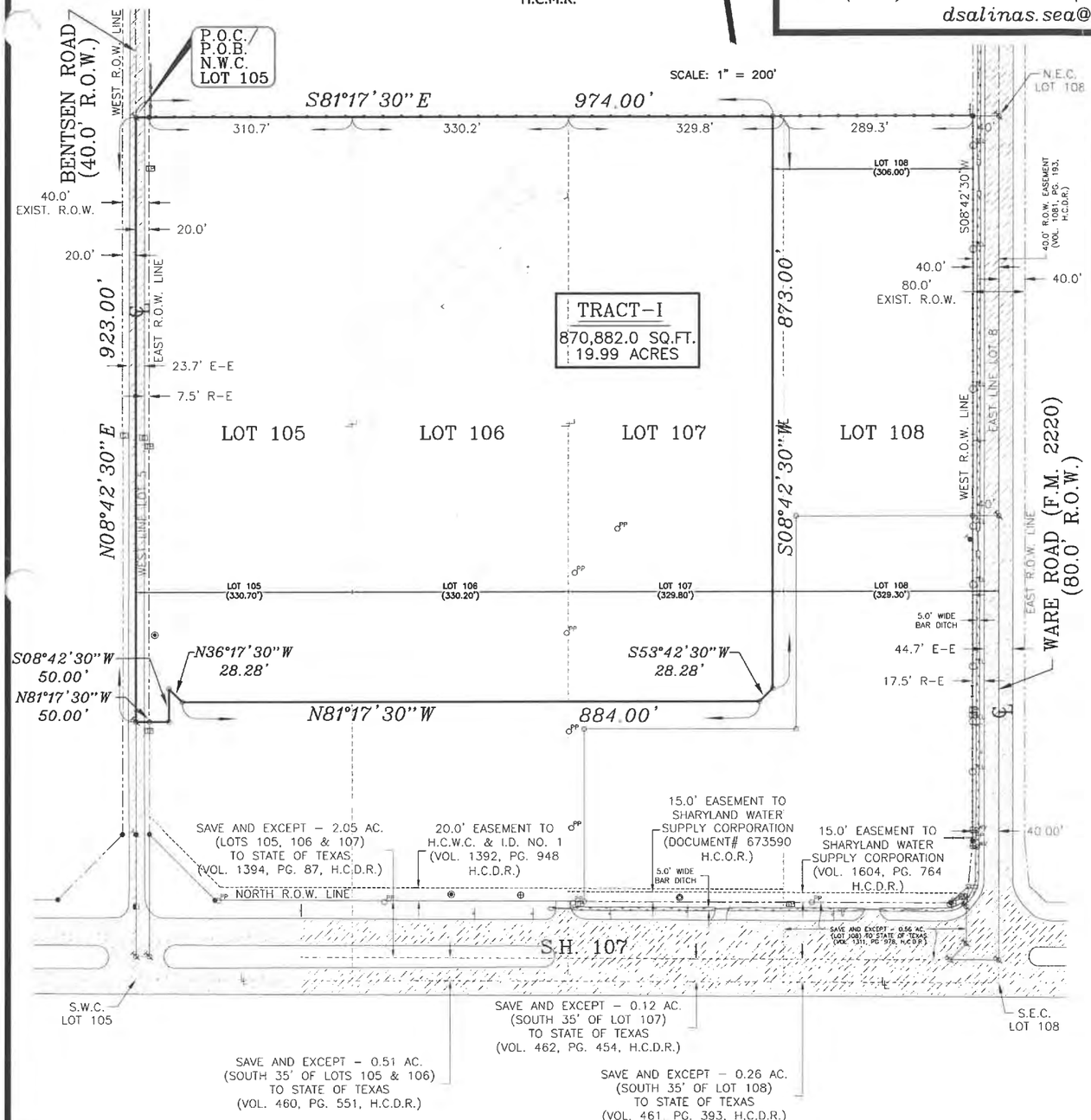
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and it is compatible with the surrounding zoning districts and development trend along State Highway 107.

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

RECOMMENDATION: Staff recommends approval of the initial zoning request to A-O (Agricultural and Open Space-UDC) District.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas.sea@sbcglobal.net

LOT 4
PRIDE O' TEXAS SUBDIVISION
VOL. 5, PG. 58 & 59
H.C.M.R.



LEGEND

FOUND 1/2" IRON ROD	TRAFFIC LIGHT
SET 1/2" IRON ROD	WATER METER
FOUND 60-D NAIL	WATER VALVE
POWER POLE	TELEPHONE MARKER
TELEPHONE PEDESTAL	WOODEN FENCE
IRRIGATION VENT	R.O.W. RIGHT OF WAY
COTTON PICKER SPINDLE FOUND	R-E RIGHT OF WAY LINE TO EDGE OF ASPHALT
GAS MARKER	E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
SINGLE POLE SIGN	P.O.C. POINT OF COMMENCEMENT
WATER VALVE MARKER	P.O.B. POINT OF BEGINNING
IRRIGATION STAND PIPE	H.C.D.R. HIDALGO COUNTY DEED RECORDS
	H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
	H.C.M.R. HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of **Pride O' Texas Subdivision,** Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This 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. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

CITY OF MCALLEN
METES AND BOUNDS DESCRIPTION

BEING A 19.99 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106 AND 107, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 19.99 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 40.0 FOOT COUNTY ROADWAY RIGHT-OF-WAY, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 105, 106 AND 107, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF **974.0 FEET** IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 107, A DISTANCE OF **873.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **SOUTH 53 DEGREES 42 MINUTES 30 SECONDS WEST**, A DISTANCE OF 28.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, **NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST,** ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOTS 107, 106 AND 105, A DISTANCE OF **884.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN TRACT;

(5) THENCE, **NORTH 36 DEGREES 17 MINUTES 30 SECONDS WEST**, A DISTANCE OF **28.28 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 105, A DISTANCE OF **50.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, **NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST**, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 105, A DISTANCE OF 30.0 FEET PASS THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF **50.0 FEET** IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105 LOCATED IN THE CENTER OF SAID BENTSEN ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105 LOCATED IN THE CENTER OF SAID BENTSEN ROAD, A DISTANCE OF **923.0 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 19.99 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.
N:\SUBDIVISIONPLATS\WAREVILLAGE.SUB\19.99.060525

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: A 19.99 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106 AND 107,
(SEE METES AND BOUNDS DESCRIPTION)
Lot –, Block –, of PRIDE O' TEXAS SUBDIVISION,
HIDALGO CO.
Texas, according to the plat recorded in Volume 5, Page 58 & 59, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480[illegible].

H.C.
DRN. BY

JUNE 05, 2025
DATE

SP-24-26230-D
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Planning Department

Memo

TO: Planning and Zoning Commission

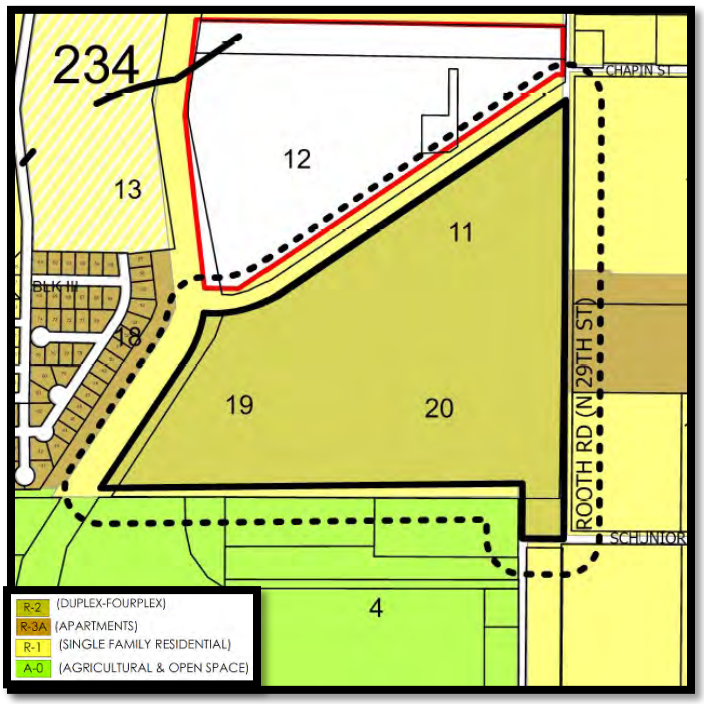
FROM: Planning Staff

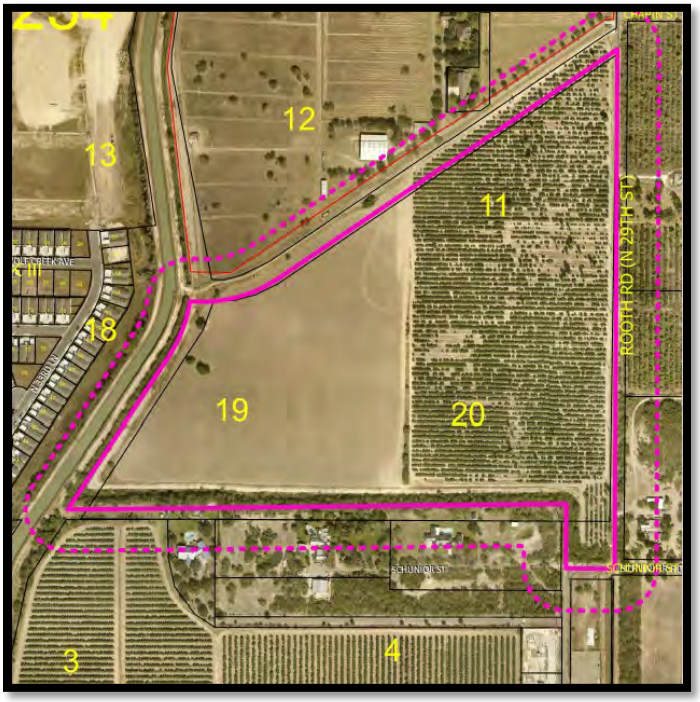
DATE: August 5, 2025

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 76.461 ACRES BEING ALL OF LOTS 11, 19, AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS;12501 NORTH ROOTH ROAD. (REZ2025-0084)

LOCATION: The subject property is located on the esat side of North 29th Street (Rooth Road) between Schunior Road and Chapin Street and is zoned R-2 (Duplex-Fourplex Residential-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for a single family residential development. A subdivision under the name of Cantera Hideaway for the subject property is currently under review.





ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential-OC) and R-3A (Multifamily Residential Apartments-OC) Districts to the north, east, and west, and A-O (agricultural and open space) to the south.

LAND USE: The property is currently vacant. Surrounding land uses include single-family dwellings, multifamily development, and vacant land.

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

DEVELOPMENT TRENDS: The development trend of this area along North 29th Street (Rooth Road) is single-family dwelling.

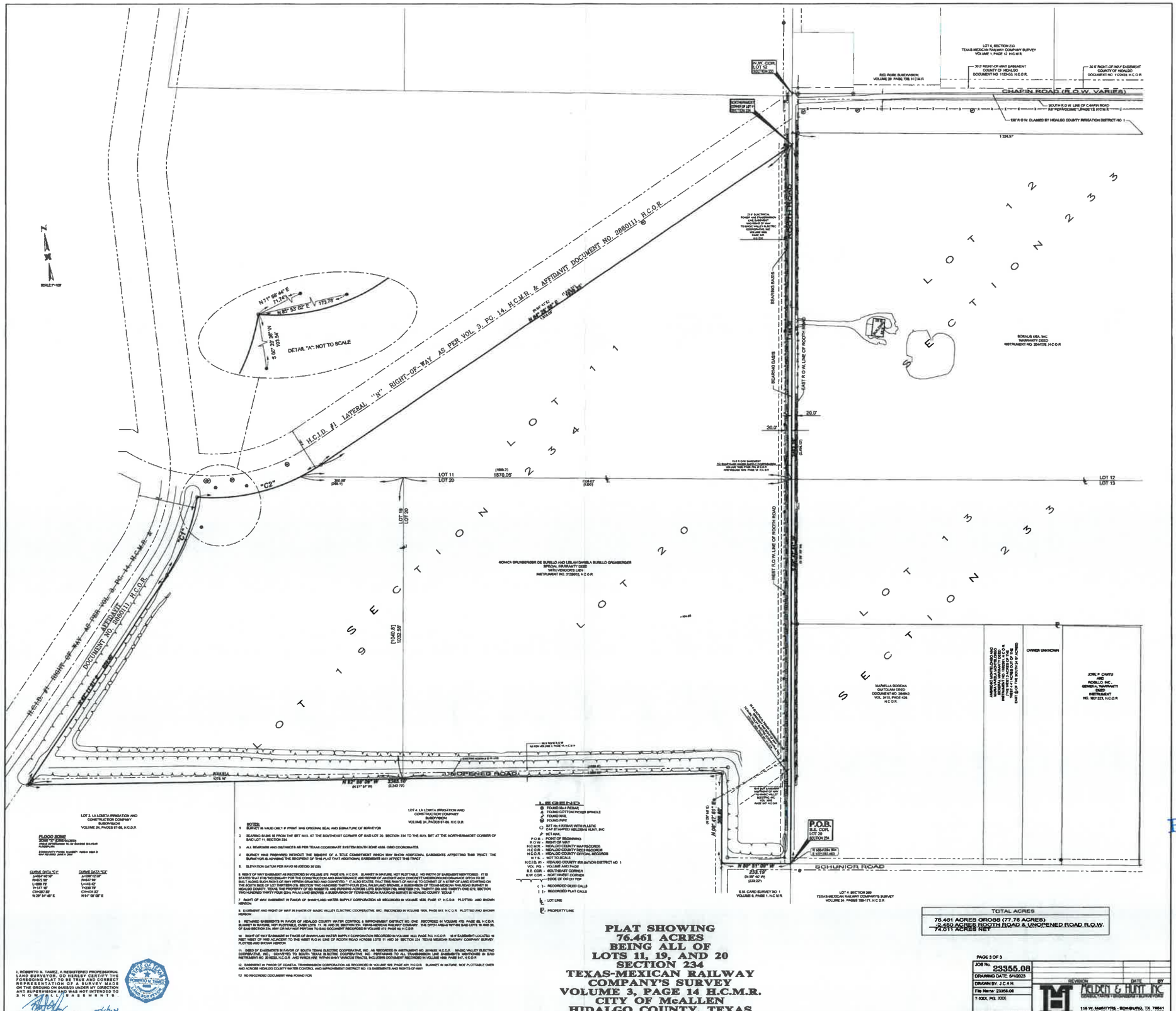
HISTORY: On August 28, 2023 the City Commission Board approved a rezoning request from R-1 (Single-Family Residential-OC) District to R-2 (Duplex- Fourplex-OC) District. A rezoning request to R-1 (Low-Density Residential-UDC) District was submitted on June 20, 2025.

ANALYSIS: The requested zoning conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is compatible with the rezoning and development trend for this area and is appropriate overall.

A recorded subdivision plat will be required prior to building permit issuance for any future developments for this property. Any future constructions 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 to R-1 (Low-Density Residential-UDC) District.


N
SCALE:1"=100'
DETAIL "A"- NOT TO SCALE
N71° 08' 44" E
71.74'
N 85° 57' 02" E 173.76'
5.00'
N 04° 02' 58" W
100.00'
H.C.I.D. #1 LATERAL "N" RIGHT-OF-WAY AS PER VOL. 3, PG. 14, H.C.M.R. & AFFIDAVIT DOCUMENT NO. 2860111, H.C.O.R.
"C2"
DOCUMENT NO. 2860111, H.C.O.R.
H.C.I.D. #1 RIGHT-OF-WAY AS PER VOL. 3, PG. 14, H.C.M.R. & AFFIDAVIT
LOT 11
LOT 20
LOT 18
LOT 20
LOT 12
LOT 13
SECTION 234
LOT 11
LOT 12
LOT 13
LOT 18
LOT 19
LOT 20
SECTION 233
MONICA BRUNBERGER DE BURILLO AND LILIAH DANIELA BURILLO GRUNBERGER
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
INSTRUMENT NO. 3128002, H.C.O.R.
RED ROBE SUBDIVISION
VOLUME 29 PAGE 728, H.C.M.R.
LOT 6, SECTION 233
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 12 H.C.M.R.
30' E RIGHT-OF-WAY EASEMENT
COUNTY OF HIDALGO
DOCUMENT NO. 1123433, H.C.O.R.
30' E RIGHT-OF-WAY EASEMENT
COUNTY OF HIDALGO
DOCUMENT NO. 1123433, H.C.O.R.
N.W. COR. LOT 12 SECTION 233
SOUTHERNMOST CORNER OF LOT 11 SECTION 234
CHAPIN ROAD (R.O.W. VARIES)
SOUTH R.O.W. LINE OF CHAPIN ROAD
R.O.W. DEDICATION (PAGE 13, H.C.M.R.)
130' R.O.W. CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
1,324.57'
21.9' ELECTRICAL POWER AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS VALLEY ELECTRIC COOPERATIVE, INC VOLUME 1446 PAGE 646 H.C.D.R.
BEARING BASE
REARING BASE
EAST R.O.W. LINE OF ROOTH ROAD
20.0'
20.0'
BORALIS USA, INC.
WARRANTY DEED
INSTRUMENT NO. 3044378, H.C.O.R.
H.C.I.D. #1 RIGHT-OF-WAY AS PER VOL. 3, PG. 14, H.C.M.R. & AFFIDAVIT DOCUMENT NO. 2860111, H.C.O.R.
H.C.I.D. #1 LATERAL "N"
RIGHT-OF-WAY AS PER VOL. 3, PG. 14, H.C.M.R. & AFFIDAVIT DOCUMENT NO. 2860111, H.C.O.R.
1570.05'
[1568.3']
360.00'
[360.1']
1328.02'
[1327]
[1040.8']
1032.56'
UNOPENED ROAD
1278.16'
N 82° 58' 06" W
2342.19'
[N 81° 57' 55" W
(2,342.79')
LOT 3 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION VOLUME 24, PAGES 87-88, H.C.D.R.
LOT 4 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION VOLUME 24, PAGE 87-88, H.C.D.R.
MARIELLA SOSEWA QUITCLAIM DEED DOCUMENT NO. 3044643 VOL. 3418, PAGE 429, H.C.O.R.
ANDRONICO MONTELONGO AND MARIA VIOLA MONTELONGO SPECIAL WARRANTY DEED INSTRUMENT NO. 3044643, H.C.O.R. (PART OF THE SOUTH 1/2 OF LOT 20)
OWNER UNKNOWN
JOSE F. CANTU AND ROBILLO INC., GENERAL WARRANTY DEED INSTRUMENT NO. 1621223, H.C.O.R
SCHUNIOR ROAD
P.O.B. S.E. COR. LOT 20 SECTION 234
N 1654112m 99m
E 1621160.48m
N 82° 57' 55" E
1328.27'
[N 89° 40' 00" E
(1328.27')
S.W. CARD SURVEY NO. 1 VOLUME 8, PAGE 1, H.C.M.R.
LOT 4 SECTION 233 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 169-171, H.C.D.R.
FLOOD ZONE
ZONE "X" (UNSHADED)
AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY PANEL NUMBER: 480334 0020 D
MAP REVISED: JUNE 6, 2000
CURVE DATA "C1"
Δ=090° 00' 00"
R=20.00'
L=31.42'
T=20.00'
CH=28.28'
N 39° 57' 58" E
CURVE DATA "C2"
Δ=090° 00' 00"
R=627.50'
L=1412.42'
T=1259.79'
CH=1271.52'
N 64° 02' 02" E
LEGEND
FOUND 5/8-I REBAR
FOUND COTTON PICKER SPINDLE
FOUND NAIL
FOUND PIPE
SET 5/8-I REBAR WITH PLASTIC CAP STAMPED MELDEN& HUNT, INC
SET NAIL
POINT OF BEGINNING
RIGHT OF WAY
HIDALGO COUNTY MAP RECORDS
HIDALGO COUNTY DEED RECORDS
HIDALGO COUNTY OFFICIAL RECORDS
NOT TO SCALE
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
VOLUME AND PAGE
SOUTHEAST CORNER
NORTHWEST CORNER
TOE OF DITCH TOP
RECORDED DEED CALLS
RECORDED PLAT CALLS
LOT LINE
PROPERTY LINE
NOTES:
1 SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
2 BEARING BASE IS FROM THE SET NAIL AT THE SOUTHEAST CORNER OF SAID LOT 20 SECTION 234 TO THE NAIL SET AT THE NORTH-NEARMOST CORNER OF SAID LOT 11, SECTION 234.
3 ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4 SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT
5 ELEVATION DATUM PER NAVD 88 (GEOID 09 USB)
6 RIGHT OF WAY EASEMENT AS RECORDED IN VOLUME 679, PAGE 478, H.C.D.R. BURNET IN NATURE, NOT PLOTTABLE. NO WIDTH OF EASEMENT MENTIONED. IT IS STATED THAT IT IS NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE AND REPAIR OF AN EIGHT INCH CONCRETE UNDERGROUND DRAINAGE DITCH TO BE BUILT ALONG SUCH RIGHT-OF-WAY HEREIN GRANTED AND CONVEYED. " IT ALSO STATES, THAT THIS RIGHT-OF-WAY IS TO CONSIST OF A STRIP OF LAND STARTING ON THE WEST SIDE OF THE RIGHT-OF-WAY OF THE TEXAS-MEXICAN RAILWAY COMPANY AND RUNNING ACROSS LOTS EIGHTEEN (18), NINETEEN (19), AND TWENTY (20) OF SAID SUBDIVISION OF HIDALGO COUNTY, TEXAS, THE PRESENT CITY OF EDCOUCH, AND RUNNING ACROSS LOTS EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), SECTION TWO HUNDRED THIRTY FOUR (234), PALM LAND GROVES, A SUBDIVISION OF TEXAS-MEXICAN RAILROAD SURVEY IN HIDALGO COUNTY, TEXAS "
7 RIGHT OF WAY EASEMENT IN FAVOR OF SHARYLAND WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 1838, PAGE 17, H.C.D.R. PLOTTED AND SHOWN HEREON
8 EASEMENT AND RIGHT OF WAY IN FAVOR OF MAGIC VALLEY ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1909, PAGE 847, H.C.D.R. PLOTTED AND SHOWN HEREON
9 RETAINED EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. ONE RECORDED IN VOLUME 472, PAGE 65, H.C.D.R. BURNET IN NATURE, NOT PLOTTABLE, OVER LOTS 11, 19, AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY. THE DITCH AREAS WITHIN SAID LOTS 19 AND 20, OF SAID SECTION 234, ARE OR MAY NOT PERTAIN TO SAID RECORDMENT RECORDED IN VOLUME 472, PAGE 65, H.C.D.R
10 RIGHT OF WAY EASEMENT IN FAVOR OF SHARYLAND WATER SUPPLY CORPORATION RECORDED IN VOLUME 1833, PAGE 743, H.C.D.R. 66 8' EASEMENT LOCATED 16 FEET WEST OF AND ADJACENT TO THE WEST R.O.W. LINE OF ROOTH ROAD ACROSS LOTS 11 AND 20 SECTION 234 TEXAS MEXICAN RAILWAY COMPANY SURVEY PLOTTED AND SHOWN HEREON
11 DEED OF EASEMENTS IN FAVOR OF SOUTH TEXAS ELECTRIC COOPERATIVE, INC. AS RECORDED IN INSTRUMENT NO. 2414697, H.C.O.R. MAGIC VALLEY ELECTRIC COOPERATIVE, INC., CONVEYED TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. PERTAINING TO ALL TRANSMISSION LINE EASEMENTS MENTIONED IN SAID INSTRUMENT NO. 2414697, H.C.O.R. AND WHICH ARE WITHIN MANY VARIOUS TRACTS, INCLUDING DOCUMENT RECORDED IN VOLUME 1909, PAGE 847, H.C.O.R.
12 EASEMENT IN FAVOR OF COASTAL TRANSMISSION CORPORATION AS RECORDED IN VOLUME 1909, PAGE 429, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE OVER AND ACROSS HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1'S EASEMENTS AND RIGHTS-OF-WAY
13 NO RECORDED DOCUMENT WAS FOUND FOR
I, ROBERTO H. YAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 04/08/25 UNDER MY DIRECTION AND SUPERVISION AND WAS NOT INTENDED TO SHOW ALL EASEMENTS.
ROBERTO H. YAMEZ, RPLS No. 6239 DATE:
STATE OF TEXAS
ROBERTO H. YAMEZ
6239
LICENSED PROFESSIONAL LAND SURVEYOR
PLAT SHOWING
76.461 ACRES
BEING ALL OF
LOTS 11, 19, AND 20
SECTION 234
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 3, PAGE 14 H.C.M.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS
TOTAL ACRES
76.461 ACRES GROSS (77.76 ACRES)
2.450 ACRES ROOTH ROAD & UNOPENED ROAD R.O.W.
74.011 ACRES NET
PAGE 3 OF 3
JOB No. 23355.08
DRAWING DATE: 5/1/2025
DRAWN BY: J.C.A.H.
File Name: 23355.08
T-XXX, PG. XXX
REVISION
DATE
BY
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPE REG. NO. F-2313 TBPLS REG. NO. 10047 • www.meldenandhunt.com
RECEIVED
JUN 20 2025
BY:

May 1, 2023

METES AND BOUNDS DESCRIPTION
76.461 ACRES BEING ALL OF
LOTS 11, 19, AND 20, SECTION 234,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

A tract of land containing 76.461 acres (77.76 acres deed call) situated in the City of McAllen, Hidalgo County, Texas, being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, according to the plat or map thereof recorded in Volume 3, Page 14, Hidalgo County Map Records, said 76.461 acres (77.76 acres deed call) were conveyed to Monica Grunberger De Burillo and Leilah Daniela Burillo Grunberger, by virtue of Special Warranty Deed with Vendor's Lien recorded in Instrument Number 2129033, Hidalgo County Official Records, said 76.461 acres (77.76 acres deed call) also being more particularly described as follows:

BEGINNING on a Nail set [Northing: 16641294.804, Easting: 1071783.463] at the Southeast corner of said Lot 20 and being within the existing right-of-way of Schunior Road, for the Southeast corner of this herein described tract;

1. THENCE, N 80° 51' 09" W (N 80° 40' W deed call) along a South line of said Lot 20 and being within the existing right-of-way of Schunior Road, a distance of 233.19 feet (233.22 feet deed call) to a Nail set at the Southernmost Southwest corner of this tract;

2. THENCE, N 08° 47' 51" E (N 08° 59' E deed call) along a West line of said Lot 20, a distance of 308.80 feet to a No. 4 rebar set for an inside corner of this tract;

3. THENCE, N 82° 08' 09" W (N 81° 57' W deed call) at a distance of 1,086.95 feet [1086.8 feet map call] pass the Southwest corner of said Lot 20 and the Southeast corner of said Lot 19, continuing a total distance of 2,365.10 feet (2,342.70 feet map call) for the Northernmost Southwest corner of this tract;

4. THENCE, N 42° 11' 51" E along the East right-of-way line claimed by Hidalgo County Irrigation District No. 1, according to plat or map of said Texas-Mexican Railway Company's Survey and by virtue of an Affidavit recorded under Document No. 2880111, Hidalgo County Official Records, at a distance of 24.22 feet pass a No. 4 rebar set on the existing North right-of-way line of an unopened road, continuing a total distance of 859.40 feet to a No. 4 rebar set for an angle point of this tract;

5. THENCE, in a Northeasterly direction, along a boundary line of said right-of-way line claimed by Hidalgo County Irrigation District No. 1 and a curve to the left with a central angle of 24° 40' 10", a radius of 672.96 feet, an arc length of 289.75 feet, a tangent of 147.16 feet, and a chord that bears N 29° 51' 46" E a distance of 287.52 feet to a No. 4 rebar set for the Northwest corner of this tract; from which a No. 4 rebar found bears S 00° 20' 36" W a distance of 103.54 feet; and from which another No. 4 rebar bears N 71°59' 44" E a distance of 71.74 feet; and from which further another No. 4 rebar bears N 85° 53' 02" E a distance of 173.78 feet;

6. THENCE, in a Northeasterly direction, along a boundary line of said right-of-way line claimed by Hidalgo County Irrigation District No. 1 and a curve to the left with a central angle of 39° 12' 36", a radius of 647.96 feet, an arc length of 443.42 feet, a tangent of 230.79 feet, and a chord that bears N 84° 03' 08" E a distance of 434.82 feet to a No. 4 rebar set for an angle point of this tract;

7. THENCE, N 64° 26' 50" E (N 64° 41' E deed call) at a distance of 1,915.03 feet pass a No. 4 rebar set on the existing West right-of-way line of Rooth Road, continuing a total distance of 1,939.25 feet (1,919.31 feet deed call) to a Nail set at the Northernmost corner of said Lot 11, for the Northeast corner of this tract;

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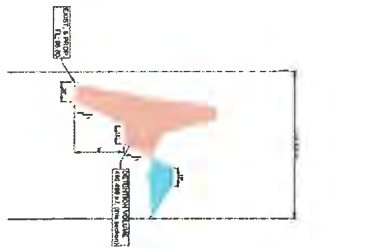
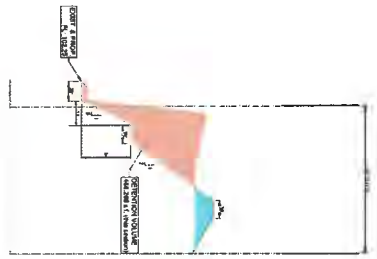
JUN 20 2023
BY:

8. THENCE, S 08° 47' 51" W (S 08° 59' W deed call) along the East line of said Lot 11, at a distance of 1,144.56 feet pass the Southeast corner of said Lot 11 and the Northeast corner of said Lot 20, continuing a total distance of 2,462.36 feet (2,498.13 feet deed call) for the POINT OF BEGINNING and containing 76.461 acres (77.76 acres deed call), of which 2.450 acres lie within the existing rights-of-way of Rooth Road and an unopened road, leaving a net of 74.011 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/05/2023 UNDER MY DIRECTION AND SUPERVISION.

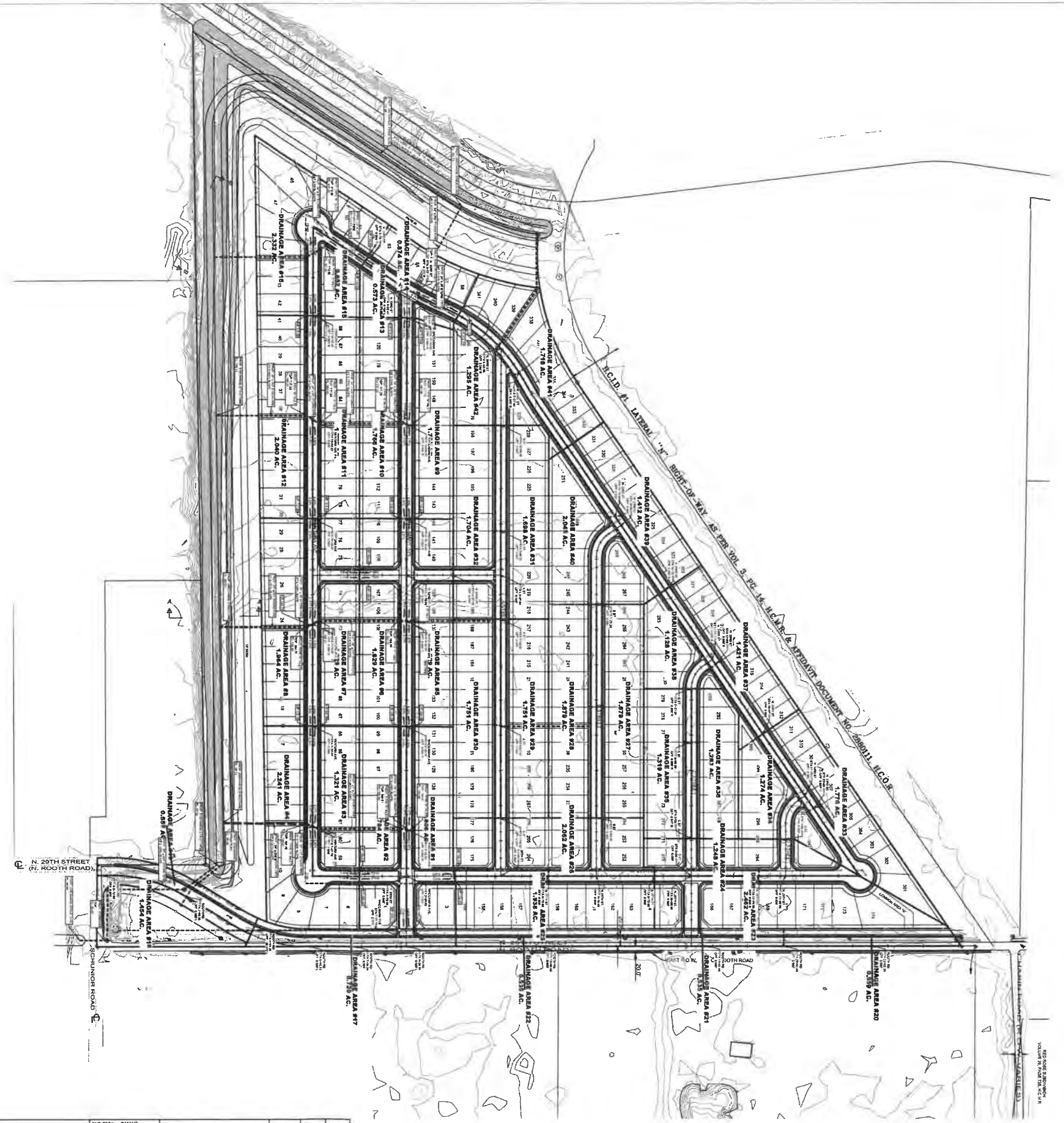
ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 05/01/2023





469.39 S.F. (0.5A) X 3.67 LINEAR FEET= 1,340.996 C.F.

DETENTION REQUIRED:	219,718 C.F.
DETENTION PROVIDED:	1,560,886 C.F.
DETENTION FOR FUTURE PHASES:	1,330,183 C.F.



SHEET 1 OF 1	DRAINAGE & MASS GRADING PLAN	CANTERA HIDEWAY SUBDIVISION McALLEN, TEXAS	ENG TECH: JUAN G PROJECT ENG: MARIO REYNA T-BOOK: 1 RELEASE DATE: 2 RELEASE DATE: 3 RELEASE DATE: SCALE: AS NOTED	DATE / BY	JOB No. 24049

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

RECEIVED
JUN 20 2025
BY:

Planning Department

Memo

TO: Planning and Zoning Commission

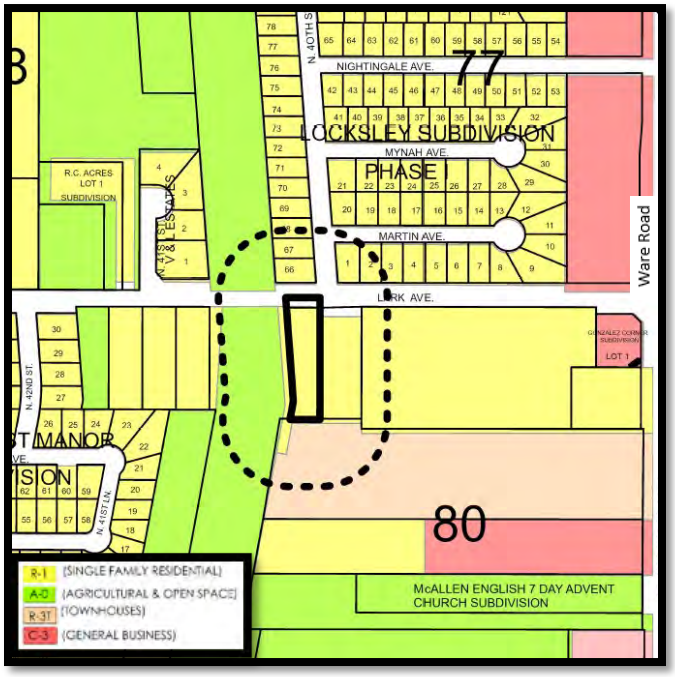
FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 0.748 ACRE TRACT OF LAND, BEING OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 4013 LARK AVENUE. (REZ2025-0085)**

LOCATION: The subject property is located on the south side of Lark Avenue, approximately 950 feet west of North Ware Road and is currently zoned R-1 (Single-Family Residential-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an outdoor event center.



ADJACENT ZONING: The adjacent zoning is A-O (Agricultural and open space-OC) District to the west, R-1 (Single-Family Residential-OC) District to the north and east and R-3T (Multifamily Residential Townhouses-OC) to the south.

LAND USE: The property is currently vacant. Surrounding land uses include single-family dwellings, Hidalgo County Irrgiation District Canal No. 1, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for this property as Complete Communities, which is a land use designation primarily for a single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, govermenment buildings, and office uses for adjacent residential properties.

DEVELOPMENT TRENDS: The development trend of this area along Lark Avenue is single-family residential.

HISTORY: The tract was zoned R-1 (Single-Family Residential-OC) District during the comprehensive zoning in 1979. A rezoning request was submitted on June 20, 2025.

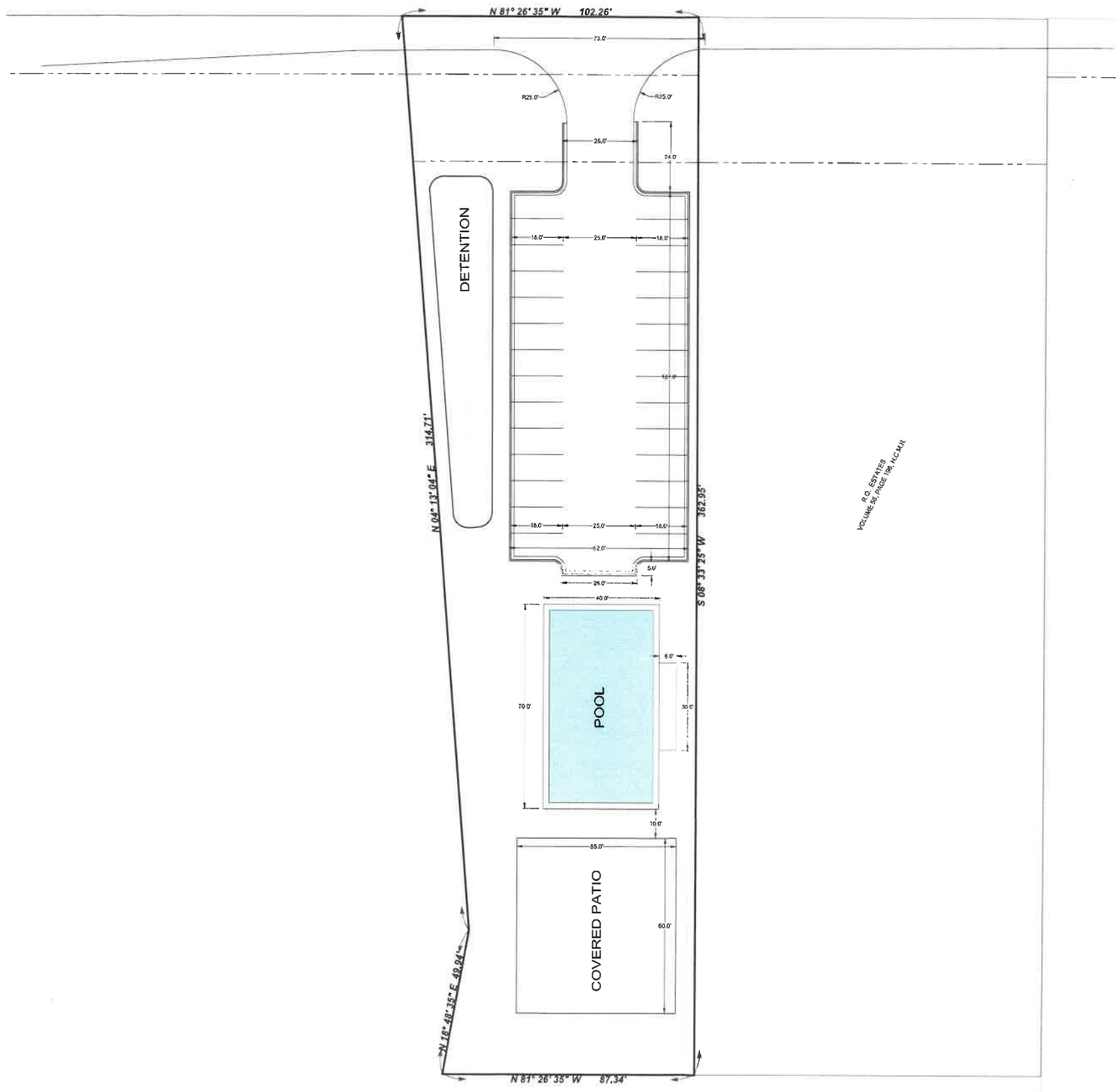
ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also does not follow the development and rezoning trend in this area. If the rezoning request is approved to C-2 (Regional Commercial-UDC) District, a variety of commercial uses including an auto dealership, light auto repair, carwash, and bars (51% sale of alcohol) will be permitted on the subject property.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-2 (Regional Commercial-UDC) District since the rezoning request does not conform to the future land use and does not follow the development and rezoning trend for this area.

LARK AVE.



RECEIVED

JUN 20 2025

BY: MP

No.	DESCRIPTION	DATE

ISSUE DATE

RIOPLEX ENGINEERING
FIRM No. 20364
1200 AUBURN AVE., SUITE 200 OFFICE # (956) 631-8527
MCALLEN, TX. 78504 RIOPLEXENGINEERING.COM

LARK AVE.

PROJECT # ISSUE DATE

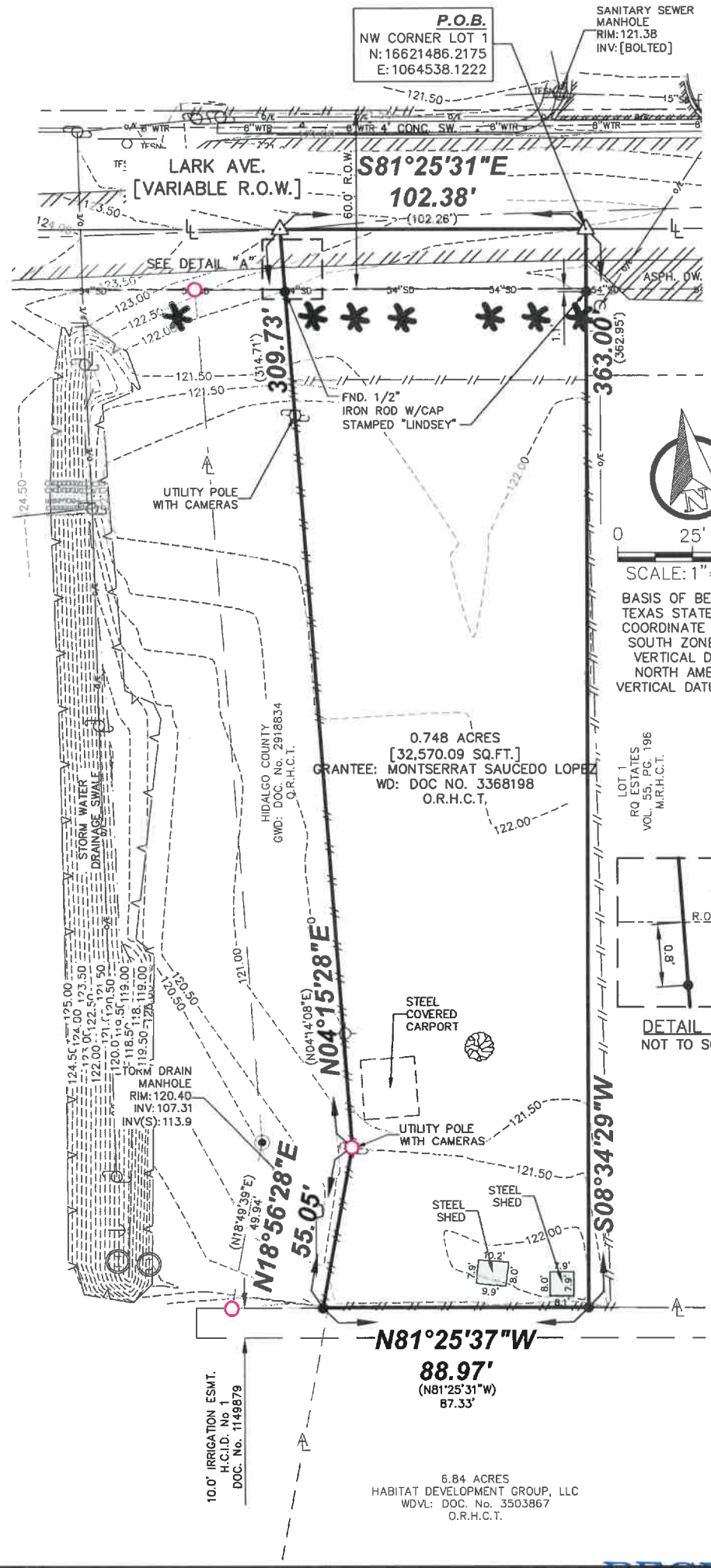
SITE PLAN

01

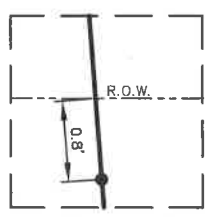
COPYRIGHT RIOPLEX ENGINEERING, LLC - DO NOT REPRODUCE OR TRANSMIT WRITTEN CONSENT

PLAT SHOWING:

A 0.748 ACRE [32,570.09 SQ.FT.] TRACT OF LAND
BEING OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM 1988



DETAIL "A"
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJOINER BOUNDARY LINE
- ROADWAY CENTERLINE
- CEDAR FENCE
- O/E – OVERHEAD ELECTRIC LINE
- ATT – AT&T CABLE LINE
- SS – SANITARY SEWER LINE
- SD – STORM DRAIN LINE
- WTR – WATER LINE
- 00.00 – CONTOUR LINE WITH ELEVATION
- DITCH BANK EDGE
- CONCRETE CURB AND GUTTER
- CONCRETE
- ASPHALT
- FOUND 1/2" IRON ROD OR AS NOTED
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- POWER POLE W/LUMINAIRE
- UTILITY SERVICE POLE
- LIGHT POLE
- GUY WIRE
- WATER METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TFSN – TRAFFIC SIGN
- IRRIGATION STAND PIPE
- TREE
- PALM TREE

POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
CONC.	CONCRETE
ASPH.	ASPHALT
ESMT.	EASEMENT
DW.	DRIVEWAY
SW.	SIDEWALK
GWD:	GENERAL WARRANTY DEED
WD:	WARRANTY DEED
WDVL:	WARRANTY DEED W/VENDOR'S LIEN
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING. [NO SHADING]", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803430005C, DATED 11/2/1982.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:

3. VALIDLY EXISTING EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT

4. VALIDLY EXISTING RIGHTS OF ADJOINING OWNERS IN ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY

5. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES

6. ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS

7. ALL RIGHTS, OBLIGATIONS, AND OTHER MATTERS ARISING FROM AND EXISTING BY REASON OF THE HIDALGO COUNTY IRRIGATION DISTRICT

8. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.

9. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

10. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K25007_0.748AC SHEET 02 OF 02

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS 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, 2025 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

RECEIVED
JUN 20 2025
BY:

6-18-2025

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

DATE

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION
A 0.748 ACRE TRACT

A 0.748 ACRE [32,570.09 SQ. FT] TRACT OF LAND, BEING OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE CALLED 0.74 ACRE TRACT AS DESCRIBED AND CONVEYED TO MONTSERRAT SAUCEDO LOPEZ BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER: 3368198, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.748 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a calculated point [N:16621486.2175, E:1064538.1222] at the northeast corner of said 0.74 acre tract and being the northwest corner of Lot 1, RQ Estates as recorded in volume 55, page 196, Map Records of Hidalgo County, Texas, for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, South 08 degrees 34 minutes 29 seconds West along the east boundary line of said 0.74 acre tract and the west boundary line of said Lot 1, a distance of 363.00 feet (362.95 feet) to a 1/2" iron rod found at the southwest corner of said Lot 1, for the Southeast corner of this tract of land;

THENCE, North 81 degrees 25 minutes 37 seconds West (N 81 degrees 25' 31" W), over and across said Lot 80, along the south boundary line of said 0.74 acre tract, a distance of 88.97 feet (87.33 feet) to a 1/2" iron rod found at the southwest corner of said 0.74 acre tract, for the Southwest corner of this tract of land;

THENCE, North 18 degrees 56 minutes 28 seconds East (North 18 degrees 49 minutes 39 seconds East) over and across said Lot 80, along the west boundary line of said 0.74 acre tract, a distance of 55.05 feet (49.94 feet) to a 1/2" iron rod with a pink cap stamped "CLS RPLS #6388" set at an interior corner of said 0.74 acre tract, for an Interior corner of this tract of land;

THENCE, North 04 degrees 15 minutes 28 seconds East (N 04 degrees 14 minutes 08 seconds E) over and across said Lot 80, along the west boundary line of said 0.74 acre tract, at a distance of 288.87 feet pass a 1/2" iron rod found, at a distance of 289.67 feet pass the south right of way line of said Lark Avenue, continuing to a total distance of 309.73 feet (314.71 feet) to a calculated point at the northwest corner of said 0.74 acre tract, for the Northwest corner of this tract of land;

THENCE, South 81 degrees 25 minutes 31 seconds East, along the north boundary line of said 0.74 acre tract, a distance of 102.38 feet (102.26') to the **POINT OF BEGINNING**, containing 0.748 acres [32,570.09 SQ. FT.] of land, more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.

6-18-2025

Manuel Carrizales Date
Registered Professional Land Surveyor
Texas Registration Number 6388

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

RECEIVED
JUN 20 2025
BY:

Planning Department

Memo

TO: Planning and Zoning Commission

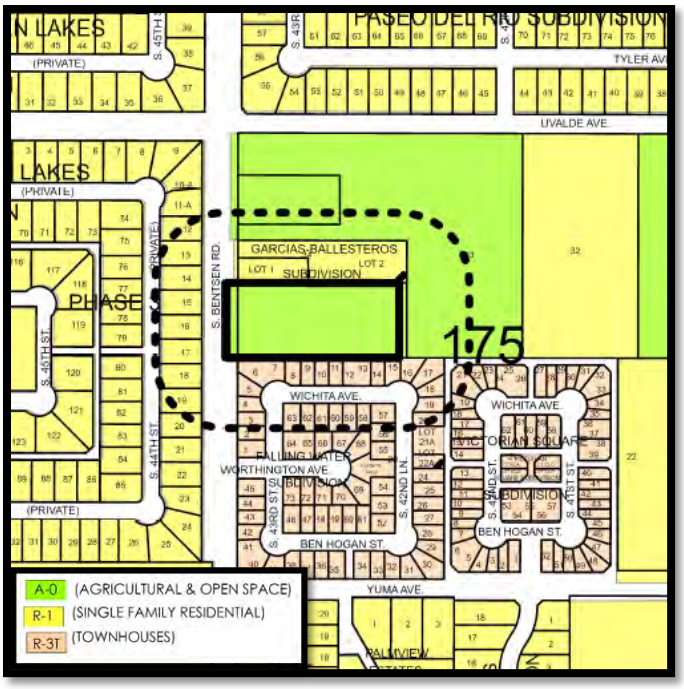
FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT FOR 2.41-ACRE TRACT OF LAND OUT OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2201 SOUTH BENTSEN ROAD. (REZ2025-0087)**

LOCATION: The subject property is located on the east side of South Bentsen Road. The property is zoned A-O (Agricultural and Open Space-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District. A proposed subdivision under the name of Ballesteros Subdivision for the subject property is currently under review.



ADJACENT ZONING: The adjacent zoning is R-1 (Single Family Residential-OC) District to the north and west, R-3T (Residential Townhouse-OC) District to the south and A-O (Agricultural and Open Space-OC) District to the east.

LAND USE: The property is currently vacant. Surrounding land uses include single- family residential dwellings, townhouses, and vacant land.

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

DEVELOPMENT TRENDS: The development trend of this area along South Bentsen Road is single-family residential and townhouse uses.

HISTORY: The tract was zoned A-O (Agricultural and Open Space-OC) District under the comprehensive zoning in 1979. The rezoning application was submitted on June 30, 2025.

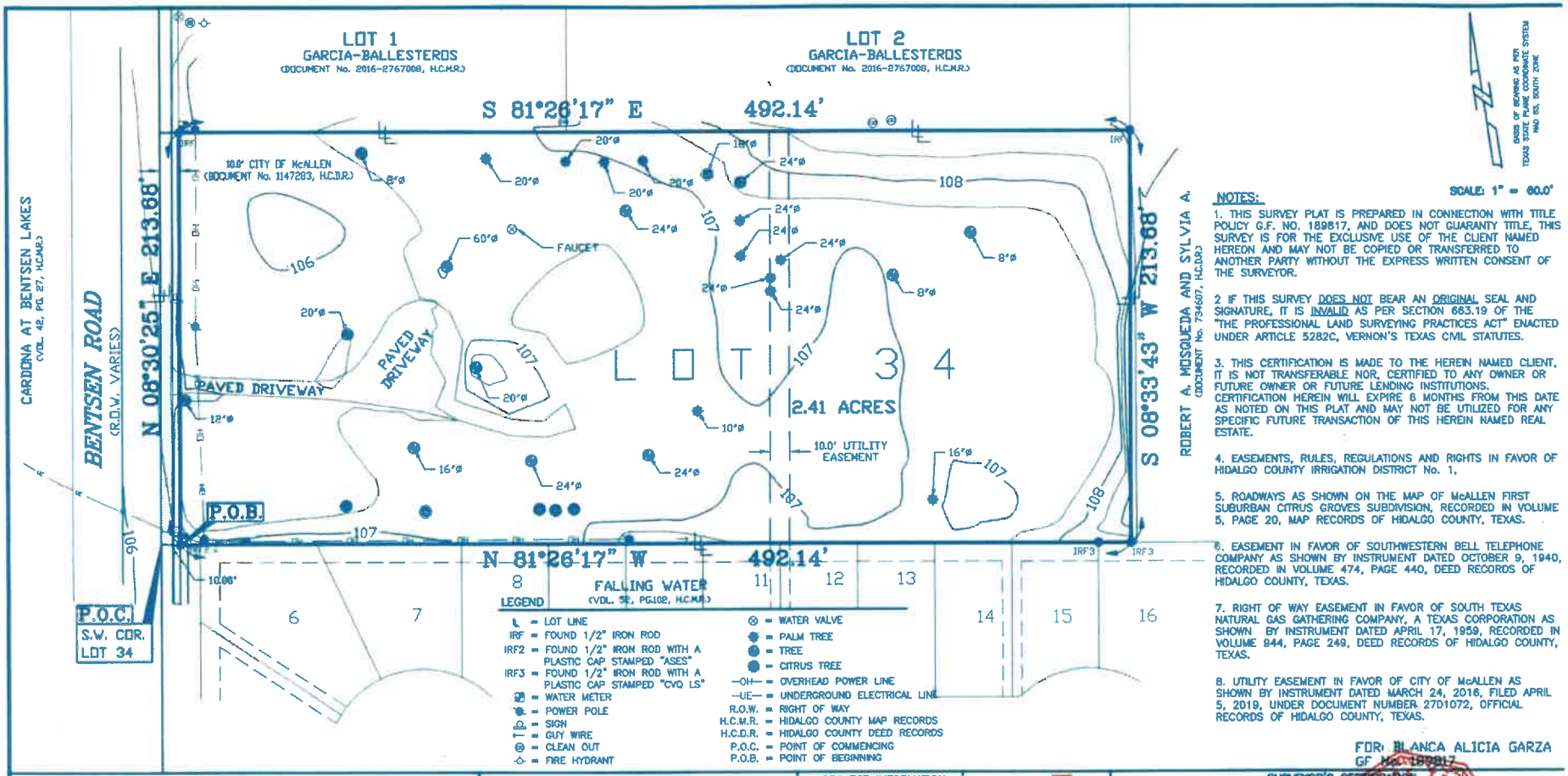
A proposed subdivision by the name of Ballesteros Subdivision was submitted on June 30, 2025 and is currently under review

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

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

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

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



LEGEND

- L = LOT LINE
- IRF = FOUND 1/2" IRON ROD
- IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "ASES"
- IRF3 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
- = WATER METER
- = POWER POLE
- = SIGN
- = GUY WIRE
- = CLEAN OUT
- = FIRE HYDRANT
- = WATER VALVE
- = PALM TREE
- = TREE
- = CITRUS TREE
- —OH— = OVERHEAD POWER LINE
- —UE— = UNDERGROUND ELECTRICAL LINE
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

SCALE: 1" = 60.0'

NOTES:

1. THIS SURVEY PLAT IS PREPARED IN CONNECTION WITH TITLE POLICY G.F. NO. 189817, AND DOES NOT GUARANTY TITLE, THIS 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.

2 IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.19 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S TEXAS CIVIL STATUTES.

3. THIS CERTIFICATION IS MADE TO THE HEREIN NAMED CLIENT, IT IS NOT TRANSFERABLE NOR, CERTIFIED TO ANY OWNER OR FUTURE OWNER OR FUTURE LENDING INSTITUTIONS. CERTIFICATION HEREIN WILL EXPIRE 6 MONTHS FROM THIS DATE AS NOTED ON THIS PLAT AND MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.

4. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1.

5. ROADWAYS AS SHOWN ON THE MAP OF McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

6. EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY AS SHOWN BY INSTRUMENT DATED OCTOBER 9, 1940, RECORDED IN VOLUME 474, PAGE 440, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

7. RIGHT OF WAY EASEMENT IN FAVOR OF SOUTH TEXAS NATURAL GAS GATHERING COMPANY, A TEXAS CORPORATION AS SHOWN BY INSTRUMENT DATED APRIL 17, 1959, RECORDED IN VOLUME 844, PAGE 249, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

8. UTILITY EASEMENT IN FAVOR OF CITY OF McALLEN AS SHOWN BY INSTRUMENT DATED MARCH 24, 2016, FILED APRIL 5, 2019, UNDER DOCUMENT NUMBER 2701072, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

FOR: BLANCA ALICIA GARZA
GF No. 189817

FLOOD DESIGNATION

The flood designation for this property is "Zone B" which are "Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or where the contributing drainage areas less than one square mile; or areas protected by levees from the base flood". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480343 0010 C Map Revised: November 2, 1982

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: BENTSEN ROAD, McAllen, Hidalgo County, Texas, described as follows: 2.41 ACRES OUT OF LOT 34, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 5, Page 20, Map Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE:	05/05/2025
JOB NO.:	250408
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	

CVQ LAND SURVEYORS LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvq@cvqlandsurvey.com
TBPELS FIRM No. 10119800

SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, Registered Professional Land Surveyor, certify that the above is a true and accurate plat of the land as surveyed under my direction on May 5 2025, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utilities or right-of-ways, except as shown.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

CARLOS VASQUEZ 4608 REGISTERED PROFESSIONAL LAND SURVEYOR

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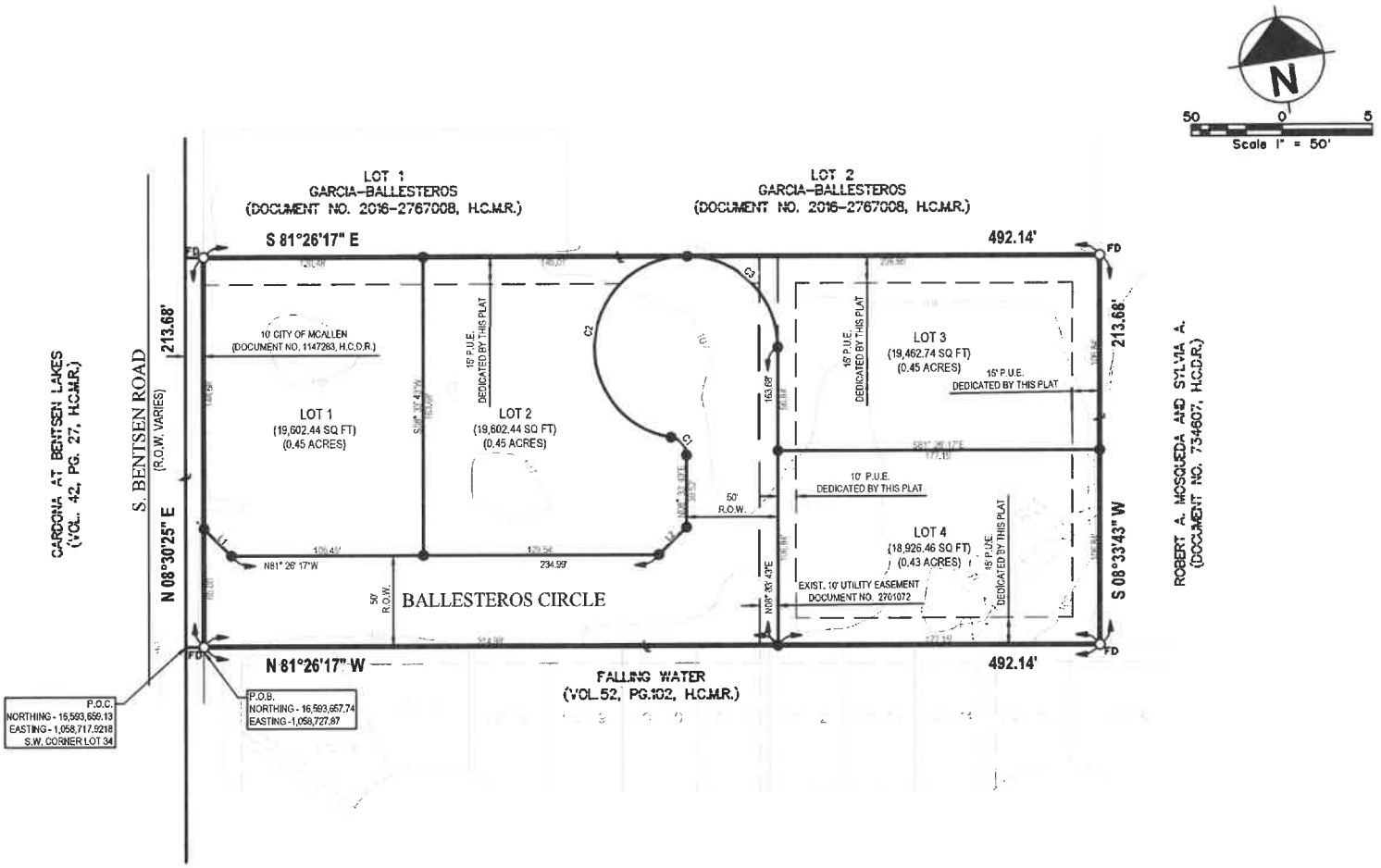
This drawing, style and method, is and shall remain the property of CVQ Land Surveyors, LLC. This drawing is protected by Copyright and all rights are reserved. This type of this style and format is strictly prohibited without the written consent and permission of CVQ Land Surveyors, LLC.



BALLESTEROS SUBDIVISION

MCALLEN, TEXAS

A TRACT OF LAND CONTAINING 2.41 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 2.41 ACRES OF LAND ALSO BEING ALL OF THAT TRACT OF LAND DEEDED TO BLANCA ALICIA GARZA, AS RECORDED IN DOCUMENT NO. 3537877, H.C.D.R.

Planning Department

Memo

TO: Planning and Zoning Commission

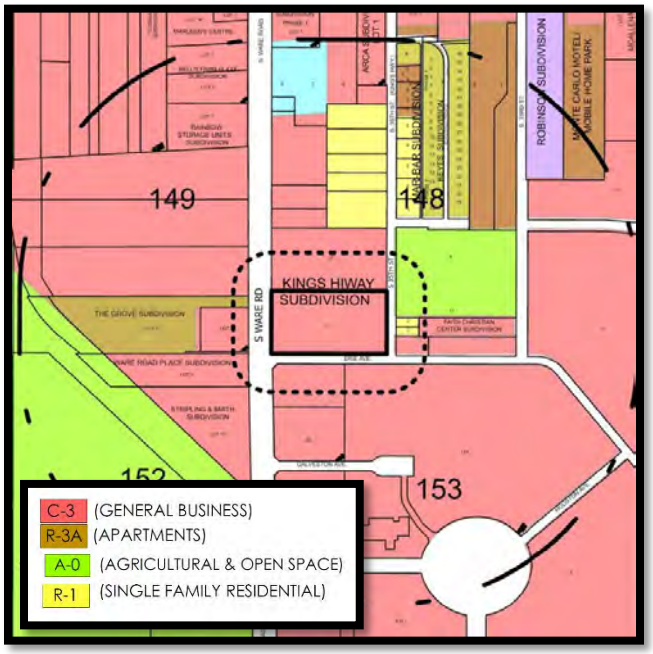
FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT FOR 5 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 11, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 421 SOUTH WARE ROAD. (REZ2025-0088)**

LOCATION: The subject property is located on the northeast corner of South Ware Road and Erie Avenue. The property is zoned C-3 (General Business-OC) District.

PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District. The intended use of the property is for a hotel and restaurant. A proposed subdivision under the name of Erie Marketplace for the subject property is currently under review.



ADJACENT ZONING: The adjacent zoning is C-3 (General Business-OC) District in all directions. There is R-3A (Multifamily Residential Apartments-OC) District to the west across South Ware Road and R-1 (Single Family Residential-OC) District and A-O (Agricultural and Open Space-OC) District to the east.

LAND USE: The property is currently vacant. Surrounding uses include Mcallen Convention Center, commercial uses, hotels, restaurants, multifamily apartments and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Public/Semi-Public. It includes uses that are governmental, institutional or religious in nature, such as government buildings, community facilities, fire and police stations, schools, places of worship, and any land used by the city for storage or utilities.

DEVELOPMENT TRENDS: The development trend of this area along South Ware Road is commercial uses, multifamily apartments.

HISTORY: The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The rezoning application was submitted on July 3, 2025.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, however, it conforms to the development and the zoning trend of the area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-2 (Regional Commercial-UDC) District.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD
- FOUND IRON PIPE
- FOUND NAIL
- SET 1/2" IRON ROD
- SET NAIL
- AT&T AT&T MARKER
- CM CABLE MARKER ON WOODEN POST
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- PP POWER POLE
- SS SANITARY SEWER MANHOLE
- SERVICE POLE
- SINGLE POLE TRAFFIC SIGN
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- TX. DOT MANHOLE
- WATER METER
- WV WATER VALVE
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
- R-E R.O.W. TO EDGE OF ASPHALT
- R-B R.O.W. TO BACK OF CURB
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

ADJOINER:
OWNER: A.A. ARRIAGA INVESTMENTS INC.
PROPERTY I.D. NO.: 703930
LA LOMITA (HOIT)
AN IRR. TR. N258.59'-S560.94' LOT 149
7.654AC. GR., 7.15AC. NET
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
DOCUMENT NO. 3424680, H.C.D.R.

LOT 149
LA LOMITA IRRIGATION & CONSTRUCTION CO.'S
SUBDIVISION
VOL. 24, PG. 68, H. C. D. R.

ADJOINER:
OWNER: HABITAT AT THE GROVE LP
PROPERTY I.D. NO.: 211012
LA LOMITA (HOIT)
AN IRR. S258.59'-E560.94' LOT 149
7.7AC. GR., 7.15AC. NET
WARRANTY DEED
DOCUMENT NO. 3353279, H.C.D.R.

WEST R.O.W. LINE

S. WARE ROAD (SPUR 487)
(120.00' R.O.W.)

N08°34'56"E

330.00'

SOUTH LINE OF LOT 149
NORTH LINE WARE ROAD PLACE SUBD.

WARE ROAD PLACE
SUBDIVISION
VOL. 31, PG. 93B,
H. C. M. R.

EAST R.O.W. LINE

P.O.C./ P.O.B. S.W.C. LOT 11

SOUTHWEST CORNER LOT 11

N81°25'04"W 660.00'

ERIE AVENUE
(50.00' R.O.W.)

NORTH R.O.W. LINE

SOUTH LINE OF LOT 11

LOT 10

KINGS HIWAY
SUBDIVISION
VOL. 3, PG. 8,
H. C. M. R.

NORTHWEST CORNER LOT 11

50'X40' SHARE DRIVEWAY ACCESS EASEMENT

S81°25'04"E 660.00'

SOUTH LINE OF LOT 10
NORTH LINE OF LOT 11

ADJOINER:
OWNER: WARE HOTEL GROUP LP
PROPERTY I.D. NO.: 204836
KING'S HIWAY LOT 10
GENERAL WARRANTY DEED
DOCUMENT NO. 3406305, H.C.D.R.

CONCRETE STORM DRAIN TYPE "A" INLET TOP=109.14

35.86' RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS (VOL. 1284, PG. 388, H.C.D.R.) (VOL. 1287, PG. 803, H.C.D.R.) (DOCUMENT NO. 1900698, H.C.D.R.)

CONCRETE STORM DRAIN TYPE "A" INLET TOP=108.09

TRACT-I
5.00 GROSS ACRES
– 0.15 S. 35TH. STREET (KING'S HIGHWAY)
– 0.27 S. WARE ROAD (SPUR 487) R.O.W. ACRES
4.58 NET ACRES

LOT 11

KINGS HIWAY
SUBDIVISION
VOL. 3, PG. 8,
H. C. M. R.

2" DIAMETER PLASTIC PIPE

ELECTRIC BOX (1.3'X0.9')

EXIST. 20.0' C.P.&L. EASEMENT (VOL. 1205, PG. 579, H.C.D.R.)

CONCRETE STORM DRAIN TYPE "A" INLET WITH 2 EXTENSIONS TOP=112.66

STORM DRAIN MANHOLE TOP=112.76

CONCRETE STORM DRAIN TYPE "A" INLET WITH 2 EXTENSIONS TOP=114.79, F.L.=107.39

CONCRETE STORM DRAIN TYPE "A" INLET WITH 1 EXTENSION TOP=106.34

15.0' UTILITY EASEMENT (INST. NO. 2654588, H.C.M.R.)

20.0' UTILITY EASEMENT (INST. NO. 2654588, H.C.M.R.)

10.0' UTILITY EASEMENT (INST. NO. 2654588, H.C.M.R.)

CONCRETE STORM DRAIN TYPE "A" INLET TOP=112.61 F.L.=X.XX

EAST R.O.W. LINE

EAST LINE OF AMENDED MAP OF McALLEN CONVENTIONAL CENTER, LOTS 9A & 10A

SOUTH R.O.W. LINE

LOT 10A
AMENDED MAP OF
McALLEN CONVENTIONAL
CENTER, LOTS 9A & 10A
INST. NO. 2654588, H.C.M.R.

EAST LINE OF AMENDED MAP OF McALLEN CONVENTIONAL CENTER, LOTS 11A & 11B

WEST LINE OF McALLEN CONVENTIONAL CENTER, LOTS 11A & 11B

CONCRETE STORM DRAIN TYPE "A" INLET TOP=112.72 F.L.=107.72

NORTH LINE OF McALLEN CONVENTIONAL CENTER, LOTS 11A & 11B

LOT 11A
McALLEN CONVENTIONAL CENTER,
LOTS 11A & 11B
INST. NO. 2405031, H.C.M.R.

CONCRETE SLAB FOR CABLE BOX

CONCRETE COLLAR FOR WATER VALVE (1.9'X1.9')

STORM DRAIN MANHOLE WITH CONCRETE COLLAR (5.9'X5.9') TOP=114.66 F.L.=103.26

15.0' UTILITY EASEMENT (INST. NO. 2405031, H.C.M.R.)

40.0' EXIST. R.O.W. (VOL. 3, PG. 8, H.C.M.R.) (VOL. 189, PG. 476, H.C.D.R.)

14.5' E-E
12.7' R-E

20.0' NORTHEAST CORNER LOT 11

SOUTH LINE OF LOT 9
NORTH LINE OF LOT 12

4" DIAMETER PLASTIC PIPE

ADJOINER:
OWNER: CITY OF McALLEN
PROPERTY I.D. NO.: 204834
KING'S HIWAY
S. OF LOT 4 & AN IRR. TR. 330' LOT 9 & N165' LOT 12 / 6.65AC.
WARRANTY DEED
DOCUMENT NO. 3076049, H.C.D.R.

40.0' EXIST. R.O.W. (VOL. 3, PG. 8, H.C.M.R.) (VOL. 189, PG. 476, H.C.D.R.)

30.0'

50.0' TOTAL R.O.W.

S. 35TH. STREET (KING'S HIGHWAY) (40.00' R.O.W.)

17.1' E-E
60.0' TOTAL R.O.W.
50.0' EXIST. R.O.W.
10.0' ADDITIONAL R.O.W. (BY THIS PLAT)

SANITARY SEWER MANHOLE TOP=118.28

40.0' EXIST. R.O.W.
50.0' TOTAL R.O.W.
11.1' R-E
17.9' E-E

DOCUMENT NO. 2617697, H.C.D.R.

SOUTH LINE OF LOT 12

SOUTHEAST CORNER LOT 11

LOT 9
KINGS HIWAY SUBD.
VOL. 3, PG. 8, H. C. M. R.

GAS METER CONNECTIONS

ADJOINER:
OWNER: CITY OF McALLEN
PROPERTY I.D. NO.: 204834
KING'S HIWAY
S. OF LOT 4 & AN IRR. TR. 330' LOT 9 & N165' LOT 12 / 6.65AC.
WARRANTY DEED
DOCUMENT NO. 3076049, H.C.D.R.

LOT 12
KINGS HIWAY SUBD.
VOL. 3, PG. 8, H. C. M. R.

NORTH LINE FAITH CHRISTIAN CENTER SUB.

LOT 2
FAITH CHRISTIAN CENTER SUBDIVISION
VOL. 33, PG. 161B, H.C.M.R.

LOT 3

SOUTH LINE FAITH CHRISTIAN CENTER SUB.

EXIST. 5.0' PRIVATE UTILITY EASEMENT (VOL. 33, PG. 161B, H.C.M.R.)

LOT 1

LOT 12
KINGS HIWAY SUBD.
VOL. 3, PG. 8, H. C. M. R.

ADJOINER:
OWNER: EDUARDO GUADALUPE & KARINA OCHOA
PROPERTY I.D. NO.: 204841
KING'S HIWAY
S. 100' LOT 12 TR. 5 / 0.46AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 2617697, H.C.D.R.

METES AND BOUNDS DESCRIPTION

BEING A 5.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 11, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 11 LOCATED WITHIN THE RIGHT-OF-WAY OF S. WARE ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 34 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 330.0 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 11 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 25 MINUTES 04 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 35.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. WARE ROAD, AT A DISTANCE 640.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S. 35TH. STREET, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON ON THE NORTHEAST CORNER OF SAID LOT 11 LOCATED IN THE CENTER OF S. 35TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 34 MINUTES 56 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 11 WITH THE CENTER OF SAID S. 35TH. STREET, A DISTANCE OF 330.0 FEET TO A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 11 LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ERIE AVE. FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 25 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 11 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ERIE AVE., A DISTANCE OF 625.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.0 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID KING'S HIWAY SUBD., H.C.T.M:\SUBDIVISIONPLATS\ERIEMARKETPLACE.SUB\5.00.102924

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of **KING'S HIWAY SUBDIVISION**, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This 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. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in CITY OR HIDALGO COUNTY, Texas, described as follows: BEING A 5.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF

(SEE METES AND BOUNDS DESCRIPTION)

Lot 11, Block –, of KING'S HIWAY SUBDIVISION

HIDALGO CO.

Texas, according to the plat recorded in Volume 03, Page 08, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 02, 1982 Community Panel No. 480343 0005

A.E.
DRN. BY

11/04/24
DATE

S-24-2610
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

Planning Department

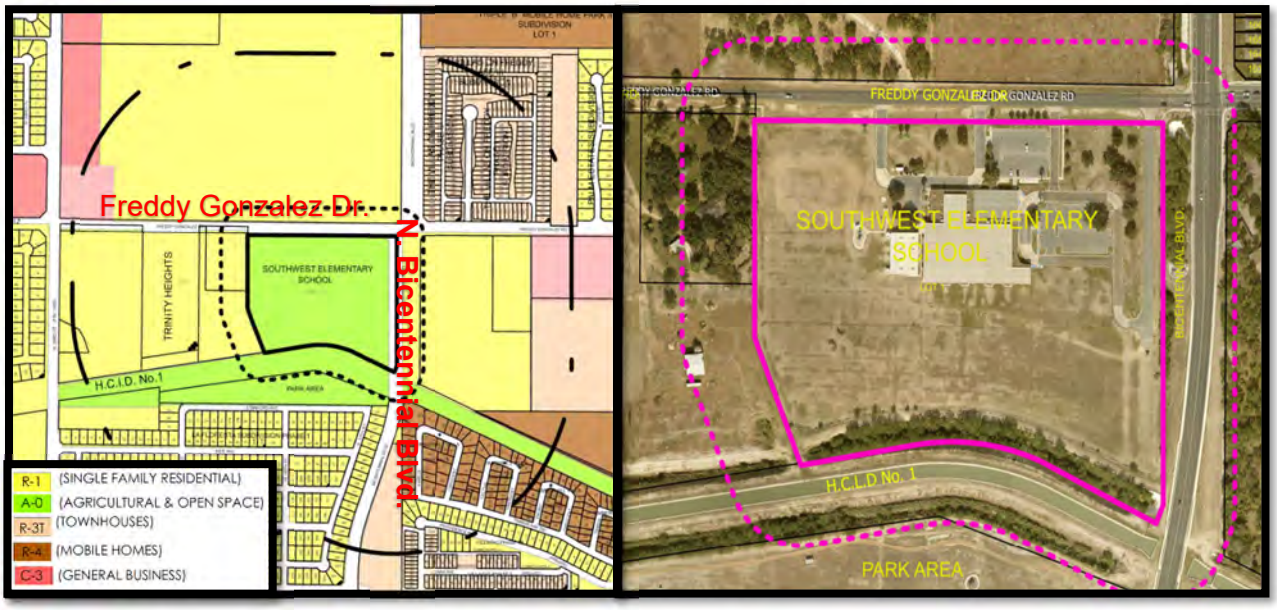
Memo

TO: Planning and Zoning Commission

DATE: August 5, 2025

SUBJECT: **REQUEST OF OSCAR SERNA, ON BEHALF OF EDINBURG CISD, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (GYM ADDITION) AT LOT 1, SOUTHWEST ELEMENTARY SCHOOL SUBDIVISION, HIDALGO COUNTY, TEXAS, 1501 FREDDY GONZALEZ DRIVE. (CUP2025-0063)**

BRIEF DESCRIPTION: The property is located at the southwest corner of Freddy Gonzalez Drive and North Bicentennial Boulevard and is zoned A-O (Agricultural and Open Space-OC) District. The adjacent zoning is R-1 (Single-Family Residential-OC) district to the north, east and west and A-O District to the south. A school is permitted in the A-O district with a Conditional Use Permit and in compliance with requirements.



HISTORY: The original Conditional Use Permit for an Institutional Use for a school was approved in 1997. An application to amend the Conditional Use Permit for one year for a gymnasium was submitted April 28, 2023, and was approved for one year on June 7, 2023. On June 19, 2025, the applicant applied for a Conditional Use Permit for life of use for the existing gym.

REQUEST/ANALYSIS: The applicant is requesting a CUP for life of the use for the

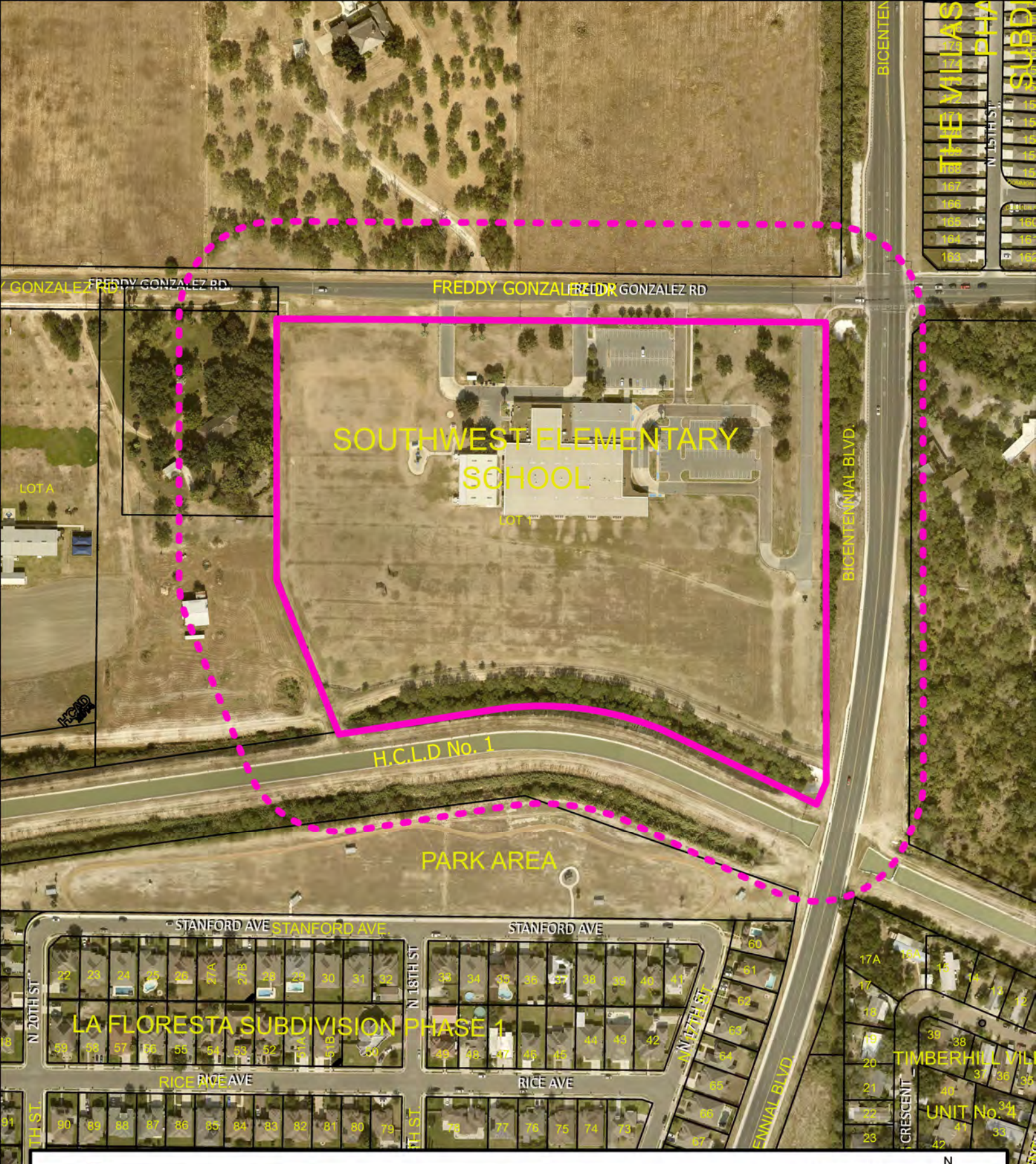
existing gymnasium.

The Fire Department inspection was completed and have determined the CUP process may continue. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

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. The property has access to Freddy Gonzalez Drive.
2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. The parking must be clear of potholes and be properly striped per city requirements. The existing gym does not require additional parking spaces.
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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity; and
7) Sides adjacent to commercially zoned or use property shall be screened by a 6 ft. opaque fence.

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

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to the conditions noted, Sections 138-118 (as applicable) and 138-400 of the Zoning Ordinance, Building Code, and Fire Department requirements.



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

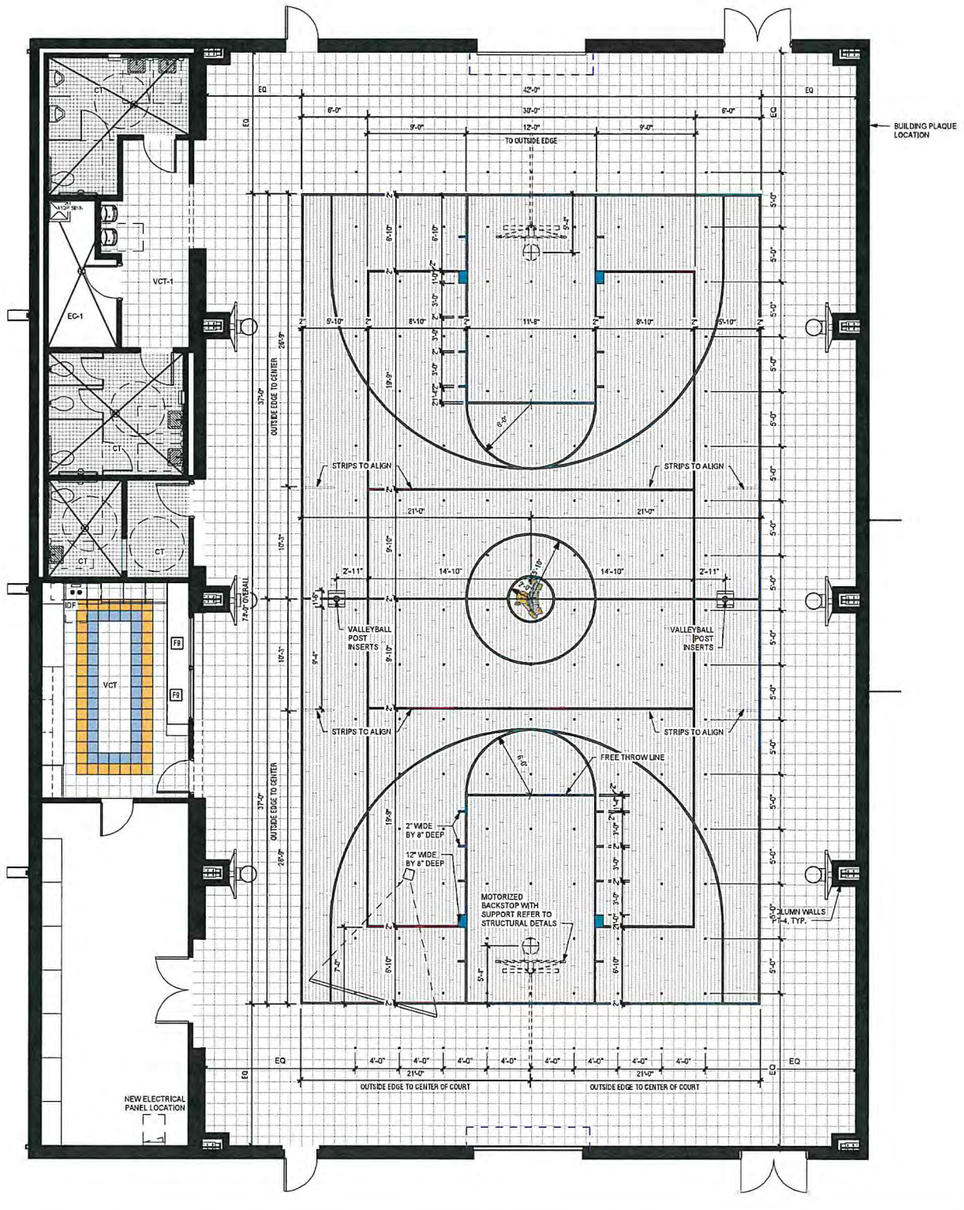
AREA MAP

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



1 FLOOR PLAN - CLEAN
3/16" = 1'-0"

BASKETBALL COURT GENERAL NOTES TO TEXAS UIL RULES

2. FOR BID PURPOSED ONLY FOLLOWING COLOR SCHEDULE FOR "LVT STRIPING" COLORING REFER TO SCHEDULE. COLORS SHOULD BE VERIFIED WITH ARCHITECT AND OWNER PRIOR TO STRIPING.
3. STRIPING CONTRACTORS SHALL PROVIDE GENERAL CONCTRACTOR WITH LOCATIONS OF ALL BASKETBALL GOALS AND VOLLEYBALL COURT & NET LOCATIONS. THE LVT STRIPING CONTRACTOR SHALL FURNISH SCALED SHOP DRAWINGS OF THESE LOCATIONS TO THE ARCHITECT FOR APPROVAL.
4. PROVIDE LVT STRIPING FOR ONE MAIN BASKETBALL COURT, ONE MAIN VOLLEYBALL COURT. NOTE COLORS SHOWN ARE FOR BIDDING PURPOSES ONLY, ACTUAL COLORS WILL BE SELECTED BY THE OWNER.
5. GENERAL CONTRACTOR TO PROVIDE TAS-ADA COMPLIANT FLOOR TRANSITION STRIPS BETWEEN FLOOR FINISHES.

STRIPPING

	ACTIVITY	LINE WIDTH	COLOR
1.	MAIN COURT STRIP	2"	LVT-2
2.	VOLLEYBALL	2"	LVT-3

CG5 ARCHITECT
TEXAS ARCHITECT
FIRM No: BR4247
WWW.CG5ARCHITECT.COM

SEAL: 10/17/22

REGISTERED ARCHITECT JOSE C GARCIA 22655 STATE OF TEXAS

EDINBURG CISD

CAVAZOS ELEMENTARY

EDINBURG CISD CAVAZOS ELEMENTARY SCHOOL GYMNASIUM ADDITIONS/ IMPROVMENTS

1501 FREDDY GONZALEZ DR, MCALLEN, TX 78504

CLIENT:
EDINBURG CISD

REVISION

PROJECT #: 22-030101
DRAWN BY: MG
CHECKED BY: Checker
DATE: OCTOBER 17, 2022

FLOOR LAYOUT PLAN

A8.0

Planning Department

Memo

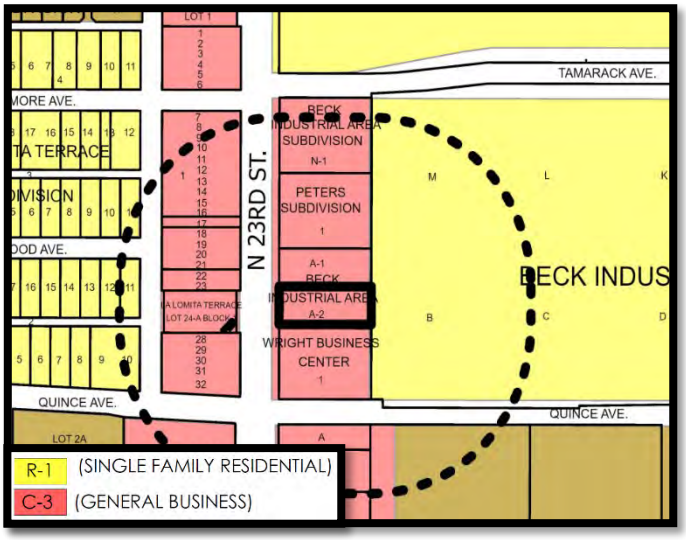
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 5, 2025

SUBJECT: REQUEST OF WALTER A. SANCHEZ FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOT A-2, BECK INDUSTRIAL AREA SUBDIVISION, HIDALGO COUNTY, TEXAS; 1800 NORTH 23RD STREET SUITE 30. (CUP2025-0064)

BRIEF DESCRIPTION: The property is located on the east side of North 23rd Street and it is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 (general business-OC) District to the north, west, and south, and R-1 (Single-Family Residential -OC) District to the east. Surrounding land uses include retail, restaurants, barbershop, cell phone repair, and Municipal Park.



HISTORY: Beck Industrial Area Subdivision was recorded on October 10, 1989. Existing building was built in 2011, as per Hidalgo County Appraisal District records. This is the initial request for a Conditional Use Permit.

REQUEST/ANALYSIS: The applicant is proposing to operate an event center at this location under the name of Sunshine's Events. An Event Center is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with the requirements. The hours of operation are Monday through Sunday from 8:00 a.m. to 12 a.m.

The Fire Department inspection is pending. The establishment must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned properties and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential area and residentially zoned property and a publicly owned property (Municipal Park).

2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access to North 23rd Street.

3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. During site visit, staff verified that thirty (30) parking spaces are provided on site, 9 parking spaces are required for this suite, and 14 additional parking spaces are required for other commercial suites, for a total of 23 parking spaces.

4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

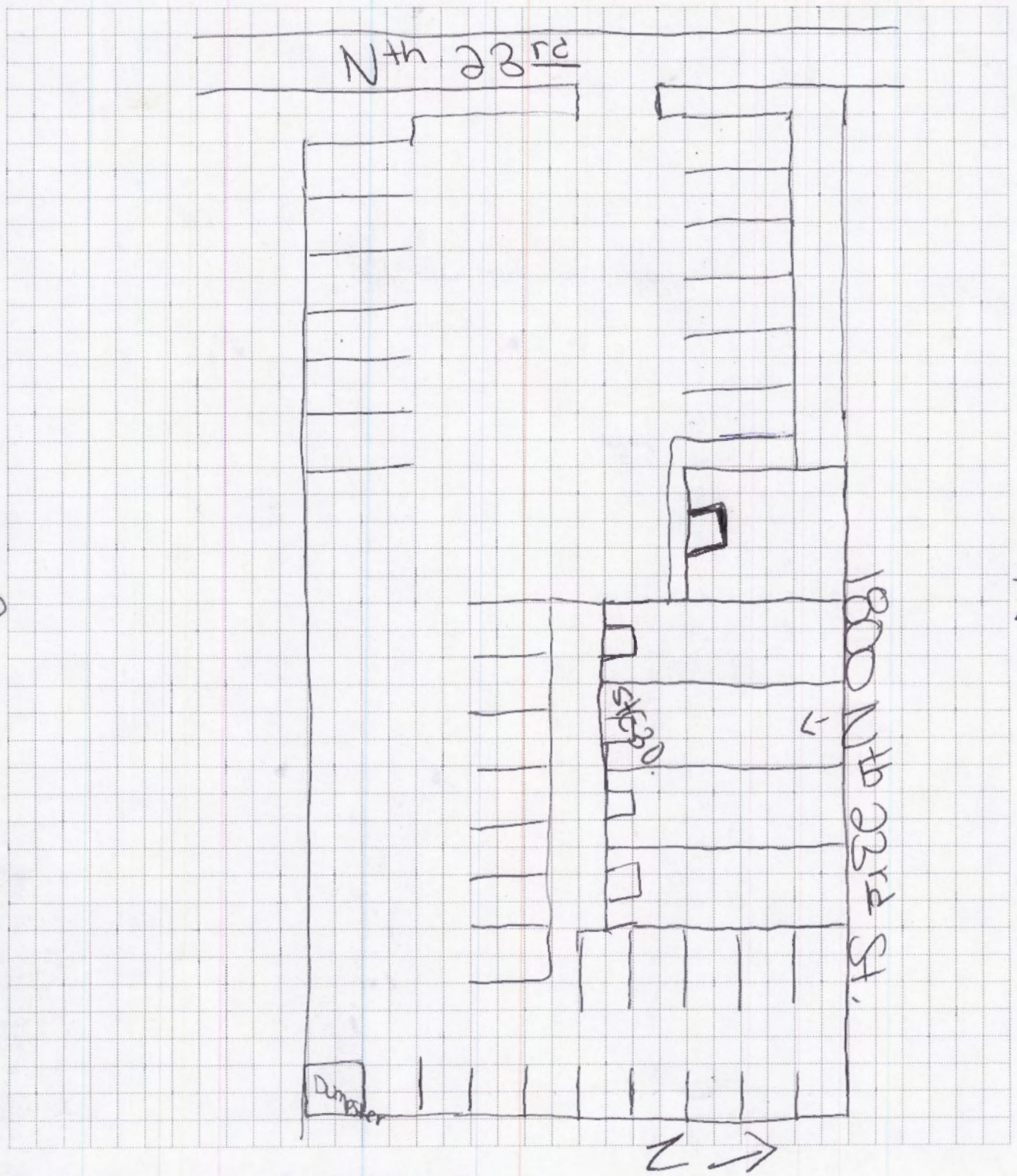
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.

6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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



Wall Legend:

Existing

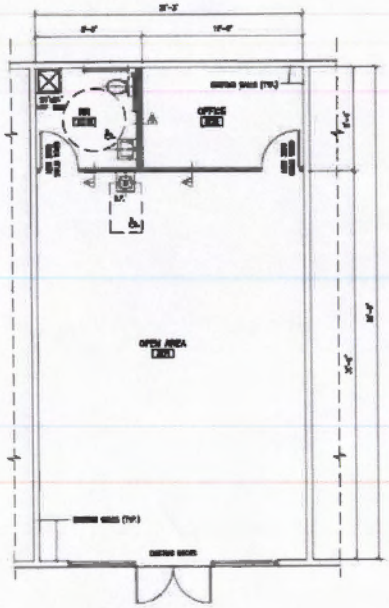
Proposed

Demolition

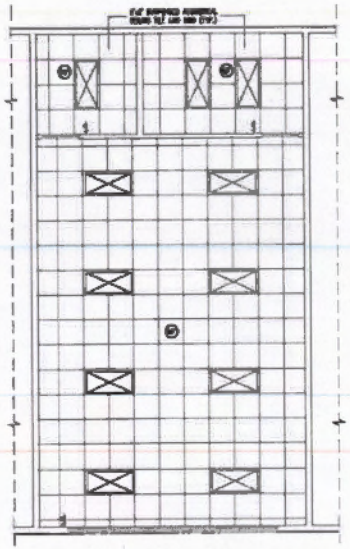
Symbol Legend:

Door | Window | Electrical Panel | A/C Unit | Toilet | Sink

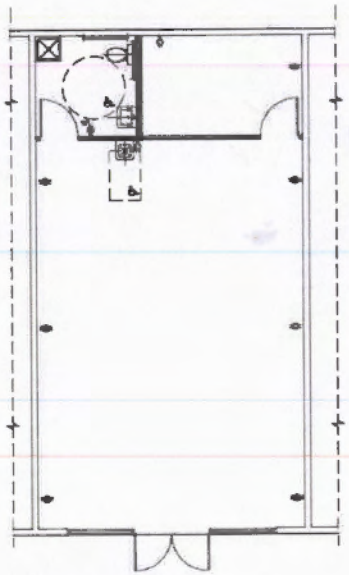
Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET



1 FLOOR PLAN



2 REFLECTED CEILING PLAN



3 ELECTRICAL PLAN

WALL TYPE LEGEND

ELECTRICAL LEGEND

ELECTRICAL LEGEND

PARK PLAZA SUITE 30
1800 N. 23rd STREET

Mata & Garcia
architecture
project management
interior design
ARCHITECTS Llp

SHEET
4.1

Planning Department

Memo

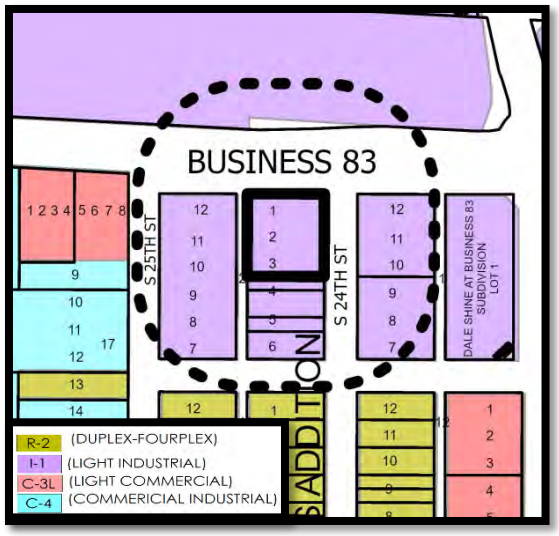
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 25, 2025

SUBJECT: **REQUEST OF NORBERTO HERNANDEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (COMMERCIAL STORAGE) AT LOTS 1, 2, AND 3, BLOCK 2 YOUNG'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 U.S. HWY 83 (CUP2025-0066)**

BRIEF DESCRIPTION: The property is located at the southwest corner of U.S. Highway 83 and South 24th Street and is zoned I-1 (Light Industrial-OC) District. The adjacent zoning is I-1 (Light Industrial-OC) District in all directions. A portable food concession stand is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: The initial conditional use permit for this property was approved for one year by The City Commission on February 21, 2012. Applicants then reapplied 8 times over the last 13 years. The most recent Conditional Use Permit was approved on August 28, 2023 with stipulation that no client seating is allowed due to parking requirements. Applicant didn't renew the CUP which subsequently expired on August 28, 2024. However, the concession stand remained in operation. On July 1, 2025, the applicant was issued a citation for expired CUP. Subsequently, the applicant submitted this conditional use permit application on July 7, 2025.

ANALYSIS: The applicant is proposing to continue to operate a portable food concession stand (Beto's Tacos) on the property. Four parking spaces are required for the concession stand under the condition that no seating is allowed.

The Fire and Health Department inspections have completed inspection and have allowed the CUP process to continue. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

1) The proposed use shall not be located in a residentially zoned area. Young's Subdivision is zoned C-3 District.

2) The proposed use must be inspected by Building Inspection Department staff and meet applicable building codes.

3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; Section 138-400 of the Zoning Ordinance, states that the parking lot must be properly striped and free of potholes; There are 11 parking spaces in front of the commercial block building at lot 1; out those spaces 7 are required for the retail lease spaces and 4 will be used by the applicant to meet parking requirements. The plaza has sufficient parking for this proposed permit as long as no seating is proposed.

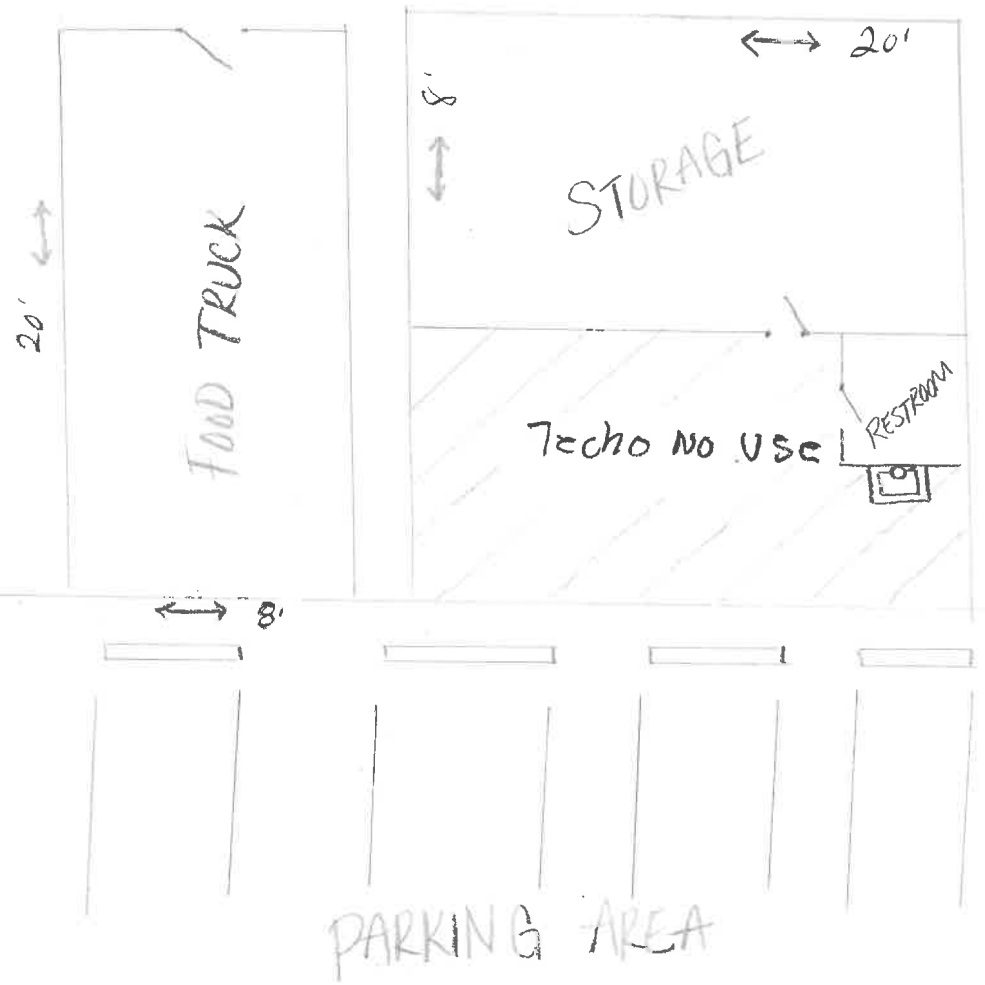
4) Portable building must be anchored to the ground properly;

5) Must meet setback requirements of the zoning district in which it is located; and

6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

The Planning Department has not received any calls in opposition to the request.

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


20'
FOOD TRUCK
8'
20'
8'
STORAGE
Techo No Use
RESTROOM
PARKING AREA

BUS. 83

Planning Department

Memo

TO: Planning and Zoning Commission

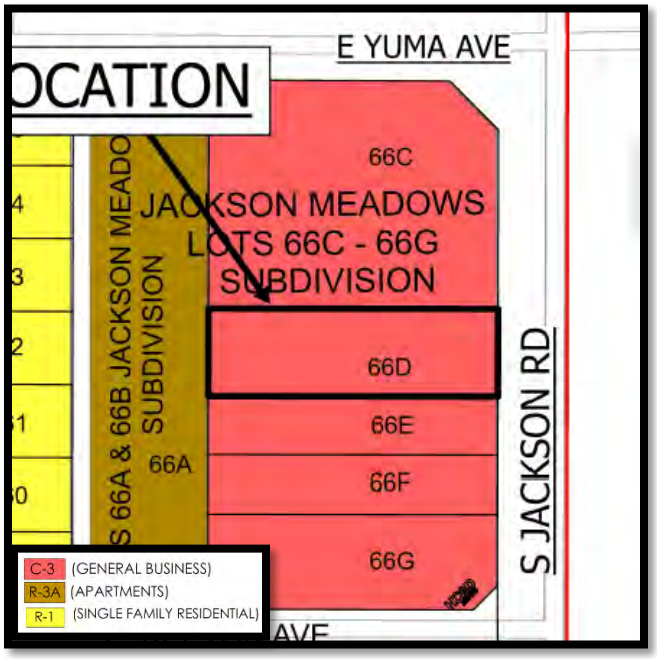
FROM: Planning Staff

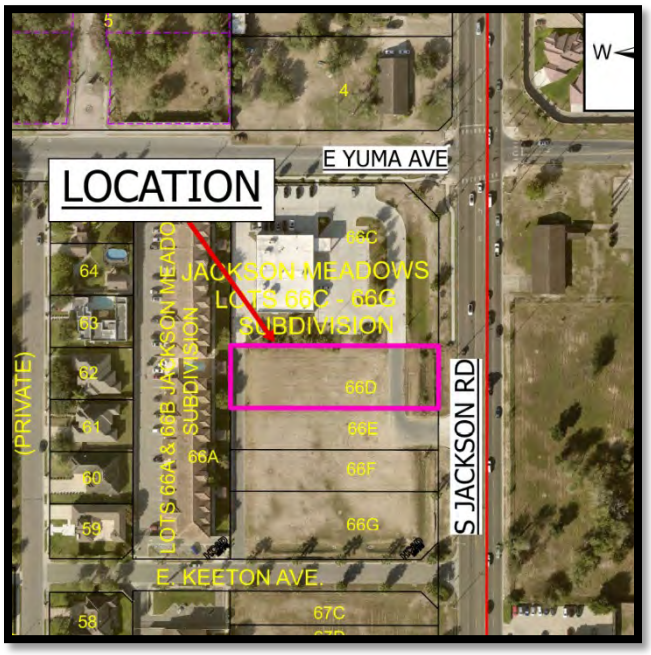
DATE: August 5, 2025

SUBJECT: **SITE PLAN APPROVAL FOR LOT 66D, JACKSON MEADOWS LOTS 66C, 66D, 66E, 66F, AND 66G SUBDIVISION, HIDALGO COUNTY, TEXAS; 2512 SOUTH JACKSON ROAD. (SPR2024-00047)**

LOCATION: The property is located on the west side of South Jackson Road, approximately 250 feet south of East Yuma Avenue. The property is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District to the north, and south, R-3A (Multifamily Residential Apartments-OC) to the west. The properties on the east side of South Jackson Road are outside the City Limits.

PROPOSAL: The applicant is proposing to develop a commercial building for retail and office uses. A plat note on the recorded subdivision requires the site plan to be approved by the Planning and Zoning Commission prior to building permit issuance.





ANALYSIS: Access to this lot is through a 24 feet common access easement through Lot 66E. Based on the square feet of the retail and office suites, 31 parking spaces are required for the site and 31 parking spaces are being proposed. One of the proposed parking spaces must be van accessible with an 8-foot-wide accessible aisle. The applicant is meeting parking requirements for the new development.

The required “green area” for the existing development is 2,686 square feet. The tree requirement

is as follows: 11 two-and-a half-inch caliper trees, or 6 four-inch caliper trees, or 3- six-inch caliper trees. A minimum 10-foot wide landscaped strip is required inside the front property line along South Jackson Road. Fifty percent of the required green area must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree.

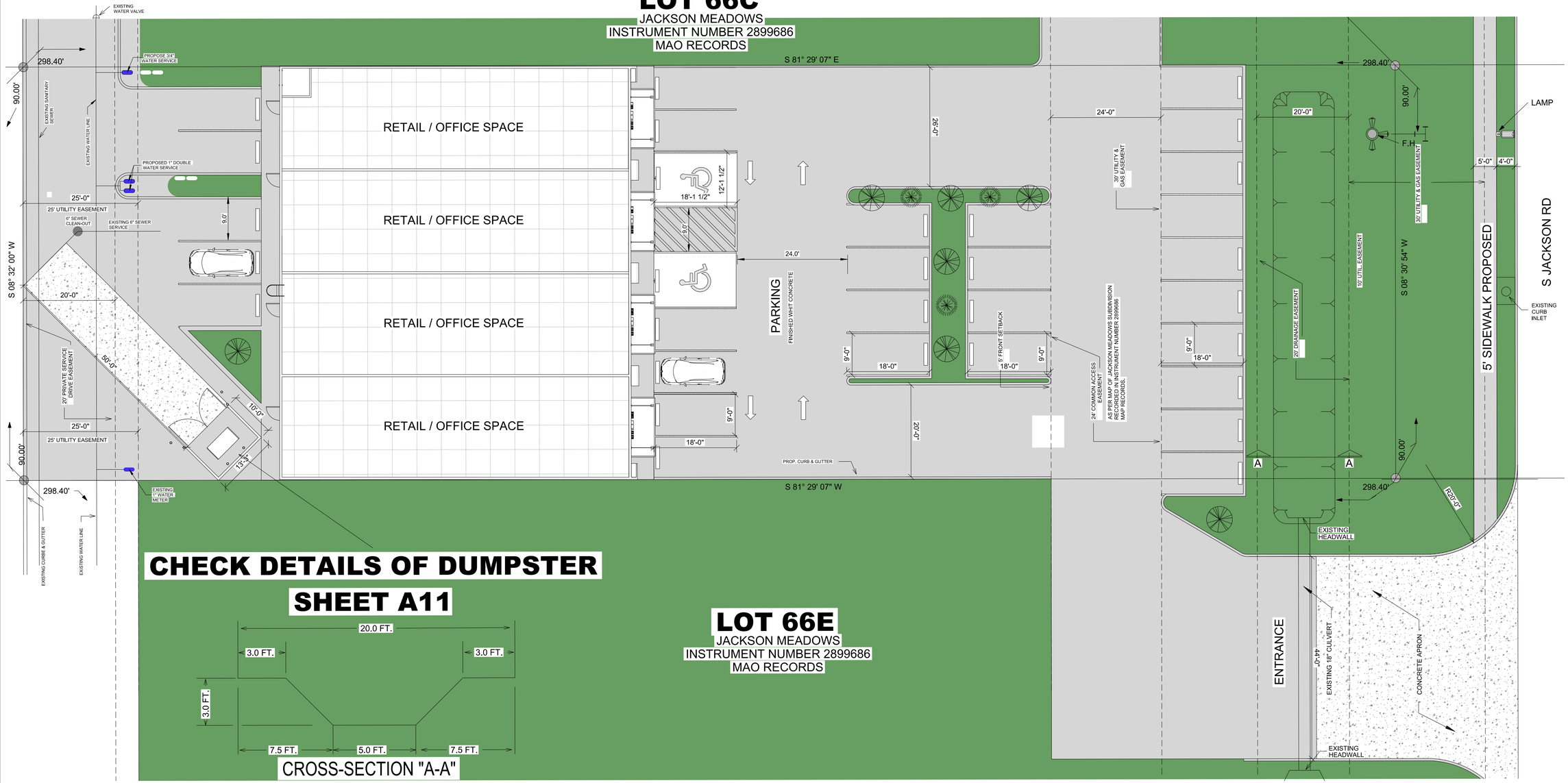
Based on the recorded plat note, there is a 60-foot front yard setback. The rear yard setback is 25 feet for an existing utility easement. Side yard setback is half of the building height or greater for easements. No structures are permitted to be built over any easements. The proposed development complies with all required setbacks for the property.

The Building Permit must comply with requirements noted on the Development Team Review sheet and review any additional comments provided by all departments during the building permit.

RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances.

LOT 66C

JACKSON MEADOWS
INSTRUMENT NUMBER 2899686
MAO RECORDS



CHECK DETAILS OF DUMPSTER

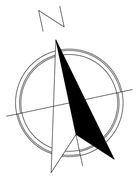
SHEET A11

CROSS-SECTION "A-A"

LOT 66E

JACKSON MEADOWS
INSTRUMENT NUMBER 2899686
MAO RECORDS

1 SITE PLAN
1" = 5'-4"



AREA SCHEDULE BUILDING

AREA	DATA
SUITE 01	1,650.00 SQ. FT.
SUITE 02	1,650.00 SQ. FT.
SUITE 03	1,650.00 SQ. FT.
SUITE 04	1,608.00 SQ.FT.
GROSS FLOOR AREA	**6,558.00 SQ. FT.**

SITE GENERAL NOTES

1.- NO WALK SLOPE TO EXCEED 5% AND CROSS SLOPE NOT TO EXCEED 2% UNLESS OT HERWISE NOT ED.

2.- ALL WORK SHOWNIS NEW UNLESS INDICATED AS EXISTING.

3.- REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD UTILITIES.

4.- ALL ACCESS DRIVE MUST BE VERIFIED BY ACTUAL ENGINEER.

5.- COORDINATE WITH OWNER & CIVIL ENGINEER FOR SUBDIVISION PLAT REQUIREMENTS.

6.- COORDINATE WITH HVAC CONTRACTOR FOR A/C CONCRETE PADS SIZE

7.- WALLS WILL BE FIRE RATED

8.- 31 PARKING SPACES PROVIDED. ALL PARKING SPACES SHALL BE A MINIMUM OF 9ft. X 18ft.

9.- A TOTAL OF 5,693.41 FT.^{3} OF STORM WATER DETENTION IS REQUIRED AS PER RECORED MAP OF JACKSON MEADOWS.

DESIGN BY: C.C.
DRAWN BY: C.C.

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AREAS

NO.	AREA	SQ. FT.
01	SUITE 01	1,650.00
02	SUITE 02	1,650.00
03	SUITE 03	1,650.00
04	SUITE 04	1,608.00
05		
	TOTAL	6,558.00

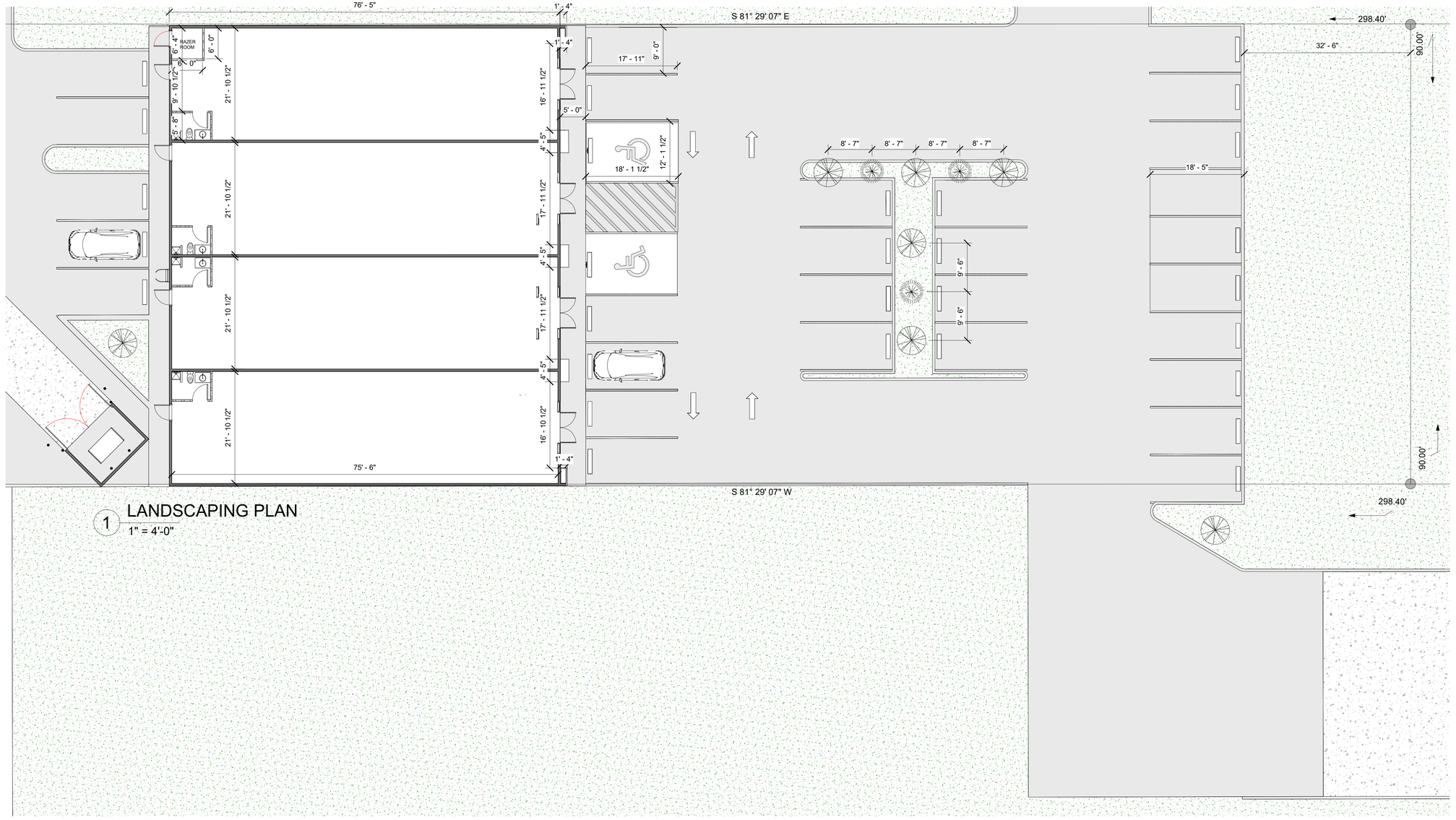
TITLE: SITE PLAN
LOT 66C, JACKSON MEADOWS SUBDIVISION

PROJECT: CAGE PLAZA
CLIENT NAME: Ed. Pena
ADRESS: 2512 S JACKSON RD MCALLEN, TX

DATE: 7/14/2025 4:27:08 PM
CHEKING: REV.6

SHEET: A01

Sc 1" = 5'-4"



1 LANDSCAPING PLAN
1" = 4'-0"

OVERALL PROPERTY

26,856	TOTAL PROPERTY AREA
6,558	BUILDING AREA COVERAGE
900	CONCRETE SIDEWALK AREA
5,503	LANDSCAPE AREA

23.8% LANDSCAPE AREA PROVIDED

GUAYACAN

TRUENO TREE 6" CALIPER

GRASS

DESIGN BY: C.C.
DRAWN BY: C.C.

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AREAS

NO.	AREA	SQ. FT.
01	SUITE 01	1,650.00
02	SUITE 02	1,650.00
03	SUITE 03	1,650.00
04	SUITE 04	1,608.00
05		
	TOTAL	6,558.00

TITLE: LANDSCAPING PLAN

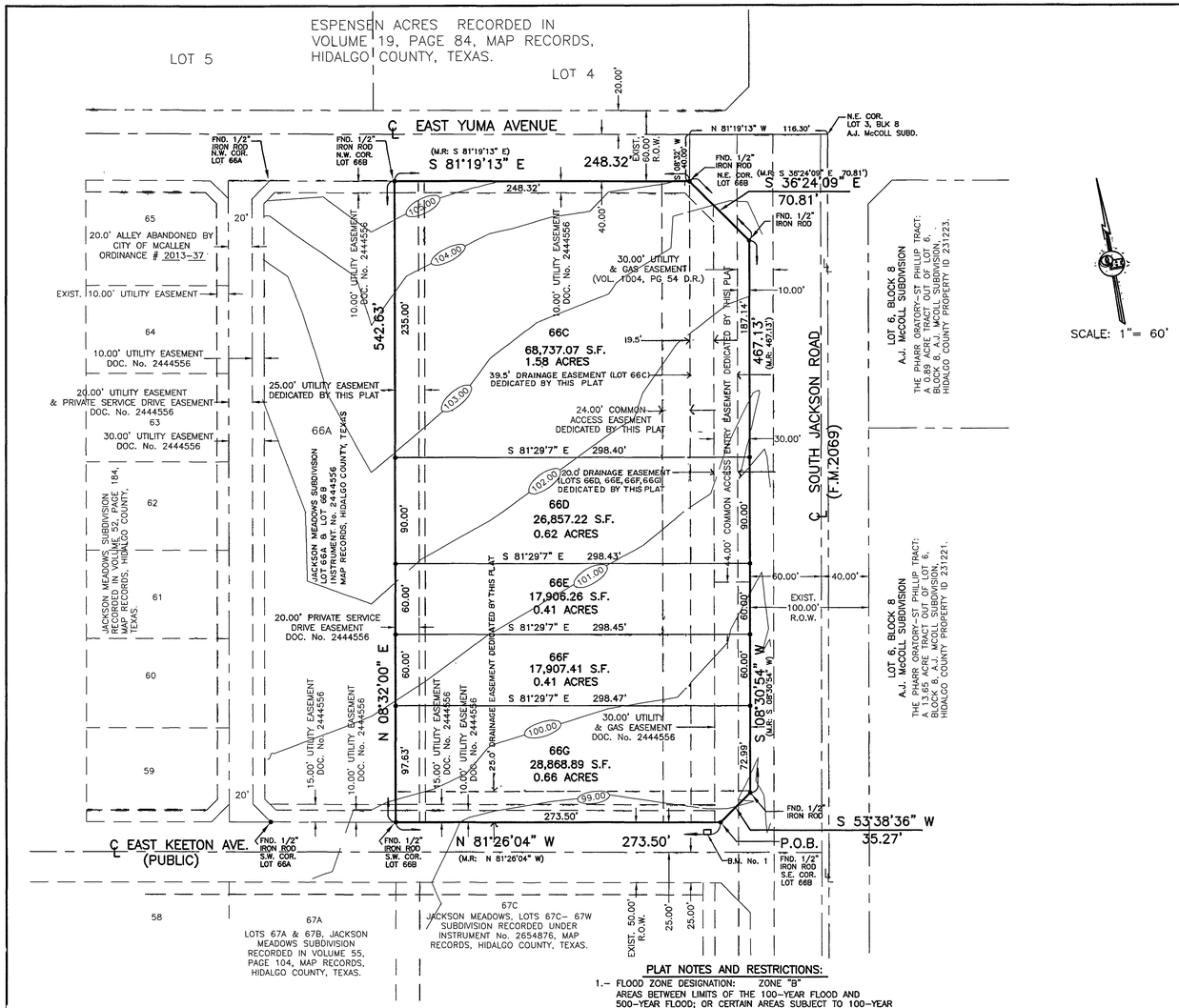
VISION DESIGN COMPANY

PROJECT: CAGE PLAZA
CLIENT NAME: Ed. Pena
ADRESS: 2512 S JACKSON RD MCALLEN, TX

DATE: 7/23/2025 8:51:10 AM
CHEKING:
REV.6

SHEET: A10

As indicated



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

C.P.N. 480343 0010 C MAP REVISED: NOVEMBER 2, 1982

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:

LOT 66C, 66D, 66E, 66F & 66G

FRONT–S. JACKSON ROAD..... 60.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

CORNER–E. YUMA AVE. ..... 40.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
CORNER–E. KEETON AVE. .... 25.00' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

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

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

5.– REQUIRED ENGINEERED DRAINAGE DETENTION IS: 33,976.80. C.F. (0.78 AC./FT.) TOTAL

14,571.75 AC.–FT. FOR LOT 66C	3,796.16 AC.–FT. FOR LOT 66F
5,693.41 AC.–FT. FOR LOT 66D	6,119.69 AC.–FT. FOR LOT 66G
3,795.92 AC.–FT. FOR LOT 66E	

6.– BENCHMARK No. 1= 97.55 ON TOP OF STORM INLET FOUND 6.04 FEET SOUTH AND 8.07 FEET WEST OF THE SOUTHEAST CORNER OF THE SUBDIVISION. N.A.V.D. 88 DATUM
CITY OF MCALLEN BENCHMARK–MC 90 = 98.41 30" ALUM. PIPE FOUND AT 87' WEST FROM EDGE OF PAVEMENT OF JACKSON ROAD AND 692 FEET NORTH OF THE CENTERLINE OF EL RANCHO ROAD. N.A.V.D. 88

7.– AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

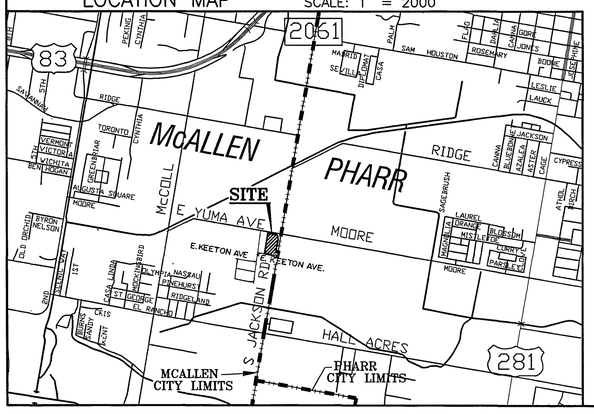
8.– MINIMUM 4.00 FOOT SIDEWALK IS REQUIRED ON E. KEETON AVE, & E. YUMA AVE.
MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON S. JACKSON ROAD.

9.– A 6.00' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND ' OMMERCIAL OR INDUSTRIAL ZONES/USES.

10.– SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOT 66C, 66D, 66E, 66F, & 66G

LOCATION MAP

SCALE: 1" = 2000'



SUBDIVISION PLAT OF :

JACKSON MEADOWS, LOTS 66C, 66D, 66E, 66F, AND 66G SUBDIVISION

A 3.68 ACRE TRACT OF LAND BEING ALL OF LOT 66B, JACKSON MEADOWS SUBDIVISION LOT 66A & LOT 66B, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN AN INSTRUMENT NUMBER 2444556, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1550578, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 3.68 ACRE TRACT OF LAND BEING ALL OF LOT 66B, JACKSON MEADOWS SUBDIVISION LOT 66A & 66B, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2444556, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1550578, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTH JACKSON ROAD (F.M 2069) AND THE NORTH RIGHT OF WAY LINE OF EAST KEETON AVE FOR THE SOUTHEAST CORNER OF LOT 66B AND THE SOUTHEAST CORNER OF THIS TRACT

THENCE, N 81°26'04" W (MAP RECORD N 81°25'00" W), ALONG THE SOUTH LINE OF LOT 66B AND THE NORTH RIGHT OF WAY LINE OF EAST KEETON AVE , A DISTANCE OF 273.50 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 66A (JACKSON MEADOWS SUBDIVISION LOT 66A & 66B, RECORDED IN INSTRUMENT NUMBER 2444556, MAP RECORDS, HIDALGO COUNTY, TEXAS) SOUTHWEST CORNER OF LOT 66B AND SOUTHWEST CORNER OF THIS TRACT

THENCE, N 08°32'00" E, ALONG THE EAST LINE OF LOT 66A AND AND WEST LINE OF LOT 66B, A DISTANCE OF 542.63 FEET TO 1/2" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF EAST YUMA AVE FOR THE NORTHEAST CORNER LOT 66A, NORTHWEST CORNER OF LOT 66B AND THE NORTHWEST CORNER OF THIS TRACT

THENCE; S 81°19'13" E (MAP RECORD: S 81°18'47" E), ALONG THE SOUTH RIGHT OF WAY LINE OF EAST YUMA AVE. AND THE NORTH LINE OF LOT 66B, A DISTANCE OF 248.32 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SOUTH JACKSON ROAD (F.M. 2069) FOR THE NORTHEAST CORNER OF LOT 66B AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 36°24'09" E (MAP RECORD: S 36°24'10" E.), ALONG THE EAST LINE OF LOT 66B AND THE WEST RIGHT OF WAY LINE OF SOUTH JACKSON ROAD (F.M. 2069), A DISTANCE OF 70.81 FEET (MAP RECORD: 70.82 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°30'54" W (MAP RECORD: S 08°32'00" W), ALONG THE EAST LINE OF LOT 66B AND THE WEST RIGHT OF WAY LINE OF SOUTH JACKSON ROAD (F.M. 2069), A DISTANCE OF 467.13 FEET (MAP RECORD: 467.12 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 53°38'36" W, ALONG THE EAST LINE OF LOT 66B AND THE WEST RIGHT OF WAY LINE OF SOUTH JACKSON ROAD (F.M. 2069), A DISTANCE OF 35.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH JACKSON MEADOWS SUBDIVISION LOT 66A & 66B, RECORDED IN INSTRUMENT NUMBER 2444556, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS · ALFONSO QUINTANILLA · 4856 · REGISTERED · PROFESSIONAL · LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

07/06/2017
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON MEADOWS, LOTS 66C, 66D, 66E, 66F, AND 66G 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 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.

ESPONJAS DEVELOPMENT, LTD.
BY: ESPONJAS, LLC
IT'S GENERAL PARTNER
EDUARDO CANTU, VICE PRESIDENT, MEMBER
2912 S. JACKSON ROAD
McALLEN, TEXAS. 78503

1-11-18
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared EDUARDO CANTU, VICE PRESIDENT, MEMBER proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this 11th day of JANUARY, 2018.

LILIA A. QUINTANILLA
Notary Public, State of Texas
Comm. xpires 07-23-2020
Notary ID 124998878

LILIA A. QUINTANILLA—Notary Public

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

CHAIRMAN, PLANNING COMMISSION

03/15/18
DATE

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

James E. Darling
MAYOR

3/19/18
DATE

ATTEST: Ida Lara
CITY SECRETARY

3/19/18
DATE

CITY OF McALLEN · McALLEN, TEXAS

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 18th DAY OF January, 2018.

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

PRESIDENT

ATTEST: Bueb Schwartz
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

03/21/18
DATE

COUNTY OF HIDALGO
STATE OF TEXAS

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

STATE OF TEXAS · ALFONSO QUINTANILLA · 95534 · LICENSED · PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

1-16-18
DATE

11.– NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

12.– AN 8.00' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

13.– 44.00 FOOT WIDE COMMON ACCESS EASEMENT IS FOR THE BENEFIT OF ALL THE LOTS AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN

14.– COMMON AREAS, COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT CITY OF MCALLEN.

15.– COMMON AREAS FOR COMMERCIAL DEVELOPMENTS CAN PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

16.– A TRIP GENERATION WORKSHEET AND, IF APPLICABLE, A TRAFFIC IMPACT ANALYSIS (TIA) REPORT WILL BE REQUIRED FOR EACH LOT AT TIME OF SITE PLAN REVIEW, UNLESS THE SITE PLAN FOR THE LOT COMPLIES WITH THE ACCESS MANAGEMENT POLICY.

17.– COMMON ACCESS EASEMENT FOR THE BENEFIT OF ALL LOTS, AND MAINTAINED BY THE LOT OWNERS.

COUNTY COUNTY · SEAL OF HIDALGO · TEXAS

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

ON: 3/23/18 AT 9:55 AM/PM
INSTRUMENT NUMBER 2899686
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
PHONE 956–381–6480
F.iX 956–381–0527
ALFONSO@QHA–ENG.COM

DATE OF PREPERATION: FEBRUARY 22, 2017

FILENAME : F:\DATA\SUBD\McALLEN\JACKSON MEADOWS LOT 66C, 66D & 66E\REV1.T			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
02–22–2017	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
07/06/2017	JULIS CAVAZOS		
01/09/2018	JULIS CAVAZOS		

Sub2025-0106

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Augusta Village Subdivision

Legal Description: Being a 0.502 acre [21,846.30] tract of land being out of the North 2 1/2 acres of the North 10 acres of the South 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, of Prociones 66 and 67, Hidalgo County, Texas, recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas.

Location: North R.O.W. of East Augusta Avenue approximately 1,1660 feet east of South McColl Road.

City Address or Block Number: 1009 E Agusta Ave

Total No. of Lots: 3 Total Dwelling Units: 3 Gross Acres: 0.502 Net Acres: 0.334

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑**Residential (** 3 **Lots)** Replat: ☐Yes/☑No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ☑No/☐Yes: Date: ____

Existing Land Use: Vacant Proposed Land Use: Single-Family Residential

Irrigation District #: HCID #2 Water CCN: ☑MPU/☐Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☐No Parcel #: 290286 & 209287

Estimated Rollback Tax Due: 0 Tax Dept. Review: MC 7/18/25

Owner

Name: Marlene Hernandez and Erick Hernandez Phone: c/o (956) 330-2433 and/or (956) 867-3287

Address: 2406 Longoria Lane E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: Edinburg State: TX Zip: 78541

Developer

Name: Marlene Hernandez and Erick Hernandez Phone: c/o (956) 330-2433 and/or (956) 867-3287

Address: 2406 Longoria Lane E-mail: ____

City: Edinburg State: TX Zip: 78541

Contact Person: ____

Engineer

Name: Rioplex Engineering LLC Phone: (956) 330-2433 and/or (956) 867-3287

Address: 1200 Auburn Avenue, Suite 280 E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: McAllen State: TX Zip: 78504

Contact Person: Kelley Heller-Vela and Della Robles

Surveyor

Name: Carrizales Land Surveying LLC Phone: (956) 567-2167

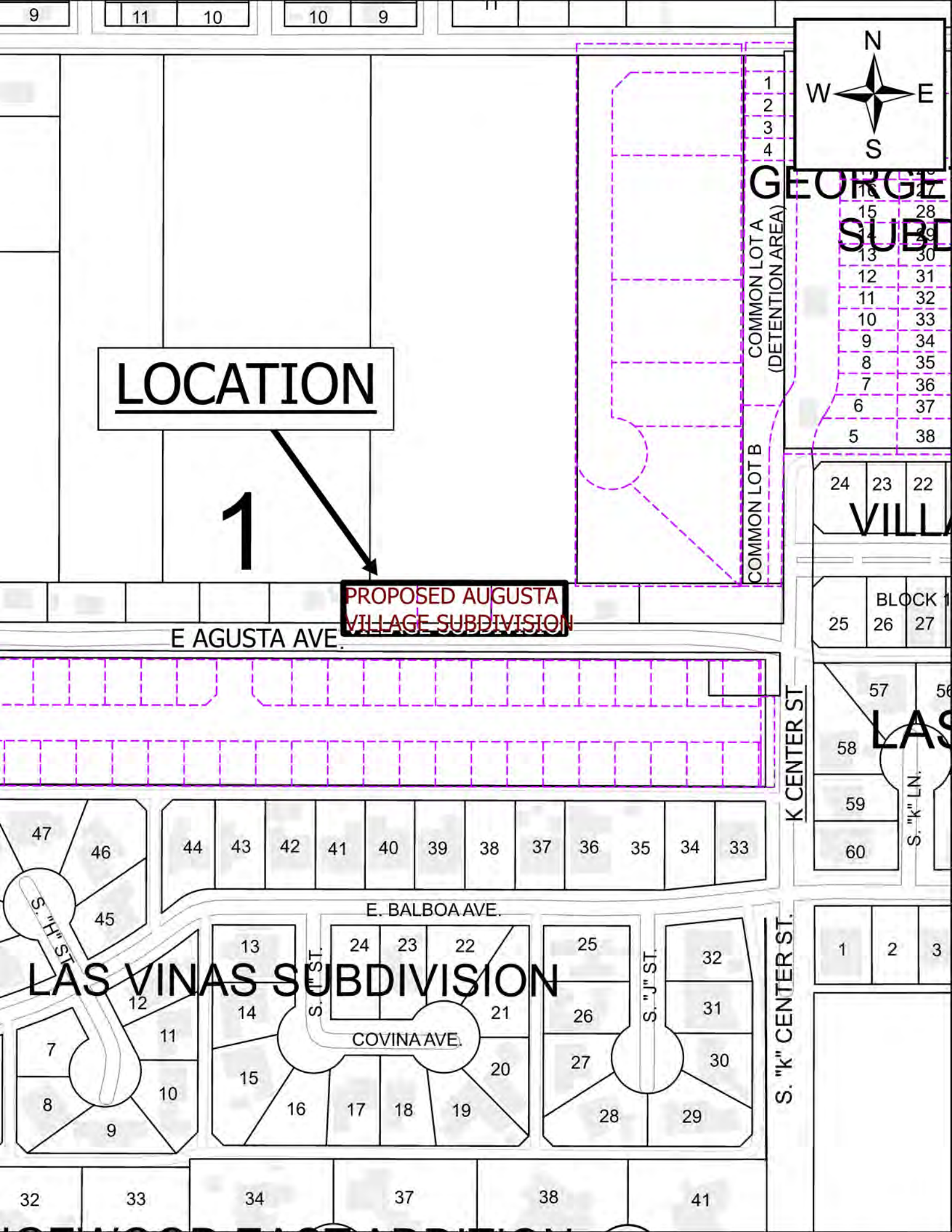
Address: 4807 Gondola Ave. E-mail: mannyrpls@cls.land

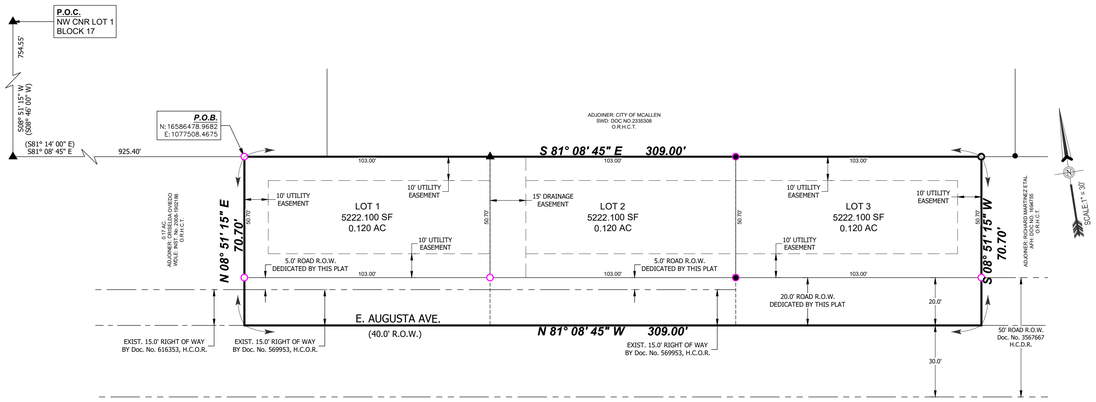
City: Edinburg State: TX Zip: 78542

KF

JUL 18 2025

BY: CW


LOCATION
1
PROPOSED AUGUSTA VILLAGE SUBDIVISION
E AGUSTA AVE.
COMMON LOT A (DETENTION AREA)
COMMON LOT B
K CENTER ST
E. BALBOA AVE.
LAS VINAS SUBDIVISION
COVINA AVE.
S. "H" ST.
S. "I" ST.
S. "J" ST.
S. "k" CENTER ST.
S. "k" LN.
BLOCK 1
N
W
E
S

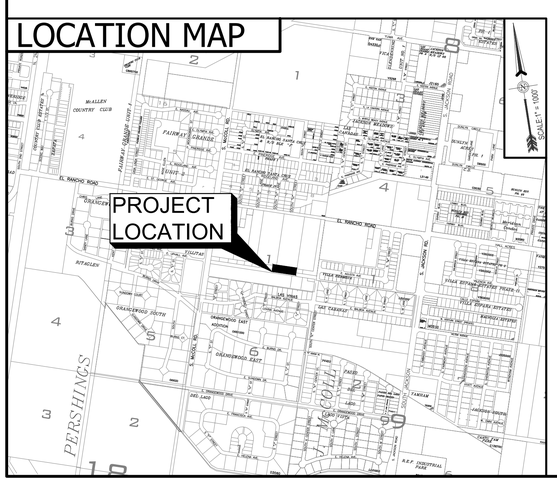


LEGEND

- ○ - FOUND 1" IRON PIPE OR AS NOTED
- ● - FOUND 1/2" IRON ROD OR AS NOTED
- ○ - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- ▲ - CALCULATED POINT

POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
NW	- NORTHWEST
CNR.	- CORNER
WD:	- WARRANTY DEED
SWD:	- SPECIAL WARRANTY DEED
WDL:	- WARRANTY DEED W/VENDOR'S LIEN
AFH:	- AFFIDAVIT OF HEIRSHIP
R.O.W.	- RIGHT OF WAY
VOL.	- VOLUME
PG.	- PAGE
DOC.	- DOCUMENT
O.R.H.C.T.	- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY TEXAS
( )	- RECORD CALL

LOCATION MAP



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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

_____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

PRESIDENT _____ ATTEST: _____ SECRETARY

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	MARLENE & ERICK HERNANDEZ	2406 LONGORIA LANE	EDIBURG TX 78541	C/A (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	SURVEYOURS INFO, R.P.L.S.	ADDRESS	CITY, TX ZIP CODE	(956) 000-0000

SUBDIVISION MAP OF
AUGUSTA VILLAGE SUBDIVISION

BEING A SUBDIVISION OF 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.334 ACRE TRACT BEING COMPRISED OF TWO CALLED 0.17 ACRE TRACTS AS CONVEYED TO MARIA CANDELARIA QUIJADA BY VIRTURE OF WARRANTY DEED RECORDED IN DOCUMENTS 678824 AND 678825, RESPECIVELY, DEED RECORDS OF HIDALGO COUNTY, TEXAS (DRHCT), SAID 0.334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT ON MCCOLL ROAD, FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 754.55 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 2 1/2 ACRE TRACT, THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST, (RECORD ~ SOUTH 81 DEGREES 14 MINUTES 00 SECONDS EAST), ALONG THE NORTH LINE OF SAID 2 1/2 ACRE TRACT, A DISTANCE OF 925.40 FEET TO A CALCULATED POINT [N:16586478.9682, E:1077508.4675] FOR THE NORTHWEST CORNER OF SAID 0.17 ACRE TRACT OF LAND AND POINT OF BEGINNING

THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID 2-1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT, A DISTANCE OF 206.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE EAST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 50.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND ON THE NORTH RIGHT OF WAY LINE OF E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID 2-1/2 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 0.17 ACRE TRACT AND OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 08 MINUTES 45 SECONDS WEST, (RECORD ~ NORTH 81 DEGREES 14 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID 2 1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT OF LAND, A DISTANCE OF 206.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 0.17 TRACT, AND OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 51 MINUTES 15 SECONDS EAST, (RECORD ~ 08 DEGREES 46 MINUTES 00 SECONDS EAST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE WEST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 20.0 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE NORTH RIGHT OF WAY LINE OF SAID E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.334 ACRES [14,564.20] OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B": DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD" COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT : 10 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   SIDE : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES.
   GARAGE : 10 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE SOUTH BOUND OF EL RANCHITO STREET CLOSE TO S. CASA LINDA STREET (85' WEST OF INTERSECTION). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587523.9914, E=1075425.1851, ELEV.=112.96
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 1,689 C.F. - 0.039 AC.-FT. TO BE PROVIDED AT BUILDING PERMIT STATGE. LOTS 1-3 WILL REQUIRE TO ACCOMMODATE 563.00 C.F. TO A TOTAL OF 1,689 C.F.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH E AUGUSTA AVE., AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH MAIN STREET.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. 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.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S McCOLL ROAD.
14. AUGUST VILLAGE SUBDIVISION DETENTION WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
15. ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AUGUSTA VILLAGE SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

MARLENE HERNANDEZ _____ DATE _____
2406 LONGORIA LANE
EDINBURG, TEXAS 78541

ERICK HERNANDEZ _____ DATE _____
2406 LONGORIA LANE
EDINBURG, TEXAS 78541

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARLENE HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
THE _____ DAY OF _____ , 20 ____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
THE _____ DAY OF _____ , 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 06/03/2025
ENGINEERING JOB # R25-010

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANNY CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 01/27/2025
SURVEY JOB # 25008

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: AUGUSTA VILLAGE

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Agusta Ave.: 50 ft. ROW Plat currently shows 20 ft. ROW dedication; also references a 50 ft. Road ROW by separate document. Provide copy of documents for review to finalize ROW requirements, prior to final. Paving: 32 ft. Curb & gutter: both sides - Revise street name as shown above. - Need to Label the street Centerline (C.L.) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easement. Variance for 10 ft. setback submitted and being reviewed by staff, finalize prior to final. - VAR2025-0031 is currently under review by the City Department's. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Agusta Ave. * Note #8 shown on plat submitted for preliminary review references North E. Augusta Ave. and both sides of interior streets. Clarify prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. * Revise Note # 9 as shown above; N. Main Street included at the end of the note is not in this area. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **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: * Clarify Note # 13 shown on initial plat submittal as it references S. McColl Road, prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Property is zoned R-1.	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	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	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Pending review by the City Manager as may be applicable. **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation for three single-family lot subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - On the City Mayor's Signature line there is a second signature being provided, please clarify on the plat. - Owner's Signature block refers to the wording for 'Private' subdivisions, while on the application it refers to this development for 'Public' subdivision, please revise accordingly. - Any abandonment of easements cannot be done by plat, must be done by a separate instrument/document. *Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the plat, you must provide for their signature & required documents (i.e. H.C.I.D. #2 Tax Certificates) *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, AND DRAINAGE AND UTILITY APPROVALS.	Applied

N
W
E
S
LOCATION
1
PROPOSED AUGUSTA VILLAGE SUBDIVISION
E AGUSTA AVE
COMMON LOT A (DETENTION AREA)
COMMON LOT B
K CENTER ST
S. "K" LN.
S. "K" CENTER ST.
E. BALBOA AVE.
COVINA AVE.
S. "H" ST.
S. "I" ST.
S. "J" ST.
LAS VINAS SUBDIVISION
BLOCK 1

SUB2024-0008

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Havest Cove Subdivision Phase II (COVES TOL)

Legal Description 17.438 acres, being out of Lots 138 & 137, La Lomita Irrigation & Construction Company Subdivision, according to the plat thereof recorded on Volume 24, Page 67, Hidalgo County Deed Records

Location Within the northwest corner of Vine Avenue and Ware Road

City Address or Block Numbe) 2601 N. Ware Rd (Rear)

Total No. of Lots 99 Total Dwelling Units 99 Gross Acres 17.438 Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (99 Lots) Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date_____

Existing Land Use Vacant Proposed Land Use single-family residential

Irrigation District # HCID#1 Water CCN: ☑MPU/☐Sharyland Water SC Other_____

Agricultural Exemption: ☐Yes/☐No Parcel # Prop ID: #210947 & 210949

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Escanaba LLC Phone (956) 638-6456

Address 3520 Buddy Owens E-mail jeff@ericksonrgv.com

City McAllen State Texas Zip 78504

Developer

Name Escanaba LLC Phone (956) 638-6456

Address 3520 Buddy Owens E-mail jeff@ericksonrgv.com

City McAllen State Texas Zip 78504

Contact Person Jeff Erickson & Rene Salinas Ramirez

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com / beto@meldenandhunt.com drobles@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza & Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

RECEIVED
JAN 22 2024
By NG

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- ✓ Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- ✓ Title Report
- ✓ 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- ✓ 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- ✓ Letter of Authorization from the owner (if applicable)
- ✓ Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

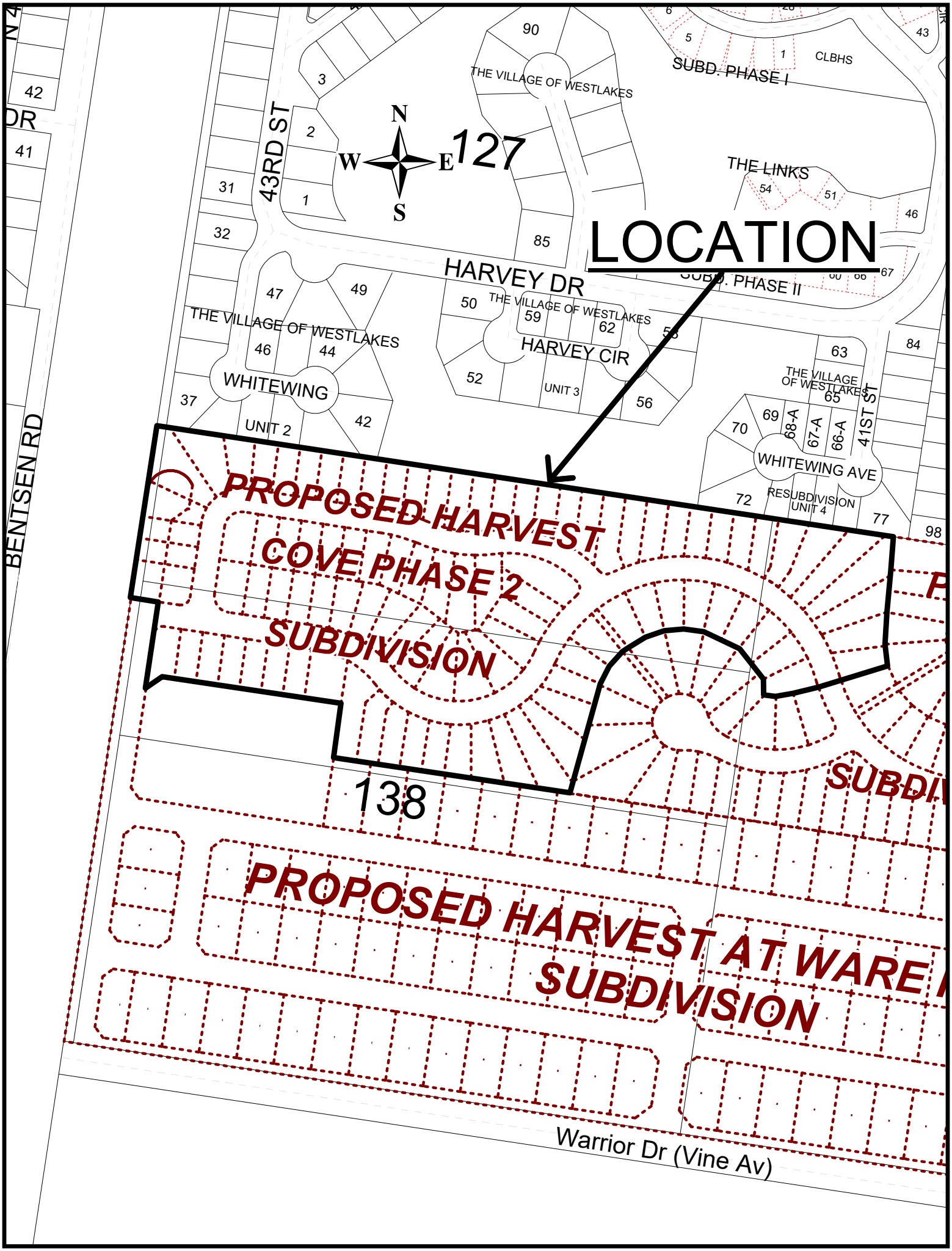
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

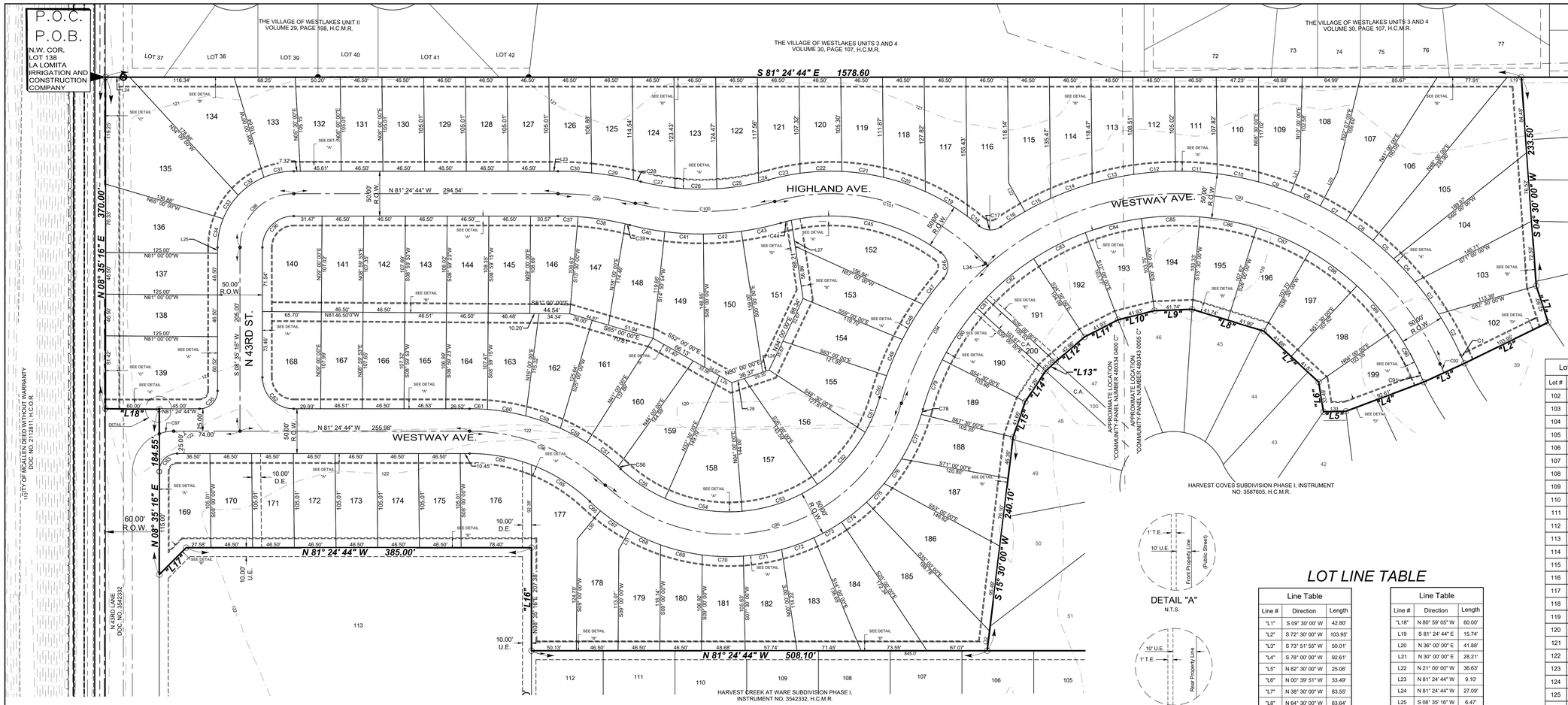
Signature _____ Date January 22, 2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED HARVEST COVE PHASE 2 SUBDIVISION
PROPOSED HARVEST AT WARE
SUBDIVISION
138
127
N
S
E
W
HARVEY DR
43RD ST
BENTSEN RD
WHITEWING
WHITEWING AVE
HARVEY CIR
THE VILLAGE OF WESTLAKES
THE LINKS
SUBD. PHASE I
SUBD. PHASE II
RESUBDIVISION UNIT 4
UNIT 2
UNIT 3
CLBHS
41ST ST
Warrior Dr (Vine Av)



SUBDIVISION MAP OF

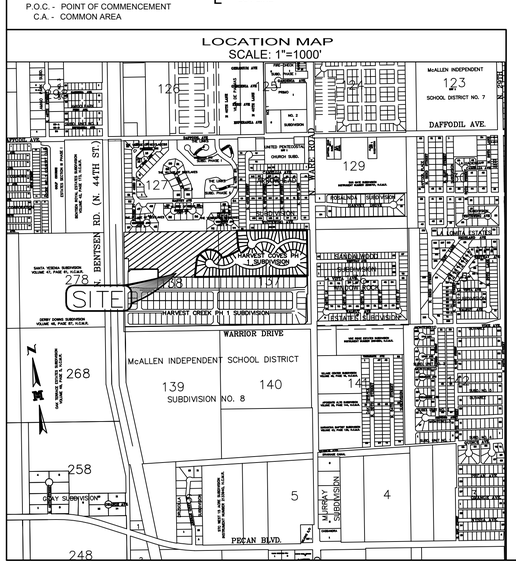
HARVEST COVES SUBDIVISION PHASE II

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

BEARING BASIS: GRID NORTH, TEXAS, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (NAD83) COORDINATES ARE GRID VALUES DERIVED FROM GPS OBSERVATIONS BASED ON THE NATIONAL GEODETIC SURVEY (NGS) CONTROL MONUMENT "H" AND "I" AND ARE REFERENCED TO THE GEODETIC DATUM AS PER NAVD 88 (GEOID 2003)

LEGEND

- FOUND No.4 REBAR
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- FOUND No.5 REBAR
- T.E. - TECHNOLOGY EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- C.A. - COMMON AREA
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- L - LOT LINE



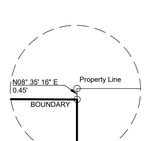
LOT LINE TABLE

Line Table		
Line #	Direction	Length
"L1"	S 09° 30' 00" W	42.80'
"L2"	S 72° 30' 00" W	103.95'
"L3"	S 73° 51' 55" W	50.01'
"L4"	S 78° 00' 00" W	92.61'
"L5"	N 82° 30' 00" W	25.06'
"L6"	N 00° 39' 51" W	33.49'
"L7"	N 38° 30' 00" W	83.55'
"L8"	N 64° 30' 00" W	83.64'
"L9"	N 83° 30' 00" W	41.74'
"L10"	S 84° 30' 00" W	41.93'
"L11"	S 71° 30' 00" W	41.93'
"L12"	S 58° 00' 00" W	42.66'
"L13"	S 55° 52' 29" W	15.05'
"L14"	S 42° 00' 00" W	41.29'
"L15"	S 27° 30' 00" W	41.66'
"L16"	N 08° 35' 16" E	115.00'
"L17"	S 53° 35' 16" W	42.43'

Line Table		
Line #	Direction	Length
"L18"	N 80° 59' 05" W	60.00'
L19	S 81° 24' 44" E	15.74'
L20	N 36° 00' 00" E	41.88'
L21	N 30° 00' 00" E	28.21'
L22	N 21° 00' 00" W	36.63'
L23	N 81° 24' 44" W	9.10'
L24	N 81° 24' 44" W	27.09'
L25	S 08° 35' 16" W	6.47'
L26	S 80° 00' 00" W	7.53'
L27	S 00° 00' 00" E	29.36'
L28	S 80° 00' 00" W	14.55'
L29	N 52° 00' 00" W	15.75'
L30	S 48° 00' 00" W	40.73'
L31	S 38° 00' 00" W	24.03'
L32	N 15° 30' 00" E	22.12'
L33	S 82° 30' 00" E	25.06'
L34	N 32° 55' 09" W	3.72'

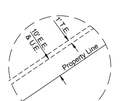
DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.

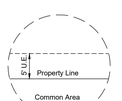


DETAIL "F"
N.T.S.

DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.

LOT AREA TABLES

Lot Area Table		
Lot #	SQ, FT,	Area
102	5602.82	0.129
103	7218.08	0.166
104	8467.83	0.194
105	11835.09	0.272
106	10606.34	0.243
107	8753.13	0.201
108	6928.25	0.159
109	5703.71	0.131
110	5228.63	0.120
111	4923.91	0.113
112	4939.90	0.113
113	5251.24	0.121
114	5875.00	0.135
115	6475.32	0.149
116	8080.75	0.186
117	6533.03	0.150
118	5533.60	0.127
119	5015.07	0.115
120	4910.38	0.113
121	5203.69	0.119
122	5658.80	0.130
123	5794.35	0.133
124	5560.31	0.128
125	5124.46	0.118
126	4906.07	0.113
127	4882.76	0.112
128	4882.76	0.112
129	4882.76	0.112
130	4882.76	0.112
131	4882.76	0.112
132	5029.52	0.115
133	5901.54	0.135
134	9545.78	0.219
135	12634.22	0.290

Lot Area Table		
Lot #	SQ, FT,	Area
136	7367.99	0.169
137	5812.65	0.133
138	5812.65	0.133
139	10049.26	0.231
140	6793.78	0.156
141	4984.04	0.114
142	4999.58	0.115
143	5015.38	0.115
144	5030.75	0.115
145	5044.94	0.116
146	5310.11	0.122
147	5463.61	0.125
148	5610.74	0.129
149	6818.30	0.157
150	8616.53	0.198
151	7231.13	0.166
152	9723.09	0.223
153	6540.16	0.150
154	5805.80	0.133
155	6440.88	0.148
156	7236.02	0.166
157	7531.45	0.173
158	7580.91	0.174
159	7193.03	0.165
160	6683.64	0.153
161	6740.95	0.155
162	6119.04	0.140
163	5505.01	0.126
164	4973.00	0.114
165	4984.60	0.114
166	4998.18	0.115
167	5014.12	0.115
168	6805.65	0.156
169	6353.22	0.146

Lot Area Table		
Lot #	SQ, FT,	Area
170	4882.76	0.112
171	4882.76	0.112
172	4882.76	0.112
173	4882.76	0.112
174	4882.76	0.112
175	4882.76	0.112
176	8002.61	0.184
177	10580.21	0.243
178	6855.87	0.157
179	5812.16	0.133
180	5192.25	0.119
181	4988.92	0.115
182	5492.35	0.126
183	6632.93	0.152
184	7656.22	0.176
185	10320.71	0.237
186	9327.20	0.214
187	7030.81	0.161
188	5551.79	0.127
189	5627.54	0.129
190	5769.95	0.132
191	5887.02	0.135
192	5577.09	0.128
193	5566.01	0.128
194	5578.66	0.128
195	5634.75	0.129
196	5623.37	0.129
197	5650.55	0.130
198	5644.71	0.130
199	5832.71	0.134
C.A. 200	1566.24	0.036

CURVE TABLES

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	10.43'	295.00'	002° 01' 32"	S16° 23' 40"E	10.43'	5.21
C2	51.73'	345.00'	008° 35' 29"	N19° 40' 38"W	51.68'	25.91
C3	44.41'	345.00'	007° 22' 34"	N27° 39' 40"W	44.38'	22.24
C4	35.18'	345.00'	005° 50' 33"	N34° 16' 14"W	35.16'	17.61
C5	30.84'	345.00'	005° 07' 21"	N39° 45' 11"W	30.83'	15.43
C6	37.12'	345.00'	006° 09' 52"	N45° 23' 47"W	37.10'	18.58
C7	33.25'	345.00'	005° 31' 17"	N51° 14' 22"W	71.67'	16.64
C8	36.13'	345.00'	006° 00' 00"	N57° 00' 00"W	36.11'	18.08
C9	37.59'	345.00'	006° 14' 35"	N63° 07' 18"W	73.78'	18.81
C10	47.24'	345.00'	007° 50' 45"	N70° 09' 58"W	47.21'	23.66
C11	46.65'	345.00'	007° 44' 51"	N77° 57' 47"W	78.77'	23.36
C12	46.63'	345.00'	007° 44' 40"	N85° 42' 32"W	78.76'	23.35
C13	47.49'	345.00'	007° 53' 15"	S86° 28' 30"W	47.46'	23.78
C14	49.39'	345.00'	008° 12' 11"	S78° 25' 47"W	49.35'	24.74
C15	32.08'	345.00'	005° 19' 41"	S71° 39' 51"W	32.07'	16.05
C16	31.75'	345.00'	005° 16' 22"	S66° 21' 49"W	31.74'	15.89
C17	26.26'	20.00'	075° 14' 12"	S78° 39' 17"E	24.42'	15.41
C18	16.58'	255.00'	003° 43' 28"	N42° 53' 55"W	16.57'	8.29
C19	54.42'	255.00'	012° 13' 42"	N50° 52' 30"W	54.32'	27.32
C20	49.39'	255.00'	011° 05' 55"	N62° 32' 18"W	49.32'	24.78
C21	47.10'	255.00'	010° 34' 57"	N73° 22' 44"W	47.03'	23.62
C22	46.59'	255.00'	010° 28' 06"	N83° 54' 15"W	46.53'	23.36
C23	35.89'	255.00'	008° 03' 50"	S86° 49' 47"W	35.86'	17.97

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C24	11.67'	275.00'	002° 25' 50"	N84° 00' 47"E	11.67'	5.83
C25	47.00'	275.00'	009° 47' 32"	S89° 52' 32"E	46.94'	23.56
C26	46.58'	275.00'	009° 42' 18"	S80° 07' 37"E	46.52'	23.35
C27	38.94'	275.00'	008° 06' 44"	S71° 13' 06"E	38.90'	19.50
C28	8.54'	375.00'	001° 18' 19"	N67° 48' 53"W	8.54'	4.27
C29	47.24'	375.00'	007° 13' 03"	N72° 04' 34"W	47.21'	23.65
C30	37.49'	375.00'	005° 43' 38"	N78° 32' 54"W	37.47'	18.76
C31	34.20'	85.00'	023° 03' 18"	S87° 03' 37"W	33.97'	17.34
C32	35.07'	85.00'	023° 38' 19"	S63° 42' 49"W	34.82'	17.79
C33	31.35'	85.00'	021° 07' 52"	S41° 19' 43"W	31.17'	15.85
C34	32.90'	85.00'	022° 10' 31"	S19° 40' 32"W	32.69'	16.66
C35	31.42'	20.00'	090° 00' 00"	N53° 35' 16"E	28.28'	20.00
C36	54.98'	35.00'	090° 00' 00"	S53° 35' 16"W	49.50'	35.00
C37	22.51'	325.00'	003° 58' 06"	N79° 25' 41"W	22.51'	11.26
C38	53.13'	325.00'	009° 21' 57"	N72° 45' 39"W	53.07'	26.62
C39	5.19'	325.00'	000° 54' 57"	N67° 37' 12"W	5.19'	2.60
C40	39.83'	325.00'	007° 01' 17"	S70° 40' 22"E	39.80'	19.94
C41	43.14'	325.00'	007° 36' 22"	S77° 59' 11"E	43.11'	21.60
C42	42.49'	325.00'	007° 29' 30"	S85° 32' 07"E	42.46'	21.28
C43	44.93'	325.00'	007° 55' 17"	N86° 45' 30"E	44.90'	22.50
C44	12.05'	205.00'	003° 22' 06"	S84° 28' 54"W	12.05'	6.03
C45	175.55'	205.00'	049° 03' 58"	N69° 18' 04"W	170.24'	93.57
C46	32.86'	20.00'	094° 08' 35"	N2° 18' 13"E	29.29'	21.50

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C47	36.71'	345.00'	006° 05' 48"	S46° 19' 36"W	36.69'	18.37
C48	45.51'	345.00'	007° 33' 29"	S39° 29' 57"W	45.48'	22.79
C49	44.13'	345.00'	007° 19' 44"	S32° 03' 21"W	44.10'	22.09
C50	25.20'	345.00'	004° 11' 06"	S26° 17' 56"W	25.19'	12.61
C51	42.38'	175.00'	013° 52' 31"	N31° 08' 38"E	42.28'	21.29
C52	79.72'	175.00'	026° 06' 03"	N51° 07' 55"E	79.03'	40.56
C53	89.97'	175.00'	029° 27' 18"	N78° 54' 36"E	88.98'	46.00
C54	88.06'	175.00'	028° 49' 57"	S71° 56' 47"E	87.14'	44.99
C55	59.71'	175.00'	019° 33' 00"	S47° 45' 18"E	59.42'	30.15
C56	3.88'	245.00'	000° 54' 24"	N38° 26' 00"W	63.62'	1.94
C57	43.98'	245.00'	010° 17' 10"	N44° 01' 47"W	43.93'	22.05
C58	33.55'	245.00'	007° 50' 46"	N53° 05' 45"W	71.81'	16.80
C59	41.08'	245.00'	009° 36' 26"	N61° 49' 21"W	41.03'	20.59
C60	43.22'	245.00'	010° 06' 31"	N71° 40' 49"W	76.78'	21.67
C61	20.00'	245.00'	004° 40' 39"	N79° 04' 24"W	66.57'	10.01
C62	54.98'	35.00'	090° 00' 00"	S36° 24' 44"E	49.50'	35.00
C63	31.42'	20.00'	090° 00' 00"	S53° 35' 16"W	28.28'	20.00
C64	70.56'	195.00'	020° 43' 54"	N71° 03' 04"W	70.17'	35.67
C65	77.27'	195.00'	022° 42' 19"	N49° 19' 58"W	76.77'	39.15
C66	15.79'	225.00'	004° 01' 12"	S39° 59' 24"E	15.78'	7.90
C67	39.27'	225.00'	010° 00' 00"	S47° 00' 00"E	39.22'	19.68
C68	38.24'	225.00'	009° 44' 11"	S56° 52' 06"E	74.10'	19.16
C69	47.85'	225.00'	012° 11' 02"	S67° 49' 42"E	47.76'	24.01

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C70	46.00'	225.00'	011° 42' 51"	S79° 46' 39"E	45.92'	23.08
C71	43.38'	225.00'	011° 02' 51"	N88° 50' 30"E	43.32'	21.76
C72	38.41'	225.00'	009° 46' 56"	N78° 25' 36"E	38.37'	19.25
C73	35.32'	225.00'	008° 59' 38"	N69° 02' 19"E	72.64'	17.70
C74	35.89'	225.00'	009° 08' 19"	N59° 58' 21"E	35.85'	17.98
C75	28.37'	225.00'	007° 13' 30"	N51° 47' 26"E	28.35'	14.21
C76	33.75'	225.00'	008° 35' 36"	N43° 52' 53"E	33.71'	16.90
C77	54.41'	225.00'	013° 51' 16"	N32° 39' 26"E	54.27'	27.34
C78	5.98'	225.00'	001° 31' 25"	N24° 58' 05"E	5.98'	2.99
C79	59.45'	295.00'	011° 32' 48"	S29° 58' 47"W	59.35'	29.83
C80	69.40'	295.00'	013° 28' 46"	S42° 29' 33"W	69.24'	34.86
C81	15.00'	295.00'	002° 54' 49"	S50° 41' 21"W	15.00'	7.50
C82	69.21'	295.00'	013° 26' 34"	S58° 52' 02"W	69.05'	34.77
C83	64.69'	295.00'	012° 33' 49"	S71° 52' 14"W	64.56'	32.47
C84	64.65'	295.00'	012° 33' 23"	S84° 25' 50"W	90.53'	32.45
C85	65.32'	295.00'	012° 41' 11"	N82° 56' 53"W	91.00'	32.79
C86	64.62'	295.00'	012° 33' 05"	N70° 19' 45"W	90.51'	32.44
C87	64.64'	295.00'	012° 33' 14"	N57° 46' 35"W	90.52'	32.45
C88	65.36'	295.00'	012° 41' 39"	N45° 09' 08"W	65.23'	32.81
C89	64.71'	295.00'	012° 34' 07"	N32° 31' 15"W	90.57'	32.49
C90	55.89'	295.00'	010° 51' 18"	N20° 48' 33"W	84.54'	28.03
C91	11.09'	345.00'	001° 50' 28"	S16° 18' 08"E	64.46'	5.54
C92	10.76'	320.00'	001° 55' 34"	S16° 20' 41"E	10.76'	5.38

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C93	600.60'	320.00'	107° 32' 15"	N69° 09' 01"W	516.25'	436.72
C94	183.61'	320.00'	032° 52' 28"	S40° 38' 37"W	181.10'	94.41
C95	411.25'	200.00'	117° 48' 49"	N83° 06' 47"E	342.53'	331.63
C96	166.77'	220.00'	043° 25' 55"	N59° 41' 46"W	162.80'	87.62
C97	16.34'	46.00'	020° 21' 16"	S88° 24' 38"W	16.26'	8.26
C98	94.25'	60.00'	090° 00' 00"	S53° 35' 16"W	84.85'	60.00
C99	87.05'	350.00'	014° 15' 00"	N74° 17' 14"W	86.82'	43.75
C100	157.29'	300.00'	030° 02' 25"	S82° 10' 56"E	155.50'	80.50
C101	258.05'	230.00'	064° 17' 00"	N65° 03' 39"W	244.73'	144.51

TBPE FIRM # F-1435

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

DRAWN BY: R. DE JESUS DATE 07/23/24
DRAWN BY: A.A DATE 07-22-25
SURVEYED, CHECKED DATE
FINAL CHECK DATE

K:\Land Development\Residential\Active Area\21519 - Escandon - Harvest Cove Blocks\Final Plat\HARVEST COVE PHASE II.dgn 7/24/2025 10:11:19 AM, DWG To PDF.pc3

GENERAL NOTES :

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

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

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

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

4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 139,502 CUBIC FEET (3.203 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.

5. CITY OF McALLEN BENCHMARK: "MC64" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED GY GLICK, LINN OFFICE ON OCTOBER 06, 1999. BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 16610485.2066, EASTING:1063866.99623

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

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

8. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS,

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. 43RD LANE.

10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

12. COMMON AREAS, ANY DETENTION LOTS, ETC. MUST BE MAINTAINED BY LOT OWNERS/HOA AND NOT THE CITY OF MCALLEN.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 43RD LANE FOR LOTS 139 & 169.

14. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.

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

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

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

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

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

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

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

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

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

METES AND BOUNDS DESCRIPTION:

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

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

1. THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138 AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 37, THE VILLAGE OF WESTLAKES UNIT II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 198, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 237.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 39 OF SAID THE VILLAGE OF WESTLAKES UNIT II, AT A DISTANCE OF 472.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 42, OF SAID THE VILLAGE OF WESTLAKES UNIT II, CONTINUING A TOTAL DISTANCE OF 1,578.60 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 04° 30' 00" W A DISTANCE OF 233.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 09° 30' 00" W A DISTANCE OF 42.80 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 72° 30' 00" W A DISTANCE OF 103.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 73° 51' 55" W A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 78° 00' 00" W A DISTANCE OF 92.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 82° 30' 00" W A DISTANCE OF 25.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 00° 39' 51" W A DISTANCE OF 33.49 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 38° 30' 00" W A DISTANCE OF 83.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 64° 30' 00" W A DISTANCE OF 83.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 83° 30' 00" W A DISTANCE OF 41.74 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 84° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 71° 30' 00" W A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 58° 00' 00" W A DISTANCE OF 42.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 55° 52' 29" W A DISTANCE OF 15.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 42° 00' 00" W A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 27° 30' 00" W A DISTANCE OF 41.66 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 15° 30' 00" W A DISTANCE OF 240.10 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
19. THENCE, N 81° 24' 44" W A DISTANCE OF 508.10 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
20. THENCE, N 08° 35' 16" E A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 81° 24' 44" W A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 53° 35' 16" W A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
23. THENCE, N 08° 35' 16" E A DISTANCE OF 184.55 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 80° 59' 05" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 2112811, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
25. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.438 ACRES OF LAND, MORE OR LESS.

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

ESCANABA, LLC A TEXAS LIMITED LIABILITY COMPANY

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS THE _____ DAY OF _____ , 20 _____.

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS THE _____ DAY OF _____ , 20 _____.

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

SUBDIVISION MAP OF HARVEST COVES SUBDIVISION PHASE II

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

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

TBPE FIRM # F-1435

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

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

K:\Land Development\Subdivisions\Active\23159 - Escanaba - Harvest Cove Subdivsn\Plat\HARVEST COVE PHASE II 07-21-25.dwg, 7/14/2025 10:08:13 AM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: HARVEST COVES SUBDIVISION PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides - Show and label the existing N/S ROW on the west side of the subdivision with the document number prior to final/recording. - An abandonment application (ABD2024-0003) has been submitted and approved. The abandonment must be finalized prior to final/recording and the document number must be referenced on the plat prior to recording. ****The engineer submitted a variance application (VAR2024-0002) including a variance to the N/S quarter mile collector requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024. *The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	Required
E/W 1/4 mile collector: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording. ****The engineer submitted a variance application (VAR2024-0002) including a variance to the E/W quarter mile collector requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024. As a result, the interior streets were approved with 50 ft. ROW and 32 ft. paving. *The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	Applied
Interior Streets for R-1 (single-family residential): 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: both sides *The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required 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	NA

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

* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 ****The engineer submitted a variance application (VAR2024-0002) including a variance to the Block Length requirement, which was approved by the City Commission as requested by the applicant, on February 12, 2024. *The plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **The engineer submitted a variance application (VAR2024-0002) including a variance to the Maximum Cul-De-Sac Length requirement for Harvest Cove Phase I Subdivision, of which the commission Approved as requested by the applicant. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
"ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties & multifamily properties. **Subdivision Ordinance: Section 134-106"	NA
SETBACKS	
* Front: 20 feet or greater for easement. Revisions needed: - Revise the setback note as the approved PUD CUP. **Both Plat & PUD site plan must be consistent. **Proposing: 20 feet or greater for easement or as shown in front setback table **Zoning Ordinance: Section 138-356 **An amendment to the PUD CUP for Harvest Coves Phase II (CUP2025-0011) was approved by the City Commission on March 24, 2025. The plat and development must comply with PUD conditions of approval, including the setback and buffer requirements. **A request to amend the approved PUD (CUP2025-0076) has been submitted and scheduled for Planning and Zoning meeting of 09/10/2025 and City Commission meeting of 10/13/2025. The plat and development must comply with the conditions of approval, including the setback and buffer requirements. *Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	Required
* Rear: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft. or greater for easements **Zoning Ordinance: Section 138-356 - City Commission approved a PUD CUP on March 24, 2025, which mentions side yard setback as 5 ft. or greater for easements. If the PUD is amended in future, the setbacks will be as per the amended CUP.	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of all interior street **Both Plat & PUD site plan must be consistent. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the collector streets, if applicable. - Plat note must be finalized based on the variance request (VAR2024-0002) prior to final. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Revisions Needed: - Revise the setback note as shown above prior to final and remove the following wording from plat note #10 prior to final: "Perimeter buffers must be built at time of subdivision improvements." Although buffers must be built, it is not a required plat note. - Buffers must be shown on the PUD site plan prior to recording. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
Proposing: No curb cut, access, or lot frontage permitted along N. Ware Road and other streets as applicable. - Clarify N. Ware Road since the subdivision has no frontage along N. Ware Road. **Must comply with City Access Management Policy	Required
**An amendment to the PUD CUP for Harvest Coves Phase II (CUP2025-0011) was approved by the City Commission on March 24, 2025. The plat and development must comply with PUD conditions of approval, including the setback and buffer requirements. **A request to amend the approved PUD (CUP2025-0076) has been submitted and scheduled for Planning and Zoning meeting of 09/10/2025 and City Commission meeting of 10/13/2025. The plat and development must comply with the conditions of approval, including the setback and buffer requirements. *Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	Required
* Common Areas, any detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Proposing: Common or detention areas, any private streets/alleys or drives, and/or gates must be maintained by property owners/HOA and not the City of McAllen. - Clarify private streets, alleys, and gates in the proposed plat notes. Based on the submitted application, the subdivision was supposed to be public.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the HOA document for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 **An amendment to the PUD CUP for Harvest Coves Phase II (CUP2025-0011) was approved by the City Commission on March 24, 2025. The plat and development must comply with PUD conditions of approval, including the setback and buffer requirements. **A request to amend the approved PUD (CUP2025-0076) has been submitted and scheduled for Planning and Zoning meeting of 09/10/2025 and City Commission meeting of 10/13/2025. The plat and development must comply with the conditions of approval, including the setback and buffer requirements.	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V **Two CUP applications for PUD (CUP2023-0161) for Phase I & (CUP2024-0005) for Phase II. As per Ordinance No. 2024-26 PUD was considered, passed, and Approved at the meeting of March 11, 2024, provided that all the conditions listed on the permit are met including: 1)PUD must comply with the Subdivision Ordinance Section 134-171 and the required conditions of the recorded subdivision plat, and 2) PUD must comply with the required conditions of the accompanying site plan. *The PUD and variance requests must be approved and the plat layout must comply the layout and conditions approved by the City Commission. Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat.	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	
* Land dedication in lieu of fee. * A request to pay park fees in lieu of land dedication and also to pay $350 per dwelling unit prior to recording and $350 at the tine of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II. - A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. * A request to pay park fees in lieu of land dedication and also to pay $350 per dwelling unit prior to recording and $350 at the tine of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II. - A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.	Required
* Pending review by City Manager's Office. * A request to pay park fees in lieu of land dedication and also to pay $350 per dwelling unit prior to recording and $350 at the tine of building permit issuance was submitted on January 26, 2024 and was reviewed and approved by the City Manger's Office on January 29, 2024. **On September 11, 2024, the project engineer contacted the Planning Department on behalf of the developer to indicate that the dedication of hike and bike trail along Warrior Drive on the south side of Harvest Creek at Ware Subdivision Phase I was proposed and approved in lieu of park land dedication for for both Harvest Creek at Ware Subdivision and Harvest Cove Phase I & Phase II. After further review, the Planning Director, determined that the approved variance covers Harvest Cove Phase I & II. - A plat note to reference the hike and bike trail on Warrior Drive in lieu of park land dedication, will be needed. The plat note wording will be finalized prior to recording. -An application with the date of January 21, 2025 was submitted for the Variance on Land dedication, proposing a total of 129 lots. Needs to clarify with staff on the number of lots and changes to Variance on Land Dedication.	Required

TRAFFIC	
* As per Traffic Department, Trip Generation would be honored from previous case, any changes to the current plat will required an updated Trip Gen.	Applied
* As per Traffic Department, Traffic Impact Analysis (TIA) Honored from previous case.	Applied
COMMENTS	
Comments: - All easements must be labeled on all sides prior to final. - Plat notes and PUD notes must be consistent. - Application & Owner's Signature wording refers to the Subdivision as Public. All plat notes must be consistent regarding the subdivision being public prior to recording. - Please verify survey metes and bounds with what is shown on the bearings of the plat and the boundary line table, as some items do not match the metes and bounds. - Please show the legal description of the adjacent properties on all sides prior to recording. - Some of the arrow annotations and dimensions shown on the plat appear to be obstructed, please arrange so that items are no longer obstructed. - Any abandonment must be done by a separate process and instrument and referenced on the plat prior to final/recording. - Plat notes to reference the approved PUD will be needed and must be finalized prior to final/recording. **A revised plat showing side yard setback as 5 ft. or greater for easements (as per the approved PUD CUP) has been submitted and is scheduled for Planning and Zoning Commission's review on August 5, 2025, in revised final form. **An amendment to the PUD CUP for Harvest Coves Phase II (CUP2025-0011) was approved by the City Commission on March 24, 2025. The plat and development must comply with PUD conditions of approval, including the setback and buffer requirements. **A request to amend the approved PUD (CUP2025-0076) has been submitted and scheduled for Planning and Zoning meeting of 09/10/2025 and City Commission meeting of 10/13/2025. The plat and development must comply with the conditions of approval, including the setback and buffer requirements. *Plat notes cross-referencing the PUD must be finalized prior to recording and the PUD must be recorded along with the plat. *Must comply with City’s Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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

LOCATION
PROPOSED HARVEST COVE PHASE 2 SUBDIVISION
PROPOSED HARVEST AT WARE SUBDIVISION
138
127
HARVEY DR
HARVEY CIR
THE VILLAGE OF WESTLAKES
WHITEWING
WHITEWING AVE
THE LINKS
SUBD. PHASE I
SUBD. PHASE II
43RD ST
41ST ST
BENTSEN RD
Warrior Dr (Vine Av)
N
S
E
W

SUB2024-0140

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name enclave on 107
Legal Description 16.277 acres, being lot 5, section 280 Texas Mexican Railway Company Survey, Vol. 24 Pg. 168-171 HCDR
Location NEC 107th N. North Road
City Address or Block Number 2700 SH 107
Total No. of Lots 115 Total Dwelling Units _____ Gross Acres _____ Net Acres 16.277
☐Public Subdivision/☑Private and Gated /☐Private but Not Gated 17.09 gross Within ETJ: ☐Yes/☑No
For Fee Purposes: ☐Commercial (____ Acres)/☑Residential (115 Lots) Replat: ☐Yes/☑No
Existing Zoning R3T Proposed Zoning R3T Applied for Rezoning ☑No/☐Yes: Date _____
Existing Land Use Vacant Proposed Land Use Townhouse
Irrigation District # Hidalgo Water CCN: ☐MPU/☑Sharyland Water SC Other _____
Agricultural Exemption: ☐Yes/☐No Property ID: 297675
Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Urban Landworks LLC Phone (956) 358-1212
Address 1001 Pecan Suite 1900 E-mail mlopez@urbancitytx.com
City McAllen State TX Zip 78501

Developer

Name _____ Phone _____
Address same as above E-mail _____
City _____ State _____ Zip _____
Contact Person Marco Lopez,

Engineer

Name MHI Phone (956) 381-0981
Address 115 W. McIntyre E-mail mario@meldenandhunt.com beto@meldenandhunt.com
City Edinburg State TX Zip 78541 dbobles@meldenandhunt.com
Contact Person Mario, Beto & Della

Surveyor

Name _____ Phone _____
Address same as above E-mail robert@meldenandhunt.com
City _____ State _____ Zip _____

RECEIVED
DEC 24 2024

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

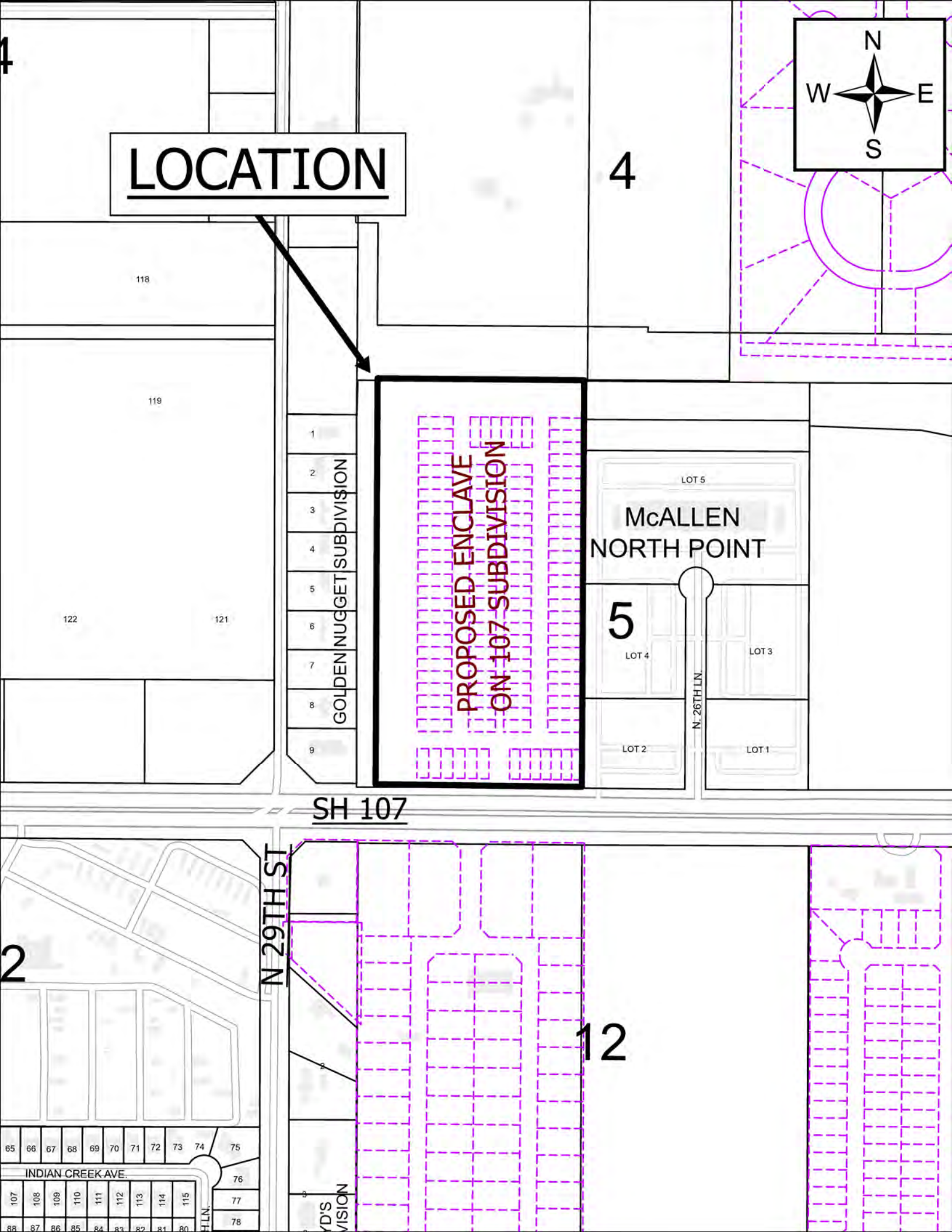
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 12.20.24

Print Name _____

Owner ☐ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
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119
122
121
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9
GOLDEN NUGGET SUBDIVISION
PROPOSED ENCLAVE ON 107 SUBDIVISION
LOT 5
McALLEN NORTH POINT
5
LOT 4
LOT 3
N. 26TH LN.
LOT 2
LOT 1
SH 107
N 29TH ST
2
12
65
66
67
68
69
70
71
72
73
74
75
76
77
78
INDIAN CREEK AVE.
107
108
109
110
111
112
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114
115
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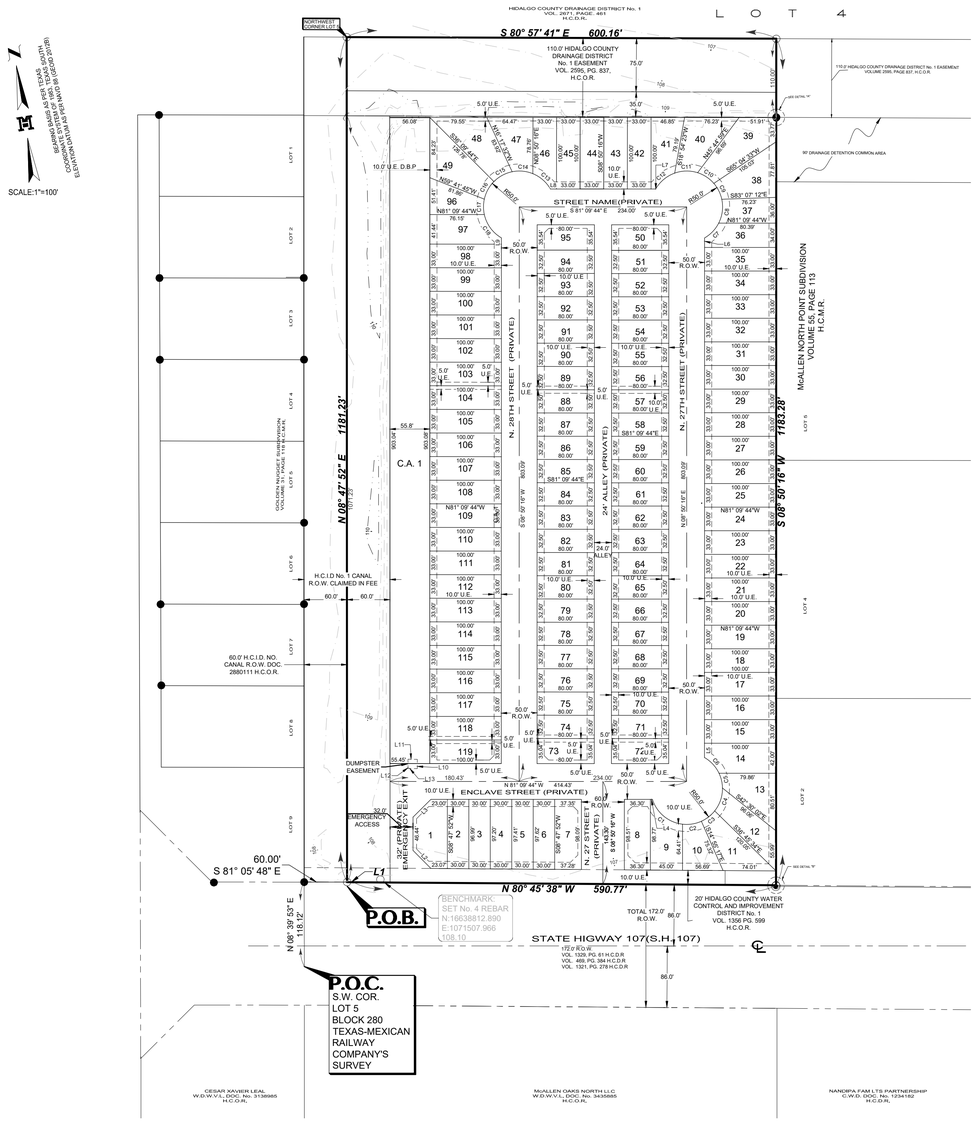
85
84
83
82
81
80

SUBDIVISION MAP OF

ENCLAVE ON 107 SUBDIVISION

(PRIVATE)

PLAT SHOWING 16.277 ACRES [709039.276 SQ. FT.] BEING LOT 5, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 168-171 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS



Lot Area Table		
Lot #	SQ. FT.	Area
1	4015.63	0.092
2	2906.56	0.067
3	2912.87	0.067
4	2919.18	0.067
5	2925.49	0.067
6	2931.80	0.067
7	3655.54	0.084
8	3580.67	0.082
9	3425.73	0.079
10	2763.81	0.063
11	3925.39	0.090
12	3857.59	0.089
13	3822.36	0.088
14	3935.66	0.090
15	3300.00	0.076
16	3300.00	0.076
17	3300.00	0.076
18	3300.00	0.076
19	3300.00	0.076
20	3300.00	0.076
21	3300.00	0.076
22	3300.00	0.076
23	3300.00	0.076
24	3300.00	0.076
25	3300.00	0.076
26	3300.00	0.076
27	3300.00	0.076
28	3300.00	0.076
29	3300.00	0.076
30	3300.00	0.076
31	3300.00	0.076
32	3300.00	0.076
33	3300.00	0.076
34	3300.00	0.076
35	3300.00	0.076
36	3157.17	0.072
40	4132.97	0.095
41	3479.98	0.080
42	3300.00	0.076
43	3300.00	0.076
44	3300.00	0.076
45	3300.00	0.076
46	2984.25	0.069
47	3542.88	0.081
48	4737.63	0.109
49	4874.35	0.112
50	2843.05	0.065
51	2599.87	0.060
52	2599.88	0.060
53	2599.88	0.060
54	2599.89	0.060
55	2599.89	0.060
56	2599.90	0.060
57	2599.91	0.060
58	2599.91	0.060
59	2599.92	0.060
60	2599.92	0.060
61	2599.93	0.060
62	2599.94	0.060
63	2599.94	0.060
64	2599.95	0.060
65	2599.95	0.060
66	2599.96	0.060
67	2599.97	0.060

Lot Area Table		
Lot #	SQ. FT.	Area
68	2599.97	0.060
69	2599.98	0.060
70	2599.98	0.060
71	2599.99	0.060
72	2803.39	0.064
73	2803.39	0.064
74	2600.00	0.060
75	2600.00	0.060
76	2600.00	0.060
77	2600.00	0.060
78	2600.00	0.060
79	2600.00	0.060
80	2600.00	0.060
81	2600.00	0.060
82	2600.00	0.060
83	2600.00	0.060
84	2600.00	0.060
85	2600.00	0.060
86	2600.00	0.060
87	2600.00	0.060
88	2600.00	0.060
89	2600.00	0.060
90	2600.00	0.060
91	2600.00	0.060
92	2600.00	0.060
93	2600.00	0.060
94	2600.00	0.060
95	2843.20	0.065
96	2758.51	0.063
97	3638.40	0.084
98	3300.00	0.076
99	3300.00	0.076
100	3300.00	0.076
101	3300.00	0.076
102	3300.00	0.076
103	3300.00	0.076
104	3300.00	0.076
105	3300.00	0.076
106	3300.00	0.076
107	3300.00	0.076
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109	3300.00	0.076
110	3300.00	0.076
111	3300.00	0.076
112	3300.00	0.076
113	3300.00	0.076
114	3300.00	0.076
115	3300.00	0.076
116	3300.00	0.076
117	3300.00	0.076
118	3300.00	0.076
119	3300.00	0.076
C.A. 1	50360.32	1.156

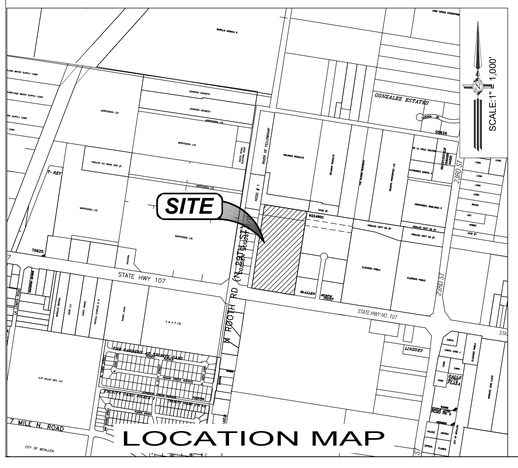
LEGEND

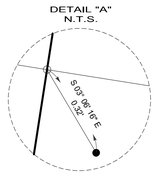
- ● FOUND No.4 REBAR
- ◉ FOUND PIPE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC

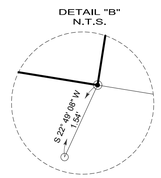
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
U.E.D.B.P. - UTILITY EASEMENTS DEDICATED BY PLAT
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
C.W.D. - CASH WARRANTY DEED
U.E. - UTILITY EASEMENT
N.T.S. - NOT TO SCALE
℄ - CENTER LINE
C.A. - COMMON AREA

Line Table		
Line #	Direction	Length
L1	N 81° 05' 48" W	8.58'
L2	S 35° 57' 41" E	35.48'
L3	N 53° 50' 16" E	35.36'
L4	N 81° 09' 44" W	3.00'
L5	S 08° 50' 16" W	20.20'
L6	S 08° 50' 16" W	13.28'
L7	N 81° 09' 44" W	6.68'
L8	N 81° 09' 44" W	8.72'
L9	S 08° 50' 16" W	8.78'
L10	N 08° 52' 55" E	13.00'
L11	N 81° 07' 05" W	13.00'
L12	S 08° 52' 55" W	13.00'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	57.60'	50.00'	066° 00' 00"	S41° 37' 11"E	54.46'	32.47
C2	26.99'	50.00'	030° 55' 25"	N89° 55' 06"E	26.66'	13.83
C3	23.83'	50.00'	027° 18' 09"	N60° 48' 19"E	23.60'	12.14
C4	34.44'	50.00'	039° 27' 44"	N27° 25' 22"E	33.76'	17.93
C5	21.22'	50.00'	024° 19' 18"	N4° 28' 08"W	21.07'	10.77
C6	30.14'	50.00'	034° 31' 57"	N33° 53' 46"W	29.68'	15.54
C7	28.93'	50.00'	033° 09' 02"	N52° 15' 45"E	28.53'	14.88
C8	34.33'	50.00'	039° 20' 22"	N16° 01' 03"E	33.66'	17.87
C9	24.95'	50.00'	028° 35' 42"	N17° 57' 00"W	24.70'	12.74
C10	27.43'	50.00'	031° 26' 11"	N47° 57' 56"W	27.09'	14.07
C11	32.58'	50.00'	037° 20' 03"	N82° 21' 03"W	32.01'	16.89
C12	35.03'	50.00'	040° 08' 40"	S58° 54' 36"W	34.32'	18.27
C13	32.85'	50.00'	037° 38' 41"	N39° 59' 05"W	32.26'	17.04
C14	29.39'	50.00'	033° 40' 39"	N75° 38' 45"W	28.97'	15.13
C15	29.39'	50.00'	033° 40' 39"	S70° 40' 36"W	28.97'	15.13
C16	28.37'	50.00'	032° 30' 36"	S37° 34' 58"W	27.99'	14.58
C17	21.62'	50.00'	024° 46' 39"	S8° 56' 21"W	21.45'	10.98
C18	41.64'	50.00'	047° 42' 45"	S27° 18' 22"E	40.44'	22.11







MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: A.D. A.A. DATE 12-20-2024
REVISED BY: A.D. DATE 06-24-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

C:\Land Development\Subdivisions\McAllen\24168 - Victor Property Inc - Enclave on 107\Autocad Files\24168 3-13-25.dwg 6/24/2025 12:52:17 PM, DWG To PDF.pc3

SUBDIVISION MAP OF

ENCLAVE ON 107 SUBDIVISION

(PRIVATE)

PLAT SHOWING 16.277 ACRES [709039.276 SQ. FT.] BEING LOT 5, SECTION 280 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 168-171 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

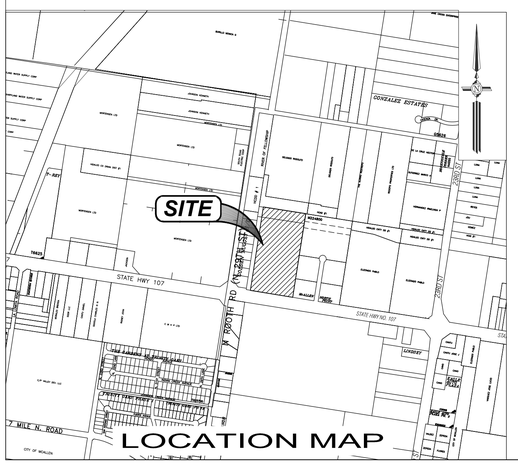
A TRACT OF LAND CONTAINING 16.277 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 5, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, HIDALGO COUNTY DEED RECORDS, SAID 16.277 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO MOUAYAD DEVELOPMENT, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3535913, HIDALGO COUNTY MAP RECORDS, SAID 16.277 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 280;

THENCE, N 08° 39' 53" E, A DISTANCE OF 118.12 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 60.00 FEET HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT-OF-WAY CLAIMED IN FEE AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107;

THENCE, S 81° 05' 48" E, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF A 60.00 FEET CANAL RIGHT-OF-WAY CLAIMED IN FEE AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 47' 52" E, ALONG THE EAST LINE OF A 60.00 FEET CANAL RIGHT-OF-WAY CLAIMED IN FEE, AT A DISTANCE OF 1071.23 FEET TO A NO. 4 REBAR SET AT THE EXISTING SOUTH LINE OF SAID 110.00 FEET DRAINAGE DISTRICT RECORDED UNDER VOLUME 2595, PAGE 837, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 1181.23 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 80° 57' 41" E, WITHIN THE 110.00 FEET DRAINAGE DISTRICT, AND THE NORTH LINE OF SAID LOT 5, SECTION 280, A DISTANCE OF 600.16 FEET, TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 50' 16" W, AT A DISTANCE OF 110.00 FEET TO A NO. 4 REBAR SET AT THE SOUTH LINE OF A 110.00 FEET DRAINAGE DISTRICT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 03° 06' 16" E, A DISTANCE OF 0.32 FEET, CONTINUING A TOTAL DISTANCE OF 1183.28 FEET TO A NO. 4 REBAR SET AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, FROM WHICH A PIPE FOUND BEARS S 22° 49' 08" W, A DISTANCE OF 1.54 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 80° 45' 38" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 590.77 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 81° 05' 48" W, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 8.58 FEET, TO THE POINT OF BEGINNING AND CONTAINING 16.277 ACRES, OF WHICH 1.515 ACRES LIES IN THE 110.00 FEET DRAINAGE DISTRICT, LEAVING AN EXISTING NET OF 14.762 ACRES OF LAND MORE OR LESS.



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

REAR: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT. WHICHEVER IS GREATER APPLIES.

CORNER: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

GARAGE: 18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED STORM SEWER RUNOFF FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT SHALL BE 117,211 C.F. 2.691 AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF McALLEN BENCHMARK: PROPOSED SET No. 4 REBAR, THE MONUMENT IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ROTH ROAD AND STATE HIGHWAY 107, APPROXIMATELY 335 FEET EAST OF THE BACK OF CURB OF ROTH ROAD AND 35 FEET NORTH OF THE BACK OF CURB OF STATE HIGHWAY 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16638812.890, E=1071507.966, ELEV.=108.10.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. 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.
10. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
11. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
12. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG STATE HIGHWAY 107 AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG INTERIOR STREETS.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN,
14. DEVELOPER/HOMEOWNERS' 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 IF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
16. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107
17. COMMON AREA 1 FOR DETENTION PURPOSES ONLY. IT SHALL BE MAINTAINED BY PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: _____.
DATE REVISED: _____.
ENGINEERING JOB #_____.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20 _____.

ROBERTO N TAMEZ, REGISTERED
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 11/26/2024
SURVEY JOB # 24815.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGN, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS ENCLAVE ON 107 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 NAY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

_____
GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ___GEORGE CARDENAS____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON 107 , DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

URBAN LANDWORKS, LLC
A LIMITED LIABILITY COMPANY
BY: VISTA PROPERTY INVESTMENTS, LLC,
ITS MANAGING MEMBER
BY: TRU LIGHT CONSTRUCTION &DEVELOPMENT LLC,
ITS MANAGING MEMBER

_____ _____.
MARCOS LOPEZ, MANAGER AND DIRECTOR DATE:
VISTA PROPERTY INVESTMENTS
4406 SIERRA DRIVE
PALMHURST, TEXAS 78573

_____ _____.
JOSE ANTONIO TRUJANO RAMIREZ DATE:
MANAGING MEMBER OF
TRU LIGHT CONSTRUCTION & DEV. LLC
4900 WEST EXPRESSWAY 83, SUITE 134
McALLEN. TEXAS 78501

_____ _____.
JOSE ANTONIO TRUJANO CASTILLA, DATE:
MANAGING MEMBER OF
TRU LIGHT CONSTRUCTION& DEV. LLC
4900 WEST EXPRESSWAY 83, SUITE 134
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCO LOPEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ANTONIO TRUJANO RAMIREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE ANTONIO TRUJANO CASTILLA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

COUNTY COURT
COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY:	A.D. A.A.	DATE 12-20-2024
REVISED BY:	A.D.	DATE 06-24-2025
SURVEYED, CHECKED		DATE
FINAL CHECK		DATE

SHEET: 2 OF 2

T:\Land Development\Subdivisions\MAJ\Maps\24168 - Vidal Property Inc - Enclave on 107\Autocad files\24168 3-12-25.dwg, 6/24/2025 11:23:42 AM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: ENCLAVE ON 107 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state - Need to label the name of the Road as shown above prior to recording. - Provide how existing R.O.W. was dedicated with document number and provide a copy for staff review, prior to recording. *Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Street: *Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Final street names will be established prior to recording. and plat will need to be revised accordingly. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. *At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. *At the City Commission of June 23, 2025, commission voted to approve the Variance request.	Applied
E/W Quarter Mile Collector (North Boundary): *Dedication as needed 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **The project engineer submitted a variance application (VAR2025-0015) including a request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No. 1 Canal ROW would preclude an E/W quarter mile collector in this area. *VAR2025-0015 Was approved to not provide R.O.W. for Collector Streets.	Applied

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

N. 27th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. *At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. *At the City Commission of June 23, 2025, commission voted to approve the Variance request.	Applied
N. 28th St.: 60 ft. R.O.W. required. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. *At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. *At the City Commission of June 23, 2025, commission voted to approve the Variance request.	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. - Plat submitted on December 23, 2024 proposes a private alley for the interior lots. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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

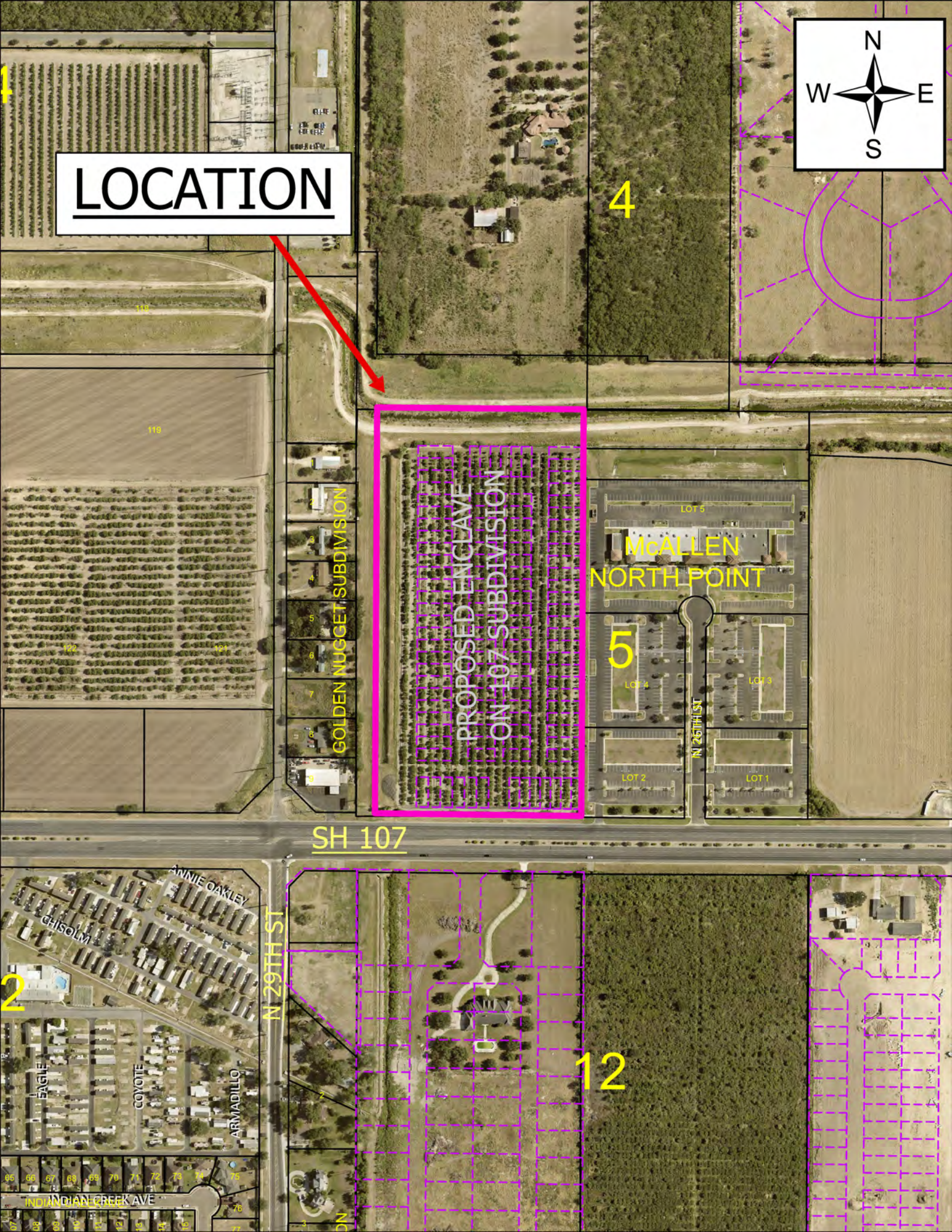
* Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. **Subdivision Ordinance: Section 134-120	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, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along State Highway 107. **Must comply with City Access Management Policy	Applied
* 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 parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.	Required
* 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 public subdivision is proposed. **Section 134-168 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. * Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Needs to add recorded Document #'s and CCR's, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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

LOT REQUIREMENTS	
* Lots fronting public/private streets. - The 110 ft. on the north side of the subdivision which seems to have a 110 ft. HCDD No.1 easement has not been labeled with a lot number and not being shown as dedicated by this plat to the Drainage District. Clarify who will be the owner on the lot and who will maintain it. If it is not being dedicated, a common lot labeling and a minimum 25 ft. frontage to the interior street for maintenance will be required, and must be included on the HOA and plat notes for maintenance by the HOA/lot owners. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; Park Land dedication of 1.89 acres or fees in lieu of land apply at a rate of $700 per dwelling unit. As per the latest plat submitted a total of $83,300 ($700 X 119) ($700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. ** At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time.	Required
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted $83,300 ($700 X 119) ($700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. ** At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time.	Required
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on December 23, 2024 a total of $80,500 ($700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. ** At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time.	Required
TRAFFIC	
* As per Traffic Department, Trip Gen. Approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: - Please provide a copy of any recorded easements/documents/R.O.W. being shown on the plat for staff review prior to final. - Any abandonments must be done by a separate document, not by plat, must be finalized prior to recording. - Missing the Contours on the plat. - Survey on file does not match in bearings and distances to the metes and bounds presented on the plat. Need to submit the corrected survey for staff review prior to final. - Revised lot layout, if not finalized by recording, will required a Revised Final submittal to clarify this discrepancy. - Missing the following Signature Blocks: Mayor's Signature Block, Planning Chairman's Signature Block, City Secretary Signature Block, etc. - Needs to add the correct owner's information on the owner's signature block. - Owner's signature block refers to Sprague Road and Johnson Creek Avenue, please verify this information. - Clarify/provide document number for the 60 ft. H.C.I.D. No.1 canal ROW in Fee on the west side of the subdivision. A label to show dedicated by plat may be needed if no document is provided. - Clarify if the drainage ditch on the rear side of lots 96-119 is a common lot. Correct labeling and lot dimensions will be needed prior to final. *Must comply with City's Access Management Policy. **The project engineer submitted a variance application (VAR2025-0015) with the following requests: 1. A request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. 2. A request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No.1 Canal ROW would preclude an E/W quarter mile collector in this area. 3. A request to allow a Cul-de-Sac with an approximate length of 800 ft. in lieu of maximum 600 ft. required by the subdivision ordinance. The applicant added that the subdivisions to the east and west of the subject property do not allow connections. *At the Planning & Zoning Commission of June 3, 2025, commission voted to approve the Variance request. *At the City Commission of June 23, 2025, commission voted to approve the Variance request.	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
N
W
E
S
4
PROPOSED ENCLAVE ON 107 SUBDIVISION
GOLDEN NUGGET SUBDIVISION
McALLEN NORTH POINT
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
5
N 26TH ST
SH 107
N 29TH ST
ANNIE OAKLEY
CHISOLM
EAGLE
COYOTE
ARMADILLO
INDIAN CREEK AVE
2
12

SUB2024-00166

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Freedom South McAllen Subdivision

Legal Description 2.323 acres, being 2.190 acres out of Lot 4, Block 14, and 0.133 out of one acres out of a H.C.W.I.D No 2 Main Canal, 150.00 Foot R.O.W., out of Steele and Pershing Subdivision, recorded in Volume 8, Pages 115, H.C.D.R., City of McAllen, Hidalgo County, Texas.

Location North side of US 83 Frontage and East of S 2nd Street

City Address or Block Number 100 EXPRESSWAY 83

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres 2.323

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☑**Commercial** (2.323 **Acres**)/☐ **Residential** (____ **Lots**) Replat: ☐Yes/☑No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Banking Facility

Irrigation District # HCID#2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 290214 & 612565 + 290215

Estimated Rollback Tax Due _____ Tax Dept. Review I.D.L

Owner

Name Freedom Bank, a Texas banking corporation Phone (956) 287-2800

Address 533 North Alamo Road E-mail art@ortegaventures.com

City Alamo State Texas Zip 78516

Developer

Name ML Rhodes LTD, a Texas limited partnership Phone (956) 287-2800

Address 200 S. 10th Street, Suite 1700 E-mail art@ortegaventures.com

City McAllen State Texas Zip 78501

Contact Person Brad Frisby

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 78 E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

JUN 07 2024

BY: _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 05.01.2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

VAR2025-0029

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: 2.249 Acres out of Lot 4, Block 14, Steele and Pershing Subdivision

Proposed Subdivision (if applicable): Freedom South

Street Address: 100 Expressway 83

Number of lots: 1 Gross acres: 2.249

Existing Zoning: C-2 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Melden & Hunt Inc. (Mario A Reyna, P.E.) Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: c/o mario@meldenandhunt.com; beto@meldenandhunt.com; and drobles@meldenandhunt.com

City: McAllen State: Texas Zip: 78501

Owner

Name: McAllen Freedom Bank Phone: c/o (956) 381-0981

Address: E1301 E Nolana Ave E-mail: c/o mario@meldenandhunt.com; beto@meldenandhunt.com; and drobles@meldenandhunt.com

City: McAllen State: Texas Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: July 18, 2025

Print Name: Mario Reyna, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: Payment received by: Date:

Rev 06/21

JUL 21 2025

BY:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

July 18, 2025

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

Re: Freedom South – Variance Request to City of McAllen

Dear Mr. Sotelo:

Melden & Hunt, as engineers of record, respectfully request the following variance for the above-named subdivision on behalf of the developer.

1. **ROW DEDICATION:**
Requirement: 15 ft. dedication for 175 ft. from centerline (350 ft total ROW) for IH-2

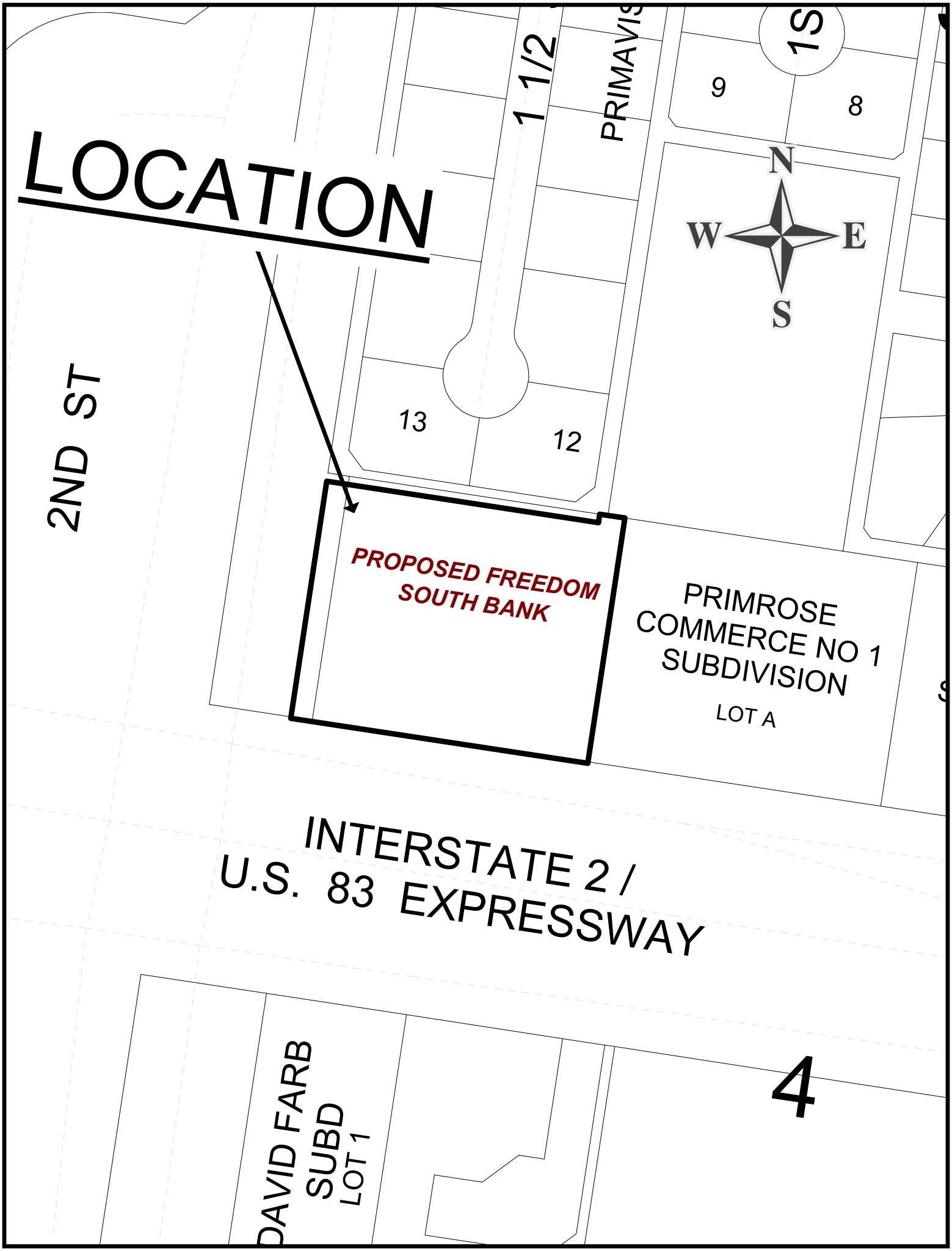
Proposal: The developer is not proposing to dedicate ROW for IH-2. Rather, we are proposing to maintain the ROW as was approved for the two subdivisions east of our property (**Primrose Commerce No. 1** Lot A, and **Acre** Lot 1). The currently proposed site plan for this site, which includes cross access easements across all three site, would not be feasible with dedication.

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

Respectfully,

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.

JUL 21 2025
BY:


LOCATION
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12
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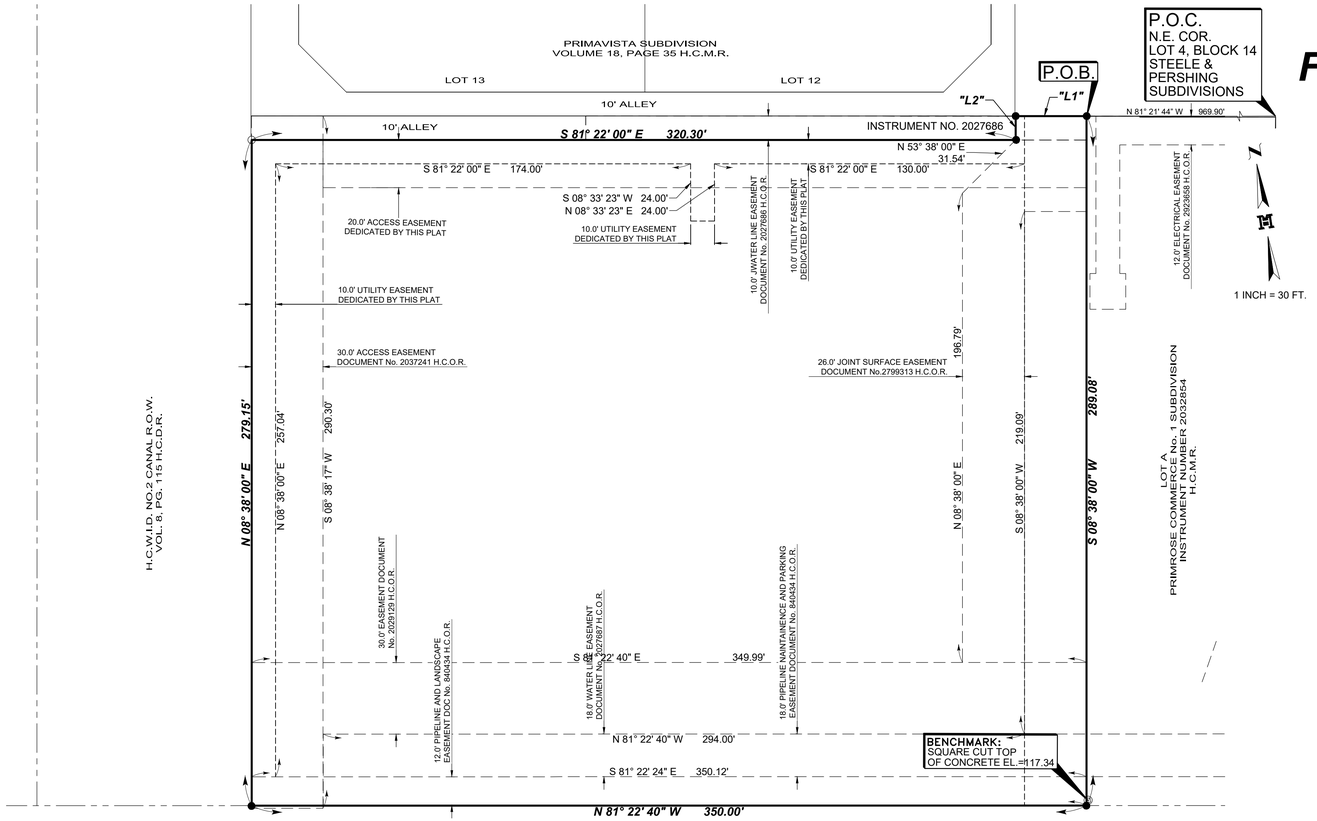
S
PROPOSED FREEDOM
SOUTH BANK
PRIMROSE
COMMERCE NO 1
SUBDIVISION
LOT A
INTERSTATE 2 /
U.S. 83 EXPRESSWAY
DAVID FARB
SUBD
LOT 1
4



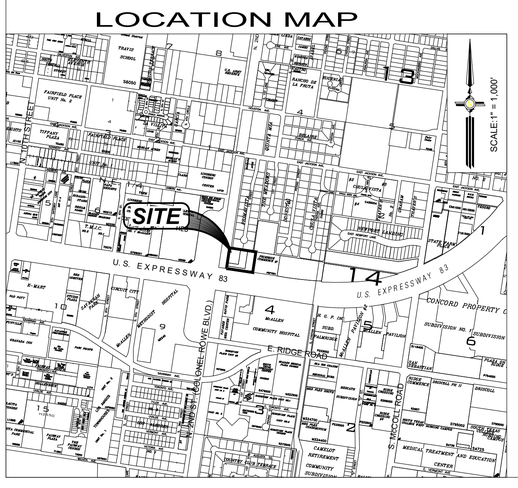
U.S. EXPRESSWAY 83
(320.0' R.O.W.)

Line Table		
Line #	Direction	Length
"L1"	S 81° 22' 00" E	29.70'
"L2"	N 08° 38' 00" E	10.00'

LEGEND
- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR
- ✦ FOUND NAIL
- ⊕ SET SQUARE CUT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
Sq. Ft. - SQUARE FEET
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

LOCATION MAP



DRAWN BY: EM DATE 03-13-2025
REVISION: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACK:
   - FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   - CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: SQUARE CUT ON LOCATED ON THE SOUTHEAST CORNER OF LOT 1 APPROXIMATELY 752 FT. EAST OF INTERSECTION OF 2ND STREET AND US EXPRESSWAY 83. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16593955.632, E=1075393.507, ELEV.=117.34
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 14,220 CUBIC FEET (0.326 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTHERN ROW OF U.S. EXPRESSWAY 83.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. COMMON AREAS, ANY PRIVATE DRIVES, ACCESS EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

SUBDIVISION MAP OF

FREEDOM SOUTH MCALLEN SUBDIVISION

BEING A SUBDIVISION OF 2.249 ACRES
OUT OF LOT 4, BLOCK 14,
STEELE AND PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.249 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, 2.249 ACRES CONSISTING OF 2.116 ACRES OUT OF LOT 4 BLOCK 14 AND 0.133 OF ONE ACRE OUT A 150-FOOT RESERVATION, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, HIDALGO COUNTY DEED RECORDS, SAID 2.249 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO FREEDOM BANK, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3530795, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.249 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 14;

THENCE, N 81° 21' 44" W A DISTANCE OF 969.90 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 38' 00" W A DISTANCE OF 289.08 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 40" W ALONG THE EXISTING NORTH RIGHT-OF-WAY OF U.S. EXPRESSWAY 83, AT A DISTANCE OF 330.00 PASS THE EAST LINE OF A 40-FOOT DEDICATED COUNTY ROAD ABANDONED BY ORDINANCE NUMBER 2001-90, RECORDED UNDER DOCUMENT NUMBER 1034115, HIDALGO COUNTY OFFICIAL RECORDS, AND THE WEST LINE OF SAID LOT 4, BLOCK 14, CONTINUING A TOTAL DISTANCE OF 350.00 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 38' 00" E, A DISTANCE OF 279.15 FEET TO A NO. 4 REBAR SET WITHIN THE EXISTING RIGHT-OF-WAY OF SAID150-FOOT RESERVATION, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 00" E AT A DISTANCE OF 20.00 FEET PASS THE EAST LINE OF SAID 40-FOOT DEDICATED COUNTY ROAD ABANDONED BY ORDINANCE NUMBER 2001-90, AND THE WEST LINE OF SAID LOT 4, BLOCK 14, CONTINUING A TOTAL DISTANCE OF 320.30 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE N 08° 38' 00" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 22' 00" E A DISTANCE OF 29.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.249 ACRES OF LAND MORE OR LESS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 ON THIS THE _____ DAY OF _____ 20_____ .

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

PRESIDENT _____ ATTEST: _____ SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE FREEDOM SOUTH MCALLEN SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED, OR WHICH I/WE WILL CAUSE TO BE INSTALLED THERE ON, 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 .

FREEDOM BANK,
A TEXAS BANKING CORPORATION

_____ DATE: _____
ARTURO ORTEGA, C.E.O.
3120 CENTER POINT DRIVE
EDINBURG, TEXAS 78541

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

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

DATE PREPARED: 06/07/2024

ENGINEERING JOB # 24092.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF FREEDOM SOUTH MCALLEN SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 4/26/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ DATE _____
ROBERTO N. TAMEZ, # 6238
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SURVEYED: 05-08-2024
REVISED DATE: 10/07/2024

T-1227, PG. 24
SURVEY JOB No. 24509.08

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

C:\Users\aldo.reyna\Documents\Development\Projects\24092.00 - Freedom Bank - Freedom South\Autocad files\24092.00 Engineering Plat 7-7-2024 7:48:54 AM CDT.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: FREEDOM SOUTH MCALLEN SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Expressway 83: Dedication as needed for 175 ft. from centerline for 350 ft. total ROW Paving: by the state Curb & gutter: by the state - Label centerline, existing ROW dedication, from centerline, total, etc. on both sides as to ensure compliance with dedication requirements as noted above, prior to final. - R.O.W. requirements to be finalized prior to final. - The engineer submitted a variance application (VAR2025-0029) on July 21, 2025 requesting a variance to not require additional R.O.W. dedication for 175 ft. from centerline for future 350 ft. total ROW for I-2 (U.S. Expressway 83). Proposing to maintain existing 320 ft. R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Clarify 10 ft. alley shown out of the subdivision boundary as no document number is shown, prior to final. - Dedication for 20 ft. of ROW will be needed along northern portion of the subdivision. At northeast corner of the property, provide for a 10 dedication. - Service drive requirements as applicable will be determined after dedication of alley is clarified, prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-367	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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

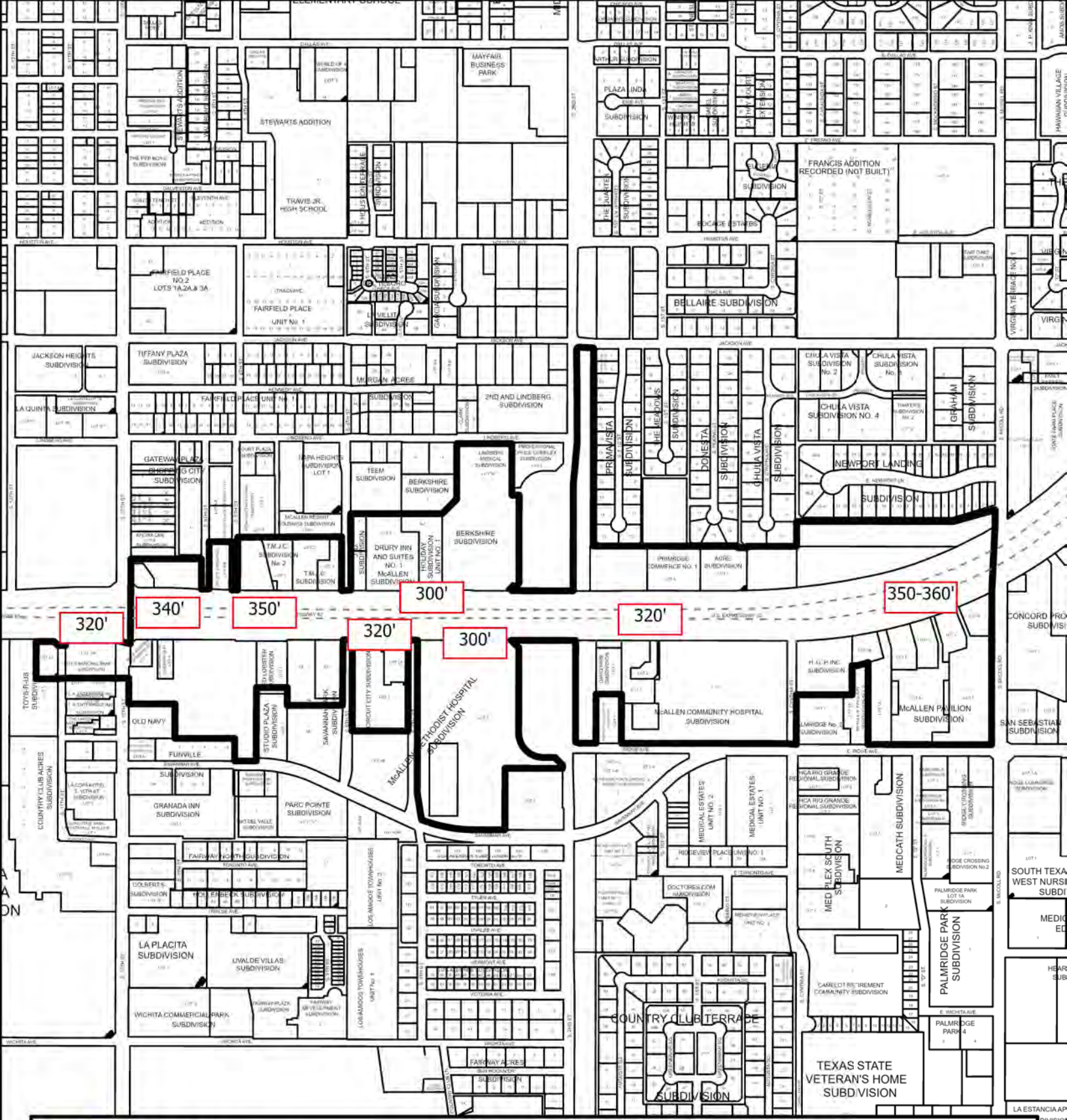
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on U.S. Expressway 83. - Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #8 as applicable, prior to final. **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
NOTES	
- The access easement is not shown to connect to the property to the east nor does it loop around the development to allow for internal connectivity and city services on submitted plat. - No additional access would be allowed for this subdivision. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-2 - A rezoning application was submitted on April 16, 2025 to rezone from C-3 (Old Code) to C-2 (UDC). ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - A rezoning application was submitted on April 16, 2025 to rezone from C-3 (Old Code) to C-2 (UDC). ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. - Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. - Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved with conditions regarding the TIA.	Applied
* Per Traffic Department, Traffic Impact Analysis (TIA) level 1 subject to conditions.	Applied
COMMENTS	
Comments: - 30 ft. access easement along southern portion of subdivision appears to continue throughout other developments along U.S. Expressway 83, current survey and plat show it to dead-end, clarify prior to final. - Any abandonments must be done by separate process, not by plat. - Clarify how 10 ft. alley was dedicated and overlap with 10 ft. water line easement, prior to final. - Provide copies of documents for easements shown on plat for staff review, prior to final. - Appears that some easements/abandonments may not be shown on plat, clarify prior to final. - Clarify HCWID No. 2 Canal ROW and provide details/documents for staff review, prior to final. *Must comply with City's Access Management Policy. *At the Planning and Zoning Commission meeting of June 18, 2024, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approval.	Applied
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PLAT IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED AND STAFF RECOMMENDS DISAPPROVAL OF THE REQUESTED VARIANCE TO NOT DEDICATE R.O.W. ON U.S. 83.	Applied

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

LOCATION
2ND ST
1 1/2 ST
1 1/2
PRIMAVIS
9
8
13
12
N
W
E
S
PROPOSED FREEDOM SOUTH BANK
PRIMROSE COMMERCE NO 1 SUBDIVISION
LOT A
INTERSTATE 2 / U.S. 83 EXPRESSWAY
DAVID FARB SUBD
LOT 1
4



CITY OF MCALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP

N
W E
S

SUBJECT PROPERTY

TOTAL R.O.W.

A-O (AGRICULTURAL & OPEN SPACE)
R-1 (LOW DENSITY RESIDENTIAL)
R-2 (MEDIUM DENSITY RESIDENTIAL)
R-3 (HIGH DENSITY RESIDENTIAL)
C-1 (LOCAL COMMERCIAL)
C-2 (REGIONAL COMMERCIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
M-1 (LOCAL MIXED USE)
M-2 (REGIONAL MIXED USE)
C-C (CITY CORE)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

SUB2025-0105

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Suarez Subdivision Phase II

Legal Description 0.93 acres of land, being a part or portion of an undeveloped area of Whitewing Addition No. 2 as recorded in Vol. 18, Pg. 16, Hidalgo County Map Records.

Location Along the east side of N. 24th Street @ Whitewing Avenue

City Address or Block Number 2700 N 24th St

Total No. of Lots 1 Total Dwelling Units 0 Gross Acres 0.93 Net Acres 0.93

☐Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐Commercial (____ Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☒No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☐No/☐Yes: Date ____

Existing Land Use open Proposed Land Use office/mini-warehouse

Irrigation District # 3 Water CCN: ☐MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 328840

Estimated Rollback Tax Due NA Tax Dept. Review ____

Owner

Name Suarez Brothers, LLC Phone (956) 827-5656

Address 6100 N. 10th Street E-mail albertsuarezjr@outlook.com

City McAllen State TX Zip 78504

Developer

Name Suarez Brothers, LLC Phone (956) 827-5656

Address 6100 N. 10th Street E-mail albertsuarezjr@outlook.com

City McAllen State TX Zip 78504

Contact Person Albert Suarez

Engineer

Name Javier Hinojosa Engineering Phone (956) 668-1588

Address 416 E. Dove Avenue E-mail javier@javierhinojosaeng.com

City McAllen State TX Zip 78504

Contact Person Javier Hinojosa, P.E.

Surveyor

Name Ivan Garcia, R.P.L.S. (Rio Delta Engineering) Phone (956) 380-5152

Address 921 S. 10th Street E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78539

JUL 15 2025

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 7/15/25

Print Name Albert Suarez, Manager - Suarez Brothers, L.L.C.

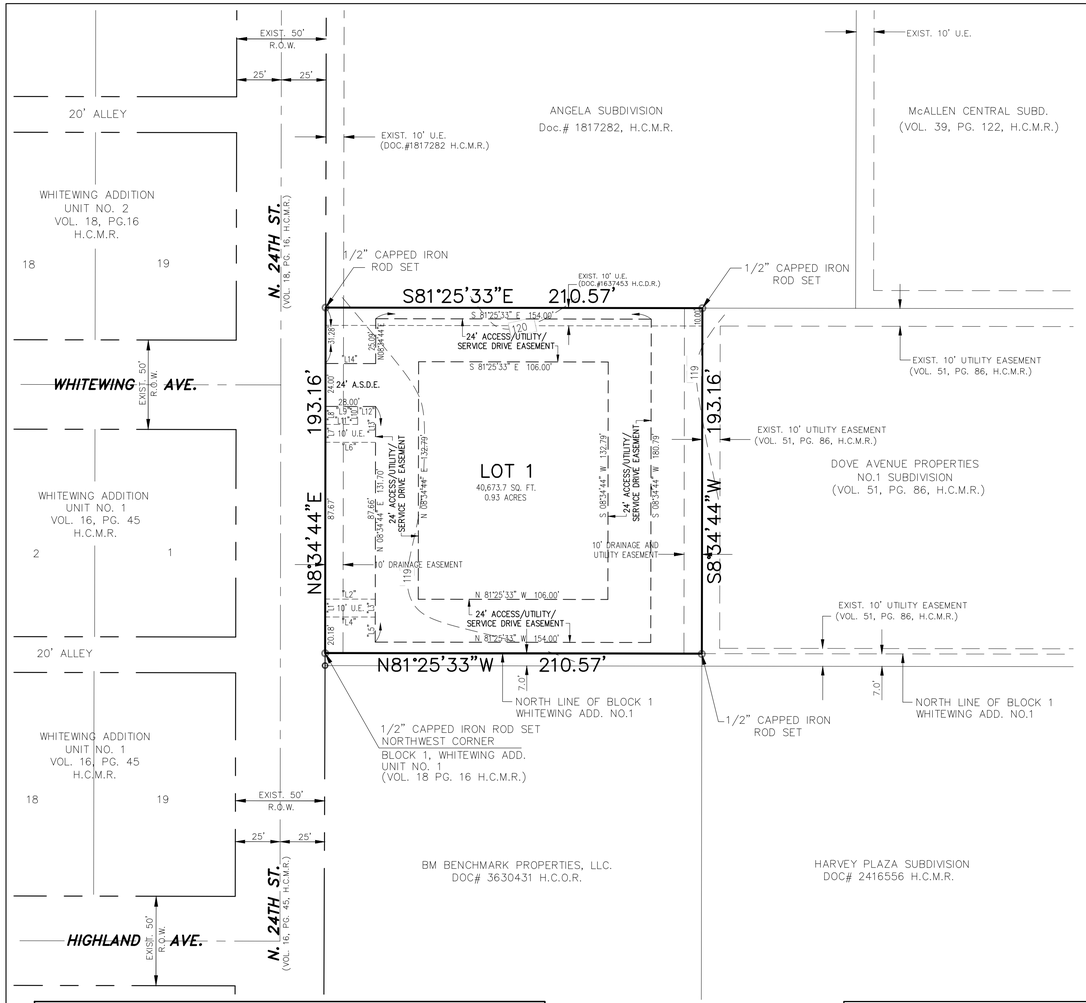
Signature _____ Date 7/15/25

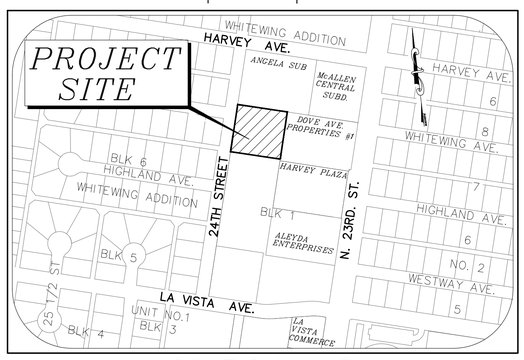
Print Name George Suarez, Manager - Suarez Brothers, L.L.C.

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

LOCATION
PROPOSED SUAREZ PHASE II SUBDIVISION
132
133
OLIVAREZ SUBDIVISION No. 6
UNIT No. 2 SUBDIVISION
WHITEWING ADDITION
UNIT No. 1 SUBDIVISION
WAL-MART SUBDIVISION
MCALLEN CENTRAL SUBDIVISION LOT 1
ANGELA SUBDIVISION
HARVEY PLAZA SUBDIVISION
HINOJOSA COMMERCIAL PLAZA SUBDIVISION LOT 1
MAGNOLIA PLAZA SUBDIVISION LOT 1
MAE SUBDIVISION LOT 1
AMENDED WHITEWING ADDITION UNIT No. 1 BLOCK 2A
LOT 1 LA VISTA COMMERCE
LOT 2 LA VISTA COMMERCE
PAMA SUBDIVISION
LOT 1
SUBWAY LOT 1
LINCOLN TERRACE SUBDIVISION
CHIROPRACTIC CENTER
WEST HARVEY ADD
WESTWAY HE
SENIOR H
CAMELLIA AVE.
HARVEY DR.
WHITEWING AVE.
HIGHLAND AVE.
N. 24TH ST.
N. 25TH ST.
N. 25 1/2TH ST.
N. 25 1/2 ST.
N
W
E
S





LOCATION MAP

SCALE: 1" = 40'

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

LEGEND:

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
A.S.D.E. = ACCESS/SERVICE DRIVE EASEMENT
U.E. = UTILITY EASEMENT
----- = EASEMENT LINE (SHORTER DASHES)
— — — = ACCESS/SERVICE DRIVE EASEMENT (LONGER DASHES)

LINE DATA		
LINE	CHORD BEARING	CHORD
"L1"	N 08°34'44" E	10.00'
"L2"	S 81°25'33" E	28.00'
"L3"	S 08°34'44" W	10.00'
"L4"	N 81°25'33" W	28.00'
"L5"	N 08°34'44" E	14.00'
"L6"	S 81°25'16" E	28.00'
"L7"	N 08°34'44" E	10.00'
"L8"	N 08°34'44" E	10.04'
"L9"	S 81°25'16" E	18.00'
"L10"	S 08°34'44" W	10.04'
"L11"	N 81°25'16" W	18.00'
"L12"	S 81°25'16" E	10.00'
"L13"	S 08°34'44" W	20.04'
"L14"	S 81°25'16" E	28.00'

DATE OF PREPARATION: JUNE 17, 2025 DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	McALLEN, TX 78504	(956) 827-5656
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: IVAN GARCIA	921 S. 10th STREET	EDINBURG, TX 78539	(956) 380-5152

GENERAL NOTES

1. THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   - FRONT: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   - SIDE .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
4. A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
5. A TOTAL OF 0.142 ACRE FEET (6,193 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
6. BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65: ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. – 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
7. ALL LOT CORNERS 1/2" ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
11. COMMON AREAS, ANY ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED, AT THE DEVELOPMENT 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.
13. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUAREZ SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND TO 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.

SECURITY INTEREST HOLDER

_____
BY: JOE QUIROGA
TRUSTEE
TEXAS NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE QUIROGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF_____, 2025 A.D.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:_____

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.93 ACRES BEING A PART OR PORTION OF AN UN-NUMBERED BLOCK OF LAND IN WHITEWING ADDITION UNIT No. 2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT No 2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING;**

THENCE N 08°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES No. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT THE THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 210.57 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE COUNTY OF HIDALGO TEXAS

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

ON:_____ AT _____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SUBDIVISION PLAT OF
SUAREZ SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION AND UNDEVELOPMENT AREA OF WHITEWING ADDITION No. 2 MAP REFERENCE: VOLUME 18, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SUAREZ SUBDIVISION PHASE II, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
SUAREZ BROTHERS, LLC. DATE:
6100 N. 10th ST.
McALLEN, TEXAS 78504
BY: ALBERT SUAREZ, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ ,2025 A.D.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:_____

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

CHAIRMAN, 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 COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
IVAN GARCIA, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING
921 S. 10th STREET
EDINBURG, TEXAS 78539
TEL. (956) 380-5152
DATE SURVEYED: SEPT. 18, 2021
TBPELS FIRM No. 10194027

250606

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: SUAREZ PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Needs to provide for the Centerline (C.L.) - Needs to provide staff with copy of R.O.W. documents for review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Add plat note: A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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

* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 24th Street - Plat note wording to be finalized, prior to final. - Proposing: A 5 ft. sidewalk shall be required along the east side of N. 24th Street - Sidewalk requirements may increase to 5 ft. 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
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any access/service drive easements must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business District) Proposed: C-3 (General Business District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated November 7, 2024, proposed use is C-3. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Plat note #13 indicates, ""All easements are dedicated by this plat, unless otherwise stated."" However, some easements shown outside the subdivision boundary with no document number being referenced. Clarify/add document numbers as applicable prior to recording. - There is a 2" PE Gas line from OneGas located on the North-West corner of the lot. Clarify with gas company if there will be any conflicts, prior to final. Label it on the plat. - Needs to provide corner clips on the access easement for City Services. - Any abandonments must be done by separate process, not by plat. *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 & UTILITIES APPROVAL.	Applied

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

LOCATION
PROPOSED SUAREZ PHASE II SUBDIVISION
132
133
OLIVAREZ SUBDIVISION No. 6
WAL-MART SUBDIVISION
CHIROPRACTIC CENTER
UNIT No. 2 SUBDIVISION
MCALLEN CENTRAL SUBDIVISION LOT 1
ANGELA SUBDIVISION
WHITEWING AVE
WHITEWING ADDITION UNIT No. 1 SUBDIVISION
HIGHLAND AVE.
HARVEY PLAZA SUBDIVISION
HINOJOSA COMMERCIAL PLAZA SUBDIVISION LOT 1
MAGNOLIA PLAZA SUBDIVISION LOT 1
MAE SUBDIVISION LOT 1
LA VISTA AVE
AMENDED WHITEWING ADDITION UNIT No. 1 BLOCK 2A
LOT 1
LOT 2
LA VISTA COMMERCE
PAMA SUBDIVISION
SUBWAY LOT 1
LINCOLN TERRACE SUBDIVISION
WEST HARVEY ADD
WESTWAY HE
WESTWAY AVE
CAMELLIA AVE
HARVEY DR
N. 24TH ST
N. 25TH ST
N. 25 1/2 ST
BULLDOGS
SENIOR H
N
W
E
S

SUB2025-0052

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name De Rios Subdivision
Legal Description 0.19 Gross Acre Tract o/o Lot 6, Block 16, Steele and Pershing Subd.

Location 3021 S. "J" St., McAllen TX 78503
City Address or Block Number 3021 S "J" St
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.19 Net Acres 0.17
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☐Yes/☑No
Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☐No/☐Yes: Date ____
Existing Land Use Open Proposed Land Use Single Family Residential
Irrigation District # 2 Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 273940
Estimated Rollback Tax Due N/A Tax Dept. Review gh

Owner

Name Tomas Rios Jr. Phone 956-529-2003
Address 7804 N. Bentsen Palm Dr. E-mail ____
City Mission State TX Zip 78574

Developer

Name Same as Owner Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

Engineer

Name Salinas Engineering & Associates Phone 956-682-9081
Address 2221 Daffodil Ave. E-mail dsalinas@salinasengineering.com
msalinas@salinasengineering.com
City McAllen State TX Zip 78501
Contact Person David/Mick Salinas

Surveyor

Name Same as Engineer Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____

RECEIVED
MAR 28 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

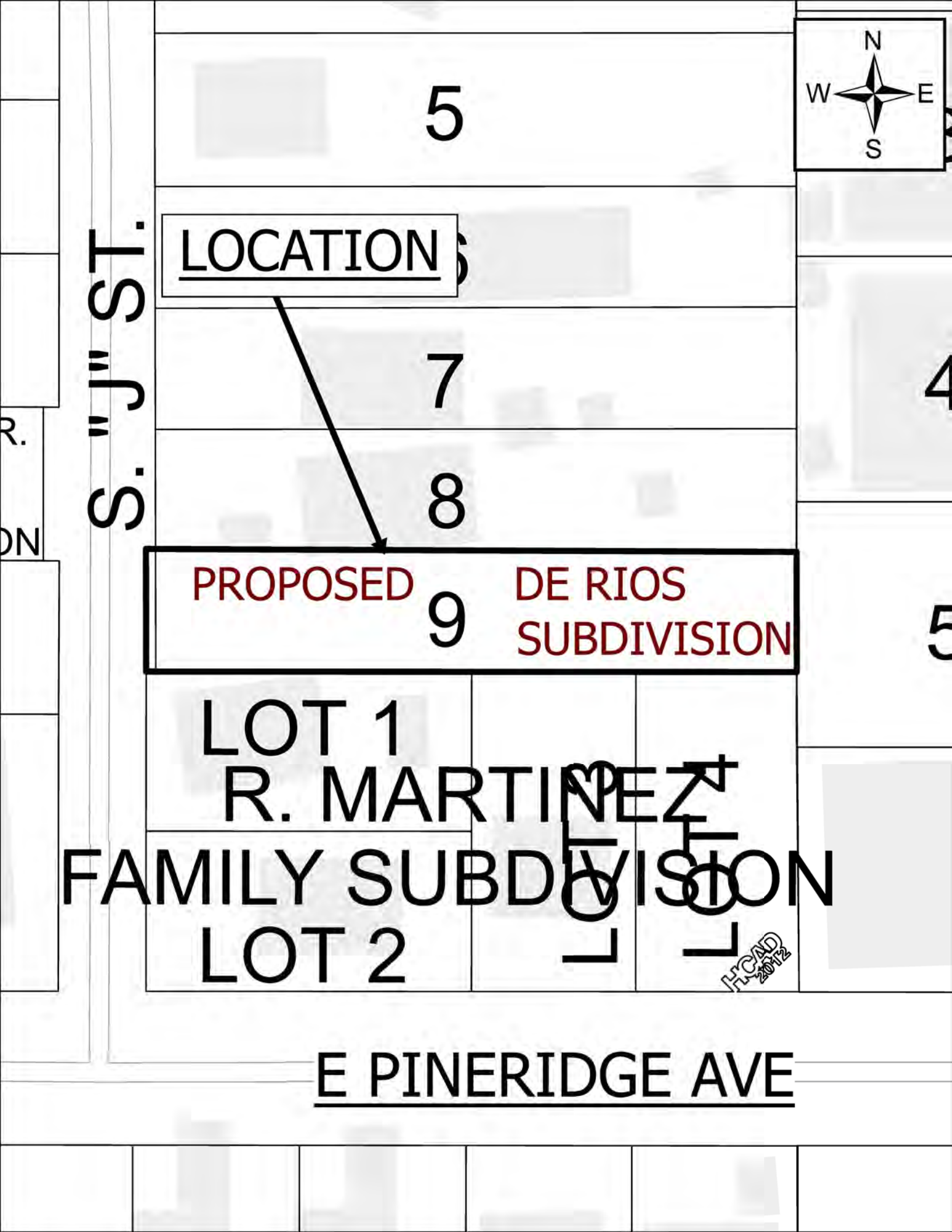
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

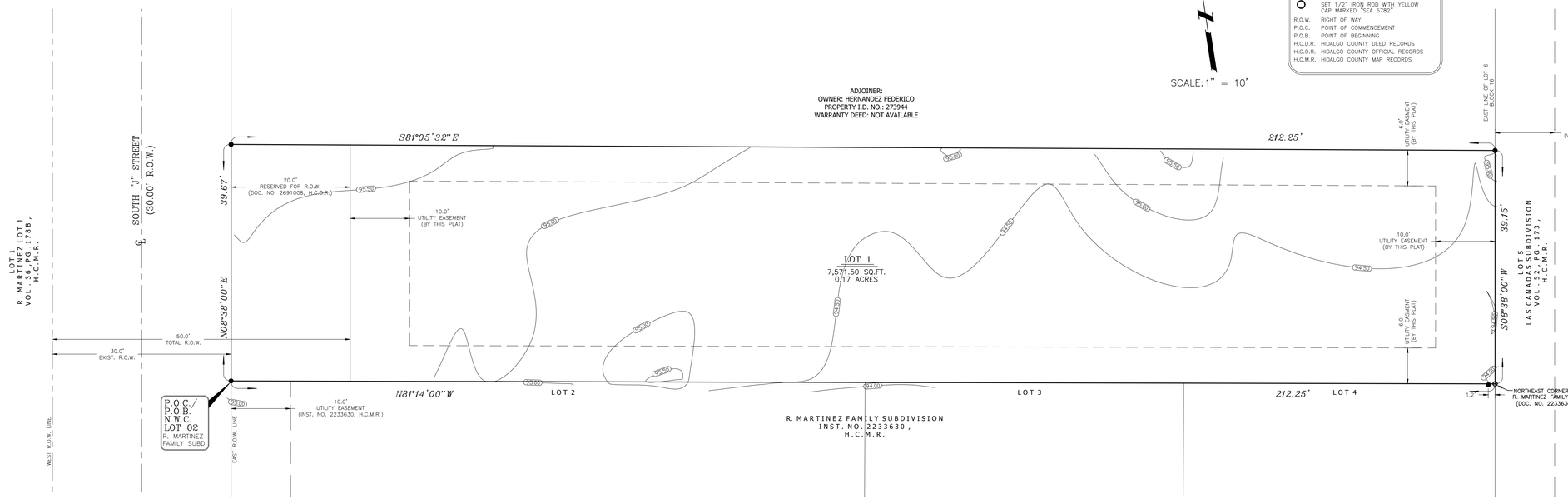
Signature _____ Date 3-28-25

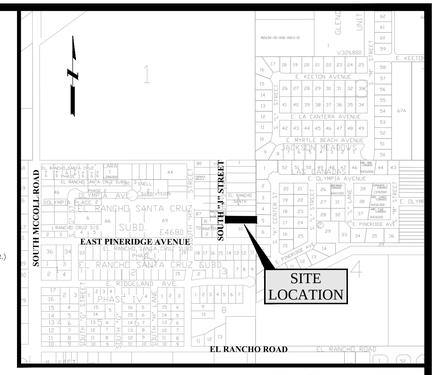
Print Name David Salinas

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
5
LOCATION
S. "J" ST.
7
8
PROPOSED
9
DE RIOS
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
HCAD 2012
E PINERIDGE AVE





LOCATION MAP SCALE : 1" = 500'

DE RIOS SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A 0.19 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 0.19 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.19 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 38 MINUTES EAST, A DISTANCE OF 39.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 212.25 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 38 MINUTES WEST, A DISTANCE OF 39.15 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 4 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A ½ INCH DIAMETER IRON ROD FOUND NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 1.20 FEET FROM SAID POINT;

(4) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID R. MARTINEZ FAMILY SUBDIVISION, A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY BY ART SALINAS, RPLS, ON SAID 0.19 ACRE TRACT
N:\SUBDIVISIONPLATS\DE RIOS SUBD\0.19.032725

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   SIDE: 6 FT. OR GREATER FOR EASEMENTS
   REAR: 10.0 FT. OR GREATER FOR EASEMENTS.
   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 1ST. ST.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 730.78 CUBIC FEET, OR, 0.017 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83, THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION. ELEV. = 116.20 FT. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 N: 16598335.61518, E: 1078415.43699.
10. 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.
11. A 4' WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH "J" STREET.
12. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: TOMAS RIOS JR.
7804 N. BETSEN PALM DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025.

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

PRESIDENT _____ ATTEST: SECRETARY _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782 DATE

STATE OF TEXAS · DAVID OMAR SALINAS · 71973 · REGISTERED · PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · DAVID O. SALINAS · 5782 · PROFESSIONAL LAND SURVEYOR

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____,
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DE RIOS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JUNE 6, 2025.
JOB NUMBER: SP-25-26290
OWNER: TOMAS RIOS JR.
7804 N. BENTSEN PALM DR.,
MISSION, TEXAS 78574

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TOMAS RIOS JR.	7804 N. BETSEN PALM DR.	MISSION, TEXAS 78574	(956) 454-7070	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 6, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/1/2025

SUBDIVISION NAME: DE RIOS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South ""J"" Street: 10 ft. from centerline for 50 ft. total ROW Paving: Existing 30 ft. Curb & gutter: both sides - No ROW dedication is shown, existing subdivisions dedicated 10 ft. ROW - Engineer must clarify 20 ft. reserved for ROW notation on plat prior to final. **As per discussions with Engineer, 20 ft. reserved R.O.W. must be clarified and a Variance request must be submitted prior to final approval process. **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
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* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA

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

* Garage: 18 ft. except where greater setback is required; greater setback applies - Include a setback note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South ""J"" Street - Sidewalk may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120	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, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Remove plat note as it wouldn't be needed for a 1 lot single family subdivision.	Non-compliance
* 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 public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied

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

* Minimum lot width and lot area - Lot doesn't meet minimum lot width for single family residential zone. An variance application was submitted on April 3, 2025 (ZBA2025-0011) to allow a 39.67 lot width instead of the required 50 ft. *At the meeting of May 7, 2025 variance application was approved by the Zoning Board of Adjustments. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and may be subject to change; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department Trip Generation is waived for 1 lot single family home.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process not by plat, prior to final. - Engineer must clarify Reservation for ROW along South ""J"" Street. - Location map must reflect with surrounding recorded subdivisions. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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

N
W
E
S
LOCATION
S "J" ST.
S. "K" CENTER ST.
S K CENTER ST
PROPOSED
DE RIOS
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
E PINERIDGE AVE
MAXIMO JR.
SUBDIVISION
HCAD 2013
HCAD 2021
60
59
58
57
56
3
4
6
7
8
9
2
3
4
5
6
1
16
15
14
13
12
11
7
8

Sub2024-0114

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name WARE VILLAGE LOT 1 & 106,
Legal Description 36.12 ~~5.70~~ AC. O/O LOTS 107 & 108, PR. DE O' TEXAS, A.C.T.
Location NWC S.H. 107 & N. WARE ROAD
City Address or Block Number 4100 S.H. 107
Total No. of Lots 4 Total Dwelling Units 4 Gross Acres ~~5.70~~ 36.12 Net Acres 5.33
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No
For Fee Purposes: ☒**Commercial** (5.70 **Acres**)/☐ **Residential** (0 **Lots**) Replat: ☒Yes/☐No
Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☐No/☐Yes: Date
Existing Land Use OPEN Proposed Land Use COMMERCIAL RETAIL
Irrigation District # 1 Water CCN: ☐MPU/☒Sharyland Water SC Other
Agricultural Exemption: ☐Yes/☒No Parcel # P8400-00-000-0105-00 WEST ROUND
Estimated Rollback Tax Due 0 Tax Dept. Review 10150479, 1237266
P8400-00-000-0107-04
P8400-00-000-0108-01 2624635

Owner

Name ADOLFO GUTIERREZ Phone 956-794-9781
Address 5219 M & PIERSON E-mail ADOLFO@FALCONBANK.COM
City LAREDO State TX Zip 78041

Developer

Name SAME AS OWNER Phone
Address E-mail
City State Zip
Contact Person

Engineer

Name DAVID SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE. E-mail dsalinas@salinaseng.com
City MCALLEN State TX Zip 78501
Contact Person DAVID/NICK

Surveyor

Name SAME AS ENGR. Phone
Address E-mail
City State Zip

OCT 14 2024
BY: CW

VAR2025-0018

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description 0.91 AC. O/O LOTS 105-108, PRIDE O'TEXAS SUBD., H.C.T.

Proposed Subdivision (if applicable) WARE VILLAGE

Street Address NOT ASSIGNED - NWC S.H. 107 & N. WARE ROAD

Number of lots 8 Gross acres

Existing Zoning A-O Existing Land Use OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name SAME AS OWNER Phone

Address E-mail

City State Zip

Owner

Name S-SI WARE VILLAGE NO. 1, LLC Phone 469-831-6441

Address 501 W. PRESIDENT GEORGE BUSH, SUITE 215 E-mail

City RICHARDSON State TX Zip 75080

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Date 5/28/'25

Print Name DAVID SULLIVAN ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by EDG Payment received by Date

RECEIVED
MAY 29 2025
By

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

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

THE 1/4 MILE COLLECTOR CANNOT BE EXTENDED WEST OF BENTSEN OR EAST OF N. WARE ROAD DUE TO NO PLACE TO EXTEND 1/4 MILE COLLECTOR.

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

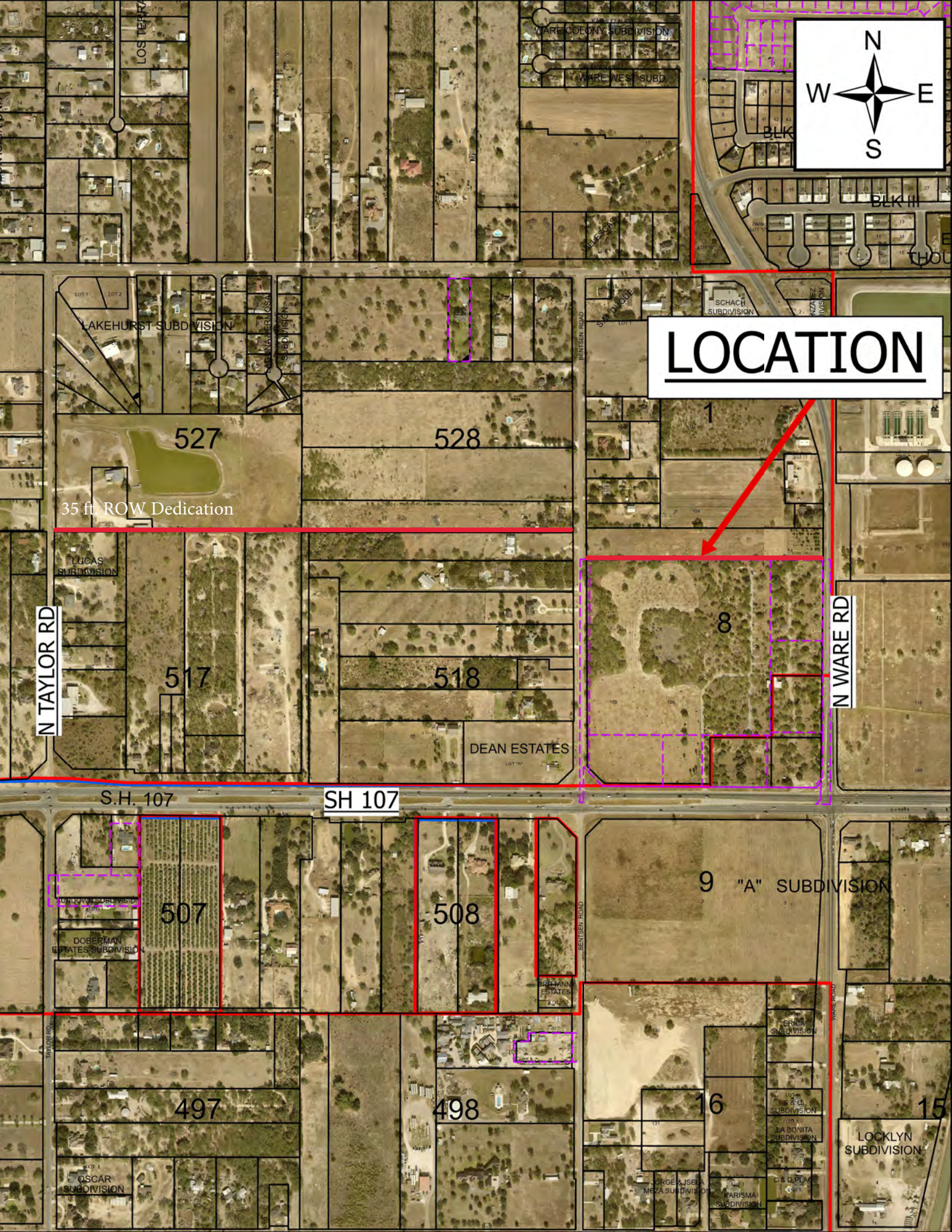
THE ELIMINATION OF THE 1/4 MILE COLLECTOR ALLOWS FOR A LARGER DEVELOPMENT RETAIL FOOT PRINT

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

SINCE THERE ARE NO 1/4 MILE COLLECTOR ROADWAYS EAST OR WEST OF THIS SITE THERE IS NO BENEFIT OR ADVERSE BENEFIT TO THE PUBLIC.

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

THIS SITE HAS 3 OTHER ACCESS ROADS TO THE SITE. W/ 3 OTHER ROADWAYS PLUS CURB CUTS THERE IS MORE THAN SUFFICIENT ACCESS W/ OUT THE COLLECTOR


LOCATION
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W
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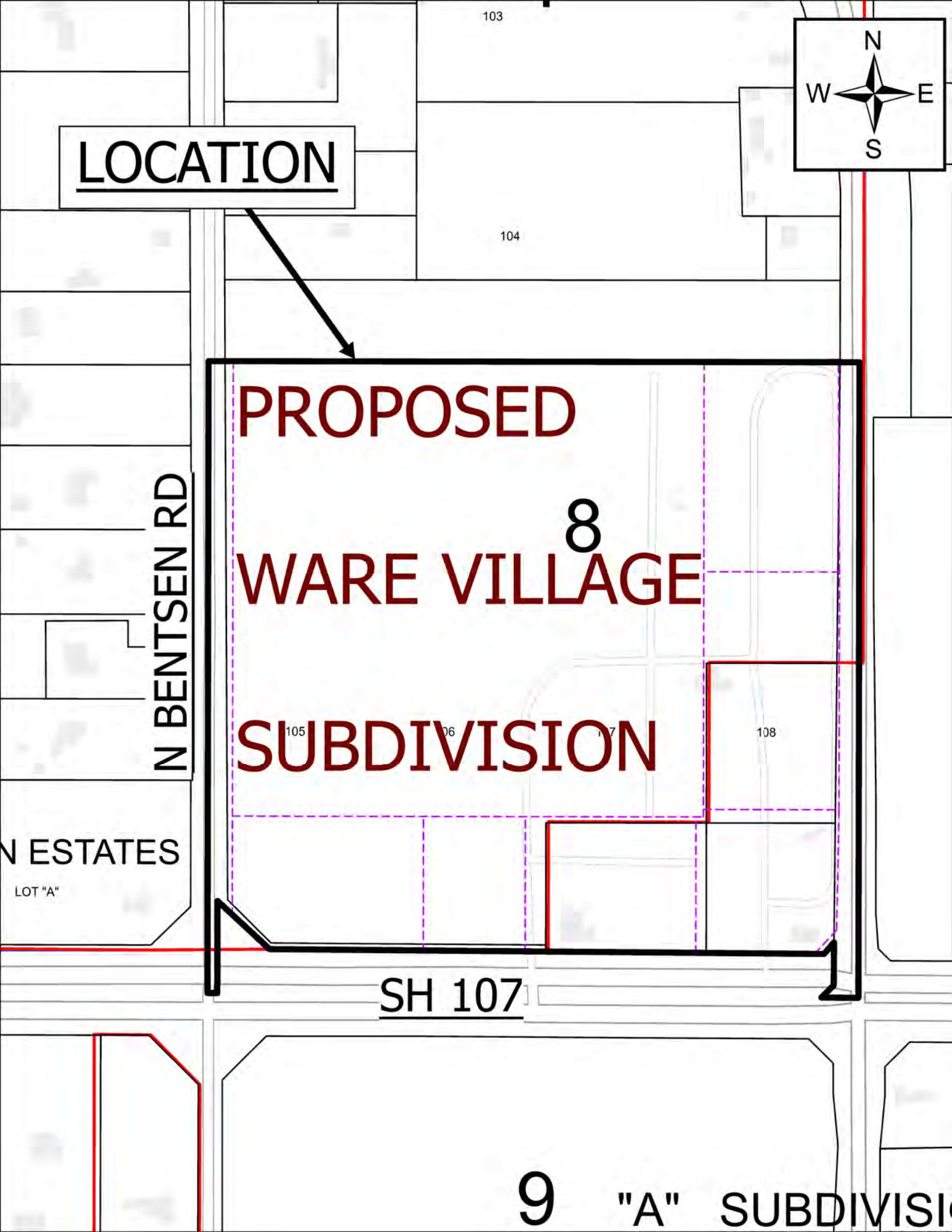
S
LAKEHURST SUBDIVISION
527
528
35 ft. ROW Dedication
LUCAS SUBDIVISION
517
518
DEAN ESTATES
8
1
N TAYLOR RD
N WARE RD
S.H. 107
SH 107
507
508
9 "A" SUBDIVISION
DOBERMAN ESTATES SUBDIVISION
497
498
16
15
OSCAR SUBDIVISION
LOCKLYN SUBDIVISION
WARE COLONY SUBDIVISION
WARE WEST SUBD
SCHACH SUBDIVISION
BENTSEN ROAD
TAYLOR RD
WARE ROAD


LOCATION
N
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E
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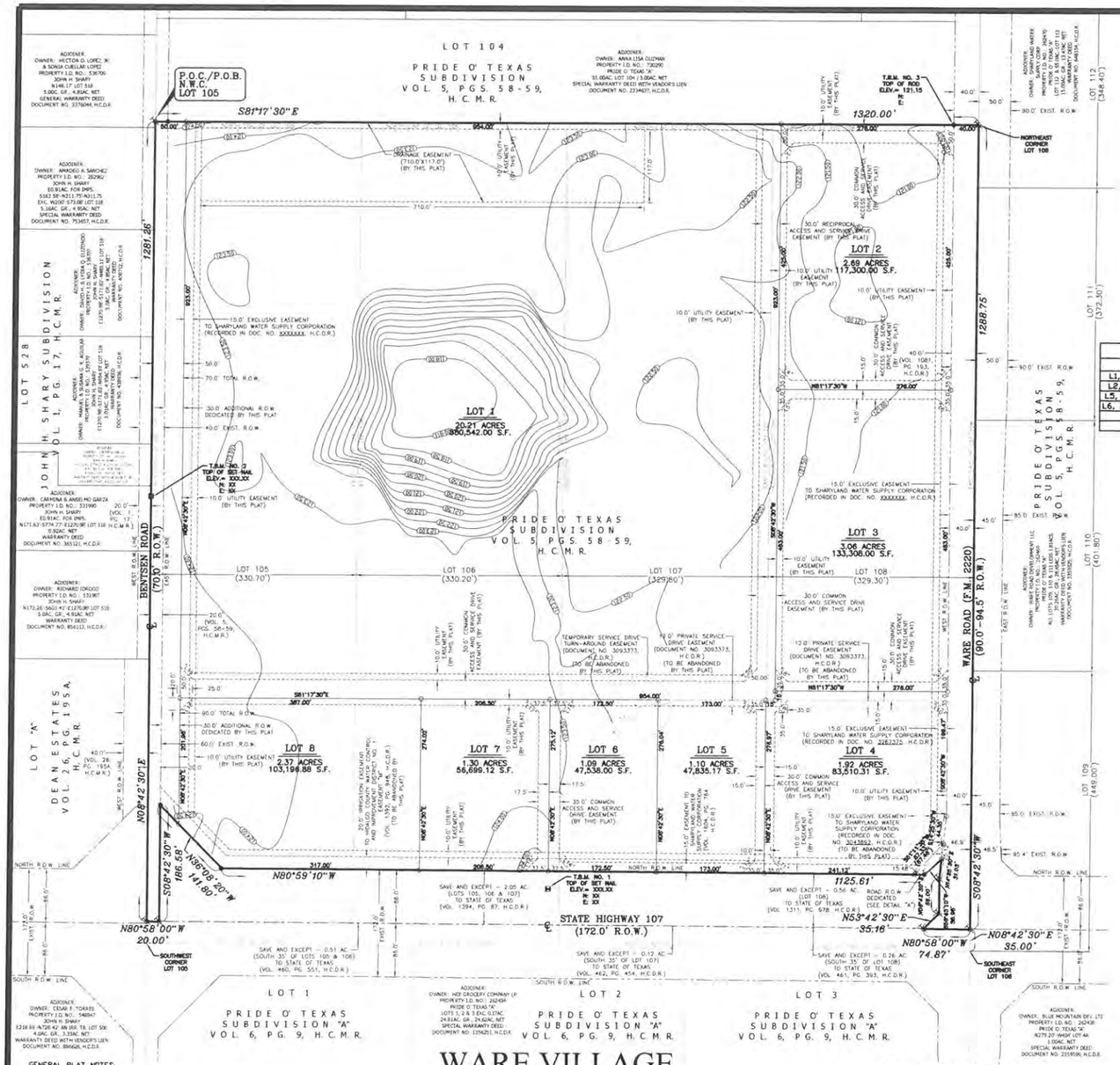
103
104
PROPOSED
8
WARE VILLAGE
SUBDIVISION
N BENTSEN RD
105
108
N ESTATES
LOT "A"
SH 107
9
"A" SUBDIVISI



LINE TABLE	
LINE	BEARING & DISTANCE
L1, L3, L7, L20	S53°42'30"W 28.28'
L2, L4, L8, L19	N36°17'30"W 28.28'
L5, L9, L15, L18	N53°42'30"E 28.28'
L6, L10, L13, L17	S36°17'30"E 28.28'
L11, L14	N36°08'20"W 28.36'
L12, L16	S53°51'40"W 28.21'

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINE ON STATE HIGHWAY 107 = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   MINIMUM SETBACK LINE ON WARE ROAD (F.M. 2220) = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   REAR SETBACK = IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   SIDE SETBACK = IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   CORNER SIDE SETBACK = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "A" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 06/06/2000, COMMUNITY PANEL NO. 480334 0295 D ZONE "A": AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE AS FOLLOWS: LOT 1: 125.00, LOTS 2 THRU 5: 125.00, LOTS 4 THRU 8: 125.50
4. A 5.0 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON STATE HIGHWAY 107 AND NORTH WARE ROAD AND A 4.0 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 505,186.57 CUBIC-FEET OR, 11.60 ACRE-FEET SUCH THAT EACH LOT SHALL BE REQUIRED TO DETAIN A MINIMUM PRO-RATED VOLUME AS FOLLOWS:
   LOT 1: 302,602.92 CU.FT. LOT 5: 16,472.23 CU.FT.
   LOT 2: 40,277.18 CU.FT. LOT 6: 16,320.49 CU.FT.
   LOT 3: 45,817.17 CU.FT. LOT 7: 19,464.81 CU.FT.
   LOT 4: 28,748.03 CU.FT. LOT 8: 35,455.84 CU.FT.
   MAXIMUM PERMISSIBLE TOTAL OFF-SITE DISCHARGE FLOWRATE = 18.28 C.F.S. (10-YEAR STORM EVENT)
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
8. A BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
11. MCALLEN SURVEY CONTROL POINT NO. 33, LOCATED ON THE EAST BOUND LANE OF WARE ROAD 54 FT. EAST OF THE EDGE OF PAVEMENT OF WARE ROAD AND 196 FT. NORTH FROM THE CENTER LINE OF THE WATER TREATMENT PLANT DRIVEWAY. MC 33 ELEVATION 118.60 FT. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88. NORTHING: 16641325.76345, EASTING: 1087273.93629.
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
13. ALL COMMON ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN. COMMON ACCESS EASEMENTS ARE TO BE UTILIZED BY ALL SERVICE AND UTILITY PROVIDERS, INCLUDING CITY SERVICES.
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, COMMON ACCESS EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. THE SQUARE FOOTAGE SHOWN FOR LOTS 2 AND 3, 3 AND 4, 4 AND 5, 6 AND 7 GO TO THE CENTER OF THE ADJOINING 30.0' COMMON ACCESS EASEMENT.
16. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE (ASPHALT PAVEMENT) WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

PRINCIPAL CONTACTS:

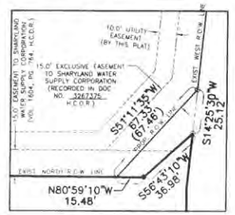
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	2221 WARE VILLAGE NO. 1, LLC	501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215	RICHARDSON, TEXAS 75080	(469) 331-2262	N/A
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

WARE VILLAGE

AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS

DETAIL "A"



SHARYLAND CONDITIONAL APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE WARE VILLAGE SUBDIVISION LOCATED AT MCALLEN IN 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 SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA — DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D. 2024. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY — PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), S-5I WARE VILLAGE NO. 1, LLC, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WARE VILLAGE TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: _____
TROY J. BATHMAN, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

BY: _____
JAMES GISSLER, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TROY J. BATHMAN AND JAMES GISSLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR — DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

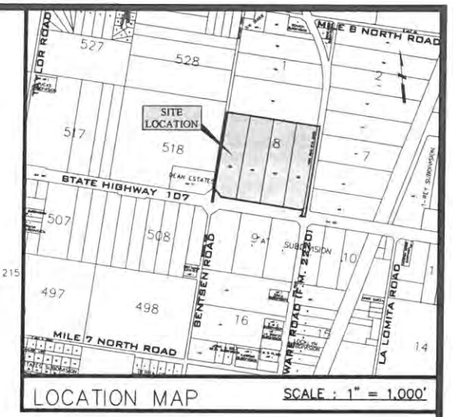
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE CITY OF MCALLEN RULES & REGULATIONS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON MAY 23, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP — SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.334 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 400 FOOT COUNTY ROADWAY RIGHT-OF-WAY; FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 105, 106, 107 AND 108, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 1280.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WARE ROAD (ALSO KNOWN AS F.M. 2220), AT A DISTANCE OF **1,320.0 FEET** IN ALL TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED IN THE CENTER OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF **1,288.75 FEET** TO A NAIL SET 55.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 108 AND LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 55.0 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 108, A DISTANCE OF **74.87 FEET** TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND FURTHER LOCATED ON THE SOUTHEAST CORNER OF THAT CERTAIN 0.56 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY EDDIE GRONSETH AND WIFE, ALICE GRONSETH, AS RECORDED IN VOLUME 1311, PAGE 978, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH AN EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **35.16 FEET** TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A SECOND LAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **56.00 FEET** TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A THIRD LAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **31.03 FEET** TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 0.56 ACRE TRACT AND BEING THE NORTH CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, **SOUTH 56 DEGREES 43 MINUTES 30 SECONDS WEST**, COINCIDENT WITH A NORTHERN LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH LINE OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF **36.98 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 254.90 FEET PASS THE NORTHWEST CORNER OF SAID 0.56 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 2.05 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY SAM HENRY KRONSTAL, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MILDRED ELIZABETH KRONSTAL, DECEASED, AS RECORDED IN VOLUME 1394, PAGE 87, DEED RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING WITH THE NORTH LINE OF SAID 2.05 ACRE TRACT TO A DISTANCE OF **1,125.61 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID 2.05 ACRE TRACT SAME BEING AN OUTSIDE CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, **NORTH 36 DEGREES 08 MINUTES 20 SECONDS WEST**, COINCIDENT WITH A NORTH LINE OF SAID 2.05 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID CORNER CLIP, A DISTANCE OF **141.80 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE END OF SAID CORNER CLIP AND FURTHER LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE WEST LINE OF SAID 2.05 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF **186.55 FEET** TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT LOCATED 35.0 FEET FROM THE SOUTH LINE OF SAID LOT 105 FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF **20.0 FEET** TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105 AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF **1,261.26 FEET** TO THE **POINT OF BEGINNING**; CONTAINING 36.334 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.588 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND BENTSEN ROAD, AND, 1.221 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD AND S.H. 107, LEAVING 34.525 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.
N:\SURDD\DIVISION\PLATS\WAREVILLAGE SUB\36.334.0.02625

WARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF REVISION: MAY 23, 2025
JOB NUMBER: SP-24-26230
OWNER: S-5I WARE VILLAGE NO. 1, LLC.
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215
RICHARDSON, TEXAS 75080

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS (2100 PARK 35 CIRCLE BLDG. A, SUITE 156, MS-230 AUSTIN, TEXAS 78753 (512) 339-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: WARE VILLAGE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state - Revise ROW dedication, please see requirements above. Please clarify and provide documentation. - Please indicate how existing ROW has been dedicated on plat. - Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North Bentsen Road: ROW dedication required for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides - Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - A variance request was submitted on May 29, 2025 to not provide the 1/4 mile collector road. The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N. Ware Road and site already has 3 other access roads. Staff recommends disapproval of the variance request as the collector road can provide adequate traffic flow east and west and location can be ideal for alignment of future water line. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length - Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving; 16 ft. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to recording. - Additional requirements/revisions may be established when new zoning/annexation is finalized. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front:* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements * N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Proposing - See front setback - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road. - 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. - Plat note wording to be finalized, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

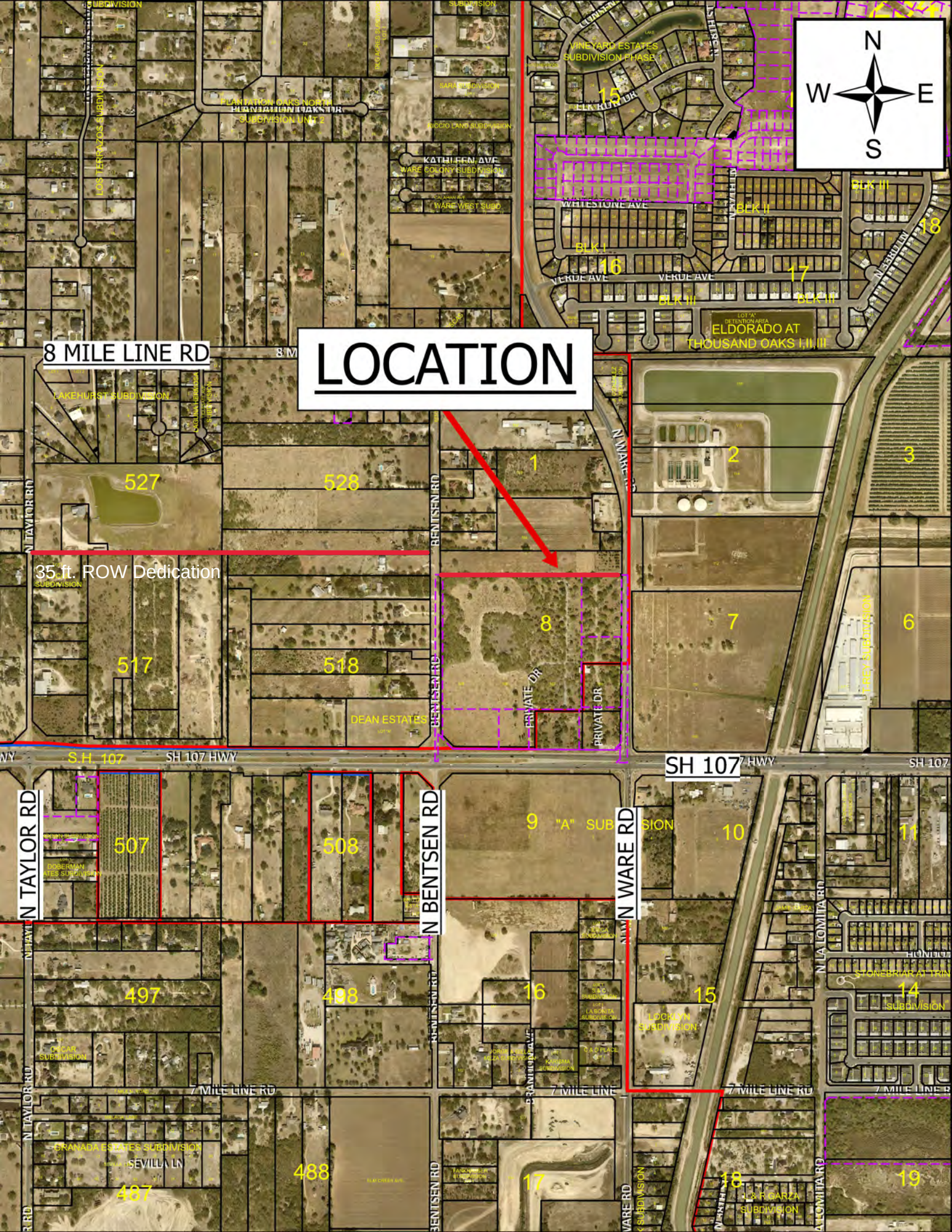
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. - Additional requirements/revisions may be established when new zoning/annexation is finalized.	Non-compliance
* Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 & ETJ Proposed: C-3, C-2 & A-O - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance

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

* Rezoning Needed Before Final Approval - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. Park fees do not apply to commercial developments.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments	NA
* Pending review by the City Manager's Office. Park fees do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Additional requirements/revisions may be established when new zoning/annexation is finalized. - Any abandonments must be done by separate process, not by plat. - Easements must be annotated with dedicated by this plat or with a plat note. - Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. - Application will need to be revised to reflect changes on the plat. - The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

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

LOCATION
N
W
E
S
PROPOSED
8
WARE VILLAGE
SUBDIVISION
N BENTSEN RD
SH 107
103
104
105
108
LOT "A"
9
"A" SUBDIVISI


LOCATION
8 MILE LINE RD
35 ft. ROW Dedication
S.H. 107
SH 107 HWY
SH 107
N TAYLOR RD
N BENTSEN RD
N WARE RD
7 MILE LINE RD
VINEYARD ESTATES SUBDIVISION PHASE 1
WHITESTONE AVE
VERDE AVE
ELDORADO AT THOUSAND OAKS I,II,III
PLANTATION OAKS NORTH SUBDIVISION UNIT 2
KATHLEEN AVE
WARE COLONY SUBDIVISION
LAKEHURST SUBDIVISION
DEAN ESTATES
PRIVATE DR
LOCKLYN SUBDIVISION
GRANADA ESTATES SUBDIVISION
SEVILLA LN
STONEBRIAR AT TRIN SUBDIVISION
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S