# AGENDA

## PLANNING & ZONING COMMISSION REGULAR MEETING
## TUESDAY, DECEMBER 2, 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 the September 24, 2025 meeting minutes

**b)** Approval of the October 21, 2025 meeting minutes

**2) PUBLIC HEARING**

**a)** REZONING:

1. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 21,027 sq. ft. Tract of Land out of the Missouri Pacific Railroad Company right-of-way out of Hidalgo Canal Company Subdivision, Hidalgo County, Texas, 1001 Ash Avenue **(REZ2025-0264)**

2. Rezone from C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 7, Block 1, Rio Grande Securities Co. Inc Subdivision No. 3, Hidalgo County, Texas; 822 Chicago Avenue. **(REZ2025-0265)**

**b)** CONDITIONAL USE PERMITS:

1. Request of Daniel Sanchez on behalf of Forged by Faith Church, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 1A, Pecan Commercial Park Subdivision, Hidalgo County, Texas; 1613 Pecan Boulevard. **(CUP2025-0105)**

2. Request of Robert Wilson for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2025-0106)**

**c)** SUBDIVISION:

1. CASA CORSICA - LOTS 1A & 1B SUBDIVISION, 3601 NOLANA Ave, GRACO REAL ESTATE DEVELOPMENT, LLC, **(SUB2025-0160) (FINAL) AMD**

2. REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II, 5259 & 5263 N 23rd, FIRST MCALLEN INDUSTRIAL LTD, **(SUB2025-0174) (FINAL) RD**

3. RE-PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION, 3001 N. JACKSON RD., L360 GROUP, LLC **(SUB2025-0133) (FINAL) RDE**

**3) SUBDIVISIONS:**

**a)** TEXAS GENERAL MEDICAL CENTER SUBDIVISION, 5200 MONTE CRISTO RD, PROACTION SKYLINE REAL ESTATE HOLDINGS, LLC **(SUB2025-0161) (PRELIMINARY) M&H**

**b)** BALBOA ACRES SUBDIVISON, 3512 HELENA AVE LOT 18, BLOCK 30 (EAST HALF) ALEX LOZANO **(SUB2025-0170) (PRELIMINARY) AL**

**c)** BALBOA ACRES SUBDIVISON, 3516 HELENA AVE LOT 18, BLOCK 30 (WEST HALF) ALEX LOZANO **(SUB2025-0169) (PRELIMINARY) AL**

**d)** AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, 6800 RUSSEL RD (REAR) RHODES DEVELOPMENT INC, **(SUB2025-0162) (PRELIMINARY) M&H**

**e)** CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 S 8TH ST, HEIR FUND LLC **(SUB2025-0093) (REVISED PRELIMINARY) LC**

**f)** RUSSELL CREEK PHASE I, 13701 N. 23RD St, ELITE DEVELOPMENT 768, LLC **(SUB2025-0053) (FINAL) M&H**

**g)** ALHAMBRA ON 10TH SUBDIVISION, 11301 N 10TH ST, AL YAZJI DEVELOPMENT, **(SUB2025-0072) (FINAL) RIOPLEX**

**h)** HIDDEN GROVE ESTATES SUBDIVISION, 8601 N 2ND ST, J&D PRODUCE INC, **(SUB2025-0172) (FINAL) M&H**

**i)** VILLAS AT TRES LAGOS PHASE I, 5300 TRES LAGOS BLVD, RHODES ENTERPRISES INC, **(SUB2025-0006) (REVISED FINAL) M&H**

**j)** D' COSTA SUBDIVISION, 801 N 23RD St, D, COSTA, INC. **(SUB2023-0100) (REVISED FINAL) SEA**

**k)** PALM VALLEY ESTATES LOT 4A SUBDIVISION, 2600 S 39th St, TGR CAPITAL, LLC, **(SUB2025-0163) (FINAL) RDE**

**l)** BARRERA SUBDIVISION, 5721 N. WARE RD., SAMES INC., **(SUB2025-0166) (FINAL) SAMES**

**m)** LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO RD, RHODES DEVELOPMENT INC, **(SUB2025-0111) (FINAL) M&H**

**n)** WARE VILLAGE SUBDIVISION, 4100 SH 107, ADOLFO GUTIERREZ, **(SUB2025-0165) (FINAL) SEA**

4) **DISCUSSION:**

5) **INFORMATION ONLY:**

**ADJOURNMENT:**

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Wednesday, September 24, 2025 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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|---|---|---|
| Present: | Gabriel Kamel | Vice Chairperson |
| | Emilio Santos Jr. | Member |
| | Jesse Ozuna | Member |
| | Reza Badiozzamani | Member |
| | Raul Sesin | Member |
| Absent: | Marco Suarez | Chairperson |
| | Jose Caso | Member |
| Staff Present: | Michelle Rivera | Assistant City Manager |
| | Martin Canales | Assistant City Attorney III |
| | Omar Sotelo | Planning Director |
| | Eduardo Garza | Development Coordinator |
| | Luis Mora | Deputy Director |
| | Kaveh Forghanparast | Senior Planner |
| | Julio Constantino | Planner III |
| | Natalie Moreno | Planner III |
| | Edson Lara | Planner II |
| | Porfirio Hernandez | Planner I |
| | Even Gonzalez | Development Engineer |
| | Miguel Hernandez | Planner Technician I |
| | Magda Ramirez | Administrative Assistant |

**CALL TO ORDER** – Mr. Gabriel Kamel, Vice Chairperson
**PLEDGE OF ALLEGIANCE**
**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

**a)** Approval of the minutes for August 5, 2025 meeting

Minutes were not available for vote. No action required, none taken.

**2) PUBLIC HEARING:**

**a) ROUNTINE 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.)*

**Mr. Porfirio Hernandez stated that the following Items 1-4 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following property:**

1. 2700 Uvalde Avenue (PID: 230687, 230688) **(REZ2025-0161)**

2. 1928 South 23rd Street (PID: 211099) **(REZ2025-0169)**
   2016 South 23rd Street (PID: 211100) **(REZ2025-0169)**
   2100 South 23rd Street (PID: 211106) **(REZ2025-0169)**
   2105 South 26th Street (PID: 211107) **(REZ2025-0169)**

3. 2400 Military Highway (PID: 514805) **(REZ2025-0168)**

4. 5201 South 27th Street (PID: 270346, 270347) **(REZ2025-0166)**
   Fire Station No. 6 Subdivision Lot 1, Hidalgo County, Texas, 5500 South 23rd Street **(REZ2025-0166):**

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

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

**Mr. Porfirio Hernandez stated that the Following Items 5-15 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

5. San Isidro Estates Subdivision Lot 1A and 2A, and Hacienda Trevino Subdivision Lot 1, Hidalgo County, Texas, 2100-2128 South Jackson Road **(REZ2025-0193):**
6. Los Candiles Subdivision, Amended Fairway Grande Village Unit 1, and Fairway Grande Village Unit 2, Hidalgo County, Texas **(REZ2025-0196):**

   408-520 East St George Avenue (Fairway Grande Village Unit 2 Lots 1-18)
   408-600 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 19, 20 & 24, 25 & 81, 82 & 88, 89 & 92 & 99-101)
   3012-3108 South Mockingbird Street (Fairway Grande Village Unit 2 Lots 75 & 80 & 90, 91, 94, 95)
   2916-2920 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 23 & 24)
   401-513 East Nassau Avenue (Fairway Grande Village Unit 1 Lots 25 and 26, & Fairway Grande Village Unit 2 Lots 49, 50 & 63 & 68 & 70-74 & 76-79)
   3002-3115 South Rose Ellen Boulevard (Los Candiles Lots 1-10 & Lot A)

7. 3031 Neuhaus Circle (PID: 1111974), **(REZ2025-0192)**

8. Avignon Subdivision, Hidalgo County, Texas. **(REZ2025-0172):**
   3102-3222 South 5th Lane (Lots 1-4 and 9-13)
   3118-3202 South 5th Court (Lots 5-8)

9. Country Club Terrace Subdivision, Hidalgo County, Texas. **(REZ2025-0183):**
   100-120 Northwest Augusta Square (Lots 48-50, 87-92)
   102-115 Northeast Augusta Square (Lots 51-54, 83-86)
   2200-2408 West Augusta Square (Lots 1-6, 18-21, 45-46, N 85.3' of 93-95)
   2109-2409 East Augusta Square (Lots 55-N ½ of 61, 72-82)

100-121uthwest Augusta Square (Lots 7-17)
102-120 Southeast Augusta Square (Lots S ½ of 61-71)
100-104 Northwest Greenbriar Square (Lots 42-44A)
101 Northeast Greenbriar Square (Lot 39 Less S 45.6' Lots 40 & 41)
2300-2312 West Greenbriar Square (Lots 22-25, 28-30)
2300-2309 East Greenbriar Square (Lots 31A, 37-S 45.6' of Lot 39)
101-105 Southwest Greenbriar Square (Lots 26-27)
100-104 Southeast Greenbriar Square (Lots 34-36)

10. 701 Bales Road (PID: 189389) **(REZ2025-0171)**
    3110 South 6th Lane (PID: 1310473) **(REZ2025-0171)**
    3221 South 10th Street (PID: 189392) **(REZ2025-0171)**

11. 4414 South Ware Road (PID: 270330) **(REZ2025-0170)**

12. McAllen Elks Lodge #1402 Subdivision, Lot 1, Hidalgo County, Texas. **(REZ2025-0165):**
    3500 Jordan Road

13. Jackson Meadows Subdivision, Hidalgo County, Texas. **(REZ2025-0180):**
    1300-1328 East Myrtle Beach Avenue (Jackson Meadows Lots 1-8)
    1300-1329 East La Cantera Avenue (Jackson Meadows Lots 34-49)
    1300-1333 East Keeton Avenue (Jackson Meadows Lots 17-33)
    2700-2812 South L Street (Jackson Meadows Lots 9-16)
    2501-2817 South M Street (Jackson Meadows Lots 50-65)

14. 2501 Jordan Road (PID: 230719) **(REZ2025-0164)**

15. McAllen Independent School District No. 1, Hidalgo County, Texas. **(REZ2025-0162):**
    2901 Colbath Avenue (Lot 1)
    2900 Uvalde Avenue (Lot 2)

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

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

**Mr. Porfirio Hernandez stated that the Following Items 16-17 all consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

**16.** 2500-2520 Jordan Road, Hidalgo County, Texas. (Lot 1, El Buen Pastor Subdivision and PID: 230706, 230707, 230712, 230711, 230708) **(REZ2025-0177)**
2513 South 26th Street (PID: 230710) **(REZ2025-0177)**
2601 South 26th Street (PID: 230709) **(REZ2025-0177)**
Community Hope Projects Inc. Ph 1, Lot 1, Hidalgo County, Texas, 2332 Jordan Road **(REZ2025-0177)**

17. Fairway Grande Village Unit No. 2, Hidalgo County, Texas. **(REZ2025-0194):**
    601 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lot 34)
    605-617 East Ridgeland Avenue (Fairway Grande Village Unit 2 Lots 27-33)
    600-617 East Pineridge Avenue (Fairway Grande Village Unit 2 Lots 35-44)
    600-617 East Olympia Avenue (Fairway Grande Village Unit 2 Lots 45-48 & 51, 52, 64 & 66-67 & 69)
    600-624 East Nassau Avenue (Fairway Grande Village Unit 2 Lots 53-62 & 65)

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the Following Items 18-22 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-3 (High- Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

18. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lot 1, Hidalgo County, Texas. **(REZ2025-0191):**
    2105 South Cynthia Street

19. Trad Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0175):**
    3300 South 2nd Street
20. Jackson Meadows Subdivision, Hidalgo County, Texas **(REZ2025-0184):**
    1412-1413 East Keeton Avenue (Lots 66A and 67A)

21. 701 Uvalde Avenue (PID: 1562585 and 1562592) **(REZ2025-00186):**

22. 2336 Jordan Road (PID: 230715) **(REZ2025-0173)**

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

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

**The following items 23-25 all consist of Rezoning from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following property:**

23. La Plaza Regency No. 2 Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0176):**
    700 Bales Road

24. Country Club Subdivision, Lot A, Hidalgo County, Texas. **(REZ2025-0179):**
    2700 South Cynthia Street

25. 3710-3712 Howard Drive (Hamer Hollow Subdivision Lot 1 and PID: 230645, 230638, 230639, 230640, 230642, 230641, 230643, 230644) **(REZ2025-0163)**

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuana second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the following items 26-30 all consist of Rezoning from R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

26. Lots 1 Thru 28 Camelot Retirement Community Subdivision, Lots 2-28, Hidalgo County, Texas. **(REZ2025-0190):**
2105 South Cynthia Street

27. Amended Fairway Grande Village, Hidalgo County, Texas. **(REZ2025-0189):**
3000-3305 South Casa Linda Street (Fairway Grande Village Unit 1 Lots 1-22 & Lot 27-57)
3012-3116 South Rose Ellen Boulevard (Fairway Grande Village Unit 2 Lots 21-23 & Lots 83-87 & Lot 93 & Lots 96-98, Lots 102 & 103)

28. La Paz Subdivision, Hidalgo County, Texas. **(REZ2025-0174):**
3100-3207 South 6th Lane (Lots 1-13)

29. Pineridge Subdivision, Hidalgo County, Texas. **(REZ2025-0187):**
200-308 Pineridge Lane (Lots 1-19A Blk 1)

30. MFTWS LLC Subdivision, Hidalgo County, Texas. **(REZ2025-0185):**
401-501 East Yuma Avenue (Lots 1-4)

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

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

**Mr. Porfirio Hernandez stated that the following items 31-32 all consist of Rezoning from C-3 (General Business) District under the Old Code (OC) to C-2 (Regional Commercial) District under the new Unified Development Code (UDC) for the following properties:**

31. 4601 Expressway 83 (PID: 280925) **(REZ2025-0167)**
Ginther Estates Subdivision, Lot 1, Sharybak 1 Lot 1 Subdivision, Lot 1, and Shary Gateway Subdivision, Lots 1- 4, Hidalgo County, Texas. **(REZ2025-0167):**
4801-5025 Expressway 83
Sky Sports Subdivision, Lot 1, and PID: 280853 **(REZ2025-0167):**
4801-4901 Colbath Road

32. South Ware Road Plaza Subdivision, Lots 1 and 2, Ernesto Guerrero Subdivision, Lot 1, and Ernesto Guerrero Subdivision No 2, Lot 1 Hidalgo County, Texas. (REZ2025-0181): 4100-4206 South Ware Road

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

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

**b)** REZONING:

**1)** Rezone from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 27, Almon Estates Subdivision, Hidalgo County, Texas; 7601 North 29th Street. **(REZ2025-0160)**

Mr. Porfirio Hernandez stated that the subject property is located at the southwest corner of Trenton Road and North 29th Street.

The applicant is proposing to rezone the property to C-2 (Regional Commercial-UDC) District pertaining to the adoption of the new McAllen Unified Development Code (UDC)

The adjacent property is R-1 (Single-Family Residential-OC) District to the west and south, C-1 (Local Commercial-UDC) to the north and C-3L (Light Commercial-OC) District to the east.

The property contains a commercial plaza and is zoned C-2 (Neighborhood Commercial-OC) District. Surrounding uses include single-family residential dwellings, townhomes, commercial businesses, Michael E. Fossum Middle School and McAllen Youth Baseball Complex.

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 although regionally accepted commercial uses like retail, services, and offices are suitable in this land use category. These nonresidential elements are typically low-scale and horizontally integrated, aligning with the character of existing single-family neighborhoods while enhancing local access to amenities and housing options.

The development trend along North 29th Street and Trenton Road is single-family homes and commercial businesses.

Almon Estates was recorded October 10, 2003. The application for this rezoning request was submitted August 15, 2025.

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) District is equivalent to the current C-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.

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

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

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

**3) SITE PLAN:**

**a)** Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017)TABLED ON 9/10/2025**

Mr. Edson Lara requested the item be removed from table. Mr. Jesse Ozuna moved to remove from table with Mr. Raul Sesin seconding the motion with five members present and voting.

Mr. Edson Lara stated that the property is located on the west side of North Cynthia Street approximately 500 feet south of East Hackberry Avenue. The property is zoned C-1 (Office Building-OC) District. The adjacent zonings are C-1 (Office Building-OC) District to the north, east and south and R-4 (Mobile Home & Modular Home-OC) District to the west.

The applicant is proposing to develop a clinic for the Hidalgo County Health department. 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.

Access to this lot is through a 25 feet access through North Cynthia Street. Based on the square feet of the retail and office suites, 25 parking spaces are required for the site and 30 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 development is 4227 square feet. The tree requirement is as follows: 14 two-and-a half-inch caliper trees, or 7 four-inch caliper trees, or 4- six-inch caliper trees. A minimum 10-foot wide landscaped strip is required inside the front property line along North Cynthia Street. 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. Side and rear yard setback are 15 feet. 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.

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

Mr. Reza Badiozzamani stated he will be abstaining from voting on this item.

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

**4) CONSENT:**

a) The Cue Subdivision, 2801 South 10th Street., City of McAllen., **(SUB2024-0080) (REVISED PRELIMINARY) 6-MONTH EXTENTION- PCE**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items request. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**5) SUBDIVISIONS:**

a) Waterlily on Taylor Subdivision, 100 South Taylor Road., Water-Lilly Heights, LLC, **(SUB2025-0124) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on U.S. Business Highway 83 (Loop 374): 50 ft. R.O.W. required from centerline for 100 ft. Total R.O.W. Paving: By the State Curb & gutter: By the State Revisions needed: Show centerline and label existing ROW on both sides to determine if any ROW dedication is required prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. S. Taylor Road: Dedication as needed from centerline for 80 ft. Total R.O.W. Paving: 52ft. Curb & gutter: both sides Revisions Needed: Show R.O.W. dedication as needed, R.O.W. varies. Verify alignment of road. Label existing R.O.W. dedications, from centerline, total, etc., prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Proposing street names as (Austin Avenue) & (N. 51st. Street). Street names are subject to change prior to final. Need to provide a Knuckle on the Interior Streets. Plat shows 50 ft. R.O.W. for interior street a stub out going North towards U.S. Business 83. Show R.O.W. dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. As per Traffic & Fire Department requirements, turn-around required, 96 ft. of paving face-to face. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Traffic Department, (Austin Avenue) will require cul-de-sac at the end of Lot 3 rather than continue North. We are not going to allow S 51st Street to connect to Business 83. Please contact the Traffic Operations Department if you have any questions at (956) 681-2715. The preliminary plat Submitted on August 26, 2025 will not comply with the maximum Cul-De-Sac length requirement. Need to revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. 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. Proposing: 50 ft. or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance 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 S. Taylor Rd., U.S. Business Highway 83, and both sides of all interior streets. Revisions Needed: Include note as shown above prior to final, once final wording is established. Note may be subject to change. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. 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 S. Taylor Rd. & U.S. Business Highway 83. 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. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA plat notes. 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 streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) & R-2 (Medium Density Residential District). Rezoning required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Commercial developments do not apply to Parks. 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 August 26,2025 a total of 12 lots are proposed, park fees total to $8,400 ($700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. Commercial developments do not apply to Parks. 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 August 26,2025 a total of 12 lots are proposed, park fees total to $8,400 ($700 X 12 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Clarify use of the 25 ft. dedication to Hidalgo County Drainage District #1, will it be an easement or ROW, revise and review as applicable. Easement appears to dead-

end and must clarify overlap/transition of 25 ft. access and utility easement as it goes southwest easement is then labeled for the Drainage District. There are some easements annotations shown on plat but no line work is shown engineer must clarify location of said easements. Access easement cannot dead-end and must loop within the property the location and dimensions must be finalized, prior to recording. No overlap of easements into the R.O.W. is allowed. Need to provide a Knuckle on the Interior Streets. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Disclaimer: Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.

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 the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna second the motion with five members present and voting.

b) Villas at Tres Lagos Subdivision, 5300 Tres Lagos., Rhodes Development, Inc, **(SUB2024-0077) (REVISED PRELIMINARY) M&H**

Ms. Natalie Moreno stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: City of McAllen thoroughfare plan designates Tres Lagos Blvd. as a Minor Arterial with 100 ft. of R.O.W. Provide document number on Plat for the Tres Lagos Blvd. R.O.W. dedications. Provide R.O.W. detail along Tres Lagos Blvd., centerline dimensions, and Total R.O.W. to establish compliance with required R.O.W. dedications as Plat does not propose any a0dditional R.O.W. dedications. There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked'. Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Label all street R.O.W.'s on the plat. Interior streets show varying R.O.W.'s for 50ft - 32ft. Revise plat to comply with minimum requirements as of 08/02/24 no variance has been submitted. Street names will be established prior to final. Finalize street name requirement prior to recording. Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Provide Cul-de-sac on the north/south street along lots 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Provide a master plan/layout plan of this subdivision for staff review. Additional Comments to be noted once master plan/layout plan have been submitted. Subdivision Ordinance: Section 134-36. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Finalize setbacks prior to final. Revisions Needed: Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)". Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies.

Revisions Needed: Include note as shown above prior to final. Proposing: "11 feet, or greater for easements". Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "5 feet, or greater for easements.". Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "10 feet or greater for easements". 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 Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. 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 Tres Lagos Blvd. Others as applicable based on Master Plan prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise Plat note #12 to reflect above. 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. Section 110-72 applies if private 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. Zoning Ordinance: Section 138-356. Existing: R-3T, R-3A,C-4 Proposed: R-3T. Please update application to reflect current zoning and relevant information. The increase of lots shows in a different zone. Please submit a zone change for that portion. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Please update application to reflect current zoning and relevant information. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. 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. Clarify the use of the C.A (Common Areas) Lots 176,177 & 178. Pending review by City Manager’s Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting

fees in lieu of land to be reviewed by the City Manager's office. 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. *Must comply with City's Access Management Policy. Please provide Cul-de-sac on the north/south street along lot 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Lots increased, must pay the difference of the amount paid per lot. Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. Missing Plat note # 23. Proposed Private subdivision, but wording is for Public. Note #26: Common areas don't match the labels/numbers shown on the plat. Provide the Master Plan / Layout plan for this development. Provide the original Letter of Authorization. It this development will be private, will this development be gated? Please label the Detention Lot. Please revise the numbering sequence of the Lots. Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. Clarify the application for the Number of Dwelling units & Existing Zoning. Subdivision increased the number of lots and acreage.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval. Mr. Jesse Ozuna second the motion with five members present and voting.

c) Vista Paloma Subdivision, 5200 North Taylor Road., Robert A. Dyer, **(SUB2024-0084) (REVISED PRELIMINARY) 6-MONTH EXTENTION-SWG**

Mr. Julio Constantino stated that the property located at N. Taylor Rd. Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: Please provide Doc. No. for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. - Need to Provide for dedication for section of property that is inside the apparent R.O.W. Please provide R.O.W. Recorded Docs. for staff review, prior to final. Please clarify the R.O.W. area that runs from East to West, will this be connecting to N. Taylor Rd.? Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Dove Ave. Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: Please provide R.O.W. Documents for staff review prior to final. Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N. 48th St.: 60 ft. - 70 ft. ranging R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides. Revisions Needed: Varying R.O.W. curvature going from North to South side of the R.O.W. City to revise the required dedication for N. 48th street, to be finalized prior to final. Need to provide an Area map to verify for street alignments/offsets. United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Please clarify. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. (E/W Collector Street) Xanthisma Ave. - Dedication needed for 60 ft. of R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: Please clarify curvature of the R.O.W. Area shown on the plat. R.O.W. area shown on the plat meanders going North, verify with City roadmap. R.O.W. area and acreage shown needs to be replaced with the street name. Need to provide an Area map to verify for street alignments/offsets. There is an overlap of easement into the proposed R.O.W., please clarify with staff 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 layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request

for 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. If the zoning remains, setbacks will increase. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify/Revise the plat note as shown above prior to final. Proposing: "18.0 feet except where greater setback is required." Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd., N. 48th St., Dove Ave., & both sides of interior streets. Proposing: "A 4' wide sidewalk is required along the East side of N. Taylor Rd. West side of N. 48th St., South side of Dove Ave. & along all interior streets." Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize 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 along N. 48th St., and Dove Ave. Revisions Needed: Please add note as shown above. 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. Taylor Rd., Dove Ave., and N. 48$^{th}$ St. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1. Subdivision will need to apply for an application for Zoning Change to R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. 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 August 5,2024 a total of 6 lots are proposed, park fees total to $4,200 ($700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Pending review by the City Manager's Office. 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 August 5,2024 a total of 6 lots are proposed, park fees total to $4,200 ($700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation for a 6-Lot Single Family Subdivision has been waived. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Gen has been waived. Verify Vicinity Map City limits as property is located inside of the City limits, not outside as it currently shows. Add a label leader that stipulates the City of McAllen City Limits. Please remove the Edge of Brush / Tree Line and Tree hatch from the Plat and Legend, as this is more-so part of the Survey and not the Plat requirements. Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to final. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. No overlap of easements into the R.O.W. is allowed. Disclaimer: No reserve strips are allowed. Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. There was a comment referencing rezoning to R-1 (single family residential) District. If the zone stays at A-O District the setbacks will increase. At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval and approval of the 6-month extension.

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval and approval of the 6-month extension. Mr. Emilio Santos Jr. second the motion with five members present and voting.

d) The Shoppes on 2nd Subdivision, 120 Trenton Road., A.I.M.Z Development, LLC, **(SUB2024-0065) (REVISED PRELIMINARY) 6-MONTH EXTENTION-M&H**

Ms. Natalie Moreno stated that the property located on Trenton Road: ROW dedication needed for 60 ft. from centerline for total 120 ft. ROW Paving: 65' to 85 ft. Curb & gutter: both sides. Please submit a copy of the referenced documents in the plat for staff review 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: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Show alley/service drive easement on the property prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, 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. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Trenton Road. Revise the setback note as shown above prior to final. Proposing: 5 ft. sidewalk required on E. Trenton Road. 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. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. If a use is proposed which requires a CUP, it must be submitted and approved prior to final. 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. Show the width of the Hidalgo County Irrigation District No. 2 canal ROW, reference the document number on the plat, and provide a copy for staff review prior to final. Reference the document number for the existing 90 ft. ROW shown for Col. Rowe Boulevard and provide a copy for staff review prior to final. Reference the document number for 80 ft. Southern Union Pacific railroad ROW and provide a copy for staff review prior to final. The name of the streets in vicinity of the subject property on the north and south side of the subdivision are incorrect, including Cynthia St, N. 1st Lane, Cynthia Ave, etc. Review and revise as applicable prior to final. If an access to N. 2nd Street is proposed, it requires City approval and an agreement with the Irrigation District prior to final. The engineer submitted a 6-Month extension and subdivision name change. 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 and approval of the 6- month extension.

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

e) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) QHA**

Mr. Julio Constantino stated staff recommends for this item to be tabled. Mr. Jessa Ozuna motioned to table item. Mr. Raul Sesin second the motion with five members present and voting.

f) Orangewood South Lot 19A &20A Subdivision., 3800 Burns Drive., Spoor Engineering Consultants, Inc **(SUB2024-0083) (FINAL) SEC**

Mr. Julio Constantino stated this item will be removed from the agenda due to item requiring a public notice. No action required, none taken.

**6) DISCUSSION:**

No discussion.

**7) INFORMATION ONLY:**

Planning Director, Mr. Omar Sotelo gave an update to the board members regarding the last City Commission meeting.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 3:48p.m. with Mr. Emilio Santos Jr. seconding the motion with six members present and voting.

_____
Gabriel Kamel, Vice Chairperson

ATTEST: _____
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, October 21, 2025 at 3:30p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

| | | |
|---|---|---|
| Present: | Marco Suarez | Chairperson |
| | Gabriel Kamel | Vice Chairperson |
| | Emilio Santos Jr. | Member |
| | Jesse Ozuna | Member |
| | Reza Badiozzamani | Member |
| | Raul Sesin | Member |
| | Jose Caso | Member |
| Absent: | All board members present | |
| Staff Present: | Michelle Rivera | Assistant City Manager |
| | Evaristo Garcia | Deputy City Attorney |
| | Omar Sotelo | Planning Director |
| | Eduardo Garza | Development Coordinator |
| | Luis Mora | Deputy Director |
| | Kaveh Forghanparast | Senior Planner |
| | Julio Constantino | Planner III |
| | Natalie Moreno | Planner III |
| | Nicolas Lopez | Planner II |
| | Samantha Trevino | Planner I |
| | Even Gonzalez | Development Engineer |
| | Miguel Hernandez | Planner Technician I |
| | Magda Ramirez | Administrative Assistant |
| | Ofelia Camacho | Administrative Assistant |

**CALL TO ORDER** – Mr. Marco Suarez, Chairperson
**PLEDGE OF ALLEGIANCE**
**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

**a)** Approval of the minutes for August 19, 2025 meeting

Being no discussion, Mr. Raul Sesin motioned to approve August 19, 2025 minutes. Vice Chairperson Mr. Gabriel Kamel second the motion with five members present and voting.

**2) PUBLIC HEARING:**

**a) ROUNTINE 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.)*

**Ms. Samantha Trevino stated that the following Item 1 consists of Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

1. **CASE REZ2025-0224:**
   Idelas Corner Lot 1 Subdivision Hidalgo County, Texas.
   4524 South Ware Road

**Ms. Samantha Trevino stated that the following Items 2-6 all consist of Rezoning <u>from R-1</u> (Single-Family Residential-OC) District under the Old Code (OC) <u>to R-1</u> (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

2. **CASE REZ2025-0226:**
   2305 South 26th Street (PID: 211110)

3. **CASE REZ2025-0230:**
   2725-2729 South 29th Street (Prop ID: 230698, 230699

4. **CASE REZ2025-0231:**
   2716-2800 South 26th Street (Prop ID: 230703, 230704)
   2720 South 26th 1/2 Street (Prop ID: 230702)

5. **CASE REZ2025-0206:**
   Hofland Lot 1 Subdivision, Hidalgo County, Texas
   3 Old Orchard Road
   Old Orchard Lot 1 Subdivision, Hidalgo County, Texas
   2 Old Orchard Road
   Old Orchard No. 2 Lots 1-5 Subdivision, Hidalgo County, Texas
   4-9 Old Orchard Road
   STN Lot 1 Subdivision, Hidalgo County, Texas
   317 Byron Nelson Drive
   Loma Linda Lots 7-8 BLK 4 Subdivision, Hidalgo County, Texas
   312-320 Bales Road
   401-501 Byron Nelson Avenue PIDS: (189378, 189377)
   508-512 Bales Road PIDS: (674011, 674010)

6. **CASE REZ2025-0204:**
   Country Club Heights Lot 1 Subdivision, Hidalgo County, Texas
   2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion Avenue
   San Angel Country Lots 1A-17A Subdivision, Hidalgo County, Texas
   2500-2609 South “C” Street
   The Heights at McColl Lots 1-20 and 51-65 Subdivision, Hidalgo County, Texas
   701-1017 East Jersey Meadow Avenue
   Lots 29-50 and 66-77 700-1020 East Keeton Avenue
   Lots 21A-28 2501-2529 South “J” Street

**Ms. Samantha Trevino stated that the following Items 7-8 all consist of Rezoning from R-3T (Multi-family Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

7. **CASE REZ2025-0229:**
North Chateau Heights 1-24 Subdivision, Hidalgo County, Texas.
201-301 Bales Road
Chateau Heights BLK 4-9, 13 Subdivision, Hidalgo County, Texas.
3100 South 2nd Street

8. **CASE REZ2025-0223:**
Las Villitas Lots 21-58 Subdivision, Hidalgo County, Texas
500-636 East Sandyhills Avenue
Las Villitas Lots 1-20 & 59-78) Subdivision, Hidalgo County, Texas,
500-637 East Thornhill Avenue
Las Villitas Lots A-C & 79-87 & 91-96 Subdivision, Hidalgo County, Texas,
501-601 East Uphall Avenue
Las Villitas Lots 88-90 & 97-110 Subdivision, Hidalgo County, Texas,
3800-3849 South D Street
Las Villitas Lots 111-124 Subdivision, Hidalgo County, Texas
3800-3825 South E Street
La Vida Hermosa Lot 1 Subdivision, Hidalgo County, Texas
500 E El Rancho Road
3517 South McColl Road (Prod ID 290260)

**Ms. Samantha Trevino stated that the following Item 9 all consist Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C(Multi-family Residential Condominiums-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

9. **CASE REZ2025-0221:**
Paseo Del Lago Townhomes Lots 1-12 & 23-31 Subdivision Hidalgo County, Texas, 3900-3923 South "M" Lane
Paseo Del Lago Townhomes Lots 13-22 & LOTS A-D Subdivision Hidalgo County, Texas
1410-1434 East Sundown Drive

**Ms. Samantha Trevino stated that the following itmes 10-11 all consist of Rezoning from R-3A (Multifamily Residential Apartment-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

10. **CASE REZ2025-0205:**
Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot 17 Subdivision Hidalgo County, Texas
(800-1200 E Vermont Avenue)
La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas
(2401 South McColl Road)

Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)
Lots 101-133 (700-1017 East Myrtle Beech Avenue)
Lots 96-100 and Lot A (2701-2801 South "J" Street)

11. **CASE REZ2025-0236:**
301 East Hackberry Avenue (PID: 1568078)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning requests 2a1-2a11. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

**b) REZONING:**

1. Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential-UDC) District: 15.891 Acres out of lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road **(REZ2025-0217)**

Ms. Samantha Trevino stated that the subject property is located along the south east corner of Freddy Gonzalez Road and North 23rd Street and is currently zoned R-1 (Single-Family Residential-OC) District.

The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for a proposed Townhome Subdivision (Enclave on Freddy Subdivision). The property is currently vacant.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, east, and west, and A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the north

Surrounding land uses include, single-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

The development trend of this area is primarily single family and vacant land.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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

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

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

Mr. Emilio Santos Jr. entered the meeting at 3:34p.m. Mr. Santos began his voting with Item # 2b2.

2. Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard **(REZ2025-0222)**

Ms. Samantha Trevino stated that the subject property is located along the north west corner of Buddy Owens and North 33rd Street and is currently zoned C-3L (Light Commercial-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial -UDC) District for an event center.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the east and west.

Surrounding land uses include, single-family residences, commercial offices, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

The development trend of this area is primarily single family, commercial offices and vacant land.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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

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

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

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street **(REZ2025-0227)**

Ms. Samantha Trevino stated that the subject property is located along the east side of North 17th Street, south of Ebony Avenue and is currently zoned R-2 (Medium-Density Residential-OC) District. The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed duplex.

The adjacent properties are R-2 (Duplex-Fourplex Residential-OC) District in all directions.

Surrounding land uses include, single-family residences.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. This land use consists of residential, commercial, business, and office uses that occur just north of the Downtown core and is intended as a lower-intensity area.

The development trend of this area is primarily single-family dwellings.

This is the initial application for a rezoning at this location.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

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

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

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

4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 27, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2517 Pecan Avenue **(REZ2025-0225)**

Ms. Samantha Trevino stated that the subject property is located on the south side of Pecan Avenue west of North 24th ½ Street. The property is zoned R-1 (Single-family Residential-OC) District.

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

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

The property is currently vacant.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

This tract was zoned R-1 (Single-Family Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 16, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is equivalent to the current R-1 Single-family Residential District designation.

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.

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

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

5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.928 Acre out of Lot 8, Section 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(REZ2025-0235)**

Ms. Samantha Trevino stated that the subject property is located on the southwest corner of Dallas Avenue and South 2nd Street. The property is zoned C-3 (General Business-OC) District.

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

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

The property is currently vacant.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 23, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-3 General Business District designation.

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

6. Rezone from R-3A (Multi-family Residential Apartment-OC) District to R-3 (High-Density Residential-UDC) District: 0.592 of one acre out of section 227 and section 232, Texas-Mexican Railway Company's Survey, Subdivision, Hidalgo County, Texas; 5300 Tres Lagos Boulevard **(REZ2025-0233)**

Ms. Samantha Trevino stated to the board members that the case was withdrawn. No action required, no action taken.

**b) CONDITIONAL USE PERMITS:**

1. Request of Ezequiel Ortiz for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-2 **(CUP2025-0091)**

Mr. Nicolas Lopez stated that the subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for this location was originally Submitted January 13, 2023, and has been renewed annually. The proposed daily hours of operation are Tuesday-Sunday from 8:00 PM to 2:00 AM

The Fire and Health Departments have not completed their inspections on the subject property. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.

2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;

5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

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

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the conditional use permit with favorable recommendation. Mr. Emilio Santos Jr. second the motion with six members present and voting.

Mr. Jose Caso entered the meeting at 3:40 and began his voting with Item #2c2.

2. Request of Veronica Garza for a Conditional Use Permit for one year, and adoption of an ordinance for a Home Occupation (Day Care Facility) at Lot 14, Mirabella Park ll Subdivision, Hidalgo County, Texas; 7926 North 28th Lane **(CUP2025-0092)**

Mr. Nicolas Lopez stated that the subject property is located along the east side of North 28th Lane. The property is zoned R-1 (Single-Family Residential-OC) District. Surrounding land uses include single-family residences and open space. A home occupation is permitted in an R-1 (Single-Family Residential-OC) District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for a Home Occupation (Day Care Facility) at this location was issued in 2009. The applicant has renewed the current CUP in 2021 and 2022, and expired in 2023. Most recently the applicant applied in September 2025 to continue operations.

The applicant is proposing to continue operations of a day care from an existing residence. The hours of operation are from 7:30 AM to 5:30 PM. Monday through Friday only. The applicant stated the day care will accommodate a maximum of 12 children. There will be only one employee.
The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the Conditional Use Permit process may continue. The establishment must also comply with requirements set forth in

Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. Section 138-118(a)(8) of the Zoning Ordinance (OC) and other specific requirements as follows:

1) The proposed use shall meet the requirements of the Department of Human Resources.

2) Fenced area for outside play yards shall be provided.

3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.

4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.

5) The applicant must reside at the location of the permit.

6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right- of- way.

7) No more than 1-day care facility shall be located on a dead-end street or cul-de-sac. Daycare facilities located on a dead-end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.

8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.

9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.

10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 (OC) districts.

11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.

12) The property owner shall sign the applicant or the applicant shall provide a letter of authorization from the property owner.

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

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

Staff is recommending approval of the Conditional Use Permit request for a Home Occupation (Day Care Facility), for one year to compliance with the stated conditions.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit request. Mr. Jose Caso second the motion with seven members present and voting.

3. Request of Israel Villarreal for a Conditional Use Permit for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K **(CUP2025-0093)**

Mr. Nicolas Lopez stated that the subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

The first Conditional Use Permit for this location was originally submitted November 16, 2021, and has been renewed annually. The applicant is proposing to continue operating a bar. The proposed daily hours of operation are Tuesday-Sunday from 5:00 PM to 2:00 AM.

ANALYSIS: The Fire and Health Departments have completed their inspections on the subject property and have ok'd the CUP process to continue. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.

2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;

5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

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

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit request. Mr. Jose Caso second the motion with seven members present and voting.

4. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2601 Expressway 83 **(CUP2025-0095)**

Ms. Samantha Trevino stated the item is withdrawn. No action required; no action taken.

5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a conditional use permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development Lots 1-40 and CA-A, Taylor Villas Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2025- 0090)**

Ms. Samantha Trevino stated that the subject property is located on the northeast corner of South Taylor Road and Uvalde Avenue. The property is zoned R-2 (Medium Density Residential-UDC) District. The adjacent zoning is R-3 (High Density Residential-OC) District to the north, R-1 (Low Density Residential-UDC) District to the east and south. Surrounding land uses include single-family residences, townhomes and commercial.

The tract of land was annexed into the City and initially zoned R-2 District on September 22, 2015. A rezoning request to R-3A District for the subject property was submitted on October 10, 2022 and the Planning and Zoning Commission recommended disapproval of the request at the meeting of November 16, 2022. After being advised by the Planning and Zoning Commission to consider the PUD process, the applicant withdrew his request before it could be considered by the City Commission.

An application for a proposed subdivision was submitted on April 28, 2015 for a 42-lot duplex-fourplex development under the name “Taylor Villas” and was approved in preliminary form at the Planning and Zoning Commission meeting of September 1, 2015. A variance to the R.O.W. was approved by the Planning and Zoning Commission at 50 feet instead of 60 feet with 40 feet of pavement width and 10 feet of sidewalk and utility easements on both sides. Improvements were made on the subject property that appear to comply with its original zoning designation and subdivision proposal.

The original proposed subdivision was approved in revised final form at the Planning and Zoning Commission meeting of July 18, 2017, however the subdivision was never recorded. Since the property changed ownership before the plat was recorded, a new subdivision application was submitted on December 28, 2022. The subdivision plat received approval in preliminary form at the Planning and Zoning Commission meeting of January 17, 2023. The PUD was approved at the City Commission meeting of June 24th, 2024. A subsequent submittal for the PUD was approved on January 13, 2025. The recent application submitted on September 11, 2025 is for an amendment to the PUD.

The applicant is proposing to use the existing 12.51 gross acres of vacant land to establish a PUD for a multi-family apartment development. The subdivision for this PUD is proposed as a private/gated subdivision. The PUD will have 43 lots, 82 apartment buildings, clubhouse and 164 living units in total.

PUDs allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for the approval of PUDs are set forth in Section 2.3.4 for Planned Developments of the Unified Development Code, and are summarized as the following:

1. Development and use of the property must comply with the conditional use permit conceptual site plan.

2. Proposed uses are uses permitted in the R-2 (Medium Density Residential-UDC) District for detached buildings designated as apartments.

3. Parking in compliance with Section 3.1.3. Two parking spaces per dwelling unit. Based on the 164 living units, 328 total parking spaces are required, with 4 parking spaces for Lot 26, 8 parking spaces required for Lots 1-13, 15, 20, 16-18, 21-24, 19, 25, 27-39, 16 parking spaces required for Lot 14 and 10 parking spaces for Lot 40. The overall site plan is complying with parking requirements.

4. A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material.

a. Landscape (sod/green area) square footage requirement per Lot:
i. Lots 4-12: 866
ii. Lots 16-18 & 21-24: 897
iii. Lots 27-38: 850
iv. Lot 1: 866, Lots 2, 3: 898, Lot 13: 865, Lot 14: 2,657, Lot 15: 874, Lot 19: 897, Lot 25: 874, Lot 26: 531, Lot 39: 850, Lot 40: 1,087.

As per Section 4.6.5, when the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be required.

b. Tree requirements per Lot (2.5'', 4'', and 6'' caliper size):
i. All lots will require a minimum of 5 trees at 2.5'' caliper size, except for Lot 42 which will require 6 trees at 2.5'' caliper size.
ii. 3 trees at 4'' caliper size can also be provided for all lots, or two tree at 6'' caliper size, except for Lot 14 which will require 3 trees at 6'' caliper size.

5. Final setbacks and right-of-way dedication have been established through the recording of the subdivision plat.

6. Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.

7. Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 12.51 acres and are proposing detached dwellings.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

The subdivision review process has been completed, and both the subdivision plat and PUD site plan have been recorded, satisfying the requirements for building permit issuance, subject to approval of

the current submittal for a PUD amendment.

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

Staff recommends approval of the Planned Unit Development as presented, for life of the use, subject to all aforementioned conditions.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit request. Mr. Emilio Santos Jr. second the motion with seven members present and voting

**4) CONSENT:**

a) Brier Village Phase II Subdivision, 3925 N. Bentsen Road, Garman Investments, LP., **(SUB2023-0055) (REVISED PRELIMINARY) 6-MONTH EXT**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items request. Mr. Jose Caso second the motion with seven members present and voting.

**5) SUBDIVISIONS:**

a) Serna Tracts Subdivision, 13601 N. Trosper Road., Jose Francisco Serna, **(SUB2025-0138) (PRELIMINARY) SAMES INC.**

Ms. Natalie Moreno stated that the property located on N. Trosper Road: Dedication for 40 ft. from centerline for a total of 80 ft. of R.O.W. Paving: 52 ft. Curb & gutter: both sides. Need to label R.O.W. Labels as required (Existing, Total, etc.). Label centerline, needs to be shown on plat to establish R.O.W dedication, prior to final. All R.O.W requirements must be addressed, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector (North Boundary): 30 ft. dedication for a 60 ft total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Needs to be shown on plat, prior to final. All R.O.W. Requirements need to be addressed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W interior Street required: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides. Common Access Easement shown on plat needs to be revised to a street to provide frontage of Lots 2 and 3 on a street not an access easement. 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. 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. 600 ft. Maximum Cul-de-Sac: Needs to provide cul-de-sac R.O.W at the west end of the interior E/W Street. Paving diameter is 96 ft. face to face curb and gutter on both sides and a R.O.W of 10 ft. paved around the Cul-de-sac. Subdivision Ordinance: Section 134-105. Front:( Proposing) 25 ft. 45 ft. on N. Trosper Road or greater for easements or in line with existing structures, whichever greater applies. Interior front setback will be established once plat is revised to accommodate interior street, but not through ordinance requirement., finalize prior to final. Zoning Ordinance: Section 138-356. Rear: (Proposing) 15 ft. 15 ft. or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: (Proposing): 6 ft. 6 ft. or greater for easements, whichever greater applies. Add plat note as stated

above, prior to final. Zoning Ordinance: Section 138-356. Corner 10 ft. or greater for easements, whichever is greater applies. Include plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks apply. 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. 4 ft. wide minimum sidewalk required on N. Trosper Road, E/W Quarter Mile Collector, and both sides of interior streets. Add plat note as stated above, prior to final. 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. Others may be required once plat is revised, prior to final. Finalize wording for plat note, 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. Finalize wording for plat note, 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. To be determined once plat is revised, 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Lots fronting public streets. Lots 2 and 3, do not front a street. Revise plat to accommodate interior street/ cul-de-sac to provide lot frontage, prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing ETJ Proposed ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. 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. Per application, proposed is single-family residential. Revise plat so that all lots front a street. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Vice Chairperson, Mr. Gabriel Kamel second the motion with seven members present and voting.

b) Heron Cove Subdivision, 506 N. 6th Street, Faith Development Leasing, LLC, **(SUB2025-0135) (PRELIMINARY) VT**

Ms. Natalie Moreno stated that the property located on N. 6th Street: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides Revision needed: Add "North" to 6th Street, prior to final. Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Provide any documents of R.O.W. for staff review, prior to final. Show centerline on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Ebony Avenue: 50 ft. dedication Paving: 32 ft. Curb & gutter: both sides Revisions Required: Show existing R.O.W. Dedication on both side of centerline and total R.O.W. to determine any ROW dedication, prior to final. Show centerline on plat, 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. 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. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving: 16 ft. Need to label the existing alley ROW on plat, prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever greater applies. Pease add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easement, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements, whichever greater applies. Add plat note as stated 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 N. 6th Street & Ebony Street. Add plat note as stated above, prior to final. 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. Add plat note as states above, prior to final Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as shown above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The City Commission Board members on July 8,2025 approved the rezoning request from R-1(Single-family Residential) OC to R-1 (Low-Density Residential) UDC. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording a park fee of $1400 (2 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording a park fee of $1400 (2 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip generation is waived for a single family lots. Traffic Impact Analysis (TIA) required prior to final plat. Public hearing required with noticed may be applicable, prior to final. Any abandonments must be done by separate document, not by plat, must finalize prior to final. Dimensions on survey and plat are not corresponding. Replat name change should be "Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision". Please make subdivision change to the application. Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. Please add legal descriptions from the adjacent properties, prior to final. 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, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form, subject to the conditions noted drainage and utility approval. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, Benito Martinez, **(SUB2025-0139) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Buddy Owens Boulevard: Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: by state Curb & gutter: by state. Please provide documents of R.O.W for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides. ROW being reviewed and plat would need to be revised accordingly. Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. 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. 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. 600 ft. Maximum Cul-de-Sac. Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 ft. R.O.W back of curb. If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement in plat, prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements or approved site plan, or in line with existing structures, whichever greater applies. Add plat note as stated 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 greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater 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 Buddy Owens Blvd and N. 47th Street if required. 5 ft. sidewalk might be required on Buddy Owens Blvd. Engineering Department will finalize, 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 note as a separate plat note, 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 buffer requirement as a separate plat note. 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. At the planning and Zoning Commission meeting of April 18, 2017, the Board recommended approval of the rezoning request and at the City Commission meeting of May 8, 2017, the Commission voted to approve the rezoning request from R-1 (Single-Family Residential) to C-3 (General Business). 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. Submit ownership map with surrounding legal description and document numbers to ensure no landlock properties exist or will be created or additional street required, prior to final. Must comply with City's Access Management Policy.

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

After a discussion regarding the proposed use of property, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utilities approval. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

d) Misodi Subdivision, 8000 S. Jackson Road, E&Y Investments, LLC., **(SUB2025-0146) (PRELIMINARY) QEA**

Ms. Natalie Moreno stated that the property located on S. Jackson Road (F.M. 2061): Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: By State Curb & gutter: By state. Please indicate R.O.W. "Existing, Total", etc. Please show R.O.W. from both sides. Show total ROW after accounting for ROW dedication. Provide any documents for staff's review, prior to final. Show existing ROW from the centerline to the east ROW line. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector: 60 ft. of dedication. Paving: 40 ft. Curb & gutter: Both sides. The plat design stops 50 ft. from south boundary and not provides for an E/W 1/4 street to avoid a reserve strip which is not allowed, extend boundary south and provide 1/4-mile street or increase distance from the south lot line so that future development provides for the 1/4 mile street and have adequate width on South Jackson for development. Previous plat submitted for 130 ft. provided from the south side lot line, revise plat accordingly. 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. 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20 ft. Paving both sides. Alley/service drive easement required for commercial properties. Alleys or service drive cannot dead-end. Provide for alley or service drive, prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or in line with existing structures, or greater for easements, whichever greater applies. (Proposing): 63.00 ft. or greater for easements, or approved site plan. Clarify prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements, or approved site plan, whichever greater applies. (Proposing): In accordance with the zoning ordinance or greater for easements, or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance to the zoning ordinance, or greater for easements, or approved site plan, whichever greater applies. Add plat note as stated above, prior to final. E/W 1/4 mile street setback established when plat is revised. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Jackson Road (F.M. 2061) and E/W 1/4 Mile Street. Finalize wording and provide note, prior to final. May increase to 5 ft. as per the 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. Add plat note a stated above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Will be finalized once plat is revised. 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. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Provide a plat note as stated above, prior to final. Lots fronting public streets. Revise plat to not have a reserve strip on the south side. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-4 Proposed C-4. 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. Add sidewalk plat note. Please provide documents of R.O.W. for staff revie, prior to final. Please provide legal descriptions on the location map, prior to final. Please add buffer notes as a separate plat note. Remove plat note #13, no site plans will be required. Revise plat accordingly to so as not to have possible reserve strip. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Jose Caso second the motion with seven members present and voting.

e) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Enterprises, Inc., **(SUB2024-0077) (REVISED PRELIMINARY) M&H.**

Ms. Natalie Moreno stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides. There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides. Street names will be established prior to final. Finalize street name requirement prior to recording. Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Provide Cul-de-sac on the north/south street along lots 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Provide a master plan/layout plan of this subdivision for staff review. Additional Comments to be noted once master plan/layout plan have been submitted. Subdivision Ordinance: Section 134-36. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Finalize setbacks prior to final. Revisions Needed: Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)" Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies.

Revisions Needed: Include note as shown above prior to final. Proposing: "11 feet, or greater for easements". Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Proposing: "5 feet, or greater for easements." The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "10 feet or greater for easements". 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise Plat note #12 to reflect above. 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. Section 110-72 applies if private 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. Zoning Ordinance: Section 138-356. Existing: R-3T, R-3A Proposed: R-3T. Please update application to reflect current zoning and relevant information. The increase of lots shows in a different zone. Please submit a zone change for that portion. The engineer submitted an application for the zone change for the number of lots increased, It is scheduled to be heard at the planning and zoning on Oct 21, 2025 and city commission on 11/10/2025. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Please update application to reflect current zoning and relevant information. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. 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. Clarify the use of the C.A (Common Areas) Lots 176,177 & 178. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 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. Must comply with City's Access Management Policy. Please provide Cul-de-sac on the north/south street along lot 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. Lots increased, must pay the difference of the amount paid per lot. Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. Proposed Private subdivision, but wording is for Public. Provide the Master Plan / Layout plan for this development. Provide the original Letter of Authorization. It this development will be private, will this development be gated? if so, please provide gate details. Please fix spelling on plat note #25. Please revise the numbering sequence of the Lots. Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended

by Planning and Zoning Commission. The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. Clarify the application for the Number of Dwelling units & Existing Zoning. Subdivision increased the number of lots and acreage.

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

After a brief discussion regarding questions Vice Chairperson Mr. Gabriel Kamel had regarding the variance request, Mr. Kamel moved to approve the subdivision in revised preliminary form, subject to the conditions noted and drainage approval and clarification to the variance request. Mr. Emilio Santso Jr. second the motion with seven members present and voting.

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

Ms. Natalie Moreno stated that the property located at 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. At the City Commission on 10/13/2025, The board voted to approve the variance request to not dedicate any additional R.O.W. 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 or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner. 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. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South "J" Street. Sidewalk may increase to 5 ft. per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Remove plat note as it wouldn't be needed for a 1 lot single family subdivision. Lots fronting public streets. Subdivision Ordinance: Section 134-1. 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. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. 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. 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. Any abandonments must be done by separate process not by plat, prior to final. At the City Commission meeting of 10.13.25, the board voted to approve the variance request to not dedicate any R.O.W. ON "J" Street.

Location map must reflect with surrounding recorded subdivisions. Must comply with City's Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the in final form, subject to conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

g) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) (TABLED 09/24/2025) (TABLED 10/07/2025) QHA**

Ms. Natalie Moreno requested for item to be removed from table. Mr. Jesse Ozuna moved to remove the item from table with Mr. Raul Sesin second the motion with seven members present and voting.

Ms. Natalie Moreno stated that the property located on North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: Provide a copy of existing dedication for staff review, prior to recording. Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording. Clarify any acquisitions by the state and existing dedications prior to recording. Proper ROW and dedications are required to be shown on plat, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Required North 34th Lane: 60 Total ROW. Paving: 40 ft. Curb & gutter Both Sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to recording. North 34th Lane along Blocks II, III and IV, dedicated by Eldorado at Thousand Oaks I, II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Provide Existing ROW details along with document number for existing dedications, prior to recording. Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording. Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: Subdivision layout must be revised as to provide for street looping or extension and not dead end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if

improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 36 ft. Curb & gutter: Both sides. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. At the Planning City Commission, the variance was approved for the 36ft of pavement. For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. Street names will be established prior to recording. Finalize street name requirement prior to recording. The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and 36 ft. of paving on January 8, 2024. Must escrow monies if improvements are not built at this time, prior to recording. Barricade and/or temporary turnaround at the north end of streets as needed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024. 900 ft. Block Length for R-3 Zone Districts. Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Pending Items: For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving on January 8, 2024. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revisions needed: Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25.00 ft. for Blocks I, II, III & IV or greater for easements. Revisions needed: Please revise as shown above on plat note. Zoning was approved for R-1 District requirements. Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning

Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). Revise plat note #9 as shown above, finalize wording prior to recording. Sidewalk requirements may increase to 5 ft. 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 and along the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116. 123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: Revise note #16 as shown above, finalize wording for note prior to recording. 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 North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: Revise note #10 as shown above, finalize wording for note prior to recording. Must comply with City Access Management Policy. For Block III, as applicable: Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for note 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. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording. 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. Zoning Ordinance: Section 138-356. Existing R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III). Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their

meeting of August 14, 2023. Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. 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. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. 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. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to conditions noted Mr. Jose Caso second the motion with seven members present and voting.

h) Hobbs Farm Subdivision, 309 Hobbs Drive., Alvaro Gonzalez, **(SUB2025-0148) (FINAL) PABLO SOTO**

Ms. Natalie Moreno stated that the property located on Hobbs Drive: 20 ft. of R.O.W. dedication for 40 ft. from Centerline for 80 ft. of R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides Revisions needed: Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed for improvements not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or in line with existing structures or easements whichever is greater applies. Revisions Needed: Need to revise

the plat note as shown above prior to final. Proposing: 25 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Add the plat note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Hobbs Drive. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording, as 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. Revisions Needed: 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be $700.00. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. 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. Needs to provide document numbers for staff review prior to final. Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. (i.e. there are some dimensions that differ in bearings & distances). Needs to add parcel information of properties surrounding the subdivision. (i.e. Carolina Subdivision on the South side, also for properties located directly on the North side of Hobbs Drive. Clarify any overlap of easements in to the existing R.O.W. Needs to come in to revise application for the PROPOSED USE of the subdivision, prior to final. 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. H.C.I.D. #2 Tax Certificates). Disclaimer: Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City’s Access Management Policy.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form, subject to conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

i) Augusta Village Subdivision, 1009 E. Augusta Avenue, Marlene and Erick Hernandez **(SUB2025-0141) (FINAL) RPLX**

Ms. Natalie Moreno stated that the property located on 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. Need to Label the street Centerline (C.L.). 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. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easement. Revisions required: 10 ft. or greater for easements or in line with existing, whichever greater applies. At the Planning and Zoning Commission Board meeting of August 19, 2025, the board members approved the variance request to 10-feet front yard setback instead of the required 25 ft. Add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater 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 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. 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. 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. 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: Clarify Note # 13 shown on initial plat submittal as it references S. McColl Road, 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. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners 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. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. 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. 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. 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. As per Traffic Department, Trip Generation for three single-family lot subdivision is waived. Clarify Note #12 shown on the plat submitted for preliminary review regarding sight obstructions, prior to final. On the City Mayor's Signature line there is a second signature being provided, please clarify on the plat, if not remove, prior to final. 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.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

j) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, **(SUB2024-0131) (REVISED PRELIMINARY) M&H**

Mr. Julio Constantino requested item to be tabled.

Being no discussion, Mr. Jesse Ozuna moved to table item. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

k) Re-plat of Sunrise Terrace, 3001 N. Jackson Road, L360 Group, LLC, **(SUB2025-0133) (PRELIMINARY) RDE**

Mr. Julio Constantino stated that the property located on N. Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W. Paving: By State Curb & gutter: by State Revisions needed: Provide a copy of referenced documents for staff review prior to Final. Ensure that R.O.W. complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. E. Daffodil Ave.: 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. North "M" Lane: 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. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Need to clarify with staff as 20.00 ft. Alley & Utility Easements were dedicated in the original Sunrise Terrace Subdivision. Subdivision Ordinance: Section 134-106. Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements. Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements. Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions

are removed, this would trigger a Vacate & Replat process. Zoning Ordinance: Section 138-356. Garage. 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. Jackson Road and both sides of all interior streets. Revisions Needed: Revise plat note as shown above. Plat Notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. 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. Add plat note as shown above. 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. Jackson Road. Add plat note as shown above. Access for Lot 1A/Lot 9A shall be from Camelia Ave. & Daffodil Ave. not Jackson Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Blk. 2 prior to issuance of Building Permit...etc. 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-2 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District). 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. If any restrictions are removed, this will trigger a Vacate & Replat process. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. 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. Jose Caso moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Vice Chairperson Mr. Gabriel Kamel second the motion with seven members present and voting.

*Items 4l and 4m were voted together.

l) APEX Estates Phase I Subdivision, 321 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0118) (FINAL) RJC**

Mr. Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: There is a 20 ft. R.O.W by TX dot, please provide document for the existing 30ft of R.O.W prior to recording. Provide document number on the plat for ROW on both sides and provide a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Name of the streets will be finalized prior to final/recording. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at

the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. 600 ft. Maximum Cul-de-Sac. The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: 20ft or greater for easements. Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board. Revise front setback note to "" Lots 1-22 shall be 10 ft or greater for easements" prior to final/recording. Remove "dwelling living area" prior to final/recording. Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Rear (proposing): Lots 1-22 shall be 10ft. Revisions: Please revise plat note to "or greater for easements" prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with the UDC or greater for easements. Proposing interior sides: Lots 2-9 shall be 0 feet on west side, Lots 1-8 shall be 5 feet on east side, Lots 10-12 shall be 5 feet on north side, Lots 10-12 shall be 0 feet on south side, Lots 13-22 shall be 5 feet on the east side Lots 13-22 shall be 0 feet on the west side. Please indicate on all lots or greater for easements prior to final/recording. Setbacks arranged in a specific way must be approved prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise "or greater for easements" on plat prior to final/recording. Proposing: Lot 1 shall be 10 feet on west side, Lot 9 shall be on the east side. Zoning Ordinance: Section 138-356 and/or UDC". Garage: 18 ft. except where greater setback is required, greater setback applies. Proposing: 18 ft. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. 4 ft min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. A plat note for sidewalk is required and will be finalized prior to final. Material or when is being proposed is not needed on plat note, please revise. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Material or when is being proposed is not needed on plat note, please revise. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at

time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Rd. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note, please revise. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Please revise on plat not #6 as shown above. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. A plat note to reference the HOA will be needed and must be finalized prior to final, please revise. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from R-1 (single-family residential -OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 22 lots 1 common area. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. As per the traffic department, no TIA will be required. Traffic Impact Analysis (TIA) required prior to final plat. As per the traffic department, no TIA will be required. Comments: Need to add Existing, Total, R.O.W. dimensions, etc. Make sure to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. Please re-number plat notes. Missing Plat notes 10, 11 and 12. Remove plat note #5, as this plat note is not required. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. and was approved on July 8, 2025.

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

m) APEX Estates Phase II Subdivision, 313 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0119) (FINAL) RJC**

Mr. Julio Constantino stated that the property located on S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: If 80 ft. is the existing R.O.W.,

label it as "Existing R.O.W.", provide document number on the plat for R.O.W. on both sides, and provide a copy for staff review prior to final/recording. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final/recording. Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Need to provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Label these callouts as such. Name of the streets will be finalized prior to final/recording. The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final/recording. 200-800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from R-1 (single-family residential-OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 and/or UDC. The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. R.O.W.: 20 ft. Paving: 16 ft. Must comply with Public Works Department requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: 20ft or greater for easements. Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board revised prelim review. Revise front setback note to "Lots 1-22 shall be 10 ft. or greater for easements" prior to final/recording. Remove "dwelling living area" prior to final. Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. Zoning Ordinance: Section 138-356 and/or UDC. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Rear (proposing): Lots 1-22 shall be 10ft. Revisions: Please revise plat note to "or greater for easements" prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with the UDC or greater for easements. Proposing interior sides: Lots 1-10 shall be 0 feet on west side, Lots 1-10 shall be 5 feet on east side, Lots 11-13 shall be 5 feet on north side, Lots 11-13 shall be 0 feet on south side, Lots 15-22 shall be 5 feet on the east side Lots 14-21 shall be 0 feet on the west side. Please indicate on all lots or greater for easements prior to final/recording. Setbacks arranged in a specific way must be approved prior to final/recording. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater for easements. Revise the setback note as shown above prior to final "or greater for easements". Proposing: lot 14 shall be 10 feet on east side, lot 22 shall be 10 feet on the west side. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the setback note as shown above prior to final. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan. Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. 4 ft. min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. A plat note for sidewalk is required and will be finalized prior to final/recording. Material or when is being

proposed is not needed on plat note, please revise. Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. Material or when is being proposed is not needed on plat note, please revise. Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final/recording. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. A plat note for buffer requirement needed and will be finalized prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Rd. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. Revise plat notes 9 as shown above prior to final/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. A plat note to reference the HOA will be needed and must be finalized prior to final. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the draft HOA document prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. Zoning Ordinance: Article V and/or UDC. Park Fee of $700 per dwelling unit to be paid prior to recording. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Pending review by the City Manager's Office. The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Please submit a MASTER Trip Generation for all Phases to determine if a TIA will be required. TG approved, No TIA required. - as per traffic department. Traffic Impact Analysis (TIA) required prior to final plat. TG approved, No TIA required as per traffic department. Need to add Existing, Total R.O.W. dimensions, etc. prior to final/recording. Remove plat note #8 as this is not required on the plat. Metes & Bounds Description vs. dimensions and call-outs being shown on the plat conflict, please revise prior to final/recording. Need to provide a Revised Survey for staff review prior to final/recording. Additional plat note and requirements as applicable per UDC will be finalized prior to final/recording. Make sure

to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. Must comply with City's Access Management Policy. A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

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

Being no discussion, Mr. Jose Caso moved to approve the items 4l and 4m subdivisions in final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with seven members present and voting.

n) Surprise Subdivision, 408 S. 9th Street, Ron & Estela Surprise., **(SUB2025-0144) (FINAL) SEA**

Mr. Julio Constantino stated that the property located on Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. Total R.O.W. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final/recording. Need to label Total R.O.W. after taking into account proposed 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 recording. South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-106. Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested. Proposing: Side yard along south side: 6 ft. If the variance is submitted and approved, the setback notes need to include "or greater for easements". Zoning Ordinance: Section 138-356. Corner: See setbacks for Dallas Avenue and South 9th Street. Submit a variance request if any other setback is requested. If the variance is submitted and approved, the setback notes need to show "or greater for easements". Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as

requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a setback note as shown above prior to final/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 Dallas Avenue and South 9th Street. 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 Dallas Avenue. 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. Zoning Ordinance: Section 138-210. Common Areas, any private drives, etc. must be maintained by the lot owners 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. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. 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. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, $8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly. As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments. Application must be revised to show total amount of dwelling units. Site plan will be reviewed internally by staff prior to building permit issuance. On the Vicinity Map, add a frame to the North Arrow so that is shown clearly against the map's background. 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
> Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, as it should read;
> Chairman, Planning & Zoning Commission DATE

Must comply with City’s Access Management Policy. The project engineer submitted a variance application (VAR2025-0007) to request South 9$^{th}$ street to be considered the front and Dallas Street to be considered corner setback. They have also requested 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning

Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. Disclaimer: Any abandonments must be done by separate process, not by plat, prior to recording.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

o) The Heights on Wisconsin Subdivision Phase I, 7901 N. 7th Street, DK3 Investments Group, LLC, **(SUB2024-0099) (REVISED FINAL)**

Mr. Julio Constantino stated that the property located on Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. Proposing 20 ft. paving face to face on both sides of island in the gate area. Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance: Section 134-106. As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. 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 Wisconsin Road and both sides of North 7th Street. 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 and along Wisconsin 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 Wisconsin Road. 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. Zoning Ordinance: Section 138-210. Common Areas,

Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Include a plat note 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 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Engineer must clarify if subdivision is public or private as plat shows contradicting information. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of $14,700 (based on 21 lots/dwelling units x $700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office Applied. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Revise the subdivision title name on all pending notes and signature blocks so that it refers to the current name being: “The Heights on Wisconsin Phase I Subdivision” Make sure to add that this is a Private Subdivision, add this Subdivision name as "(Private)" Disclaimer: Some plat notes and signature blocks still refer to the old name or a previous version of it. There are some dimensions and scale that are missing the dimensional unit, it does not label 'ft.' (e.g. Arrow scale, Street R.O.W.'s, etc.) Add additional plat note as follows: "25' X 25' sight obstruction easement required at all street intersections." Need to label the dimension of section on the South where the turnaround was located. Add the wording "(Variable R.O.W.)". Needs to label the P.O.B. On the Location Map, please wording for "Phase I." Show all roads clearly/visibly shown. Show all HCAD parcel information for Subdivision. Remove the boundary lines for Phase II as this subdivision is not recorded yet. On the County wording description that is directly below the Location Map, it still refers to the old Subdivision name "Oaks at Wisconsin." Need to revise to "The Heights on Wisconsin Phase I". Remove Plat note #19 as this is a private subdivision, but a plat note specifically is not required. Missing the Plat notes for the HOA for Private Subdivision - Section 134-168. Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, it should read;

> Chairman, Planning & Zoning Commission DATE
> Remove the signature section for the City Secretary as this is not required for recording.
> Need to add date of preparation and revision dates as changes are being made on the plat.
> Disclaimer: Any abandonments must be done by separate instrument/document, cannot be abandoned by plat.
> 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. Consolidated Water Improvement District Tax Certificates). At the Planning & Zoning Commission meeting of October 8, 2024, the subdivision was approved in Final Form subject to the conditions noted. 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, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with seven members present and voting.

**6) DISCUSSION:**

No discussion.

**7) INFORMATION ONLY:**

Planning Director, Mr. Omar Sotelo gave an update to the board members regarding the last City Commission meeting.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:03p.m. with Mr. Jose Caso seconding the motion with seven members present and voting.

_____
Marco Suarez, Vice Chairperson

ATTEST: _____
Magda Ramirez, Administrative Assistant

**Planning Department**

# Memo

**TO:** Planning and Zoning Commission

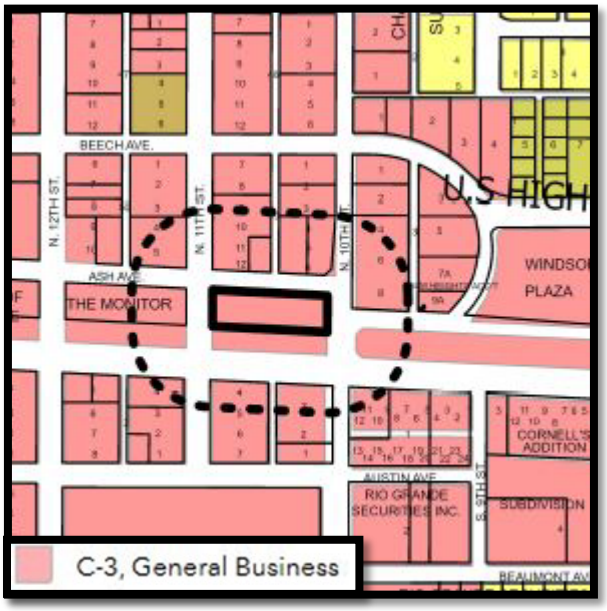
**FROM:** Planning Staff

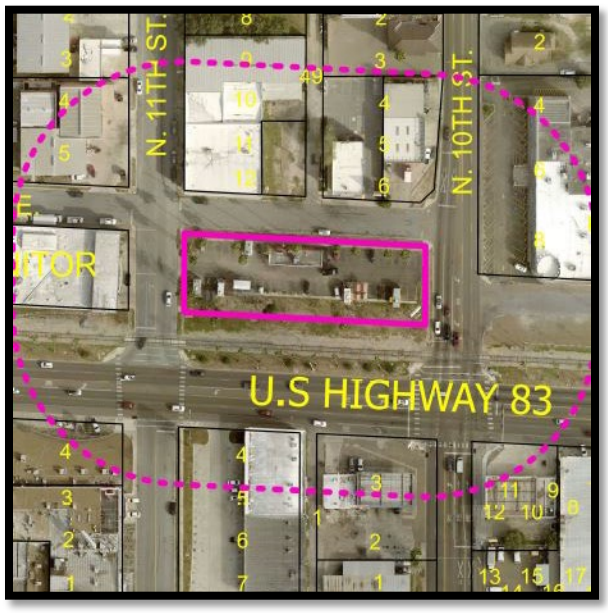
**DATE:** December 2, 2025

**SUBJECT:** **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 21,027 SQ. FT. TRACT OF LAND OUT OF THE MISSOURI PACIFIC RAILROAD COMPANY RIGHT-OF-WAY OUT OF HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, 1001 ASH AVENUE (REZ2025-0264)**

---

**LOCATION:** The subject property is located on the south side of Ash Avenue between North 10th Street and north 11th street and is currently zoned C-3 (General Business-OC) District.




**PROPOSAL:** The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing food truck park.

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

**LAND USE:** Surrounding land uses include, commercial uses in all directions.

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. These areas are primarily residential, commercial, business and office uses that occur just north of the Downtown Core and is intended as a lower-intensity area that compliments Downtown activity.

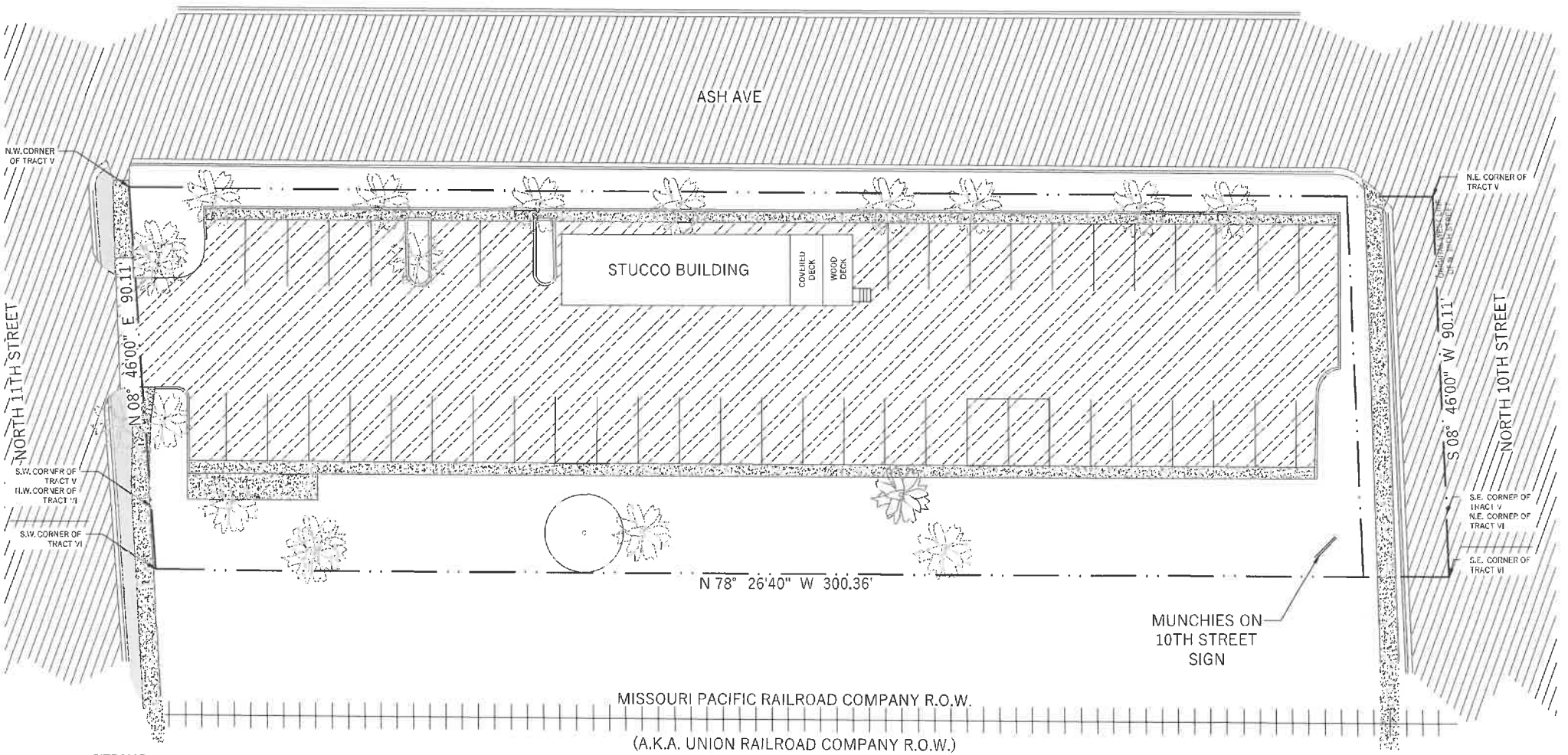
**DEVELOPMENT TRENDS:** The development trend of this area is primarily commercial use.

**ANALYSIS:** The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

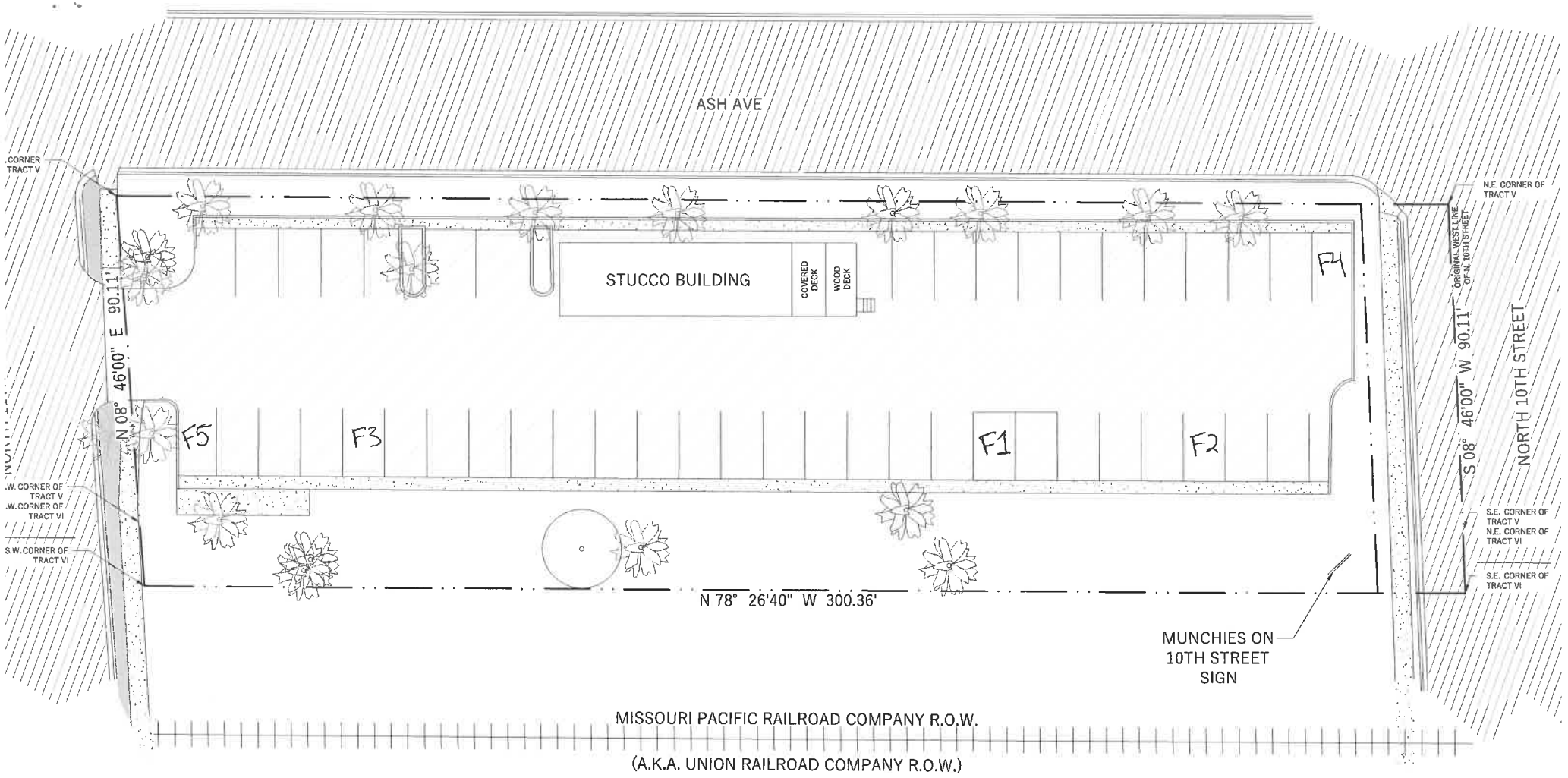
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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




SITE MAP
SHOWING
0.52 ACRE OF LAND
COMPRISED OF
TRACT V
VOL. 970, PG. 644, D/R
TRACT VI
VOL. 1730, PG. 337, D/R
ALL OUT OF
MISSOURI PACIFIC RAILROAD
COMPANY RIGHT OF WAY OUT
OF HIDALGO CANAL CAOMPANY
SUBDIVISION,
HIDALGO COUNTY, TEXAS
RECORDED IN VOL. 0 PG. 177, M/R

1 PARKING PLAN
SCALE: 3.32" = 1'-0"




43 Total Parking Spaces

- 5 Food Trucks = 20 required Spaces

Additional Parking Agreement → 1110 Ash Avenue.

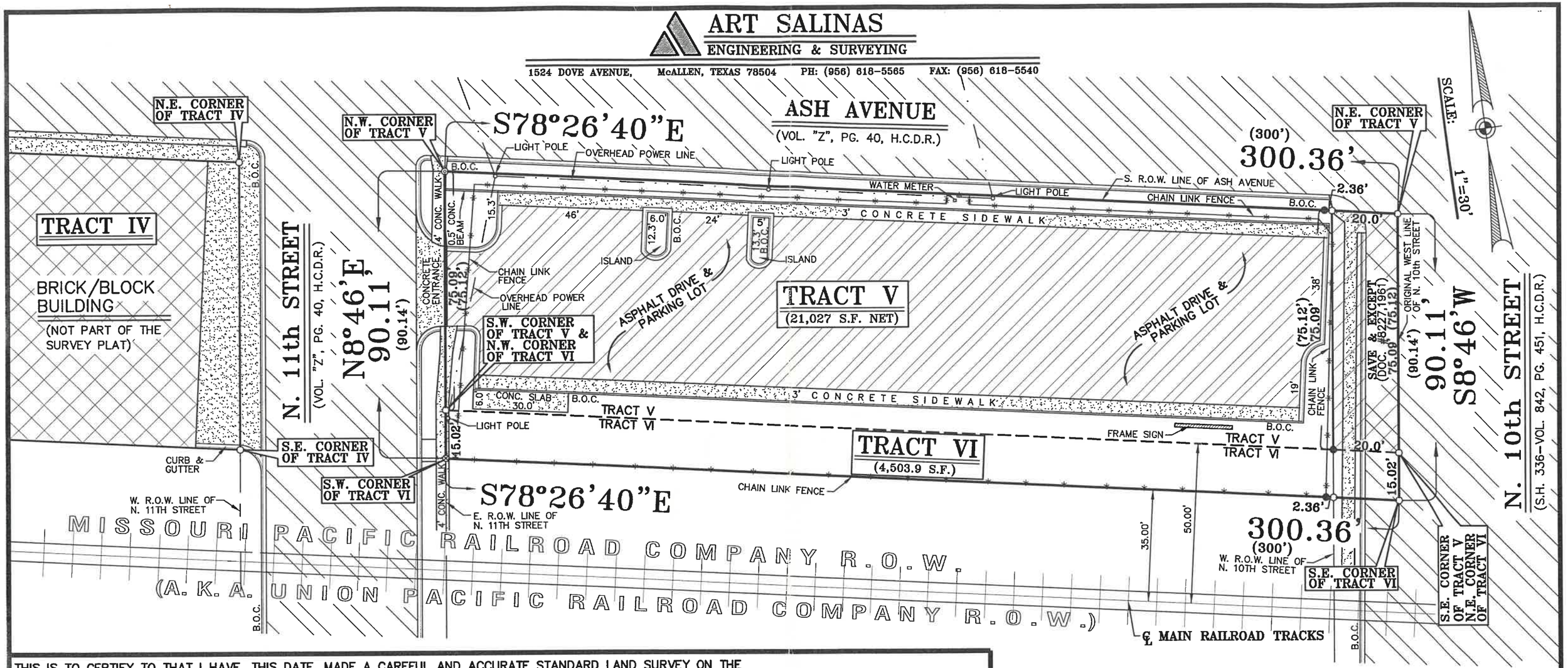
24 more parking spaces

1 PARKING PLAN

SCALE: 3/32" = 1'-0"

# ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540


THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT ASH AVENUE, in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

TRACT V: A TRACT OF LAND OUT OF THE MISSOURI PACIFIC RAILROAD COMPANY RIGHT-OF- WAY OUT OF HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING DESCRIBED IN DEED FROM MISSOURI PACIFIC RAILROAD COMPANY, A CORPORATION, TO FREEDOM NEWSPAPER, INC., INCORPORATED, DATED OCTOBER 12, 1959, RECORDED, IN VOLUME 970, PAGE 644, DEED RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

TRACT VI: A TRACT OF LAND OUT OF THE MISSOURI PACIFIC RAILROAD COMPANY RIGHT OF WAY OUT OF HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q., PAGES 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING DESCRIBED IN DEED FROM MISSOURI PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION TO THE MONITOR, A DIVISION OF FREEDOM NEWSPAPERS, DATED APRIL 13,1980, RECORDED IN VOLUME 1730, PAGE 337, DEED RECORDS, HIDALGO COUNTY, TEXAS.
SAVE AND EXCEPT BEING 0.03 OF ONE ACRE OF LAND MORE OR LESS, OUT OF AND PART OF A 0.52 ACRE TRACT OF LAND OUT OF THE MISSOURI PACIFIC RAILROAD COMPANY, NOW UNION PACIFIC RAILROAD COMPANY RIGHT-OF-WAY OUT OF HIDALGO CANAL COMPANY SUBDIVISION IN PORCION 65, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 18, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.52 ACRE TRACT BEING THE SAME LAND DESCRIBED IN A DEED FROM MISSOURI PACIFIC RAILROAD COMPANY TO FREEDOM NEWSPAPERS, INC. DATED OCTOBER 12, 1959, RECORDED IN VOLUME 970, PAGE 644, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND 0.03 ACRES OF LAND MORE OR LESS, (SEE METES AND BOUNDS DESCRIPTION)

03-23202D — Job No.
09-17-03 — Date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Registered Professional Land Surveyor No. 4802

LEGEND
- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES FOUND 1/2" PIPE
- ⊗ – DENOTES FOUND "X" MARK
- ○ – DENOTES NO MONUMENT

FLOOD CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less that one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:
1. There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted hereon.
2. This survey plat is prepared in connection with Title Policy G.F. # 726590 and is for the exclusive use of the client named hereon. This survey and/or copies may not be transferred to another party without the express written consent of the surveyor.
3. 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.
4. Bearing Basis: "HIDALGO CANAL COMPANY SUBDIVISION"

BORROWERS: JORGE MARTINEZ

**Planning Department**

# Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

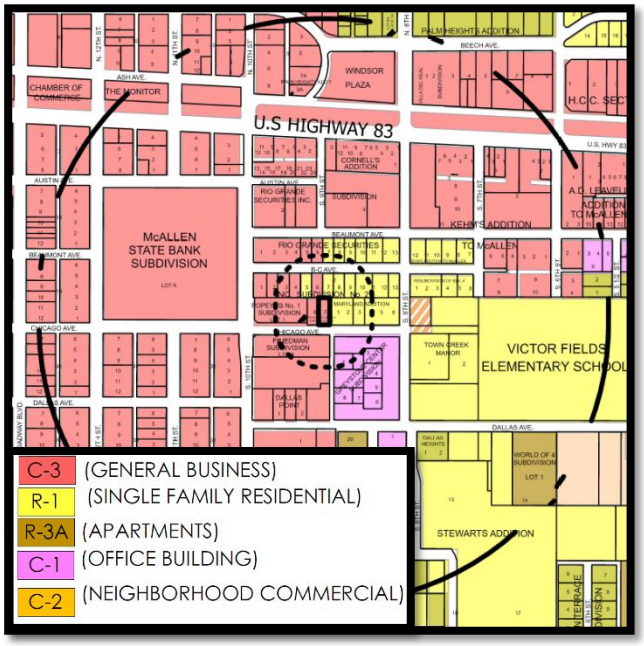
**DATE:** December 2, 2025

**SUBJECT:** **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 7, BLOCK 1, RIO GRANDE SECURITIES CO. INC SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS; 822 CHICAGO AVENUE. (REZ2025-0265)**

---

**LOCATION:** The subject property is located on the north side of Chicago Avenue, and is currently zoned C-3 (General Business-OC) District.

**PROPOSAL:** The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order to construct a tri-plex.



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

**LAND USE:** The property is currently vacant. Surrounding land uses include single-family dwellings and retail business.

**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 single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, government buildings, and office uses for adjacent residential properties.

**DEVELOPMENT TRENDS:** The development trend of this area along Chicago Avenue is general business and single-family residential development.

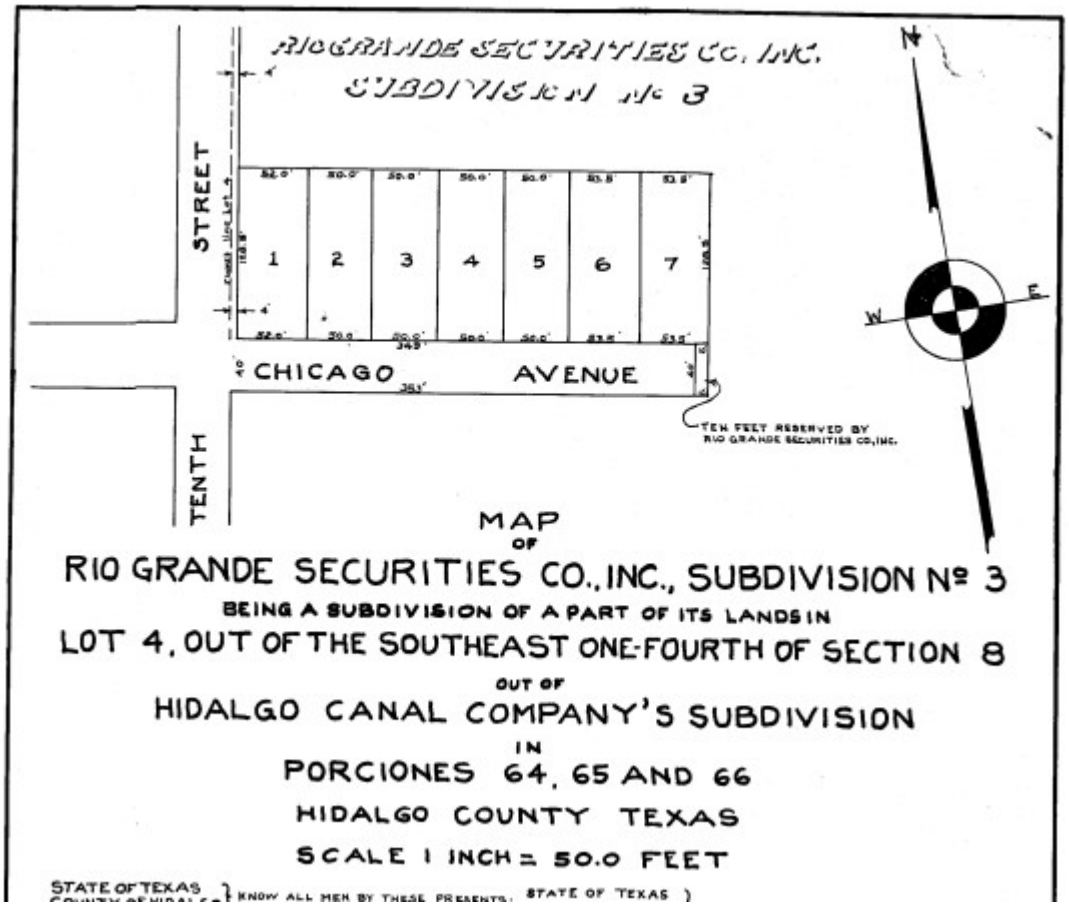
**HISTORY:** The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on November 3rd, 2025.

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

If the zoning change is approved, any future development must comply with requirements and conditions of the zoning district in which it is located. Based on Hidalgo County Appraisal District Information, the lot size is 6,874 square feet. UDC requires a minimum of 9,000 square feet for a triplex in an R-2 zone. If the rezoning is approved, a duplex could be built on the subject property, subject to compliance with all code requirements.

Staff has received two phone calls in opposition to the rezoning request. The oppositions were concerned about possible noise at night in higher density housing developments.

**RECOMMENDATION:** Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District since the rezoning request conforms to the future land use and follows the development trend in this area.




# MAP
OF
# RIO GRANDE SECURITIES CO., INC., SUBDIVISION Nº 3
BEING A SUBDIVISION OF A PART OF ITS LANDS IN
LOT 4, OUT OF THE SOUTHEAST ONE-FOURTH OF SECTION 8
OUT OF
HIDALGO CANAL COMPANY'S SUBDIVISION
IN
PORCIONES 64, 65 AND 66
HIDALGO COUNTY TEXAS
SCALE 1 INCH = 50.0 FEET

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS )

**Planning Department**

# Memo

**TO:** Planning and Zoning Commission

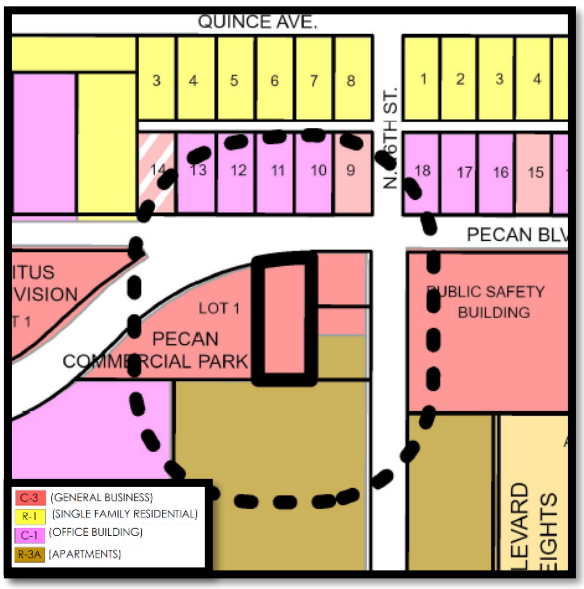
**FROM:** Planning Staff

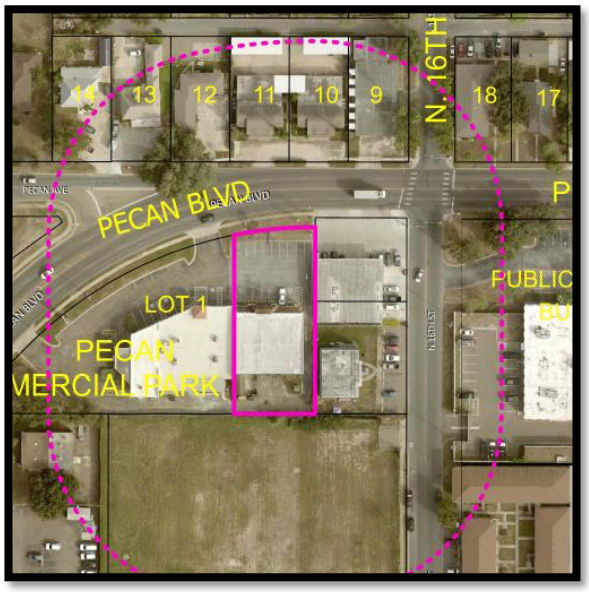
**DATE:** December 2, 2025

**SUBJECT: REQUEST OF DANIEL SANCHEZ ON BEHALF OF FORGED BY FAITH CHURCH, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 1A, PECAN COMMERCIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 1613 PECAN BOULEVARD. (CUP2025-0105)**

---

**BRIEF DESCRIPTION:** The property is located on the south side of Pecan Boulevard west of North 16th Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east and west, C-1 (Office Building-OC) District to the north, and R-3A (Multifamily Residential Apartment-OC) District to the east and south. Surrounding land uses include commercial, apartments, and vacant land. A church is allowed in a C-3 District with a conditional Use Permit and in compliance with requirements.




**HISTORY:** Pecan Commercial Park Subdivision was recorded on February 27, 1996. This is the initial request for an institutional use at this location.

**REQUEST/ANALYSIS:** The applicant is proposing to operate a church at this location. Based on the proposed 20 seats in the assembly room, 5 parking spaces are requires and 20 spaces are provided. The hours of service will be 7 p.m. on Thursdays and 10 a.m. – 12 p.m. on Sundays.

The Fire Department has allowed applicant to continue with CUP process. The proposed use must also meet the requirements set forth in Section 138-118 of 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 will have access to Pecan Boulevard.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 5 parking spaces are required and 20 spaces are provided.

3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.

4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

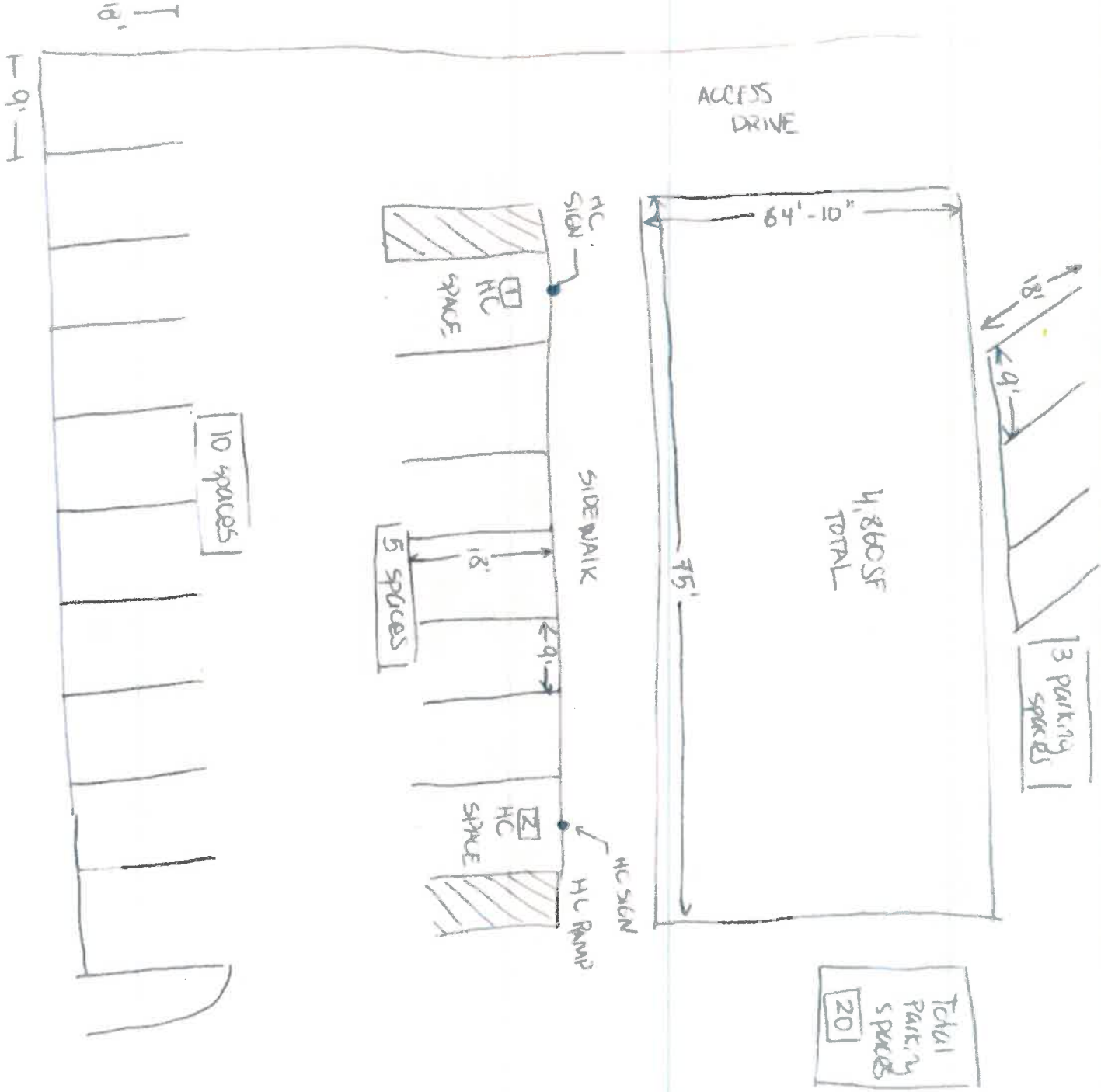
6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

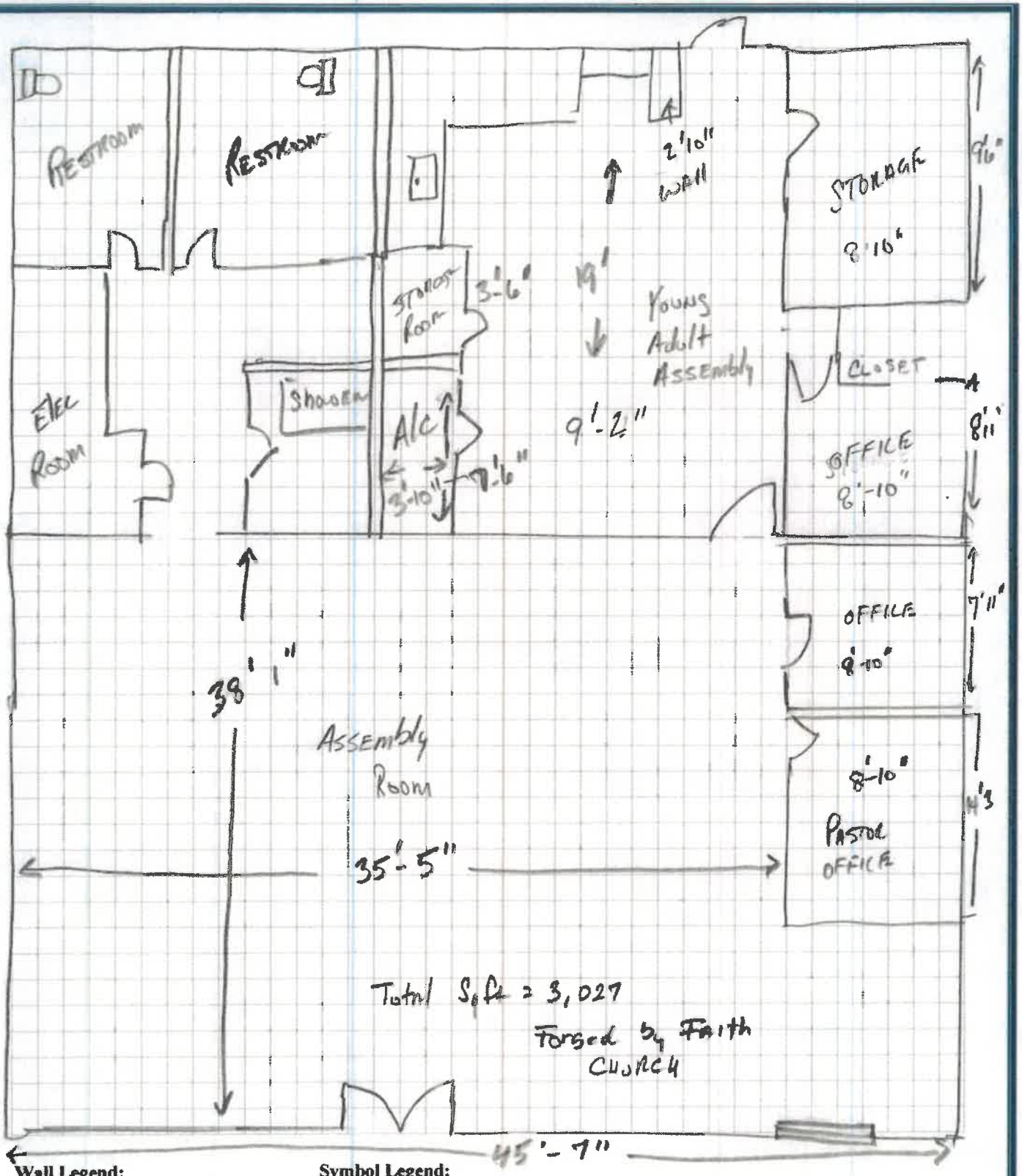
7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

FORGED BY FAITH
SITE PLAN






**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**

1613
PL2002
PLANNING
CUP2025-0105
· NOTICE ·
INSTITUTIONAL USE FOR THIS PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

**Planning Department**

# Memo

**TO:** Planning and Zoning Commission

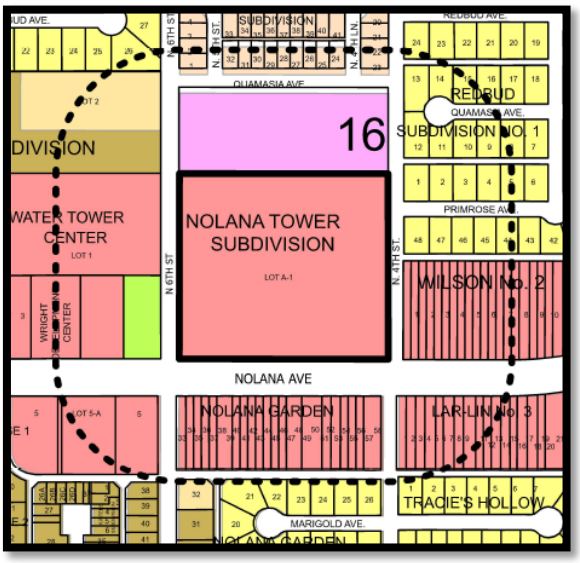
**FROM:** Planning Staff

**DATE:** December 2, 2025

**SUBJECT:** **REQUEST OF ROBERT WILSON FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR/ BILLIARDS AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE G (CUP2025-0106)**

---

**BRIEF DESCRIPTION:** The property is located at the northeast corner of Nolana Avenue and North 6th Street and is zoned C-3 (general business-OC) District. The adjacent zoning is C-1 (office building-OC) District to the north, C-3 District to the south, east and west, R-1 (single family residential-OC) District to the east and A-O (agricultural and open space-OC) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY**: The conditional use permit for this establishment has been periodically renewed over the years. The most recent renewal granted with a variance to the distance requirement was approved by the City Commission for a one-year term on November 11, 2024. The current application to renew the conditional use permit was submitted on October 28, 2025.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue to operate a bar/billiards hall under the name of Eddy's Tavern from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays

A police activity report has been requested and is still pending. Fire and Health Department have inspected the establishment and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

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

b) 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 property has direct access to Nolana Avenue, North 4$^{th}$ Street, and North 6$^{th}$ Street. The existing gates on North 4$^{th}$ Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;

c) 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. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 14,891 sq. ft. bar/billiards hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. As per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

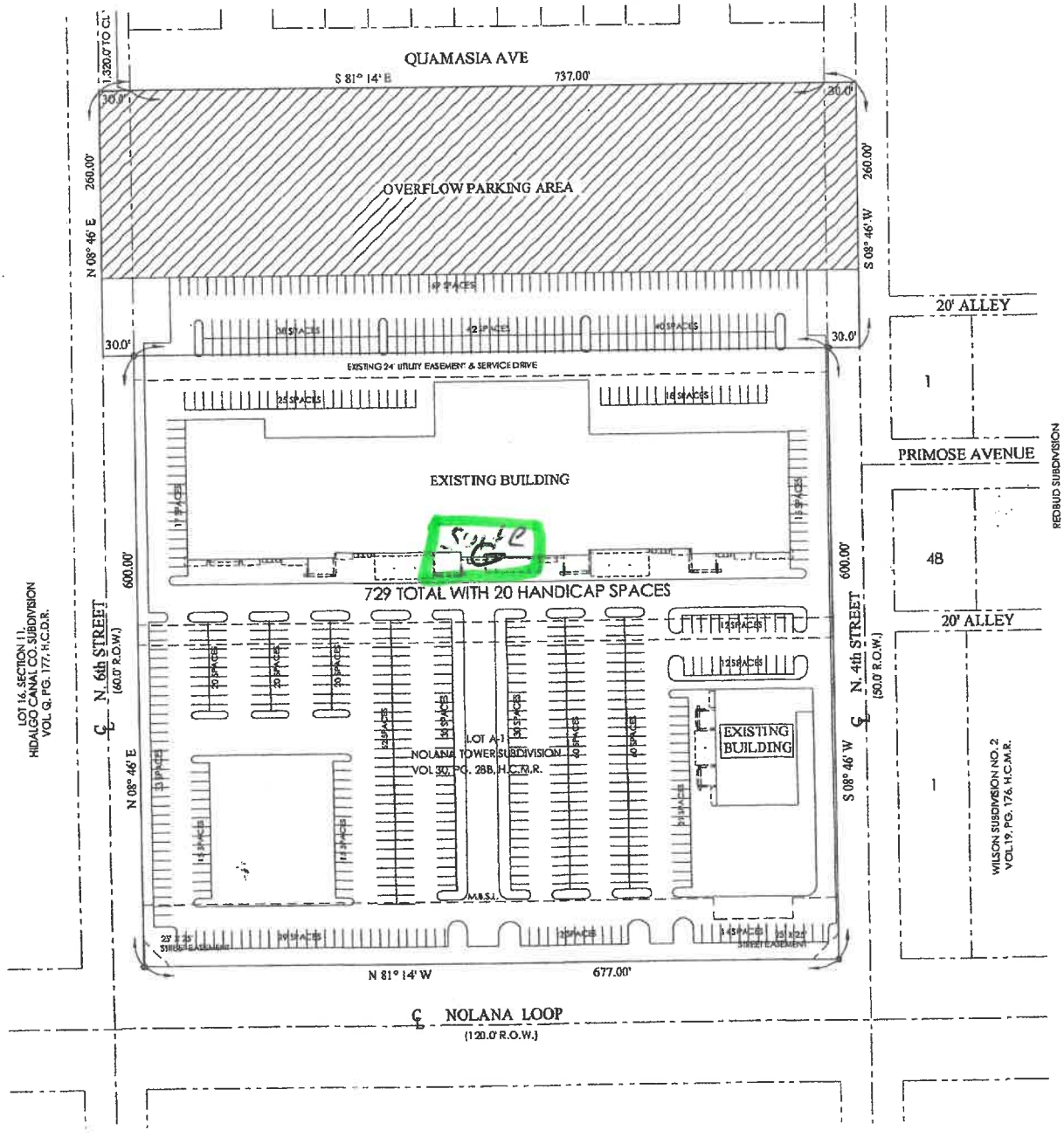
d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

e) 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;

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

g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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


QUAMASIA AVE
S 81° 14' E
737.00'
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S 08° 46' W
40 SPACES
30.0'
30.0'
EXISTING 24' UTILITY EASEMENT & SERVICE DRIVE
25 SPACES
16 SPACES
EXISTING BUILDING
729 TOTAL WITH 20 HANDICAP SPACES
600.00'
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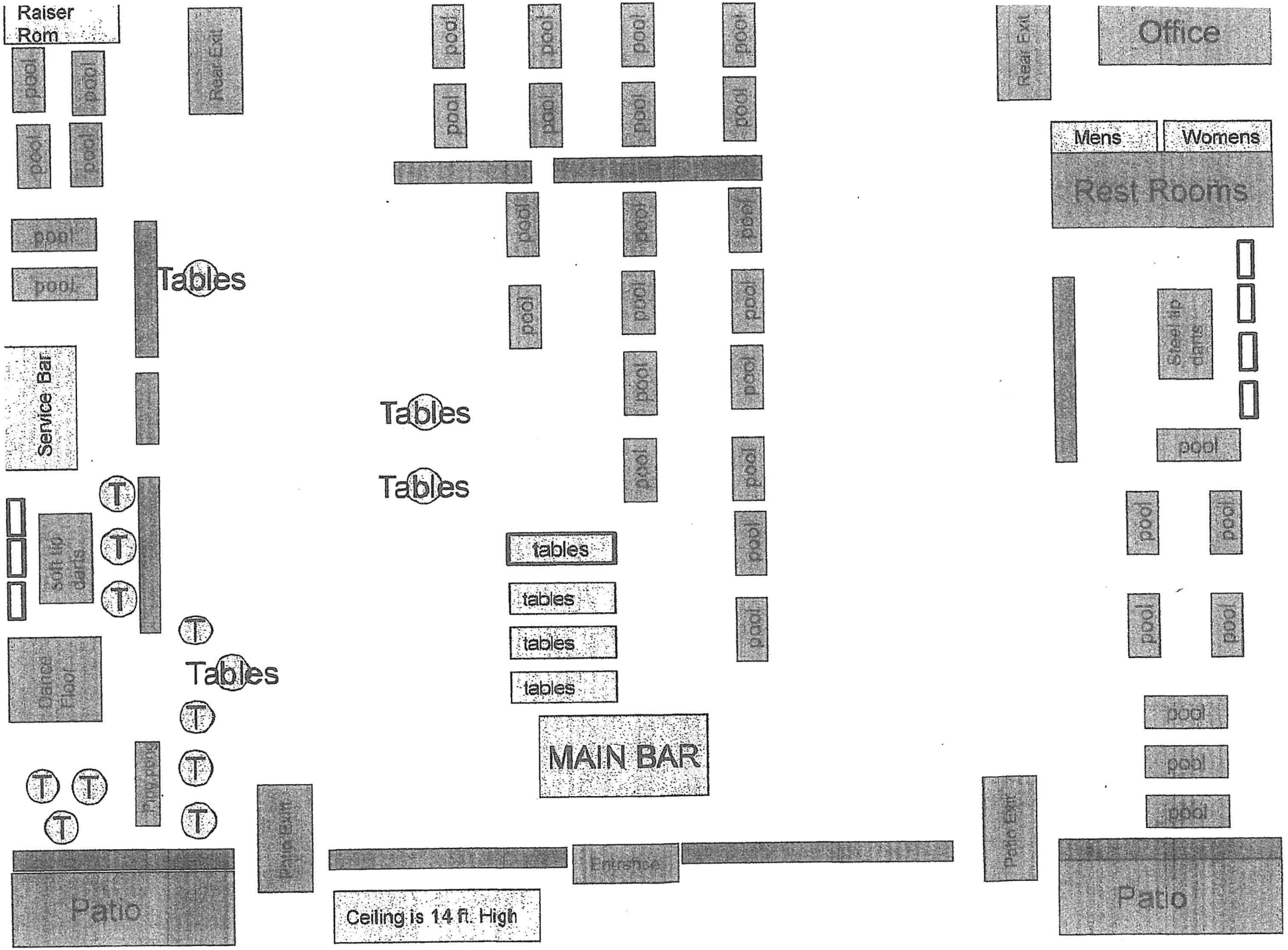
℄ N. 6th STREET
(60.0' R.O.W.)
℄ N. 4th STREET
(50.0' R.O.W.)
N 08° 46' E
S 08° 46' W
LOT A-1
NOLANA TOWER SUBDIVISION
VOL 30, PG. 28B, H.C.M.R.
EXISTING BUILDING
M.B.S.L.
25' x 25' STREET EASEMENT
25' x 25' STREET EASEMENT
N 81° 14' W
677.00'
℄ NOLANA LOOP
(120.0' R.O.W.)
20' ALLEY
1
PRIMOSE AVENUE
48
20' ALLEY
1
LOT 16, SECTION 11,
HIDALGO CANAL CO. SUBDIVISION
VOL Q, PG. 177, H.C.D.R.
REDBUD SUBDIVISION
VOL 19, PG. 123, H.C.M.R.
WILSON SUBDIVISION NO. 2
VOL 19, PG. 176, H.C.M.R.


Raiser Rom
Rear Exit
pool
Tables
Service Bar
soft tip darts
Dance Floor
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Tables
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tables
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MAIN BAR
Rear Exit
Office
Mens
Womens
Rest Rooms
steel tip darts
Patio Exit
Entrance
Patio Exit
Patio
Ceiling is 14 ft. High

TEA BOX
KUMORI
sushi & teppanyaki
EDDY'S
TEA BOX
CUP2025-0106
NOTICE
BAR
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Docusign Envelope ID: 680D3548-2C8B-4FF6-B77D-35C6670F04D8

SUB2025-0079

# City of McAllen
## *Planning Department*
### 311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
### SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: Casa Corsica - Lots 1A & 1B Subdivision

Legal Description: Casa Corsica - Lot 1 (Inst#3525586)

Location: SE Corner of the Intersection of Nolana Avenue and N Ware Road

City Address or Block Number: 3601 Nolana Ave

Total No. of Lots: 2 Total Dwelling Units: _____ Gross Acres: 1.828 Net Acres: 1.828

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

**For Fee Purposes:** ☑**Commercial (**1.828 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☑Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☑No/☐Yes: Date: _____

Existing Land Use: Undeveloped Proposed Land Use: Commercial

Irrigation District #: Hidalgo County Irrigation District No. 1 Water CCN: ☑MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☑No Parcel #: 1621690

Estimated Rollback Tax Due: N/A Tax Dept. Review: gjh

**Owner**

Name: SB McAllen LTD Phone: (806) 745-9718

Address: PO Box 65207 E-mail: gra@gracorealestate.com

City: Lubbock State: TX Zip: 79464

**Developer**

Name: Graco Real Estate Development Phone: (806) 745-9718

Address: 4010 82nd St # 100 E-mail: Tyler@gracorealestate.com

City: Lubbock State: TX Zip: 79423

Contact Person: Tyler Parr

**Engineer**

Name: AMD Engineering Phone: 806-771-5976

Address: 6515 68th St., Suite 300 E-mail: wstephens@amdeng.com

City: Lubbock State: TX Zip: 79424

Contact Person: Will Stephens, P.E.

**Surveyor**

Name: Eagle Surveying Phone: 940-222-3009

Address: 222 S. Elm Street, Suite 200 E-mail: david@eaglesurveying.com

City: Denton State: TX Zip: 76201

RECEIVED
MAY 21 2025
By NG

KF

SUBDIVISION
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STHS McALLEN
NO. 1
SUBD
LOCATION
N. WARE ROAD
LOT 3
LOT 5
LOT 6
4
NOLANA AVE
PROPOSED
CASA CORSICA
LOTS 1A & 1B
SUBDIVISION
LOT 1
LOT 2
LOT 1
WARJEBO
SUBDIVISION PHASE 1
CASA CORSICA
SUBDIVISION
LOT 3
LOT 4
LOT 5
LOT 6
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N. 38TH ST.
N. 35TH ST.
JONQUIL AVE.
KERRIA AVE.
PONDEROSA PARK
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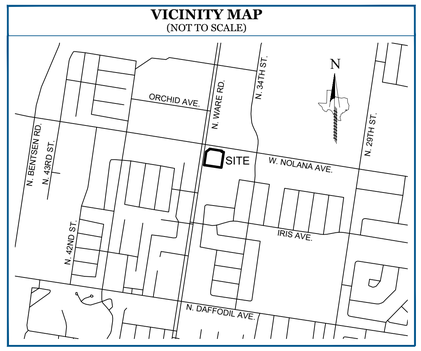
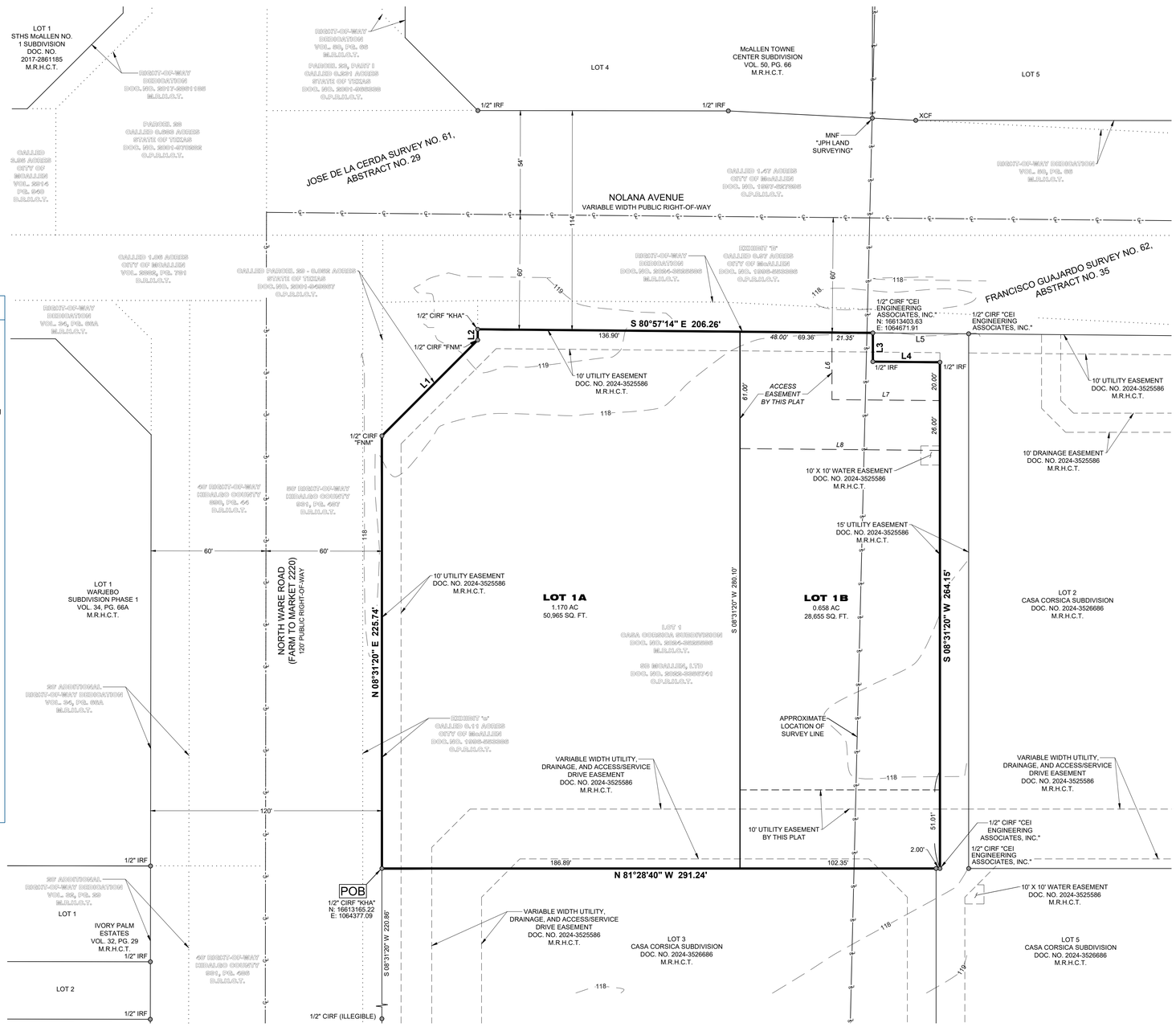
## VICINITY MAP
(NOT TO SCALE)




## GENERAL NOTES

1. This property is located in "Zone B" as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 as shown on Map Number 4803430005C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12B)
3. The bearings and coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011). South Zone 4205.
4. No Structures permitted over any easements.
5. Set 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" on all lot corners otherwise noted.
6. Setbacks
   **Front:** (Nolana Avenue & N. Ware Road) In accordance with the Zoning Ordinance or greaterfor approved site plan or easements or inline with existing structures, whichever is greater applies.
   **Rear:** In accordance with the Zoning Ordinance or greater for 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 greaterfor approved site plan or easements or inline with existing structures, whichever is greater applies.
7. 5 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue.
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. Common Areas, Detention Easement, any private access/service drive easement, etc. must be maintained by the lot owners and not the City of McAllen.
11. 25'x25' Sight Obstruction Easement required at all street intersections.
12. Lots 1A and 1B will not be granted any additional curb cuts on to N. Ware Road (FM 2220) or Nolana Avenue.
13. In accordance with the Hidalgo County Drainage District No. 1 and Hidalgo County Requirements, these lots shall adhere to the detention volumes specified by note 3 in the original subdivision plat, *Casa Corisca Subdivision, Lots 1-6, Doc. No. 2024-3526686, M.R.H.C.T.*




## LEGEND

| | |
|---|---|
| ● | Boundary Monumentation |
| ( ) | Record Call |
| CIRS | Capped Iron Rod Set |
| CIRF | Capped Iron Rod Found |
| IRF | Iron Rod Found |
| POB | Point of Beginning |
| VOL. | Volume |
| PG. | Page |
| DOC. NO. | Document Number |
| D.R.H.C.T. | Deed Records, Hidalgo County, Texas |
| O.P.R.H.C.T. | Official Public Records, Hidalgo County, Texas |
| M.R.H.C.T. | Map Records, Hidalgo County, Texas |

## CERTIFICATE OF SURVEYOR

**STATE OF TEXAS** §
**COUNTY OF DENTON** §

I, the undersigned, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground.

**PRELIMINARY**
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date

## ENGINEER'S CERTIFICATE

**STATE OF TEXAS** §
**COUNTY OF_____** §

I, Will Stephens, Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Will Stephens, P.E.# _____ Date

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 53°31'09" E | 70.71' |
| L2 | N 08°25'45" E | 5.61' |
| L3 | S 08°31'20" W | 15.00' |
| L4 | S 80°57'14" E | 35.00' |
| L5 | S 80°57'14" E | 50.00' |
| L6 | S 08°31'20" W | 35.00' |
| L7 | S 80°57'14" E | 56.35' |
| L8 | N 80°57'14" W | 104.36' |

| | |
|---|---|
| JOB NUMBER | 2503.010 |
| DATE | 05/16/2025 |
| REVISION | 10/24/2025 |
| DRAWN BY | DJJ/MMF |


Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



**SURVEYOR**
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

**OWNER**
SB McAllen, Ltd.
Contact: G. Randall Andrews, President
5307 W. Loop 289, Suite 302
Lubbock, TX 79414
(___) ___-____

**ENGINEER**
AMD Engineering, LLC
Contact: Will Stephens
6515 68th Street, Suite 300
Lubbock, TX 79424
(806) 771-5976


## OWNER'S CERTIFICATE AND DEDICATION

**WHEREAS, SB McALLEN, LTD.** is the owner of a 1.828 acre tract of land out of the Jose De La Cerda Survey Number 61, Abstract Number 29, and the Francisco Guajardo Survey Number 62, Abstract Number 35, situated in the City of McAllen, Hidalgo County, Texas, and being all of Lot 1 of Casa Corsica Subdivision, a subdivision of record in Document Number 2024-3525586 of the Map Records of Hidalgo County, Texas, and conveyed to SB McAllen, Ltd. by Special Warranty Deed of record in Document Number 2022-3356741 of the Official Public Records of Hidalgo County, Texas, and being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a pink plastic cap stamped "KHA" found in the East line of North Ware Road (Farm to Market Road 2220 - 120-foot right-of-way), at the Northwest corner of Lot 3 of said Casa Corsica Subdivision, being the Southeast corner of said Lot 1, from which a 1/2 inch iron rod with a busted pink plastic cap found bears S08°31'20"W, a distance of 220.86 feet;

**THENCE**, along the East right-of-way line of North Ware Road, being the common West line of said Lot 1, the following three (3) courses and distances:

1. N08°31'20"E, a distance of 225.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "FNM" found at the most Westerly Northwest corner of said Lot 1;
2. N53°31'09"E, a distance of 70.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "FNM" found;
3. N08°25'45"E, a distance of 5.61 feet to a 1/2 inch iron rod with a pink plastic cap stamped "KHA" found at the intersection of the East line of North Ware Road and the South line of Nolana Avenue (right-of-way width varies), being the most Northerly Northwest corner of said Lot 1;

**THENCE**, S80°57'14"E, departing the East right-of-way line of North Ware Road, along the South right-of-way line of Nolana Avenue, being the common North line of said Lot 1, a distance of 206.26 feet to a 1/2 inch iron rod with a green plastic cap stamped "CEI ENGINEERING ASSOCIATES, INC." found at the Northwest corner of Lot 5 of said Casa Corsica Subdivision, being the most Northerly Northeast corner of said Lot 1;

**THENCE**, departing the South right-of-way line of Nolana Avenue, along the West line of said Lot 5, being the common East line of said Lot 1, the following three (3) courses and distances:

1. S08°31'20"W, a distance of 15.00 feet to a 1/2 inch iron rod found;
2. S80°57'14"E, a distance of 35.00 feet to a 1/2 inch iron rod found at the most Easterly Northeast corner of said Lot 1;
3. S08°31'20"W, a distance of 264.15 feet to a 1/2 inch iron rod with a green plastic cap stamped "CEI ENGINEERING ASSOCIATES, INC." found at the Southeast corner of said Lot 1;

**THENCE**, N81°28'40"W, along the North line of said Lot 5, in part the North line of said Lot 3, being the common South line of said Lot 1, a distance of 291.24 feet to the **POINT OF BEGINNING**, containing an area of 1.828 acres (79,620 square feet) of land, more or less.

**STATE OF TEXAS** §
**COUNTY OF HIDALGO** §

We, the undersigned owner of the land shown on this plat and designated herein as **CASA CORSICA SUBDIVISION, LOTS 1A AND 1B**, 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, watercourses, drains, easements, water lines, sewer lines, storm sewers, fire hydrants and public places which are installed or which we will cause to be installed thereon, shown or not shown, if required otherwise to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat or on the official minutes of the applicable authorities of the City of McAllen.

_____

SB McAllen, LTD.

5307 W. Loop 289, Suite 302, Lubbock, TX 79414

By: G. Randall Andrews, President

**STATE OF TEXAS** §
**COUNTY OF HIDALGO** §

Before me, the undersigned notary public, on this day the owner personally appeared **G. RANDALL ANDREWS** 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.

_____
Notary Public for the State of 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 the 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 the City wherein my approval is required.

_____ _____
Chairman, Planning and Zoning Commission Date

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the District adopted under Texas Water Code 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. Is is the responsibility of the developer and his engineer to make these determinations

_____ _____
Raul E. Sesin, P.E., C.F.M. Date
General Manager

# CASA CORSICA SUBDIVISION
# LOTS 1A & 1B
## A RE-PLAT OF LOT 1, CASA CORSICA SUBDIVISION

A TRACT OF LAND CONTAINING 1.828 ACRES OF LAND SITUATED IN THE JOSE DE LA CERDA SURVEY NO. 61, ABSTRACT NO. 29, AND THE FRANCISCO GUAJARDO SURVEY NO. 62, ABSTRACT NO. 35, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 1 OF CASA CORSICA SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2024-3525586 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONVEYED TO SB MCALLEN, LTD. BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2022-3356741, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/13/2025

**SUBDIVISION NAME: CASA CORSICA - LOTS 1A & 1B SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Nolana Avenue : Dedication for 60 ft. from Centerline for total 120 ft. R.O.W.<br>Paving: By the State Curb & gutter: By the State<br>Revisions Needed:<br>- Need to Provide copies of existing R.O.W. for being shown on the plat, for staff review prior to final/recording.<br>- Please add label as required: EXISTING, TOTAL, etc. prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W.<br>Paving: By the State Curb & gutter: By the State<br>Revisions Needed:<br>-Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements.<br>*Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |

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

| | |
|---|---|
| **ALLEYS** | |
| R.O.W.: 20 ft. Paving: 16 ft.<br>- Alley/Service drive easement required for Commercial, industrial, and multi-family developments.<br>* Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement needs to label dimensions.<br>* Access/service drive easement layout must be approved by Fire and Public Works Departments.<br>* Alley/service drive easement required for commercial properties.<br>**Subdivision Ordinance: Section 134-106 | Required |
| **SETBACKS** | |
| * 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.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies.<br>**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.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: See reference to Front Setback above.<br>* Please remove the Corner Setback note, you were not required to add it to plat.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Garage: This is a Commercial Development.<br>**Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Required |
| **SIDEWALKS** | |
| * 5 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue.<br>**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.<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**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<br>**Must comply with City Access Management Policy | NA |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |

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

| | |
|---|---|
| * 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. | Required |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: C-3 Proposed: C-3<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>* As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording<br>* As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC.<br>* As per the Subdivision application, the development is a proposed commercial lot. Parkland dedication does not apply to commercial developments. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation Approved, TIA Honored from Previous TIA Approval. | 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:<br>- Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording.<br>- Title of the Subdivision needs to reflect the Application. This subdivision is a Replat of Lot 1 of the Recorded Casa Corsica Subdivision.<br>- Needs to add all relevant plat notes from previously recorded subdivision.<br>- Need to provide staff with an official signed and sealed survey. Verify Metes and Bounds matches bearings and distances<br>- Needs to provide staff with copy of recorded document/instrument numbers for staff review prior to final/recording.<br>- Update the Vicinity map to show all the Hidalgo County Parcel Information.<br>*Must comply with City's Access Management Policy. | Required |
| **RECOMMENDATION** | |
| RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. | Applied |

SUBDIVISION
N
W
E
S
LOCATION
STHS McALLEN NO 1 SUBD
N. WARE ROAD
LOT 3
LOT 5
LOT 6
NOLANA AVE
PROPOSED CASA CORSICA LOTS 1A & 1B SUBDIVISION
LOT 1 WARJEBO SUBDIVISION PHASE 1
LOT 2
CASA CORSICA SUBDIVISION
LOT 4
LOT 5
LOT 6
117
N. 38TH ST.
JONQUIL AVE.
KERRIA AVE.
N. 35TH ST.
PONDEROSA PARK

SUB2025-0129

# City of McAllen
## *Planning Department*
**311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)**
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II

Legal Description: BEING A REPLAT OF ALL OF LOT 9A OF KINGWOOD ESTATES PHASE II 0.06 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 0.060 ACRES BEING ALL OF LOT 9A, KINGWOOD ESTATE SUBDIVISION, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Location: NORTHWEST OF THE INTERSECTION OF INDUSTRIAL DRIVE AND N. 23RD STREET

City Address or Block Number: 5259 & 5263 N 23rd St

Total No. of Lots: 2 Total Dwelling Units: _____ Gross Acres: 0.06 Net Acres: 0.06

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

**For Fee Purposes:** ☒**Commercial (**0.06 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☒Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

Irrigation District #: HCID#1 Water CCN: ☒MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: 796597 & 620846

Estimated Rollback Tax Due: 0 Tax Dept. Review: I.D.L

**Owner**

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: 956-630-1713

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1- 78560 / OWNER 2 - 78504

**Developer**

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: _____

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1- 78560 / OWNER 2 - 78504

Contact Person: SANDRA FLORES

**Engineer**

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

Contact Person: IVAN GARCIA P.E., R.P.L.S.

**Surveyor**

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

RECEIVED
SEP 18 2025
By: OG

# 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)**

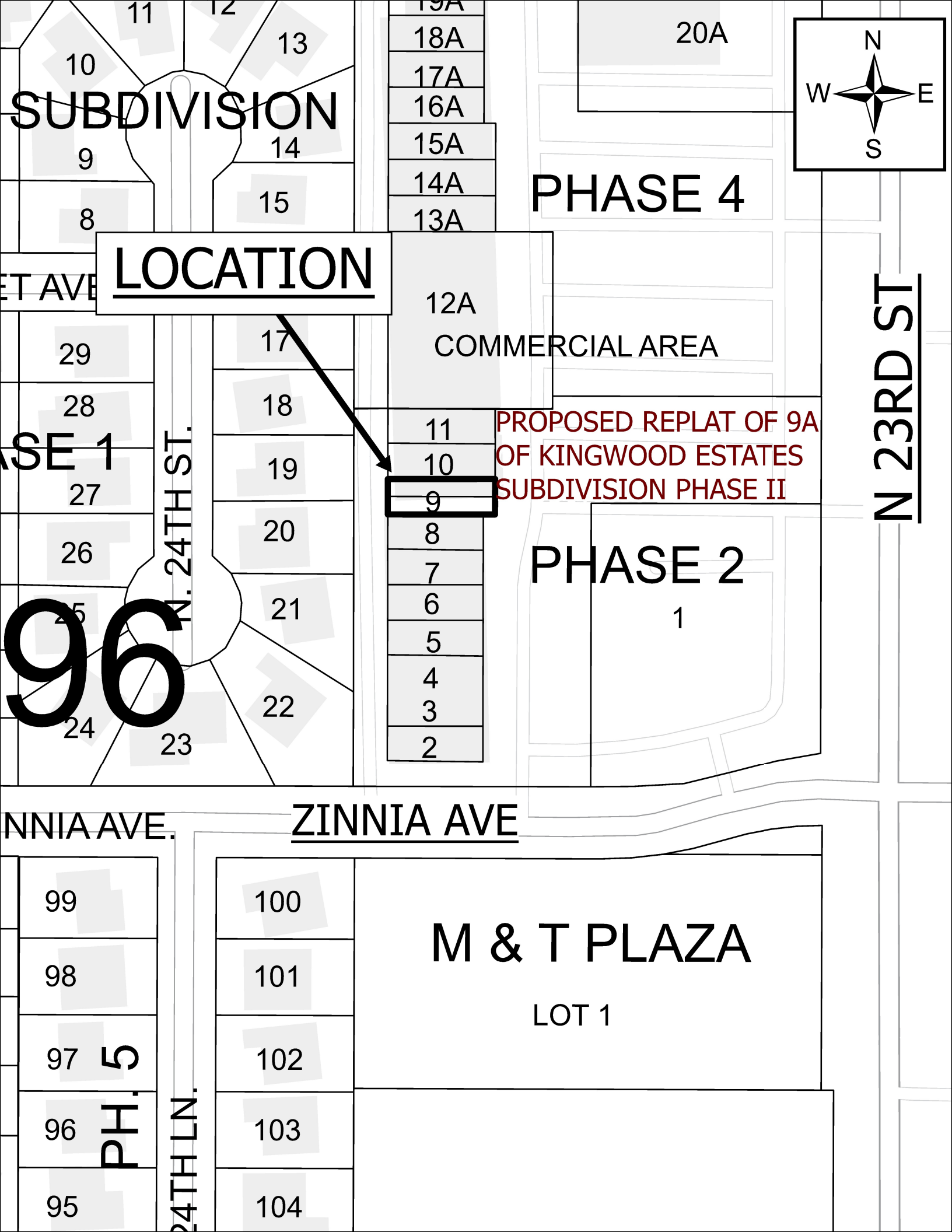
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/16/25

Print Name Ivan Garcia

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

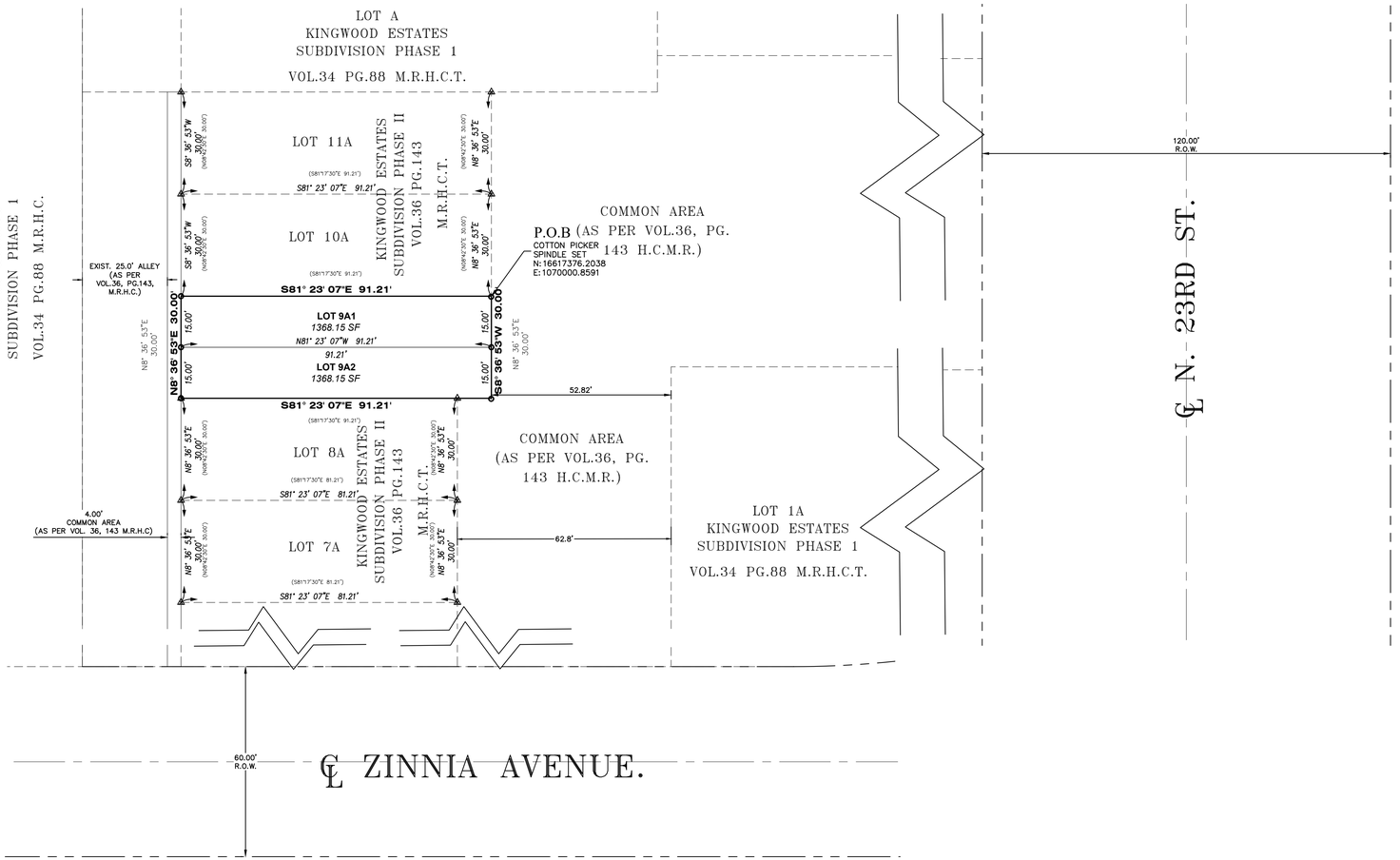


SUBDIVISION
LOCATION
PHASE 4
PHASE 2
PHASE 1
COMMERCIAL AREA
PROPOSED REPLAT OF 9A
OF KINGWOOD ESTATES
SUBDIVISION PHASE II
N 23RD ST
N. 24TH ST.
ZINNIA AVE
M & T PLAZA
LOT 1
PH. 5
24TH LN.
N
W
E
S
96

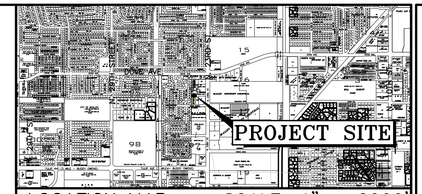
DATE OF PREPARATION: AUGUST 22, 2025

# REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II

BEING A REPLAT OF ALL OF LOT 9A OF KINGWOOD ESTATES PHASE II 0.06 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 0.060 ACRES BEING ALL OF LOT 9A, KINGWOOD ESTATE SUBDIVISION, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS




SCALE 1" = 20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA NETWORK



LOCATION MAP SCALE: 1" = 2000'

| LEGEND | |
|---|---|
| ○ | – SET 1/2 INCH IRON ROD |
| ● | – FOUND 1/2 INCH IRON ROD |
| ▲ | – FOUND COTTON PICKER SPINDLE |
| △ | – SET COTTON PICKER SPINDLE |
| XXXX | – NATURAL GROUND |
| ⚠ | – CALCULATED POINT |
| ○ | – CAPPED IRON ROD SET |

| ABBREVIATION LEGEND | |
|---|---|
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.T. | FARM TRACT |
| F.M. | FARM-TO-MARKET |
| U.E. | UTILITY EASEMENT |
| ℄ | CENTER LINE |
| ℄ | LOT LINE |

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 277.89 FT ON N. 23RD ST.
REAR: 4 FT
CORNER: 22.16 FT ON ZINNIA AVENUE
SIDES: AS PER ZONING ORDINANCE

3. THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WWITH 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, MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 02, 1982.
4. A DRAINAGE DETENTION OF 17,906 CF OR 0.411 ACRE FEET IS REQUIRED FOR LOT 1. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. CITY OF McALLEN BENCHMARK (MC59) SET BY ARANDA & ASSOCIATES A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED NORTHWEST CORNER OF THE INTERSECTION OF 23RD ST. & MILE 3 LINE RD NORTHING=16615383.725031 EASTING= 1069956.13629 ELEV= 118.71
7. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
8. 6' BUFFER IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL ZONE/USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING PRIOR TO BUILDING PERMIT ISSUANCE.
10. COMMON AREA SHALL PROVIDE PARKING, LANDSCAPING, DETENTION, BLANKET UTILITY EASEMENT AND ACCESS FOR BENEFIT OF ALL LOT OWNERS. COMMON AREA SHALL BE MAINTAINED BY LOT OWNERS.
11. BASIS OF BEARING BEING S08°42'30"W ALONG THE WEST ROW LINE OF N 23RD ST. AS SHOWN ON KINGWOOD ESTATES PHASE 1, AS RECORDED IN VOL. 34, PG. 88 M.R.H.C.T.
12. DEVELOPER SHALL PROVIDE AN ENGINEERING DETENTION PLAN. APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO A APPLICATION FOR A BUILDING PERMIT.
13. 4FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH SIDE OF ZINNIA AVENUE AND WEST SIDE OF N. 23RD STREET, AND ALSO N. 25TH STREET.
14. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES
15. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIORS TO BUILDING PERMIT ISSUANCE.
16. COMMON AREA SHALL BE PROVIDE PARKING, LANDSCAPING, DETENTION, BLANKET UTILITY EASEMENT AND ACCESS FOR BENEFIT OF ALL LOT OWNERS, COMMON AREA SHALL BE MAINTAINED BY LOT OWNERS.

## METES AND BOUNDS DESCRIPTION

BEING A 0.06 ACRES TRACT OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING AS A REPLAT OF ALL OF LOT 9A, KINGWOOD ESTATES SUBDIVISION PHASE II, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.06 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 9A, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 23'07"W ALONG THE SOUTH LINE OF THE SAID LOT 9A, TO THE SOUTHWEST CORNER OF THE SAID LOT 9A, A DISTANCE OF 91.21 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 08° 36'53"E ALONG THE WEST LINE OF THE SAID LOT 9A, TO THE NORTHWEST CORNER OF THE SAID LOT 9A, A DISTANCE OF 30.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 23'07"E ALONG THE NORTH LINE OF THE SAID LOT 9A, TO THE NORTHEAST CORNER OF THE SAID LOT 9A, A DISTANCE OF 91.21 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 36'53"W ALONG THE EAST LINE OF THE SAID LOT 9A, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID TRACT CONTAINING 0.06 ACRES OF LAND, MORE OR LESS.

**OWNER'S ACKNOWLEDGMENT**
**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF LOT 9A OF KINGWOOD ESTATES 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, WATERCOURSES, DRAINS, EASEMENTS, WATER LINE, 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.

SANDRA FLORES (OWNER) DATE
320 W. 5TH STREET
MCALLEN, TX 78504

DEBORAH SAKULENZKI (MANAGING MEMBER)
FIRST MCALLEN INDUSTRIAL LTD DATE
2021 INDUSTRIAL DRIVE
MCALLEN, TX 78504

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA FLORES, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___-___-___

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH SAKULENZKI, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___-___-___

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

PRESIDENT SECRETARY

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**MAYOR'S CERTIFICATE**

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

CITY MAYOR DATE

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE**

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

PLANNING AND ZONING CHAIR DATE

**STATE OF TEXAS – COUNTY OF HIDALGO**

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

**STATE OF TEXAS – COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

| PRINCIPAL CONTACTS: | | | | |
|---|---|---|---|---|
| NAME | | ADDRESS | | PHONE & FAX |
| OWNER(S): SANDRA FLORES | | 320 W. 5TH STREET | LA JOYA, TX. 78560 | |
| OWNER(S): FIRST MCALLEN INDUSTRIAL LTD | | 2021 INDUSTRIAL LTD | MISSION, TX. 78504 | |
| SURVEYOR: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 (956) 380-5083 |
| ENGINEER: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 (956) 380-5083 |

THE 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


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


ISSUED FOR:
FINAL

PROJECT:
PLAT SHEET
REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

| | |
|---|---|
| ENGINEER: | IVAN GARCIA P.E., R.P.L.S. |
| SURVEYOR: | IVAN GARCIA P.E., R.P.L.S. |
| CHECKED: | IVAN GARCIA P.E., R.P.L.S. |
| DRAWN: | E.P. |
| SCALE: | AS SHOWN |
| DATE: | AUGUST 22, 2025 |
| PROJECT: | SUB 25.053 |
| REVISIONS: | |
| PAGE NO: | 1-OF-1 |

Y:\RDE SUBDIVISIONS 2025\SUB 25.053 - LOT 9A - KINGWOOD ESTATES\DWG\SUB 25.053_SHT 2 PLAT SHEET.dwg RIODELTA 11/5/2025 6:35 PM

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

**SUBDIVISION NAME: REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| N. 23rd Street (F.M. 1926): Dedication of 60 ft. from centerline for a total of 120 ft. R.O.W.<br>Paving 65 -85 ft. Curb & gutter both sides<br>- Need to show N. 23rd Street on plat with R.O.W properly labeled on both sides.<br>- Label centerline<br>-Provide a copy of the existing R.O.W. for staff's review, prior to final/recording.<br>- Provide the legal description of the adjacent property with the R.O.W. dedication.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| Zinnia Avenue: Dedication of 30 ft. from centerline for a 60 ft. total R.O.W.<br>Paving 40 ft. Curb & gutter both sides<br>- Need to show Zinnia Avenue on plat with R.O.W properly labeled on both sides.<br>- In March of 2000, the developer was proposing to dedicate 55.85 ft. of R.O.W west of the curve and balance of the 60 ft. R.O.W for zinnia was proposed to be dedicated when the property to the south developed, that was approved.<br>- show centerline<br>-Provide copy of existing R.O.W. for staff's review, prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**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 25 ft. existing Paving Minimum 16 ft.<br>*Alley/service drive easement required for commercial properties.<br>- Plat references existing 25 ft. alley R.O.W pavement width remains as now exists.<br>**Subdivision Ordinance: Section 134-106 | Applied |
| **SETBACKS** | |
| Front: As per existing plat notes: LOTS 9A-11A: 277.89' ON N. 23RD ST.<br>- Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.<br>**Zoning Ordinance: Section 138-356 | Required |
| *Rear: Per existing plat note: 4.0 feet setback required.<br>-Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Sides: per existing plat note: As per zoning ordinance.<br>- Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Corner: As per existing plat note: 22.16 feet on Zinnia Avenue.<br>-Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Garage _____<br>**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 side of Zinnia Avenue and West side of N. 23rd street, and also N. 25th street.<br>- add plat note as stated above, prior to final.<br>**Subdivision Ordinance: Section 134-120 | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| **BUFFERS** | |
| * 6 ft. buffer is required between commercial and residential zone/uses.<br>- add plat note as stated above, prior to final.<br>-Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.<br>**Landscaping Ordinance: Section 110-46 | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46 | Required |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along<br>**Must comply with City Access Management Policy | Applied |

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

| | |
|---|---|
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br>- As per existing recorded plat. A site plan must be approved for Lots 9A - 11A. | Required |
| *Common area shall be provide parking, landscaping, detention, blanket utility easement and access for benefit of all lot owners, common area shall be maintained by lot owners.<br>- Add plat note as stated above, prior to final/recording.<br>- Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets:<br>-In March of 2000 a variance to allow lots not fronting a public was approved/ the variance will be applied to this re-subdivision.<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing C-3 Propose C-3<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation Approved, No TIA required. | Applied |
| * Traffic Impact Analysis (TIA) required prior to final plat.<br>- TG approved, no TIA required. | NA |

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

| COMMENTS | |
|---|---|
| Comments:<br>- Please show centerline for R.O.W. on north 23rd street and Zinnia Avenue.<br>- Existing Plat notes must remain as now exist on recorded plat. if any plat notes change, a vacate and replat will be required.<br>- Replats will need to have a public hearing.<br>- The subdivision name should be ""Kingswood Estates Lots 9B & 9C Phase II Subdivision""<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. | Applied |

SUBDIVISION
LOCATION
PHASE 4
COMMERCIAL AREA
PROPOSED REPLAT OF 9A
OF KINGWOOD ESTATES
SUBDIVISION PHASE II
PHASE 2
N 23RD ST
N. 24TH ST.
ZINNIA AVE
ZINNIA AVE.
M & T PLAZA
LOT 1
PH. 5
24TH LN.
96
N
W
E
S

SUB2025-0133

# City of McAllen
## *Planning Department*

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name RE PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION

Legal Description BEING A REPLAT OF ALL OF LOTS 1 THROUGH 15, BLOCK 2 OF SUNRISE TERRACE SUBDVISION, AS PER DOC#1833753, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Location THE PROPERTY IS LOCATED APPROX. 675 FEET SOUTH FROM THE INTERSECTION OF FERN AVEN AND JACKSON ROAD

City Address or Block Number 3001 N Jackson Rd

Total No. of Lots 2 Total Dwelling Units ____ Gross Acres 2.49 Net Acres ____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

**For Fee Purposes: ☒Commercial (2.49 Sou Acres)/☐ Residential ( ____ Lots)** Replat: ☑Yes/☐No

Existing Zoning C-2 Proposed Zoning C-2 Applied for Rezoning ☒No/☐Yes: Date____

Existing Land Use VACANT Proposed Land Use COMMERCIAL

Irrigation District #2 Water CCN: ☑MPU/☐Sharyland Water SC Other____

Agricultural Exemption: ☐Yes/☐No Parcel # 721034

Estimated Rollback Tax Due N/A Tax Dept. Review I.D.L

**Owner**

Name L360 GROUP LLC Phone 832-755-7676

Address 6034 BELLAIRE BLVD E-mail

City HOUSTON State TX Zip 77081

**Developer**

Name L360 GROUP LLC Phone

Address 6034 BELLAIRE BLVD E-mail

City HOUSTON State TX Zip 77081

Contact Person ____

**Engineer**

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S 10TH. AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S.

**Surveyor**

Name RIO DELTA ENGINEERING Phone 956-380-5152

Address 921 S 10TH. AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
SEP 23 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)**

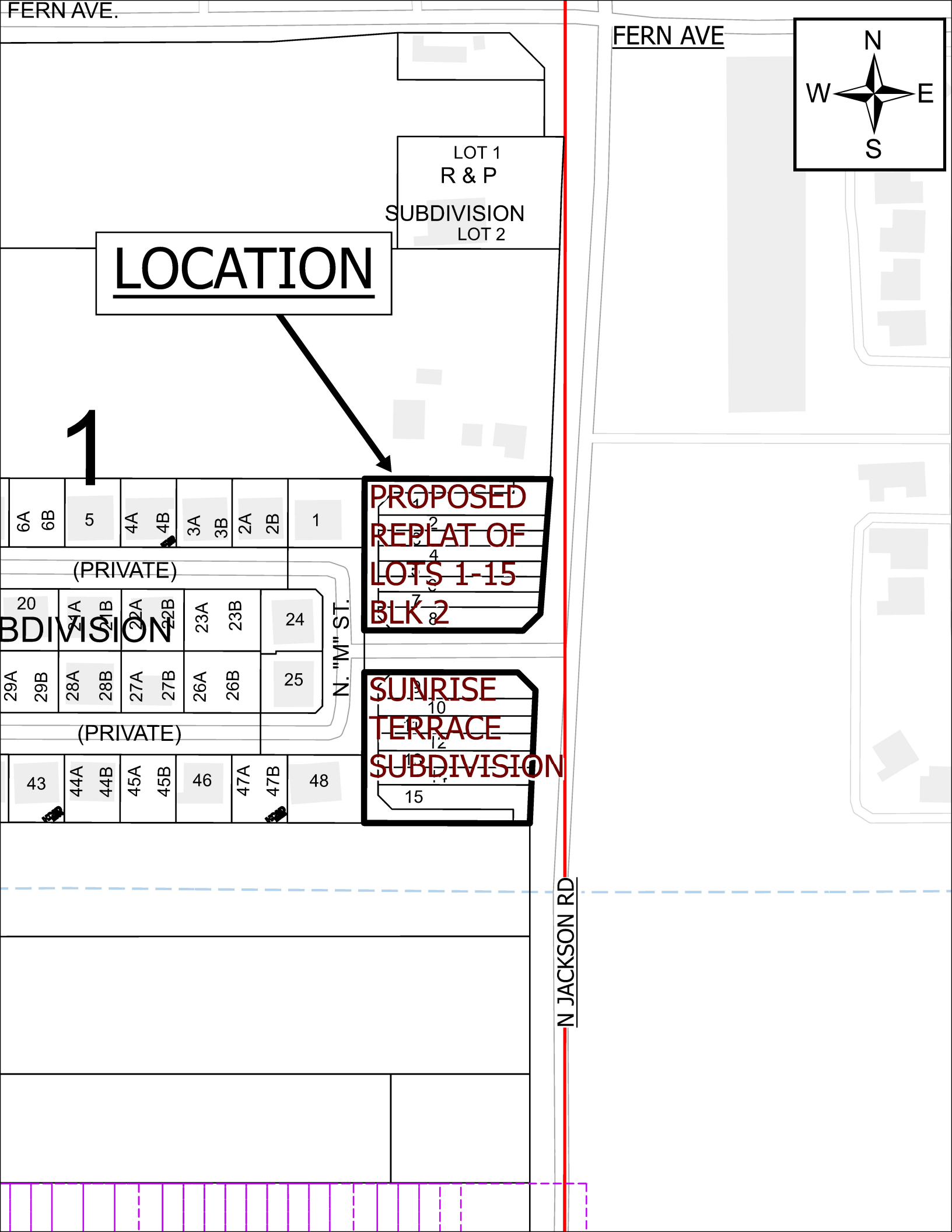
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/22/25

Print Name Ivan Garza

Owner ☐ Authorized Agent ☒

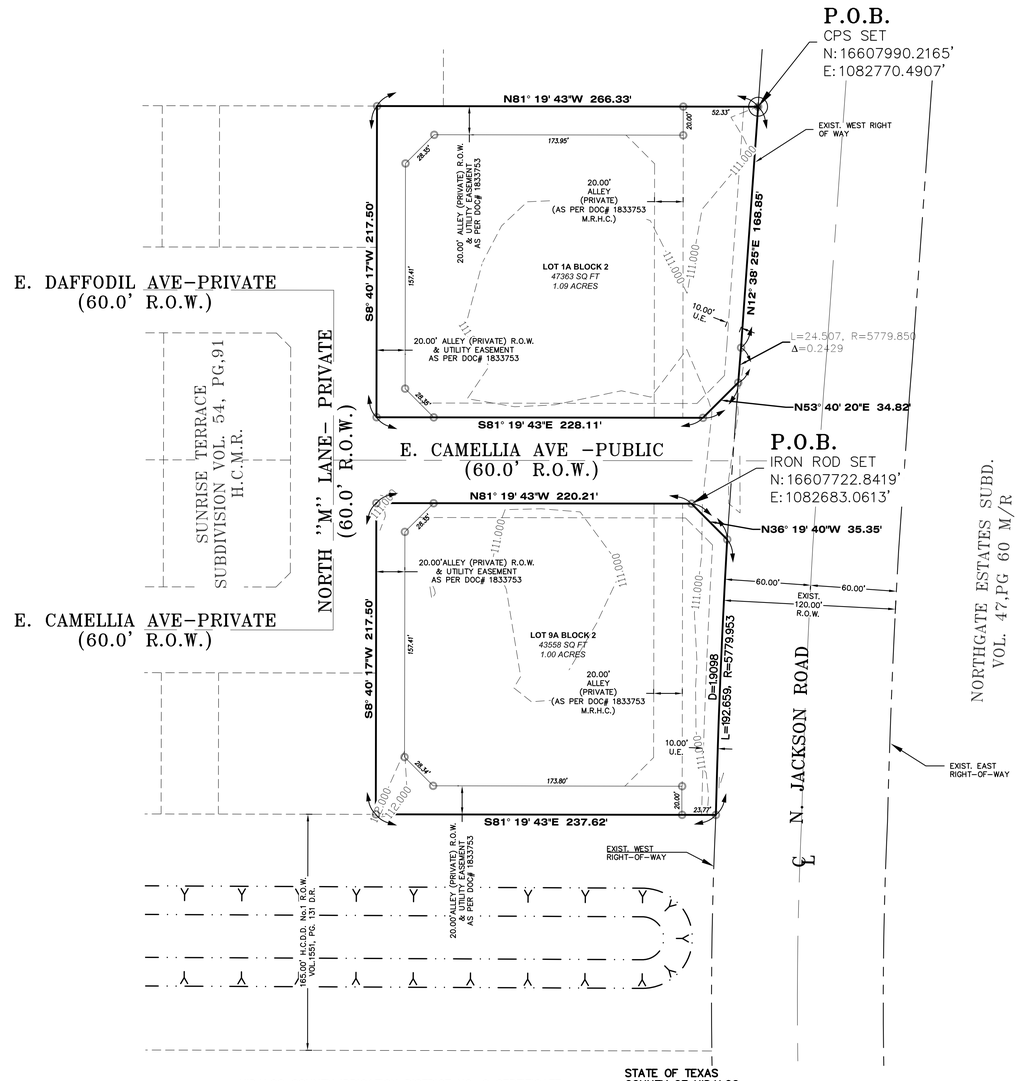
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


FERN AVE.
FERN AVE
N
W
E
S
LOT 1
R & P
SUBDIVISION
LOT 2
LOCATION
1
PROPOSED
REPLAT OF
LOTS 1-15
BLK 2
SUNRISE
TERRACE
SUBDIVISION
(PRIVATE)
(PRIVATE)
N. "M" ST.
N JACKSON RD
BDIVISION

DATE OF PREPARATION: AUGUST 12, 2025

# RE PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION

BEING A REPLAT OF ALL OF LOTS 1 THRU 15, BLOCK 2 OF SUNRISE TERRACE SUBDIVISION, AS PER DOC#1833753, MAP RECORDS OF HIDALGO COUNTY, TEXAS

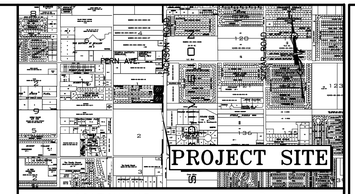



SCALE 1" = 50'

BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE
(4205)
ALLTERRA NAVD 88
SYSTEMS NETWORK

| LEGEND | |
|---|---|
| ● | – FOUND 1/2 INCH IRON ROD |
| ◉ | – FOUND 5/8 INCH IRON ROD |
| ▲ | – FOUND COTTON PICKER SPINDLE |
| ⛬ | – SET COTTON PICKER SPINDLE |
| XXXX | – NATURAL GROUND |
| ⛬ | – CALCULATED POINT |
| ○ | – CAPPED IRON ROD SET |

| ABBREVIATION LEGEND | |
|---|---|
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.T. | FARM TRACT |
| F.M. | FARM-TO-MARKET |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| ℄ | CENTER LINE |
| | LOT LINE |




LOCATION MAP SCALE: 1" = 2000'

**METES AND BOUNDS DESCRIPTION**

BEING A 1.29 ACRES TRACT OF LAND, ALL OF LOTS 1 THRU 8, BLOCK 2, SUNRISE TERRACE SUBDIVISION, AND ALL OF A 20-FOOT-WIDE ALLEY (PRIVATE) R.O.W. AND UTILITY EASEMENT ADJOINING LOTS 1 THRU 8, BLOCK 2, RECORDED IN VOLUME 54, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 1.29 ACRES TRACT OF LAND BEING MORE PARTICULARLY BY THE METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID LOT 1, BLOCK 2, SAME BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, S 12° 38 25'W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 168.85 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A POINT OF CURVATURE OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT WITH RADIUS OF 5779.85 FEET, A CHORD BEARING AND A DISTANCE S 13° 09 21' W 24.51 FEET, DELTA ANGLE 0.24', AND ARC LENGTH OF 24.51 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY), FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 53° 40' 20' W ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, A DISTANCE 34.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19' 43' E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, TO A POINT ON THE WEST BOUNDARY LINE OF THE SAID BLOCK 2, A DISTANCE OF 228.11 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 40 17' E ALONG THE WEST BOUNDARY LINE OF THE SAID BLOCK 2, TO THE NORTHWEST CORNER OF THE SAID BLOCK 2, A DISTANCE OF 217.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19' 43' E, ALONG THE NORTH THE LINE OF THE SAID BLOCK 2, A DISTANCE OF 266.33 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.29 ACRES OF LAND MORE OR LESS.

**METES AND BOUNDS DESCRIPTION**

BEING A 1.20 ACRES TRACT OF LAND, ALL OF LOTS 9 THRU 15, BLOCK 2, AND ALL OF A 20-FOOT-WIDE ALLEY (PRIVATE) R.O.W. AND UTILITY EASEMENT ADJOINING LOTS 9 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISON, VOLUME 54, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 1.20 ACRES TRACT OF LAND BEING MORE PARTICULARLY BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID LOT 1, BLOCK 2, SAME BEING A POINT OF THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD;

THENCE, S 12° 38 25'W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 168.85 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT WITH RADIUS OF 5779.85 FEET, A CHORD BEARING AND A DISTANCE S 13° 09 21' W 24.51 FEET, DELTA ANGLE 0.24', AND ARC LENGTH OF 24.51 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY);

THENCE, S 29° 41 27' W ACROSS THE SAID BLOCK 2,TO THE MOST NORTHERLY NORTHEAST CORNER OF THE SAID LOT 9, BLOCK 2,SAME BEING A POINT ON SOUTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY), A DISTANCE OF 90.65 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, S 36° 19 35' E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 35.35 FEET TO A 1/2-INCH CAPPED IRON ROD SET,FOR THE MOST EASTRELY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT RADIUS OF 5779.92 FEET, A CHORD BEARING AND A DISTANCE S 10° 55 50' W 192.65 FEET, DELTA ANGLE 1.91', WITH AND ARC LENGTH OF 192.66 FEET TO A POINT ON THE NORTH LINE OF A 165.00 FOOT WIDE HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY,RECORDED IN VOL155, PG 131, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 19 43 'W ALONG THE NORTH LINE OF THE SAID 165.00-FOOT-WIDE HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF THE SAID BLOCK 2, A DISTANCE OF 237.62 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 40 17' E ALONG THE WEST LINE OF THE SAID BLOCK 2, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE DAFFODIL AVE, A DISTANCE OF 217.50 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19 43' E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE,A DISTANCE OF 220.21 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.20 ACRES OF LAND MORE OR LESS.

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: (N. JACKSON RD.): 92 FEET FROM THE WEST LINE OF 20FT. PRIVATE ALLEYS AS SHOWN ON THE PLAT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

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

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

CORNER: 10FT. ALONG E. DAFFODIL AVE. & PRIVATE ALLEYS OR GREATER OR APPROVED SITE PLAN OR EASEMENTS

3. THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WIWTH 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, MAP COMMUNITY PANELS NO.: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
4. A DRAINAGE DETENTION OF **24,786** CF OR **0.571** ACRE FEET IS REQUIRED FOR LOT 1. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS..
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. JACKSON ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
9. CITY OF McALLEN BENCHMARK (MC68) SET BY ARANDA & ASSOCIATES A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED INSIDE ROBIN PARK (BEHIND FINA GAS STATION) NORTHING=16621766.28201 EASTING= 1075676.16311 ELEV= 108.89
10. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
11. 6' BUFFER REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONE/USES.
12. LOT OWNERS/HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS, ALLEYS, SIDEWALKS AND ALL COMMON AREAS, NOT THE CITY OF MCALLEN.
13. SITE PLAN MUST BE APPROVED BY PLANNING & DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
14. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
15. NO CURB, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. JACKSON ROAD.
16. ACCESS FOR LOT 1A/LOT9A SHALL BE FROM CAMELIA AVE. & DAFFODIL AVENUE. NOT JACKSON ROAD.
17. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

**OWNER'S ACKNOWLEDGMENT**
**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **REPLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE 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.

_____ _____
MADHAV ROBIVA (MANAGING MEMBER) DATE
L360 GROUP LLC
6034 BELLAIRE BLVD
HOUSTON TEXAS 77081

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MADHAV ROBIVA, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___-___-___

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE**

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 #2 RIGHTS OF WAYS OR EASEMENTS.

_____ ATTEST _____
PRESIDENT SECRETARY

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**MAYOR'S CERTIFICATE**

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

_____
MAYOR, CITY OF McALLEN DATE

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE**

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

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

**STATE OF TEXAS – COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS:

| NAME | | ADDRESS | | PHONE & FAX | |
|---|---|---|---|---|---|
| OWNER(S): L360 GROUP LLC | | 6034 BELLAIRE BLVD | HOUSTON TEXAS 77081 | | |
| SURVEYOR: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |
| ENGINEER: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


ISSUED FOR:
**FINAL**

PROJECT
# PLAT SHEET
REPLAT OF LOT 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

| | |
|---|---|
| ENGINEER: | IVAN GARCIA P.E. R.P.L.S. |
| SURVEYOR: | IVAN GARCIA P.E. R.P.L.S. |
| CHECKED: | IVAN GARCIA P.E. R.P.L.S. |
| DRAWN: | H.G./Y.V |
| SCALE: | 1" = 60' |
| DATE: | AUGUST 14, 2025 |
| PROJECT: | SUB 25.054 |
| REVISIONS: | |
| PAGE NO: | 1-OF-1 |

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

Y:\RDE SUBDIVISIONS 2025\SUB 25.054 - REPLAT OF SUNRISE TERRAZE\DWG\SUB 25.054_SHT 2 PLAT SHEET.dwg RIODELTA 11/25/2025 1:30 PM

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

**SUBDIVISION NAME: RE-PLAT OF SUNRISE TERRACE SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| N. Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W.<br>Paving: By State Curb & gutter: by State<br>Revisions needed:<br>- Provide a copy of referenced documents for staff review prior to Final/Recording.<br>**Ensure that R.O.W. complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording.<br>**COM Thoroughfare Plan | Required |
| E. Daffodil Ave.: 60 ft. R.O.W.<br>Paving: 40 ft. Curb & gutter: Both Sides<br>- Street names need to be clarified on the plat prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| North "M" Lane: 60 ft. R.O.W.<br>Paving: 40 ft. Curb & gutter: Both Sides<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |

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

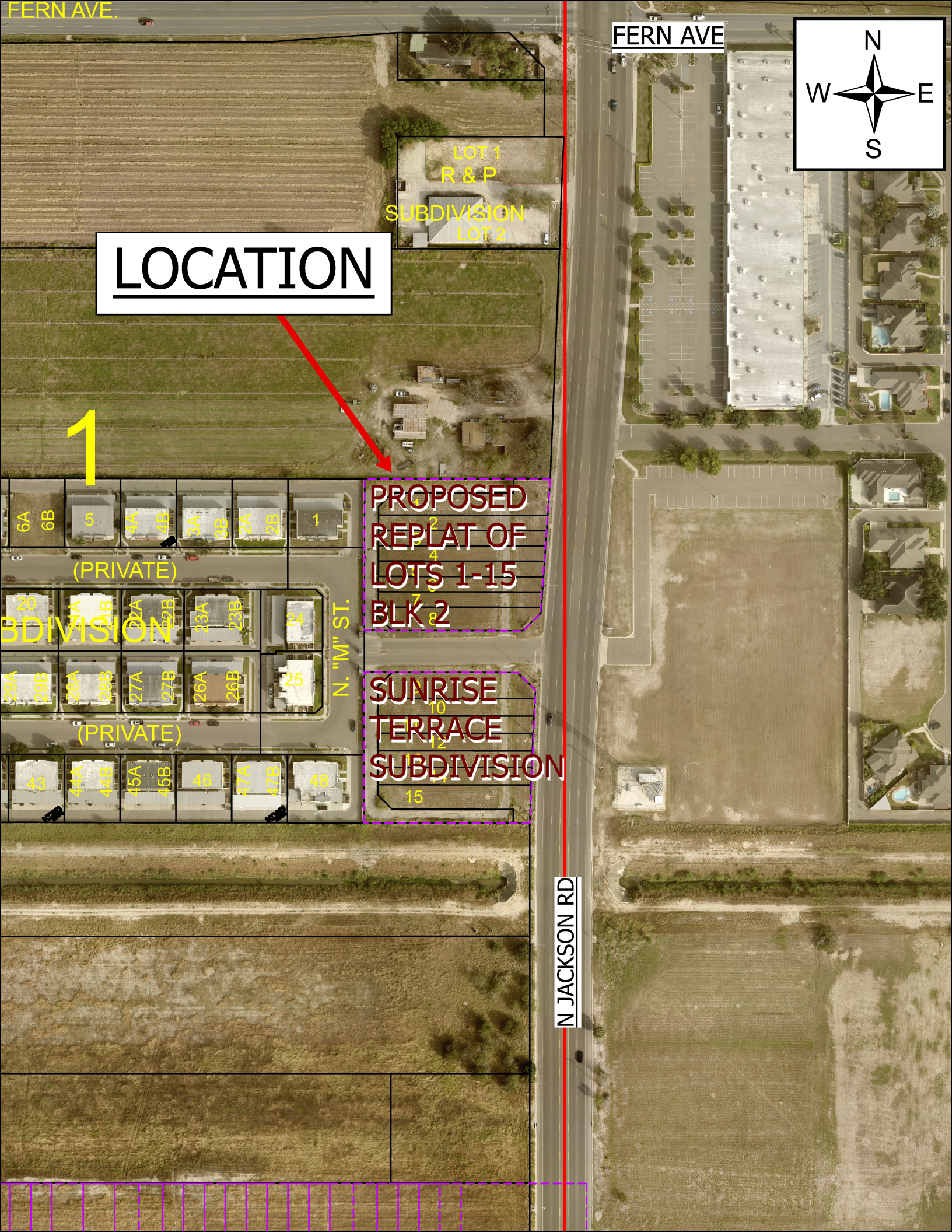
| | |
|---|---|
| **ALLEYS** | |
| R.O.W.: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties.<br>- 20.00 ft. Alley (Private) shown as was in the original Sunrise Terrace Subdivision.<br>- Disclaimer: Any abandonments must be done prior to Final. If abandoned, needs to be labeled on the plat and presented in Revised-Final Form.<br>**Subdivision Ordinance: Section 134-106 | Required |
| **SETBACKS** | |
| * Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Garage _____<br>**Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Required |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on N. Jackson Road and both sides of all interior streets.<br>Revisions Needed:<br>- Plat Notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process.<br>**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.<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>- Add plat note as shown above prior to final/recording.<br>**Landscaping Ordinance: Section 110-46 | Required |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along N. Jackson Road.<br>- Access for Lot 1A/Lot 9A shall be from Camelia Ave. / Daffodil Ave. not Jackson Road.<br>**Must comply with City Access Management Policy | Required |

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

| | |
|---|---|
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br>- Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Blk. 2 prior to issuance of Building Permit...etc. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | NA |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * 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.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets.<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area.<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: C-2 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District)<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>* Commercial Development, does not apply to Parks. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording<br>* Commercial Development, does not apply to Parks. | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC.<br>* Commercial Development, does not apply to Parks. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation approved, No TIA Required. | Required |
| * 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:<br>- If any restrictions are removed, this will trigger a Vacate & Replat process.<br>- Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. If<br>- Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. If abandoned, needs to be labeled on the plat and presented in revised-final form.<br>*Must comply with City's Access Management Policy. | Required |
| **RECOMMENDATION** | |
| RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. | Applied |


FERN AVE.
FERN AVE
N
W
E
S
LOT 1
R & P
SUBDIVISION
LOT 2
LOCATION
1
PROPOSED
REPLAT OF
LOTS 1-15
BLK 2
SUNRISE
TERRACE
SUBDIVISION
(PRIVATE)
(PRIVATE)
N. "M" ST.
N JACKSON RD

SUB2025-0161

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: Texas General Medical Center Subdivsion
Legal Description: 52.00 acres out of Section 232, Texas-Mexican Railways Company

Location: Southeast Corner of Monte Cristo and Shary Road
City Address or Block Number: 5200 Monte Cristo Rd
Total No. of Lots: 1 Total Dwelling Units: _____ Gross Acres: 52.00 Net Acres: _____
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
**For Fee Purposes:** ☑**Commercial (** 52.00 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/ No
Existing Zoning: C-4, R-3A Proposed Zoning: C-2 Applied for Rezoning ☑No/☐Yes: Date: _____
Existing Land Use: Vacant Proposed Land Use: Commercial
Irrigation District #: UID Water CCN: MPU/☑Sharyland Water SC Other: _____
Agricultural Exemption: ☐Yes/☑No Parcel #: 294692
Estimated Rollback Tax Due: 8,111.90 Tax Dept. Review: MC 11/10/25

**Owner**

Name: ML Rhodes, LTD Phone: c/o (956) 381-0981
Address: 200 S. 10th Street, Suite 1700 E-mail: mario@meldenandhunt.com / beto@meldenandhunt.com arizbeth@meldenandhunt.com
City: McAllen State: TX Zip: 78501

**Developer**

Name: Proaction Skyline Real Estate HIdings, LLC Phone: c/o (956) 381-0981
Address: 108 Lakeland Avenue E-mail: mario@meldenandhunt.com / beto@meldenandhunt.com david@bstone.biz
City: Dove, Delaware State: TX Zip: 19901
Contact Person: David Chacon, Brownstone Consultants

**Engineer**

Name: Melden & Hunt, Inc. Phone: (956) 381-0981
Address: 115 West McIntyre Street E-mail: mario@meldenandhunt.com / beto@meldenandhunt.com
City: Edinburg State: TX Zip: 78541
Contact Person: _____

**Surveyor**

Name: Melden & Hunt, Inc. Phone: (956) 381-0981
Address: 115 West McIntyre Street E-mail: robert@meldenahunt.com
City: Edinburg State: TX Zip: 78541

NOV 10 2025
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)**

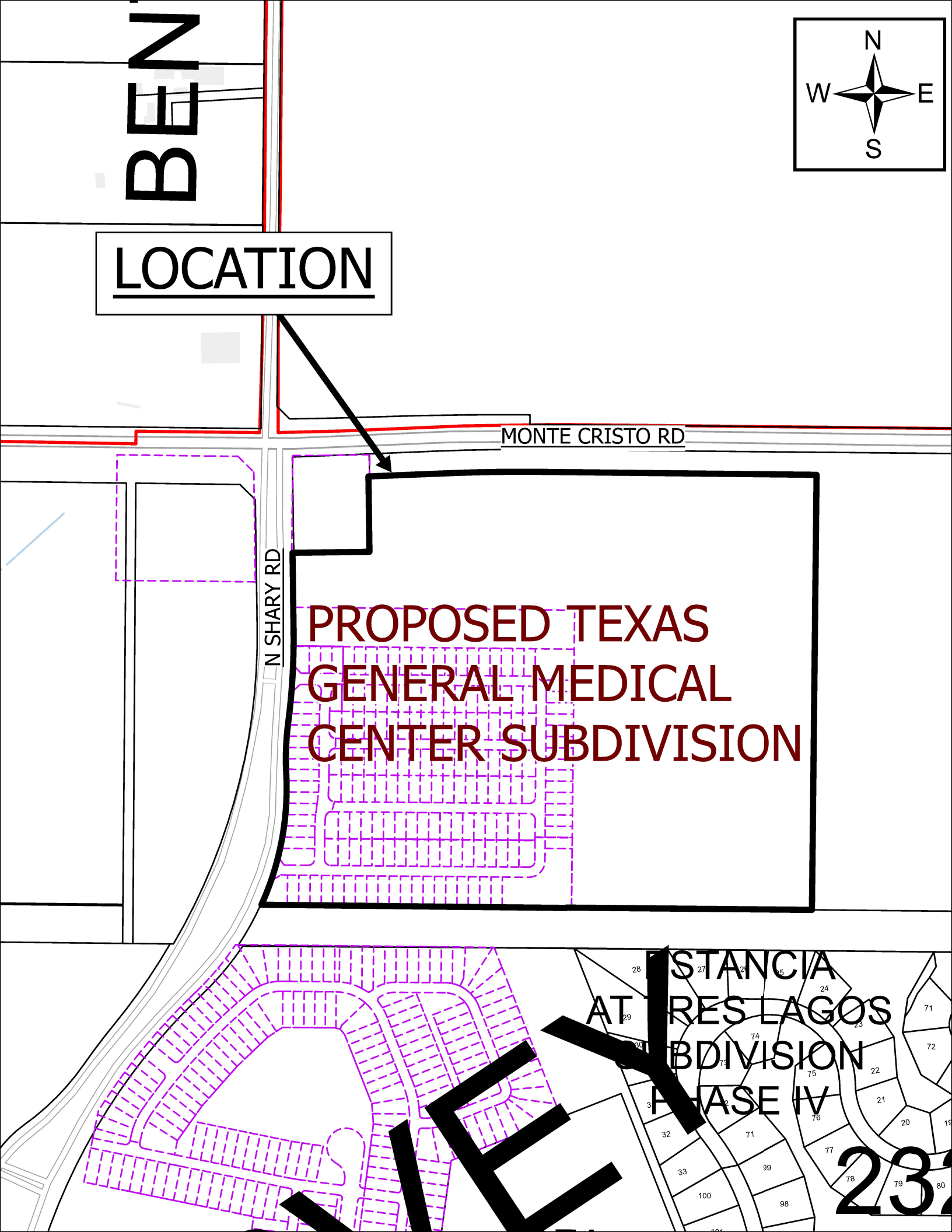
I certify that I am the actual owner of the property described al me if applicable); or I am authorized by the actual owner to submit ned written evidence of such authorization.

Signature _____ Date 10/30/2025

Print Name Melden & Hunt, Inc.

Owner ☐ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
LOCATION
MONTE CRISTO RD
N SHARY RD
PROPOSED TEXAS GENERAL MEDICAL CENTER SUBDIVISION
ESTANCIA AT TRES LAGOS SUBDIVISION PHASE IV
KEY

SUBDIVISION MAP OF

# TEXAS GENERAL MEDICAL CENTER SUBDIVISION

BEING A SUBDIVISION OF 52.000 ACRES
OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143 H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

***METES AND BOUNDS DESCRIPTION:***

A TRACT OF LAND CONTAINING 52.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143 , HIDALGO COUNTY DEED RECORDS, WHICH SAID 52.000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ML RHODES, LTD BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 52.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND SOUTHWEST CORNER OF SECTION 227;

THENCE, S 80° 30' 23" E ALONG THE SOUTH LINE OF SAID SECTION 232, A DISTANCE OF 377.12 FEET;

THENCE, N 09° 29' 34" E A DISTANCE OF 3,743.69 FEET TO A NO. 4 REBAR FOUND ON THE NORTH LINE OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2780232, HIDALGO COUNTY OFFICIAL RECORDS AND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27° 22' 19", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 429.96 FEET, A TANGENT OF 219.16 FEET AND A CHORD THAT BEARS N 19° 10' 22" E A DISTANCE OF 425.88 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

2. THENCE, CONTINUING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 10° 26' 20", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 163.97 FEET, A TANGENT OF 82.21 FEET AND A CHORD THAT BEARS N 10° 42' 22" E A DISTANCE OF 163.75 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

3. THENCE, CONTINUING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08° 12' 09", A RADIUS OF 2,060.00 FEET, AN ARC LENGTH OF 294.91 FEET, A TANGENT OF 147.71 FEET AND A CHORD THAT BEARS N 11° 49' 28" E A DISTANCE OF 294.66 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

4. THENCE, N 07° 43' 23" E CONTINUING ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD, AT A DISTANCE OF 69.33 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 246.55 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO STRIPES LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2751820, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

5. THENCE, S 82° 16' 37" E ALONG THE SOUTH LINE OF SAID CERTAIN TRACT CONVEYED TO STRIPES, LLC, A DISTANCE OF 245.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID CERTAIN TRACT CONVEYED TO STRIPES, LLC FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, N 07° 43' 23" E ALONG THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO STRIPES, LLC, A DISTANCE OF 240.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

7. THENCE, S 83° 47' 48" E A DISTANCE OF 253.05 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

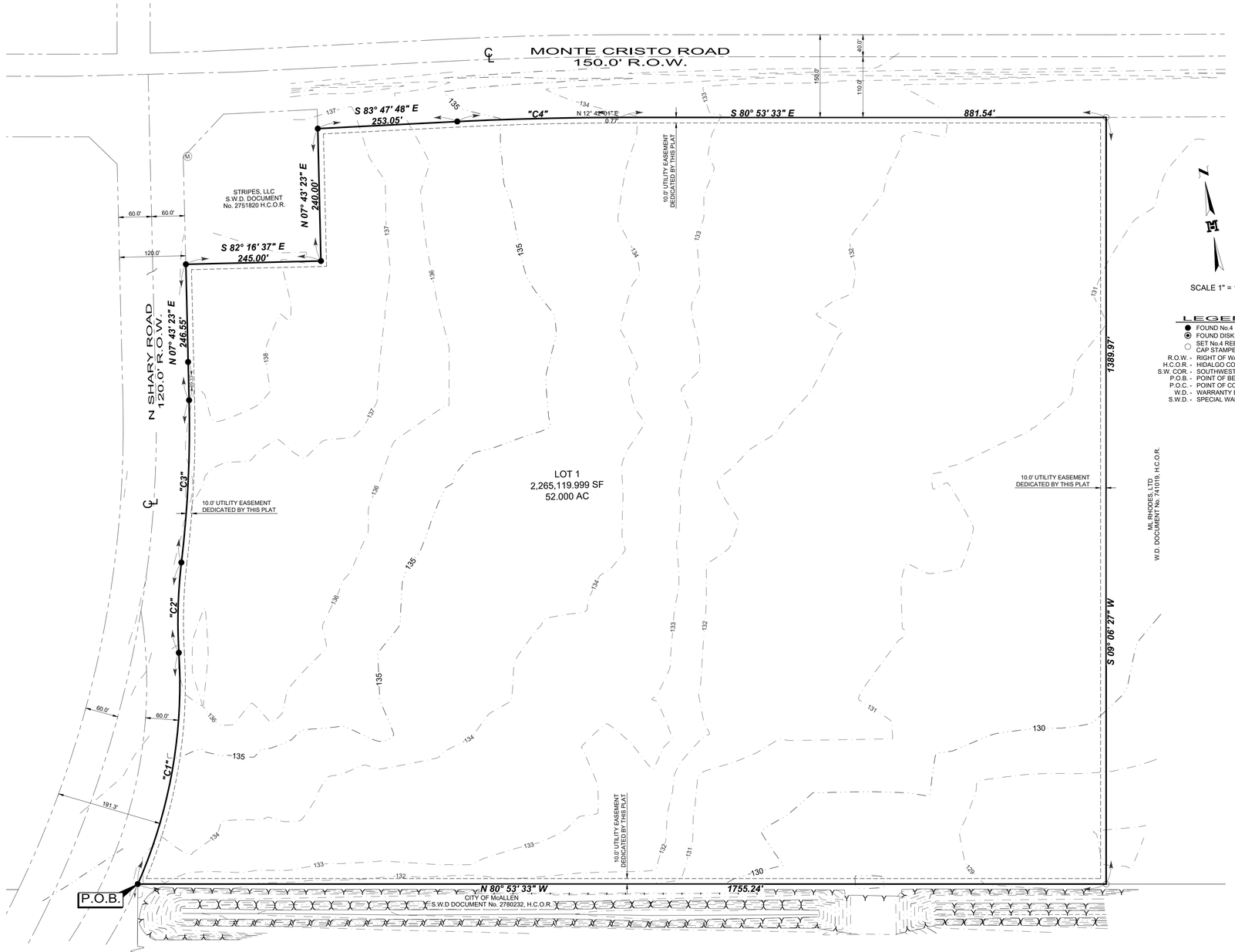
8. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 02° 54' 33", A RADIUS OF 5,809.21 FEET, AN ARC LENGTH OF 294.96 FEET, A TANGENT OF 147.51 FEET AND A CHORD THAT BEARS S 82° 20' 50" E A DISTANCE OF 294.92 FEET TO A POINT, FROM WHICH A DISK IN CONCRETE FOUND BEARS N 12° 42' 01" E A DISTANCE OF 0.77 FEET, FOR AN ANGLE POINT OF THIS TRACT;

9. THENCE, S 80° 53' 33" E A DISTANCE OF 881.54 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

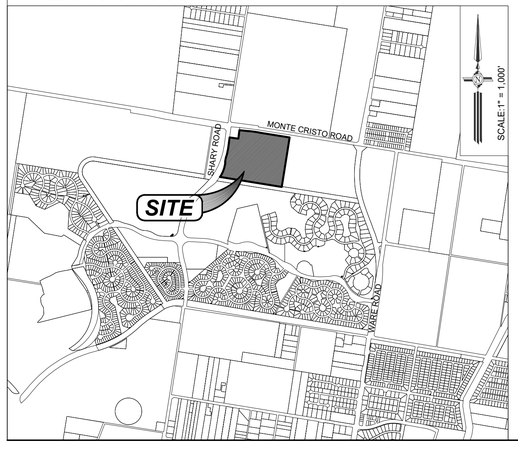
10. THENCE, S 09° 06' 27" W A DISTANCE OF 1,389.97 FEET TO A NO. 4 REBAR SET AT THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, FOR THE SOUTHEAST CORNER OF THIS TRACT;

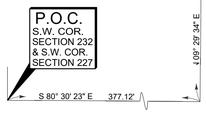
11. 11. THENCE, N 80° 53' 33" W ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 1,755.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.000 ACRES OF LAND, MORE OR LESS.

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Length | Chord Direction |
| "C1" | 027° 22' 19" | 900.00' | 429.96' | 219.16' | 425.88' | N 19° 10' 22" E |
| "C2" | 010° 26' 20" | 900.00' | 163.97' | 82.21' | 163.75' | N 10° 42' 22" E |
| "C3" | 008° 12' 09" | 2060.00' | 294.91' | 147.71' | 294.66' | N 11° 49' 28" E |
| "C4" | 002° 54' 33" | 5809.21' | 294.96' | 147.51' | 294.92' | S 82° 20' 50" E |




## LOCATION MAP




DRAWN BY: EM DATE 10-28-2025
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" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER:480334 0300 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: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES
4. CITY OF McALLEN BENCHMARK: NUMBER MC 22, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED 250 FEET NORTH OF THE INTERSECTION OF MONTE CRISTO & N SHARY ROAD GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16653575.4252, E=1063331.96275, ELEV.=
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F.; _____ Ac.-Ft. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
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. 5' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. SHARY ROAD AND MONTE CRISTO ROAD.
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. 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. MIN .24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND IT WILL BE MAINTAINED BY THE PROPERTY OWNER.
14. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.

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

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

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 UNITED IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 20_____.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

DRAWN BY: EM DATE 10-28-2025
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

SUBDIVISION MAP OF

# *TEXAS GENERAL MEDICAL CENTER SUBDIVISION*

BEING A SUBDIVISION OF 52.000 ACRES
OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143 H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

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: 10/28/2025
ENGINEERING JOB # 25201.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE 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, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 10/13/2025
SURVEY JOB # 25621.08

THE STATE OF TEXAS
COUNTY OF LUBBOCK

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TEXAS GENERAL MEDICAL CENTER 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.

M.L. RHODES, LTD. A TEXAS LIMITED PARTNERSHIP

_____ _____
BRAD FRISBY, PRESIDENT OF HIDALGO DATE
COUNTY TEXAS COPORATION, THE
GENERAL PARTNER OF M.L. RHODES, LTD.
200 S. 10th STREET, SUITE 1700
McALLEN, TEXAS 78501

THE STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD FRISBY, 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:

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: 11/25/2025

**SUBDIVISION NAME: TEXAS GENERAL MEDICAL CENTER**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Monte Cristo Rd.: R.O.W. required from centerline for 150 ft. of total R.O.W., prior to final.<br>Paving: 65' B-B Curb & gutter: Both Sides<br>Revisions needed:<br>-Provide a COPY of all the R.O.W. documents along Monte Cristo road for staff review prior to final.<br>-Need to clarify easements as any existing easements would need to be abandoned if it lies within the R.O.W., to be done prior to final.<br>**Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.<br>-No overlap of easements into R.O.W. for Sharyland easements along Monte Cristo Rd., need to clarify prior to final.<br>-All R.O.W. requirements must be addressed prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are not built prior to recording.<br>**COM Thoroughfare Plan | Non-compliance |
| N. Shary Road: 60 ft. R.O.W. dedication required from centerline for 120 ft. of total ROW.<br>Paving: by State Curb & gutter: by State<br>Revisions needed:<br>-No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd., there is an encroaching easement inside the road R.O.W. Need to clarify prior to final<br>-Need to provide a copy of the R.O.W. documents for staff review prior to final.<br>-Abandonment of easements cannot be done by plat, must be done by a separate instrument.<br>-Make sure that the Road name is labeled as ""N. Shary Rd.""<br>-All R.O.W. requirements must be addressed prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are not built prior to recording.<br>**COM Thoroughfare Plan | Non-compliance |
| (E/W Collector) - Dedication needed for 60ft. of R.O.W.<br>Paving: 40-44ft. Curb & gutter: Both Sides<br>Revisions Needed:<br>- Please clarify curvature of the R.O.W. Area shown on the plat.<br>- R.O.W. area shown on the plat meanders going North, verify with City roadmap.<br>- R.O.W. area and acreage shown needs to be replaced with the street name.<br>- Need to provide an Area map to verify for street alignments/offsets.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Non-compliance |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |

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

| | |
|---|---|
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Non-compliance |
| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>• Turn around needed if drive is deeper than 150' from roadway via a paved road designed and maintained to support the imposed loads of fire apparatus.<br>**Subdivision Ordinance: Section 134-105 | Non-compliance |
| **ALLEYS** | |
| R.O.W.: 20 ft. Paving: 16 ft.<br>- ALLEY required for commercial properties.<br>- 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.<br>- Alley/service drive requirement must be addressed prior to final.<br>Revisions Needed:<br>Please revise plat note #13 as it needs to state the following: "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."<br>**Subdivision Ordinance: Section 134-106 | Non-compliance |
| **SETBACKS** | |
| * Front: (Monte Cristo Road & N. Shary Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.<br>Revisions Needed:<br>-Revise plat note as shown above prior to final.<br>**Zoning Ordinance: Section 138-356 | Non-compliance |
| * Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: See reference to Front above.<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: Commercial Development<br>**Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |

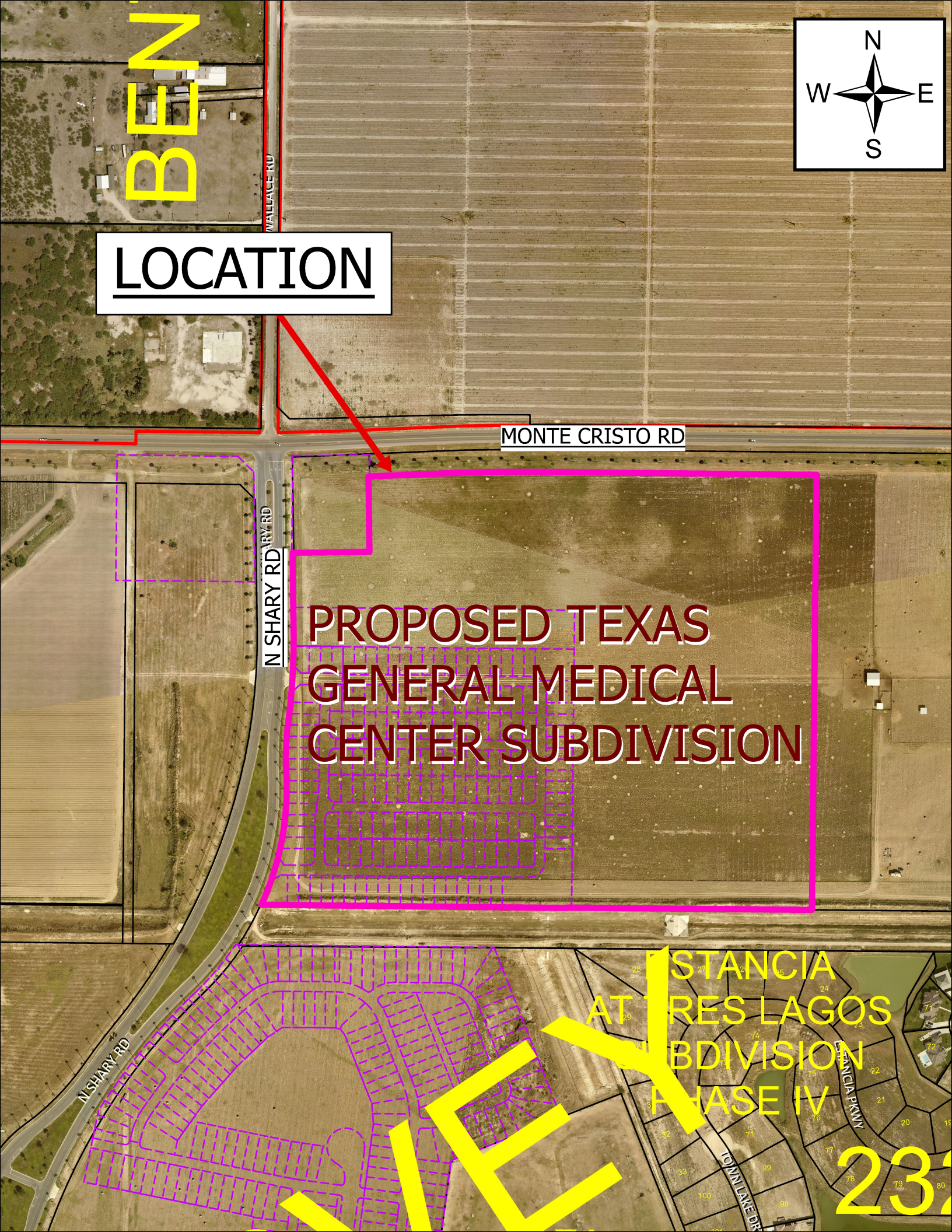
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| | |
|---|---|
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on N. Shary Rd. & Monte Cristo Rd.<br>-May increase to 5 ft. as per Engineering, prior to final.<br>**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.<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**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<br>**Must comply with City Access Management Policy | TBD |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| - Common Areas, any private 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. | Required |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: C4 Proposed: C4<br>- There is a section that falls within the R-3A zoning for the previous Villas at Las Palmas Subdivision.<br>- Please clarify status of this plat with staff and rezoning required prior to final.<br>***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<br>***Zoning Ordinance: Article V | Required |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>-Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording<br>-Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. | NA |
| * Pending review by the City Management's Office.<br>-Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation needs to be submitted to determine if TIA is required, prior to final plat.<br>**Please contact Traffic Department for any further questions. | Non-compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| **COMMENTS** | |
| Comments:<br>-If any Variance request is submitted, must be finalized prior to final.<br>-Plat submitted references United Irrigation District signature block.<br>-You can remove the City Secretary signature block as it is not required in our process.<br>-Need to determine if alley/service drive is being proposed.<br>-Need to provide copies of documents for the abandoned R.O.W. easement that goes from North-South located on the plat for staff review prior to final.<br>-No overlap of easements into R.O.W. for Sharyland easements along N. Shary Rd. & Monte Cristo. Any abandonment must be done by a separate instrument/document, not by plat, prior to final.<br>-Verify location of S.W.S.C. easement located on the West, outside of the plat boundary. Provide S.W.S.C. easement documents for staff review. There should be no overlap of easements into R.O.W.<br>-Need to Provide the Documents to verify who is authorized to sign on behalf of the LLC, LTD. etc.<br>-Owner's Authorization mentions an LLC, application mentions and LTD, please clarify and revise application as needed.<br>-Please add page numbers at the bottom of the plats, ""e.g. Page 1, Page 2""<br>*Must comply with City's Access Management Policy." | Required |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVALS. | Applied |

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


BEN
WALLACE RD
LOCATION
N
W
E
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MONTE CRISTO RD
N SHARY RD
PROPOSED TEXAS
GENERAL MEDICAL
CENTER SUBDIVISION
N SHARY RD
ESTANCIA
AT RES LAGOS
BDIVISION
HASE IV
ESTANCIA PKWY
TOWN LAKE DR
SURVEY
23

SUB 2025-0170

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
**SUBDIVISION PLAT REVIEW APPLICATION**

**Project Information**

Subdivision Name Balboa Acres Lot 18 block 30 (East)
Legal Description Lot 18 block 30 (East half)

Location 3512 Helena Ave McAllen Tx 78503
City Address or Block Number 3512 Helena Ave
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.123 Net Acres 0.123
☑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 R1 Proposed Zoning R1 Applied for Rezoning ☑No/☐Yes: Date ____
Existing Land Use Vacant Proposed Land Use house
Irrigation District # ____ Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☐No Property ID: 120911
Estimated Rollback Tax Due ____ Tax Dept. Review ____

**Owner**

Name Alex Lorano Phone (956) 984-9161 OR (956) 662-0958
Address 3500 Helena Ave E-mail alorano0328@gmail
City McAllen State Tx Zip 78503 Alexandra Lorano 0328 @gmail

**Developer**

Name Same As Owner Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

**Engineer**

Name ____ Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

**Surveyor**

Name Art Saiz Phone (956) 618-5565
Address 1524 Dove Ave E-mail ____
City McAllen State Tx Zip 78501

RECEIVED
NOV 17 2025
VR

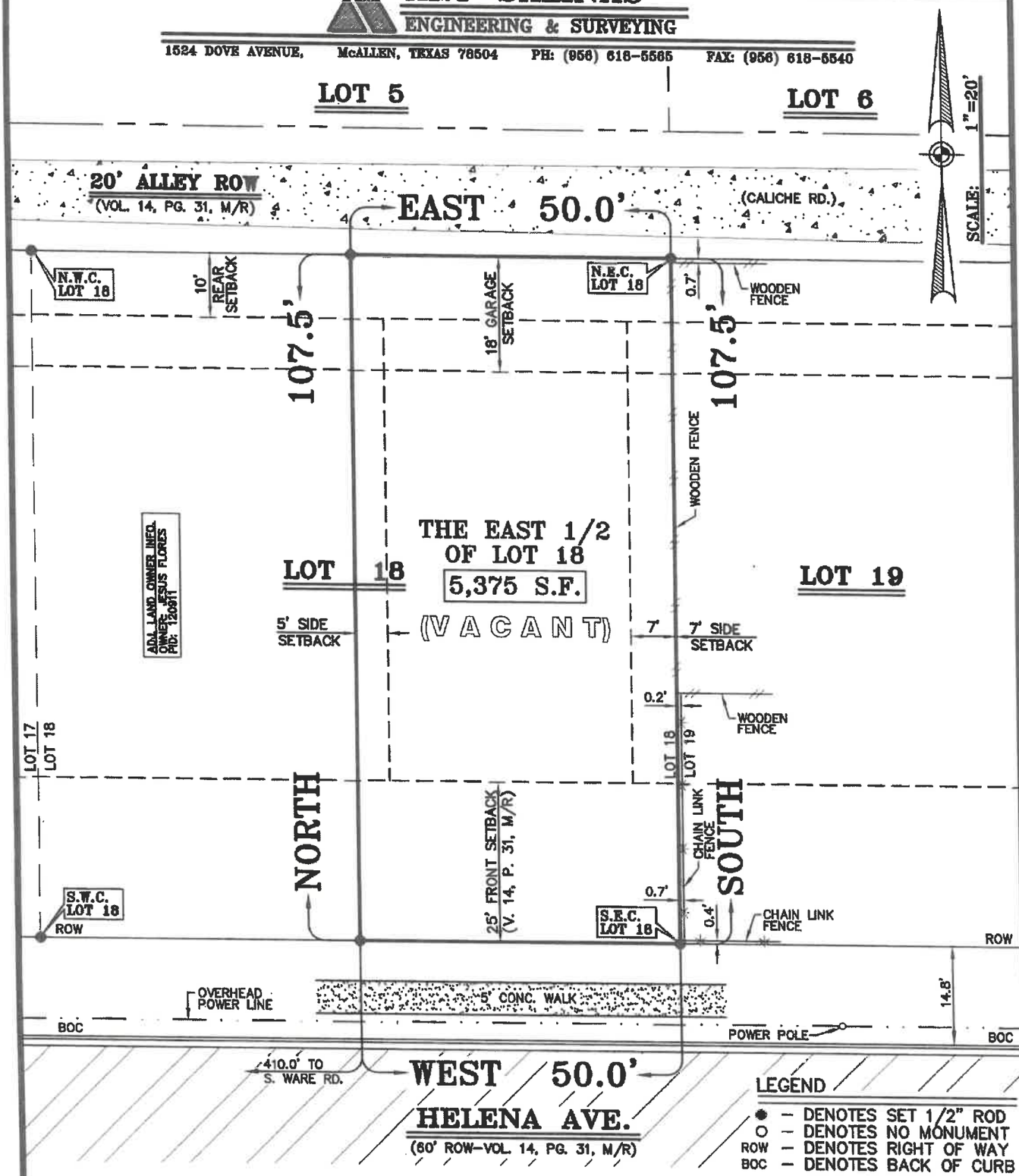
LOCATION
S WARE RD
FRANCISCA AVE.
GLORIA AVE.
HELENA AVE.
IDELA AVE.
JUDITH AVE.
KATRINA AVE.
IDELA PARK
9
28
29
30
31
PROPOSED BALBOA
ACRES LOT 18 BLK 30
EAST HALF SUBDIVISION
N
W
E
S

T.B.P.E. FIRM No.: F-5154

# ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540




LEGEND

- ● – DENOTES SET 1/2" ROD
- O – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0010-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey was prepared without the benefit of a title policy. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include a subsurface utility or topographic investigation.
5. Easements, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 3. (Blanket)
6. Easements for roadways, telephone poles and lines, laterals and drainage ditches as shown by instrument dated October 17, 1917, recorded in Volume 89, Page 341, Deed Records of Hidalgo County, Texas. (Blanket)
7. Building Setback Lines as per City Zoning Ordinance; unless otherwise noted.
8. Subject to any water rights and/or oil, gas and mineral lease of record.
9. Bearing Basis: "S. line of Lot 18, Block 20, Balboa Acres"

CLIENT: Alex Lozano

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT HELENA AVE., in MCALLEN, TEXAS, DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (E. 1/2) OF LOT 18, BLOCK 30, BALBOA ACRES, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 31, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

25-70461B
Job No.

11-11-25
Date

©COPYRIGHT 2025 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802

RECEIVED
NOV 17 2025
By OC

# City of McAllen

## SUBDIVISION PLAT REVIEW

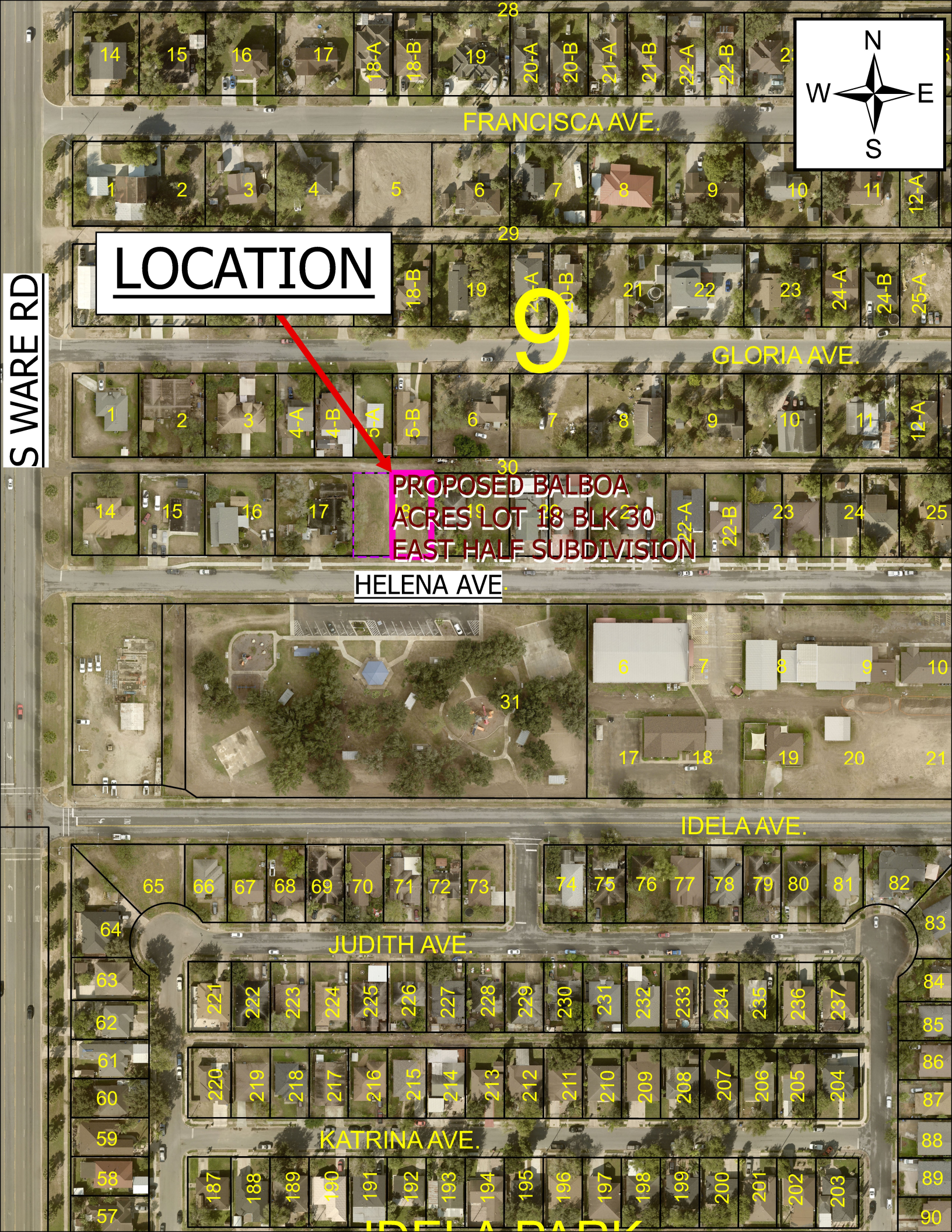
Reviewed On: 11/24/2025

| SUBDIVISION NAME: BALBOA ACRES LOT #18, BLOCK 30 (EAST HALF) | |
|---|---|
| **REQUIREMENTS** | |
| **STREETS AND RIGHT-OF-WAYS** | |
| Helena Avenue: 60 ft. ROW (existing)<br>Paving: Approximately 35 ft. existing Curb & gutter: both sides<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| ROW: 20 ft. Paving: Existing conditions remain<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106 | Applied |
| **SETBACKS** | |
| * Front: 25 ft.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Rear: In accordance with the Zoning Ordinance or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning Ordinance or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |

| | |
|---|---|
| * Corner<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on Helena Ave.<br>**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<br>**Landscaping Ordinance: Section 110-46 | NA |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**Landscaping Ordinance: Section 110-46 | NA |
| *Perimeter buffers must be built at time of Subdivision Improvements. | NA |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along<br>**Must comply with City Access Management Policy | NA |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | NA |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area: Survey for the East half of Lot 18, Block 30 shows a 50 ft. width<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential | Applied |

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

| | |
|---|---|
| District)<br>- As part of the City initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District.<br>***Zoning Ordinance: Article V | |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | TBD |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| **COMMENTS** | |
| Comments:<br>*Existing plat notes remain the same.<br>*Public hearing is required for the subdivision of the lot.<br>*Must comply with other department requirements prior to recording as may be applicable. | Required |
| **RECOMMENDATION** | |
| STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS. | Applied |


LOCATION
S WARE RD
FRANCISCA AVE.
GLORIA AVE.
HELENA AVE.
IDELA AVE.
JUDITH AVE.
KATRINA AVE.
PROPOSED BALBOA
ACRES LOT 18 BLK 30
EAST HALF SUBDIVISION
N
W
E
S
9

SUB2025-0169

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
**SUBDIVISION PLAT REVIEW APPLICATION**

**Project Information**

Subdivision Name Balboa Acres Lot 18 block 30 (West)
Legal Description Lot 18 block 30 (West half)

Location 3512 Helena Ave McAllen, Tx 78503
City Address or Block Number 3516 Helena Ave
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.123 Net Acres 0.123
☑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 R1 Proposed Zoning R1 Applied for Rezoning ☐No/☐Yes: Date ____
Existing Land Use Vacant Proposed Land Use House
Irrigation District # ____ Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Property ID: 120911
Estimated Rollback Tax Due 0 Tax Dept. Review

**Owner**

Name Alex Lozano Phone (956) 984-9161 OR 1662-738
Address 3500 Helena Ave E-mail alozano0328@gmail.com
City McAllen State Tx Zip 78503 alexandralozano0328@gmail.com

**Developer**

Name Same As Owner Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

**Engineer**

Name ____ Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

**Surveyor**

Name Art Salinas Phone (956) 618-5565
Address 1524 Dove Ave E-mail ____
City McAllen Tx 78501 State Tx Zip 78501

RECEIVED
NOV 17 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 blueline copies and Location Maps
- 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 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 (Preferred)

- 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 & the 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 Maria M.B Evans Date 11/17/2025

Print Name Maria M B Evans

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

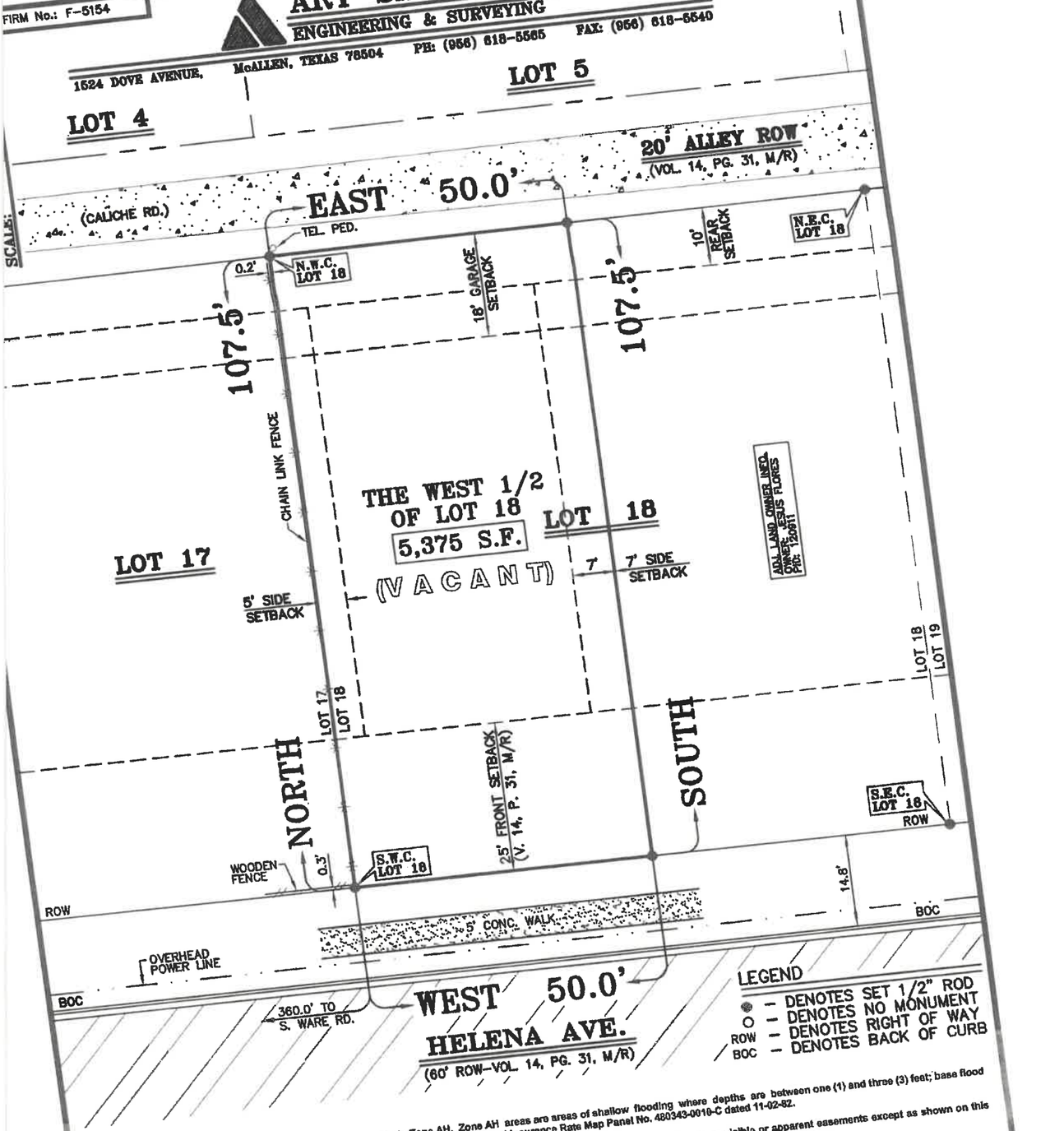
LOCATION
PROPOSED BALBOA
ACRES LOT 18 BLK 30
WEST HALF SUBDIVISION
S WARE RD
FRANCISCA AVE.
GLORIA AVE.
HELENA AVE.
IDELA AVE.
JUDITH AVE.
KATRINA AVE.
N
W
E
S
28
29
30
31
9

FIRM No.: F-5154

T.B.P.L.S. FIRM No.: 10004000

# ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540




FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0010-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey was prepared without the benefit of a title policy. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include a subsurface utility or topographic investigation.
5. Easements, rules, regulations and rights in favor of Hidalgo County Water Improvement District No. 3. (Blanket)
6. Easements for roadways, telephone poles and lines, laterals and drainage ditches as shown by instrument dated October 17, 1917, recorded in Volume 69, Page 341, Deed Records of Hidalgo County, Texas. (Blanket)
7. Building Setback Lines as per City Zoning Ordinance; unless otherwise noted.
8. Subject to any water rights and/or oil, gas and mineral lease of record.
9. Bearing Basis: "S. line of Lot 18, Block 20, Balboa Acres"

CLIENT: Alex Lozano

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT HELENA AVE., in MCALLEN, TEXAS, DESCRIBED AS FOLLOWS:
THE WEST ONE-HALF (W. 1/2) OF LOT 18, BLOCK 30, BALBOA ACRES, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 31, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

25-70461A
Job No.

11-11-25
Date

© COPYRIGHT 2025 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

RECEIVED
NOV 17 2025
By VR

Registered Professional Land Surveyor No. 4802

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/24/2025

**SUBDIVISION NAME: BALBOA ACRES LOT #18, BLOCK 30 (WEST HALF)**

| REQUIREMENTS | |
|---|---|
| **STREETS AND RIGHT-OF-WAYS** | |
| Helena Avenue: 60 ft. ROW (existing)<br>Paving: Approximately 35 ft. existing Curb & gutter: both sides<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| ROW: 20 ft. Paving: Existing conditions remain<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106 | Applied |
| **SETBACKS** | |
| * Front: 25 ft.<br>**Zoning Ordinance: Section 138-356 | Applied |

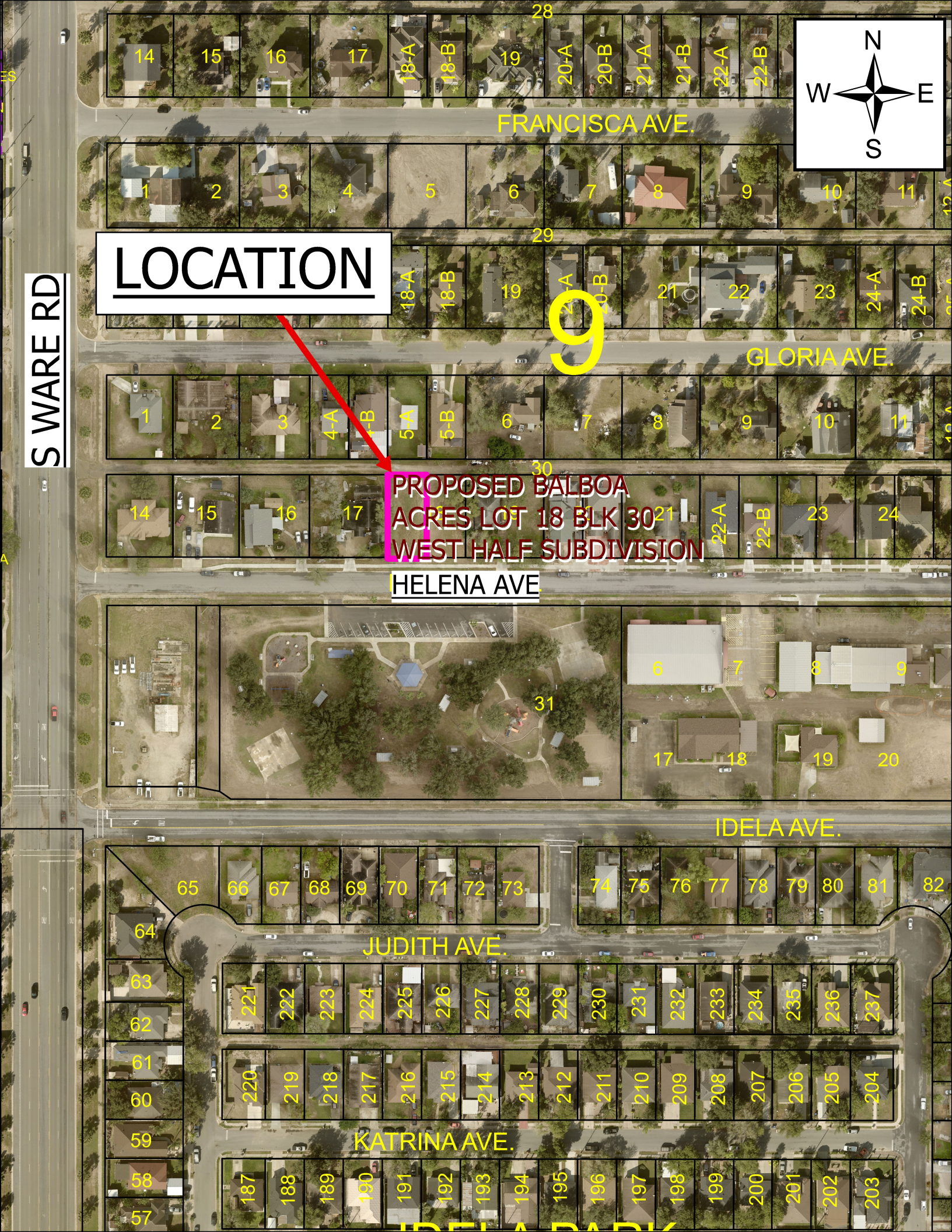
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| | |
|---|---|
| * Rear: In accordance with the Zoning Ordinance or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning Ordinance or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on Helena Ave.<br>**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<br>**Landscaping Ordinance: Section 110-46 | NA |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**Landscaping Ordinance: Section 110-46 | NA |
| *Perimeter buffers must be built at time of Subdivision Improvements. | NA |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along<br>**Must comply with City Access Management Policy | NA |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | NA |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**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<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area: Survey for the West half of Lot 18, Block 30 shows a 50 ft. width<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: R-1 (Low-Density Residential District) Proposed: R-1(Low-Density Residential District)<br>- As part of the City initiated Rezoning, Balboa Acres was Rezoned to the UDC R-1 for Low-Density Residential District.<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | TBD |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| **COMMENTS** | |
| Comments:<br>*Existing plat notes remain the same.<br>*Public hearing is required for the subdivision of the lot.<br>*Must comply with other department requirements prior to recording as may be applicable. | Required |
| **RECOMMENDATION** | |
| STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS. | Applied |

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


LOCATION
S WARE RD
FRANCISCA AVE.
GLORIA AVE.
HELENA AVE.
IDELA AVE.
JUDITH AVE.
KATRINA AVE.
PROPOSED BALBOA ACRES LOT 18 BLK 30 WEST HALF SUBDIVISION
N
W
E
S
9

SUB 2025-0162

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: Aqualina at Tres Lagos Phase V Subdivision

Legal Description: Being a subdivision of 19.392 acres situated in the city of McAllen, Hidalgo County Texas-Mexican Railway Company's survey according to the plat or map therof recorded in Vol. 4 Pages 142-143, Hidalgo Coutny Deed Records

Location: South of Aqualina PH.II, West of Aqualina PH. IV and Cascada

City Address or Block Number: 6800 Russell Rd (Rear)

Total No. of Lots: 46 Total Dwelling Units: 43 Gross Acres: 19.392 Net Acres: _____

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

**For Fee Purposes:** ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 46 **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 #: UID Water CCN: ☐MPU/☒Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: 1,333,607

Estimated Rollback Tax Due: 0 Tax Dept. Review: I.D.L

**Owner**

Name: RHODES DEVELOPMENT, INC Phone: (956) 287-2800

Address: 200 S. 10th Street, Suite 1700 E-mail: bfrisby@rhodes.com

City: McAllen State: Tx. Zip: 78501

**Developer**

Name: RHODES DEVELOPMENT, INC Phone: (956) 287-2800

Address: 200 S. 10th Street, Suite 1700 E-mail: bfrisby@rhodes.com

City: McAllen State: Tx Zip: 78501

Contact Person: Brad Frisby, VP

**Engineer**

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: beto@meldenandhunt.com

City: Edinburg State: Tx Zip: 78541

Contact Person: _____

**Surveyor**

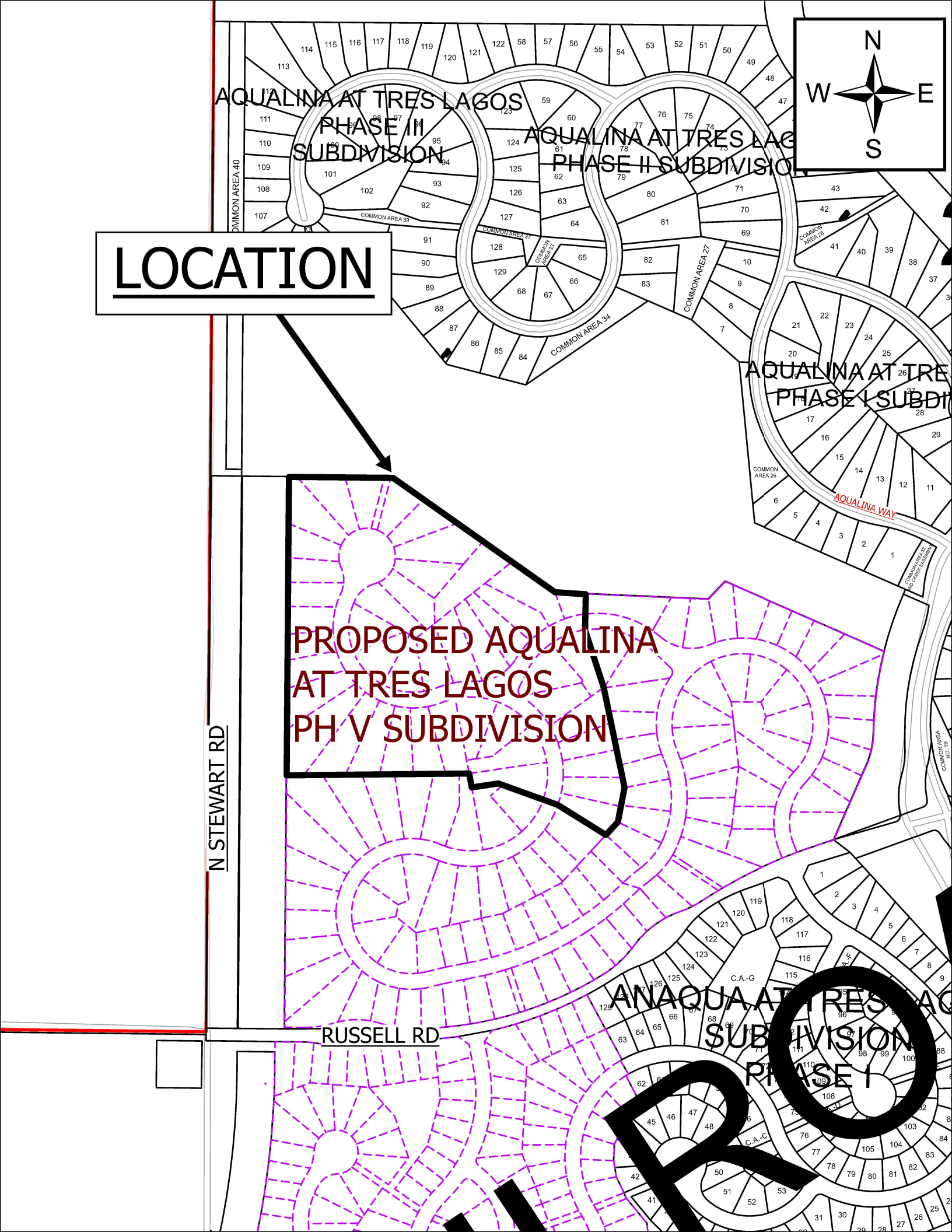
Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: robert@meldenandhunt.com

City: Edinburg State: TX Zip: 78541

NOV 10 2025

BY: CW


LOCATION
AQUALINA AT TRES LAGOS PHASE III SUBDIVISION
AQUALINA AT TRES LAGOS PHASE II SUBDIVISION
AQUALINA AT TRES LAGOS PHASE I SUBDIVISION
PROPOSED AQUALINA AT TRES LAGOS PH V SUBDIVISION
N STEWART RD
RUSSELL RD
AQUALINA WAY
COMMON AREA 40
COMMON AREA 39
COMMON AREA 37
COMMON AREA 33
COMMON AREA 34
COMMON AREA 27
COMMON AREA 28
COMMON AREA 26
C.A.-G
C.A.-C
N
S
E
W

# SUBDIVISION MAP OF
# *AQUALINA AT TRES LAGOS PHASE V SUBDIVISION*

BEING A SUBDIVISION OF 19.392 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

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 UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20_____.

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

ATTEST: _____ _____
PRESIDENT SECRETARY

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE AQUALINA AT TRES LAGOS PHASE V SUBDIVISION LOCATED AT CITY OF 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

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

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AQUALINA AT TRES LAGOS PHASE V, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, 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.

_____ _____
RHODES DEVELOPMENT, INC. DATE
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS
RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____ _____
NICK RHODES DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

**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

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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

DATE PREPARED: 11/07/2025
ENGINEERING JOB # 25198.00

**THE STATE OF TEXAS §**
**COUNTY OF HIDALGO §**

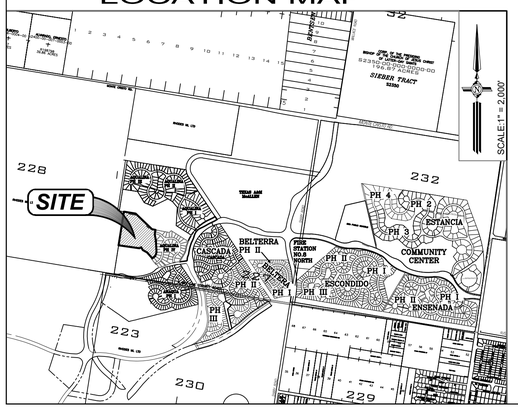
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE_____DAY OF_____20_____.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 10/27/2025
T-, PG.
SURVEYING JOB No. 25198.00

## LOCATION MAP




DRAWN BY: A.A. DATE 11-07-2025
REVISED BY: _____ 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

| PRINCIPAL CONTACTS | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | NICK RHODES, MANAGER | 200 S.10TH ST., SUITE 1700 | MCALLEN, TX 78501 | | |
| 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 |

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

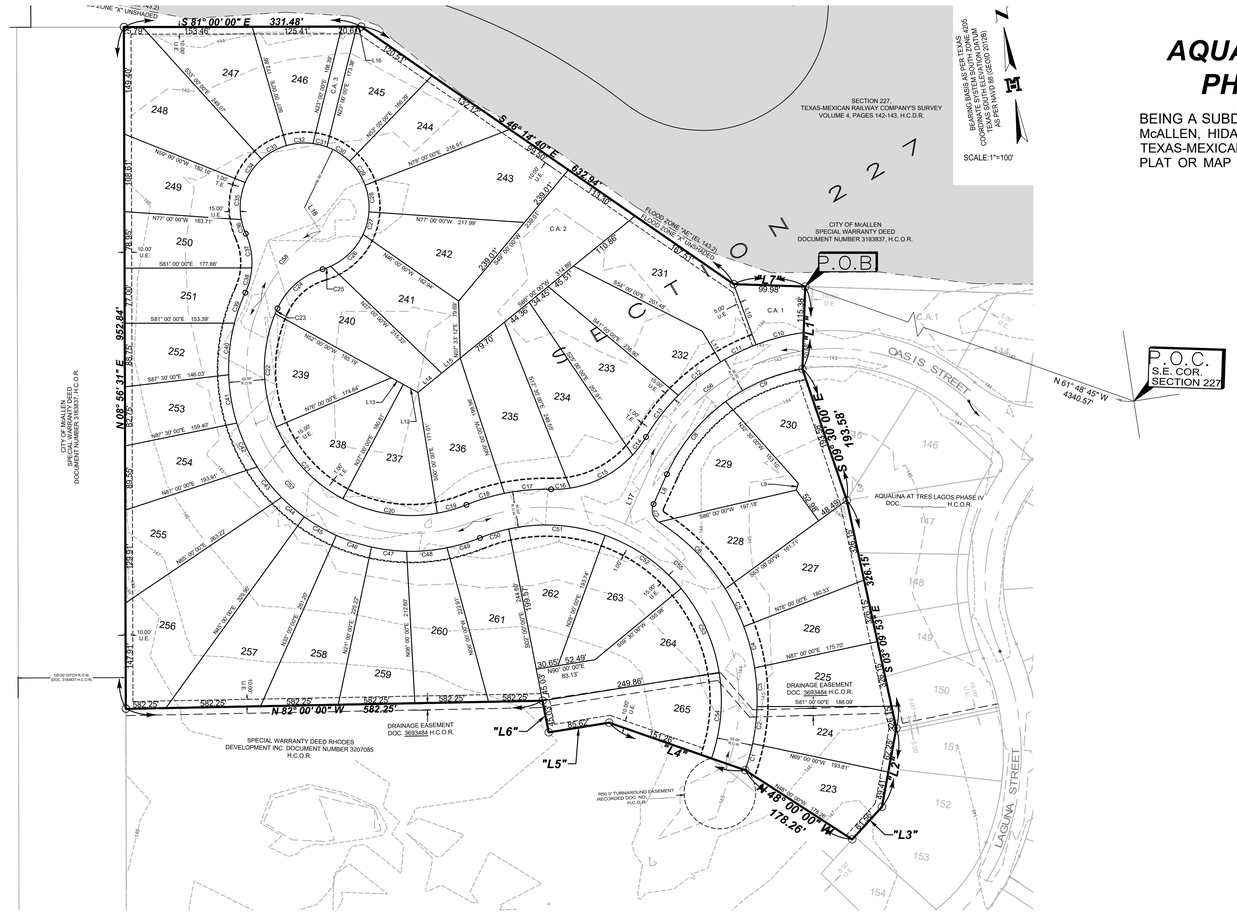
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY



T:\Land Development\Residential\McAllen\25198 Rhodes - Aqualina at Tres Lagos Phase V\Autocad files\25198 Plat.dwg 11/10/2025 9:31:11 AM CNIC-1x PDF.pc3




# SUBDIVISION MAP OF
# *AQUALINA AT TRES LAGOS PHASE V SUBDIVISION*

BEING A SUBDIVISION OF 19.392 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

## *METES AND BOUNDS DESCRIPTION:*

A TRACT OF LAND CONTAINING 19.392 ACRES OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY'S ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 19.392 ACRES WERE CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.392 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227;

THENCE, N 61° 48' 45" W A DISTANCE OF 4340.57 FEET TO A NO. 4 REBAR SET AT THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 11° 00' 00" W A DISTANCE OF 115.38 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 09° 30' 00" E A DISTANCE OF 193.58 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 03° 09' 53" E A DISTANCE OF 326.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 19° 30' 00" W A DISTANCE OF 111.67 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 51° 24' 11" W A DISTANCE OF 61.56 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 48° 00' 00" W A DISTANCE OF 178.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 61° 38' 31" W A DISTANCE OF 201.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 90° 00' 00" W A DISTANCE OF 85.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 02° 00' 00" W A DISTANCE OF 45.03 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 82° 00' 00" W A DISTANCE OF 582.25 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
11. THENCE, N 08° 56' 31" E A DISTANCE OF 952.84 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, S 81° 00' 00" E A DISTANCE OF 331.48 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 46° 14' 40" E A DISTANCE OF 632.94 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 79° 00' 00" E A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.392 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 0300 D MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR: MAY 1, 2023
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 BE:

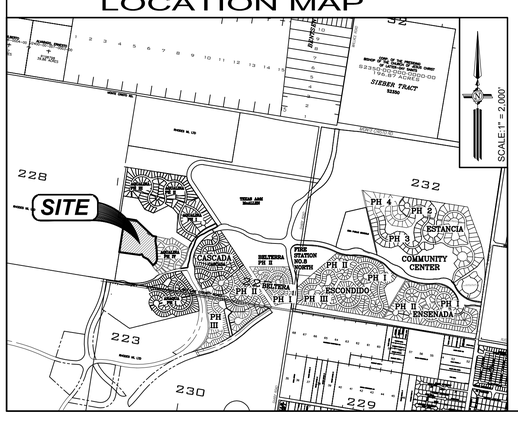
   FRONT: 20 FEET OR GREATER FOR EASEMENTS
   REAR: 11 FEET OR GREATER FOR EASEMENTS
   INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS
   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS
   GARAGE: 18 FEET, EXCEPT WHERE GRATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94,599 C.F. (2.172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC 22, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF WALLACE ROAD AND FM 1925. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16653575.4252, E=10635331.96275, ELEV.=135.74.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT, OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG RUSSELL ROAD (9 MILE LINE) AND TRES LAGOS BLVD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER 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 ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.
12. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
13. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG RUSSELL ROAD (9 MILE LINE ) INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. UNITED IRRIGATION DISTRICT NOTES:
    - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
    - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES.

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AQUALINA AT TRES LAGOS PHASE V SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OR ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO HE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
18. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
19. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
20. COMMON/DETENTION AREAS, TEMPORARY TURNAROUNDS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
21. NO CURB CUT, ACCESS, OR LOT FRONTAGE ALLOWED ALONG RUSSELL ROAD (MILE 9 LINE).
22. COMMON AREAS 1 & 2 WILL MAINTAIEND BY THE PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.
23. COMMON AREA 3 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICE. THIS COMMON AREA WILL BE MAINTAINED BY THE LOT OWNERS / HOA / PID AND NOT THE CITY OF MCALLEN
24. DEVELOPER / TRES LAGOS PUBLIC IMPROVEMENTS DISTRICT (PID) / OWNER / HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH TEMPORARY TURN AROUND SHOWN ON PLAN.
25. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

## LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ◦ CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ.FT. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT BY THIS PLAT
- D.E. - DRAINAGE EASEMENT BY THIS PLAT
- C.A. - COMMON AREA

## LOCATION MAP




| Lot Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| 223 | 14011.17 | 0.322 |
| 224 | 14005.95 | 0.322 |
| 225 | 13149.24 | 0.302 |
| 226 | 13039.64 | 0.299 |
| 227 | 16185.04 | 0.372 |
| 228 | 14668.15 | 0.337 |
| 229 | 18136.64 | 0.416 |
| 230 | 16068.11 | 0.369 |
| 231 | 21056.67 | 0.483 |
| 232 | 16606.49 | 0.381 |
| 233 | 16739.11 | 0.384 |
| 234 | 18496.19 | 0.425 |
| 235 | 18314.26 | 0.420 |
| 236 | 15374.51 | 0.353 |
| 237 | 13976.06 | 0.321 |
| 238 | 14093.07 | 0.324 |
| 239 | 14424.58 | 0.331 |
| 240 | 16318.34 | 0.375 |
| 241 | 15484.30 | 0.355 |
| 242 | 15076.21 | 0.346 |
| 243 | 22651.24 | 0.520 |
| 244 | 15006.84 | 0.345 |
| 245 | 13508.00 | 0.310 |

| Lot Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| 246 | 13339.45 | 0.306 |
| 247 | 17458.34 | 0.401 |
| 248 | 20235.06 | 0.465 |
| 249 | 13294.87 | 0.305 |
| 250 | 12600.29 | 0.289 |
| 251 | 12826.57 | 0.294 |
| 252 | 11850.87 | 0.272 |
| 253 | 11348.11 | 0.261 |
| 254 | 13404.53 | 0.308 |
| 255 | 19080.20 | 0.438 |
| 256 | 31132.03 | 0.715 |
| 257 | 2410.96 | 0.554 |
| 258 | 18592.08 | 0.427 |
| 259 | 16909.00 | 0.388 |
| 260 | 17111.99 | 0.393 |
| 261 | 19074.81 | 0.438 |
| 262 | 16465.44 | 0.378 |
| 263 | 14949.38 | 0.343 |
| 264 | 17918.75 | 0.411 |
| 265 | 17021.54 | 0.391 |
| C.A. 1 | 6229.13 | 0.143 |
| C.A. 2 | 23430.28 | 0.538 |
| C.A. 3 | 3410.26 | 0.078 |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
| C1 | 007° 31' 11" | 295.00' | 38.72' | 19.39 | N24° 39' 46"E | 38.69' |
| C2 | 010° 07' 04" | 295.00' | 52.09' | 26.11 | N15° 50' 39"E | 52.03' |
| C3 | 010° 30' 00" | 295.00' | 54.06' | 27.11 | N5° 32' 07"E | 53.99' |
| C4 | 011° 39' 09" | 295.00' | 60.00' | 30.10 | N5° 32' 27"W | 59.89' |
| C5 | 011° 24' 26" | 295.00' | 58.73' | 29.46 | N17° 04' 15"W | 58.64' |
| C6 | 025° 45' 36" | 295.00' | 132.63' | 67.46 | N35° 39' 16"W | 131.52' |
| C7 | 081° 47' 12" | 20.00' | 28.55' | 17.32 | S7° 38' 28"E | 26.19' |
| C8 | 029° 40' 20" | 255.00' | 132.06' | 67.55 | S48° 05' 18"W | 130.59' |
| C9 | 026° 25' 04" | 255.00' | 117.57' | 59.85 | S76° 08' 00"W | 116.54' |
| C10 | 012° 58' 05" | 305.00' | 69.03' | 34.66 | N84° 47' 23"E | 68.88' |
| C11 | 010° 18' 21" | 305.00' | 54.86' | 27.50 | N73° 09' 11"E | 54.79' |
| C12 | 014° 10' 46" | 305.00' | 75.48' | 37.93 | N60° 54' 37"E | 75.29' |
| C13 | 013° 54' 26" | 305.00' | 74.03' | 37.20 | N46° 52' 00"E | 73.85' |
| C14 | 011° 55' 22" | 150.00' | 31.21' | 15.66 | N45° 52' 28"E | 31.16' |
| C15 | 038° 26' 17" | 150.00' | 100.63' | 52.29 | N71° 03' 17"E | 98.75' |
| C16 | 010° 15' 02" | 150.00' | 26.84' | 13.45 | S84° 36' 04"E | 26.80' |
| C17 | 012° 43' 42" | 295.00' | 65.53' | 32.90 | S85° 50' 24"E | 65.40' |
| C18 | 010° 49' 02" | 295.00' | 55.69' | 27.93 | N82° 23' 14"E | 55.61' |
| C19 | 011° 51' 00" | 205.00' | 42.40' | 21.28 | N82° 54' 14"E | 42.32' |
| C20 | 038° 01' 36" | 205.00' | 136.06' | 70.64 | S72° 09' 28"E | 133.57' |
| C21 | 039° 01' 58" | 205.00' | 139.66' | 72.66 | S33° 37' 42"E | 136.97' |
| C22 | 045° 20' 24" | 205.00' | 162.22' | 85.63 | S8° 33' 29"W | 158.02' |
| C23 | 002° 14' 59" | 205.00' | 8.05' | 4.03 | S32° 21' 11"W | 8.05' |
| C24 | 049° 20' 36" | 100.00' | 86.12' | 45.94 | S58° 08' 59"W | 83.48' |
| C25 | 007° 38' 54" | 90.00' | 12.01' | 6.02 | S78° 59' 50"W | 12.01' |
| C26 | 041° 04' 39" | 90.58' | 64.94' | 33.94 | S54° 29' 46"W | 63.56' |
| C27 | 020° 47' 58" | 90.00' | 32.67' | 16.52 | S23° 25' 10"W | 32.49' |
| C28 | 024° 03' 39" | 90.00' | 37.79' | 19.18 | S0° 59' 22"W | 37.52' |
| C29 | 025° 32' 22" | 90.00' | 40.12' | 20.40 | S23° 48' 39"E | 39.79' |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
| C30 | 024° 02' 25" | 90.00' | 37.76' | 19.16 | S48° 36' 02"E | 37.49' |
| C31 | 012° 45' 31" | 90.00' | 20.04' | 10.06 | S63° 00' 00"E | 20.00' |
| C32 | 023° 48' 29" | 90.00' | 37.40' | 18.97 | S85° 17' 00"E | 37.13' |
| C33 | 025° 13' 33" | 90.00' | 39.62' | 20.14 | N70° 11' 59"E | 39.31' |
| C34 | 025° 44' 04" | 90.00' | 40.42' | 20.56 | N44° 43' 10"E | 40.08' |
| C35 | 033° 38' 20" | 90.00' | 52.84' | 27.21 | N15° 01' 58"E | 52.08' |
| C36 | 013° 06' 42" | 90.00' | 20.60' | 10.34 | N8° 20' 34"W | 20.55' |
| C37 | 028° 08' 42" | 100.00' | 49.12' | 25.07 | N0° 49' 34"W | 48.63' |
| C38 | 020° 34' 19" | 100.00' | 35.90' | 18.15 | N23° 31' 57"E | 35.71' |
| C39 | 010° 08' 33" | 255.00' | 45.14' | 22.63 | N28° 44' 50"E | 45.08' |
| C40 | 016° 23' 10" | 255.00' | 72.93' | 36.71 | N15° 28' 58"E | 72.68' |
| C41 | 015° 25' 12" | 255.00' | 68.63' | 34.52 | S0° 25' 13"E | 68.42' |
| C42 | 015° 14' 17" | 255.00' | 67.82' | 34.11 | S15° 44' 58"E | 67.62' |
| C43 | 012° 16' 05" | 255.00' | 54.60' | 27.40 | S29° 30' 09"E | 54.50' |
| C44 | 009° 24' 03" | 255.00' | 41.84' | 20.97 | S40° 20' 13"E | 41.79' |
| C45 | 011° 38' 16" | 255.00' | 51.80' | 25.99 | S50° 51' 23"E | 51.71' |
| C46 | 011° 39' 08" | 255.00' | 51.86' | 26.02 | S62° 30' 05"E | 51.77' |
| C47 | 010° 59' 39" | 258.80' | 49.66' | 24.91 | S73° 54' 24"E | 49.58' |
| C48 | 012° 46' 00" | 255.00' | 56.82' | 28.53 | S85° 52' 09"E | 56.70' |
| C49 | 010° 46' 07" | 255.00' | 47.93' | 24.03 | N82° 21' 47"E | 47.86' |
| C50 | 009° 53' 13" | 245.00' | 42.28' | 21.19 | N81° 55' 20"E | 42.22' |
| C51 | 031° 57' 55" | 245.00' | 136.68' | 70.17 | S77° 09' 06"E | 134.92' |
| C52 | 030° 40' 09" | 245.00' | 131.14' | 67.18 | N45° 50' 04"W | 129.58' |
| C53 | 030° 27' 27" | 245.00' | 130.24' | 66.70 | S15° 16' 16"E | 128.71' |
| C54 | 028° 33' 57" | 245.00' | 122.15' | 62.37 | N14° 14' 26"E | 120.89' |
| C55 | 133° 05' 43" | 270.00' | 627.20' | 622.37 | N36° 28' 25"W | 495.39' |
| C56 | 056° 05' 24" | 280.00' | 274.11' | 149.16 | N61° 17' 50"E | 263.29' |
| C57 | 136° 50' 23" | 230.00' | 549.31' | 581.50 | N34° 36' 05"W | 427.76' |
| C58 | 031° 50' 22" | 230.22' | 127.93' | 65.67 | N49° 45' 14"E | 126.29' |

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| "L1" | 115.38' | S11° 00' 00"W |
| "L2" | 111.67' | S19° 30' 00"W |
| "L3" | 61.56' | S51° 24' 11"W |
| "L4" | 201.26' | N61° 38' 31"W |
| "L5" | 85.62' | N90° 00' 00"W |
| "L6" | 45.03' | N02° 00' 00"W |
| "L7" | 99.98' | S79° 00' 00"E |
| L8 | 45.90' | N33° 15' 08"E |
| L9 | 9.76' | N27° 00' 00"E |
| L10 | 90.31' | S11° 00' 00"E |
| L11 | 50.17' | S22° 00' 00"E |
| L12 | 23.26' | N52° 00' 00"W |
| L13 | 19.32' | N52° 00' 00"W |
| L14 | 42.84' | N60° 00' 00"E |
| L15 | 33.37' | N60° 00' 00"E |
| L16 | 6.21' | N81° 00' 00"W |
| L17 | 87.67' | N33° 15' 08"E |
| L18 | 40.41' | S24° 18' 39"E |


TBPLS No. 10096900

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

| PRINCIPAL CONTACTS | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | NICK RHODES, MANAGER | 200 S.10TH ST., SUITE 1700 | MCALLEN, TX 78501 | | |
| 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 |


| | |
|---|---|
| DRAWN BY: | AA DATE 11-07-2025 |
| REVISED BY: | DATE |
| 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



K:\Land Development\Subdivisions\Aqualina\2158 - Rhodes - Aqualina at Tres Lagos Phase V\Autocad files\2158 Plat.dwg, 11/10/2025 9:51:31 AM, DWG To PDF.pc3

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

**SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE V**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Stewart Road: Dedication 80 ft. R.O.W<br>Paving: 52 ft. Curb & gutter: both sides<br>Stewart Road west of this location<br>Revisions Required:<br>- Please show centerline and dedication on both sides, prior to final<br>- Please provide the special warranty deed document, prior to final.<br>- Provide copy of documents of any existing dedications on plat<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Non-compliance |
| Interior Streets: Dedication of 50 ft. ROW<br>Paving: 32 ft. Curb & gutter: both sides<br>- Street names will be established prior to recording.<br>-Please provide temporary paved turnaround at the end of interior streets on Lots 223 and 265.<br>- Access to subdivision will be from phase IV of Aqualina.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Non-compliance |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118 | NA |

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

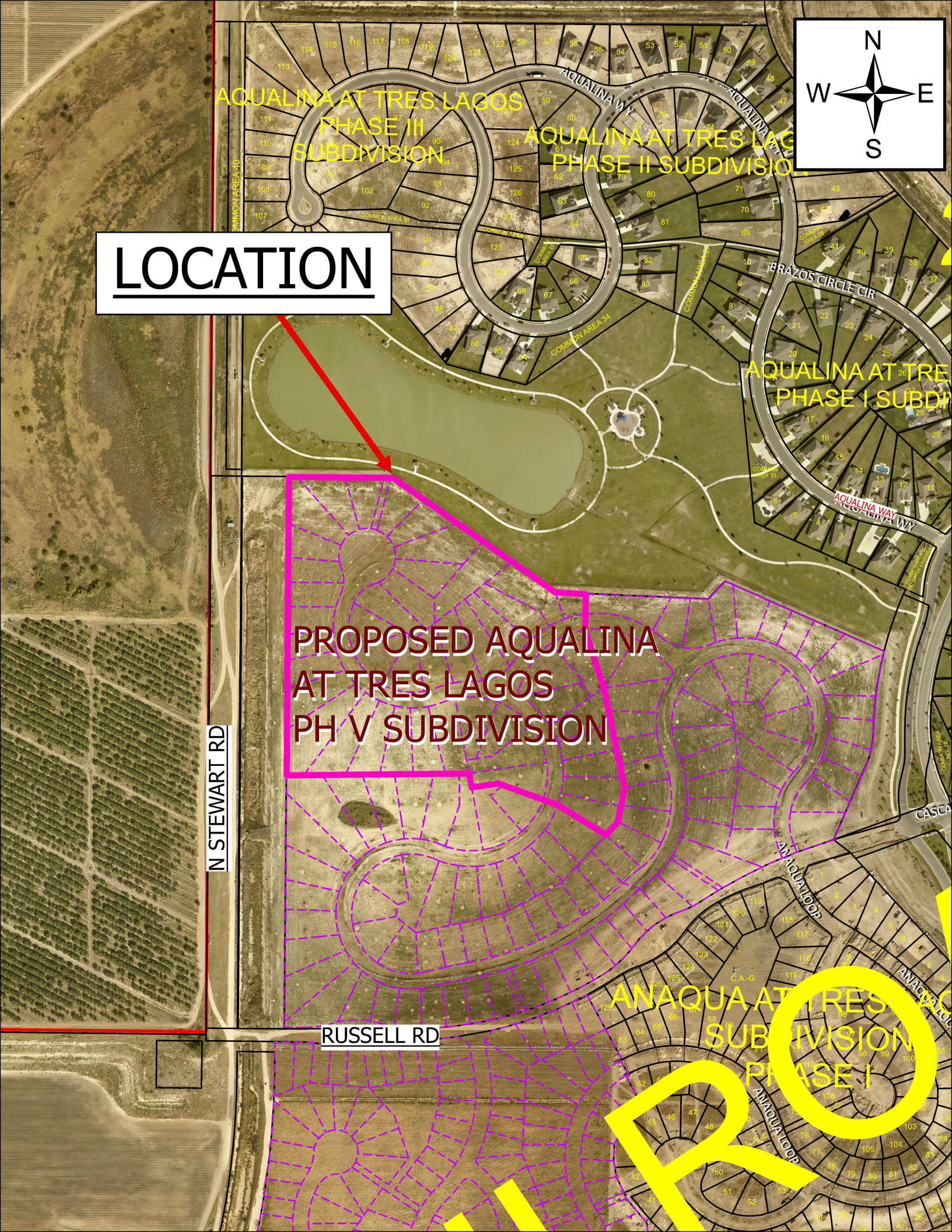
| | |
|---|---|
| * 600 ft. Maximum Cul-de-Sac:<br>- Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walk/drives are provided, per agreement.<br>- as per Fire department, paving must be 96 ft. in diameter face to face.<br>-Clarify if any islands may be proposed which will affect paving requirements, prior to final.<br>**Subdivision Ordinance: Section 134-105 | Non-compliance |
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106 | NA |
| **SETBACKS** | |
| Front: 20 ft. or greater for easements<br>- The proposed subdivision complies with minimum setback requirements, as per agreement.<br>**Zoning Ordinance: Section 138-356 | Applied |
| Rear- 11 ft. or greater for easements<br><br>**Zoning Ordinance: Section 138-356 | Applied |
| Sides: 5 ft. or greater for easements.<br>- The proposed subdivision complies with minimum setback requirements, as per agreement.<br>**Zoning Ordinance: Section 138-356 | Applied |
| Side Corner: 10 ft. or greater for easements.<br>**Zoning Ordinance: Section 138-356 | Applied |
| Garage: 18 ft, except where greater setback is required, greater setbacks applies.<br>Revisions required:<br>- Please correct spelling from "grater" to "greater"<br>**Zoning Ordinance: Section 138-356 | Non-compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required along N. Stewart Road.<br>Revisions required:<br>-Plat note #15 mentions Russell Road and Tres Lagos, please revise prior to final.<br>-Other sidewalks will not apply provided a sidewalk having at least an adequate width for pedestrians and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit development, per agreement.<br>**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 along N. Stewart Road.<br>Revisions Required:<br>- Plat note #8 references Russell Road and Tres Lagos Blvd, please revise and correct, prior to final.<br>**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<br>**Landscaping Ordinance: Section 110-46 | Applied |

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

| | |
|---|---|
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along N. Stewart Road.<br>Revision Required:<br>- Plat note #12 references roads that do not pertain to this phase, please correct and revise prior to final.<br>-The subdivision will be having access from Aqualina Phase IV.<br>**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. | NA |
| * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.<br>Revisions required:<br>-Add plat note as stated above, prior to final. | Non-compliance |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Non-compliance |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets:<br>- Common area no. 2 is not fronting a public street, please clarify prior to final.<br>**Subdivision Ordinance: Section 134-1 | Non-compliance |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC)<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>-Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. | Applied |

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

| | |
|---|---|
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording.<br>-Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. | Applied |
| * Pending review by the Parkland Dedication Advisory Board and CC.<br>-Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. | Applied |
| **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:<br>-Please revise plat note #8,15 and 21, they reference streets that do not pertain to this phase.<br>- Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat, prior to final.<br>-Provide the special warranty deed documents, prior to final.<br>-Access will be coming from phase IV.<br>-Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area no. 2.<br>-How would common area no. 3 service as emergency access point.<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL. | Applied |


LOCATION
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COMMON AREA 40
PROPOSED AQUALINA AT TRES LAGOS PH V SUBDIVISION
N STEWART RD
RUSSELL RD
ANAQUA LOOP
ANAQUA AT TRES
SUBDIVISION
PHASE I
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Sub2025-0093

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name Hidalgo Canal CO-MC Amended Lots 1A, 1B & 2A Subdivision
Legal Description Hidalgo Canal CO-MC W 125' OF N 162' OF W 4.46 AC OF SW 7.52 AC OF 3 BLK SE 1/4 8
Location 221 South 8th Street, McAllen, Texas
City Address or Block Number 221 South 8th Street, McAllen, Texas
Total No. of Lots 3 Total Dwelling Units 3 Gross Acres 0.465 Net Acres 0.372
☒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 R1 Proposed Zoning R1 Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use Residential Proposed Land Use Residential
Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 189508
Estimated Rollback Tax Due ____ Tax Dept. Review ____

**Owner**

Name HEIR FUND LLC Phone (956) 492-5638
Address 1007 Sycamore Avvenue E-mail ireneuribe00@yahoo.com
City McAllen State TX Zip 78501

**Developer**

Name HEIR FUND LLC Phone (956) 492-5638
Address 1007 Sycamore Avvenue E-mail ireneuribe00@yahoo.com
City McAllen State TX Zip 78501
Contact Person ____

**Engineer**

Name Lucas Castillo Phone (956) 379-3857
Address 500 S 11th St E-mail lcastillo.atlas@gmail.com
City McAllen State TX Zip 78503
Contact Person ____

**Surveyor**

Name Homero Gutierrez Phone (956) 369-0988
Address P.O. Box 548 E-mail ____
City McAllen State TX Zip 78505

RECEIVED
JUN 10 2025
BY: MK

# 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)**

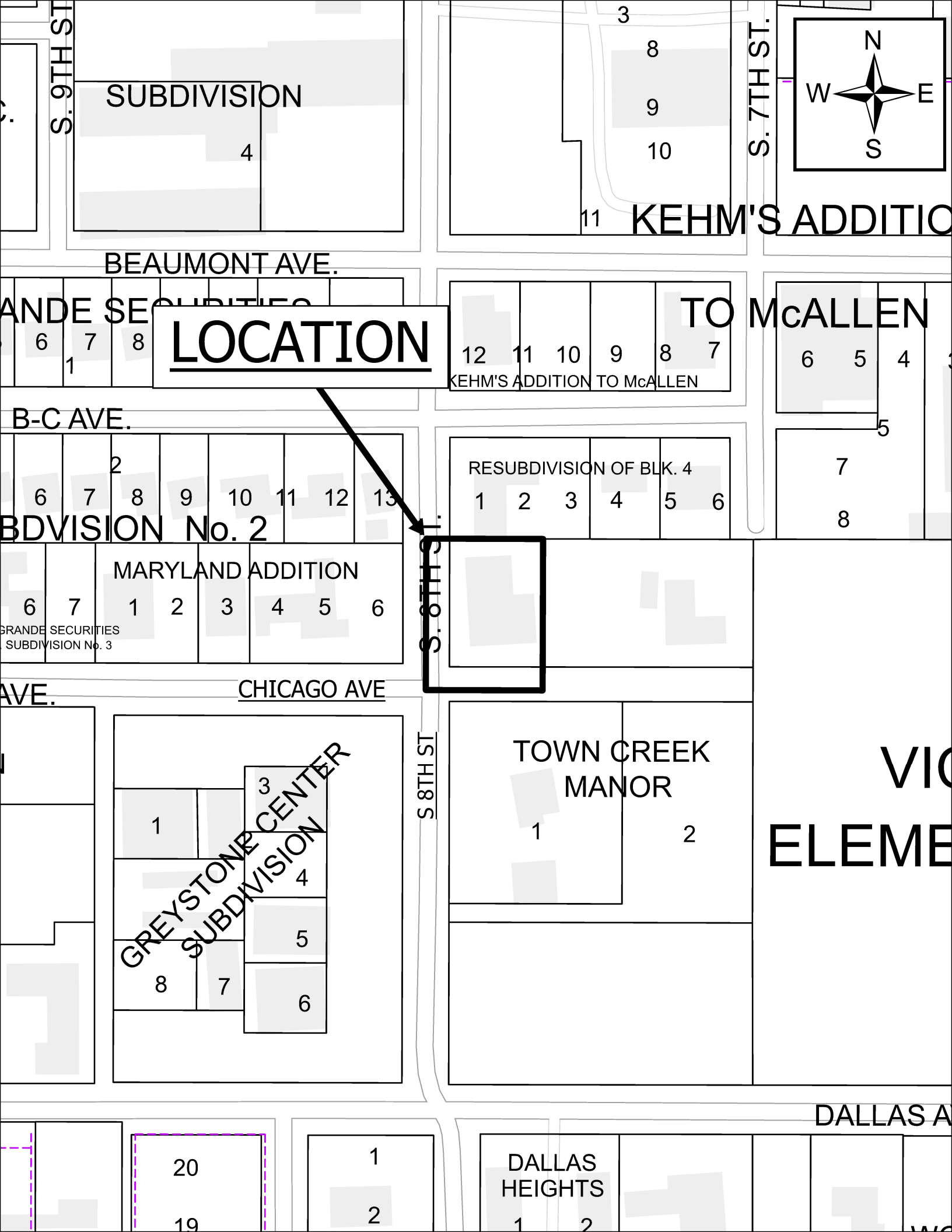
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05/01/25

Print Name Xitlali Gonzalez

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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BDVISION No. 2
RESUBDIVISION OF BLK. 4
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MARYLAND ADDITION
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GRANDE SECURITIES
SUBDIVISION No. 3
S. 8TH ST.
AVE.
CHICAGO AVE
TOWN CREEK
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ELEME
GREYSTONE CENTER
SUBDIVISION
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2

# CITRUS SOUTH RESIDENTIAL SUBDIVISION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS CITRUS SOUTH RESIDENTIAL SUBDIVISION, HIDALGO COUNTY, 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 WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE 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.

IRENE URIBE (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

HERIBERTO MANRIQUE DE LARA (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, IRENE URIBE AND HERIBERTO MANRIQUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

ELIZABETH MORA
NOTARY PUBLIC, STATE OF TEXAS
COMM. EXPIRES 07-24-2027
NOTARY ID 130980490

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 DATE
CITY OF McALLEN

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 THE CITRUS SOUTH RESIDENTIAL 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.

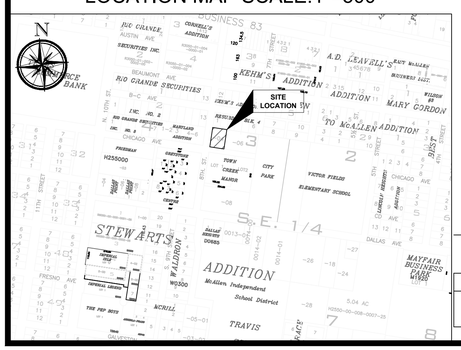
SECURITY INTEREST HOLDER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

LOCATION MAP SCALE:1"=500'




ATLAS ENGINEERING CONSULTANTS
ATLAS ENGINEERING CONSULTANTS, LLC
*TBPE FIRM NO. 17007*
500 SOUTH 11TH ST
McALLEN, TEXAS 78501
DATE PREPARED: APRIL 30, 2025

| DATES REVISED: | 7/11/2025 | |
|---|---|---|
| | 10/22/2025 | |
| | 11/05/2025 | |

METES AND BOUNDS DESCRIPTION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-7; DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 5- ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN (DOCUMENT NO. 3600374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH 8TH STREET AND CHICAGO AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THE POINT OF COMMENCEMENT (P.O.C) BEING AT A POINT OF REFERENCE
ON THE APPARENT EXISITNG 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SOUTH 8TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, THENCE, N 08° 40' 59" E, WITH THE SAID SOUTH 8TH STREET EXISITNG 50-FOOT RIGHT-OF-WAY CENTERLINE AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, A DISTANCE OF 445.50 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 08°45'39" E (NORTHERLY RECORDED), WITH THE SAID SOUTH 8TH STREET EXISITNG 50-FOOT RIGHT-OF-WAY CENTERLINE, THE WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 162.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°14'21" E (EASTERLY RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST A HALF-INCH IRON PIPE (N: 16598460.620, E: 1073400.101) FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID SOUTH 8TH STREET, CONTINUING ALONG AN EXISTING LOW MORTAR BLOCK WALL, AND WITH THE SAID NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT FOR A TOTAL A DISTANCE OF 125 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°45'39" W (SOUTHERLY RECORDED), ALONG AN EXISTING CHAINLINK FENCE FOR 63 FEET FOLLOWED BY A WOODEN/CEDAR FENCE, AND WITH THE APPARENT EAST LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 134.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE (EXISTING 28-FOOT ROAD AND UTILITY EASEMENT, VOLUME 913, PAGE 430, DEED RECORDS, HIDALGO COUNTY, TEXAS) OF SAID CHICAGO AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 162.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE EXISTING 28-FOOT ROAD AND UTILITY EASEMENT FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED,

THENCE, N 81°14'21" W, ALONG AN EXISTING WOODEN/CEDAR FENCE, AND WITH THE SAID CHICAGO AVENUE EXISITNG SOUTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTH LOT LINE OF LOT 1, TOWN CREEK MANOR (VOLUME 34, PAGE 195B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE SAID POINT FOR THE SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 0.465-OF AN ACRE OF LAND, OF WHICH 0.157 OF AN ACRE LIES IN EXISTING STREET RIGHT-OF-WAY AND UTILITY EASEMENT, AND 0.0072 OF AN ACRE (312.50 SQUARE FEET) DEDICATED 25-FOOT CORNER CLIP VIA THIS PLAT, FOR A NET OF 0.308 OF AN ACRE, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990

STATE OF TEXAS
LUCAS CASTILLO JR.
119990
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

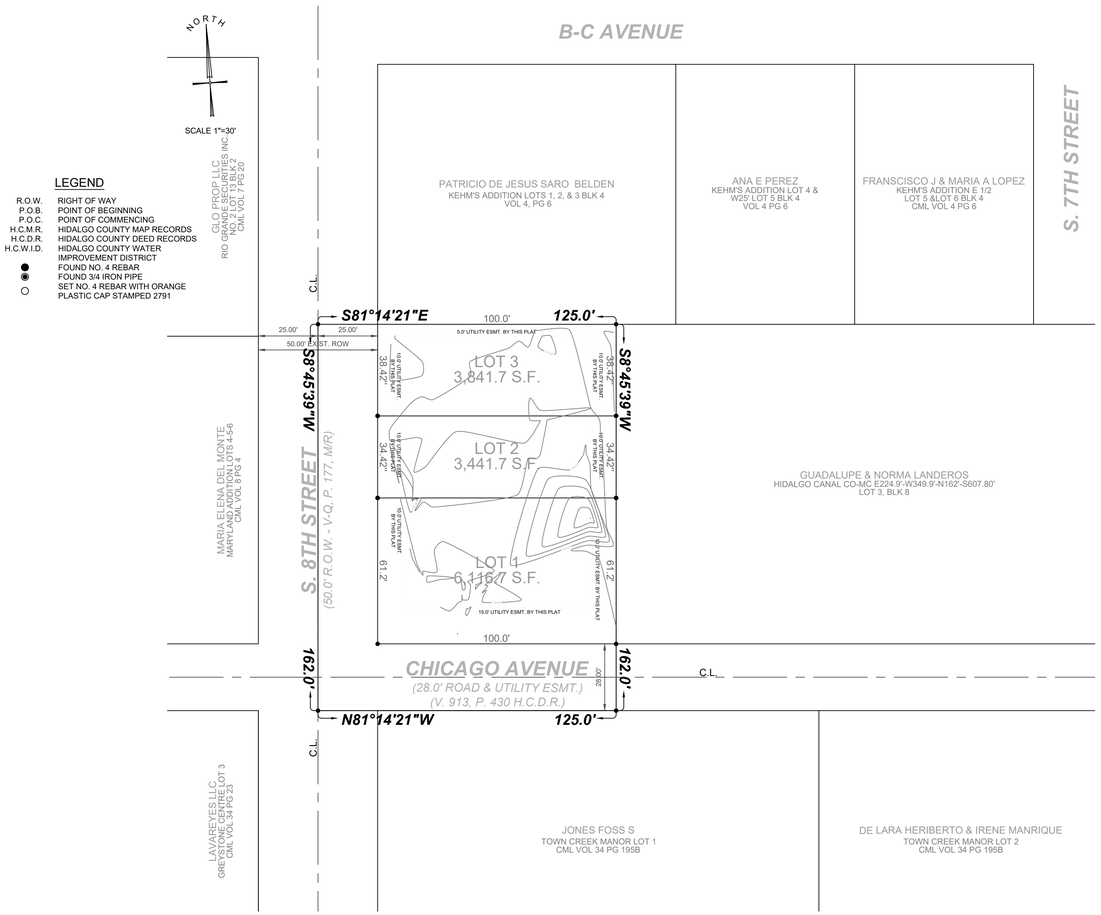
FILED FOR RECORD IN
HIDALGO COUNTY
**ARTURO GUAJARDO, JR.**
**HIDALGO COUNTY CLERK**

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

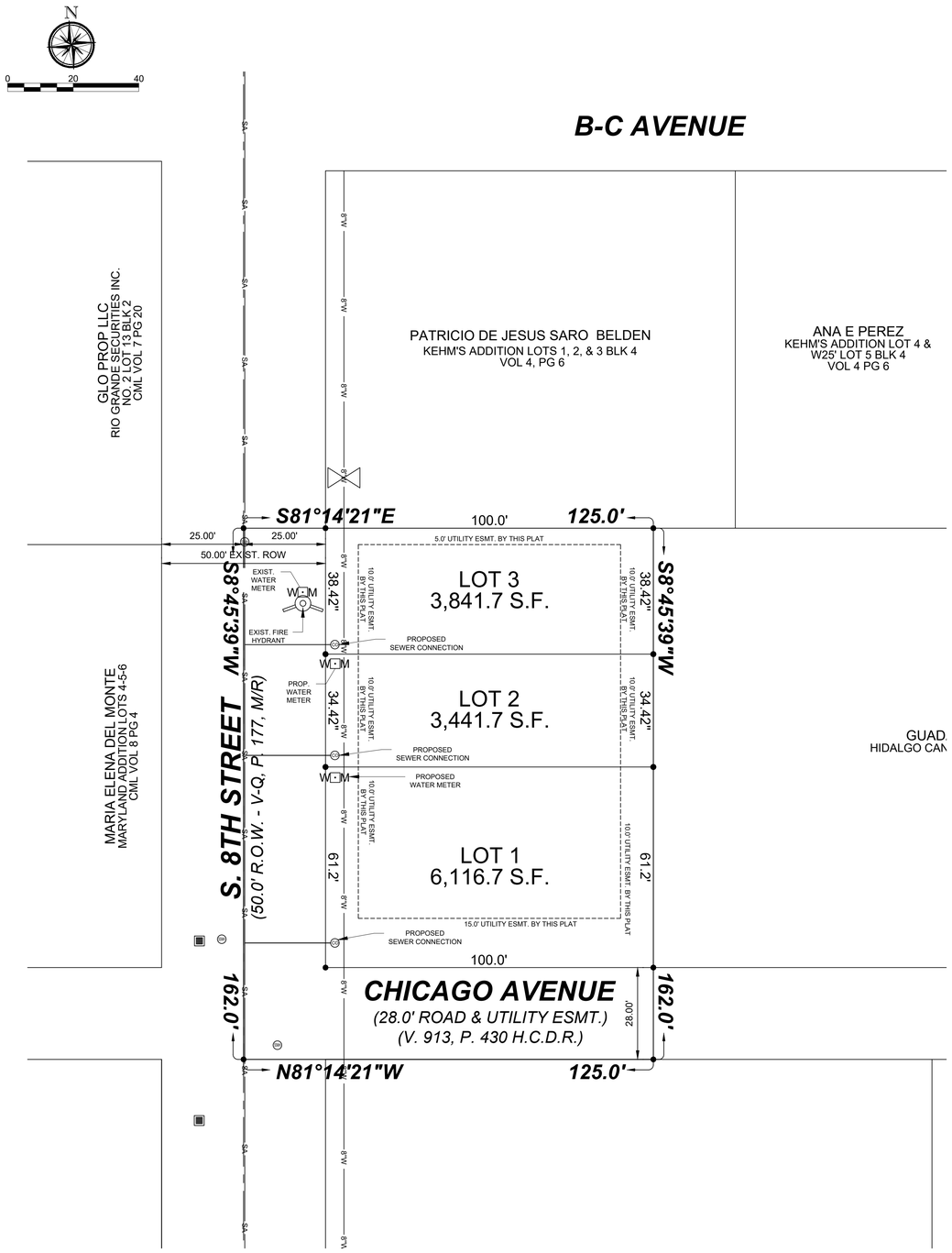



GENERAL NOTES

1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
2. SETBACKS:
   - FRONT: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
   - SIDES: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
   - CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
4. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
5. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
6. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. 8TH STREET & CHICAGO AVENUE.
8. DRAINAGE DETENTION IS 592 CUBIC FEET. LOT 1A IS REQUIRED TO DETAIN 170 CUBIC FEET. LOT 1B IS REQUIRED TO DETAIN 152 CUBIC FEET. LOT 2A IS REQUIRED TO DETAIN 270 CUBIC FEET.
9. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   STATION NAME: MC 78
   LOCATION: AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS 83 & 10TH ST.
   TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
   NORTHING: 16599549.8298 EASTING:1072753.74452
   HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
   ORTHEMETRIC HEIGHT: 121.67 FT
10. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG CHICAGO AVENUE & S 8TH STREET.

# CITRUS SOUTH RESIDENTIAL SUBDIVISION

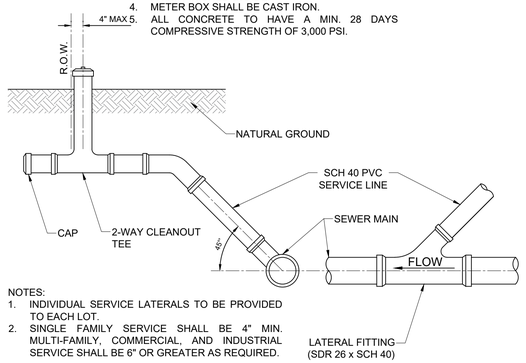
A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS.




## LEGEND

| | |
|---|---|
| EXISTING SAN. SWR. LINE | SA |
| EXISTING WATER LINE | 8"W |
| PROPOSED 6" WATER LINE | W |
| PROPOSED 6" SAN. SERV. | 6" SA |
| EXISTING WATER METER | WM |
| EXISTING SAN. SWR. MANHOLE | SSMH |
| EXISTING FIRE HYDRANT | |
| EXISTING GATE VALVE | |
| PROPOSED WATER METER | WM |
| PROPOSED CLEANOUT | CO |

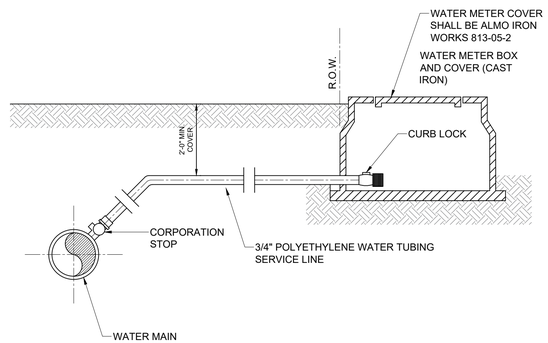
NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI.




NOTES:
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

## 1. STANDARD SEWER SERVICE CONNECTION

NTS.




## 2. TYPICAL SERVICE CONNECTION WATER METER BOX

NTS.

## UTILITY NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEET ON SANITARY SEWER LINES.
2. NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
3. PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
4. ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
5. CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
6. CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
7. ALL FIRE SUPPRESSION SYSTEM SUPPLY-LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
8. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
9. CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
10. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AN OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS, AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
12. CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN ACCORDANCE WITH SITE MEP PLANS IF APPLICABLE.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC. CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTORS'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

## EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
5. ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
9. EXISTING POWER POLES, CONCRETE STAND PIPES, ETC., WILL NEED TO BE BRACED DURING ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL.
11. THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES, AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS.

## UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF ANY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL. NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED. NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS.


ATLAS ENGINEERING CONSULTANTS
ATLAS ENGINEERING CONSULTANTS, LLC
TBPE FIRM NO. 17057
500 SOUTH 11TH ST.
MCALLEN, TEXAS 78501


DATE PREPARED: APRIL 30, 2025

| DATES REVISED: | 7/11/2025 | |
|---|---|---|
| | 10/22/2025 | |
| | | |

# CITRUS SOUTH RESIDENTIAL SUBDIVISION

NORTH

SCALE 1"=10'

S81°14'21"E 125.0'

25.00' 25.00'

50.00' EXIST. ROW

LOT 1A 100.0'

10.0' UTILITY ESMT. BY THIS PLAT

38.42"

10.0' UTILITY ESMT. BY THIS PLAT

10.0' UTILITY ESMT. BY THIS PLAT

PROPOSED DRIVEWAY

GARAGE

DINING ROOM KITCHEN PANTRY BATHROOM LIVING ROOM PORCH

BEDROOM 1 BEDROOM 2 CLOSET MASTER BEDROOM BATHROOM

LOT 1B

34.42"

PROPOSED DRIVEWAY

LOT 2A

36.17'

45.32'

2,892 net square ft

61.7'

15.0' UTILITY ESMT. BY THIS PLAT

100.0'

S8°45'39"W 162.0'

S. 8TH STREET

(50.0' R.O.W. - V. 2, P. 177 M/R)

MARIA ELENA DEL MONTE
MARYLAND ADDITION
CML VOL 8 PG 4

CHICAGO AVENUE

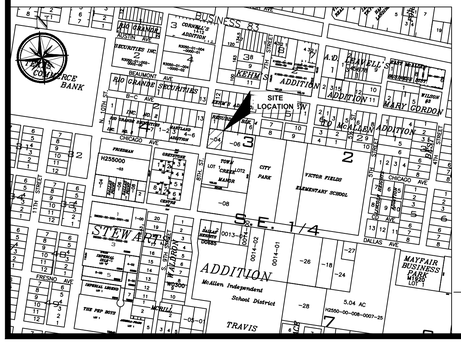
(28.0' ROAD & UTILITY ESMT.)

(V. 913, P. 430 H.C.D.R.)

28.00'

N81°14'21"W 125.0'

LOCATION MAP SCALE:1"=500'




ATLAS ENGINEERING CONSULTANTS

ATLAS ENGINEERING CONSULTANTS, LLC
TBPE FIRM NO. 17557
1500 SOUTH 11TH ST
MCALLEN, TEXAS 78501

DATE PREPARED: APRIL 30, 2025

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

**SUBDIVISION NAME: CITRUS SOUTH RESIDENTIAL SUBDIVISION**

| REQUIREMENTS | |
|---|---|
| **STREETS AND RIGHT-OF-WAYS** | |
| S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W.<br>Paving: 32 ft. Curb & gutter: Both Sides<br>- Provide a copy of the referenced document being shown on the plat for staff review prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Compliance |
| Chicago Ave.: Dedication for 50 ft. total R.O.W.<br>Paving: 32 ft. Curb & gutter: Both Sides<br>*Provide staff with copy of the referenced document to finalize requirements prior to final.<br>- THE ENGINEER SUBMITTED A VARIANCE REQUEST FOR NO DEDICATION ON CHICAGO AVENUE. THE VARIANCE WILL BE HEARD ON DECEMBER 2, 2025 AT THE PLANNING AND ZONNG COMMISSION BOARD AND CITY COMMISION JAN 12, 2026<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Non-compliance |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 200 ft. Block Length for R-2 Zone Districts<br>- Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less.<br>***Unified Development Code Section 5.3.6.C.3.a | Applied |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| R.O.W.: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial and Townhome Developments.<br>**Subdivision Ordinance: Section 134-106 | Applied |

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

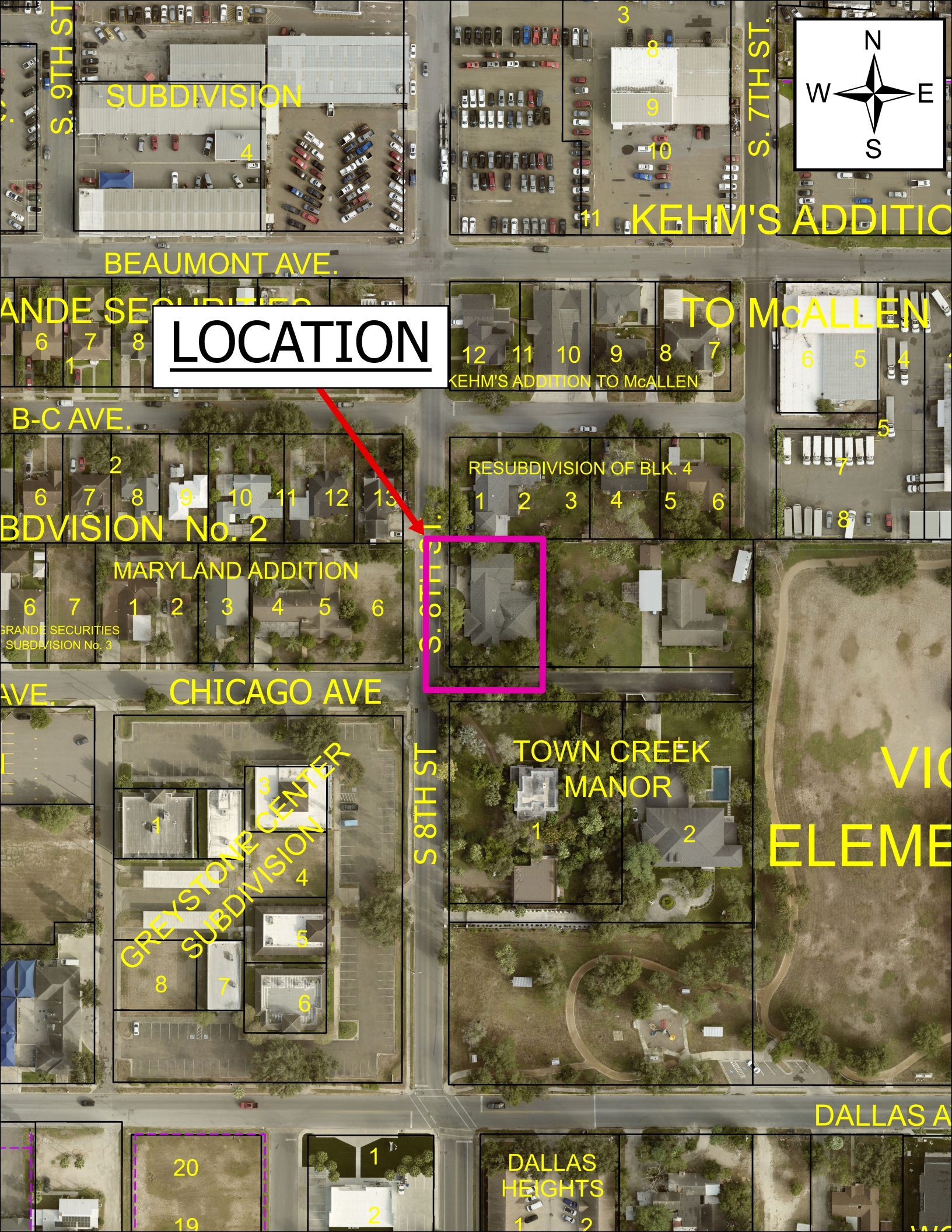
| | |
|---|---|
| **SETBACKS** | |
| * Front: In accordance with the UDC, or greater for easements, whichever greater applies.<br>**Unified Development Code Section 2.2.3.D.4 | Applied |
| * Rear: In accordance with the UDC, or greater for easements, whichever greater applies.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the UDC, or greater for easements, whichever greater applies.<br>**Unified Development Code Section 2.2.3.D.4 | Applied |
| * Corner: 10 ft. or greater for easements, whichever is greater applies.<br>- Revise plat note as shown above prior to final.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Garage: 18 ft. except where greater setback is required, greater setback applies.<br>**Unified Development Code Section 2.2.3.D.4 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on S. 8th Street & Chicago Ave.<br>**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.<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**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 Chicago Ave. & S.8th Street.<br>**Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Applied |
| * Common Areas 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.<br>- Need to add HOA plat note.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**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.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Applied |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets.<br>- Lots to front along S. 8th Street.<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>- Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet.<br>***Unified Development Code Section 2.2.3.D.4 | Applied |
| **ZONING/CUP** | |
| * Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District)<br>- Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25.<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Complete |
| **PARKS** | |
| * Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of $700 per dwelling unit must be paid prior to recording. | Required |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording.<br>The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of $700 per dwelling unit must be paid prior to recording. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.<br>- As per Traffic Department, TG waived for two townhouses and 1 single-family dwelling unit. | Applied |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| **COMMENTS** | |
| Comments:<br>-Please revise application to show to proposed zone "R-2" - application still shows R-1.<br>-Please correct application for the name change, prior to final.<br>- Parcel went through a rezoning application and was presented and approved by the PNZ board on 06/03/2025.<br>-- THE ENGINEER SUBMITTED A VARIANCE REQUEST FOR NO DEDICATION ON CHICAGO AVENUE. THE VARIANCE WILL BE HEARD ON DECEMBER 2, 2025 AT THE PLANNING AND ZONNG COMMISSION BOARD AND CITY COMMISION JA 12, 2026.<br>*Must comply with City’s Access Management Policy. | Required |

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

| RECOMMENDATION | |
|---|---|
| RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND CLARIFICATION TO THE VARIANCE REQUEST. | Applied |


LOCATION
S. 9TH ST.
S. 7TH ST.
S 8TH ST
BEAUMONT AVE.
B-C AVE.
CHICAGO AVE
SUBDIVISION
KEHM'S ADDITIO
TO McALLEN
KEHM'S ADDITION TO McALLEN
RESUBDIVISION OF BLK. 4
BDVISION No. 2
MARYLAND ADDITION
GRANDE SECURITIES SUBDIVISION No. 3
GREYSTONE CENTER SUBDIVISION
TOWN CREEK MANOR
VIC
ELEME
DALLAS A
DALLAS HEIGHTS
N
W
E
S

Sub2025-0053

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: Russell Creek Phase I

Legal Description: A 18.326 Acre Tract of Land being out of the remaining Land out of a Tract of Land described as Tract 1, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas

Location: Approximately 300-ft West of Russell Road/N. Depot Road intersection

City Address or Block Number: 13701 N 23rd St (N Depot Rd)

Total No. of Lots: 101 Total Dwelling Units: 101 Gross Acres: ~~18.55~~ 19.55 SA 3/28/25 Net Acres: 15.97

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No

**For Fee Purposes:** ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 101 **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 #: HCID1 Water CCN: ☐MPU/☒Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☐No Parcel #: 294701

Estimated Rollback Tax Due: 141,901.63 Tax Dept. Review: MPG

**Owner**

Name: Jane Cross Enterprises, Inc Phone: ____

Address: 13201 N. 23rd Street E-mail: ____

City: Edinburg State: TX Zip: 78541

**Developer**

Name: Elite Development 786, LLC Phone: 956-283-7474

Address: 3244 Turquia E-mail: ____

City: Brownsville State: TX Zip: 78520

Contact Person: Mobeen Ahmed

**Engineer**

Name: M2 Engineering, PLLC Phone: 956-600-8628

Address: 1810 E. Griffin Parkway E-mail: milo@m2-engineers.com

City: Mission State: TX Zip: 78572

Contact Person: Emigdio Salinas

**Surveyor**

Name: Manuel Carrizales Phone: 956-567-2167

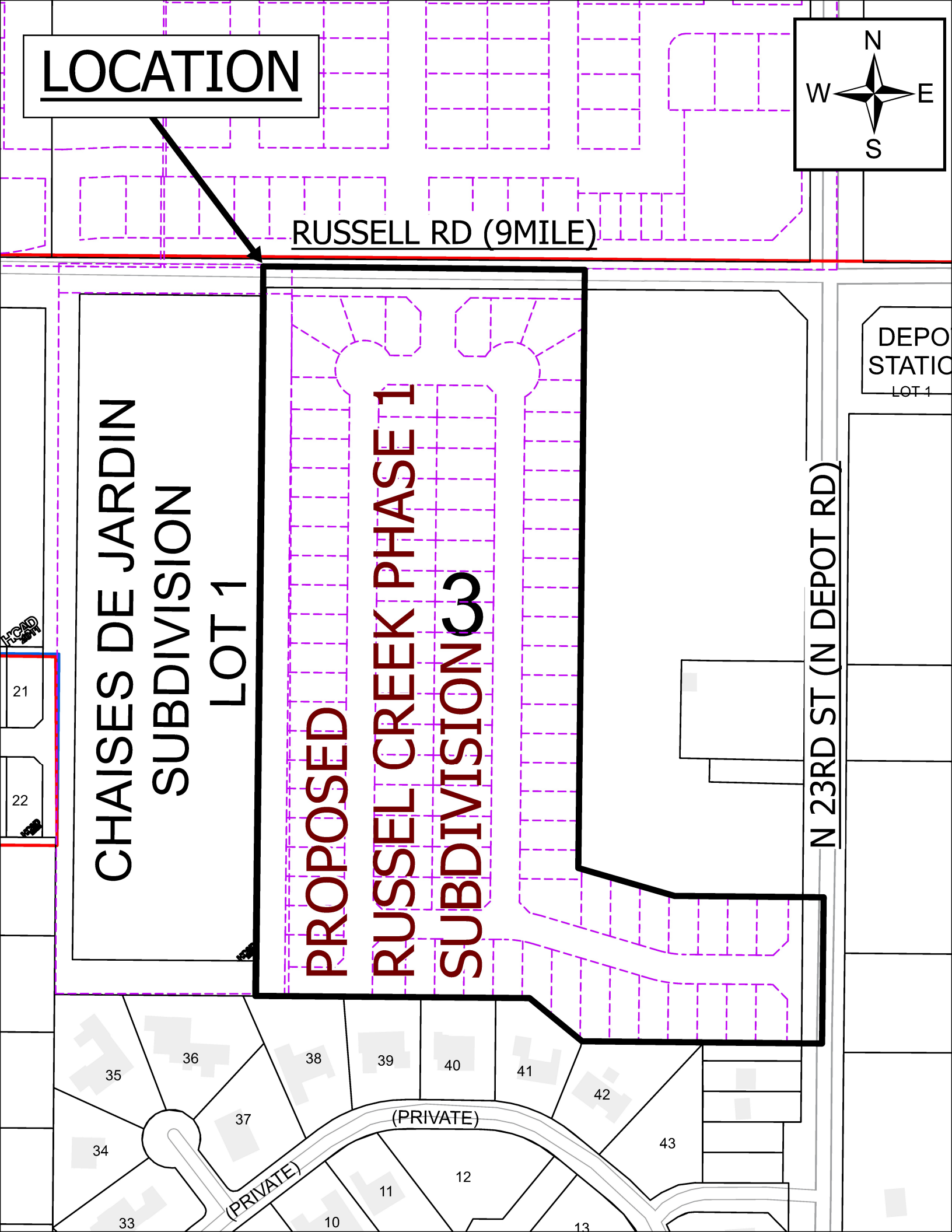
Address: ____ E-mail: mannyrpls@cls.land

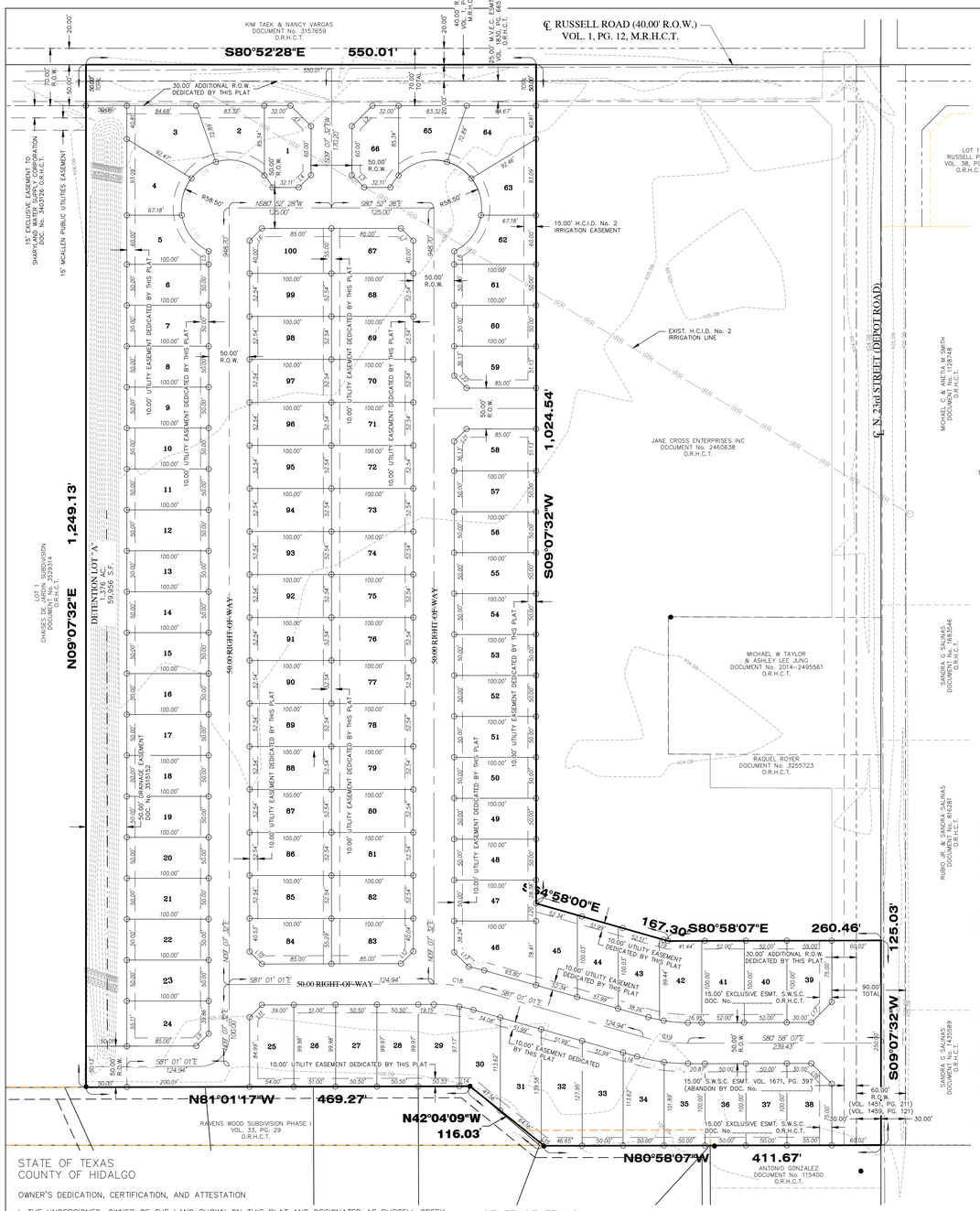
City: Edinburg State: TX Zip: 78542

KF

MAR 28 2025

CW


LOCATION
N
W
E
S
RUSSELL RD (9MILE)
CHAISES DE JARDIN
SUBDIVISION
LOT 1
PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION 3
N 23RD ST (N DEPOT RD)
DEPO
STATIC
LOT 1
21
22
35
36
38
39
40
41
42
43
37
34
33
(PRIVATE)
(PRIVATE)
12
11
10
13




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 57.13 | 58.50 | 55° 56' 59" | N45° 51' 04"E | 54.88' |
| C2 | 47.91 | 58.50 | 46° 55' 22" | N5° 35' 07"W | 46.58' |
| C3 | 36.33 | 58.50 | 35° 34' 47" | N46° 50' 11"W | 35.75' |
| C4 | 64.90 | 58.50 | 63° 33' 33" | S83° 35' 39"W | 61.62' |
| C5 | 17.76 | 58.50 | 17° 23' 22" | S43° 07' 11"W | 17.69' |
| C6 | 17.76 | 58.50 | 17° 23' 22" | N24° 52' 08"W | 17.69' |
| C7 | 64.90 | 58.50 | 63° 33' 33" | N65° 20' 35"W | 61.62' |
| C8 | 36.33 | 58.50 | 35° 34' 47" | S65° 05' 14"W | 35.75' |
| C9 | 47.91 | 58.50 | 46° 55' 22" | S23° 50' 10"W | 46.58' |
| C10 | 57.13 | 58.50 | 55° 56' 59" | S27° 36' 00"E | 54.88' |
| C11 | 31.34 | 175.00 | 10° 15' 39" | N75° 53' 12"W | 31.30' |
| C12 | 17.68 | 175.00 | 5° 47' 23" | N67° 51' 41"W | 17.68' |
| C13 | 33.63 | 225.70 | 8° 32' 10" | S69° 14' 53"E | 33.59' |
| C14 | 29.21 | 224.19 | 7° 27' 58" | S77° 14' 56"E | 29.19' |
| C15 | 34.77 | 174.64 | 11° 24' 31" | S75° 16' 33"E | 34.72' |
| C16 | 14.10 | 175.98 | 4° 35' 28" | S67° 16' 30"E | 14.10' |
| C17 | 19.55 | 224.95 | 4° 58' 48" | N67° 36' 01"W | 19.55' |
| C18 | 56.03 | 200.00 | 16° 03' 02" | S72° 59' 31"E | 55.84' |
| C19 | 55.86 | 200.00 | 16° 00' 07" | S72° 58' 03"E | 55.68' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S35° 52' 28.05"E | 35.36' |
| L2 | N54° 07' 31.93"E | 35.36' |
| L3 | N35° 52' 28.07"W | 21.21' |
| L4 | S54° 07' 31.93"W | 21.21' |
| L5 | S9° 07' 32.13"W | 16.01' |
| L6 | N54° 07' 31.93"E | 21.21' |
| L7 | S35° 52' 28.07"E | 21.21' |
| L8 | N9° 07' 32.13"E | 16.01' |
| L9 | S54° 03' 15.35"W | 21.24' |
| L10 | N35° 56' 44.65"W | 21.19' |
| L11 | N54° 03' 15.35"E | 21.24' |
| L12 | S54° 03' 15.35"W | 21.24' |
| L13 | N35° 56' 44.65"W | 24.99' |
| L14 | N81° 01' 17.00"W | 12.93' |
| L15 | N42° 04' 09.00"W | 4.30' |
| L16 | S35° 55' 15.42"E | 35.33' |
| L17 | S54° 04' 44.58"W | 35.38' |
| L18 | S64° 57' 59.67"E | 17.78' |
| L19 | S64° 58' 00.00"E | 10.46' |
| L20 | S9° 07' 35.71"W | 21.62' |
| L21 | N54° 07' 31.93"E | 21.21' |
| L22 | S35° 52' 28.07"E | 21.21' |

| LOT AREAS | | |
|---|---|---|
| LOT No. | AC | SQFT |
| 1 | 0.119 | 5195 |
| 2 | 0.116 | 5035 |
| 3 | 0.151 | 6566 |
| 4 | 0.116 | 5040 |
| 5 | 0.115 | 5025 |
| 6–23 | 0.115 | 5000 |
| 24 | 0.124 | 5386 |
| 25 | 0.121 | 5287 |
| 26 | 0.117 | 5099 |
| 27 | 0.116 | 5049 |
| 28 | 0.116 | 5049 |
| 29 | 0.115 | 5002 |
| 30 | 0.117 | 5094 |
| 31 | 0.145 | 6330 |
| 32 | 0.155 | 6751 |
| 33 | 0.139 | 6039 |
| 34 | 0.123 | 5351 |
| 35 | 0.115 | 5018 |
| 36 | 0.115 | 5000 |
| 37 | 0.115 | 5000 |
| 38 | 0.119 | 5187 |
| 39 | 0.119 | 5188 |
| 40 | 0.119 | 5200 |
| 41 | 0.119 | 5200 |
| 42 | 0.118 | 5125 |
| 43 | 0.116 | 5049 |
| 44 | 0.115 | 5002 |
| 45 | 0.116 | 5035 |
| 46 | 0.145 | 6327 |
| 47–57 | 0.115 | 5000 |
| 58 | 0.115 | 5000 |
| 59 | 0.115 | 5000 |
| 60 | 0.115 | 5000 |
| 61 | 0.115 | 5000 |
| 62 | 0.115 | 5025 |
| 63 | 0.116 | 5039 |
| 64 | 0.151 | 6566 |
| 65 | 0.116 | 5035 |
| 66 | 0.119 | 5195 |
| 67 | 0.124 | 5387 |
| 68–82 | 0.121 | 5254 |
| 83 | 0.124 | 5404 |
| 84 | 0.125 | 5428 |
| 85–99 | 0.121 | 5254 |
| 100 | 0.124 | 5387 |

SCALE: 1"=80'

BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

## METES AND BOUNDS

DESCRIPTION A 19.555 ACRE TRACT

A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT I, OUT OF LOT 3, SECTION 233, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO JANE CROSS ENTERPRISES, INC., A TEXAS CORPORATION, BY VIRTUE OF WARRANTY DEED RECORDED IN INSTRUMENT NUMBER: 2013–2460638, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), AND A PORTION OF LAND OUT OF A CALLED TRACT 2 AS DESCRIBED AND CONVEYED TO RAVENSWOOD LTD, BY VIRTUE OF DOCUMENT NUMBER 612856, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.555 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF RUSSELL ROAD AND N. DEPOT ROAD (23RD STREET) FOR THE NORTHEAST CORNER OF SAID LOT 3, AND OF SAID TRACT I, THENCE, NORTH 80 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 371.35 FEET TO A CALCULATED POINT [N:16646150.5623, E:1074839.9511] FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID TRACT I AT A DISTANCE OF 20.00 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1024.46 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 64 DEGREES 58 MINUTES 00 SECONDS EAST, OVER AND ACROSS SAID TRACT I A DISTANCE OF 167.30 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 58 MINUTES 07 SECONDS EAST, OVER AND ACROSS SAID TRACT 1, AT 180.46'
FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 210.46 FEET TO A CALCULATED POINT LOCATED AT THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID TRACT I FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3 AND OF SAID TRACT I, A DISTANCE OF 250.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND OF SAID TRACT I, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 58 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT I AND THE SOUTH LINE OF SAID TRACT 2 BEING THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 411.67 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 42, RAVENS WOOD SUBDIVISION, PHASE I AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, NORTH 42 DEGREES 04 MINUTES 09 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT1, ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, A DISTANCE OF 116.03 FEET TO A HALF (1/2)–INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 01 MINUTES 17 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, AND ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, AT A DISTANCE OF 419.27 PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE EAST LINE OF A 50.0 FOOT DRAINAGE EASEMENT, CONTINUING A TOTAL DISTANCE OF 469.27 FEET TO A CALCULATED POINT FOR THE WESTMOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, ALONG THE WEST LINE OF SAID 50.0 FOOT DRAINAGE EASEMENT, AT A DISTANCE OF 1229.13 FEET PASS AN IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSEL ROAD, CONTINUING A TOTAL DISTANCE OF 1249.13 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 52 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.555 ACRES 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.

## GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"

ZONE "X" AREAS: AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPAIN (NO SHADING), ACCORDING TO COMMUNITY–PANEL NO. 480334 0325 D, DATED JUNE 6, 2000
MAP REVISED: MAY 17, 2001, TO REFLECT LOMR 01–06–1095P–480334

2. SETBACKS:
FRONT: 25.00 FEET OR GREATER FOR EASEMENTS
REAR: 10.00 FEET OR GREATER FOR EASEMENTS
SIDE: 6.00 FEET OR GREATER FOR EASEMENTS
CORNER 10.00 FEET OR GREATER FOR EASEMENTS
GARAGE 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

MC 34 – DESCRIPTION: SOUTHWEST CORNER OF THE INTERSECTION OF BOROLO LANE AND 23RD ST.
TYPE OF MATERIAL: 30" ALUMINUM PIPE WITH A 3–3/4" BRASS MONUMENT CAP ON TOP.
N:16644511.4151
E:1074905.50377

5. IN ACCORDANCE WITH THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 79,577 CUBIC–FEET OR 1.83 ACRE–FEET OF STORM WATER RUNOFF.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

8. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG RUSSELL ROAD, NORTH 23RD STREET (DEPOT ROAD), 8–3/4 MILE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.

9. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES ALONG RUSSELL ROAD AND NORTH 23RD STREET (DEPOT ROAD).

10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

12. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RUSSELL CREEK SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/OWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 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 CONFLICTS WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

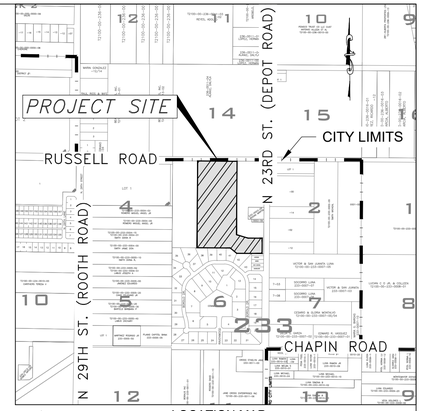
13. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG RUSSELL ROAD, NORTH 23RD STREET (DEPOT ROAD), AND 8–3/4 MILE ROAD.

14. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

15. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

16. COMMON/DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.

17. 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.




LOCATION MAP
SCALE: 1" = 1000'

LEGEND

- ◉ 1/2" CAPPED IRON ROD FOUND "CIRF"
- ● 1/2" IRON ROD FOUND "IRF"
- ◎ PIPE FOUND "PF"
- ○ 1/2" IRON ROD SET WITH PINK CAP "CIRS"
- (S0°0'0"W 0.0') – RECORD BEARING & DISTANCE
- MAG NAIL SET "MNS"
- CALCULATED POINT "CP"

# RUSSELL CREEK SUBDIVISION

A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT 1, OUT OF LOT 3, SECTION 233, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F–19545

STATE OF TEXAS · EMIGDIO SALINAS · 107703 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN 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 THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

_____ _____
MANUEL CARRIZALES, R.P.L.S. DATE
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALES · 6388 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS RUSSELL CREEK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND 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 GUEST, THE OWNER DOES HEREBY DEDICATE THE USE OF THE PUBLIC THE PORTION OF N. BENTSEN ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

_____ _____
ELITE DEVELOPMENT 786, LLC DATE:
MOBEEN AHMED, MANAGING MEMBER
3244 TURQUIA
BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOBEEN AHMED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF McALLEN
MAYOR APPROVAL

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

_____ _____
MAYOR, CITY OF McALLEN DATE:

ATTESTED BY:

_____ _____
CITY SECRETARY DATE:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 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. 1 RIGHT–OF–WAY OR EASEMENT.

_____ _____ _____
PRESIDENT SECRETARY

| REVISION NOTE TABLE | | | |
|---|---|---|---|
| No. | DESCRIPTION | DATE | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

PREPARATION DATE: MARCH 2025
SUBMITTAL DATE:

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

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

| NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|
| OWNER: MOBEEN AHMED | 3244 TURQUIA | BROWNSVILLE, TEXAS 78520 | (956) 283–7474 |
| ENGINEER: EMIGDIO "MILO" SALINAS, P.E. | 1810 E. GRIFFIN PARKWAY | MISSION, TEXAS 78572 | (956) 600–8628 |
| SURVEYOR: MANUEL CARRIZALES, R.P.L.S. | 4807 GONDOLA AVE. | EDINBURG, TEXAS 78542 | (512) 470–1489 |

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/13/2025

**SUBDIVISION NAME: RUSSEL CREEK SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW<br>Paving: 65 ft. Curb & gutter: Both Sides<br>-Pleas clarify additional ROW it appears to overlap the 20-foot existing ROW.<br>Provide document numbers for existing ROW dedications and provide a copy for staff review.<br>- Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording.<br>**COM Thoroughfare Plan | Required |
| North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW<br>Paving: 65 ft. Curb & gutter: both sides<br>- 15 ft. SWSC shows to overlap with ROW. Please clarify.<br>- Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required.<br>**COM Thoroughfare Plan | Required |
| 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW<br>Paving: 40 ft. Curb & gutter: both sides<br>- The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft.. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. | Required |
| Interior Streets: 50 ft. ROW<br>Paving: 32 ft. Curb & gutter: both sides<br>- Street names to be finalized,, prior to recording.<br>- There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required.<br>**COM Thoroughfare Plan | Compliance |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |

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

| | |
|---|---|
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | Applied |
| *600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties.<br>**Subdivision Ordinance: Section 134-106 | Applied |
| **SETBACKS** | |
| * Front: 25 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Compliance |
| * Rear: 10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Compliance |
| * Sides: 6 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Compliance |
| * Corner:10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Compliance |
| * Garage: 18 ft. except where greater setback is required; greater setback applies.<br>**Zoning Ordinance: Section 138-356 | Compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8 -3/4 Mile Road, and both sides of all interior streets<br>- Sidewalk requirements may increase to 5 ft. per Engineering Department.<br>**Subdivision Ordinance: Section 134-120 | 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 along Russell Road and North 23rd Street (Depot Road)<br>**Landscaping Ordinance: Section 110-46 | Compliance |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**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 Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road.<br>**Must comply with City Access Management Policy | 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. | Compliance |

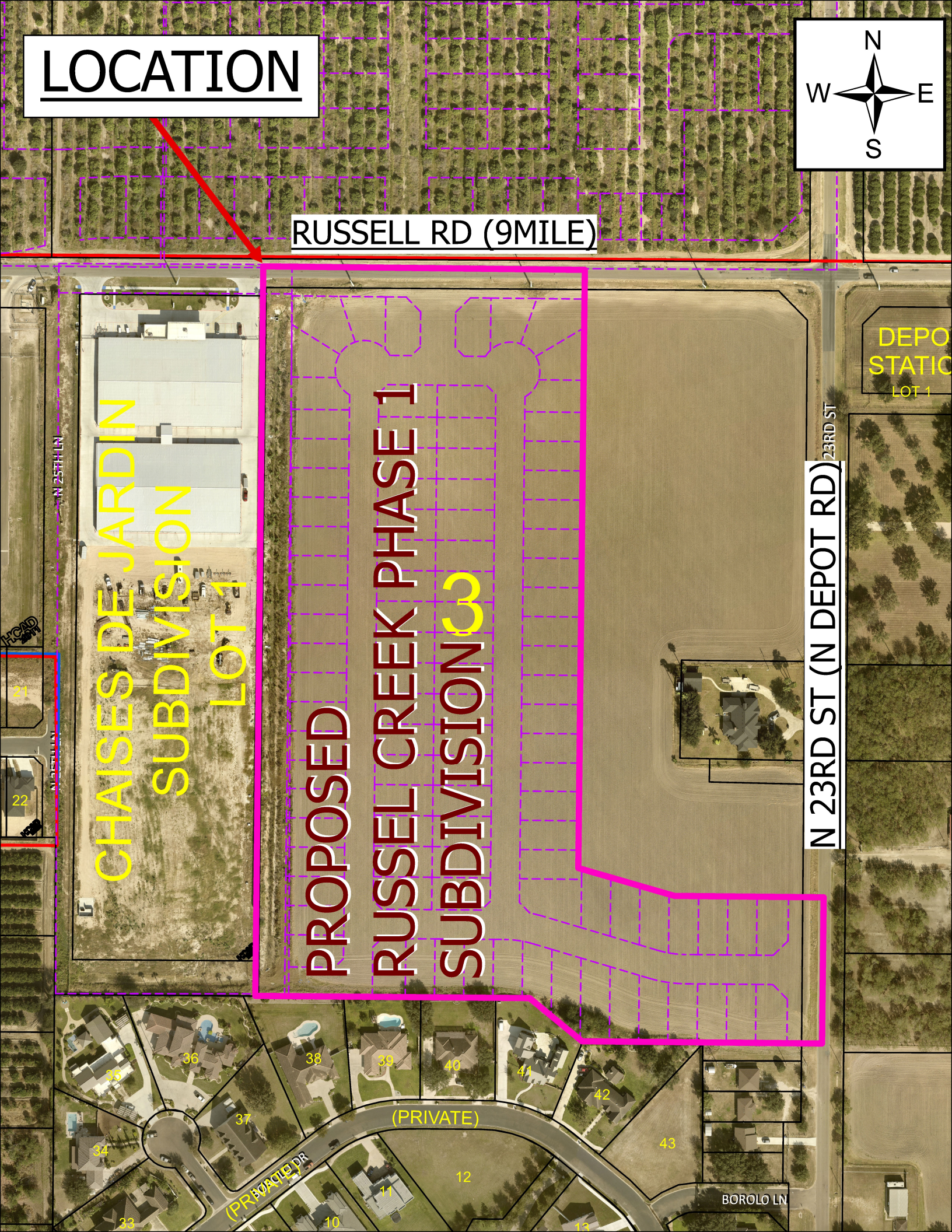
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| | |
|---|---|
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>- Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance.<br>-Curve dimensions seem to be off set.<br>- Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone.<br>-On some lot frontage, they do not meet the min lot frontage of minimum 50 ft.<br>**Zoning Ordinance: Section 138-356 | Required |
| **ZONING/CUP** | |
| * Existing: R-1 Proposed: R-1<br>***Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |
| **PARKS** | |
| * Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. | Required |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. | Required |
| * Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. | Required |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Compliance |

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

| COMMENTS | |
|---|---|
| - Any abandonments must be done by separate process and not by plat, prior to final.<br>- Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private.<br>- Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat.<br>-Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording.<br>-At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving.<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED. | Applied |

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


LOCATION
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RUSSELL RD (9MILE)
CHAISES DE JARDIN
SUBDIVISION
LOT 1
PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION
DEPO
STATIC
LOT 1
23RD ST
N 23RD ST (N DEPOT RD)
N 25TH LN
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12
11
10
33
(PRIVATE)
BOROLO LN

SUB2025-0072

# City of McAllen

## *Planning Department*

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name Alhambra 10th Subdivision

Legal Description 10.00 ac. being the south 10 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's S/D, Vol. 24, Pgs. 168-171, H.C.D.R.

Location West side of N. 10th St., approx. 1,300' north of Sprague Ave.

City Address or Block Number approx. 11265 N. 10th St.

Total No. of Lots ~~70~~ 66 Total Dwelling Units ~~66~~ 64 Gross Acres 10.0 Net Acres 9.118

☐Public Subdivision/☒Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

**For Fee Purposes:** ☒Commercial (1.824 Acres)/☒ Residential ( 64 Lots) Replat: ☐Yes/☒No

Existing Zoning R-2 & C-3 Proposed Zoning New R-2 & New ~~C-2~~ M-2 Applied for Rezoning ☐No/☒Yes: Date

Existing Land Use Vacant Proposed Land Use Townhomes & Commercial

Irrigation District # HCID #1 Water CCN: ☒MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☒No Parcel # 297504

Estimated Rollback Tax Due $0 NA Tax Dept. Review

**Owner**

Name Al Yazji Development LLC; Mouayad Yazji, Director & Member Phone (956) 330-2433

Address 526 S. Closner, Ste. A E-mail c/o khv@rioplexengineering.com cp@rioplexengineering.com

City Edinburg State TX Zip 78539

**Developer**

Name Al Yazji Development LLC Phone c/o (956) 330-2433

Address 400 Cornell Ave. E-mail m.yazji@live.com

City McAllen State TX Zip 78504

Contact Person Mouayad Yazji, Director & Member

**Engineer**

Name Rioplex Engineering LLC Phone (956) 330-2433

Address 1200 Auburn Ave., Ste. 280 E-mail khv@rioplexengineering.com

City McAllen State TX Zip 78504

Contact Person Kelley Heller-Vela and Cesar Pedraza

**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

RECEIVED
MAY 5 2025
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)**

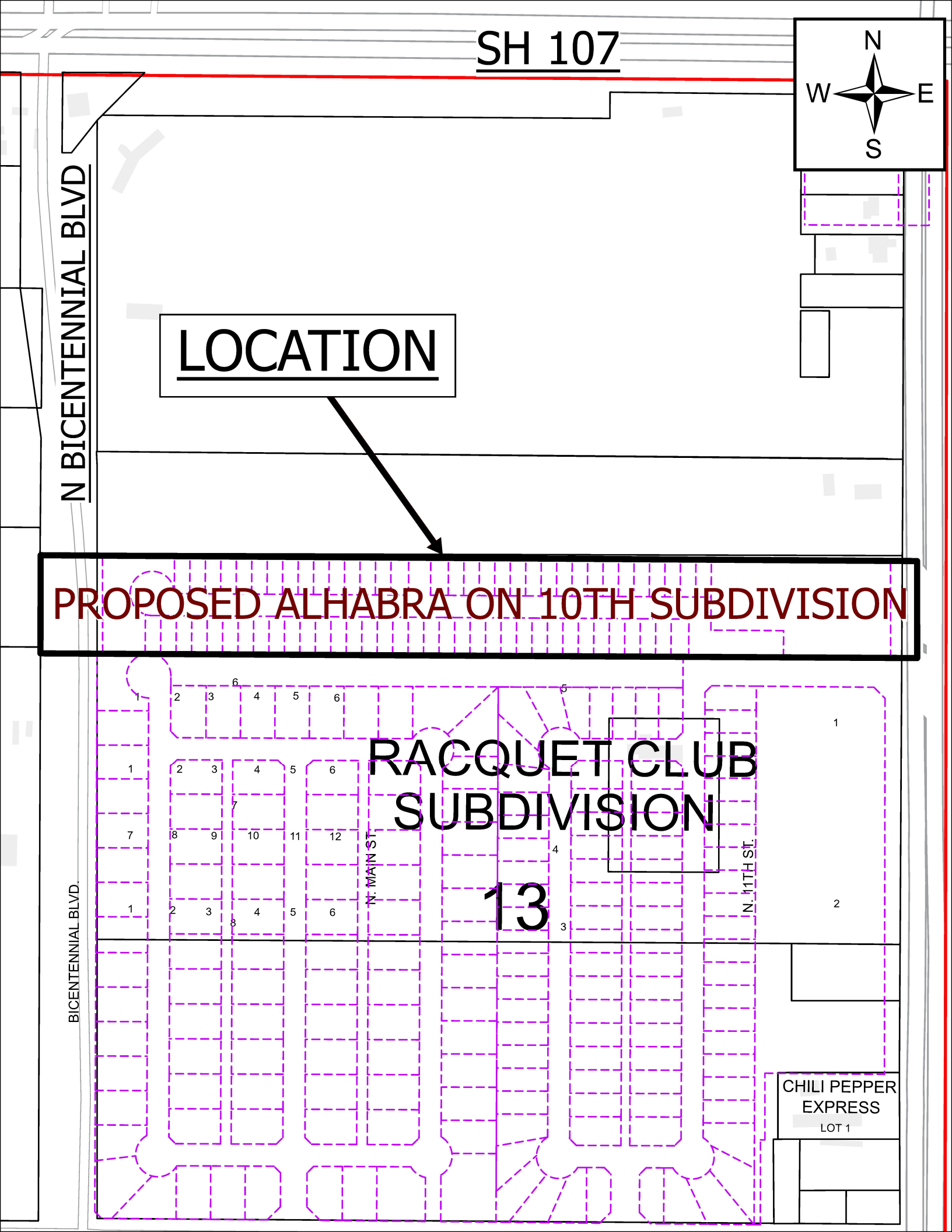
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Kelley A. Heller-Vela Date 05-01-2025

Print Name Kelley A. Heller-Vela

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


SH 107
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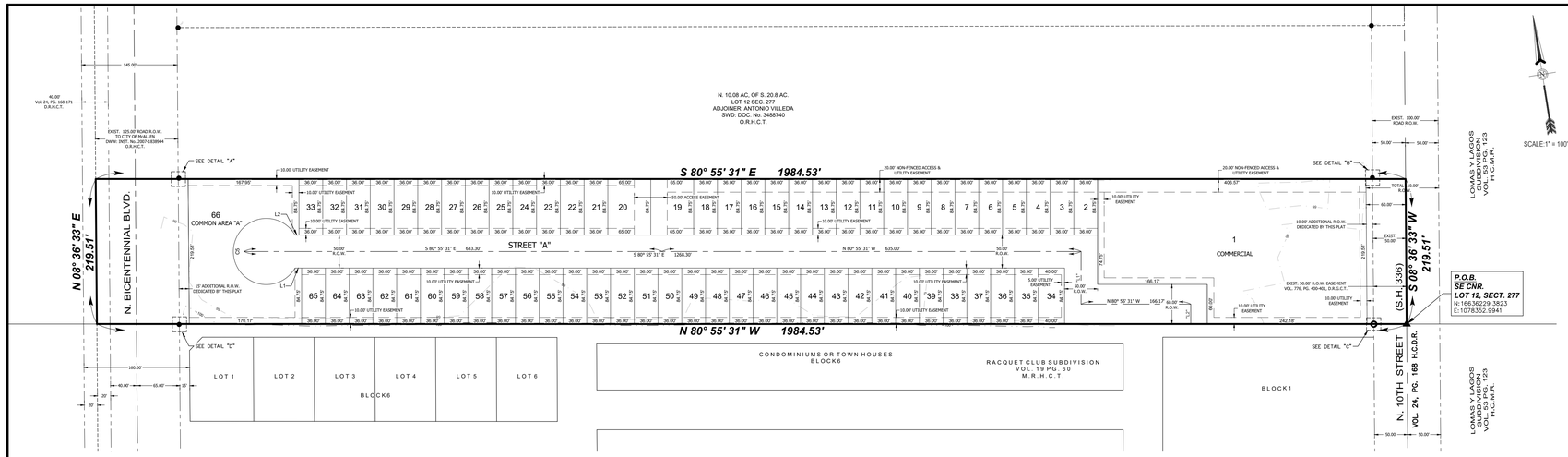
N BICENTENNIAL BLVD
LOCATION
PROPOSED ALHABRA ON 10TH SUBDIVISION
RACQUET CLUB SUBDIVISION
13
N. MAIN ST.
N. 11TH ST.
BICENTENNIAL BLVD.
CHILI PEPPER EXPRESS
LOT 1




| Lot Area Table | | | Lot Area Table | | | Lot Area Table | | |
|---|---|---|---|---|---|---|---|---|
| Lot # | SQ. FT. | Area | Lot # | SQ. FT. | Area | Lot # | SQ. FT. | Area |
| 1 | 79466.09 | 1.824 | 26 | 3050.96 | 0.070 | 51 | 3050.96 | 0.070 |
| 2 | 3050.96 | 0.070 | 27 | 3050.96 | 0.070 | 52 | 3050.96 | 0.070 |
| 3 | 3050.96 | 0.070 | 28 | 3050.96 | 0.070 | 53 | 3050.96 | 0.070 |
| 4 | 3050.96 | 0.070 | 29 | 3050.96 | 0.070 | 54 | 3050.96 | 0.070 |
| 5 | 3050.96 | 0.070 | 30 | 3050.96 | 0.070 | 55 | 3050.96 | 0.070 |
| 6 | 3050.96 | 0.070 | 31 | 3050.96 | 0.070 | 56 | 3050.96 | 0.070 |
| 7 | 3050.96 | 0.070 | 32 | 3050.96 | 0.070 | 57 | 3050.96 | 0.070 |
| 8 | 3050.96 | 0.070 | 33 | 3050.96 | 0.070 | 58 | 3050.96 | 0.070 |
| 9 | 3050.96 | 0.070 | 34 | 3389.96 | 0.078 | 59 | 3050.96 | 0.070 |
| 10 | 3050.96 | 0.070 | 35 | 3050.96 | 0.070 | 60 | 3050.96 | 0.070 |
| 11 | 3050.96 | 0.070 | 36 | 3050.96 | 0.070 | 61 | 3050.96 | 0.070 |
| 12 | 3050.96 | 0.070 | 37 | 3050.96 | 0.070 | 62 | 3050.96 | 0.070 |
| 13 | 3050.96 | 0.070 | 38 | 3050.96 | 0.070 | 63 | 3050.96 | 0.070 |
| 14 | 3050.96 | 0.070 | 39 | 3050.96 | 0.070 | 64 | 3050.96 | 0.070 |
| 15 | 3050.96 | 0.070 | 40 | 3050.96 | 0.070 | 65 | 3050.96 | 0.070 |
| 16 | 3050.96 | 0.070 | 41 | 3050.96 | 0.070 | 66 | 29071.01 | 0.667 |
| 17 | 3050.96 | 0.070 | 42 | 3050.96 | 0.070 | | | |
| 18 | 3050.96 | 0.070 | 43 | 3050.96 | 0.070 | | | |
| 19 | 5508.68 | 0.126 | 44 | 3050.96 | 0.070 | | | |
| 20 | 5508.68 | 0.126 | 45 | 3050.96 | 0.070 | | | |
| 21 | 3050.96 | 0.070 | 46 | 3050.96 | 0.070 | | | |
| 22 | 3050.96 | 0.070 | 47 | 3050.96 | 0.070 | | | |
| 23 | 3050.96 | 0.070 | 48 | 3050.96 | 0.070 | | | |
| 24 | 3050.96 | 0.070 | 49 | 3050.96 | 0.070 | | | |
| 25 | 3050.96 | 0.070 | 50 | 3050.96 | 0.070 | | | |

| Lot Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| "L1" | 79.75' | N09° 04' 29"E |
| "L2" | 30.00' | N09° 04' 29"E |
| L1 | 10.20' | S80° 55' 31"E |
| L2 | 6.20' | S80° 55' 31"E |

LEGEND

- ● – FOUND 1/2" IRON ROD OR AS NOTED
- ○ – SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- ▲ – CALCULATED POINT
- ◉ – FOUND "X" MARK
- ○ – FOUND 2" IRON PIPE OR AS NOTED
- POB – POINT OF BEGINNING
- SE – SOUTHEAST
- CNR. – CORNER
- SECT. – SECTION
- R.O.W. – RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- DOC. – DOCUMENT
- AFH: – AFFIDAVIT OF HEIRSHIP
- SWD: – SPECIAL WARRANTY DEED
- DWW: – DEED WITHOUT WARRANTY
- O.R.H.C.T. – OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. – MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. – DEED RECORDS HIDALGO COUNTY TEXAS

# SUBDIVISION MAP OF
# *ALHAMBRA ON 10th SUBDIVISION*
## (PRIVATE)

BEING A SUBDIVISION OF A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

***METES AND BOUNDS DESCRIPTION:***

A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED AND CONVEYED TO RIO FINANCIAL HOLDINGS, INC BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3488143, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, (ORHCT), SAID 10.000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A CALCULATED POINT [N:16636229.3823, E:1078352.9941] WITHIN STATE HIGHWAY 336 [N. 10TH STREET] AT THE SOUTHEAST CORNER OF SAID LOT 12, SECTION 277, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 55 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, SECTION 277, AT A DISTANCE OF 50.00 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], AT 1,859.52 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE EAST RIGHT OF WAY LINE OF 125.0 FEET RIGHT OF WAY DESCRIBED AND CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF INSTRUMENT NUMBER 2007-1838944, ORHCT, BEING THE APPARENT RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "M&H" FOUND BEARS SOUTH 52 DEGREES 44 MINUTES 45 SECONDS WEST A DISTANCE OF 0.91 FEET AND A 1/2" IRON ROD WITH A CAP STAMPED "6496" FOUND BEARS SOUTH 11 DEGREES 11 MINUTES 04 SECONDS WEST A DISTANCE OF 5.83 FEET, CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 12, AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 219.51 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 55 MINUTES 31 SECONDS EAST, OVER AND ACROSS SAID LOT 12 AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, AT 125.00 FEET PASSED A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT SAID EAST CITY OF MCALLEN RIGHT OF WAY LINE, THE APPARENT EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 33 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.46 FEET, CONTINUING AT A DISTANCE OF 1,1934.52 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 12, SECTION 277, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 36 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, SECTION 277, A DISTANCE OF 219.51 FEET TO THE POINT OF BEGINNING; CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20 _____.

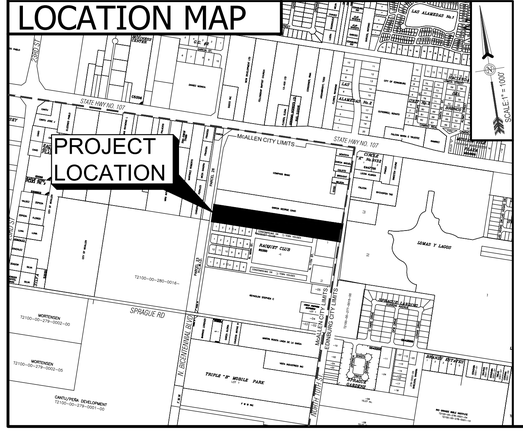
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ PRESIDENT

_____ SECRETARY

## LOCATION MAP

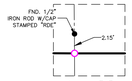



RIOPLEX ENGINEERING

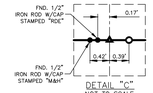
FIRM No. 26964
1200 Auburn Ave., Suite 280 — Office # (956) 631-8327
McAllen, Tx. 78504 — rioplexengineering.com

| PRINCIPAL CONTACTS | | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | MOUAYAD H YAZJI | 400 CORNELL AVE | McALLEN, TX 78504 | C/O (956) 330-2433 |
| ENGINEER: | KELLEY HELLER-VELA, P.E. | 1200 AUBURN AVE, SUITE 280 | McALLEN, TX 78504 | (956) 330-2433 |
| SURVEYOR: | MANNY CARRIZALES, R.P.L.S. | 4807 GONDOLA AVE. | EDINBURG, TX. 78542 | (956) 567-2167 |

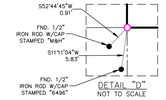
DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



DETAIL "C" NOT TO SCALE



DETAIL "D" NOT TO SCALE

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 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 ORDINANCE:
   - FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES; LOTS 2-69: 20 FT. OR GREATER FOR EASEMENTS
   - REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
   - SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; LOTS 2-69: 5 FT. OR GREATER FOR EASEMENTS
   - CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEET, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 82,768 C.F. - 1,900 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
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 10th STREET, BICENTENNIAL BLVD., 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.
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 CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ALHAMBRA ON 10th SUBDIVISION 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 134-168 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 OS SECTION 134-138 SHALL BE NULL & VOID.
16. 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/DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR ALHAMBRIA ON 10th SUBDIVISION IS $46,900.00, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.
20. LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-69 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALHAMBRA ON 10th SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ MOUAYAD YAZJI, GOVERNING PERSON
MOUAYAD DEVELOPMENT LLC
400 CORNELL AVE
McALLEN, HIDALGO, TEXAS 78504

_____ DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUAYAD YAZJI 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: 05/01/2025
ENGINEERING JOB # R25-007

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: 04/07/2025
SURVEY JOB # 25060

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

_____ CHAIRMAN, PLANNING AND ZONING COMMISSION

_____ DATE

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

_____ MAYOR, CITY OF McALLEN

_____ DATE

_____

_____ DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

_____ DATE

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: 11/20/2025

**SUBDIVISION NAME: ALHAMBRA ON 10TH SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW<br>Paving: By State Curb & gutter: By State<br>Revisions needed:<br>- Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to recording.<br>- Provide a copy of the existing ROW documents for staff review to recording.<br>**Subdivision Ordinance: Section 134-105 and/or UDC<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW<br>Paving: 65-05 ft. Curb & gutter: both sides<br>Revisions needed:<br>- Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to recording.<br>- Please label "Existing" or "Total" on ROW.<br>**Subdivision Ordinance: Section 134-105 and/or UDC<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| Interior Street: ROW dedication needed for 60 ft. total ROW<br>Paving: 40 ft. Curb & gutter: both sides<br>Revisions needed:<br>- Interior street is dead-end on all sides.<br>-The subdivision on the south side must be recorded first before this plat can be recorded.<br>- Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final.<br>-A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the 50 ft. with a 10 -foot utility and sidewalk easement on both side.<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.<br>**Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process but have not been recorded yet.<br>**Subdivision Ordinance: Section 134-105 and/or UDC<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |

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

| | |
|---|---|
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts<br>-Block Length for R-3 Zone Districts<br>* 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved.<br>-A variance to this request was submitted and will be heard at the planning and zoning commission board on November 4, 2025.<br>**Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.<br><br>**Subdivision Ordinance: Section 134-118 | Required |
| * 600 ft. Maximum Cul-de-Sac<br>* 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved.<br>- If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3<br>-Please submit the radius dimensions on the cul-de-sac requirements.<br>-A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length.<br><br>**Subdivision Ordinance: Section 134-105 and/or UDC<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. | Required |
| **ALLEYS** | |
| ROW: 20 ft. Paving:16 ft.<br>- Provide alley according to Public Works Department's requirements prior to final.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106 and/or UDC | Applied |

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

| | |
|---|---|
| **SETBACKS** | |
| * Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies.<br>Lots 2-69 (proposing): 20 ft. or greater for easements<br>Revisions needed:<br>- Please revise the number of lots to (2-66)<br>**Zoning Ordinance: Section 138-356 and/or UDC | Required |
| Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements<br>Lots 2-69 (proposing): 10 ft. or greater for easements<br>-Revisions needed:<br>- Please revise the number of lots to (2-66)<br>**Zoning Ordinance: Section 138-356 and/or UDC | Required |
| * Sides: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements<br>Lots 2-69 (proposing): 5 ft. or greater for easements<br>Revisions needed:<br>- Please revise the number of lots to (2-66)<br>**Zoning Ordinance: Section 138-356 and/or UDC | Required |
| * Corner: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements<br>Lots 2-69: 10 ft. or greater for easements<br>Revisions needed:<br>- Please revise the number of lots to (2-66)<br>**Zoning Ordinance: Section 138-356 and/or UDC | Required |
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356 and/or UDC | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| 4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and both sides of all interior streets.<br>- Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC.<br>- Sidewalk requirements will be finalized once the zoning is finalized prior to final.<br>**Subdivision Ordinance: Section 134-120 and/or UDC<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. | 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 N. Bicentennial Boulevard.<br>- Revise plat note #9 as shown above prior to final.<br>**Landscaping Ordinance: Section 110-46 and/or UDC | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46 and/or UDC | Applied |

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

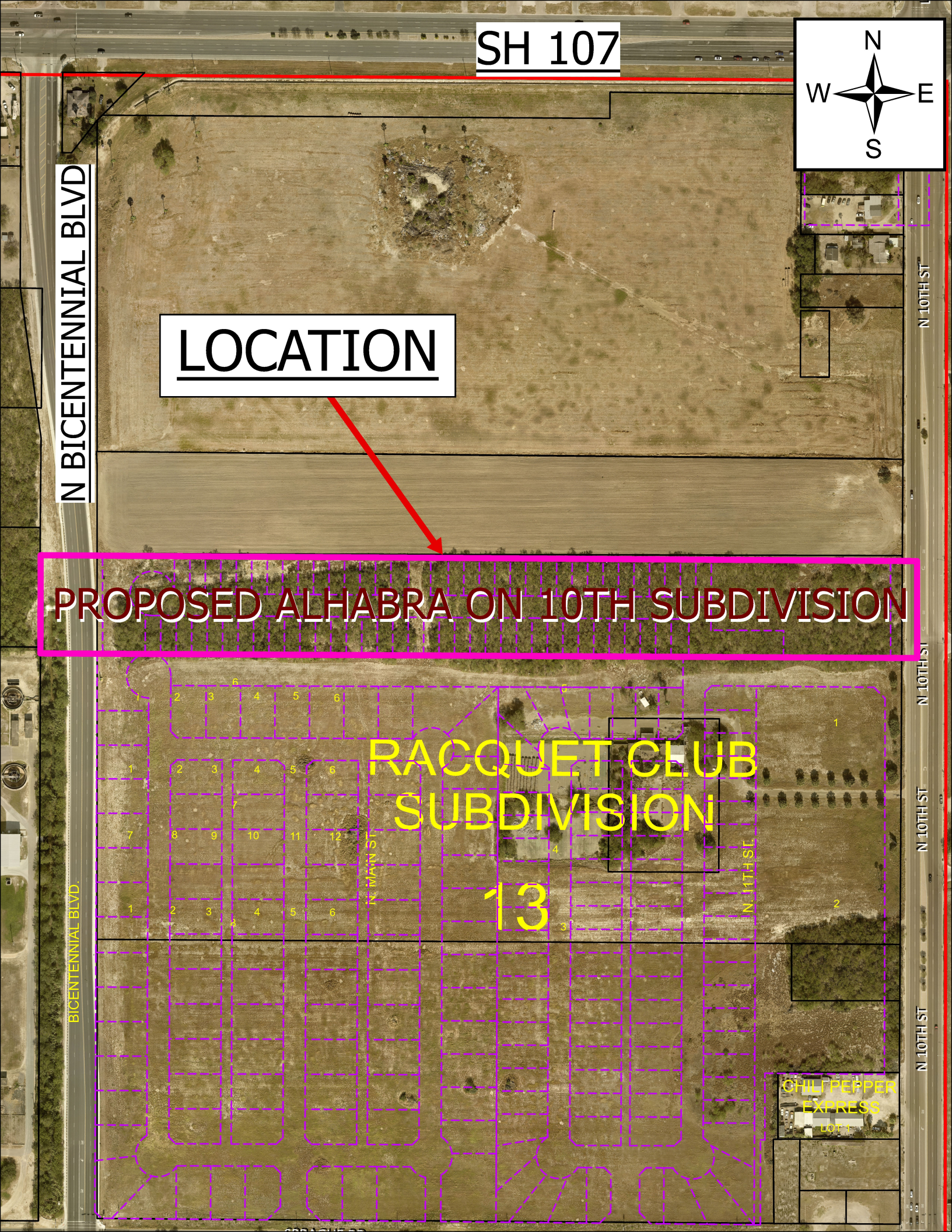
| | |
|---|---|
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized.<br>- As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note prior to final.<br>**Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Applied |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Applied |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public/private streets<br>-If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded.<br>- Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording .<br>**Subdivision Ordinance: Section 134-1 and/or UDC | Required |
| * Minimum lot width and lot area _____<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts<br>***Zoning Ordinance: Article V and/or UDC<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. | Required |

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

| | |
|---|---|
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V<br>-**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>-* Land dedication in lieu of fee.<br>- Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording. | Required |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording.<br>-* Land dedication in lieu of fee.<br>- Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | Required |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required.<br>-TIA Level I was waived with the following conditions:<br>• Compliance with the conditions on the approved Access variance letter dated September 2, 2025.<br>• Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). - Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. PENDING<br>• Gate Details must meet the standard design guidelines. IN COMPLIANCE | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Applied |
| **COMMENTS** | |
| Comments:<br>- Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording.<br>- Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers.<br>-A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 2025 for 3 requests.<br>**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.<br>**A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved.<br>*Must comply with City's Access Management Policy. | Applied |

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

| RECOMMENDATION | |
|---|---|
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONED NOTED. | Applied |


SH 107
N
W
E
S
N BICENTENNIAL BLVD
LOCATION
PROPOSED ALHABRA ON 10TH SUBDIVISION
RACQUET CLUB SUBDIVISION
13
N 10TH ST
N 10TH ST
N 10TH ST
N 10TH ST
N MAIN ST
N 11TH ST
BICENTENNIAL BLVD
CHILI PEPPER EXPRESS
LOT 1

SUB2024-0181

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name HIDDEN GROVE ESTATES SUBDIVISION

Legal Description 5.492 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Cirtus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R

Location West ROW of North 2nd Street; approximately 485.00' south of Northgate Lane

City Address or Block Number 8601 N. 2nd Street

Total No. of Lots 9 Total Dwelling Units 8 Gross Acres 5.492 Net Acres _____

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No EC

**For Fee Purposes:** ☐**Commercial (** EC **Acres)/**☑ **Residential (** 8 **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 # 162767

Estimated Rollback Tax Due 6,962.73 Tax Dept. Review UPG

**Owner**

Name Millennial Bear Farms LLC Phone c/o (956) 381-0981

Address 7310 North Highway 281 E-mail [redacted] EC

City Edinburg State TX Zip 78540

**Developer**

Name J&D Produce Inc Phone (c/o (956) 381-0981

Address PO Box 1548 E-mail [redacted] EC

City Edinburg State TX Zip 78540

Contact Person Mario A Reyna, Beto De La Garza & Della Robles

**Engineer**

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX 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 E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED DEC 05 2024 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)**

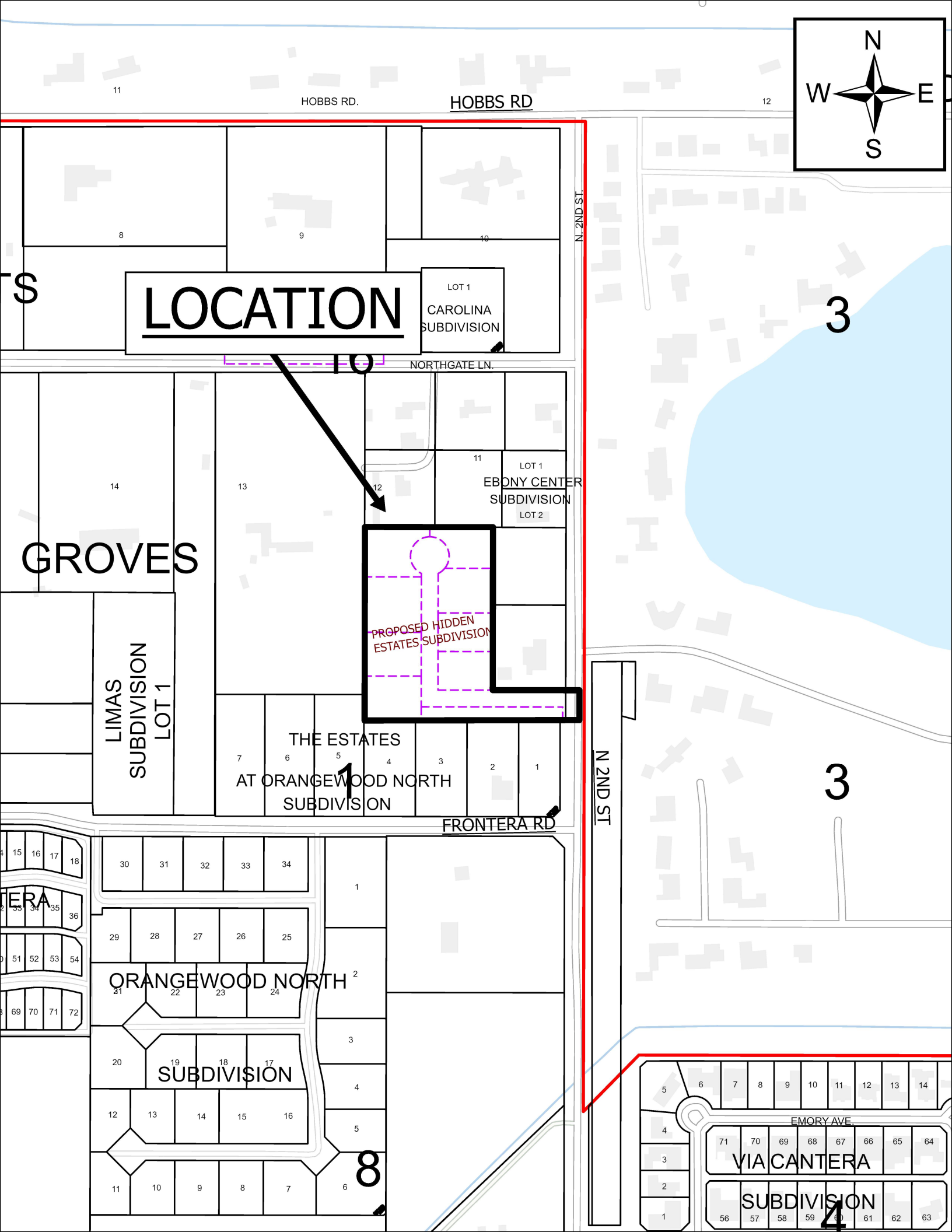
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

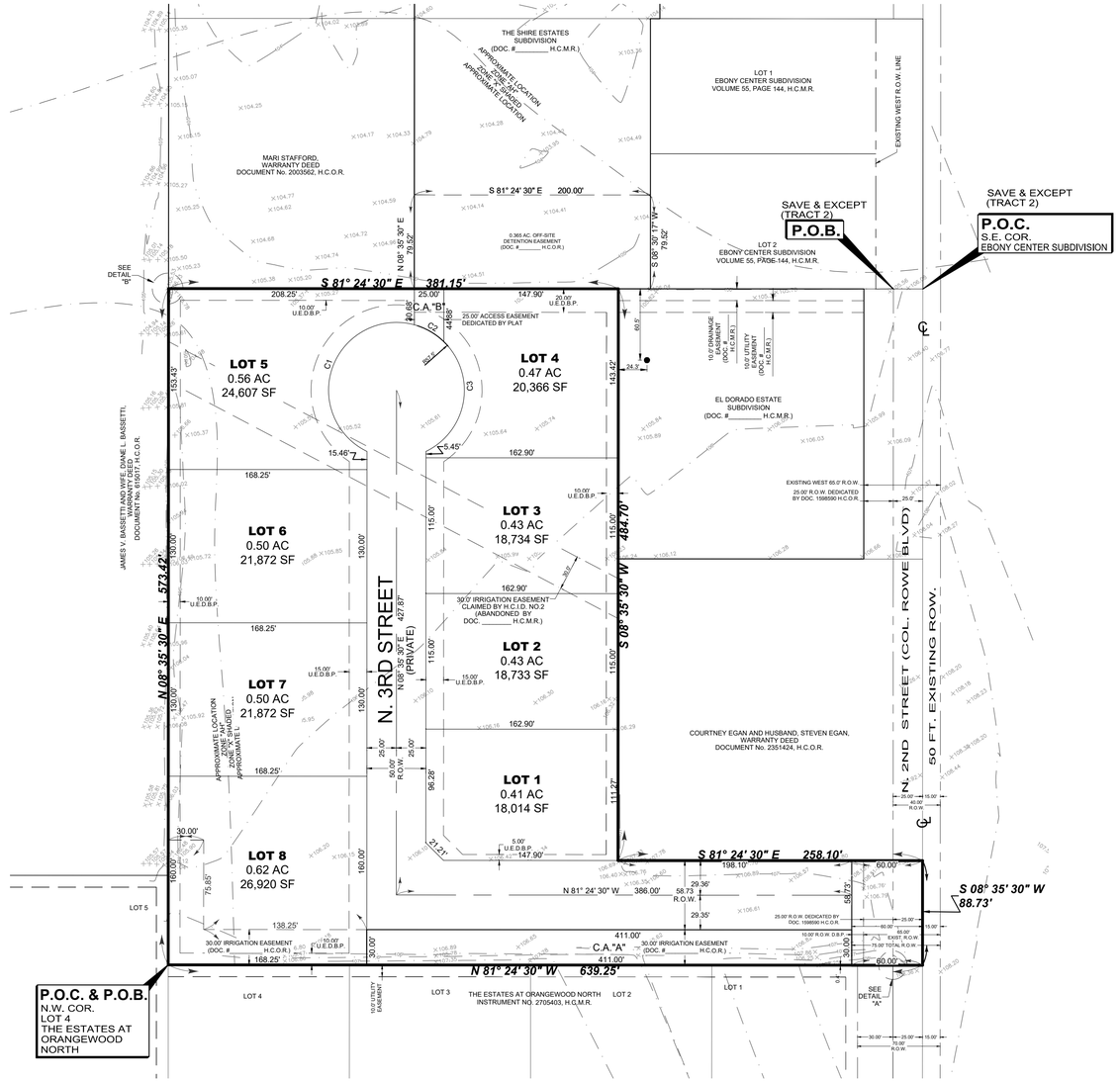
Signature _____ Date 11.14.2024

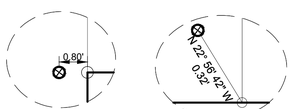
Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
HOBBS RD.
HOBBS RD
N. 2ND ST.
LOCATION
LOT 1
CAROLINA
SUBDIVISION
NORTHGATE LN.
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
GROVES
PROPOSED HIDDEN
ESTATES SUBDIVISION
LIMAS
SUBDIVISION
LOT 1
THE ESTATES
AT ORANGEWOOD NORTH
SUBDIVISION
FRONTERA RD
N 2ND ST
ORANGEWOOD NORTH
SUBDIVISION
EMORY AVE.
VIA CANTERA
SUBDIVISION
3
3
1
8
4




DETAIL "B": N.T.S.

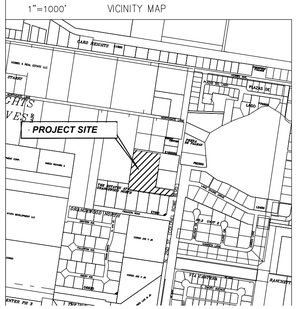



DETAIL "A": N.T.S.

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP 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
- P.O.C. - POINT OF COMMENCING
- ℄ - CENTER LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE
- C.A. - COMMON AREA

1"=1000' VICINITY MAP




| Common Area Table | | |
|---|---|---|
| C.A. | Sq.Ft. | Acres |
| "A" | 12,330 | 0.283 |
| "B" | 909 | 0.021 |

| Lot Line Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
| C1 | 169° 21' 01" | 57.50' | 169.95' | 616.92 | S29° 02' 18"W | 114.50' |
| C2 | 028° 57' 27" | 57.50' | 29.06' | 14.85 | N51° 48' 28"W | 28.75' |
| C3 | 110° 08' 58" | 57.50' | 110.54' | 82.35 | N17° 44' 44"E | 94.29' |

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.A. | DATE | 12/02/2024 |
| REVISED BY | A.G.P. | DATE | 11/25/2025 |
| SURVEYED, CHECKED | | DATE | |
| FINAL CHECK | | DATE | |

| PRINCIPAL CONTACTS | | ADDRESS | PHONE/ FAX |
|---|---|---|---|
| OWNER: | MILLENNIAL BEAR FARM, LLC. C/O JAMES V. BASSETTI | 281 N. HIGHWAY, HIDALGO COUNTY, TX 7310 | |
| ENGINEER: | MARIO A. REYNA P.E. | 115 W. McINTYRE, EDINBURG, TX 78541 | (956) 381-0981 / (956) 381-1839 |
| SURVEYOR: | ROBERTO N. TAMEZ R.P.L.S. | 115 W. McINTYRE, EDINBURG, TX 78541 | (956) 381-0981 / (956) 381-1839 |

PLAT OF

# *HIDDEN GROVE ESTATES SUBDIVISION*

(PRIVATE)

PLAT SHOWING

5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

***METES AND BOUNDS DESCRIPTION:***

A TRACT OF LAND CONTAINING 5.492 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.492 ACRES WERE CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3067851 AND DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.492 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EAST LINE OF LOT 5 OF SAID THE ESTATES AT ORANGEWOOD NORTH, AT A DISTANCE OF 75.85 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 573.42 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR FOUND BEARS N 81° 24' 30" E A DISTANCE OF 0.80 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 381.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W AT A DISTANCE OF 229.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 484.70 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 30" E AT A DISTANCE OF 208.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND BEING THE NORTHWEST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 233.10 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.10 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 30" W ALONG THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, A DISTANCE OF 88.73 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 24' 30" W AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SAVE & EXCEPT TRACT AND THE NORTHEAST CORNER OF SAID THE ESTATES AT ORANGEWOOD NORTH FROM WHICH A NO. 5 REBAR FOUND BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND ON THE SOUTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 639.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.543 ACRES OF LAND, OF WHICH 0.051 OF ONE ACRE LIES WITHIN SAID SAVE AND EXCEPT TRACT, LEAVING THE 5.492 ACRES HEREIN DESCRIBED, OF WHICH 0.051 OF ONE ACRE LIES WITHIN THE PREVIOUS EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, LEAVING AN EXISTING NET OF 5.441 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 1
A TRACT OF LAND CONTAINING 0.051 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.051 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.051 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS;

THENCE, S 81° 24' 30" E AT A DISTANCE OF 248.65 FEET PASS THE EAST LINE OF LOT 12 AND THE WEST LINE OF LOT 11 OF SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, CONTINUING A TOTAL DISTANCE OF 589.25 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT
4. THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID THE ESTATES AT ORANGEWOOD NORTH, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.051 OF ONE ACRE OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 2
A TRACT OF LAND CONTAINING 0.131 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.131 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.131 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF EBONY CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 144, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 30" W A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS N 65° 35' 57" W A DISTANCE OF 0.93 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08°35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENE, S 81°24' 30" E ALONG THE SOUTH LINE OF SAID EBONY CENTER SUBDIVISION, AT A DISTANCE OF 9.65 FEET PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.131 OF ONE ACRE OF LAND, MORE OR LESS.

***GENERAL NOTES :***

1. THIS SUBDIVISION IS PARTIALLY IN FLOOD ZONE "AH" AND MOSTLY IN ZONE "X" (SHADED).

   ZONE "AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 107, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (NO BUILDING PERMITTED WITHIN ZONE "AH")

   ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000
   REVISED TO REFLECT LOMR: MAY 17, 2001. (FINISH FLOOR 24" ABOVE TOP OF CURB AT CENTER OF LOT.)
2. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

   FRONT: 25 FEET OR GREATER FOR EASEMENTS
   REAR: 10 FEET OR GREATER FOR EASEMENTS.
   SIDES: 6 FEET OR GREATER FOR EASEMENTS.
   CORNER: 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 21,320 CF. (0.489 AC.-FT.) DETENTION WILL BE PROVIDED ON SITE WITHIN DETENTION AREA AS APPROVED BY THE CITY OF McALLEN.
4. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLTERTON ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

   TEMPORARY BENCHMARK: FOUND C.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16627167.194 E=1079903.436 ELEV.=108.58
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. 4 FT. WIDE SIDEWALK REQUIRED ALONG N. 2ND STREET (N.COL. ROWE BLVD),BOTH SIDE OF N.3RD STREET AND NORTH SIDE OF INCARNATE WORD AVENUE.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH 2ND STREET.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. COMMON AREAS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 2ND STREET.
11. 25'x25' CLIP FOR SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

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

PLAT OF

# *HIDDEN GROVE ESTATES SUBDIVISION*

(PRIVATE)

PLAT SHOWING

5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE,
VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, 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 DATE

ATTEST: _____ _____
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 & 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 THEIR 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, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDDEN GROEVE ESTATES, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, 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.

_____ _____
MILLENNIAL BEAR FARMS, LLC DATE
JAMES V. BASSETTI
7310 N. HIGHWAY 281
HIDALGO COUNTY, TEXAS

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES V. BASSETTI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE,

DATED THIS THE DATED THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, HIDALGO COUNTY, 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_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE DEVISED: 04/10/2025
ENGINEERING JOB # 24153.00

***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 HIDDEN GROVE ESTATES , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/19/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE _____ DAY OF _____, 20_____.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238
STATE OF TEXAS
DATE SURVEYED: 11/19/2024
SURVEY JOB No. 24153.00

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.A. | DATE | 12/02/2024 |
| REVISED BY | A.G.P. | DATE | 11/25/2025 |
| SURVEYED, CHECKED | | DATE | |
| FINAL CHECK | | DATE | |

| PRINCIPAL CONTACTS | | ADDRESS | PHONE/ FAX |
|---|---|---|---|
| OWNER: | MILLENNIAL BEAR FARM, LLC. C/O JAMES V. BASSETTI | 281 N. HIGHWAY, HIDALGO COUNTY, TX 7310 | |
| ENGINEER: | MARIO A. REYNA P.E. | 115 W. McINTYRE, EDINBURG, TX 78541 | (956) 381-0981 / (956) 381-1839 |
| SURVEYOR: | ROBERTO N. TAMEZ R.P.L.S. | 115 W. McINTYRE, EDINBURG, TX 78541 | (956) 381-0981 / (956) 381-1839 |



Y:\Land Development\Residential\McAllen\24153 - J&D Produce - Hidden Grove Estates\Autocad files\24153 Hidden Grove Estates.dwg, PLAT2, 11/25/2025 11:33:03 AM

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

**SUBDIVISION NAME: HIDDEN GROVE ESTATES SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W.<br>Paving: min. 65 ft. Curb & gutter: both sides<br>Revisions needed:<br>- The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording.<br>- Please provide staff with copy of existing R.O.W. documents for staff review prior to final.<br>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br>**Monies must be escrowed if improvements are not built prior to recording. | Required |
| Interior street: 50 ft. R.O.W.<br>Paving: *40ft. Curb & gutter: both sides<br>*40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement.<br>Revisions needed:<br>- R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements.<br>- Knuckle to be provided on the internal street.<br>- Need to label the Center Line (C.L.) of internal street.<br>- Need to provide Gate Details for staff review prior to final.<br>- Street name will be stablished prior to final. Finalize street name requirement prior to final<br>**Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street.<br>- The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft paving face to face on each side and 4 ft side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. - Variance got approved on 11.24.25.<br>**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br>**Monies must be escrowed if improvements are not built prior to recording. | Required |
| Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |

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

| | |
|---|---|
| * 600 ft. Maximum Cul-de-Sac.<br>- Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit a variance request for 600 ft. maximum block length requirement.<br>- If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. the variance was approved on 11.24.25<br>**Subdivision Ordinance: Section 134-105 | Compliance |
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Disclaimer: As of plat submitted on December 5, 2024, Alleys are not being proposed.<br>*Alley/service drive easement required for commercial properties.<br>**Subdivision Ordinance: Section 134-106" | NA |
| **SETBACKS** | |
| * Front: 25 ft. or greater for easements<br>*Zoning Ordinance: Section 138-356" | Applied |
| * Rear: 10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| Sides: 6 ft. or greater for easements.<br>*Zoning Ordinance: Section 138-356 | Applied |
| * Side corner: 10 ft. or greater for easements, whichever is greater applies.<br>Revisions needed:<br>- Include note as shown above prior to final.<br>**Zoning Ordinance: Section 138-356 | Applied |
| Garage: 18 ft. except where a greater setback is required; greater setback applies.<br>*Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets.<br>Revisions needed:<br>- Revise plat #6 as shown above prior to recording.<br>-Plat references incarnate word and North 3rd street, please make correction, prior to recording<br>***Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final.<br>**Subdivision Ordinance: Section 134-120" | Required |
| * 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 and along N. 2nd Street.<br>Revisions Needed:<br>*Landscaping Ordinance: Section 110-46. | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |

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

| | |
|---|---|
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along N. 2nd Street.<br>**As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details.<br>**Must comply with City Access Management Policy. | Compliance |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br>Revisions Needed:<br>- Add a plat note as shown above prior to final.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>Revisions needed:<br>- HOA covenants would need to be submitted for staff review.<br>- Need to add a plat note with a space to cross-reference the recorded HOA document number.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area. Lot dedication min. 25 frontage on street.<br>**Zoning Ordinance: Section 138-356 | Required |
| **ZONING/CUP** | |
| * Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District)<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |

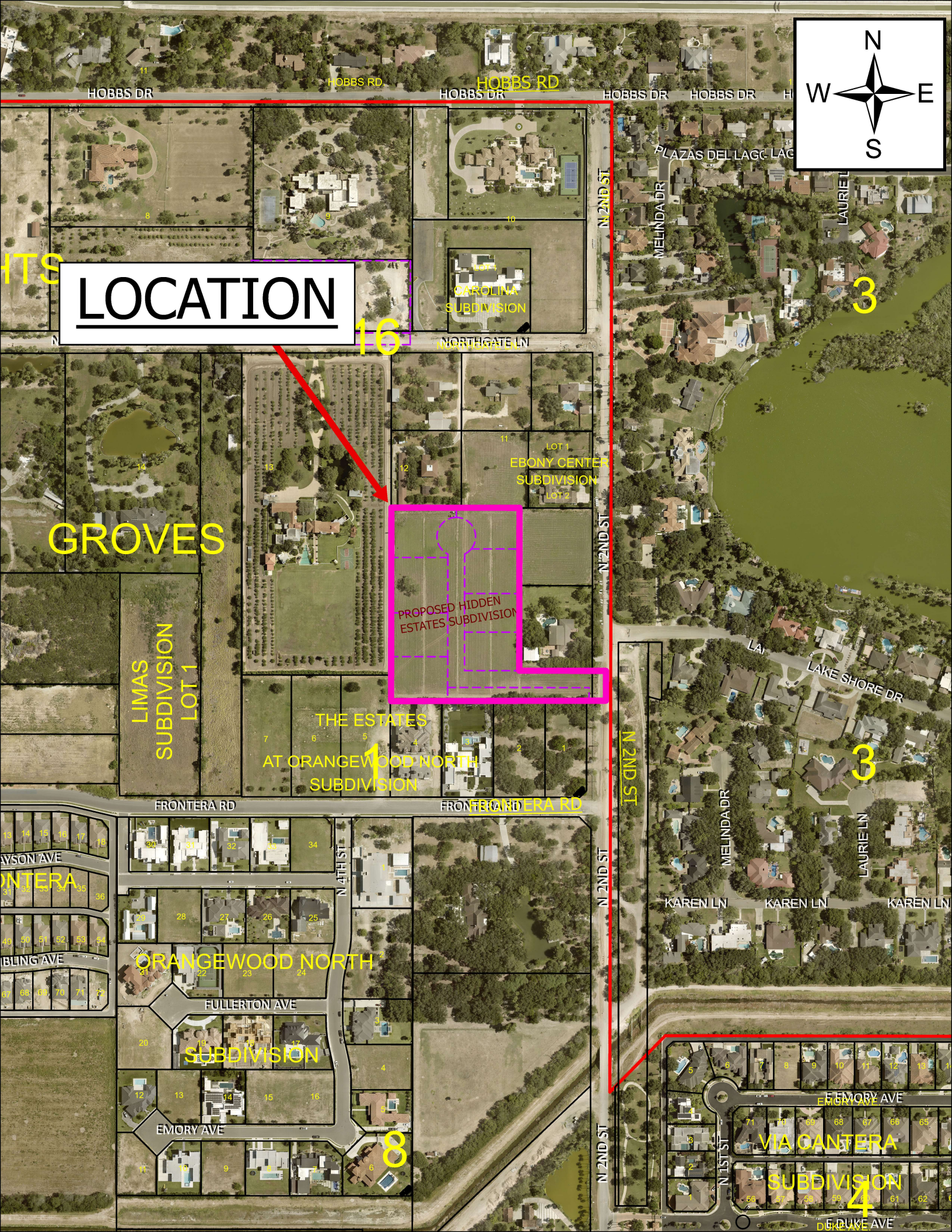
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| | |
|---|---|
| **PARKS** | |
| As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply.<br>-The variance request was denied, full park fees must be paid, prior to recording. | Required |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording.<br>As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply.<br>-The variance request was denied, Full Park fees must be paid, prior to recording. | Required |
| * Pending review by the City Manager's Office.<br>As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply.<br>-The variance request was denied, Full Park fees must be paid, prior to recording. | Required |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.<br>- Trip Generation has been 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:<br>- the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25.<br>the requests are 1. 58.73 ROW with 20ft of paving and 4 ft sidewalk on the north side only. 3. cul-de-sac requirement exceeding.<br>- Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary.<br>- Contour lines on the plat are missing the elevations.<br>- Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork,etc.<br>- Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions.<br>- If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature.<br>*If there are multiple owners on the LLC, owner's authorization letters would be required for each owner.<br>- Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat.<br>- Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist.<br>- Needs to provide for a knuckle on the interior street by lot 8.<br>- Please clarify with staff to determine how Lot 3 will be developed.<br>- Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023.<br>*Must comply with City’s Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED. | Applied |

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


LOCATION
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CAROLINA SUBDIVISION
NORTHGATE LN
EBONY CENTER SUBDIVISION
LOT 1
LOT 2
PROPOSED HIDDEN ESTATES SUBDIVISION
GROVES
LIMAS SUBDIVISION LOT 1
THE ESTATES AT ORANGEWOOD NORTH SUBDIVISION
FRONTERA RD
LAKE SHORE DR
KAREN LN
N 4TH ST
ORANGEWOOD NORTH
FULLERTON AVE
SUBDIVISION
EMORY AVE
VIA CANTERA
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SUB2024-0077

# City of McAllen
## Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name Villas at Tres Lagos Phase I

Legal Description 12.235 acres out of Section 227 and 232, Texas Mexican Railway Company Survey according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, HCDR

Location Northeast corner of Shary Road and Tres Lagos Boulevard

City Address or Block Number 5300 Tres Lagos Blvd

Total No. of Lots ~~63~~ 76 FF 9/16/25 Total Dwelling Units ~~63~~ 76 9/16/25 Gross Acres 12.235 Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

**For Fee Purposes:** ☐**Commercial (** ____ **Acres)/**☑ **Residential (** ~~63~~ 76 FF 9/16/25 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-3T, R-1, & C-4 Proposed Zoning R-3T Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Townhomes

Irrigation District # UID Water CCN: ☐MPU/☑Sharyland Water SC Other _____

Agricultural Exemption: ☑Yes/☐No Parcel # 1075073

Estimated Rollback Tax Due 1,866.43 Tax Dept. Review UPG

**Owner**

Name Rhodes Enterprises Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

**Developer**

Name Rhodes Development, Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby, VP

**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 TX Zip 78541

Contact Person Mario A. Reyna, Beto De La Garza and Della Robles

**Surveyor**

Name Melden & Hunt, Inc Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED SEP 16 2025 By OC

RECEIVED JUL 22 2024 By NG

# Proposed Plat Submittal

**Minimum Developer's Requirements Submitted with Application**

## In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 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)**

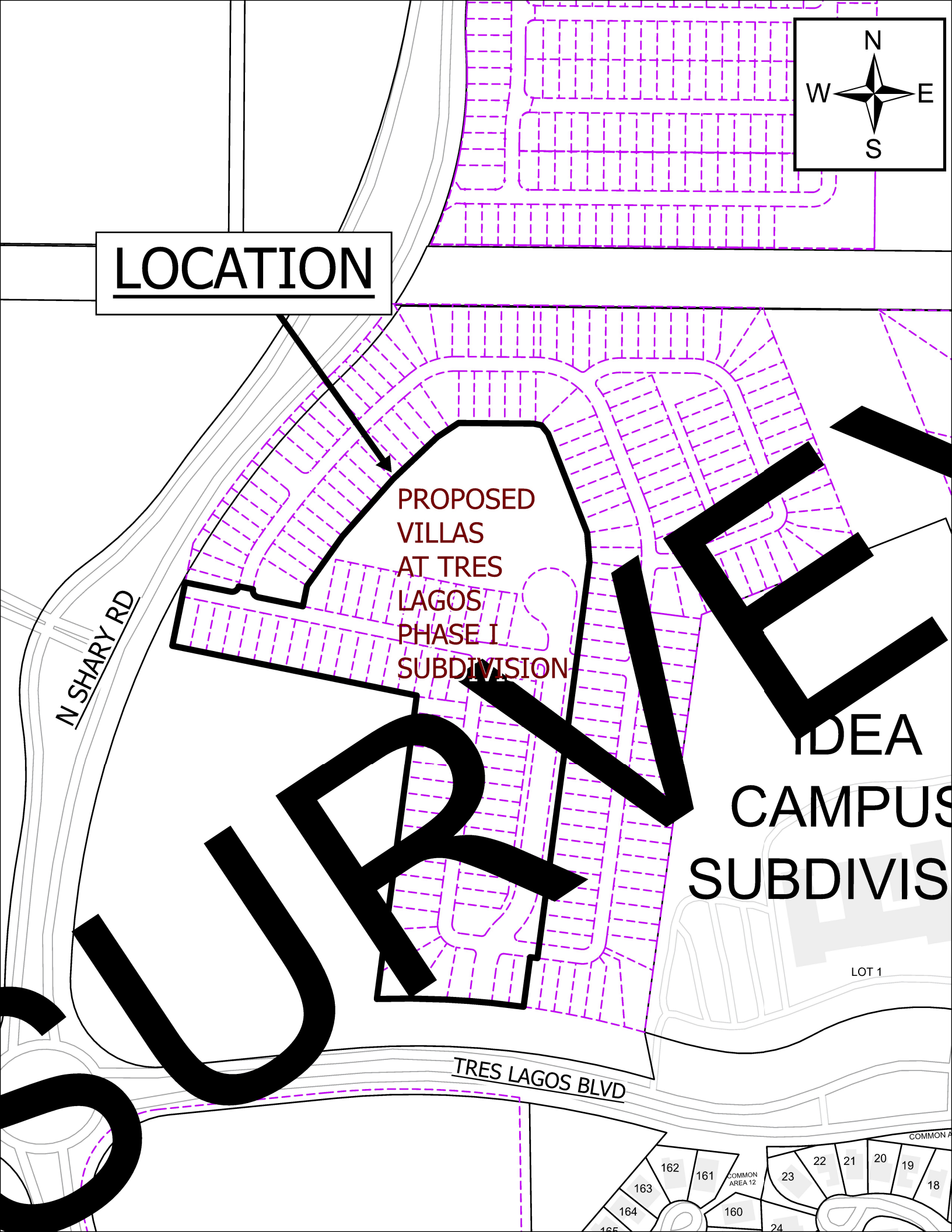
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07.11.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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TRES LAGOS BLVD
LOT 1
COMMON AREA 12
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METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.235 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 12.235 ACRES ACRE OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.235 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SAID SECTION 227, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF- WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 08° 02' 23", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 273.62 FEET, A TANGENT OF 137.04 FEET, AND A CHORD THAT BEARS N 69° 37' 46" W A DISTANCE OF 273.40 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO LEFT, WITH A CENTRAL ANGLE OF 09° 33' 47", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 325.47 FEET, A TANGENT OF 163.11 FEET, AND A CHORD THAT BEARS N 78° 25' 51" W A DISTANCE OF 325.09 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 677.69 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 70° 00' 00" W DISTANCE OF 296.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 20° 00' 00" E A DISTANCE OF 111.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 70° 00' 00" E A DISTANCE OF 10.12 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 20° 00' 00" E A DISTANCE OF 78.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 44° 00' 00" E A DISTANCE OF 134.76 FEET TO A NO. REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 50° 00' 00" E A DISTANCE OF 168.58 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, N 55° 00' 00" E A DISTANCE OF 135.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 65° 00' 00" E A DISTANCE OF 56.01 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
11. THENCE, S 81° 00' 00" E A DISTANCE OF 165.55 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 69° 42' 51" E A DISTANCE OF 18.30 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
13. THENCE, S 30° 00' 00" E A DISTANCE OF 23.33 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 13° 00' 00" E A DISTANCE OF 235.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 04° 00' 00" W A DISTANCE OF 64.55 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 16° 00' 00" W A DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 15° 19' 23" W A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
18. THENCE, S 16° 00' 00" W A DISTANCE OF 645.59 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 74° 00' 00" W A DISTANCE OF 16.26 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 16° 00' 00" W A DISTANCE OF 110.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.235 ACRES OF LAND, MORE OR LESS.


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 LOCATED MOSTLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .

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

3. MINIMUM SETBACKS SHALL BE:

   FRONT: 10 FEET MINIMUM OR (GREATER FOR EASEMENT)

   REAR: 11 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

   SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94,599C.F. (2,172 Ac-Ft.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16654181.474 E: 1058559.89987 ELEV.=150.58

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.

9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER 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 ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.

15. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

16. MINIMUM 4 FOOT WIDE SIDEWALKS REQUIRED ALONG ALL INTERIOR STREETS AND ALONG TRES LAGOS BOULEVARD SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

17. UNITED IRRIGATION DISTRICT NOTES:
   - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
   - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
   - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
   - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED

19. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRES LAGOS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

20. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

21. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

22. 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.

23. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN.

24. COMMON AREAS A, B & C WILL MAINTAINED BY THE PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.

25. NO CURB CUT, ACCESS, OR LOT FRONTATGE PERMITTED ALONG TRES LAGOS BOLUEVARD.

SUBDIVISION MAP OF

# VILLAS AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20_____.

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

ATTEST: _____ — _____
PRESIDENT — SECRETARY

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VILLAS AT TRES LAGOS PHASE I SUBDIVISION LOCATED AT CITY OF 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

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

ATTESTED BY:

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 & ZONING COMMISSION — DATE

| PRINCIPAL CONTACTS | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | KENT BURNS | 4216 N. U.S. 281 | EDINBURG TX 78542 | C/O956-381-0981 | C/O956-381-1839 |
| 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 |

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE IN AS VILLAS AT TRES LAGOS PHASE I SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND 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), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE 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 A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

RHODES DEVELOPMENT, INC. — DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20_____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

NICK RHODES — DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20_____.

NOTARY PUBLIC, 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_____,20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 07/15/2024
DATE REVISED:
ENGINEERING JOB No. 24108.00

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 VILLAS AT TRES LAGOS PHASE I SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____DAY OF _____,20_____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL
LAND SURVEYOR No.6238

STATE OF TEXAS
DATE SURVEYED: 3-25-24
V. , PAGE
SURVEY JOB No. 23869.08

ROBERTO N. TAMEZ
6238

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

SHEET 1 OF 2


Y:\Land Development\Residential\McAllen\24108 - Rhodes - Villas at Tres Lagos A, F\Autocad files\NEW BOUNDARY\24108 Plat Write-up Boundary.dwg, 11/14/2025 2:09:43 PM, DWG To PDF.pc3

SUBDIVISION MAP OF

# VILLAS AT TRES LAGOS PHASE I

## (PRIVATE SUBDIVISION)

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205. TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE:1"=60'

| BOUNDARY Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
| "C1" | 008° 02' 23" | 1,950.00' | 273.62' | 137.04 | N69° 37' 46"W | 273.40' |
| "C2" | 009° 33' 47" | 1,950.00' | 325.47' | 163.11 | N78° 25' 51"W | 325.09' |

| CENTERLINE Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
| "C1" | 020° 58' 50" | 150.00' | 54.93' | 27.77 | S26° 29' 25"W | 54.62' |
| "C2" | 018° 50' 58" | 150.00' | 49.35' | 24.90 | S46° 24' 19"W | 49.13' |
| "C3" | 039° 49' 48" | 150.00' | 104.27' | 54.34 | N35° 54' 54"E | 102.19' |
| "C4" | 090° 00' 04" | 36.00' | 56.55' | 36.00 | S29° 00' 01"E | 50.91' |
| "C5" | 000° 25' 29" | 568.91' | 4.22' | 2.11 | S73° 47' 35"E | 4.22' |
| "C6" | 003° 35' 52" | 600.00' | 37.68' | 18.84 | S71° 47' 56"E | 37.67' |

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT CREEK, UTILITY & ACCESS EASEMENT DEDICATED BY DOC.#_____ H.C.O.R.

N. SHARY ROAD R.O.W. VARIES

TRES LAGOS BLVD. R.O.W. VARIES

TRES LAGOS BLVD.
100.00' R.O.W.

CITY OF McALLEN RIGHT-OF-WAY DEDICATION DOCUMENT NUMBER 2715419, H.C.O.R.

EXISTING R.O.W. 100.00'

50.00' 50.00'

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT CREEK, UTILITY & ACCESS EASEMENT DEDICATED BY DOC.# 2783264 H.C.O.R.

TRES LAGOS UNITS 1 & 2 DOCUMENT NUMBER 3410119, H.C.O.R.

N 20° 00' 00" E 143.00'

S 70° 00' 00" E 102.71'

"C3"

S 70° 00' 00" E 32.00'

"C4"

S 70° 00' 00" E 100.70'

N 70° 00' 00" W 551.29'

S 20° 00' 00" W 46.27'

N 44° 00' 00" E 134.76'

N 50° 00' 00" E 188.98'

N 55° 00' 00" E 135.41'

N 65° 00' 00" E 56.01'

S 61° 00' 00" E 165.55'

S 69° 42' 51" E 18.30'

S 30° 00' 00" E 23.33'

S 13° 00' 00" E 235.78'

S 04° 00' 00" W 64.55'

S 16° 00' 00" W 207.00'

S 15° 19' 23" W 32.00'

N 16° 00' 00" E 677.69'

S 16° 00' 00" W 645.59'

S 16° 00' 00" W 110.56'

N 74° 00' 00" W 16.26'

P.O.B.

P.O.C.
S.W. COR.
SECTION 232
BLOCK 10
TEXAS-MEXICAN
RAILWAY COMPANY
SURVEY

S 80° 30' 28" E 895.93'

N 09° 29' 34" E 2,011.82'

SECTION 232
TEXAS–MEXICAN RAILWAY COMPANY SURVEY

SECTION
TEXAS–MEXICAN RAILWAY COMPANY SURVEY

RIO STREET (PRIVATE)

LOBOS STREET (PRIVATE)

COLLEGE AVE. (PRIVATE)

WISDOM AVE. (PRIVATE)

COMMON AREA "A" LOT 67

COMMON AREA "B" LOT 68

COMMON AREA "C" LOT 69

5.00' S.W.S.C. EXCLUSIVE EASEMENT

10.00' U.E. E.E. & S.W.E.

1.00' T.E.

50.00' ALL WEATHER TURNAROUND EASEMENT RECORDED DOC.#_____ H.C.O.R.

LEGEND & ABBREVIATIONS

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE-DETAILS
- SWSC - SHARYLAND WATER SUPPLY CORPORATION
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ℄ - ROAD CENTER LINE
- ⚬ - INDICATOR FOR BEGIN AND END CURVE
- C.A.- COMMON AREA
- S.W.- SIDEWALK

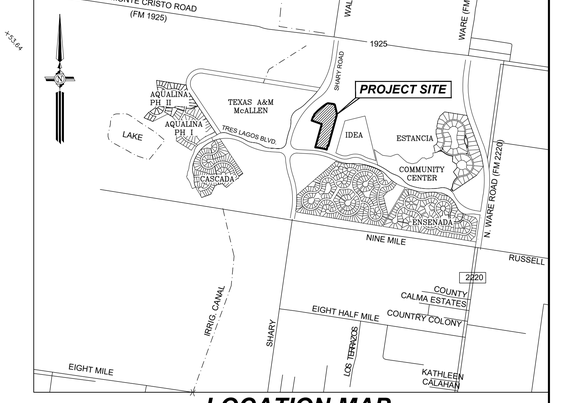
| Lot Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| 1 | 3758.88 | 0.086 |
| 2 | 4062.45 | 0.093 |
| 3 | 5362.53 | 0.123 |
| 4 | 6234.40 | 0.143 |
| 5 | 10147.62 | 0.233 |
| 6 | 6995.54 | 0.161 |
| 7 | 4787.63 | 0.110 |
| 8 | 4009.59 | 0.092 |
| 9 | 4009.59 | 0.092 |
| 10 | 4009.59 | 0.092 |
| 11 | 4009.59 | 0.092 |
| 12 | 4009.59 | 0.092 |
| 13 | 4009.59 | 0.092 |
| 14 | 4009.59 | 0.092 |
| 15 | 4009.59 | 0.092 |
| 16 | 4009.59 | 0.092 |
| 17 | 4009.59 | 0.092 |
| 18 | 4009.59 | 0.092 |
| 19 | 4009.59 | 0.092 |
| 20 | 4009.59 | 0.092 |
| 21 | 4648.90 | 0.107 |
| 22 | 3952.91 | 0.091 |
| 23 | 4025.00 | 0.092 |
| 24 | 3996.00 | 0.092 |
| 25 | 3996.00 | 0.092 |
| 26 | 3996.00 | 0.092 |
| 27 | 3996.00 | 0.092 |
| 28 | 3996.00 | 0.092 |
| 29 | 3996.00 | 0.092 |
| 30 | 3996.00 | 0.092 |

| Lot Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| 31 | 3996.00 | 0.092 |
| 32 | 3996.00 | 0.092 |
| 33 | 3996.00 | 0.092 |
| 34 | 3996.00 | 0.092 |
| 35 | 3996.00 | 0.092 |
| 36 | 3996.00 | 0.092 |
| 37 | 3996.00 | 0.092 |
| 38 | 4361.61 | 0.100 |
| 39 | 3943.32 | 0.091 |
| 40 | 3943.32 | 0.091 |
| 41 | 3943.32 | 0.091 |
| 42 | 3943.32 | 0.091 |
| 43 | 3943.32 | 0.091 |
| 44 | 3943.32 | 0.091 |
| 45 | 3943.32 | 0.091 |
| 46 | 3943.32 | 0.091 |
| 47 | 3943.32 | 0.091 |
| 48 | 3970.07 | 0.091 |
| 49 | 3984.46 | 0.091 |
| 50 | 3965.87 | 0.091 |
| 51 | 4310.54 | 0.099 |
| 52 | 3876.00 | 0.089 |
| 53 | 3876.00 | 0.089 |
| 54 | 3876.00 | 0.089 |
| 55 | 3876.00 | 0.089 |
| 56 | 3876.00 | 0.089 |
| 57 | 3876.00 | 0.089 |
| 58 | 3876.00 | 0.089 |
| 59 | 3876.00 | 0.089 |
| 60 | 3876.00 | 0.089 |

| Lot Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| 61 | 3876.00 | 0.089 |
| 62 | 3876.00 | 0.089 |
| 63 | 3876.00 | 0.089 |
| 64 | 3876.00 | 0.089 |
| 65 | 3876.00 | 0.089 |
| 66 | 3676.98 | 0.084 |

| Common Area Table | | |
|---|---|---|
| Lot # | SQ. FT. | Area |
| A | 159538.57 | 3.663 |
| B | 14189.29 | 0.326 |
| C | 12830.15 | 0.295 |

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C1 | 34.00' | 1,950.00' | 000° 59' 56" | N74° 08' 55"W | 34.00' | 17.00 |
| C2 | 37.37' | 1,950.00' | 001° 05' 53" | N75° 11' 50"W | 37.37' | 18.68 |
| C3 | 30.42' | 125.00' | 013° 56' 30" | S22° 58' 15"W | 30.34' | 15.28 |
| C4 | 13.27' | 10.00' | 076° 02' 39" | S67° 57' 50"W | 12.32' | 7.82 |
| C5 | 49.61' | 1,950.00' | 001° 27' 28" | N77° 56' 44"W | 49.61' | 24.81 |
| C7 | 17.21' | 10.00' | 098° 35' 46" | N24° 41' 04"W | 15.16' | 11.63 |
| C8 | 3.97' | 52.00' | 004° 22' 33" | S71° 48' 44"E | 3.97' | 1.99 |
| C9 | 22.69' | 52.00' | 025° 00' 20" | S57° 07' 17"E | 22.51' | 11.53 |
| C10 | 80.13' | 1,950.00' | 002° 21' 16" | N79° 51' 06"W | 80.12' | 40.07 |
| C11 | 74.31' | 1,950.00' | 002° 11' 01" | N82° 07' 14"W | 74.31' | 37.16 |
| C12 | 20.37' | 52.00' | 022° 26' 24" | S33° 23' 55"E | 20.24' | 10.32 |
| C13 | 22.70' | 52.00' | 025° 00' 47" | S9° 40' 19"E | 22.52' | 11.53 |
| C14 | 11.95' | 52.00' | 013° 09' 56" | S9° 25' 02"W | 11.92' | 6.00 |
| C15 | 15.22' | 10.00' | 087° 12' 52" | N27° 37' 35"W | 13.79' | 9.53 |
| C16 | 13.26' | 616.00' | 001° 14' 02" | S70° 37' 01"E | 13.26' | 6.63 |
| C17 | 23.62' | 584.00' | 002° 19' 04" | S71° 09' 32"E | 23.62' | 11.81 |
| C18 | 17.15' | 584.00' | 001° 40' 56" | S73° 09' 32"E | 17.15' | 8.57 |
| C19 | 15.71' | 10.00' | 090° 00' 00" | N61° 00' 00"E | 14.14' | 10.00 |
| C20 | 59.93' | 50.00' | 068° 40' 35" | N18° 20' 17"W | 56.41' | 34.16 |
| C21 | 260.41' | 60.00' | 248° 40' 35" | S71° 39' 43"W | 99.09' | 87.83 |
| C22 | 15.71' | 10.00' | 090° 00' 00" | S29° 00' 00"E | 14.14' | 10.00 |
| C23 | 15.71' | 10.00' | 090° 00' 00" | S61° 00' 00"W | 14.14' | 10.00 |
| C24 | 114.33' | 175.00' | 037° 25' 54" | N34° 42' 57"E | 112.31' | 59.29 |
| C25 | 22.24' | 10.00' | 127° 25' 54" | S10° 17' 03"E | 17.93' | 20.25 |
| C26 | 15.71' | 10.00' | 090° 00' 00" | S61° 00' 00"W | 14.14' | 10.00 |
| C27 | 15.70' | 10.00' | 089° 58' 44" | N28° 59' 22"W | 14.14' | 10.00 |
| C28 | 86.90' | 125.00' | 039° 49' 48" | N35° 54' 54"E | 85.16' | 45.29 |
| C29 | 43.70' | 175.00' | 014° 18' 30" | S48° 40' 33"W | 43.59' | 21.97 |
| C30 | 11.25' | 10.00' | 064° 28' 42" | N73° 45' 39"E | 10.67' | 6.31 |
| C31 | 31.42' | 20.00' | 090° 00' 00" | S29° 00' 00"E | 28.28' | 20.00 |




## LOCATION MAP

SCALE: 1" = 2,000'

SHEET 2 OF 2


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


| PRINCIPAL CONTACTS | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | KENT BURNS | 4216 N. U.S. 281 | EDINBURG TX 78542 | C/O956-381-0981 | C/O956-381-1839 |
| 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 |

DRAWN BY: LH. DATE 02/19/2025
REVISED BY: A.A. DATE 11/13/2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____


J:\Land Development\Residential\Active\2418 - Hodes - Villas at Tres Lagos A-1\Actual Files\RFB BOUNDARY\24158 Plat With 1 Boundary.dwg, 11/14/2025 2:07:58 PM, DWG To PDF.pc3

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/26/2025

**SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE I**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Tres Lagos Blvd. 100 ft. R.O.W.<br>Paving: 65 ft. B-B Curb & gutter: both sides<br>Revisions needed:<br>- Based on the submitted plat, the subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' Clarify/submit additional documents prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording.<br>**COM Thoroughfare Plan | Required |

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

| | |
|---|---|
| Interior Streets: Dedications as needed for 60 ft. minimum R.O.W.<br>Paving: 40 ft. Curb & gutter: both sides<br>Revisions needed:<br>- Submitted master layout shows islands within the streets and cul-de-sac. Paving layout must comply with all Development Departments conditions, including fire apparatus maneuvering, no parking fire lane marking, etc.<br>- Street names will be established prior to final/recording. Submit master layout with proposed street names for staff review prior to final/recording.<br>- Provide paved temporary turnaround document number and a copy for staff review prior to final/recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to recording.<br>**COM Thoroughfare Plan<br><br>*** Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc. The variance was approved at the planning and zoning commission<br>*** At the request of the engineer, the Planning and Zoning Commission considered the subdivision in final form at their meeting of February 18, 2025, subject to the variance approval. Various development departments, including Fire Department, had recommended disapproval of the variance request. After a brief discussion, the Board tabled the item so that the project engineer would have an opportunity to meet with staff for further discussion. The project engineer and developer met with staff and discussed the departments concerns.<br>***At the Planning and Zoning Commission meeting of March 18, 2025, the board removed the item from the table and discussed the variance request. Staff informed the board that the departments had no more objections to the request. Fire Chief was present and mentioned that they had no objections to the variance request. Edgar Garcia, from Melden & Hunt, was present and stated that there will be no on-street parking allowed in this development and that it would be enforced by the HOA. He added that guest parking would be provided as part of the next phase. After further discussion, the Board approved the subdivision in final form, subject to the conditions noted, and recommended approval of the requested variance, subject to no on-street parking be allowed by the HOA and a plat note reflecting this stipulation.<br>*** At the City Commission meeting of April 14, 2025, the Board unanimously approved option No. 1: Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission. | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | Applied |

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

| | |
|---|---|
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial and multi-family properties.<br>- Finalize the Public Works Department's requirements prior to final/recording.<br>**Subdivision Ordinance: Section 134-106 | Required |
| **SETBACKS** | |
| * Front: 10 ft. or greater for easements.<br>Revisions Needed:<br>- Proposing: "10 ft. minimum or (greater for easement)" | Applied |
| * Rear (proposing): 11 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning ordinance or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Garage: 18 ft. except where greater setback is required, greater setback applies.<br>**Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on Tres Lagos Blvd, N. Shary Road and both sides of all interior streets.<br>Revisions Needed:<br>- Proposing plat note #16, to be in accordance with agreement for interior streets. Submit sidewalk plan prior to final/recording to establish requirements. Any revisions needed by staff must be finalized prior to final/recording.<br>**Subdivision Ordinance: Section 134-120 | Required |
| * 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.<br>- Prior to final/recording, buffer requirements along Tres Lagos Blvd. must be established.<br>- Note is subject to change once lot frontage requirements have been finalized.<br>**Landscaping Ordinance: Section 110-46 | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses<br>**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 Tres Lagos Blvd.<br>**Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |

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

| | |
|---|---|
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.<br>Revisions Needed:<br>- Note #26 Proposing: "Common Areas A, B and C will maintained by the property owner/HOA and no City of McAllen." Note must be finalized prior to final/recording. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| *Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.<br>Revisions Needed:<br>- Revise Plat note #12 as shown above prior to final/recording.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing: R-3T, R-3A, and C-4 Proposed: R-3T<br>** Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025.<br>**Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording.<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>** Two rezoning applications (REZ2024-0064 & REZ2024-0065) to rezone the property from C-4 and R-3A Districts to R-3T District were approved by the City Commission on January 27, 2025.<br>**Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final/recording.<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>- As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording<br>- As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement. | NA |

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

| | |
|---|---|
| * Pending review by the City Manager's Office.<br>- As per Parks Department, Waiver granted through Waivers and Exceptions to the City of McAllen Platting Regulations, EXHIBIT "D", Item 6. -- Page 24, per agreement. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. | Required |
| * As per Traffic Department, TIA level I was waived with conditions. Must follow the conditions prior to final/recording. | Required |
| **COMMENTS** | |
| Comments:<br>* Must comply with City's Access Management Policy.<br>- Proposed Private subdivision. Correct wording for private subdivisions must be used prior to recording.<br>- Submit referenced documents for staff review prior to final/recording.<br>- Revise the application for the Number of Dwelling units prior to final/recording.<br>-Street names will be established, prior to recording.<br>-Please add "Private" to the second page of the subdivision plat.<br>- Clarify the use of C.A. A and C.A. B prior to final/recording. A plat note to clarify the use may be needed prior to final/recording.<br><br>*** Interior streets show 32 ft.-50 ft. R.O.W. A variance application (VAR2025-0005) has submitted to request approval for the ROW as shown on plat. For the streets with 32 ft. ROW, 32 ft. paving and 10 ft. sidewalk and utility easement is proposed on both sides. If the request is approved, it will be subject to the Development Departments conditions, which may include sidewalk and utility easement on all lots fronting any streets with ROW less than 60 ft., no parking fire lane marking on both sides, etc.<br>*** The project engineer requested the plat to be presented to the Planning and Zoning Commission for final approval consideration, subject to the variance approval.<br><br>*** At the Planning and Zoning Commission meeting of February 18, 2025, staff recommended disapproval of the variance request. After a brief discussion, the board unanimously tabled the item so that the engineer and staff meet to discuss the issues with the variance request. There were five members present and voting. | 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
N
W
E
S
N SHARY RD
N SHARY RD
N SHARY RD
PROPOSED
VILLAS
AT TRES
LAGOS
PHASE I
SUBDIVISION
SURVEY
IDEA
CAMPUS
SUBDIVIS
TRES LAGOS BLVD
162
161
163
164
160
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22
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19
18
24

# City of McAllen

## *Planning Department*

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

**SUBDIVISION PLAT REVIEW APPLICATION**

SUB2023-0100

**Project Information**

Subdivision Name D' COSTA SUBD.

Location INTERSECTION N. 23RD ST. @ HACKBERRY AVE.

City Address or Block Number 801 N. 23RD ST

Number of Lots 1 Gross Acres 0.76 Net Acres 0.64 ETJ ☐Yes ☒No

Existing Zoning C-3 Proposed Zoning C-3 Rezoning Applied for ☐Yes ☐No Date ____

Existing Land Use OPEN Proposed Land Use RETAIL Irrigation District # 1

Repla es ☒No Commercial X Residential ____

Agricultural Exemption ☐Yes ☒No Estimated Rollback Tax Due ~~1500~~ $0 NPQ

Parcel # 185433 Tax Dept. Review H0850-00-002-0063-03

Water CCN ☒MPU ☐Sharyland Water SC Other ____

Legal Description 0.76 AC. O/O LOT 63, BLK. 2, C.E. HAMMOND SUBD., N.C.T.

**Owner**

Name D. COSTA INC. 9-6-23 Phone 789-3279

Address 2913 BLUEBIRD AVE. E-mail ____

City MCALLEN State TX Zip 78504

**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@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person DAVID

**Surveyor**

Name SAME AS ENGR. Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

KF

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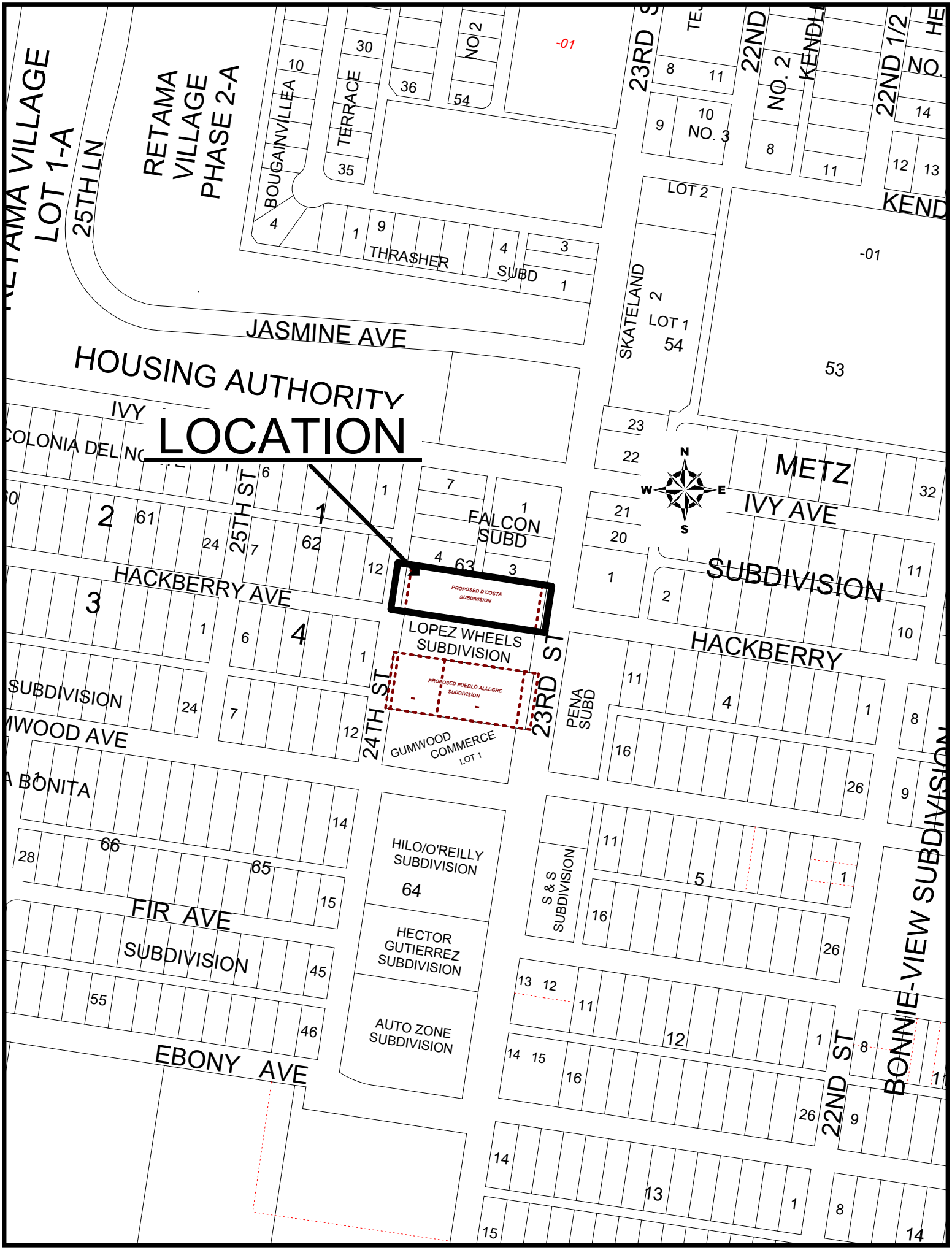
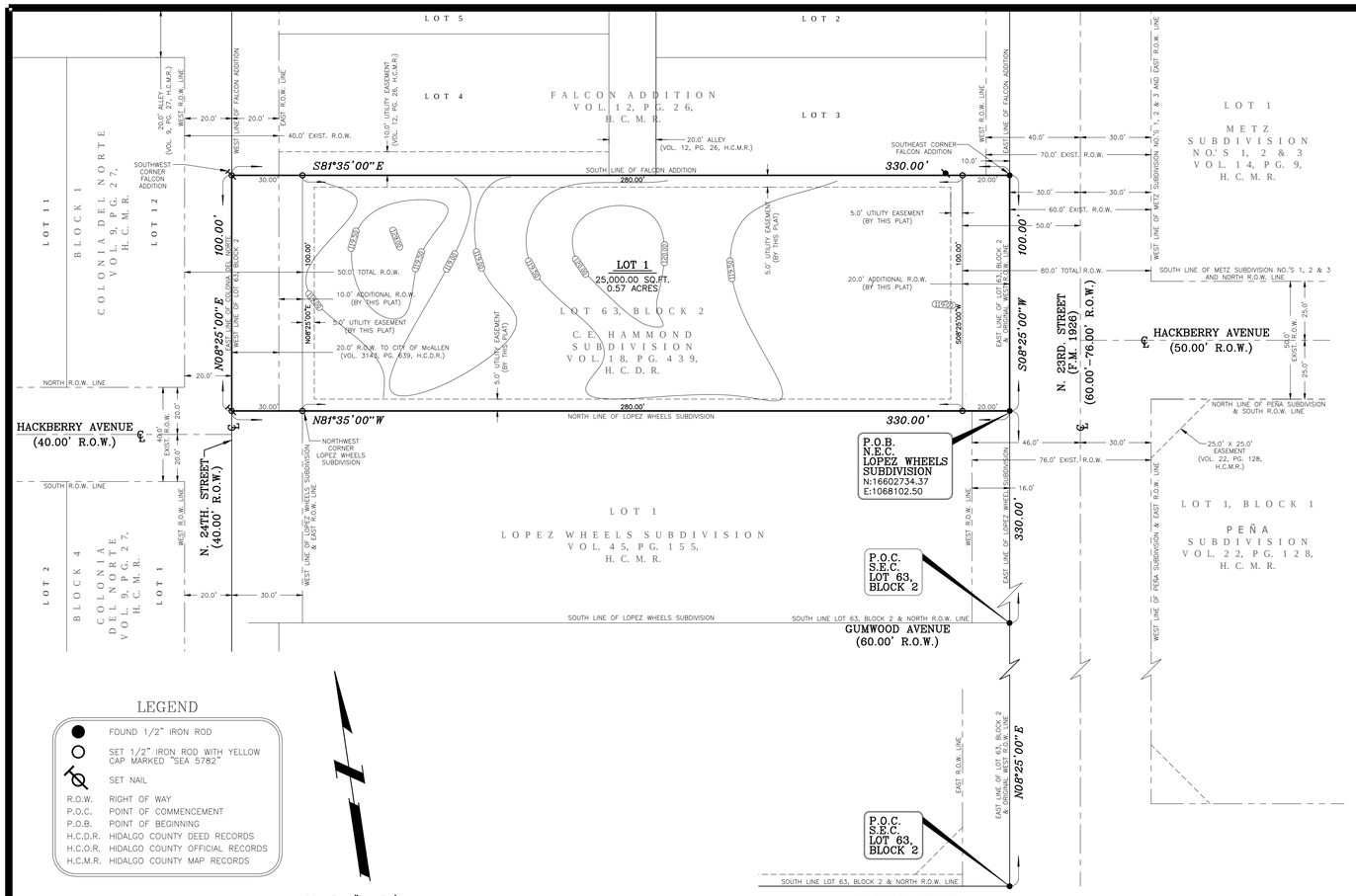
By AF



LOCATION
HOUSING AUTHORITY
RETAMA VILLAGE LOT 1-A
RETAMA VILLAGE PHASE 2-A
25TH LN
JASMINE AVE
BOUGAINVILLEA
TERRACE
THRASHER SUBD
NO 2
NO. 3
NO. 2
KENDL
22ND 1/2
23RD S
22ND
SKATELAND
LOT 1
LOT 2
KEND
METZ
IVY AVE
SUBDIVISION
HACKBERRY
HACKBERRY AVE
25TH ST
24TH ST
23RD ST
22ND ST
FALCON SUBD
PROPOSED D'COSTA SUBDIVISION
LOPEZ WHEELS SUBDIVISION
PROPOSED PUEBLO ALLEGRE SUBDIVISION
GUMWOOD COMMERCE LOT 1
PENA SUBD
SUBDIVISION
MWOOD AVE
A BONITA
FIR AVE
SUBDIVISION
EBONY AVE
HILO/O'REILLY SUBDIVISION
HECTOR GUTIERREZ SUBDIVISION
AUTO ZONE SUBDIVISION
S & S SUBDIVISION
BONNIE-VIEW SUBDIVISION
N
S
E
W




## LEGEND

| | |
|---|---|
| ● | FOUND 1/2" IRON ROD |
| ○ | SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" |
| ⊘ | SET NAIL |
| 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 |

# D'COSTA SUBDIVISION

## AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 0.76 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 63, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

### GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: N. 23rd. Street
   IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   REAR: N. 24th. Street
   IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C. ZONE "B" DEFINED 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, (MEDIUM SHADING)
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 N. 23RD. STREET.
4. MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ON N. 23RD. STREET. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON N. 24TH. STREET.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 8,552.38 CUBIC FEET, OR, 0.20 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 71, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF F.M. 495 & 23RD. STREET. THE MONUMENT IS 27.10 FEET NORTH FROM THE BACK OF CURB OF PECAN BOULEVARD & 19.90 FT. EAST FROM THE BACK OF CURB OF NORTH 23RD. STREET. ELEV. = 118.72. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
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. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS SHALL BE PROVIDED FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
14. RECIPROCAL ACCESS AGREEMENT ALONG N. 23RD. ST. BETWEEN LOT 3, FALCON ADDITION AND LOT 1 OF THIS PLAT FILE IN DOCUMENT #_____, H.C.O.R.

### PRINCIPAL CONTACTS

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | D'COSTA INC. | 2913 BLUEBIRD AVE. | McALLEN, TEXAS 78504 | (956) 789-3279 | 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 |

### REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS D'COSTA 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: D'COSTA, INC.
REBECCA ACOSTA, DIRECTOR
2913 BLUEBIRD AVE.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED REBECCA ACOSTA, 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 _____, 2024.

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. _____ DATE _____
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.

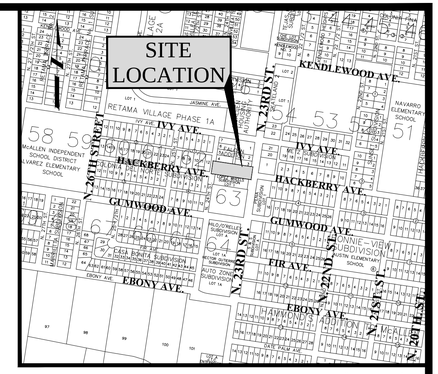
DAVID O. SALINAS, R.P.L.S. _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR #5782

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




LOCATION MAP SCALE : 1" = 600'

### METES AND BOUNDS DESCRIPTION

BEING A 0.76 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 63, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.76 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 63 LOCATED ON THE ORIGINAL WEST RIGHT-OF-WAY LINE OF N. 23RD. STREET; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 63 AND WITH THE ORIGINAL WEST RIGHT-OF-WAY LINE OF SAID N. 23RD. STREET, A DISTANCE OF 330.0 FEET TO ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF LOPEZ WHEELS SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 155, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 35 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOPEZ WHEELS SUBDIVISION, A DISTANCE OF 330.0 FEET TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 63 SAME BEING THE CENTER LINE OF N. 24TH. STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 63 SAME BEING THE CENTER LINE OF SAID N. 24TH. STREET, A DISTANCE OF 100.0 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF FALCON ADDITION, MCALLEN, HIDALGO COUNTY, TEXAS AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 26, MAP OF RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 35 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID FALCON ADDITION, A DISTANCE OF 330.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID FALCON ADDITION AND ON INTERSECTION WITH THE EAST LINE OF SAID LOT 63 AND THE ORIGINAL WEST RIGHT-OF-WAY LINE OF SAID N. 23RD. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 25 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 63 AND THE ORIGINAL WEST RIGHT-OF-WAY LINE OF SAID N. 23RD. STREET, A DISTANCE OF 330.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.76 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PLAT OF RECORD
N:\SUBDIVISIONPLATS\DACOSTA.SUB\0.76.041023

**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 SEPT. 10, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

## D'COSTA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPT. 10, 2025.
JOB NUMBER: SP-23-25969

OWNER: REBECCA ACOSTA
2913 BLUEBIRD AVE.
McALLEN, TEXAS 78504

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: 11/13/2025

**SUBDIVISION NAME: D' COSTA SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| North 23rd Street (FM 1926): 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW<br>Paving: By the state Curb & gutter: By the state<br>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br>***Monies must be escrowed if improvements are not constructed prior to recording. | Applied |
| North 24th Street: 10 ft. of dedication for 30 ft. from centerline for 50 ft. total ROW<br>Paving: 40 ft. Curb & gutter: Both sides<br>Revisions Needed:<br>- Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording.<br>- Provide a copy of document regarding referenced existing dedications prior to recording.<br>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br>***Monies must be escrowed if improvements are not built prior to recording. | Applied |
| Paving Curb & gutter<br>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan<br>***Monies must be escrowed if improvements are not built prior to recording. | NA |
| * 1,200 ft. Block Length.<br>**Subdivision Ordinance: Section 134-118 | Compliance |
| * 900 ft. Block Length for R-3 Zone Districts.<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac.<br>**Subdivision Ordinance: Section 134-105 | Applied |

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

| | |
|---|---|
| **ALLEYS** | |
| R.O.W.: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties and multi-family properties.<br>Revisions Needed:<br><br>**Subdivision Ordinance: Section 134-106<br><br>**A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.).<br><br>- At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision.<br><br>- At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request.<br><br>- At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted.<br><br>**Previous approval provided for looping for existing 20 ft. N/S alley abutting northern property line dedicated by Falcon Addition. Plat submitted on July 3, 2024 provided a 20 ft. E/W alley R.O.W. dedication from the existing alley to the West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. | Completed |
| **SETBACKS** | |
| * Front: (N.23rd Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.<br>***Zoning Ordinance: Section 138-356,138-367 | Applied |
| *Rear: (N.24th Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.<br>***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..<br>**Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording.<br>***Proposed: As per zoning ordinance or greater for approved site plan or easements.<br>***Zoning Ordinance: Section 138-356 | Applied |
| * Corner: Interior Lot<br>Pending Items:<br>-Corner setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording..<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: Commercial Development.<br>**Zoning Ordinance: Section 138-356 | NA |
| *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**

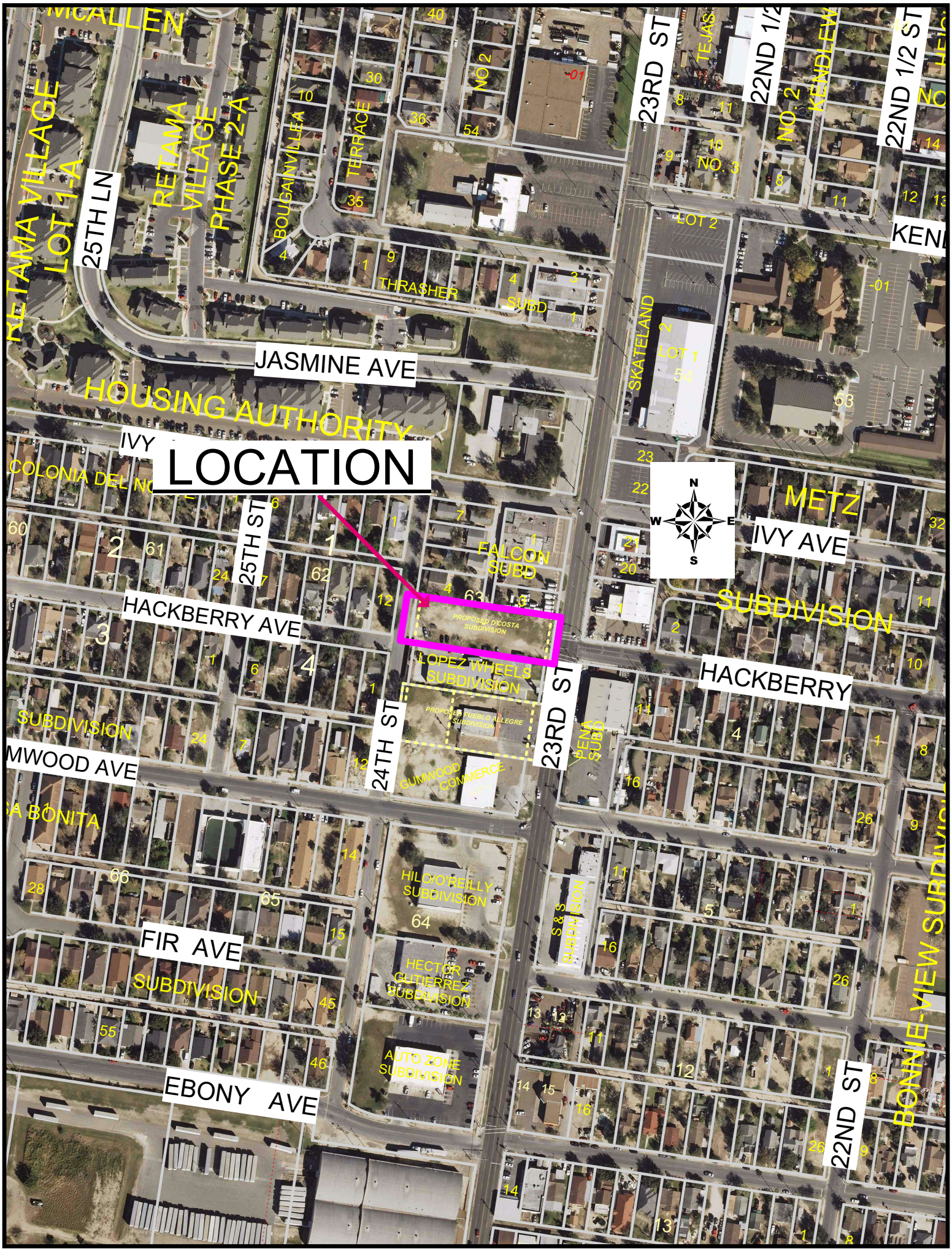
| | |
|---|---|
| **SIDEWALKS** | |
| * 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street.<br>**5 ft. sidewalk requirement as per Engineering Department.<br>***Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to recording by Engineering Department.<br>****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, and along N. 24th Street.<br>***A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets.<br>***Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to recording.<br>****Landscaping Ordinance: Section 110-46,110-49 | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>Revisions Needed:<br>- As per City Commission meeting decision on September 8, 2025, masonry wall would be required abutting North-Section properties.<br>**Landscaping Ordinance: Section 110-46 | Required |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| **NOTES** | |
| * No curb cut, access, or lot frontage permitted along.<br>Pending items:<br>-Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording.<br>**Must comply with City Access Management Policy<br>***As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the northern lot required. | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private 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. | 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.<br>**Section 110-72 applies if subdivision is proposed to be public.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |

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

| | |
|---|---|
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.<br>***Section 134-168 applies if private subdivision is proposed.<br>****Section 110-72 applies if public subdivision is proposed.<br>*****Landscaping Ordinance: Section 110-72<br>******Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets.<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area.<br>**Zoning Ordinance: Section 138-356 | Compliance |
| **ZONING/CUP** | |
| * Existing :C-3 (General Business) District Proposed :C-3 (General Business) District<br>*As per application dated September 08,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit.<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |
| **PARKS** | |
| * Land dedication in lieu of fee.<br>-As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording.<br>-As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments. | NA |
| * Pending review by the City Management's Office.<br>-As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation is approved, TIA waived with conditions. | Applied |
| * Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. | Applied |

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

| **COMMENTS** | |
|---|---|
| Comments:<br>*Must comply with City's Access Management Policy.<br><br>**A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.).<br><br>- At the City Commission meeting of September 8, 2025, the commission approved variance request to the alley right-of-way dedication and paving requirements for proposed D'Costa Subdivision.<br><br>- At the P&Z meeting of July 8, 2025, the Board disapproved the plat in revised final form and recommended disapproval of the variance request.<br><br>- At the special meeting of July 29, 2024, the Subdivision was approved in Final Form, subject to the conditions noted.<br><br>*Disclaimer: Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. | Applied |
| **RECOMMENDATION** | |
| RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. | Applied |


LOCATION
JASMINE AVE
HOUSING AUTHORITY
IVY
HACKBERRY AVE
HACKBERRY
IVY AVE
METZ
SUBDIVISION
FIR AVE
EBONY AVE
25TH LN
25TH ST
24TH ST
23RD ST
22ND 1/2 ST
22ND ST
RETAMA VILLAGE LOT 1-A
RETAMA VILLAGE PHASE 2-A
BOUGAINVILLEA
TERRACE
THRASHER SUBD
SKATELAND
FALCON SUBD
PROPOSED D'COSTA SUBDIVISION
LOPEZ WHEELS SUBDIVISION
PROPOSED PUEBLO ALLEGRE SUBDIVISION
GUMWOOD COMMERCE
HILO/O'REILLY SUBDIVISION
HECTOR GUTIERREZ SUBDIVISION
AUTO ZONE SUBDIVISION
BONNIE-VIEW SUBDIVISION
N
S
E
W

SUB2025-0104

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name PALM VALLEY ESTATES LOT 4A SUBDIVISION

Legal Description BEING A 0.462 TRACT OF LAND, MORE OR LESS, SAME BEING ALL OF LOT 4 AND 0.117 ACRES, MORE OR LESS, OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF MCALLEN, HIDALGO COUNTY TEXAS, VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Location APPROX. 220 FEET FROM THE INTERSECTION OF NEUHAUS DR & S. 39TH CIRCLE

City Address or Block Number 2600 S 39th St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 0.462 Net Acres 0.462

☒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 SINGLE FAMILY RESIDENTIAL Proposed Land Use SINGLE FAMILY RESIDENTIAL

Irrigation District # N/A Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 254439

Estimated Rollback Tax Due 0 Tax Dept. Review I.D.L

**Owner**

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

**Developer**

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

Contact Person _____

**Engineer**

Name RIO DELTA ENGINEERING Phone 9563805152

Address 921 S 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S

**Surveyor**

Name RIO DELTA ENGINEERING Phone 9563805152

Address 921 S 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
JUL 07 2025
By

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)**

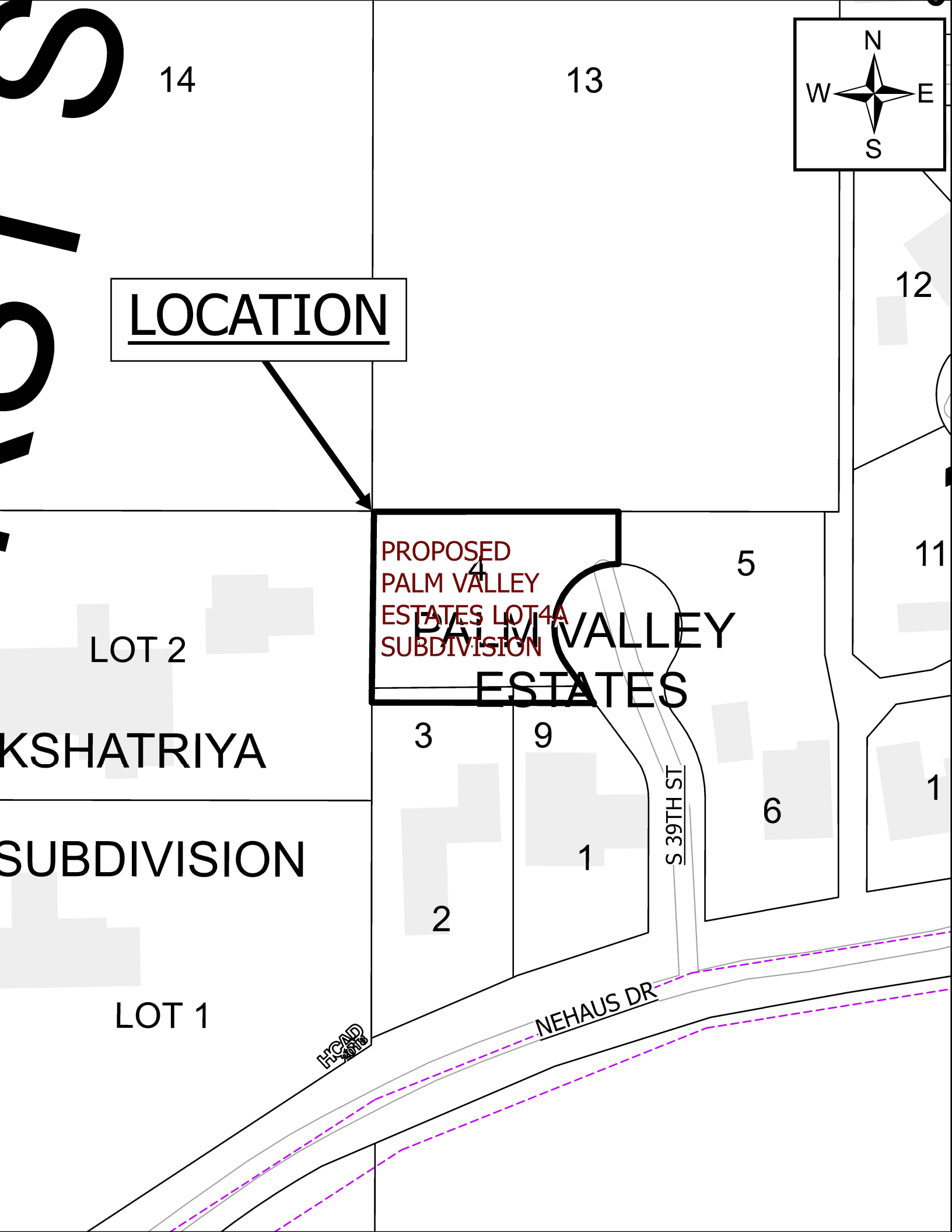
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/2/2025

Print Name Tomas Gutierrez

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


14
13
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W
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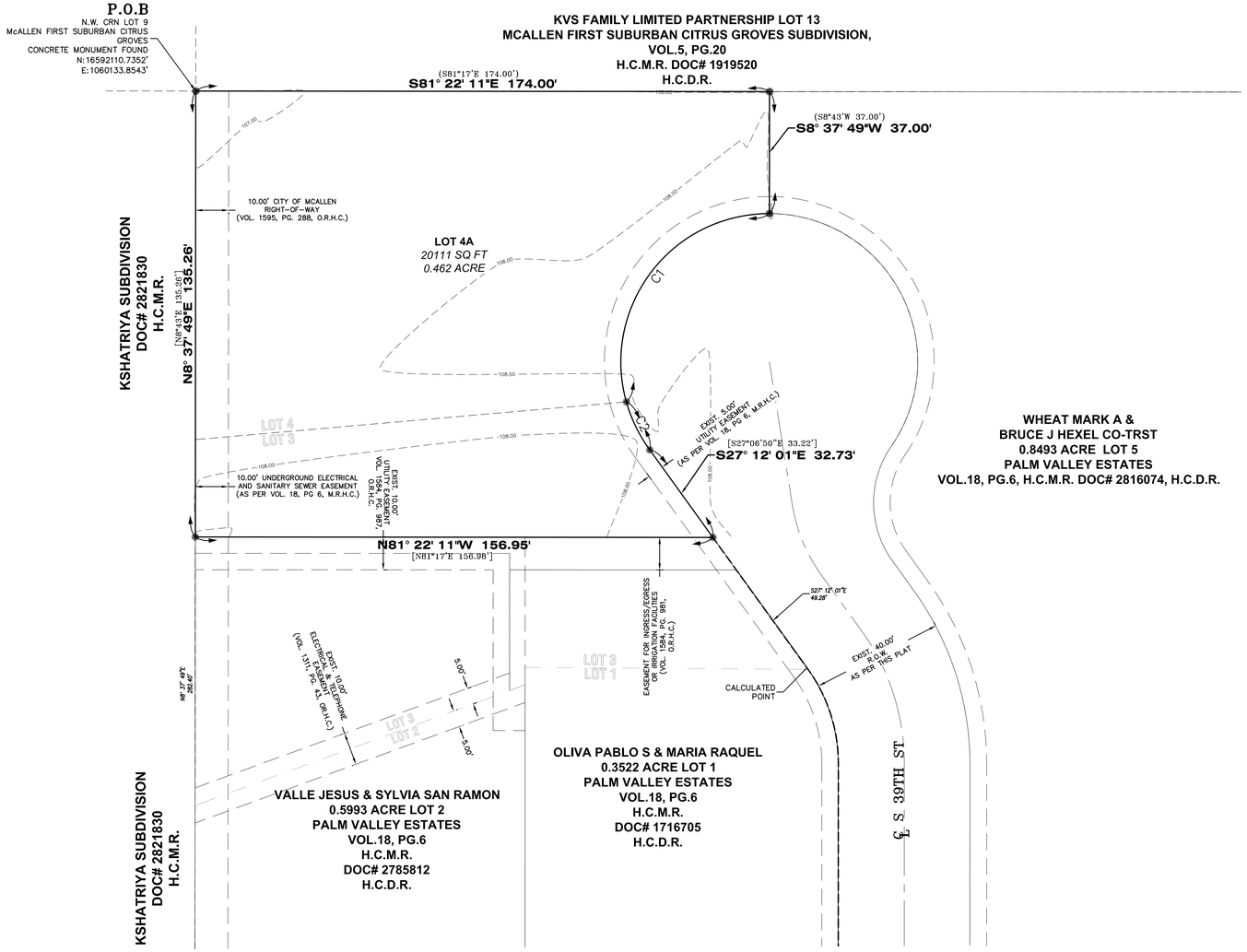
LOCATION
12
PROPOSED
PALM VALLEY
ESTATES LOT4A
SUBDIVISION
4
5
11
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
3
9
1
6
SUBDIVISION
1
S 39TH ST
2
LOT 1
NEHAUS DR
HCAD
2018

DATE OF PREPARATION: SEPTEMBER 17, 2025

# PALM VALLEY ESTATES LOT 4A SUBDIVISION

BEING A 0.462 TRACT OF LAND, SAME BEING ALL OF LOT 4 AND 0.117 ACRES OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

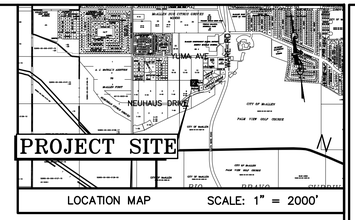



SCALE 1" = 20'

BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

| ABBREVIATION LEGEND | |
|---|---|
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.T. | FARM TRACT |
| F.M. | FARM-TO-MARKET |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| ℄ | CENTER LINE |
| L | LOT LINE |
| (XXXX) | MAP CALL VOL.18, PG.6 M.R.H.C. |
| [XXXX] | DEED CALL DOC#1716335 O.R.H.C. |

| LEGEND | |
|---|---|
| ● | – FOUND 1/2 INCH IRON ROD |
| ● | – FOUND 5/8 INCH IRON ROD |
| ▲ | – FOUND COTTON PICKER SPINDLE |
| △ | – SET COTTON PICKER SPINDLE |
| XXXX | – NATURAL GROUND |
| ◬ | – CALCULATED POINT |
| ○ | – CAPPED IRON ROD SET |




## METES AND BOUNDS DESCRIPTION

BEING A 0.462 TRACT OF LAND, SAME BEING ALL OF LOT 4 AND 0.117 ACRES OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.462 ACRES BEING THE SAME LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM JEWELL M. AMYX TO PABLO S. OLIVA AND WIFE, MARIA RAQUEL OLIVA, DATED JANUARY 22, 2007, RECORDED IN DOCUMENT # 1716335, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.462 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE SAID LOT 4, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE S 81°22'11" E ALONG THE NORTH LINE OF SAID LOT 4, TO THE NORTHEAST CORNER OF THE SAID LOT 4, DISTANCE OF 174.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°37'49" W ALONG THE EAST LINE OF SAID LOT 4, TO THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID LOT 4, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH 39TH STREET AND BEING ON A 45.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 37.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHEAST LINE OF THE SAID LOT 4, SAME BEING ALONG THE RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, TO THE ORIGINAL SOUTHEAST CORNER OF THE SAID LOT 4, THE NORTHEAST CORNER OF THE SAID LOT 3, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 82.99 FEET, A CHORD BEARING AND DISTANCE OF S 45°47'46" W 71.72 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE WITH THE EAST LINE OF THE SAID LOT 3, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 16.30 FEET, A CHORD BEARING AND DISTANCE OF S 17°25'03" E 16.21 FEET TO A 1/2-INCH CAPPED IRON ROD SET, TO A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE S 27°12'01" E WITH THE EAST LINE OF THE SAID LOT 3, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, A DISTANCE OF 33.73 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'11" W PERPENDICULAR AND AT RIGHT ANGLE TO THE WEST LINE OF THE SAID LOT 3, A DISTANCE OF 156.95 FEET TO A 1/2-INCH CAPPED IRON ROD SET, SAID 1/2-INCH CAPPED IRON ROD SET BEING DISTANT N 08°37'49" E 282.40 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTWEST CORNER OF THE SAID PALM VALLEY ESTATES, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°37'49" E ALONG THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 135.26 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.462 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

| | |
|---|---|
| FRONT: | 20 FT. OR GREATER FOR EASEMENTS. |
| REAR: | 10 FT. OR GREATER FOR EASEMENTS. |
| INTERIOR SIDES: | 6 FT. OR GREATER FOR EASEMENTS. |
| GARAGE: | 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES. |

3. THE SUBDIVISION IS IN ZONE "B" (NON-SHADED), MAP COMMUNITY PANELS NO.: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
4. DRAINAGE DETENTION OF 786 CF OR 0.02 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE GREEN AREA OF THE PROPERTY.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3¼" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:16628009.54221 EASTING:1061100.60350 ELEV.=140.02
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. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
11. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON S. 39TH STREET.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 82.99 | 45.00 | 105.67 | S45° 47' 46"W | 71.72 |
| C2 | 16.30 | 45.00 | 20.76 | S17° 25' 03"E | 16.21 |

**OWNER'S ACKNOWLEDGMENT**
**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PALM VALLEY ESTATES LOT 4A 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.

_____ _____
TOMAS GUTIERREZ III (MANAGING MEMBER) DATE
TGR CAPITAL, LLC
2515 COLORADO ST SUITE 6
MISSION, TX 78572

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR GARCIA, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___-___-___

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**MAYOR'S CERTIFICATE**

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

_____ _____
MAYOR, CITY OF McALLEN DATE

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**STATE OF TEXAS – COUNTY OF HIDALGO**

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

_____ _____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

**STATE OF TEXAS – COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

_____ _____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

**STATE OF TEXAS**
**COUNTY OF HIDALGO**
**PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE**

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

PRINCIPAL CONTACTS:

| NAME | | ADDRESS | | PHONE & FAX | |
|---|---|---|---|---|---|
| OWNER(S): TGR CAPITAL, LLC | | 2515 COLORADO STREET | MISSION, TX. 78572 | | |
| SURVEYOR: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |
| ENGINEER: IVAN GARCIA | P.E. R.P.L.S. | 921 S. 10TH AVENUE | EDINBURG, TX. 78539 | (956) 380-5152 | (956) 380-5083 |

THE 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


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


ISSUED FOR: FINAL

PROJECT: PLAT SHEET
PALM VALLEY ESTATES LOT 4A SUBDIVIISON
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

| | |
|---|---|
| ENGINEER: | IVAN GARCIA P.E. R.P.L.S. |
| SURVEYOR: | IVAN GARCIA P.E. R.P.L.S. |
| CHECKED: | IVAN GARCIA P.E. R.P.L.S. |
| DRAWN: | EDWIN PENA |
| SCALE: | 1" = 20' |
| DATE: | OCTOBER, 6, 2025 |
| PROJECT: | SUB 24 026 |
| REVISIONS: | |
| PAGE NO: | SHT 1 |

Y:\RDE SUBDIVISIONS 2025\SUB 25.046 – TOMAS GUTIERREZ – PALM VALLEY\DWG\SUB 24 026_SHT 2 PLAT SHEET.dwg RIODELTA 11/5/2025 10:17 AM

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/13/2025

**SUBDIVISION NAME: PALM VALLEY ESTATES LOT 4A SUB**

**REQUIREMENTS**

| | |
|---|---|
| **STREETS AND RIGHT-OF-WAYS** | |
| S. 39th Street: ROW dedication needed for total 50 ft. ROW<br>Paving: 32 ft. Curb & gutter: both sides<br>- Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac R.O.W. Radius was presented at the November 4, 2025 P&Z meeting with a Public Hearing and approved.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>- Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the November 4, 2025 P&Z meeting with a Public Hearing.<br>**Subdivision Ordinance: Section 134-105 | Applied |
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial properties<br>**Subdivision Ordinance: Section 134-106 | NA |
| **SETBACKS** | |
| * Front: 20 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 10 ft. or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: 6 ft. or greater for easements.<br>**Zoning Ordinance: Section 138-356 | Applied |

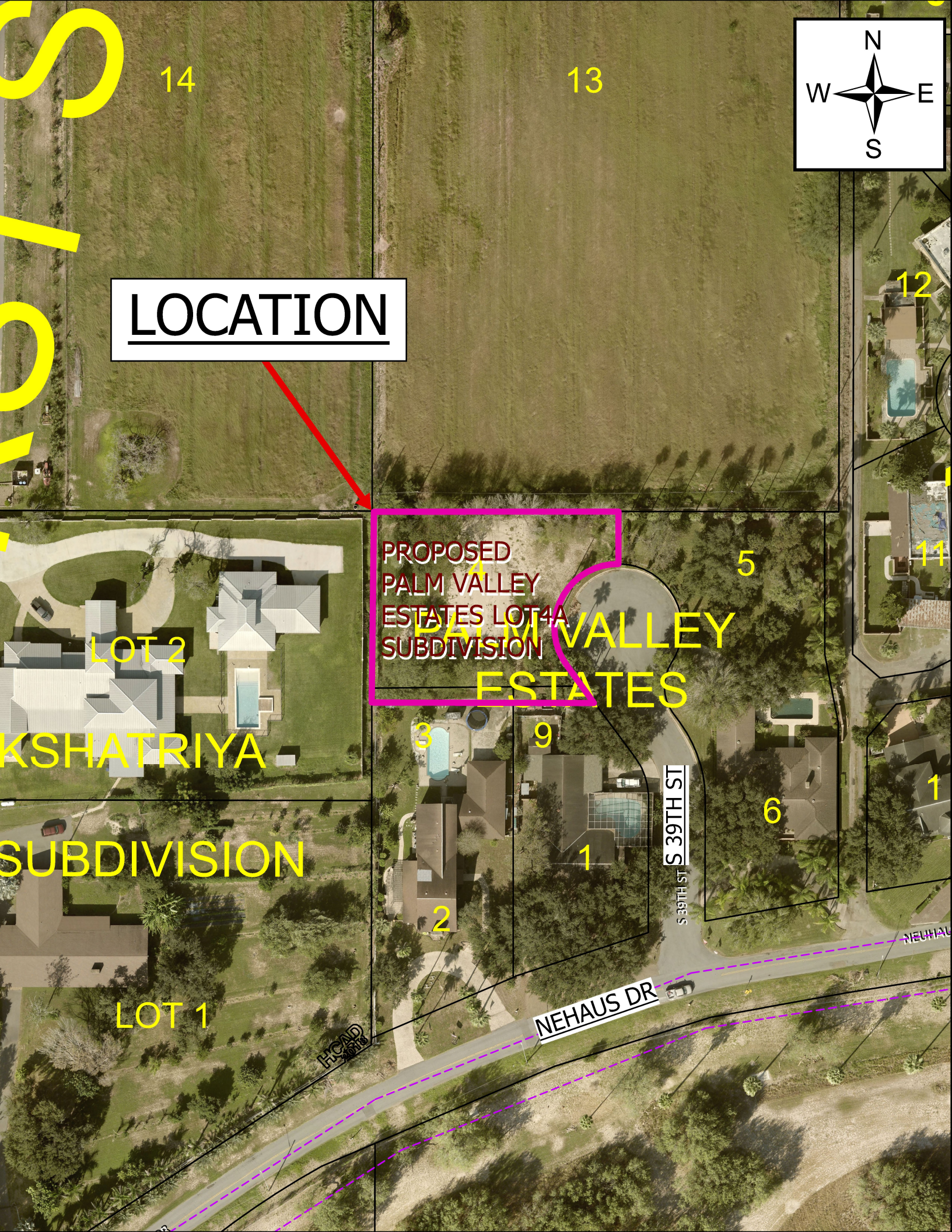
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

| | |
|---|---|
| * Corner<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: 18 ft. except where greater setback is required, greater setback applies<br>**Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * 4 ft. wide minimum sidewalk required on S. 39th Street.<br>**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.<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**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<br>**Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | NA |
| * 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.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168<br>- Proposed one-lot residential lot. | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>**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 (Low Density Residential District) Proposed: R-1 (Low Density Residential District)<br>***Zoning Ordinance: Article V<br>**If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. | Applied |
| * Rezoning Needed Before Final Approval<br>***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 | 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. | NA |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| **COMMENTS** | |
| Comments:<br>- Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius R.O.W. was approved at the November 4, 2025 P&Z meeting with a Public Hearing.<br>-Pending approval by the City Commission meeting, to be presented in Final Form subject to CC approval.<br>*Must comply with City's Access Management Policy.<br>****Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat. | Required |
| **RECOMMENDATION** | |
| RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN 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**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LOCATION
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PROPOSED
PALM VALLEY
ESTATES LOT 4A
SUBDIVISION
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
SUBDIVISION
LOT 1
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S 39TH ST
S 39TH ST
NEHAUS DR
HCAD

SUB2025-0088

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name BARRERA SUBDIVISION

Legal Description LA LOMITA (HOIT) N154.36'-S573.55'-E352.37' LOT 89 1.24AC GR 0.98AC NET

Location APPROX. 2,200 FEET SOUTH OF THE INTERSECTION OF 4 MILE AND N. WARE ROAD

City Address or Block Number 5721 N Ware Rd

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 1.24 Net Acres 1.03

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

**For Fee Purposes:** ☒**Commercial (** 1.03 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☒No

Existing Zoning CG Proposed Zoning CG Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use GENERAL COMMERCIAL Proposed Land Use ____

Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Property ID: 210726

Estimated Rollback Tax Due N/A Tax Dept. Review ____

**Owner**

Name JUAN BARRERA PLUMBING, LLC Phone 956-227-8147

Address 4109 NOPAL STREET E-mail JuanBarrera1228@yahoo.com

City McALLEN State TX Zip 78504

**Developer**

Name SAMES INC. Phone 956-702-8880

Address 200 S. 10TH STREET, SUITE 1500 E-mail luis@samengineering-surveying.com

City McALLEN State TX Zip 78501

Contact Person Luis A. Mendez

**Engineer**

Name Jessica M Maldonado Phone 956-702-8880

Address 200 S. 10TH STREET, SUITE 1500 E-mail jessica@samengineering-surveying.com

City McALLEN State TX Zip 78501

Contact Person MARIO A GARCIA

**Surveyor**

Name Samuel D. Maldonado Phone 956-702-8880

Address 200 S. 10TH STREET, SUITE 1500 E-mail sam@samengineering-surveying.com

City McALLEN State TX Zip 78501

EDG

RECEIVED
JUN 04 2025
By NG

# Proposed Plat Submittal

**Minimum Developer's Requirements Submitted with Application**

## In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 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 06/02/2025

Print Name LUIS A. MENDEZ

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

LEN ELEMENTARY SCHOOL NO. 5
SUBDIVISION
LOT 1
LOCATION
PROPOSED
BARRERA
SUBDIVISION
GARLAM
SUBDIVISION
LOT 1
N WARE RD
N. WARE ROAD
HAWK CT.
FLAMINGO AVE.
DOVE AVE.
BLUEBIRD AVE.
AVOCET AVE.
DUNLIN AVE.
N. 39TH ST.
N. 38TH ST.
N. 40TH ST.
39TH ST.
N. 36TH LN.
LA TRINIDAD
SUBDIVISION
LOT 1
HUNTER'S COVE
COMMERCIAL PLAZA
SUBDIVISION
LOT 1
PLAZA
DE LAS CARITES
SUBDIVISION
LOT 1
LOT 2
NUEVA VIS
EST VALLEY SUBDIVISION
EY SUBDIVISION No. 2
OD SUBDIVISION PHASE 3
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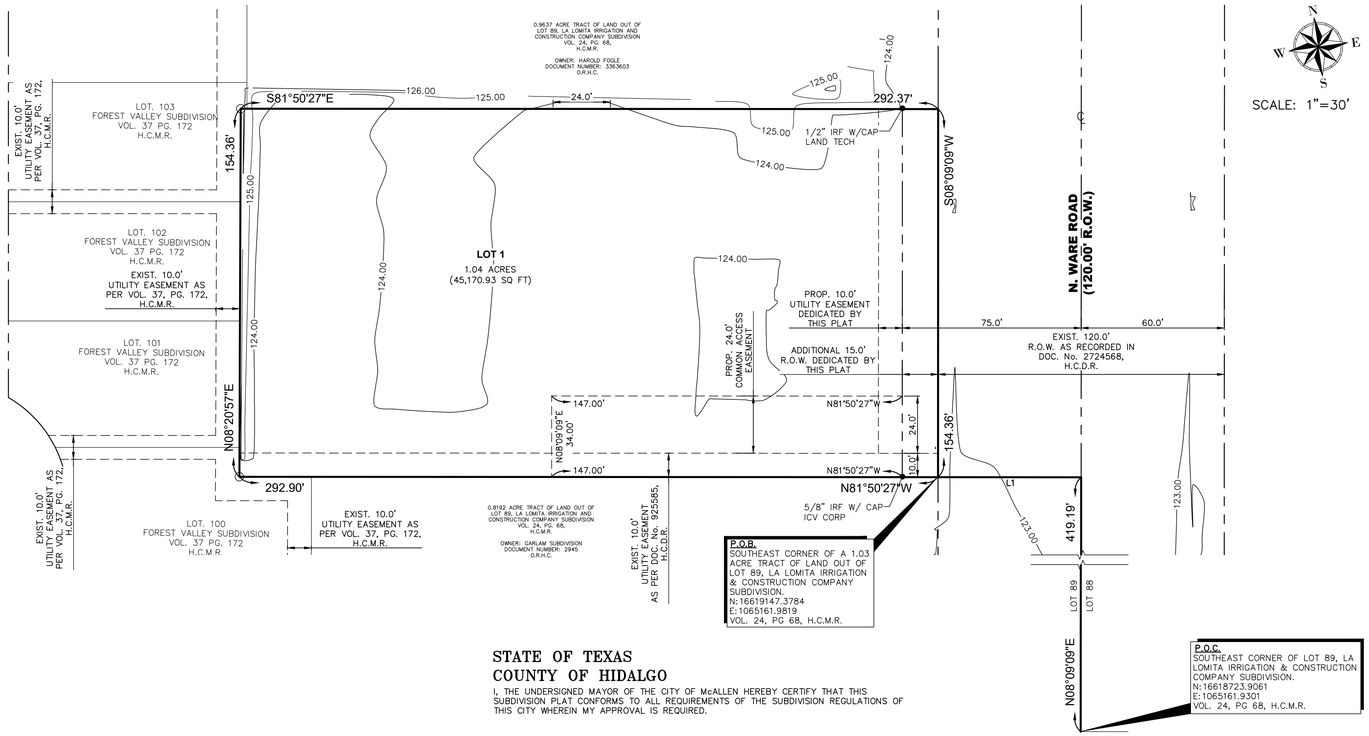



SCALE: 1"=30'

SURVEY NOTES:

1. BASIS OF BEARING THE WEST RIGHT OF WAY LINE OF WARE RD F.M. 2220, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2724568, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

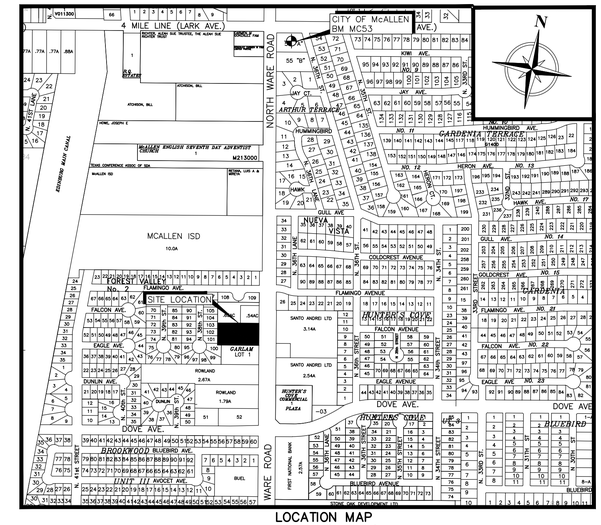
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 60.00' | N81°50'27"W |

## LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ◉ – FND. 5/8" IRON ROD
- ✚ – ON-SITE BENCHMARK
- △ – SET CONCRETE MONUMENTS
- ℄ – CENTER LINE

H.C.M.R. – HIDALGO COUNTY MAP RECORDS
H.C.O.R. – HIDALGO COUNTY OFFICIAL RECORDS
P.U.E. – PUBLIC UTILITY EASEMENT
P.O.B. – POINT OF BEGINNING
MON. – MONUMENT
PROP. – PROPOSED
ELEV. – ELEVATION
R.O.W. – RIGHT OF WAY
FND. – FOUND




# BARRERA SUBDIVISION

BEING A 1.04 (45,170.93 SQ.FT.) ACRE GROSS, 0.97 (42,855.53 SQ.FT.) ACRE NET TRACT OF LAND, CONVEYED TO JUAN BARRERA, PLUMBING, LLC., AS A RECORDED IN DOCUMENT NUMBER 3381782, HIDALGO COUNTY DEE RECORDS, OUT OF LOT 89, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.

## METES AND BOUNDS

BEING A 1.04 (45,170.93 SQ.FT.) ACRE GROSS, 0.97 (42,855.53 SQ.FT.) ACRE NET, TRACT OF LAND, CONVEYED TO JUAN BARRERA, PLUMBING, LLC., AS RECORDED IN DOCUMENT NUMBER 3381782, HIDALGO COUNTY DEED RECORDS, OUT OF LOT 89, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT THE SOUTHEAST CORNER OF SAID LOT 89, THENCE; NORTH 08°09'09" EAST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 89, A DISTANCE OF 416.19 FEET, TO A CALCULATED POINT, THENCE; NORTH 81°50'27" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 89, A DISTANCE OF 60.00 FEET, TO THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220), BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, AND POINT OF BEGINNING, HAVING A GRID COORDINATE OF N=16619147.3784', E=1065161.9819';

THENCE; NORTH 81°50'27" WEST (NORTH 81°25'55" WEST, DEE RECORDS), ALONG THE NORTH BOUNDARY LINE OF A 0.8192 ACRE TRACT OF LAND, OF THE GARLAM SUBDIVISION AS PER PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2945, OFFICIAL RECORDS OF HIDALGO COUNTY, AT A DISTANCE OF 15.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ICV CORP, AT A TOTAL DISTANCE OF 292.90 FEET, TO A CALCULATED PONT, BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°20'57" EAST (NORTH 08°47'44" EAST, DEED RECORDS), ALONG THE EAST LINE OF LOT 103 – LOT 100, OF FOREST VALLEY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 37, PAGE 172, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 154.36 FEET, TO CALCULATED POINT, BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°50'27" EAST (SOUTH 81°25'55" EAST, DEED RECORDS), ALONG THE SOUTH LINE OF A 0.9637 ACRE TRACT OF LAND, CONVEYED TO HAROLD FOGLE, AS RECORDED IN DOCUMENT NUMBER 3363603, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 277.40 FEET, PASS A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "LAND TECH", AT A TOTAL DISTANCE OF 292.37 FEET, TO A CALCULATED POINT, ALONG THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220), BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE;SOUTH 08°09'09" WEST (SOUTH 08°33'41" WEST, DEED RECORDS), ALONG THE EAST LINE OF SAID 1.03 TRACT OF LAND, ALSO BEING THE WEST RIGHT OF WAY LINE OF WARE ROAD (F.M.2220), A DISTANCE OF 154.36 FEET, TO A POINT AND BEING THE POINT OF BEGINNING, CONTAINING A BEING A 1.04 (45,170.93 SQ.FT.) ACRE GROSS TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

## STATE OF TEXAS
## COUNTY OF HIDALGO

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

OWNERS : JUAN BARRERA, PLUMBING, LLC
JUAN BARRERA–REGISTERED AGENT PRESIDENT
ADDRESS: 4109 NOPAL STREET
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

## STATE OF TEXAS
## COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN BARRERA, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

## STATE OF TEXAS
## HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ THE DAY OF _____ 20_____.

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

PRESIDENT _____ ATTEST: _____ SECRETARY

## STATE OF TEXAS
## COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN _____ DATE

## STATE OF TEXAS
## COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
## COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

## STATE OF TEXAS
## COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE NO. 111579 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF JESSICA M. MALDONADO, P.E.# 111579 ON 10/10/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

## STATE OF TEXAS
## COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO, R.P.L.S.–No. 6027, ON 10/10/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

GENERAL NOTES

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.

2. SETBACK AS FOLLOWS:
(EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)

FRONT.....IN ACCORDANCE WITH ZONING ORDINANCE, OR INLINE WITH EXISTING STRUCTURES, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES.
REAR.....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES.
SIDES.....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES

3. FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0005 C, REVISED NOVEMBER 02, 1982 ZONE C (MEDIUM SHADED). AREAS OF MINIMAL FLOODING.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR CENTER OF WARE ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.

5. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE A POSITIVE DRAINAGE.

6. BENCHMARK: 5/8 INCH ROD WITH CAP STAMPED "ICV CORP" AT THE WEST RIGHT–OF–WAY LINE OF WARE ROAD.
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 16619149.7712
EASTING: 1065147.2537
ELEVATION: 123.40'

NEAREST CITY OF McALLEN BENCHMARK IS MC53 (30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP), SAID BENCHMARK IS LOCATED APPROXIMATE SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD & MILE 4 LINE ROAD. ELEV=125.83 (N=16621278.72, E=1065626.59).
VERTICAL DATUM: NAVD 88.
HORIZONTAL DATUM: NAD 83.

7. ALL LOTS CORNERS ARE SET WITH ½ INCH IRON ROD WITH CAP STAMPED "SAMES".

8. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No .1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.138 AC–FT (6,020 CF) STORM WATER RUNOFF.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT OF IT IS DETERMINED, AT THE BUILDING PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON NORTH WARE ROAD.

11. THE PARKLAND DEDICATION FEE SHALL BE PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING.

12. THIS PROPERTY IS ZONED CG – COMMERCIAL GENERAL.

13. A 6' FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

14. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

16. A MINIMUM 24 FEET 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.

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

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____ OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

| NO. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| 1 | 01 | AS PER PLANNING PLAT REVIEW ON 6/12/2025 | 7/30/25 | |
| | | | | |
| | | | | |
| | | | | |

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | JUAN BARRERA | 4109 NOPAL STREET | McALLEN, TEXAS 78504 | (956) 227–8147 | |
| ENGINEER: | JESSICA M. MALDONADO, P.E. | 200 S. 10TH ST, STE. 1500 | McALLEN, TEXAS 78501 | (956) 702–8880 | (956) 702–8883 |
| SURVEYOR: | SAMUEL D. MALDONADO, RPLS | 200 S. 10TH ST, STE. 1500 | McALLEN, TEXAS 78501 | (956) 702–8880 | (956) 702–8883 |

DATE OF PREPARATION: October 2025 SHEET 01

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

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/14/2025

**SUBDIVISION NAME: BARRERA SUBDIVISION**

**REQUIREMENTS**

| | |
|---|---|
| **STREETS AND RIGHT-OF-WAYS** | |
| N. Ware Road: 15 ft. minimum dedication for 75 ft. from centerline for 150 ft. total ROW<br>Paving: By the state Curb & Gutter: By the state<br>- Label ROW after accounting for ROW dedication (total and total ROW from centerline), prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| R.O.W. 20ft Paving 16ft<br>- Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final.<br>- 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.<br>*Alley/service drive required for commercial properties<br>**Subdivision Ordinance: Section 134-106 | Required |
| **SETBACKS** | |
| * Front: In accordance with the Zoning Ordinance or inline with existing structures, or greater for easements or approved site plan, whichever is greater applies<br>- Revise front setback as shown above, prior to final.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies<br>- Revise rear setback as shown above, prior to final.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan whichever is greater applies<br>- Revise side setback as shown above, prior to final.<br>**Zoning Ordinance: Section 138-356 | Required |

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

| | |
|---|---|
| * Corner: See Interior Lot<br>**Zoning Ordinance: Section 138-356 | NA |
| * Garage: Commercial development.<br>**Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Required |
| **SIDEWALKS** | |
| *4 ft. wide minimum sidewalk required on North Ware Road<br>**Sidewalk requirements for North Ware Rd. may increase to 5ft. per Engineering Department requirements.<br>**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.<br>- Shown as Plat note #13<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>- Shown as Plat note # 14<br>**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<br>**Must comply with City Access Management Policy | NA |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.<br>- Plat note shown in #15 | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**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<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| * Existing C-3 Proposed C-3<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | Applied |
| **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.<br>Commercial developments do not apply to Parks. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation approved, no TIA required.<br>- Pending all clear Traffic Department.<br>If you want more information please call the Traffic Operations Department at (956) 681-2715. | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| **COMMENTS** | |
| Comments:<br>- Any abandonments must be done by separate process and not by plat, prior to final.<br>- Engineer must verify subdivision boundaries as they show discrepancies from submitted survey.<br>- Signatures blocks must comply with Section 134-61 of the Subdivision Ordinance.<br>- Staff Recommends item to be Tabled at the meeting if there are still any pending department comments, otherwise recommend approval subject to conditions.<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: - Staff Recommends item to be Tabled at the meeting if there are still any pending department comments, otherwise recommend approval subject to conditions. | Applied |

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

LOCATION
PROPOSED BARRERA SUBDIVISION
N WARE RD
N. WARE ROAD
GOLDCREST AVE
FLAMINGO AVE.
DOVE AVE.
BLUEBIRD AVE.
AVOCET AVE.
DUNLIN AVE.
N. 39TH ST.
N. 38TH ST.
N. 40TH ST.
39TH ST.
N. 36TH LN.
HAWK CT.
GARLAM SUBDIVISION LOT 1
LA TRINIDAD SUBDIVISION LOT 1
HUNTER'S COVE COMMERCIAL PLAZA SUBDIVISION LOT 1
PLAZA DE LAS CARITES SUBDIVISION
LOT 1
LOT 2
N
W
E
S

SUB2025-0063

# City of McAllen
## *Planning Department*
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
## SUBDIVISION PLAT REVIEW APPLICATION

**Project Information**

Subdivision Name: Las Brisas Phase II Subdivision

Legal Description: 19.604 acres, being a part or portion out of Lots 1 and 2, Block 1, Lot 6, 7 and 8, Block 5, M M and Subdivision, according to the plat thereof recorded in Volume 8, Page 20, Hidalgo County Map Records.

Location: South side of Monte Cristo, west of North Rooth Road. (west of Las Brisas Phase I)

City Address or Block Number: 3105 Monte Cristo Rd

Total No. of Lots: 105 Total Dwelling Units: 102 Gross Acres: 19.604 Net Acres: 19.604

[X] Public Subdivision/[ ] Private and Gated /[ ] Private but Not Gated within ETJ: [ ] Yes/[X] No

**For Fee Purposes:** [ ] **Commercial (** ____ **Acres)/**[ ] **Residential (** 105 **Lots)** Replat: [ ] Yes/[X] No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning [X] No/[ ] Yes: Date: ____

Existing Land Use: Vacant Proposed Land Use: Residential

Irrigation District #: HCID #1 Water CCN: [X] MPU/[ ] Sharyland Water SC Other: ____

Agricultural Exemption: [ ] Yes/[ ] No Parcel #: 224742

Estimated Rollback Tax Due: 7,911.77 Tax Dept. Review: VPG

**Owner**

Name: ML Rhodes LLC Phone: 956-287-2800

Address: 200 S. 10th St Suite 170 E-mail: bfrisby@rhodes.com

City: McAllen State: TX Zip: 78501

**Developer**

Name: Rhodes Development Inc Phone: 956-287-2800

Address: 200 S. 10th St. Suite 170 E-mail: bfrisby@rhodes.com

City: McAllen State: TX Zip: 78501

Contact Person: Brad Frisby , VP

**Engineer**

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street 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 E-mail: robert@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

APR 09 2025

BY: CP

# 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)**

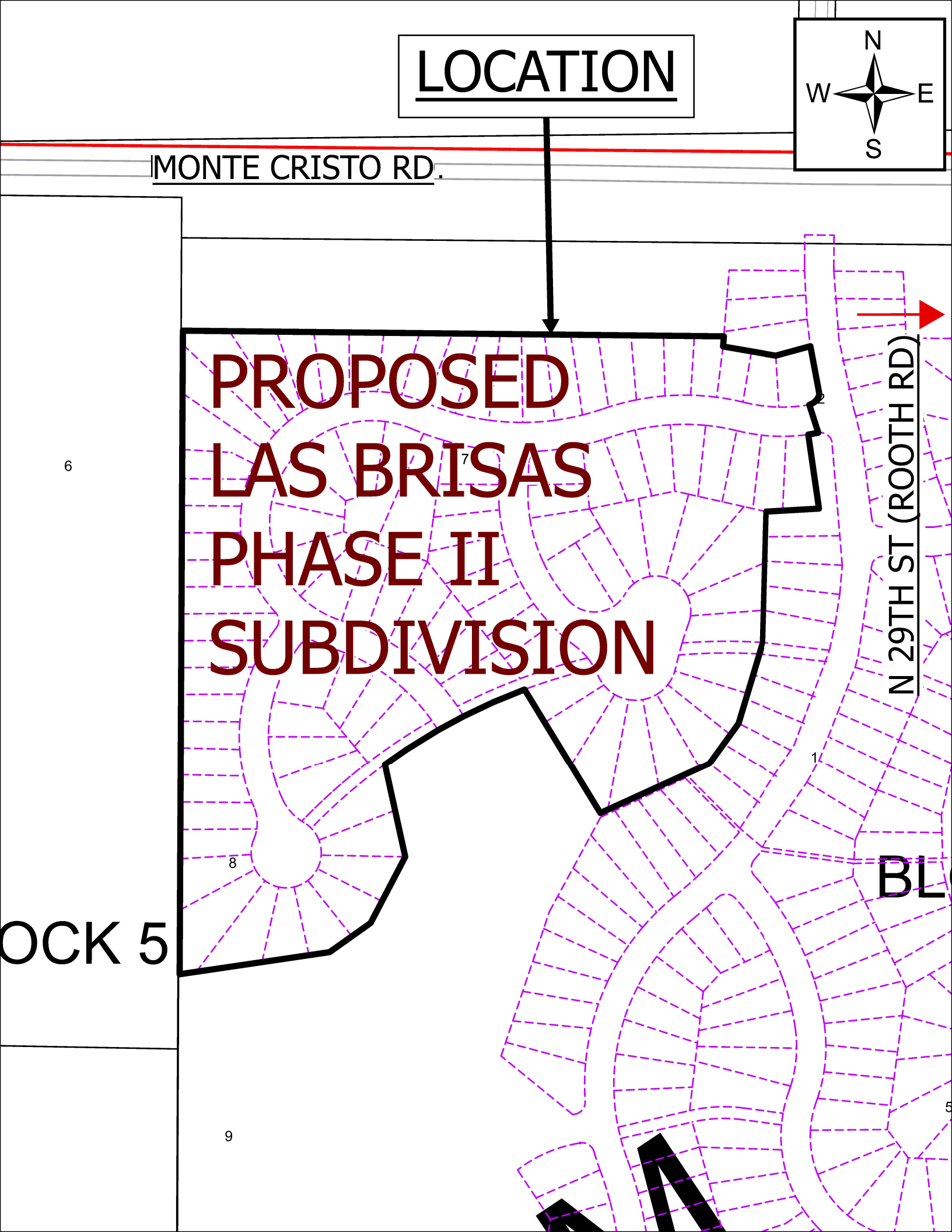
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/4/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
N
W
E
S
MONTE CRISTO RD.
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
6
7
2
1
8
9
OCK 5
BL

## METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.604 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 19.604 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.604 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 2,103.81 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS S 80° 34' 50" E A DISTANCE OF 797.95 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET;

THENCE, N 08° 40' 10" E A DISTANCE OF 598.16 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 40' 10" E A DISTANCE OF 1,102.02 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 01' 04" E A DISTANCE OF 925.46 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 13° 06' 02" W A DISTANCE OF 17.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 71° 53' 58" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 83° 06' 02" E A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS S 02° 15' 12" E A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS S 42° 00' 28" W A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 04' 48" E A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 93° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS S 88° 59' 22" W A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 00° 06' 02" W A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 84° 53' 58" W A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 09° 53' 15" W A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 25° 06' 02" W A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 45° 06' 02" W A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 35' 55" W A DISTANCE OF 203.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, N 23° 00' 00" W A DISTANCE OF 248.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 46' 18", A RADIUS OF 989.20 FEET, AN ARC LENGTH OF 272.30 FEET, A TANGENT OF 137.01 FEET, AND A CHORD THAT BEARS S 70° 02' 44" W A DISTANCE OF 271.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 04° 00' 00" E A DISTANCE OF 162.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 36° 00' 00" W A DISTANCE OF 127.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 63° 00' 00" W A DISTANCE OF 86.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 90° 00' 00" W A DISTANCE OF 259.23 FEET THE POINT OF BEGINNING AND CONTAINING 19.604 ACRES OF LAND, MORE OR LESS.

## GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :
   FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS.
   REAR : 11 FEET, OR GREATER FOR EASEMENTS.
   INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS, AS PER AGREEMENT.
   CORNER : 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED;GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796.520 C.F. (18.286 AC.-FT.) AND 97,390 C.F. (2.236 AC.-FT.) FOR PHASE II BASED ON 0.1114 AC.FT. PER AC.). STORM WATER RUNOFF GENERATED PER THE APPROVED MASTER SHALL BE 181.15 C.F.S. AND 64.14 C.F.S. FOR PHASE II. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER 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 ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.
13. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
17. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
19. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD
20. COMMON AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.
21. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
22. COMMON AREAS C.A. "E", C.A. "F", C.A. "G", & C.A. "H" WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF MCALLEN.
23. COMMON AREAS E, F, G, WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF

# LAS BRISAS SUBDIVISION PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION VOLUME 8, PAGE 20, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS BRISAS PHASE I SUBDIVISION LOCATED AT CITY OF 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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS THE ____ DAY OF _____ 20____.
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ _____
PRESIDENT SECRETARY

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

_____ _____
ATTESTED BY: 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 UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS BRISAS PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, 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.

HDP BRISAS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HDP BLUE INVESTMENTS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: HDP BLUE HOLDING II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: GRASS LAKE CAPITAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

_____ _____
NICK RHODES, AUTHORIZED AGENT DATE:
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____
NICK RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

***STATE OF TEXAS***
***COUNTY OF HIDALGO***

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC, HIDALGO COUNTY, 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___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 03/28/2025
DATE REVISED:_____
ENGINEERING JOB #25039

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 MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20__.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 05/10/2024
SURVEY JOB # 24524 PH04

DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 11/13/2025
SURVEYED, CHECKED: _____ DATE _____
FINAL CHECK: _____ DATE _____

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

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: 11/25/2025

**SUBDIVISION NAME: LAS BRISAS PHASE II**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| Interior Streets: 50 ft. ROW<br>Paving: 32 ft. Curb & gutter: both sides<br>- Street names will be finalized, prior to final.<br>- Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | NA |
| * 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement<br>**Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft. Block Length for R-3 Zone Districts<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac<br>- Please provide dimensions of Cul-de-Sacs.<br>- Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final.<br>- Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable.<br>**Subdivision Ordinance: Section 134-105 | Required |

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

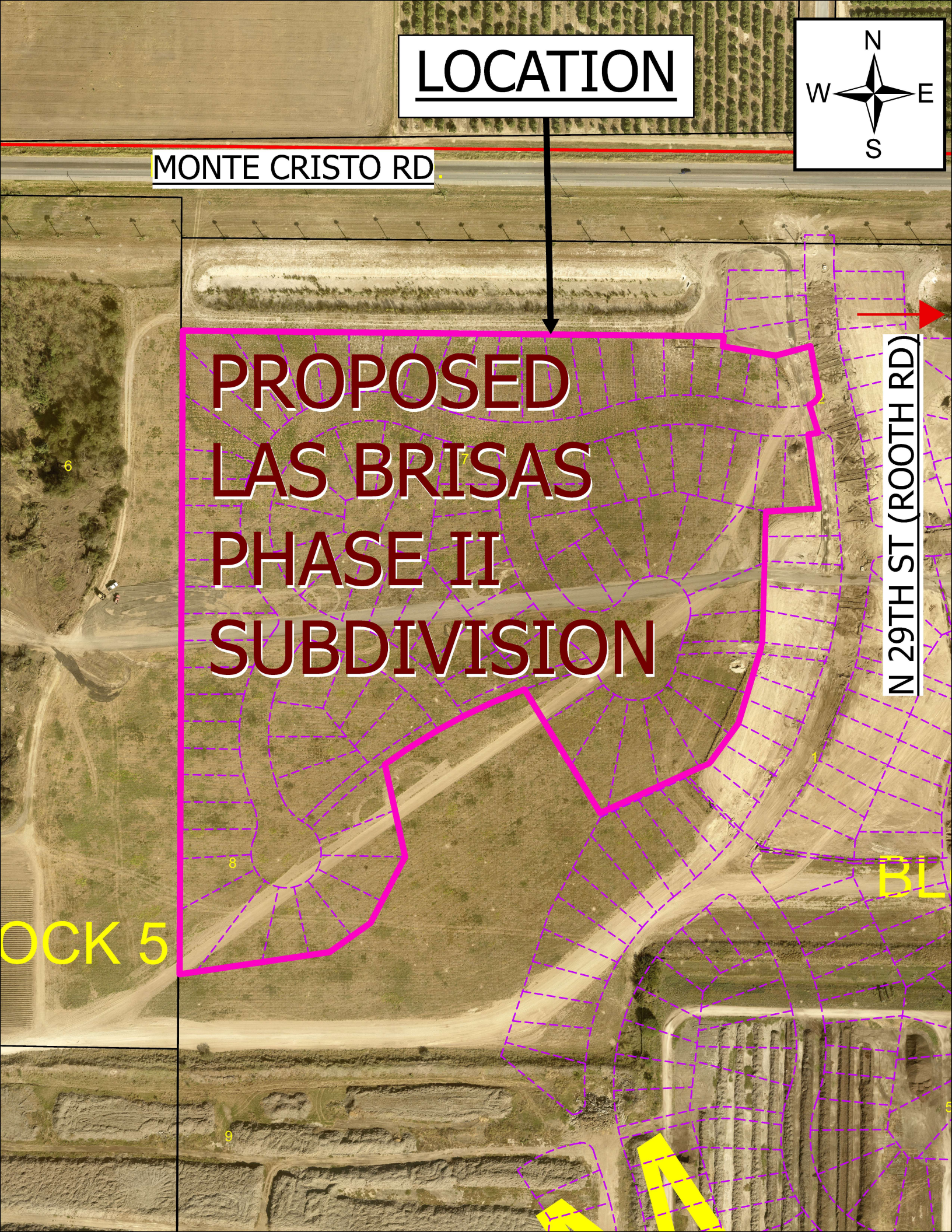
| | |
|---|---|
| **ALLEYS** | |
| ROW: 20 ft. Paving: 16 ft.<br>*Alley/service drive easement required for commercial/multi-family properties<br>**Subdivision Ordinance: Section 134-106 | NA |
| **SETBACKS** | |
| * Front: 20 feet minimum or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 11 feet or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Sides: 5 feet or greater for easements<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 feet or greater for easements<br>- Remove side from corner setback.<br>**Zoning Ordinance: Section 138-356 | Required |
| * Garage: 18 feet except where greater setback is required; greater setback applies.<br>- Revise plat note as shown above, prior to final.<br>**Zoning Ordinance: Section 138-356 | Required |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| **SIDEWALKS** | |
| * Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement.<br>- City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final.<br>- Revise plat note #16 as shown above, prior to final.<br>**Subdivision Ordinance: Section 134-120 | Required |
| * 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<br>- Revise plat note as shown above, prior to final.<br>**Landscaping Ordinance: Section 110-46 | Required |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.<br>**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<br>**Must comply with City Access Management Policy | NA |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Applied |
| * Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen.<br>- Revise plat note as shown above, prior to final/Recording. | Required |

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

| | |
|---|---|
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Public Improvement District (PID) (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 Vegetation Ordinance, including but not limited to common areas.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| * Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if public subdivision is proposed.<br>**Section 134-168 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | Required |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets<br>- Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road.<br>- The subdivision must comply with minimum access points, as per agreement.<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area<br>- Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement.<br>- Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final.<br>**Zoning Ordinance: Section 138-356 | Required |
| **ZONING/CUP** | |
| * Existing: R-1 Proposed: R-1<br>***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval<br>***Zoning Ordinance: Article V | NA |
| **PARKS** | |
| * Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement. | Applied |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply<br>because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement. | Applied |
| * Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply<br>because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement. | Applied |

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

| | |
|---|---|
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.<br>- As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. | Applied |
| * Traffic Impact Analysis (TIA) required prior to final plat.<br>- As per Traffic, Master TIA approved with conditions. | Applied |
| **COMMENTS** | |
| Comments:<br>- Any abandonments must be done by separate process, not by plat, prior to final.<br>- Signature blocks must be revised to show correct subdivision name.<br>- Clarify dotted line shown outside subdivision boundary line at the southwest corner.<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED. | Applied |


LOCATION
N
W
E
S
MONTE CRISTO RD
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
OCK 5
BL

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 105 & 106,

Legal Description ~~5.70~~ 36.12 AC. O/O LOTS 107 & 108, PRIDE 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 Not found

P8400-00-000-0107-04

Estimated Rollback Tax Due Ø Tax Dept. Review 1015049, 1237266

P8400-00-000-0108-01

262465

**Owner**

Name ADOLFO GUTIERREZ Phone 956-794-9781

Address 5219 McPHERSON 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@salinasengineering.com

City McALLEN State TX Zip 78501

Contact Person DAVID/MICK

**Surveyor**

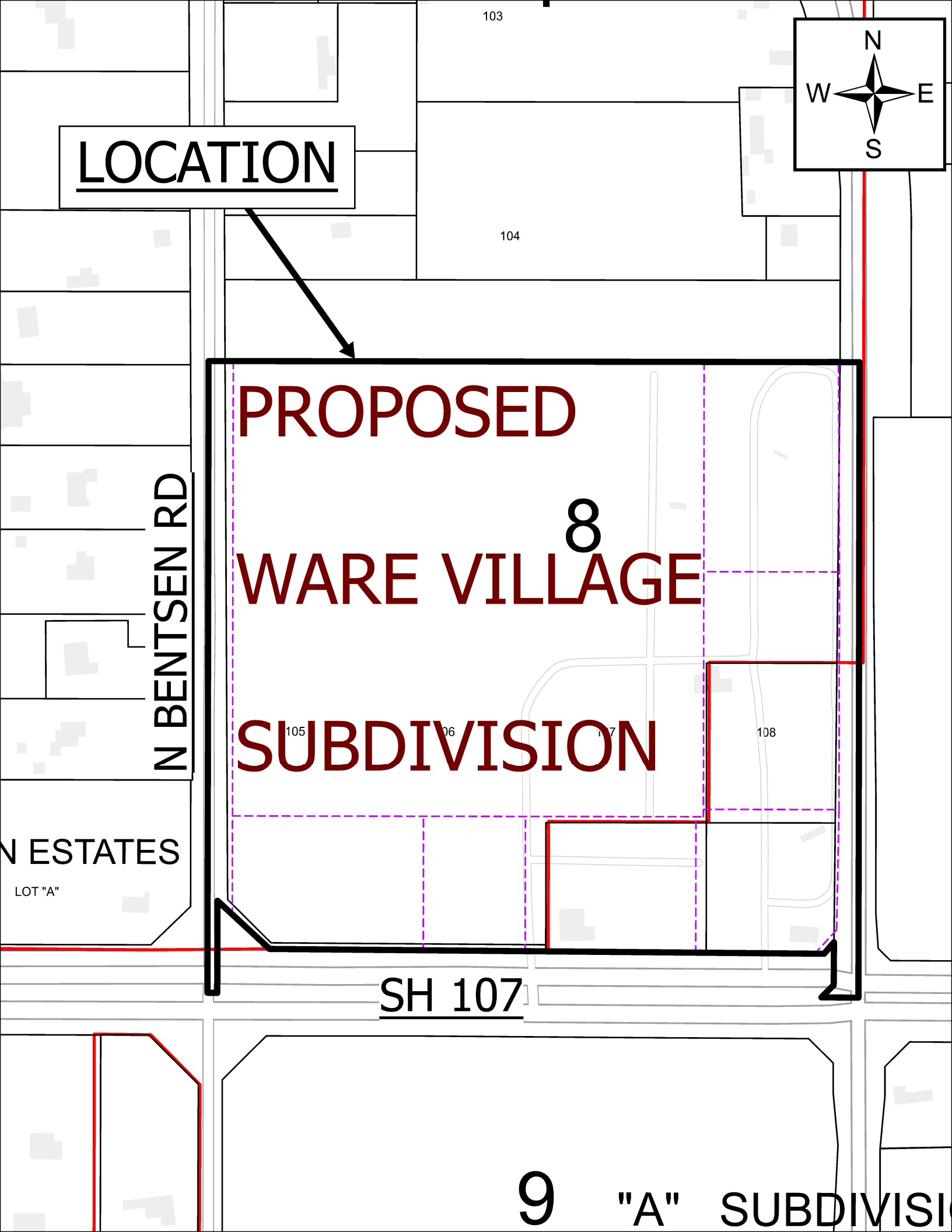
Name SAME AS ENGR. Phone

Address E-mail

City State Zip

OCT 14 2024

BY: CW


LOCATION
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WARE VILLAGE
SUBDIVISION
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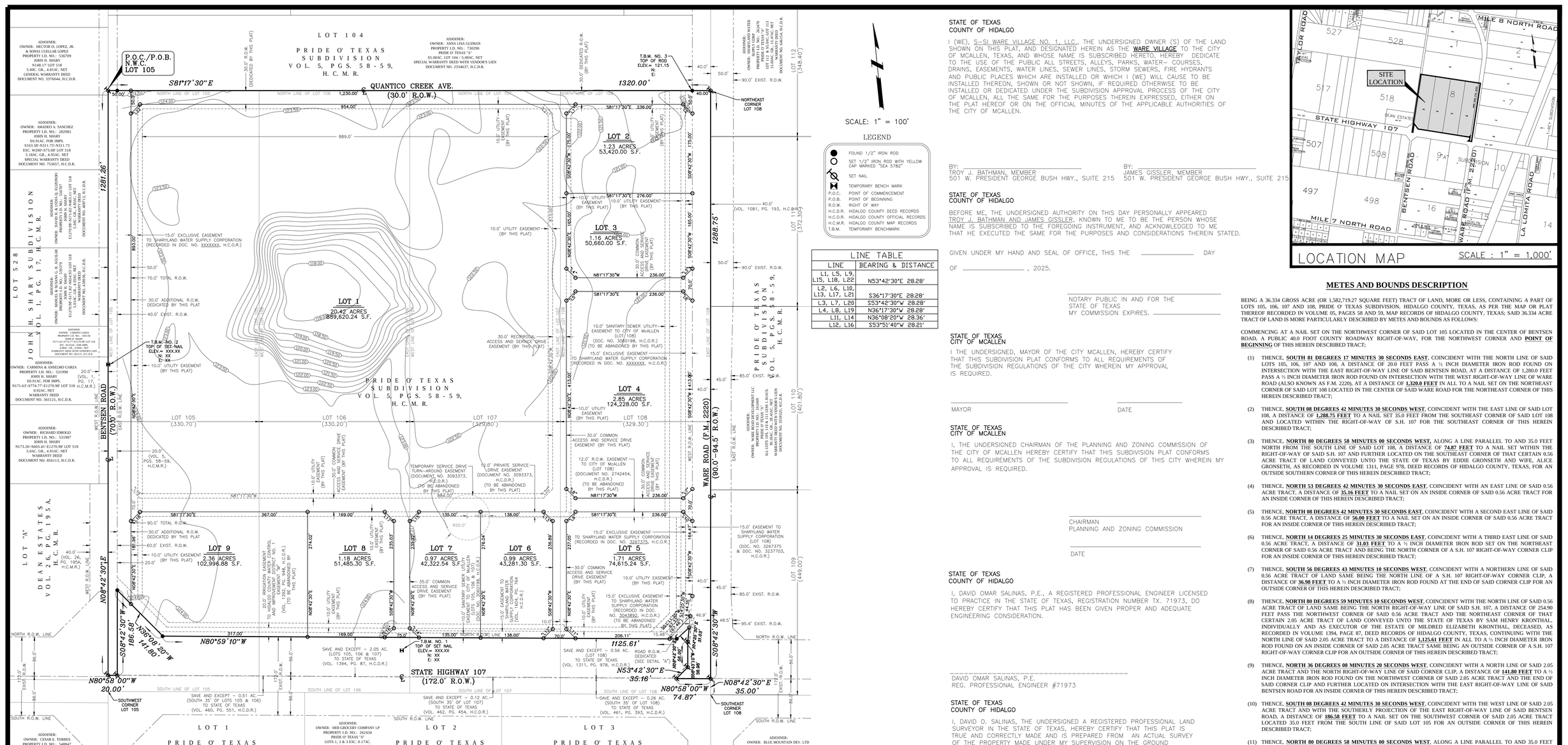
"A" SUBDIVISI




LOCATION MAP SCALE : 1" = 1,000'

# 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.**

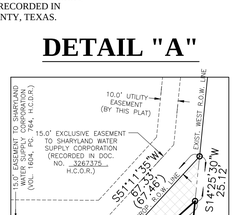
## GENERAL PLAT NOTES:

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 "X" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED DECEMBER 12, 2008, COMMUNITY PANEL NO. 480334 0025 D ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500- YEAR FLOODPLAIN.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 45 FEET(MSL) OR 2 FEET ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER.
4. A 5.0 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON STATE HIGHWAY 107 AND NORTH WARE ROAD. A 4.0 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 505,184.57 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: 16,470.22 CU.FT.
   LOT 2: 40,277.18 CU.FT. LOT 6: 16,329.49 CU.FT.
   LOT 3: 45,817.17 CU.FT. LOT 7: 15,464.81 CU.FT.
   LOT 4: 28,748.03 CU.FT. LOT 8: 33,485.84 CU.FT.
   MAXIMUM PERMISSABLE 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. 6' BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES; AN 8' MASONRY BUFFER WALL IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.
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: 118.62 FT. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88. NORTHING: 16641325.76345, EASTING: 1047273.93629
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 EASEMENTS.
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.
17. LOTS 2 THRU 9 SHALL NOT HAVE CURB CUT ACCESS TO EITHER S.H. 107 OR N. WARE ROAD.

## PRINCIPAL CONTACTS

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | S-SI WARE VILLAGE NO. 1, LLC. | 501 W. PRESIDENT GEORGE BUSH HWY., STE. 215 | RICHARDSON, TEXAS 75080 | (956) 723-2265 | 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 |

## DETAIL "A"




## STATE OF TEXAS
## COUNTY OF HIDALGO

I (WE), S-SI WARE VILLAGE NO. 1, LLC., THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WARE VILLAGE TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER 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 THE 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

## 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

## 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

## 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

**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 NOV. 12, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

## 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, 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 1,280.0 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;

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, 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 1,280.0 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 35.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 108 AND LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST,** ALONG A LINE PARALLEL TO AND 35.0 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 108, A DISTANCE OF **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 EDMUND 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 EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **56.00 FEET** TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A THIRD EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **31.03 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 10 SECONDS WEST**, COINCIDENT WITH A NORTHERN LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH LINE OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP, 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 58 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 254.96 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 KRONTHAL, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MILDRED ELIZABETH KRONTHAL, 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 **186.58 FEET** TO A NAIL SET ON THE SOUTHEAST 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 **1,281.26 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 36.334 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 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:\SUBDIVISIONPLATS\WAREVILLAGE.SUB\36.334.032625

# WARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF REVISION: NOV. 12, 2025.
JOB NUMBER: SP-24-26230
OWNER: S-SI WARE VILLAGE NO. 1, LLC.
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215
RICHARDSON, TEXAS 75080

# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/24/2025

**SUBDIVISION NAME: WARE VILLAGE SUBDIVISION**

**REQUIREMENTS**

| **STREETS AND RIGHT-OF-WAYS** | |
|---|---|
| S.H. 107: 86 ft. from centerline for 172 ft. ROW existing<br>Paving: by the state Curb & gutter: by the state<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW<br>Paving: by the state Curb & gutter: by the state<br>-Revise plat to show the Total ROW, Aquations ROW by the state is 160 ft ROW, please show on plat.<br>Please clarify and provide documentation.<br>- Please indicate how existing ROW has been dedicated on plat.<br>- Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| North Bentsen Road: ROW dedication required for 100 ft. total ROW<br>Paving: 65 ft. Curb & gutter: both sides<br>- Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Required |
| E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW<br>Paving: 40 ft. Curb & gutter: both sides<br>- 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.<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| _____<br>Paving _____ Curb & gutter _____<br>**Subdivision Ordinance: Section 134-105<br>**Monies must be escrowed if improvements are required prior to final<br>**COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length<br>- Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>**Subdivision Ordinance: Section 134-118 | Required |

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

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| * 900 ft. Block Length for R-3 Zone Districts _____<br>**Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft. Maximum Cul-de-Sac _____<br>**Subdivision Ordinance: Section 134-105 | NA |
| **ALLEYS** | |
| ROW: 20 ft. Paving; 16 ft.<br>- 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.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>*Alley/service drive easement required for commercial/multi-family properties<br>**Subdivision Ordinance: Section 134-106 | Applied |
| **SETBACKS** | |
| * Front:* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements<br>* N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements<br>- Finalize setbacks as needed, prior to final.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>**Zoning Ordinance: Section 138-356<br>on 138-356 | Applied |
| * Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.<br>- Finalize setbacks as needed, prior to final.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>**Zoning Ordinance: Section 138-356<br>-356 | Applied |
| * Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements.<br>- Finalize setbacks as needed, prior to final.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Corner: Proposing - 75 ft. or greater for approved site plan or easements.<br>- Finalize setbacks as needed, prior to final.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>**Zoning Ordinance: Section 138-356 | Applied |
| * Garage _____<br>**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.<br>- 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department.<br>- Plat note wording to be finalized, prior to recording.<br>**Subdivision Ordinance: Section 134-120 | Required |

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

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| * 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 _____<br>**Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____<br>**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<br>**Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.<br>- 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.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized. | 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. | 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.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.<br>**Section 110-72 applies if private subdivision is proposed.<br>**Landscaping Ordinance: Section 110-72<br>**Subdivision Ordinance: Section 134-168 | NA |
| **LOT REQUIREMENTS** | |
| * Lots fronting public streets _____<br>**Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area _____<br>**Zoning Ordinance: Section 138-356 | Applied |
| **ZONING/CUP** | |
| Existing: C-3 & ETJ Proposed: C-3, C-2 & A-O<br>- A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O and was approved.<br>- An annexation request was submitted on May 29, 2025 and approved.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>***Zoning Ordinance: Article V | Applied |

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

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| * Rezoning Needed Before Final Approval<br>- A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O and was approved.<br>- An annexation request was submitted on May 29, 2025 and was approved.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>***Zoning Ordinance: Article V | Applied |
| **PARKS** | |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| **TRAFFIC** | |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | Required |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Required |
| **COMMENTS** | |
| Comments:<br>-Plat shows access easement, update plat to show E/W QUARTER MILE COLLECTOR.<br>- Additional requirements/revisions may be established when new zoning/annexation is finalized.<br>- Any abandonments must be done by separate process, not by plat.<br>- Easements must be annotated with dedicated by this plat or with a plat note.<br>- Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines.<br>- Application will need to be revised to reflect changes on the plat.<br>- 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.<br>*Must comply with City's Access Management Policy. | Applied |
| **RECOMMENDATION** | |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND TRAFFIC APPROVAL. | Applied |

LOCATION
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PROPOSED
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WARE VILLAGE
SUBDIVISION
N BENTSEN RD
SH 107
103
104
105
106
107
108
N ESTATES
LOT "A"
9
"A" SUBDIVISI