

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 6, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of the November 4, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

- 1. Rezone from C-2 (Regional Commercial-UDC) District to M-2 (Regional Mixed Use-UDC) District: A 5.0 Acre tract of land consisting of all of Lot 11, Kings Hiway Subdivision, Hidalgo County, Texas; 421 South Ware Road. **(REZ2025-0269)**

b) CONDITIONAL USE PERMITS:

- 1. Solicitud de Eloy Morin, en nombre de Texas Borders Hemp Company, LLC, para un Permiso de Uso Condicional, por un año, y adopción de una ordenanza, para una tienda de cigarrillos en el Norte ¼ de Lote 19, Subdivisión del Eltus, Condado de Hidalgo, Texas; 1631 N 10th Street. **(CUP2025-0115)**
- 2. Request of Ramon R. Martinez, on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, of a Food Truck Park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. **(CUP2025-0118)**

3) CONSENT:

- a) HABITAT AT HACKBERRY, 3302 HACKBERRY AVE, HABITAT DEVELOPERS, LLC **(SUB2024-0119) (REVISED FINAL) 6-Month Ext. SPEC**

4) SUBDIVISIONS:

- a) LAS BRISAS PHASE II, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC. (SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**
- b) VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST, 1400 SPRAGUE ROAD, DOMAIN DEVELOPMENT, CORP (SUB2025-0007) (REVISED FINAL) M&H (Tabled on 12/16/2025)**
- c) ZUMA SUBDIVISION, 11001 N. BENTSEN PALM DRIVE, ZUMA DEVELOPMENT CO, LLC. (SUB2025-0107) (REVISED PRELIMINARY) CHLH (Tabled on 12/16/2025)**
- d) THE HILLS AT SHARYLAND LOT 20A, 9306 N. 56TH LANE, ALDAPE DEVELOPMENT, LLC (SUB2024-0092) (REVISED PRELIMINARY) MAS**
- e) CONDOMINIUMS AT FREDDY GONZALEZ (PREVIOUSLY TOWNHOMES AT FREDDY GONZALEZ) SUBDIVISION, 1200 FREDDY GONZALEZ, AURIEL INVESTMENTS (SUB2025-0048) (REVISED PRELIMINARY) M&H**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, November 4, 2025 at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – Mr. Marco Suarez, Chairperson

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of the minutes for September 10, 2025 meeting.

Being no discussion, Mr. Jesse Ozuna motioned to approve September 10, 2025 minutes. Mr. Emilio Santos Jr. second the motion with four members present and voting.

2) PUBLIC HEARING:

a) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 16, North Depot Subdivision, Hidalgo County, Texas; 2248 Orange Avenue (**REZ2025-0243**)

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 2

Mr. Porfirio Hernandez stated the subject property is located along the north side of Orange Avenue and is currently zoned R-1 (Single-Family Residential-OC).

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

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

The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

The development trend of this area is primarily single-family residential with some commercial uses.

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 Residential-UDC) District.

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was no discussions or oppositions.

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

2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3 & 4, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 121 South 4th Street (**REZ2025-242**)

Mr. Porfirio Hernandez stated the subject property is located along the east side of South 4th Street and is currently zoned R-1 (Single-Family Residential-OC).

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed commercial/retail use.

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

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

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

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 3

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.

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. Emilio Santos second the motion with four members present and voting.

3. Rezone from C-4 (Commercial Industrial-OC), and R-3A (Multi-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 52.0 Acres in McAllen, Tx, Part of Sec. 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 North Shary Road (**REZ2025-0200**)

Mr. Porfirio Hernandez stated that the subject property is located along the South East corner of North Shary Road and Monte Cristo Road, currently zoned C-4 (Commercial Industrial-OC) and R-3A (Multi-Family Residential-OC) District. The applicant is requesting to rezone the property C-2 (Regional Commercial-UDC) District for proposed medical buildings.

The adjacent properties are R-1 (Single-Family Residential-OC) District to the south, and C-4 (Commercial Industrial-OC) District to the east and west and R-3A (Multi-family Residential Apartments-OC) District to the west.

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 mixed-use nodes. This land use consists of residential and non-residential uses that serve residences.

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

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 subdivision; 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.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 4

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 four members present and voting.

4. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. **(REZ2025-0246)**

Mr. Porfirio Hernandez stated the subject property is located on the south side of Hackberry Avenue west of North 21st Street. The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC)

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north and R-2 (Duplex-Fourplex Residential-OC) District to the south, east and west.

Surrounding land uses include, single-family residences and medium density.

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 but also support townhomes, duplexes and multifamily housing options.

The development trend along Hackberry Avenue is single-family residences.

The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

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

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 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 four members present and voting.

5. Rezone from C-3 (General Business-OC) District to C-1 (Local Commercial-UDC) District: Lot 8, Lamar Acres Subdivision, Hidalgo County, Texas; 1010 North 10th Street. **(REZ2025-0241)**

Mr. Porfirio Hernandez stated the subject property is located on the east side of North 10TH Street, between Jasmine Avenue and Kendlewood Avenue. The applicant is requesting to rezone the property to C-1 (Local

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 5

Commercial-UDC) District under the new Unified Development Code for the purpose of opening a restaurant.

The adjacent zoning is R-1 (Single-Family Residential-OC) District to the east and west and C-3 (General Business-OC) District to the north, and south. Surrounding land uses include offices, single family residential homes, a middle school, and a hotel.

The property is currently an auto parts store.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Nodes. Mixed Use Nodes encourages a combination of dense residential and non-residential uses in a compact design.

The development trend in this area is primarily commercial uses along North 10th street, with residential and multi-family homes further away from the corridor.

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-1 (Local Commercial-UDC) District is less intensive than the current C-3 (General Business-OC) 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-1 (Local 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. Emilio Santos Jr. second the motion with four members present and voting.

6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5320 North McColl Road. **(REZ2025-0237)**

Mr. Porfirio Hernandez stated the subject property is located on the east side of McColl Road. 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 for a proposed event center.

The adjacent zoning is C-3 (General Business-OC) District to the north, south, and west and C-3L (Light Commercial-OC) to the east.

The property currently houses a photo studio/lounge as part of a plaza. Surrounding uses include medical clinics, insurance sales, and a child daycare facility.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. This development type encourages a mixture of retail, office, industrial and other non-residential development types.

The development trend in this area is primarily general business, light industrial, offices and retail.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 6

This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 26, 2025.

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

Any future constructions must 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.

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

After a lengthy discussion regarding parking. Irene Kapplan 5320 North McColl Road, stated there is no overlapping hours with near businesses. Mr. Emilio Santos moved to approve the rezoning request. Mr. Sesin second the motion with four members present and voting.

b) CONDITIONAL USE PERMITS:

1. Request of Daniela Morales on Behalf of Templo Cristiano Getsemani Voluntad De Dios, for a Conditional Use Permit for One Year, for an Institutional use (Church) at Lot 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1006 South 10th Street (**CUP2025-0100**)

Mr. Porfirio Hernandez stated the subject property is located at the southeast corner of Jackson Avenue and south of 12th Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District to the north, east, and south and R-2 (Duplex-Fourplex Residential-OC) District to the west. Surrounding land uses include a cemetery, offices and hotel. An Institutional Use is permitted in the C-3 District, subject to compliance with Conditional Use Permit requirements.

Jackson Heights Subdivision was recorded on July 25, 1978. This is the initial request for an institutional use by this applicant at this location.

The applicant is proposing to operate a church from 2,928 sq. ft lease space. The proposed days and hours of operation are Sundays 10:00 AM to 12:30 PM and Wednesdays 7:00PM to 8:30PM. The submitted floor plan shows two offices, a seating area, two restrooms, and two classrooms.

The Fire Department has allowed applicant to continue with CUP process. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas has access to South 10th Street, and Jackson Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 7

provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided as part of a shared parking area for this office plaza. Based on 18 proposed seats, 5 parking spaces are required for this suite which is provided by shared 160 parking spaces in the plaza.

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 activates;

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

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

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

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

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

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, Mr. Jesse Ozuna moved to approve the conditional use permit. Mr. Raul Sesin second the motion with four members present and voting.

2. Request of Adriana I. Rivas on behalf of the studio college of beauty, llc., for a conditional use permit, for one year, for an institutional use (beauty school) at e 1/2 lot 15, all lots 16-17 & w 1/2 lot 18 block 8, Fairfield Place subdivision, Hidalgo County, Texas; 712 Lindberg Avenue. **(CUP2025-0097)**

Mr. Porfirio Hernandez stated the subject property is located along the north side of Lindberg Avenue east of South 8th Street and is zoned C-1 (office building) District. The adjacent zoning is C-1 District to the east and west, there is R-1 (single-family residential) District to the north and C-3L (Light Commercial) District to the south. Surrounding land uses include single family residences, offices and light commercial. An Institutional Use is permitted in the C-1 District, subject to compliance with Conditional Use Permit requirements.

Fairfield Place Subdivision was recorded on December 2, 1926. The applicant has submitted an application for a Conditional Use Permit for a proposed beauty school. This is the initial request for an institutional use by this applicant at this location.

The applicant is proposing to operate a beauty school. The proposed days and hours of operation are Monday through Saturday between the hours of 8:30 AM and 9 PM. The submitted floor plan shows the establishment consists of 4,000 square feet and is comprised of three classrooms, four restrooms, a break

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 8

room, one office and an office space with storage area. Based on the type of use, 16 parking spaces are required and 16 parking spaces are provided.

The Fire Department has conducted their inspection and found it to be in compliance. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and is near South 10th Street.
- 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. The required parking is to be provided on site.
- 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 activates;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

Staff did not receive any phone calls, emails, or letters in opposition to this request
Staff 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, Mr. Emilio Santos moved to approve the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

3. Request of Yahaira Sepulveda, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2025-0098)**

The subject property is located at the southwest corner of Chicago Avenue and South Broadway Street. The property is zoned C-3 (General Business) District. Surrounding land uses include General Business in all directions. An Institutional Use is permitted in the C-3 District, with a Conditional Use

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 9

Permit and in compliance with all other requirements.

The proposed location was previously used as a beauty salon only. A Conditional Use Permit for an Institutional Use (beauty school) was submitted on May 17, 2024. The current application was submitted on September 30, 2025 due to the expansion of the school.

The applicant is proposing to operate a beauty school within a multitenant commercial plaza. The proposed hours of operation are Monday through Saturday from 8:30 AM to 9 PM. The expansion will consist of a classroom and an office. Based on the type of use and the number of classrooms 23 parking spaces are required.

The Fire Department has completed the necessary inspection. Should the conditional use permit be approved the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business must 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 streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Chicago Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the type of use, 23 parking spaces are required; a parking agreement or off-parking fees will be required. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or use property shall be screened by a 6 feet opaque fence.

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

Staff recommends approval of the request, for one year, subject to compliance with requirements in Sections 138-118 and 138-400 of the Zoning Ordinance, Building and Fire Department requirements.

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

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 10

After a question from Chairperson Mr. Marco Suarez regarding parking. Mr. Porfirio Hernandez confirmed they will be using off street parking ordinance, Mr. Jesse Ozuna moved to approve the conditional use permit request. Mr. Raul Sesin second the motion with four members present and voting.

c) SUBDIVISION:

1. Palm Valley Estates Lot 4A Subdivision, 2600 S. 39th Street, TGR Capital, LLC, **(SUB2025-0104) (REVISED PRELIMINARY) RDE**

Mr. Julio Constantino South 39th Street: ROW dedication needed for total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Disclaimer: If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. TBD 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. 600 feet Maximum Cul-de-Sac. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Subdivision Ordinance: Section 134-105 disclaimer. If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. Front 20 feet or greater for easements zoning ordinance section 138-356. Rear 10 feet or greater for easements zoning ordinance section 138-356. Sides 6 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 Reviewed On: 10/31/2025. These comments are for subdivision requirements only additional requirements may apply at time of site plan review 10/31/2025 Page 1 of 3 SUB2025-0104. All setbacks are subject to increase for easements or approved site Plan. 4 feet wide minimum sidewalk required on S. 39th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Applied 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Lots fronting public streets. Subdivision ordinance Section 134-1 Minimum lot width and lot area. Zoning Ordinance: Section 138-356 these comments are for subdivision requirements only additional. Requirements may apply at time of site plan review. 10/31/2025 Page 2 of 3 SUB2025-0104 existing R-1 proposed R-1. Zoning Ordinance: Article V If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The proposed plat is a replat of Lot 4 and a portion of Lot 3. The rest of Lot 3 seems to be part of properties to the south but has not been replatted. Include those two lots in the proposed replat prior to final. Once the proposed replat is revised from one lot to 3 Lots, the subdivision name will be revised accordingly. Provide legal description of all adjacent lots on all sides prior to final. Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. Must comply with City's Access Management Policy. A public hearing with notices will be required for final approval. Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat. Recommendation staff recommends approval of the subdivision in Revised preliminary form, subject to the conditions noted, drainage & Utilities approval, and staff has no objection to variance request to the cul-de-sac variance.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 11

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed subdivision. There was none. Staff recommends approval of the subdivision in preliminary form, subject to conditions noted by drainage and utilities department.

Being no discussion, Mr. Jesse Ozuna asked regarding fire department moved to approve the subdivision in preliminary form, subject to the conditions noted. Mr. Raul Sesin second the motion with four members present and voting.

2. Orangewood South Subdivision Lot 19A & 20A, 3800 Burns Drive, Juan & Leticia Pena, Spoor Engineering Consultants, Inc., (SUB2025-0155) (FINAL) SEC

Ms. Natalie Moreno Stated East Burns Drive: 50 ft. ROW existing. Paving: 30 ft. Curb & gutter both sides. Provide copies of R.O.W. documents for staff review Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Burns Drive South: 50 ft. ROW existing. Paving: 30 ft. Curb & gutter: both sides. Reference document number for existing ROW. Need to submit copies of R.O.W. documents for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision ordinance section 134-118. Front yard setback shall be a minimum of 25 ft. except at cul-de-sac it shall be 10 feet Zoning Ordinance section 138-356. Rear yard setback shall be a minimum of 10 ft. unless otherwise shown. Zoning ordinance section 138-356. Side yard setback shall be a minimum 6.0 feet except side yards adjacent to streets shall be 10 ft. unless noted otherwise. Zoning ordinance section 138-356. Garage 18 feet except where greater setback is required, greater setback applies. Include a garage note as shown above, prior to recording. A vacate and re-plat will not trigger adding a plat note. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on East Burns Drive and Burns Drive South. Include a plat note as shown above, prior to recording. A vacate and re-plat will not trigger if adding a plate note. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46 8 feet 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. Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed. There was none. 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. 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. Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes, prior to recording. 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. 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

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 12

zoning ordinance section 138-356. Existing R-1 Proposed R-1 zoning ordinance Article V. Rezoning Needed Before Final Approval. 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 can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. 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. As per Traffic Department, Trip Generation for 2 single-family lot is waived. Any abandonments must be done by separate document, not by plat, must be finalized, prior to final. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public Hearing with legal notices will be required for the re-subdivision and it is scheduled for November 4, 2025 for final as well. Subdivision was approved in preliminary form at the P&Z meeting of August 20, 2024 a 6-month extension was heard and approved on October 7, 2025. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in final form, subject to conditions noted.

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

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

3) CONSENT:

- a) Oak Valley Subdivision, 9600 N. Bryan Road, Oak Valley, LLP (**SUB2022-0086**)
(REVISED FINAL) 6-Month Ext. BIG
- b) Ware Hotel Group, LP, 401 S. Ware Road, Ware Hotel Group, LP. (**SUB2024-0019**)
(REVISED PRELIMINARY) 6-Month Ext. M&H

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

4) SUBDIVISIONS:

- a) Capricorn Estates Subdivision No. 3, 508 N. 11th Street, Leonel Bazan, (**SUB2025-0149**)
(PRELIMINARY) HOMERO LUIS GUTIERREZ.

Ms. Natalie Moreno stated that the property located on N. 11th Street: 65 ft. ROW existing Paving: 40 ft. Curb & gutter on both sides. Need to label the Centerline and ROW on both sides for existing 65 ft. ROW. Provide the legal descriptions of adjacent properties on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20 ft. Paving 16 ft. Existing improvements remain as now exist. 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. Revise plat note as shown above, prior to final.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 13

Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements revise plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks 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. A 4 ft. wide minimum sidewalk required on N. 11th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private 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. * Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Clarify the number of units proposed to establish required park fee, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Clarify the number of units proposed to establish required park fee, prior to final. 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. Public Hearing will be required. Please remove plat note #10, prior to final as it does not apply. Show legal descriptions of adjacent properties, prior to final. Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision" Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. Revise application, prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form, subject to 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. Mr. Raul Sesin second the motion with four members present and voting.

- b) Ware Road Development Subdivision, 3800 SH 107, Ware Road Development, LLC, **(SUB2025-0151) (PRELIMINARY) RJC**

Ms. Natalie Moreno stated that the property located on N. Ware Road (FM: 2220): Plat needs to show the existing 160 ft. ROW based on state requirements. Paving by state Curb & gutter by state. Show existing ROW on both sides of original and new centerline and show total ROW. Plat needs to reflect both sides of ROW. Show range on Parcel 70 for the 160 ft ROW. Include all applicable document numbers for ROW, easements and provide copies of these documents and show on plat, prior to final. Show how much ROW was given to TXDOT, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Non-compliance S.H 107: 86 ft. from centerline for 172 ft. ROW existing. Paving by state Curb & gutter by state. Need to Label the Centerline & dedication on both sides, prior to final. Provide a copy of the documents referenced on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Non-compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 14

Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW 20ft. Paving 16ft. Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Non-compliance. Front: In accordance with the zoning ordinance, in line with existing or greater for easements, whichever greater applies. (Proposing): 20 ft. or easement line, whichever is greater. Zoning Ordinance: Section 138-356 Non-compliance. Rear: In accordance with the zoning ordinance, or greater for easements. (Proposing): 20 feet or easement in line, whichever greater. Zoning Ordinance: Section 138-356 Non-compliance Sides; In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Add plat note as shown above, prior to final. Zoning Ordinance: Section 138-356 Non-compliance garage all setbacks are subject to increase for easements or approved Site Plan. A 4 ft. wide minimum sidewalk required on S.H 107 and Ware Road. Add plat note as shown above, prior to final. Sidewalk requirement may increase to 5 ft. as per engineering department. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Applied 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46 Compliance. Perimeter buffers must be built at time of Subdivision Improvements. Required 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. Add plat note as shown above, prior to final. Non-compliance. 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. 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. TBD Remove street yard on setback plat note. Plat note #10 reference HOA, please clarify, prior to final. Remove plat note #8, No site plan approval will be needed, prior to building permit issuance. Must comply with City's Access Management Policy. Staff recommends approval of the subdivision in Preliminary form subject to conditions noted, drainage and utility Approvals.

Staff recommends approval of the subdivision in preliminary form, subject to 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. Mr. Emilio Santos Jr. second the motion with four members present and voting.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 15

c) Enclave on Jackson Subdivision, 2613 N. Jackson Road, Vista Property Investments, LLC (**SUB2025-0056**) (REVISED FINAL) M&H

Ms. Natalie Moreno stated that the property located on North Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter by the State. Revisions needed Provide a copy of referenced documents for staff review prior to final/recording. Ensure that ROW 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. COM Thoroughfare Plan. The project engineer had originally submitted a variance request to the ROW dedication requirement to N. Jackson Road. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. N/S quarter mile collector (on the west side): Dedication as needed for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. Revisions needed: Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. Provide a copy of the H.C.I.D. No. 2 easement document for staff review prior to final/recording. Name of the street will be finalized prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication as needed for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. Revisions needed: It seems that the centerline shown on W. Sharm Street is not drawn on the center. Clarify and revise as applicable prior to final/recording. As per Sec. 134-105, Street jogs with centerline offsets of less than 125 feet shall be avoided. Name of the street will be finalized prior to final/recording. As per the submitted application, the subdivision will be private but not gated. However, gate details have been submitted. The original application must be revised and gate details must be reviewed and approved by staff prior to final/recording. If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare plan project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025. 900 ft. Block Length for R-3T & R-3C Zone Districts. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3T & R-3C Zone Districts. Subdivision Ordinance: Section 134-118. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 16

preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025. ROW: 20 ft. Paving 16 ft. As per Public Works Department curbside collection was approved by Public Works Director subject to conditions. Must follow the conditions prior to final/recording. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. The engineer submitted a variance request for setbacks from 0 with fire wall or 6 feet to 0 with firewall or 5 ft. This will be heard in revised final at the meeting of November 4, 2025. (VAR2025-0039) Zoning Ordinance: Section 138-356. Corner: 10 ft. 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. A 5 ft. wide minimum sidewalk required on N. Jackson Road and 4 ft. wide minimum sidewalk required on both sides of all interior streets and N. K Center Street. As per Engineering Department, 5 ft. wide minimum sidewalk is required on TX DOT roads. The setback note must be finalized prior to final/recording; however, 4 ft. wide minimum sidewalk is required on both sides of N. K Center Street. Proposing: 4 ft. wide minimum sidewalk required along west ROW of N. Jackson Road and 4 ft. wide minimum sidewalk required along both sides of interior streets and the East ROW of N. K Center Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses AND along N. Jackson Road and N. K Center Street. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road and N. K Center Street. Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for five or more attached dwelling units. Section 138-210 requires that 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. A site plan is recommended to be submitted prior to final/recording to verify compliance with city codes including parking, landscaping, etc. 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 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. Submit a copy of the draft HOA document 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O & C-3 Proposed: R-3T. Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Two rezoning

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 17

requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. Pending review by the City Manager's Office. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording. As per Traffic Department, Trip Generation was approved and no TIA is required. Comments: Any abandonment must be done by a separate process, not by plat. All lots may have only one number/letter. Correct any lots with two labels prior to final/recording (e.g. Lot 79/Common Area "A" & Lot 80/Common Area "B"). Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. The engineer submitted a variance request to setbacks. The variance will be heard at the planning and zoning commission on Nov. 4, 2025. (VAR2025-0039) Must comply with City's Access Management Policy. Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: **1.** Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. **2.** Request to allow Interior Street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025.

Staff recommends approval of the subdivision in revised final form and approval of the variance request.

After a discussion regarding the proposed variance, Mr. Emilio Santos Jr. moved to approve the subdivision in revised final form. Mr. Raul Sesin second the motion with seven members present and voting.

d) Enclave on Freddy Subdivision, 2201 Freddy Gonzalez Road, (**SUB2025-0140**)
(PRELIMINARY) M&H

Ms. Natalie Moreno stated that the property located on Freddy Gonzalez Road: 50 ft. dedication for a total of 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Show the different points of ROW

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 18

and provide documents referenced on this plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 23rd Street (FM 1926): 60 ft. Dedication for a total of 120 ft. ROW. Paving: 65 ft. - 85 ft. curb & gutter on both sides. Please show state road on plat (shown above) prior to final. How is the 17 ft. dedicated. Please clarify, prior to final. Please provide documents for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Streets: 60 ft. of dedication Paving: 40 ft. Curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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 properties and multi-family development. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever greater applies. (Proposing) 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements, whichever greater applies. (Proposing): In accordance with the zoning ordinance, or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. or if greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 23rd street, Freddy Gonzalez and all interior streets. May increase to 5 ft. as per Engineering Department. (Proposing): 5ft. wide minimum sidewalk required along 23rd street and 4 ft. wide minimum sidewalk required along Freddy Gonzalez Road and all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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 required: Add plat note as stated above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Based on the Submitted application - R-2 requires a lot size of 4,500 sq. ft. lot. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-3. Zoning Ordinance: Article V. The engineer submitted an application for a rezoning from R-1(OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. The engineer submitted an application for a rezoning from R-1 (OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25. Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 19

\$69,300 (99 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$69,300 (99 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. Pending review by the 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. Please show distance of the drain ditch on the southwest corner, center and southeast corner. How show how much is being dedicated on the drain ditch, prior to final. Please clarify the two 10 ft. easements on the adjacent property to the east. Will the easement continue to this subdivision? Will lot 66 be a buildable area? And meet all city requirements? Any abandonments will need to be by a separate instrument, not by this plat. A knuckle may be required adjacent from lot 34. Submit gate details for private subdivision, finalize prior to final. Any variances requested must be finalized prior to final. Plat note #16 references state highway 107, this does not pertain to this plat. Application will need to be revised to the correct zone 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.

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

- e) Villas at Trenton Subdivision, 8000 N. Ware Road, 3400 N. Auburn Avenue, LLC **(SUB2025-0121) (REVISED PRELIMINARY) RJC**

Ms. Natalie Moreno stated that the property located on North Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W Paving: By the State curb & gutter by the State. Revisions needed: Revise the street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., dimension from Centerline (C.L.) after accounting for any dedication. Use applicable arrow annotations as required. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. On the Survey provided, there is a mention of a TX-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Provide gate details (private subdivision) Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. curb & gutter on both Sides. Revisions needed: Street names "Street A, B, C, etc." will need to be revised prior to final. Provide a knuckle for lots 1 and 2, or corner clips will need to be increased. Plat shows 50 ft. R.O.W. for interior streets, variance will be required if not meeting requirements. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. A secondary access shall be required for gated streets providing access to 31+ dwelling units. 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. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. (TBD) Paving: 40

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 20

ft. curb & gutter on both sides. Revisions needed: Revise street name as shown above prior to final. Please label centerline prior to final. Need to clarify which line is the Centerline. Label documents numbers regarding how existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter on both sides. Revise the Street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. curb & gutter on both sides. Revisions needed: Street names "Street A, B, C, etc." will need to be revised prior to final. Provide a knuckle for lots 1 and 2, or corner clips will need to be increased. Plat shows 50 ft. R.O.W. for interior streets, variance will be required if not meeting requirements. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. A secondary access shall be required for gated streets providing access to 31+ dwelling units. 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. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW needed to 33rd Street for City Project. (TBD) Paving: 40 ft. Curb & gutter on both sides. Revisions needed: Revise street name as shown above prior to final. Please label centerline prior to final. Need to clarify which line is the Centerline. Label documents numbers regarding how existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. curb & gutter on both sides. Revise the Street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 200 ft. ~ Block Length for R-2 Zone Districts. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a 300 ft. Maximum Cul-de-Sac. Permanent Cul-De-Sacs shall not exceed three hundred (300) feet in length unless no other alternative is available. Preliminary plat submitted on August 20, 2025 does not appear to comply with the Maximum Cul-De-Sac length requirement. Provide 'Cul-De-Sac' paving details prior to final. Unified Development Code Section 5.3.9.H.4 R.O.W.: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Unified Development Code Section 2.2.3.D.4 Rear: 10 ft. or greater for easements. Revisions needed: Please add plat note as shown above prior to final. Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements, please revise setback table, some seem to repeat. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. Please indicate "or greater for easements", prior to final.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 21

Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback 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. A 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Add plat note as stated above, prior to final. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Revisions needed: Please revise plat note #18 as show above prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Shown as plat note #17. Masonry wall will be required along the recorded El Tigre Food Store No. 15. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Revisions needed: Please add plat note as show above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Need to add plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add plat note as shown above prior to final. 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sq. ft. Unified Development Code Section 2.2.3.D.4. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District) Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Number of dwelling units on the application states it is for 89, park fees would therefore be \$700 X 89 = \$62,300 fee established. * As per Traffic Department, please submit a Trip Generation worksheet to determine if TIA is required, prior to final plat. Please contact the Traffic operations department (956) 681-2715 for more information. Traffic Impact Analysis (TIA) required prior to final plat. Need to add the wording for "(Private Subdivision)" under the Title of the Plat. Please provide gate details. Engineering is reviewing the additional ROW needed to 33rd Street for City Project (TBD) Verify Owner's Signature block, as the wording being shown appears to be the wording used for Public Subdivisions, also I would like to add that the note references Taylor Rd., but Taylor Rd. is not in this area. On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plat notes for HOA, Common Areas, corrected sidewalk plat notes, etc. Needs to provide staff with copy of all R.O.W. / easement documents being shown on the plat prior to final. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 22

review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat; it is currently missing the CURVE DATA POINTS (o). Update the date of preparation with any new revised submittals moving forward. Increase of Lots and change of layout was reviewed on 10.22.25. Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, and must be finalized prior to final. 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.

After a lengthy discussion regarding drainage, runoff and R.O.W acquisition with Even Gonzalez, and Mr. Donaldo Rodriguez 3805 Plantation Road and Abraham with RJC development. Mr. Emilio Santos Jr. moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin second the motion with four members present and voting.

f) Bicentennial One Subdivision, 808 S. 19th Street, 900 S. Bicentennial, LLC
(SUB2025-0100) (REVISED PRELIMINARY) MGE

Ms. Natalie Moreno stated that the property located on Calle De San Francisco (ABANDONED) Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: TBD Curb & gutter: TBD Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. Additional requirements may apply. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 200-800 ft. Block Length for R-2 Zone Districts (UDC). If Rezoning for development of Townhome development. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a. R.O.W. 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. The engineer submitted a variance request to the front yard setbacks from 20 ft. to 14 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Unified Development Code Section 2.2.3. D.4. Rear: 10 feet or greater for easements, whichever greater applies. The engineer submitted a variance request to the rear yard setbacks from the required 10 feet to 2 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Zoning Ordinance: Section 138-356. If rezoning, plat note is subject to change. Sides: 6 ft. or greater for easements, whichever is greater applies. The engineer submitted a variance request to the side yard setbacks from 6 ft. to 0 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. Unified Development Code Section 2.2.3. D.4. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required, greater setback applies. Missing Plat notes for Garage Setback. Unified Development Code Section 2.2.3. D.4. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on all interior streets. Include note as shown above. Calle de San Francisco, sidewalk TBD. Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. The engineer submitted a variance request to not provide a 4 feet required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 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. Plat note being provided in note #6. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. Landscaping Ordinance: Section 110-46 8 ft. Masonry wall required between single family residential and commercial, industrial, or multi-family

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 23

residential zones/uses. A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. 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. Need to add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other. Requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA plat note. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Lots fronting public streets. Need to clarify lot and frontage to a 'public' street. The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 (Duplex-Fourplex Residential District) Proposed: R-2 (Medium Density Residential-UDC). A Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. Zoning Ordinance: Article V Rezoning Needed Before Final Approval a Rezoning request was submitted to change the zone to the new R-2 UDC District. If the rezoning gets approved, requirements are subject to change Zoning Ordinance: Article V Parks. 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. As per Traffic Department, Trip Generation waived for Single-Family House. Comments: Clarify with staff in regards to Abandoned road. Re-plat's required public notice. A Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. Plat note numeral #2 repeats on the plat notes. 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. Must comply with City's Access Management Policy.

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

After a lengthy discussion regarding the multiple variances and sidewalk, Mr. Daniel Estrada address 4105 Santa Erika St. explained not needing a sidewalk. Mr. Emilio Santos Jr. moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Jesse Ozuna second the motion with four members present and voting.

g) Hidden Grove Estates Subdivision, 8601 N. 2nd Street, J&D Produce, Inc.
(SUB2024-0131) (REVISED PRELIMINARY) (TABLED ON 10/21/2025) M&H

Ms. Natalie Moreno stated that the property located on N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 feet Curb & gutter: both sides.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 24

Revisions needed: The engineer submitted a variance request for the ROW dedication. 5 feet dedication for 55 feet from centerline. This variance will be heard at the planning and zoning commission board of November 4, 2025. The plat shows a 50 feet existing ROW on the adjacent property, please clarify, prior to final. Please provide staff with copy of existing R.O.W. documents for staff review 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. Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides. 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. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Knuckle to be provided on the internal street. Need to label the Center Line (C.L.) of internal street. Need to provide Gate Details for staff review prior to final. Street name will be established prior to final. Finalize street name requirement prior to final. Hidalgo County Irrigation District No. 2 easement falls on top of the internal street. Abandonment cannot be done by plat, must be done by a separate document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision 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. 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. Subdivision Ordinance: Section 134-105 Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed. Include note as shown above prior to final. 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. Zoning Ordinance: Section 138-356 Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356 Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356 18 ft. except where a 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 feet wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: Revise plat #6 as shown above prior to final. Plat references incarnate word and North 3rd street, please make correction, prior to final. Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. Opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: 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. 2nd Street. As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. 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: Revise plat note #9 as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. For Lot 9/Common Area A, please clearly label the lot as lots may only one have one letter/number, revise the lot name prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Add a plat note as shown above prior to final.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 25

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. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. 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. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. 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 unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. 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 unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. Pending review by the City Manager's Office. 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 unit's increases, additional park fees will apply. Revisions Needed: Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. Comments: the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 feet sidewalk on the north side only. 2. 5 feet ROW dedication for 55 feet from centerline. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. There are three distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. Contour lines on the plat are missing the elevations. 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. 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. Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. 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. If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 26

currently says "Registered." Please clarify with staff on the pertaining 30.0 Irrigation Easement claimed by the Hidalgo County Irrigation Drainage. No. 2 Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Needs to provide for a knuckle on the interior street by lot 8. Please clarify with staff to determine how Lot 3 will be developed. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

Mr. Raul Sesin and Mr. Jesse Ozuna second the motion to untable item with other 4 members present and voting.

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

After a lengthy discussion regarding the variance R.O.W. by Mr. Jesse Ozuna, Kaveh and Even Gonzalez, Mr. Beto de la Garza from Melden & Hunt clarified the variance request and withdrew the variance. Mr. Jesse Ozuna moved to approve the cul-de-sac Variance and subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin second the motion with four members present and voting.

**h) Alhambra on 10th Subdivision, 11301 N. 10th Street, Al Yazji Development, LLC
(SUB2025-0072) (REVISED PRELIMINARY) RPLEX**

Ms. Natalie Moreno stated that the property located on N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW paving by State Curb & gutter: By State Revisions needed: Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. Provide a copy of the existing ROW documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or UDC Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-05 ft. Curb & gutter: both sides Revisions needed: Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final. No label has been provided for 160 ft. shown on plat and its breakdown. Label properly to finalize the requirement prior to final. Provide label for 40 ft. and clarify if it is road ROW. Provide a copy of the referenced documents for staff review prior to final. If 40 ft. is not road ROW, it should not be included with the ROW width. Revise as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Street: ROW dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions needed. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. The ROW for the interior street is shown as 60 ft. on the east side, then reduce to 50 ft. Revise the layout or clarify prior to final. A knuckle will be needed on the corner of Lot 1 and 2 and on the southeast side of Lot 35 prior to final. Revise the layout and provide a knuckle and stub out to the north in lieu of a cul-de-sac on the west side prior to final. An auto turn study may be needed for Fire Department's apparatus maneuverability. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nov 24, 2025. 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

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 27

on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. 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. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving Curb & gutter. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Block Length for R-3 Zone Districts. 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. A variance to this request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025. Revise the layout and provide a stub out to the north in lieu of a cul-de-sac on the west side prior to final. If the rezoning is approved, more stub outs will be needed and the subdivision may need to be public to comply with the code requirements. Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6. 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. 600 ft. Maximum Cul-de-Sac 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. Remove the Cul-de-Sac and provide a knuckle with a stub out to the north prior to final. If Cul-de-Sac remains, provide the Cul-de-Sac radius for staff review prior to final. If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9. A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025. Subdivision Ordinance: Section 134-105 and/or UDC. 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 must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Alleys row: 20 ft. Paving: 16 ft. Provide alley according to Public Works Department's requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 and/or UDC. 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 (proposing): 20 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC. Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements. Lots 2-69 (proposing): 5 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC 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. Zoning Ordinance: Section 138-356 and/or UDC Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356 and/or UDC. All setbacks are subject to increase for easements or approved site plan Sidewalks. 5 ft. wide minimum sidewalk required along N. 10th Street and N. Bicentennial Boulevard and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. Sidewalk requirements will be finalized once the zoning is finalized prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. 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 must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 28

required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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 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. 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. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for the commercial lot. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public/private streets. Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Subdivision Ordinance: Section 134-1 and/or UDC Minimum lot width and lot area. Zoning Ordinance: Section 138-356 and/or UDC. 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 Zoning Ordinance: Article V and/or UDC. 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 must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. Rezoning Needed Before Final Approval Zoning Ordinance: Article V and/or UDC. Land dedication in lieu of fee. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land 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, \$47,600 (\$700 per dwelling unit) must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land 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, \$47,600 (\$700 per dwelling unit) must be paid prior to recording. Pending review by the City Manager's Office. Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of land 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, \$47,600 (\$700 per dwelling unit) must be paid prior to recording. * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments development team comments are based on the 20 ft emergency access between lots 2 through 19. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Remove plat note #20, as the use will be controlled by the Zoning, not by plat. A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 for 3 requests. 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

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 29

on June 23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. 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. Must comply with City's Access Management Policy.

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

After a lengthy discussion, Mr. Jesse Ozuna was concerned regarding the variance request, due to utility department. Mrs. Kelly Vela with Rio Plex Engineering clarified variance. Mr. Jesse Ozuna moved to approve the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval. Mr. Raul Sesin seconded the motion with four members present and voting.

- i) ABA Estates Subdivision, 4613 Buddy Owens Blvd, Benito Martinez (**SUB2025-0145 (FINAL) 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 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, engineer needs to submit to finalize street requirements. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 feet. 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 feet Paving 16 feet. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot be dead-end. Provide for alley or service drive easement in plat, prior to final. Subdivision Ordinance: Section 134-106 setbacks 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. 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. Buffer notes must be on a separate plat note, prior to recording. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 30

commercial, industrial, or multi-family residential zones/uses. Buffer notes must be in a separate plat note, prior to recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. o 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. 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). 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. TG was Honored from previous case. Traffic Impact Analysis (TIA) required prior to final plat. Comments signature block references "2024", please correct that prior to recording. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in final form subject to conditions noted.

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

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

j) Suarez Phase II Subdivision, 2700 N. 24th Street, Suarez Brothers, LLC
(SUB2025-0154) (FINAL) JH

Ms. Natalie Moreno stated that the property located on North 24th Street: 25 ft. from centerline for 50 ft. total ROW paving 32 feet curb & gutter both sides needs to provide for the Centerline (C.L.), prior to recording. Needs to provide staff with copy of R.O.W. documents for review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. R.O.W. 20 ft. Paving: 16 feet. Alley/service drive easement required for commercial properties. Add plat note: A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. Subdivision Ordinance: Section 134-106. Front in accordance with the Zoning Ordinance or greater for approved site plan or easements 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. A 4 ft. wide minimum sidewalk required on North 24th Street. Plat note wording to be finalized, prior to recording. Proposing: A 5 ft. sidewalk shall be required along the east side of N. 24th Street on plat, must clarify, prior to recording. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 31

required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46 8 feet 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. 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 and lots fronting public streets Subdivision Ordinance: Section 134-1 minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing C-3 Proposed C-3 Zoning Ordinance: Article V Rezoning Needed Before Final Approval Zoning Ordinance: Article V as per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip generation approved, no TIA as per traffic department. Traffic Impact Analysis (TIA) required prior to final plat. Plat note #13 indicates, ""All easements are dedicated by this plat, unless otherwise stated."". However, some easements shown outside the subdivision boundary with no document number being referenced. Clarify/add document numbers as applicable prior to recording. Needs to provide corner clips on the access easement for City Services. Any abandonments must be done by separate process, not by plat. Must comply with City's Access Management Policy. Must comply with City's Access Management Policy.

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

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 four members present and voting.

k) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC (**SUB2025-0150**) (**PRELIMINARY**) M&H

Mr. Julio Constantino stated that the property located on South 2nd Street 20 feet dedication required for 60 feet from centerline for Total of 120 feet R.O.W. Paving 65 feet Curb & gutter: both sides. Please add labels as required: existing, total, centerline (cl), proposed, etc. prior to final. Provide a Copy of any existing R.O.W. documents and easements for staff review prior to final. All R.O.W. requirements must be addressed prior to final. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Any Variance process requested must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3 feet) Paving: 40 feet Curb & gutter: Both sides. Revisions needed. Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. The existing R.O.W. is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. Show the existing R.O.W. on both sides of centerline prior to final. Label the dimensions for the proposed Corner clip located on the North-East portion of the plat. Provide copy of documents for any R.O.W. & easements shown on the plat prior to final. 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. R.O.W. 20 feet paving 16 feet. Alley required for commercial properties. If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen subdivision ordinance. Section 134-106 setbacks front (Dallas Ave. & S. 2nd Street). In accordance with the Zoning Ordinance or greater for approved site plan or

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 32

easements or in line with existing structures, whichever is greater applies. Revisions Needed Proposing 15 feet. Zoning Ordinance: Section 138-356 Rear in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing 5 feet zoning ordinance section 138-356. Sides in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing 0 feet zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan sidewalks 4 feet wide minimum sidewalk required on Dallas Avenue & S. 2nd Street. May increase to 5 ft. as per Engineering, prior to final. Proposed as Plat note #8. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Needs to add plat note landscaping section 110-46 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Needs to add plat note landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Shown as plat note #9. 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. Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District). If proposing to rezone to C-2 (Regional Commercial District) must submit rezoning application. Zoning Ordinance: Article V. If planning to change Zoning, 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. Need to provide copies of documents for any R.O.W./easement shown on the plat for staff review prior to final/recording. You can remove the City Secretary signature block as it is not required in our process. Pending plat notes to be shown on the buffer/masonry wall plat notes. Corrected Setback notes, and etc. Verify Owner's Signature block as the wording differs from City of McAllen requirements, signature blocks must comply with Section 134-61 of the subdivision ordinance, revise prior to final. There appears to be a Corner Cut, please verify with staff prior to final. Make sure to add the legal descriptions of properties surrounding the subdivision, this includes for the properties on the West R.O.W. of S. 2nd Street AND on directly South of the Subdivision. If any variance request is submitted, it must be finalized prior to final. HCID#2 Signature block is presented on the Plat. Need to determine if alley/service drive is being proposed. Disclaimer: Any abandonment must be done by a separate instrument/documents, cannot be done by plat. Must comply with City's Access Management Policy. Recommendation staff recommends approval of the subdivision in preliminary form, subject to conditions noted, drainage and utilities approval.

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

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

- I) Warehouse Kingdom Phase III Subdivision, 2000 Military Hwy, Abasto Corp, **(SUB2025-0143) (PRELIMINARY) JH**

Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 33

Mr. Julio Constantino stated that the property located on paving 65 feet to 105 feet Curb & gutter both sides. Label the Street as ""Military Highway (F.M. 1016) prior to final. Modify the Line weight of the Centerline of the street so that it is clearly shown on the plat prior to final. Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to final. Please clarify the Gas/Utility easements being shown on the plat along the R.O.W. Any overlap of the existing gas or utility easement with the R.O.W. dedication must be clarified prior to final. Need to provide all copies of Documents/instrument numbers on the plat for staff review prior to final. All R.O.W. requirements must be addressed prior to final approval. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan 1,200 ft. Block Length Subdivision ordinance section 134-118 900 feet Block Length for R-3 Zone District Subdivision ordinance section 134-118. A 600 feet maximum Cul-de-Sac Subdivision ordinance section 134-105 R.O.W. 20 feet paving 16 feet. Alley/service drive easement required. Plat note #14 proposes minimum 24 ft. private service drive to provide City Services at times of site plan. Should read "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." Label any proposed service drives on the plat. Plat note will be finalized by staff to extend to the adjacent lots to provide City services prior to final. Subdivision Ordinance: Section 134-106. Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Add a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear in accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Add a plat note as shown above prior to final Zoning Ordinance Section 138-356 sides. In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Add a plat note as shown above prior to final Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide sidewalk required on Military Highway (F.M. 1016). Add the sidewalk plat note prior to final. Plat note may be subject to change. Need to clarify with staff, plat note is subject to change. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add a plat note as shown above prior to final. Please clarify plat note with staff prior to final. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. 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. An Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District) Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Submit a Trip Gen to be reviewed by Traffic Department. Required Traffic Impact Analysis (TIA) required prior to final plat. Label any service drive(s) on plat prior to final approval, or indicate those will be provided during site plan approval by plat note. Need to submit an ownership map to ensure there are no landlocked properties, prior to final. If landlocked property exist, additional streets may be required to provide proper access to landlocked parcel Site plan needed for Public Works review of the trash services/dumpster enclosures. Need to submit existing/proposed street lighting plan. Must comply with City's Access Management. Abandonment of easement cannot be done by plat, must be done by separate instrument. Required recommendation staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 34

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

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

m) Eider Subdivision, 6200 S. 23rd Street, Vargas Produce, LLC (**SUB2025-0142**)
(PRELIMINARY) RDE

Mr. Julio Constantino stated that the property located on South 23rd St (F.M. 1926): dedication as required for 75 ft. from the centerline, for 150 ft. total ROWPaving: By State Curb & gutter: By State Revisions needed label the Street as "S. 23rd Street (F.M. 1926)" prior to final. Clearly label Centerline to establish R.O.W. dedication requirement prior to final. Show the existing R.O.W. on both sides of the centerline and Total existing R.O.W. prior to final. Provide a copy of the document for the existing R.O.W. for staff review prior to final. All R.O.W. requirements must be addressed prior to final approval. Subdivision Ordinance section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan South 26th Street: 30 ft. dedication for 60 ft. ROW Paving 40 feet curb & gutter both sides. Need to provide an Area map to verify for street alignments/offsets. Need to provide Documents. Furthermore, for any apparent easements/ located along this area on the plat, provide copies for staff review prior to final. Disclaimer abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. Subdivision Ordinance Section 134-105 monies must be escrowed if improvements are required prior to final. COM thoroughfare Plan 1,200 ft. Block Length. 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. 600 feet Maximum Cul-de-Sac. Approved turn-around will be needed if any dead end is deeper than 150 feet Subdivision Ordinance: Section 134-105 ROW: 20 ft. Paving: 16 feet. Alley and service drive easement required for commercial 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 the Zoning Ordinance. Or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Revisions required proposing south 23rd Street and 75 Feet or greater for approved site plan or easements. South of 26th street 30 feet or greater for approved site plan or easements. Zoning ordinance section 138-356 rear in accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions needed proposing south 23rd street of 75 feet or greater for approved site plan or easements. South 26th street 30 feet or greater 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, whichever is greater applies. Revisions needed proposing other. In accordance with the Zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan sidewalks. 4 feet wide minimum sidewalk required on S. 23rd Street & S. 26th Street. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. Sidewalk plat note may be subject to change. 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. Buffer requirement along S. 26th street may apply, note subject to change. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance section 110-46 perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 35

Plat note #12. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets subdivision ordinance section 134-1 minimum lot width and lot area zoning ordinance section 138-356. Existing C-3 (General Business District) proposed C-3 (General Business District) 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. Comments vicinity map is missing the North Arrow. Need to correct the City Mayor's Signature Block with correct wording, as it should read; Mayor, City of need to correct the P&Z chairman Signature Block with correct wording, as it should read; Chairman, Planning and Zoning Commission. 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 cannot be done by plat, must be done by a separate instrument/documents prior to final. Must comply with City's Access Management Policy. Recommendation: staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

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

Being no discussion, Mr. Jesse Ozuna 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 four members present and voting.

n) Covenant Christian Academy Subdivision, 4117 N. Ware Road, RD2 Group Enterprises, LLC, **(SUB2025-0147) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located on North Ware Road: Dedication as required for 60 feet from Centerline for total 120 ft. R.O.W. paving by the State Curb & gutter by the state. Revisions needed revise street name as shown above where applicable prior to final. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, and centerline, proposed, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. on N. Ware Rd. for staff review prior to final to ensure compliance with requirements. Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision ordinance section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Primrose Avenue: 35 ft. dedication required for 70 ft. ROW paving 44 feet Curb & gutter: both sides. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, centerline, and proposed, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. on Primrose Avenue for staff review prior to final to ensure compliance with requirements. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan. Disclaimer abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. North 41st Street 70 feet ROW paving 44 feet curb & gutter both sides revisions needed. Revise street name as shown above where applicable prior to final. Label the Centerline to determine dedication requirements, prior to final. Add labels as required existing, total, centerline, etc. prior to final. Need to provide a copy of the Document numbers for acquired R.O.W. for staff review prior to final to ensure compliance with requirements. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan. Disclaimer abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. Subdivision ordinance section 134-105 monies must be escrowed if improvements are required prior to final COM thoroughfare plan1,200 ft. Block Length. Plat layout submitted on October 13, 2025 does not comply with block length requirement, please revise accordingly. Any Variance process requested must be finalized prior to final. Subdivision Ordinance:

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 36

Section 134-118 600 feet maximum cul-de-sac. Turn around needed if property is deeper than 150 ft. from roadway or if dead-end is deeper than 150 ft. as required by Fire Department. Subdivision Ordinance section 134-105. Front 25 feet or greater for easements, whichever is greater applies proposing 10 feet or greater for easements, whichever is greater applies. Zoning ordinance Section 138-356. Rear 10 feet or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356 sides 6 feet or greater for easements, whichever is greater applies Zoning Ordinance: Section 138-356. Garage 18 feet except where greater setback is required, greater setback applies. Zoning ordinance section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 feet wide minimum sidewalk required on north Ware Road, Primrose Avenue, & North 41st Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Revisions needed. Proposing 4 feet wide minimum sidewalk required along collector street, and both sides of all interior streets, including the entrance access and the east side of North Ware Rd. Plat note subject to change. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 feet opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping ordinance section 110-46. 8 feet masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping ordinance Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Shown as plat note #11. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision ordinance section 134-168 homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. 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). 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. 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. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 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. For more information, please contact the Traffic Operations Dept. (956) 681-2715 Traffic Impact Analysis (TIA) required prior to final plat. There is a Subdivision that already goes by the name of "Covenant Christian Academy Subdivision" Please change the name of the proposed subdivision. Application needs to be updated with new subdivision name. The owner's signature block, wording refers to wording for private subdivisions. Please clarify the wording as application mentions this development is for a public subdivision. Add the North arrow inside the Vicinity Map. Need to provide staff with all copies of the recorded Deeds/Deeds without warranty that are mentioned on the plat for review, prior to final. You can remove the City Secretary Signature block, not required. Make sure to add the Centerline for Ware Road, and all roads being shown. If R.O.W. varies, add it like this "(R.O.W. VARIES)" FYI, there is an H.C.I.D.#1 signature block being shown. Disclaimer: Any abandonments must be done by a separate instrument/documents, cannot be done by plat, must be finalized prior to final. Must comply with City's

Planning and Zoning Commission Regular Meeting

November 4, 2025

Page 37

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

Staff recommends approval of the subdivision in preliminary form, subject to conditions noted and drainage & utilities 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. Raul Sesin second the motion with four 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. Raul Sesin adjourned the meeting at 4:38 p.m. with Mr. Emilio Santos Jr. second the motion with four members present and voting.

Marco Suarez, Vice Chairperson

ATTEST: _____
Ofelia Camacho, Administrative Assistant

Memo

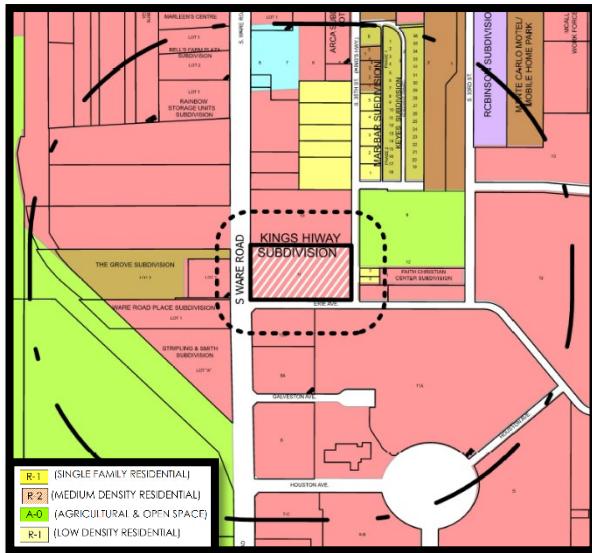
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 6, 2026

SUBJECT: REZONE FROM C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT TO M-2 (REGIONAL MIXED USE-UDC) DISTRICT: A 5.0 ACRE TRACT OF LAND CONSISTING OF ALL OF LOT 11, KINGS HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 421 SOUTH WARE ROAD. (REZ2025-0269)

LOCATION: The subject property is located on the northeast corner of South Ware Road and Erie Avenue.



PROPOSAL: The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District under the new McAllen Unified Development Code (UDC) for hotel/ restaurant use.

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

LAND USE: Surrounding land uses include, single-family residences, hotels, commercial businesses and McAllen Convention Center.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for this property as Public/Semi-Public. This category covers government, institutional, and religious uses—such as city buildings, emergency services, schools, places of worship, and municipal utility or storage sites. Because they are essential to community functioning, Public/Semi-Public facilities can be included within any other future land-use category.

DEVELOPMENT TRENDS: The development trend in this area along South Ware Road indicates a shift toward mixed commercial uses, including new retail stores, dining establishments, and hotel accommodations.

HISTORY: The property was rezoned to the new C-2 (Regional Commercial) UDC on August 25, 2025. This rezoning request was submitted on November 25, 2025. A proposed subdivision for the subject property under the name of Bravac Park Subdivision (previously known as Erie Marketplace Subdivision) was approved in revised preliminary form by the Planning and Zoning Commission on December 16, 2025.

ANALYSIS: The requested zoning does conform 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. The subject property is along South Ware Road, a major roadway on the thoroughfare map which makes it suitable for higher density mixed uses.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

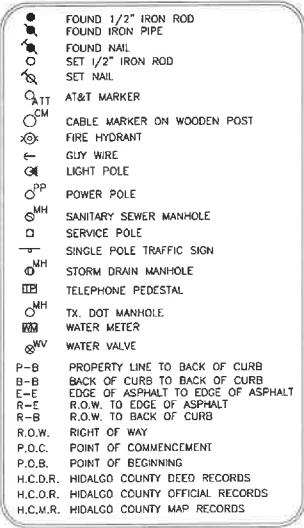
**SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com**

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

SCALE: 1" = 100'

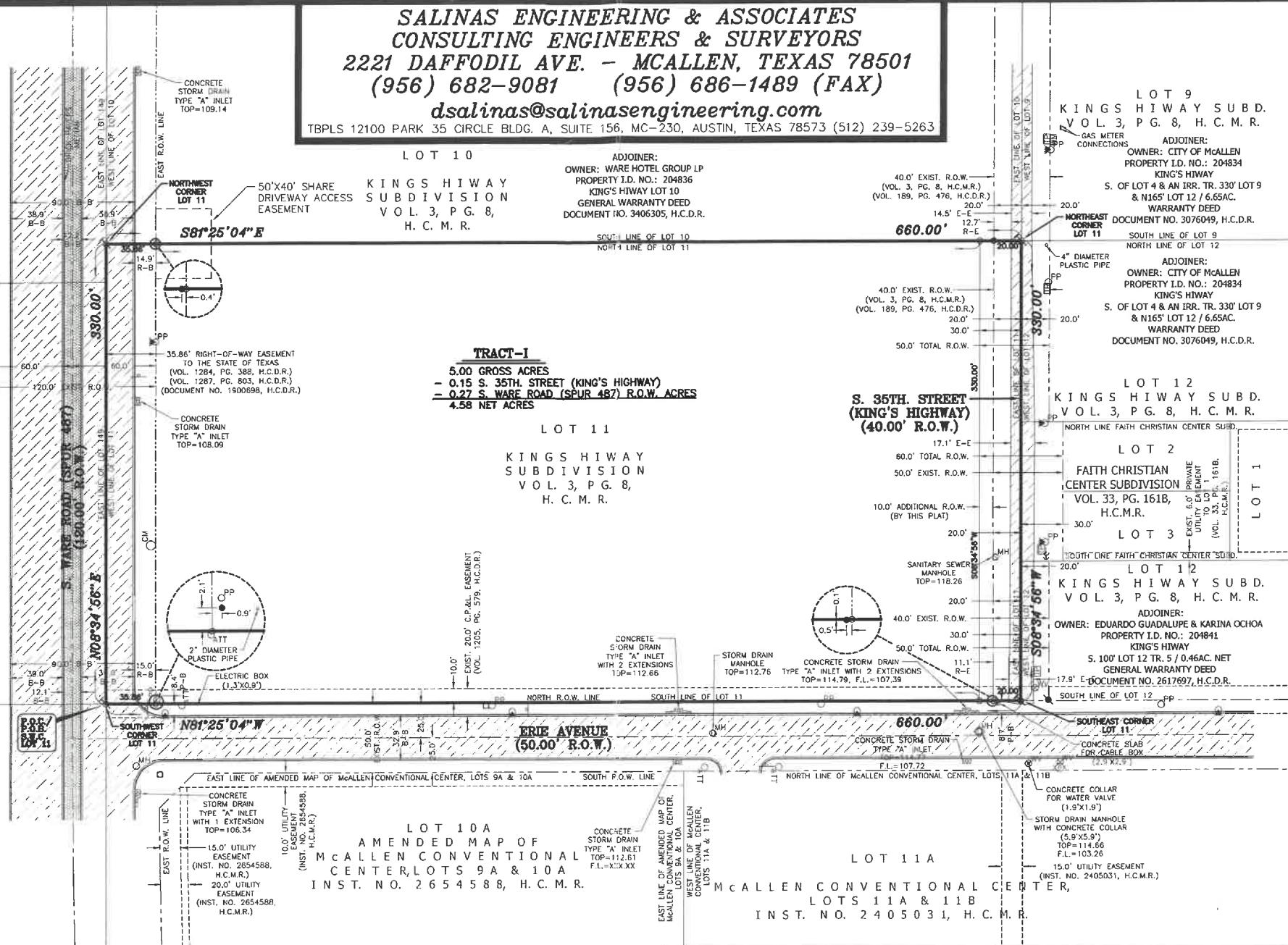
ADJOINER: OWNER: AA, ARIZONA INVESTMENTS INC.
PROPERTY I.D. NO.: 703930
LA LOMITA (HOT) LOT 149
AN IRR. TR. S30°25'10" LOT 149
7.25AC. GR. 7.15AC. NET
GENERAL WARRANTY DEED
WITH VENDORS LBN
DOCUMENT NO. 3424680, H.C.D.R.

LEGEND



OWNER: HABITAT AT THE GROVE LP
PROPERTY I.D. NO.: 211012
LA LOMITA IRRIGATION & CONSTRUCTION CO.
AN IRR. TR. S30°25'10" LOT 149
7.25AC. GR. 7.15AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 3353279, H.C.D.R.

WARE ROAD PLACE
SUBDIVISION
VOL. 31, P.G. 93 B,
H. C. M. R.



Planning Department

Memo

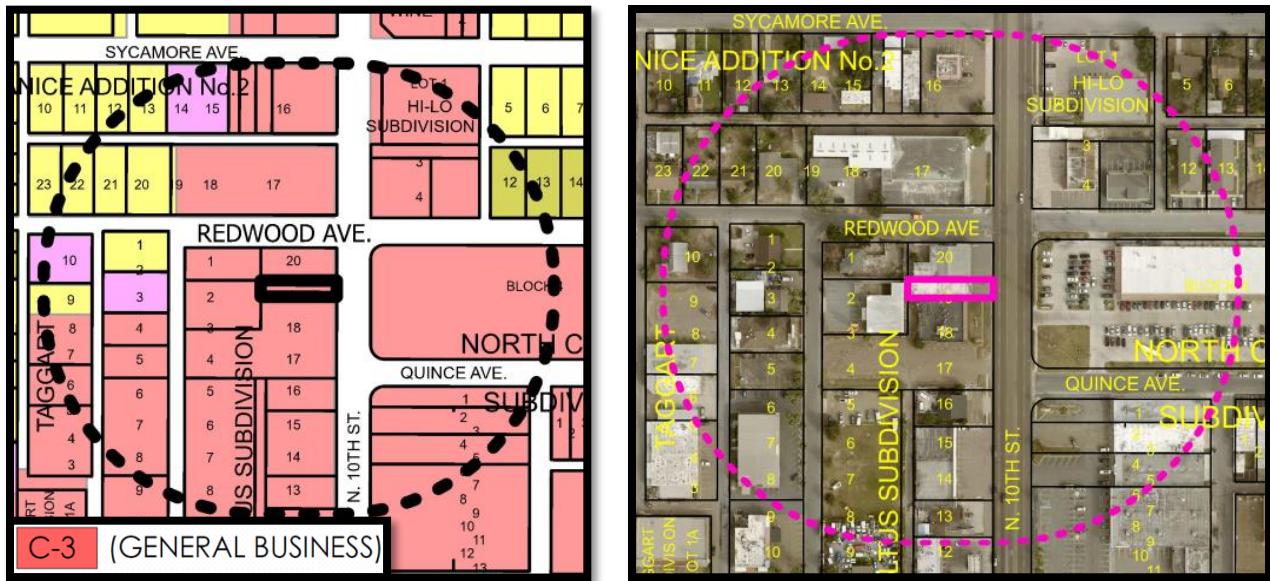
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 06, 2026

SUBJECT: REQUEST OF ELOY MORIN, ON BEHALF OF TEXAS BORDERS HEMP COMPANT, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A SMOKE SHOP AT NORTH ½ OF LOT 19 BLOCK 1, ELTUS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1631 NORTH 10TH STREET. (CUP2025-0115)

BRIEF DESCRIPTION: The subject property is located west of North 10th Street and south of Redwood Avenue. The property is zoned C-3 (General Business-OC) District and the adjacent zoning is C-3 District in all directions. Surrounding land uses include commercial uses and multi-family and single-family residences. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The applicant submitted an application for a Conditional Use Permit on November 21, 2025. The proposed days and hours for the Smoke Shop are Monday through Sunday from 10:00 AM to 12:00 AM.

ANALYSIS: 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. This establishment is within 400 ft. of the above mentioned land uses;
- 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 North 10th Street and does not generate traffic into residential areas;
- 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. Six parking spaces are required, and three spaces are provided on site;
- 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.

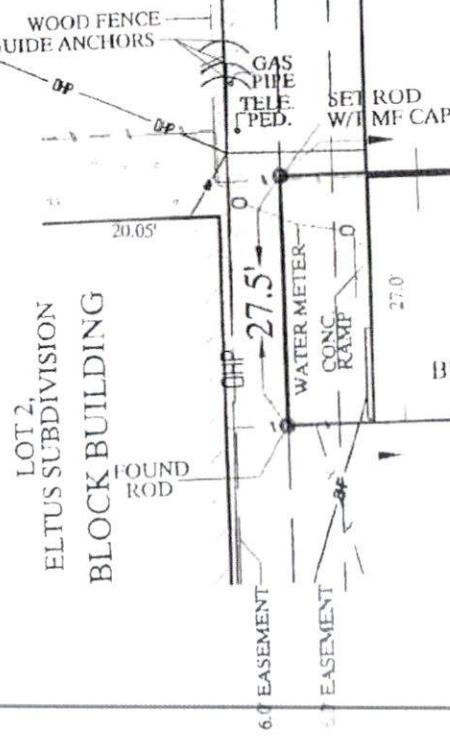
If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

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

RECOMMENDATION: Staff recommends disapproval of this request, for one year, due to noncompliance of distance requirement.

SOUTH LINE 30.0' REDWOOD AVE.

LOT 2,
ELTUS SUBDIVISION
BLOCK BUILDING



LOT 20,
ELTUS SUBDIVISION
BRICK BUILDING
140.0'

STUCCO
BUILDING

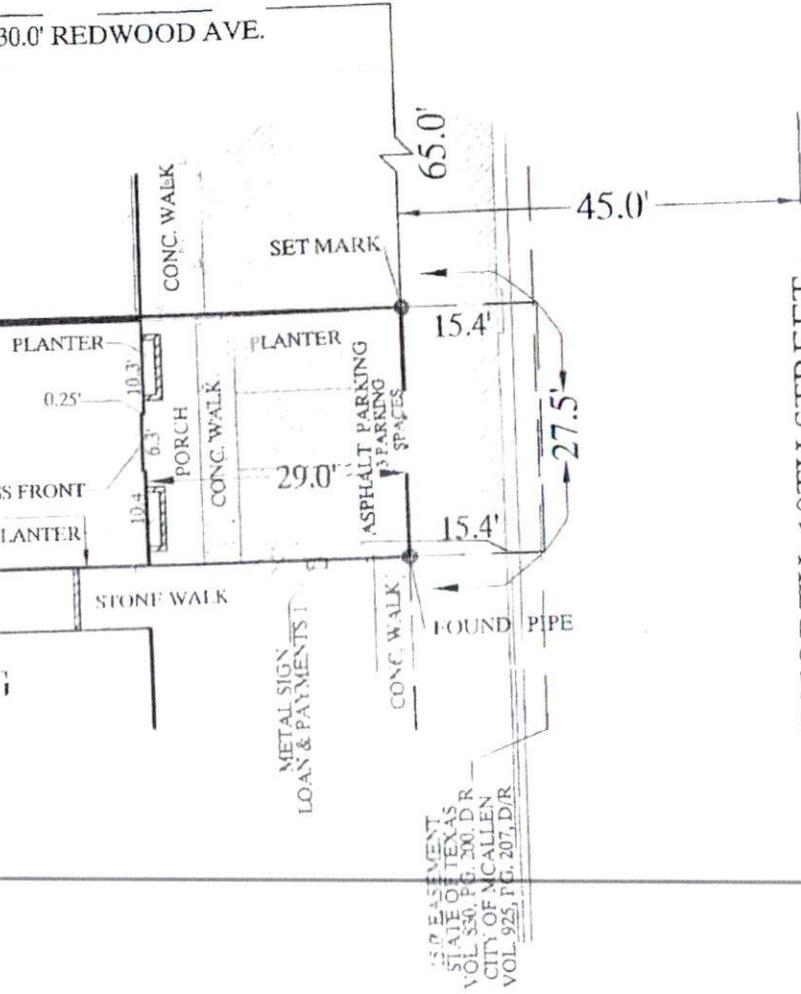
BUILDING ON LINE

BUILDING ON LINE
85.7'

140.0'

BLOCK BUILDING

SOUTH HALF LOT 19
VOL. 1963, PG. 403, D/R



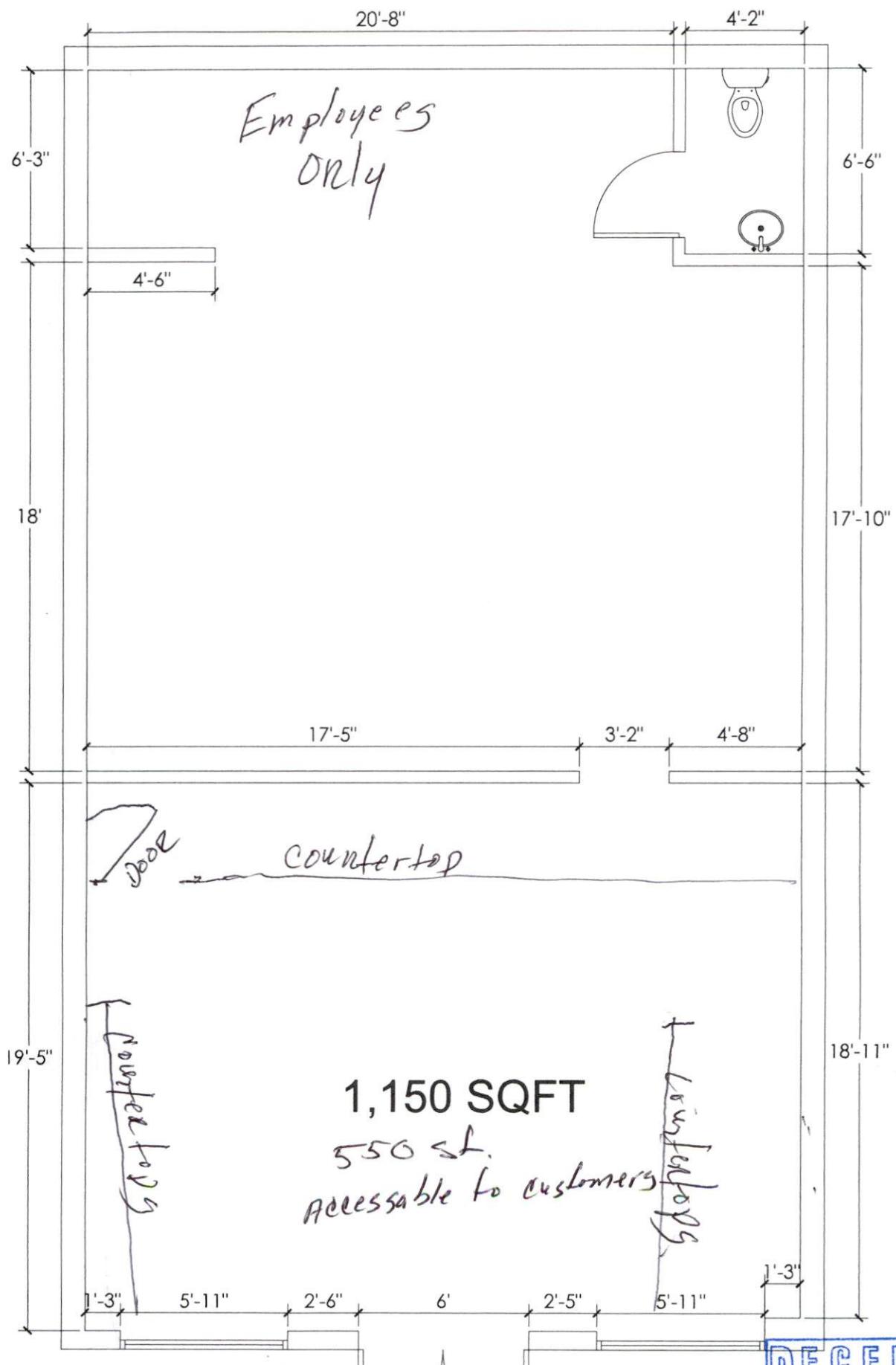
—@NORTH 10TH STREET
(S.H. # 336)

WARD'S ABSTRACT & TITLE CO.
G.F. # 909459 (TRACT 7b)

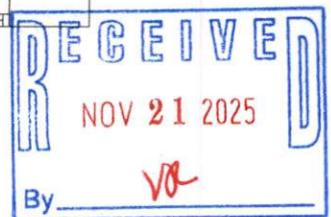
LESS # 1631 NORTH 10TH STREET

HAROLD FABIAN, A REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE GOING MAP IS A REPRESENTATION OF SURVEY ON THE GROUND UNDER MY SUPERVISION THAT THERE ARE NO VISIBLE AND APPARENT MENETS, DISCREPANCIES, CONFLICTS, OR SHORTAGES





1631 N 10TH ST





QUALITY RESULTS
PROFESSIONAL EXPERIENCE
WHOLESALE & RETAIL
CBD-PAIN/RELAXATION
www.texasbordershempco.com

555
5555
ON LEONALLES
ACCOMMODATION

AVAILABLE
956-682-1111
Adrián A. Arriaga, Broker
20th Century Real Estate

FOR SALE
956-279-9837



1631 N 10th st.
Texas Border Hemp Co

WHOLESALE/RETAIL
PRICES
LOYALTY PROGRAM
ACCESSORIES
www.texasbordershempco.com

WELCOME
Operating Hours
Mon - Sun
10am - 10pm



HEMP PRODUCTS
Flower
Pre-Rolls
Edibles
Concentrates
Topicals
Gift Baskets
TEXAS GOLD

the galle
B O



1631 N 10th st.
Texas Border Hemp Co

HEMP PRODUCTS

Flower
Pre-Rolls
Edibles
Concentrates
Topicals
Gift Baskets

TEXAS GOLD

WELCOME
Operating Hours
Mon - Sun
10AM - 12AM



NO FIREARMS
OR WEAPONS
ALLOWED ON
THIS PROPERTY

CUP2025-0115
• NOTICE •
SMOKE SHOP
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT.

956-681-1250

WWW.MCALLEN.NET



the gallery
BOU



Planning Department

Memo

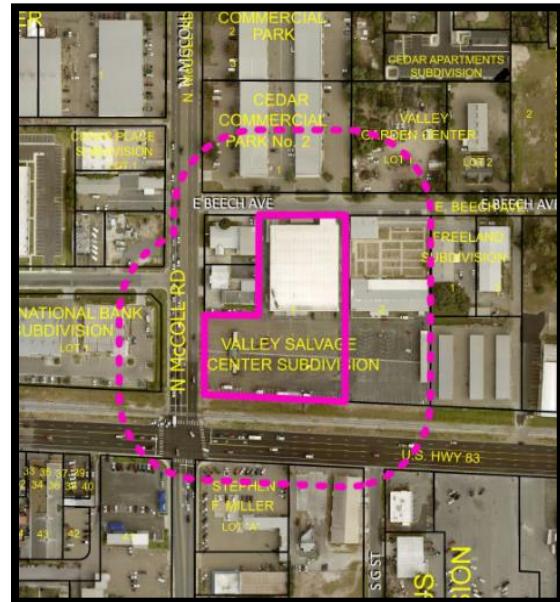
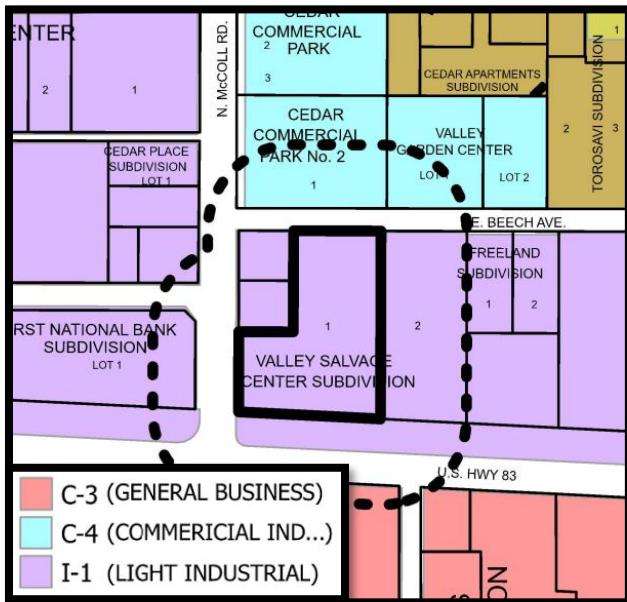
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: January 06, 2026

SUBJECT: REQUEST OF RAMON R. MARTINEZ, ON BEHALF OF BELIEVE INVESTMENTS, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, OF A FOOD TRUCK PARK, AT LOT 1, VALLEY SALVAGE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 701 EAST US BUSINESS 83. (CUP2025-0118)

BRIEF DESCRIPTION: The subject property is located north of East US Business 83 and east of North McColl Road. The property is zoned I-1 (Light Industrial-OC) District. Surrounding land uses include commercial and industrial uses. A food truck park is permitted in an I-1 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The first Conditional Use Permit for this location was originally approved in September of 2022. The current permit expired on November 25, 2025, and the applicant submitted a new application on November 28, 2025. The Food Truck Park's days and hours of operation are currently Monday through Sunday from 8:00 AM to 12:00 AM and will remain the same.

ANALYSIS: The Fire Department has not completed their inspection on the subject property. The Health Department has completed their inspection and approved the Conditional Use Permit. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-52 of the Zoning Ordinance for mobile food vendor courts and the following specific requirements:

- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is at least 200 feet from the nearest residence and residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; the applicant has provided their contact information;
- 3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; the proposed hours of operation are between 8:00 AM and 12:00 AM;
- 4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;
- 5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;
- 6) Mobile food vendors may not be placed or parking on unimproved surfaces;
- 7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;
- 8) Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

Each food truck is required to obtain an approved permit through the Mobile Food Vendors application process with the City's Environmental Health and Code Enforcement Department.

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

RECOMMENDATION: Staff recommends approval of this conditional use permit request.

EAST BEECH AVE.

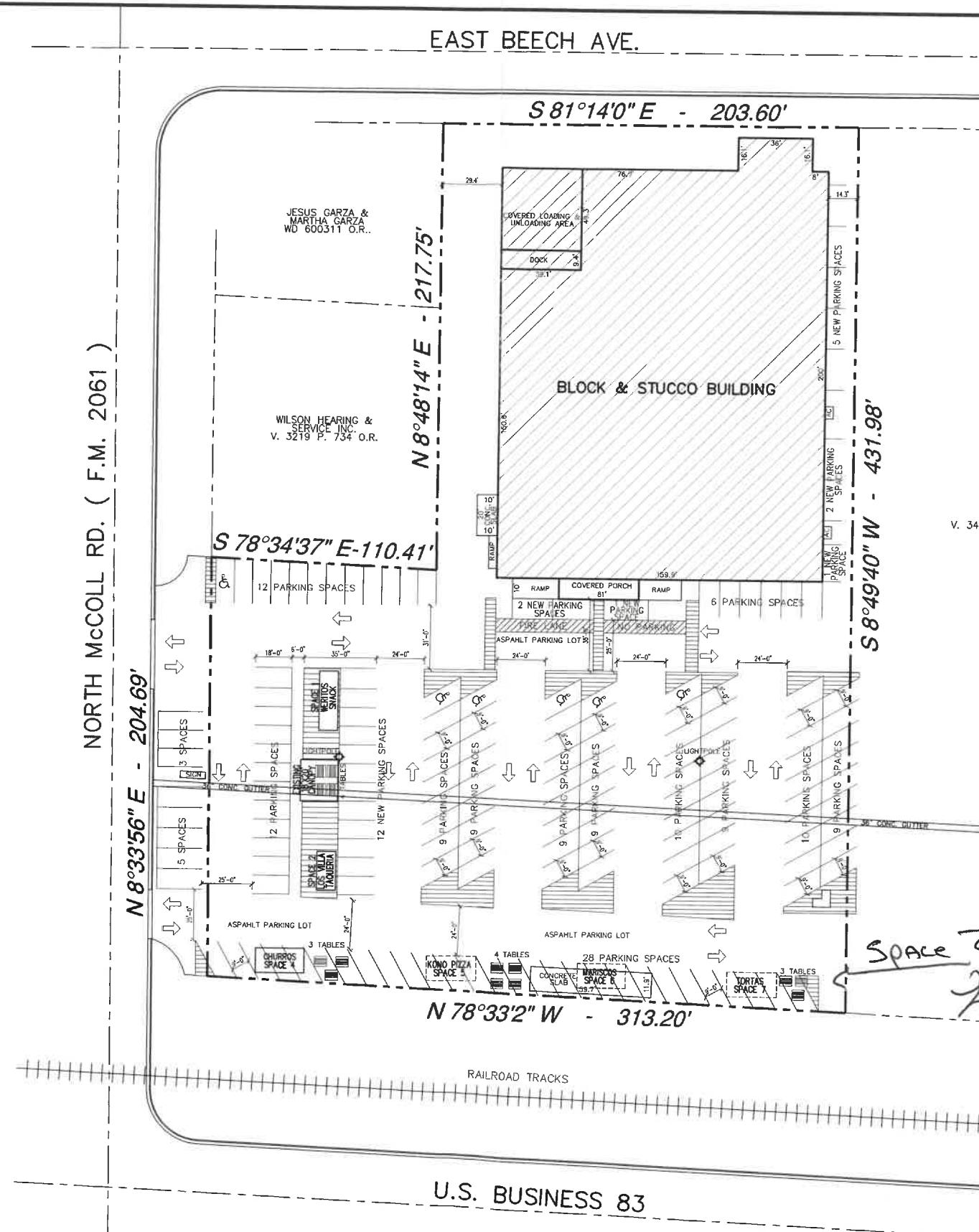
6 Food Trucks

14 Tables

2u 11-28-25

701 U.S. BUSINESS 83
MCALLEN, TX.

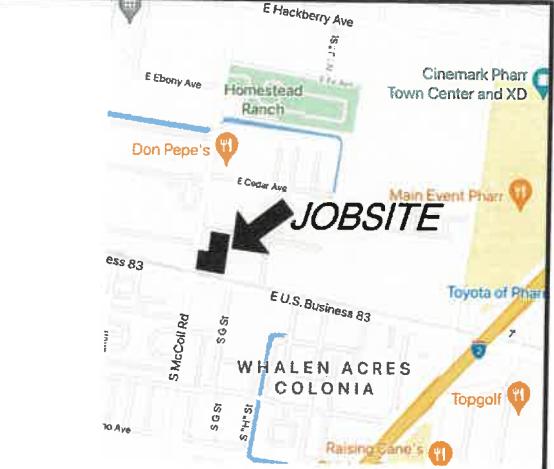
THE DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING SERVICES.
ENGINEERING FOR THE BUILDING IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR OF SUCH BUILDING.



163 TOTAL PARKING SPACES
6 HADICAP PARKING SPACES PROVIDED,
PARKING SPACES MINIMUM SIZE 9'x18'

SITE PLAN

THIS IS NOT A SURVEY



Martinez
FURNITURE AND APPLIANCE

Project:
MARTINEZ FOOD PARK

Location:
701 U.S. BUSINESS 83
MCALLEN, TX.

Contents:
EXISTING SITE PLAN

SHEET NUMBER
SITE
1 OF 1

ALL STATE AND LOCAL CODES, REGULATIONS,
ORDINANCES FOR ALL TRADES SHALL BE CONSIDERED
AS PART OF THE CONTRACT AND
SHALL TAKE PREFERENCE OVER ANYTHING SHOWN
DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.





CUP2025-0118
•NOTICE•
**FOOD TRUCK
PARK
FOR THIS
PROPERTY**

CITY OF MCALLEN PLANNING DEPT.



956-681-1250

WWW.MCALLEN.NET



APPLIANCE

City of McAllen

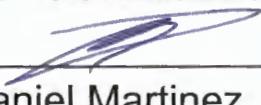
Planning Department

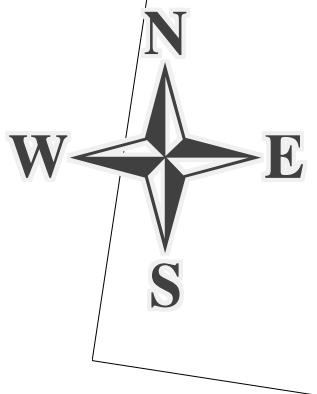
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Habitat at Hackberry						
	Legal Description	A 0.469 acre tract being the SOUTH 1/2 of the NORTH 1/2 of the EAST 123.75 feet of Lot 51, Block 2, C.E. Hammond Subdivision						
	Location	The north side of Hackberry Avenue, approximately 380 feet west of N. 29th St.						
	City Address or Block Number	3302 Hackberry Avenue						
	Total No. of Lots	2	Total Dwelling Units	2	Gross Acres	0.469	Net Acres	0.348
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated				within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (2 Lots)				Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning	R-1	Proposed Zoning	R-1	Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use	Vacant			Proposed Land Use	Residential		
	Irrigation District #	1	Water CCN:	<input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other			
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		Parcel #	185423					
Estimated Rollback Tax Due	N/a				Tax Dept. Review		I.D. L	
Owner	Name	Habitat Developers, LLC			Phone	956-578-3913		
	Address	302 S. 10th Street			E-mail	daniel@habitatdevelopers.com		
	City	McAllen	State	Texas	Zip	78501		
Developer	Name	Same as Owner			Phone			
	Address				E-mail			
	City				Zip			
	Contact Person							
Engineer	Name	Spoor Engineering Consultants, Inc.			Phone	956-683-1000		
	Address	202 S. 4th Street			E-mail	sec@sporeeng.com		
	City	McAllen	State	Texas	Zip	78501		
	Contact Person	Steve Spoor, P.E.						
Surveyor	Name	Robles & Associates - Reynaldo Robles			Phone	956-968-2422		
	Address	107 W. Huisache Street			E-mail	roblesandassoc@gmail.com		
	City	Weslaco	State	Texas	Zip	78596		

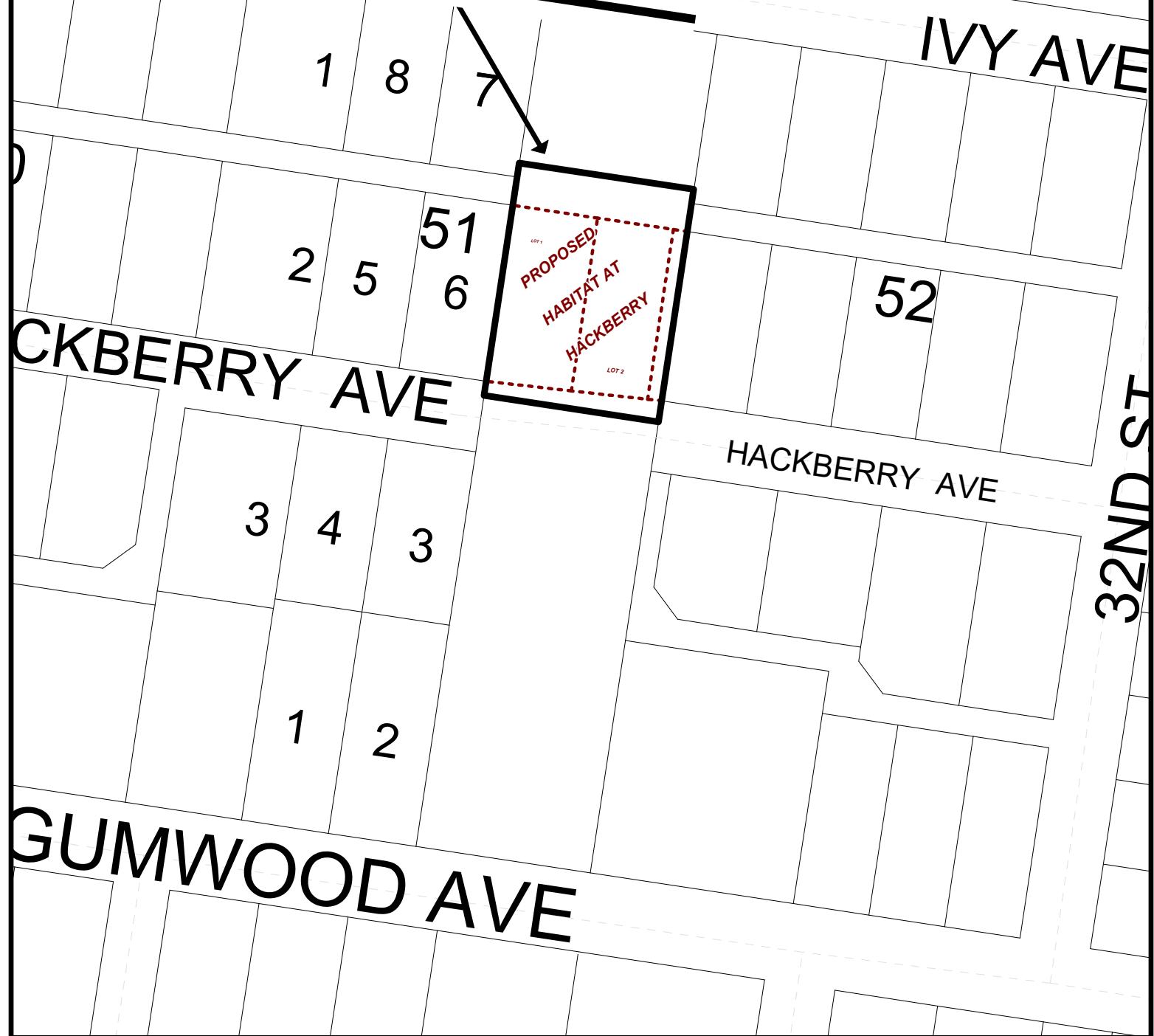
RECEIVED
SEP 06 2014
By N6

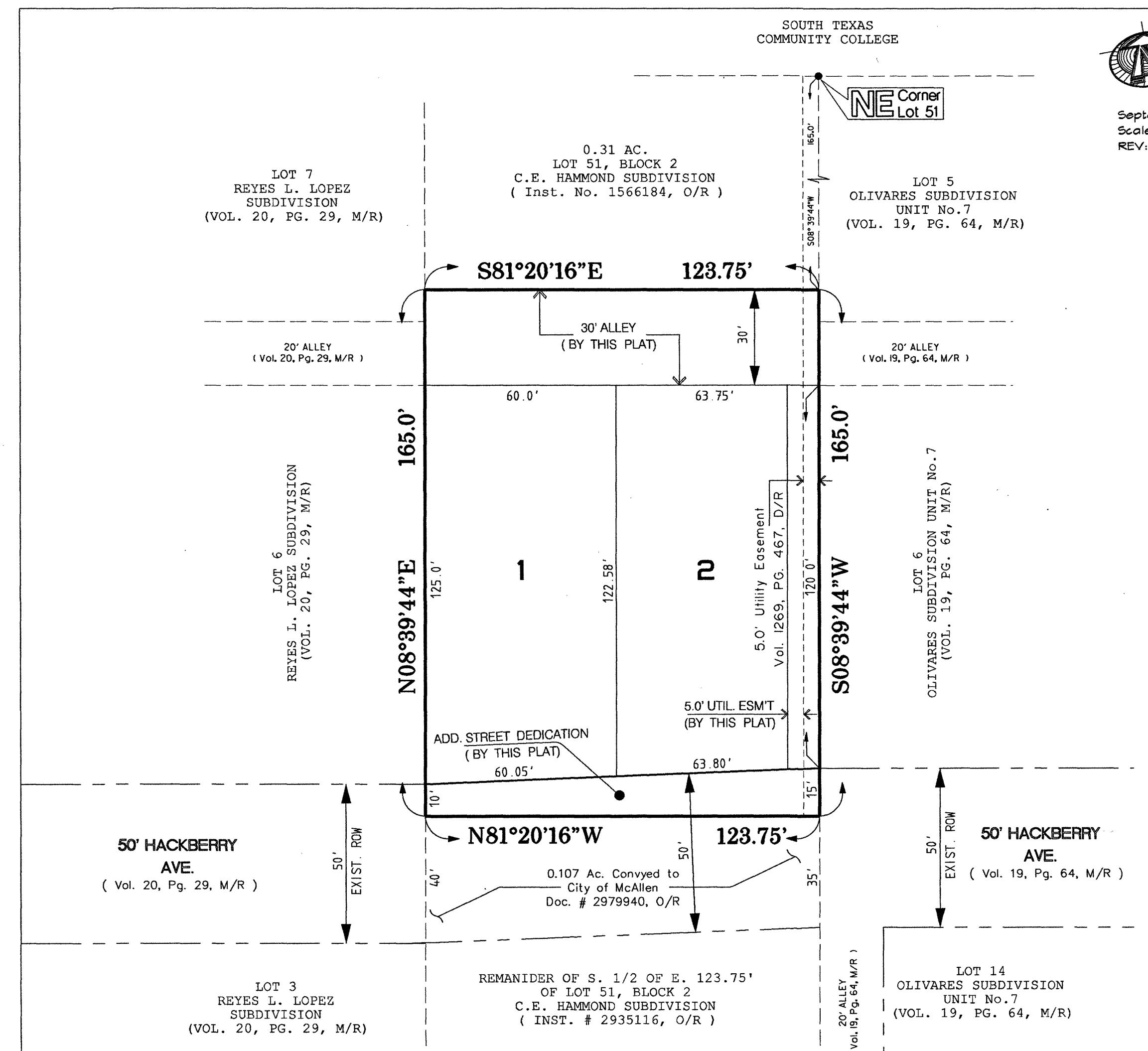
Proposed Plat Submittal

Proposed Plat Submittal		
Minimum Developer's Requirements Submitted with Application	<p><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps - 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blueline prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 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) 	<p><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - 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 <p>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB</u>. No scanned documents*</p> <p>*Submit documents to subdivisions@mcallen.net</p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p>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</p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature  Date <u>Sept 3, 2024</u></p> <p>Print Name <u>Daniel Martinez</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p> <p style="text-align: center;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	



LOCATION





NOTES.

- 1.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- 2.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 343 0005C REVISED NOVEMBER 02, 1982.
- 3.) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS AND IS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN:
FRONT - 25 FEET OR GREATER FOR EASEMENTS
REAR - 10 FEET OR GREATER FOR EASEMENTS
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 4.) A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ALONG HACKBERRY AVE.
- 5.) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- 6.) DRAINAGE DETENTION OF 0.02 AC-FT (910 C.F.) IS REQUIRED FOR THIS PROPERTY.
- 7.) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
- 8.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 0.469 AC. TRACT BEING THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 8, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 51, South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet from the northeast corner of Lot 51, for the northeast corner of the following described tract of land, said point being on the West line of Lot 5, Olivarez Subdivision Unit No. 7, City of McAllen, recorded in Volume 19, Page 64, Map Records, said point being the northeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51;

THENCE, with the East line of Lot 51, and the West line of Lot 5, and the West line of 20 foot alley, and the West line of Lot 6, and the West line of Hackberry Avenue, Olivarez Subdivision Unit No. 7, South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet to the southeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the southeast corner hereof;

THENCE, with the South line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, North 81 Deg. 20 Min. 16 Sec. West, 123.75 feet to the southwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the southwest corner hereof, said point being on the East line of Hackberry Avenue as shown on Reyes L. Lopez Subdivision, City of McAllen, recorded in Volume 20, Page 29, Map Records;

THENCE, with the East line of Hackberry Avenue, and with the East line of Lot 6, and with the East line of 20 foot alley and with the East line of Lot 5, Reyes L. Lopez Subdivision, North 08 Deg. 39 Min. 44 Sec. East, 165.0 feet to the northwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the northwest corner hereof;

THENCE, with the North line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, South 81 Deg. 20 Min. 16 Sec. East, 123.75 feet to the POINT OF BEGINNING, containing 0.169 acre of land, more or less.

9). BENCHMARK #MC70 LOCATED AT WARE RD. AND 495
PECAN. - ELEV:122.69

September 3, 2024
Scale: 1"=30'
REV: Oct 17, 2024

MAP
OF
HABITAT AT HACKBERRY

McALLEN, TEXAS

BEING A SUBDIVISION OF A 0.469 AC. TRACT BEING THE S. 1/2
OF THE N. 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2,
C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS,
RECORDED IN VOLUME 1, PAGE 8, DEED RECORDS,
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

HABITAT DEVELOPERS, LLC.
a Nevada limited liability company

HABITAT DEVELOPERS, LLC.
a Nevada limited liability company

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elsa E. Martinez, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF July, 2024.

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.

HAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

YNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
7 W. HUISACHE ST.
ESLACO, TEXAS 78596
RPLS FIRM No. 10096700

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(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.

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

DATE:



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/29/2025

SUBDIVISION NAME: HABITAT AT HACKBERRY**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Hackberry Avenue: 10 ft. to 15 ft. additional dedication required for 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Submit a copy of R.O.W. dedication for staff review, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA

ALLEYS

R.O.W.: 20 ft. Paving: maintain existing - Proposing 30 ft., alley requirement will be finalized prior to final. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Applied
--	---------

SETBACKS

* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with zoning ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Hackberry Avenue - Sidewalk requirement 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.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied Applied Required
NOTES	
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on September 6, 2024, at total of 2 lots are proposed and park fees total to ($\$1,400 = 2 \times \700). If number of dwelling units change, park fees to be adjusted accordingly.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 2-lot single family homes.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to recording. - Submit copy of utility easement and Hackberry Avenue dedication by separate document for staff review. *Must comply with City's Access Management Policy. -Engineer submitted at 6 month extension, will be heard on 1-26-26.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED AND APPROVAL OF THE 6-MONTH EXTENSION.	Applied

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





City of McAllen

Planning Department

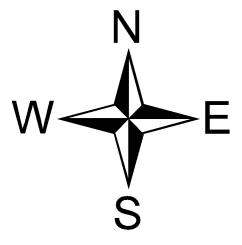
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Las Brisas Phase II Subdivision</u>		
	Legal Description <u>19.604 acres. being a part or portion out of Lots 1 and 2, Block 1, Lot 6, 7 and 8, Block 5, M</u> + M and Subdivision, according to the plat thereof recorded in Volume 8, Page 20, Hidalgo County Map Records.		
	Location <u>South side of Monte Cristo, west of North Rooth Road. (west of Las Brisas Phase I)</u>		
	City Address or Block Number <u>3105 Monte Cristo Rd</u>		
	Total No. of Lots <u>105</u>	Total Dwelling Units <u>102</u>	Gross Acres <u>19.604</u> Net Acres <u>19.604</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>105</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No		
	Existing Zoning <u>R-1</u>	Proposed Zoning <u>R-1</u>	Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>Vacant</u>	Proposed Land Use <u>Residential</u>	
Irrigation District # <u>HCID #1</u>	Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>224742</u>			
Estimated Rollback Tax Due <u>7,911.77</u>	Tax Dept. Review <u>UPG</u>		
Owner	Name <u>ML Rhodes LLC</u>	Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St Suite 170</u>	E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u>	State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development Inc</u>	Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St. Suite 170</u>	E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u>	State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, VP</u>		
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u>	E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com</u>	
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Della Robles</u>		
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u>	E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>	

Proposed Plat Submittal

<p>In Person Submittal Requirements</p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps - 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blueline prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 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) 	<p>Email Submittal Requirements</p> <ul style="list-style-type: none"> - 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 <p>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB</u>. No scanned documents*</p> <p>*Submit documents to subdivisions@mcallen.net</p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>			
<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p>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</p>				
<p>Owner(s) Signature(s)</p> <p>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.</p> <p>Signature  Date 4/4/2025</p> <p>Print Name Mario A. Reyna, P.E.</p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p>The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>				

LOCATION



MONTE CRISTO RD.

**PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION**

BLOCK 5

N 29TH ST (ROOTH RD)

BL

9

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 03° 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 03° 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 68° 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" UNSHADDED 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.FL 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 DETAILED 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 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 (GEODIS 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 IN DOCUMENTS NUMBER 2665220, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENTS IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR, 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/RESERVOR 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 ON 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 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 FRONTOAGE 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

**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
200 S. 10TH ST., STE. 1700
MCALLEN, TEXAS 78501

DATE:

**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 20 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 20 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 20 DAY OF 20.

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 20 DAY OF 20.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 05/10/2024
SURVEY JOB # 24524 PH04

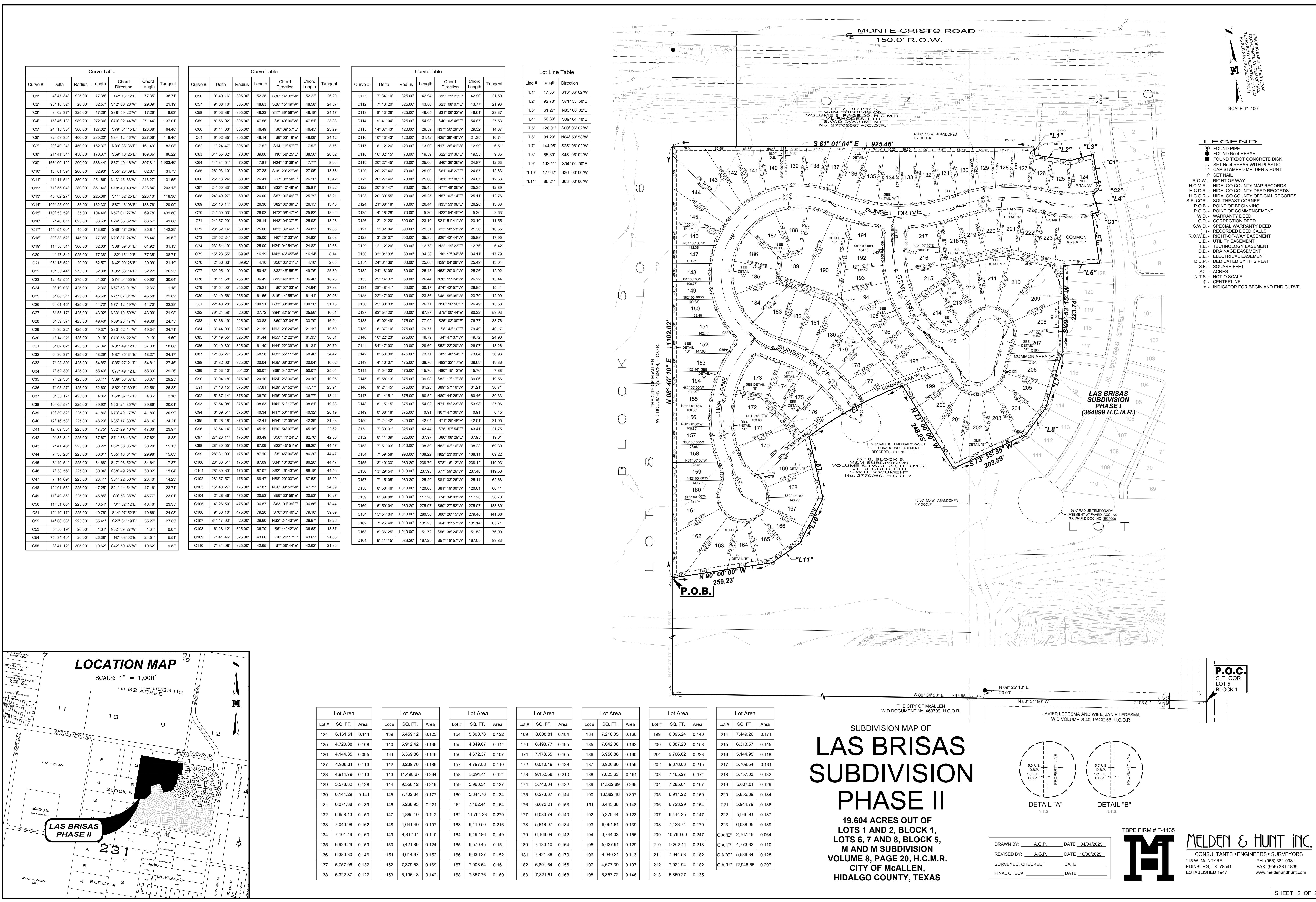


TBPE FIRM # F-1435

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



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



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**

DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 10/30/2025
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/26/2025

SUBDIVISION NAME: LAS BRISAS PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. - 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. **Subdivision Ordinance: Section 134-105	Applied
	NA
	Required

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 feet minimum or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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. - 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. - Revise plat note #16 as shown above, prior to final. **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 - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note as shown above, prior to final/Recording.	Required

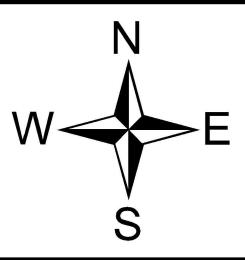
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * 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. **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 * Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	Required
	Required
	Required
	Applied
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. - 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. **Zoning Ordinance: Section 138-356 	Applied
	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * 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. * 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. * Pending review by the City Manager's Office. 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
	Applied
	Applied

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - 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. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to final. - Signature blocks must be revised to show correct subdivision name. - Clarify dotted line shown outside subdivision boundary line at the southwest corner. *Must comply with City's Access Management Policy. -At the Planning and Zoning Commission meeting of 12/02/25, this item was tabled, pending clarification on outfall & drainage requirements. At the Planning and Zoning Commission meeting of 12/16/25, this item remained tabled.	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



MONTE CRISTO RD.

**PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION**

N 29TH ST (ROOTH RD)

LOCK 5

9

R

1

BL

Sub2024-0075

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

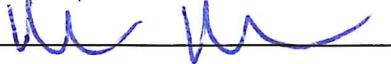
Project Information	Subdivision Name	Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision						
	Legal Description	28.365 acres being out of Racquet Club Subdivision and out of Lot 13, Section 277, Texas Mexican Railway Company's Survey, City of McAllen, Teas according to the plat thereof recorded in Vol 18, Page 60, H.C.D.R.						
	Location	Northeast corner of North Bicentennial Boulevard and Sprague Road						
	City Address or Block Number	<i>1400 Sprague Rd</i>						
	Total No. of Lots	89	Total Dwelling Units	88	Gross Acres	28.365	Net Acres	
	<input type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated				within ETJ:	<input type="checkbox"/> Yes / <input type="checkbox"/> No		
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>89</u> Lots)				Replat:	<input type="checkbox"/> Yes / <input type="checkbox"/> No		
	C-3, R-2 Existing Zoning <u>& R-3T</u>	Proposed Zoning	R-3	Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____				
	Existing Land Use	Vacant	Proposed Land Use			4-plex		
	Irrigation District #	<u>HCID#1</u>	Water CCN:	<input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other _____			
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No		Parcel #			<u>297507 & 265628</u>			
Estimated Rollback Tax Due		\$90,028.78	Tax Dept. Review		<u>I. D. L 01/05/24</u>			
Owner	Name	<u>N, 10th Racquet Club, LLC Stephen C Reynolds, manager</u>			Phone	<u>c/o (956) 381-0981</u>		
	Address	<u>39718 LOOP ROAD</u>			E-mail	<u>c/o mario@meldenandhunt.com / beto@meldenandhunt.com / drobles@meldenandhunt.com</u>		
	City	<u>Bayview</u>	State	<u>Texas</u>	Zip	<u>78566</u>		
Developer	Name	<u>Domain Development, Corp.</u>			Phone	<u>c/o (956) 381-0981</u>		
	Address	<u>1200 Auburn Street, Suite 250</u>			E-mail	<u>shavi@aurielinvestments.com</u>		
	City	<u>McAllen</u>	State	<u>Texas</u>	Zip	<u>78504</u>		
	Contact Person	<u>Shavi Mahtani, President</u>						
Engineer	Name	<u>Melden & Hunt, Inc.</u>			Phone	<u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u>			E-mail	<u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State	<u>Texas</u>	Zip	<u>78541</u>		
	Contact Person	<u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>						
Surveyor	Name	<u>Melden & Hunt, Inc.</u>			Phone	<u>(956) 381-0981</u>		
	Address	<u>115 West McIntyre Street</u>			E-mail	<u>robert@meldenandhunt.com</u>		
	City	<u>Edinburg</u>	State	<u>Texas</u>	Zip	<u>78541</u>		

JUL 05 2024

BY:

CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p>In Person Submittal Requirements</p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps - 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blueline prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 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) 	<p>Email Submittal Requirements</p> <ul style="list-style-type: none"> - 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 <p>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB</u>. No scanned documents*</p> <p>*Submit documents to subdivisions@mcallen.net</p> <p>*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p>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</p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature  Date <u>07.03.2024</u></p> <p>Print Name <u>Mario A Reyna, P.E.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p>The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	

City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

311 North 15th Street
 McAllen, TX 78501
 P. O. Box 220

McAllen, TX 78505-0220
 (956) 681-1250
 (956) 681-1279 (fax)

Project

Legal Description Being a subdivision of 4.765 acres situated in the City of McAllen, Hidalgo Co., Texas, a part or portion out of Racquet Club Subd. according to the plat therof recorded in Vol. 18, Pg. 50, Hidalgo Co. map records vacating a portion of racquet club & replat of villages at Park West

Proposed Subdivision (if applicable) Villages at Park West M.A.R

Street Address 1400 Sprague Rd., McAllen, Texas

Number of lots 88 Gross acres 4.765

Existing Zoning R-3A Existing Land Use Vacant

Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name Melden & Hunt Inc, (Mario A Reyna, P.E.) Phone (956) 381-0981
 Address 115 West McIntyre Street E-mail mario@meldenandhunt.com;
beto@meldenandhunt.com;
 City Edinburg State Texas Zip 78541

Owner

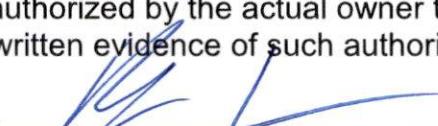
Name Domain Development Corp. Phone (956) 661-8888
 Address 1200 Auburn Avenue, Suite 250 E-mail shavi@aurielinvestments.com
 City McAllen State Texas Zip 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

Yes No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 

Date 11/12/2025

Print Name Mario Reyna

Owner Authorized Agent

Office

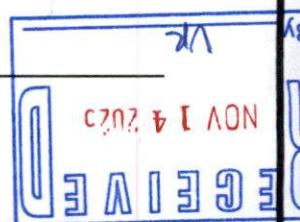
FOR OFFICE USE ONLY

APPLICATION FILING FEE: ✓ \$250.00

Accepted by J.C.

Payment received by _____

Date _____





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

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

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

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

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area
in accordance with the provisions of this chapter and the City of McAllen.



TBPELS Firm # F-1435
TBPELS # 10096900

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

December 18, 2025

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

Re: Vacating a Portion of Racquet Club and Replat of Villages at Park West Subdivision (Private Subdivision)- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, Domain Development, Corporation, and in reference to **Vacating a Portion of Racquet Club and Replat of Villages at Park West Subdivision**, we respectfully request a variance for the following items.

1. Side Setbacks:

- **Requirement:** 6 ft. or greater for easements
- **Proposal:** 5 ft. or greater for easements.
In line with the new side yard setbacks outlined in the UDC for single-family homes.

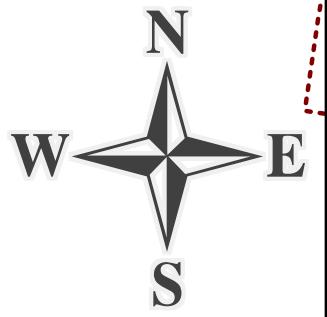
2. Front Setbacks (carports):

- **Requirement:** 20 ft. or greater for easements.
- **Proposal:** 20 ft. or greater for easements or approved site plan except 10 ft. front setback for unenclosed carports only for Lots 1-88.

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

Respectfully,

Mario A. Reyna, P.E.
President



LOCATION



METES AND BOUNDS DESCRIPTION:

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET;
 THENCE, N 80° 56' 31" W A DISTANCE OF 708.48 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
 THENCE, S 09° 03' 29" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 THENCE, S 80° 56' 31" E A DISTANCE OF 290.87 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 THENCE, N 80° 56' 31" W A DISTANCE OF 291.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 1. THENCE, S 09° 03' 29" W A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 2. THENCE, S 80° 56' 31" E A DISTANCE OF 293.12 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 3. THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 4. THENCE, N 80° 56' 31" W A DISTANCE OF 293.46 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 5. THENCE, S 09° 03' 29" W A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 6. THENCE, N 80° 56' 31" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 7. THENCE, N 09° 03' 29" E A DISTANCE OF 127.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 8. THENCE, N 80° 56' 31" W A DISTANCE OF 549.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 9. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 10. THENCE, S 80° 56' 31" E A DISTANCE OF 550.05 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 11. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 12. THENCE, N 80° 56' 31" W A DISTANCE OF 530.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 13. THENCE, N 08° 42' 51" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 14. THENCE, S 80° 56' 31" E A DISTANCE OF 530.70 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 15. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 16. THENCE, N 80° 56' 31" W A DISTANCE OF 551.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 17. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 18. THENCE, S 80° 56' 31" E A DISTANCE OF 551.85 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 19. THENCE, N 09° 03' 29" E A DISTANCE OF 117.24 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
 20. THENCE, S 80° 56' 31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.166 ACRES OF LAND MORE OR LESS.

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:
 REAR: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN EXCEPT 10 FT. FRONT SETBACK FOR UNENCLOSED CARGO: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 SIDE: 8 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 CORNER: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. CITY OF MCALLEN BENCHMARK: NUMBER MC 12, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST SIDE OF BICENTENNIAL BLVD. IN BETWEEN SPRAGUE ROAD & 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS 4205 ELEVATION PER NAV 88 (GEOD 2003) N=16536202.035, E=1076277.083, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 174,253 C.F.-4,000 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS COMMON AREA "A"
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 ALONG N. BICENTENNIAL BLVD., SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. BICENTENNIAL BLVD. AND SPRAGUE ROAD.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED 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 BICENTENNIAL BLVD AND SPRAGUE ROAD.
14. COMMON AREA "A" (DETENTION), COMMUNEDETENTION AREAS, ANY PRIVATE STREETS/DRIVES, PRIVATE ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER: 480345 0325 D, HIDLGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNEES, 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 OF SECTION 134-138 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNER'S ASSOCIATION/HOMEOWNERS, 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 COMMUNEDETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST 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 VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISION IS \$59,500.00 BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED 85 SITES, THE LOT/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. COMMON AREA "A" WILL BE USED FOR DETENTION ONLY. COMMON AREA "A" WILL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.

LOCATION MAP

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenhunt.com
 TBPLS No. 10096900

SUBDIVISION MAP OF
VACATING A PORTION OF
RACQUET CLUB
SUBDIVISION TO RE-PLAT OF
VILLAGES AT PARK WEST
SUBDIVISION
(PRIVATE SUBDIVISION)

STATE OF TEXAS
 COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HERAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON, 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. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. BICENTENNIAL BLVD., AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
 A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT
 1200 AUBURN STREET, SUITE 250
 MCALLEN, TEXAS 78504

DATE _____

SHAVI MAHTANI, PRESIDENT
 1200 AUBURN STREET, SUITE 250
 MCALLEN, TEXAS 78504

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
 COUNTY OF HIDALGO

I, 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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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.

GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT
 VANTAGE BANK OF TEXAS
 1502 S. SUGAR ROAD
 EDINBURG, TX 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO

I, 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: 10/18/2023
 DATE REVISED: 08/26/2024
 ENGINEERING JOB # 24095.00

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 A ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, REGISTERED
 PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS

DATE SURVEYED: 06/13/2024
 SURVEY JOB # 24095.08

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: 2 OF 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/26/2025

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. - Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. - Clarify Document labeled as ""Deed Without Warranty."" ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides - Additional R.O.W. required at the gate area. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan</p>	Required
<p>E/W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to the East/West 1/4 Mile collector R.O.W. dedication, of which the developer is asking to not dedicate R.O.W. nor to escrow for this road. The Variance was approved at the P&Z meeting of November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan</p>	NA

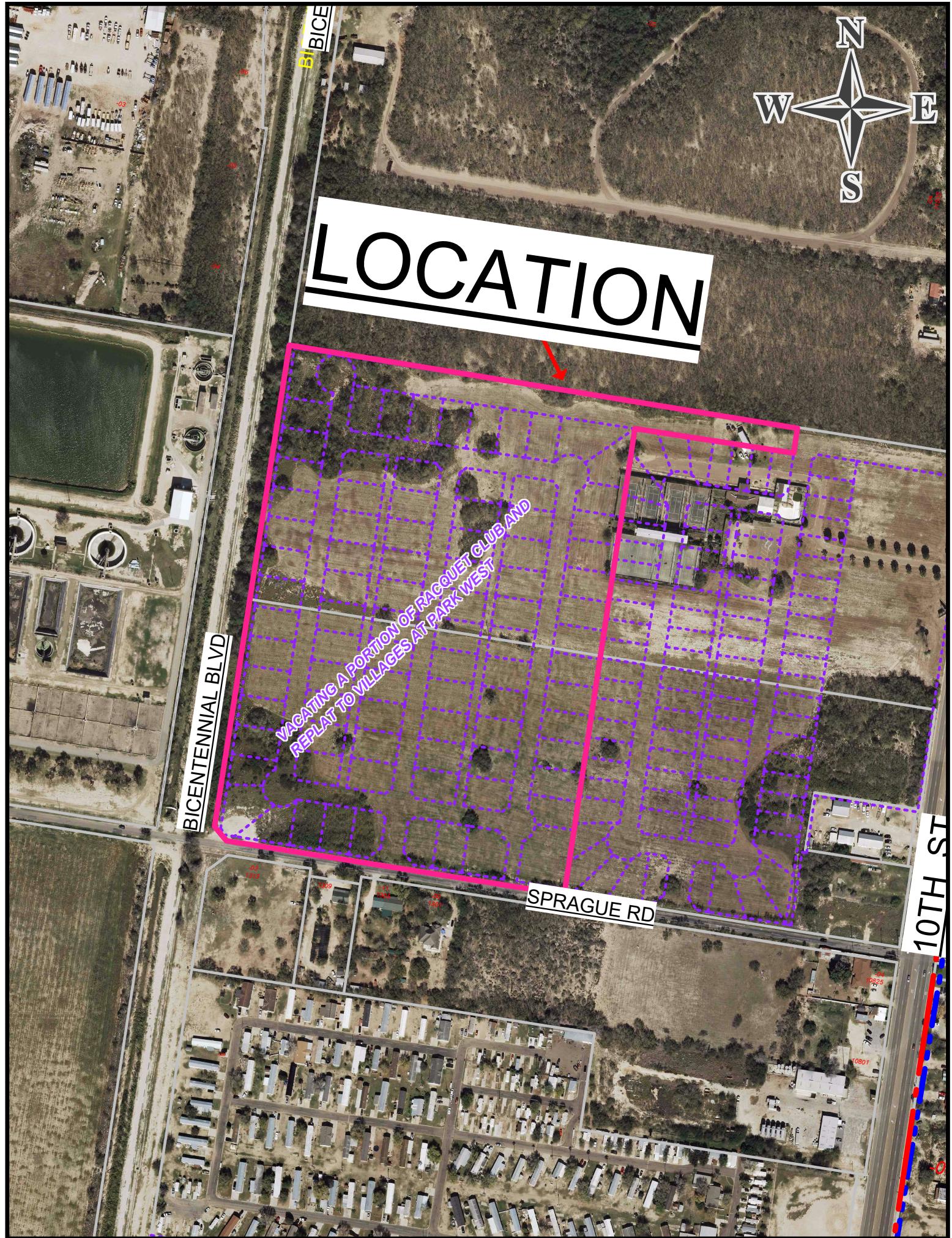
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum block length of 1,200 ft.. The Variance was approved at the meeting of November 5, 2024. **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3C or R-3T Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA NA NA Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Subdivision layout is proposing a 24 ft. alley for interior lots only. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft private alley for internal blocks ONLY. Variance was approved at the CC meeting of November 25, 2024. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan **Engineer submitted Variance request on December 18, 2025 proposing: 20 ft. or greater for easements or approved site plan except 10 ft. front setback for unenclosed carports only for Lots 1-88. **If variance request for the front setback for unclosed carports for Lots 1-88, front setback note wording must be finalized prior to recording. **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356 * Sides: 6 ft. or greater for easements or approved site plan. ***The Engineer submitted a variance application (VAR2025-0046) requesting side setback to be reduced from 6 ft. to 5 ft. To be presented at the P&Z meeting of December 16, 2025. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements or approved site plan. **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	TBD Applied TBD Applied Applied Applied Applied Applied Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied Required

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - 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 or clarify to determine requirement, prior to final. ***Zoning Ordinance: Section 138-210.	Required
* Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #14 as shown above, prior to final/recording.	Required
* 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. - Revise Plat note # 15 with the Full Subdivision Plat Name. **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	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. * Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Revise Plat note # 15 with the Full Subdivision Plat Name. **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	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

ZONING/CUP	
* Existing: R-2, R-3T, C-3 Proposed: R-3A - Applications for zoning change received, approved at the P&Z meeting of 11/19/24. - A rezoning application (REZ2025-0232) was submitted to change zoning from R-3A to R-3 (UDC) but was withdrawn at the request of the engineer on 12/11/25. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The 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 (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	Applied
*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The 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 (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	Applied
*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The 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 (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - TG approved, TIA Level 1 triggered. TIA Waived with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. -TG Approved, TIA Level I triggered. Waived with conditions.	NA

COMMENTS	
Comments: - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. - Application would need to be corrected to reflect the finalized name of the subdivision. - At the Planning and Zoning Commission meeting of 12/16/25, this item was tabled as per the request of the Engineer, due to a change to the conditions of their variance request, in which they will be adding an additional request for the Front Setbacks (Carports). - Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. STAFF HAS NO OBJECTION TO VARIANCE REQUEST TO SIDE SETBACK VARIANCE.	Applied

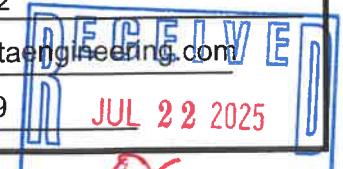


SUB2025-0107

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	Zuma Subdivision			
	Legal Description	Lot 281 Bentsen Groves Subdivision, Add "C" Vol. 7. Pg. 30			
	Location	Southwest corner of Bentsen Palm Drive and West Mile 7 Rd.			
	City Address or Block Number	11001 N Bentsen Palm Dr			
	Total No. of Lots	13	Total Dwelling Units	N/A	Gross Acres 9.98 Net Acres 7.28
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated	within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (_____ Acres) / <input type="checkbox"/> Residential (_____ Lots)	Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning	N/A	Proposed Zoning	N/A	Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use	Vacant / N/A	Proposed Land Use	commercial	
	Irrigation District #	2	Water CCN:	<input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC	Other _____
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Parcel #	2499177		
Estimated Rollback Tax Due	\$ 0.00	Tax Dept. Review	CM		
Owner	Name	Zuma Development Co., LLC	Phone	956-792-8060	
	Address	400 N. Cage Blvd.	E-mail	backofficeaccountant@gmail.com	
	City	Pharr	State	TX Zip 78577	
Developer	Name	Zuma Development Co., LLC	Phone	956-792-8060	
	Address	400 N. Cage Blvd.	E-mail	backofficeaccountant@gmail.com	
	City	Pharr	State	TX Zip 78577	
	Contact Person	Juan Garcia			
Engineer	Name	CHLH Engineering, LLC	Phone	956-687-5560	
	Address	701 S. 15th Street	E-mail	cloro@chlhengineering.com	
	City	McAllen	State	TX Zip 78501	
	Contact Person	Cloromiro Hinojosa Jr, P.E.			
Surveyor	Name	Rio Delta Engineering	Phone	956-380-5152	
	Address	921 S. 10th Ave.	E-mail	ivan@riodeltaengineering.com	
	City	Edinburg	State	TX Zip 78539	
	 JUL 22 2025 OC				

VAR2025-0037



City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project	Legal Description	Lot 286, Bentsen Groves Subdivision Addition "C", Hidalgo County, Texas volume 7, page 30, Map records in Hidalgo County			
	Street Address	11001 N. Bentsen Palm Drive			
	Number of lots	13	Gross acres	8.49	
	Existing Zoning	Agriculture	Existing Land Use	Commercial	
<input type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required					
Applicant	Name	Cloromiro Hinojosa Jr., P.E. Phone 956-222-5423			
	Address	701 S. 15th Street	E-mail	cloro@chlengineering.com	
	City	McAllen	State	Texas Zip 78501	
Owner	Name	Zuma Development Company (Juan F. Garcia)	Phone	(956) 792-8060	
	Address	PO Box 638	E-mail		
	City	Pharr	State	Texas Zip 78577	
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?				
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.				
	Signature	<i>Juan F. Garcia</i>		Date	9-18-2025
	Print Name	Juan F. Garcia		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Authorized Agent
[President and Owner of Zuma Development Company, LLC]					
Office	*FOR OFFICE USE ONLY*				
	APPLICATION FILING FEE:	\$250.00		02/13/23 from Previous Case.	
	Accepted by	<i>J.C.</i>		Payment received by	
	Rev 06/21				
RECEIVED Date <i>SEP 22 2025</i> BY: <i>MW</i>					



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

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

Variance to omit the street required at the 1,200 ft block length requirement and N/S collector (1/4 Mile Location)
These streets would not ever extend past this subdivision. The property south has building structures at this location. (residential)

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

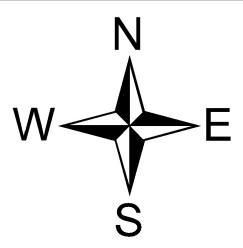
The streets are not needed because it would not be used beyond the subdivision and these lots are all fronting Mile 7 Road.

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

The owners will have access to their lots from Mile 7 Road.

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

The subdivision to the south has no streets that would connect to these streets.

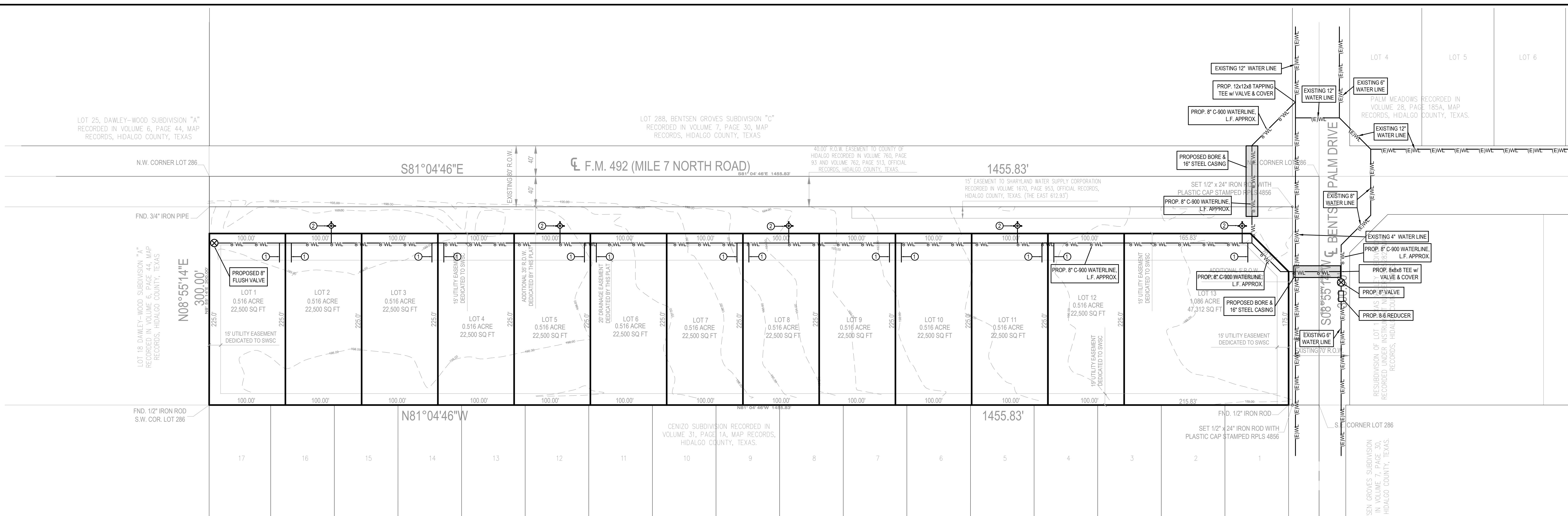


LOCATION

PROPOSED ZUMA SUBDIVISION

MILE 7 RD

N BENTSEN PALM DR



UTILITIES FOR "ZUMA" SUBDIVISION MCALLEN, TEXAS

MCALLEN, TEXAS

GENERAL NOTES

GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-18.
2. ALL FIRE HYDRANTS SHALL BE MUELLAR AND TO BE INSTALLED WITH VALVE & BOX & PLACED 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 300 FEET (MAX.). FLANGE ELEV.= 6" ABOVE TOP OF CURB.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS.
5. ALL WATER LINES AND SERVICES UNDER PAVEMENT SHALL REQUIRE COMPACTING TESTS. ALL UTILITIES SHALL BE COMPACTED TO A MINIMUM 95% PROCTOR. ALL TESTING RESULTS SHALL BE SUBMITTED TO THE CITY OF EDINBURG AND THE PROJECT ENGINEER FOR REVIEW AND ACCEPTANCE.

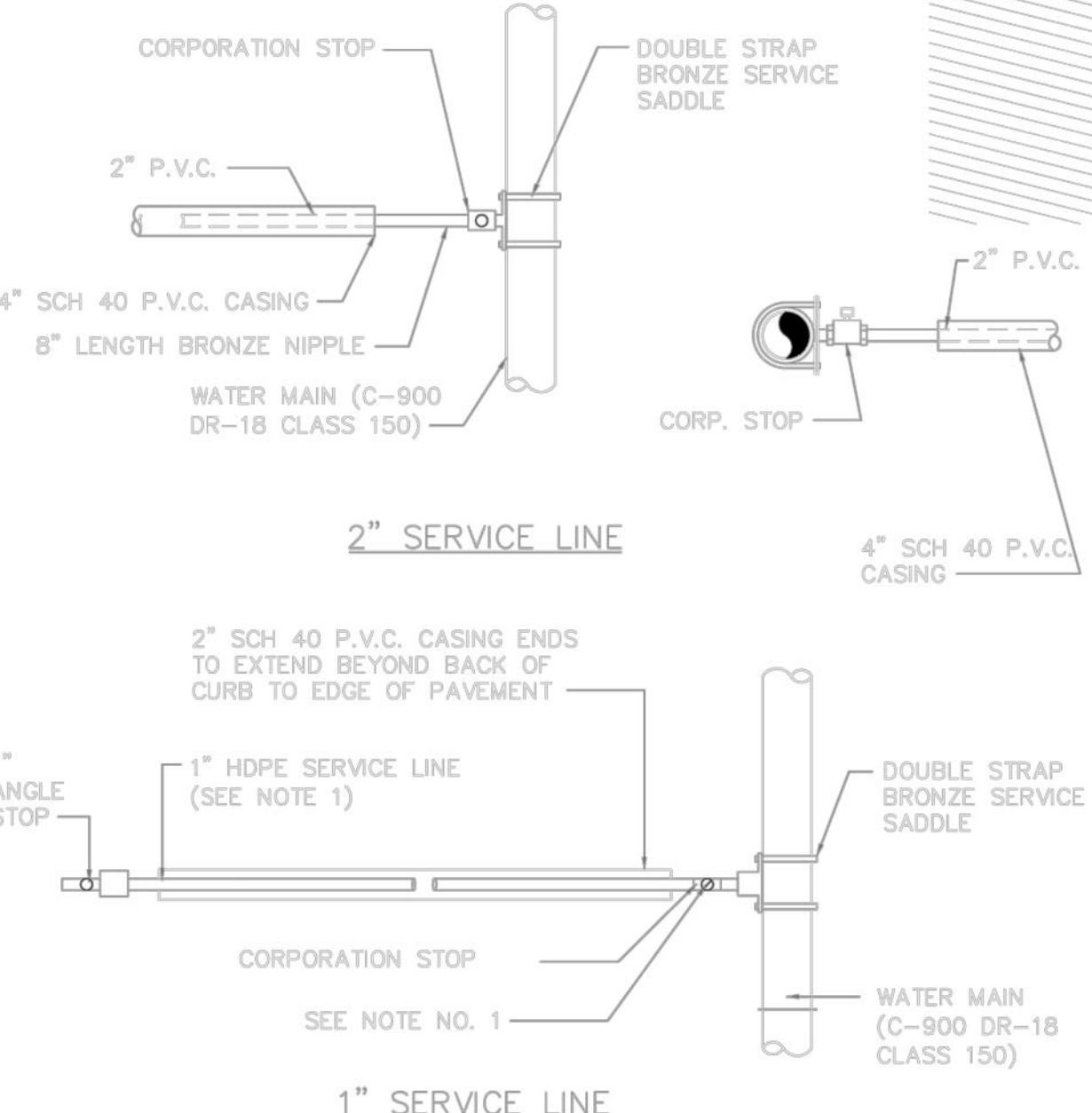
CENIZO SUBDIVISION REC
VOLUME 31, PAGE 1A, MAR
HIDALGO COUNTY, TX

- LEGEND:
 - PROPOSED 2" SERVICE WATERLINE, TYPICAL
 - PROPOSED FIRE HYDRANT & GATE VALVE

BEARING SHOWN BASED
ON RECORD PLAT

NOTES:

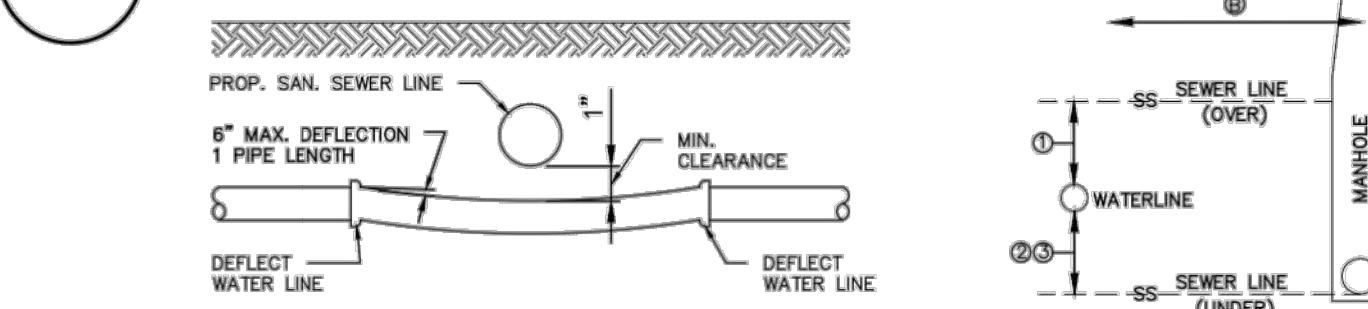
1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
2. 2" SERVICES REQUIRE BOTH CORP. STOP AND CAST IRON VALVE.
3. ONE SERVICE REQUIRED FOR EACH LOT.
4. 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
5. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



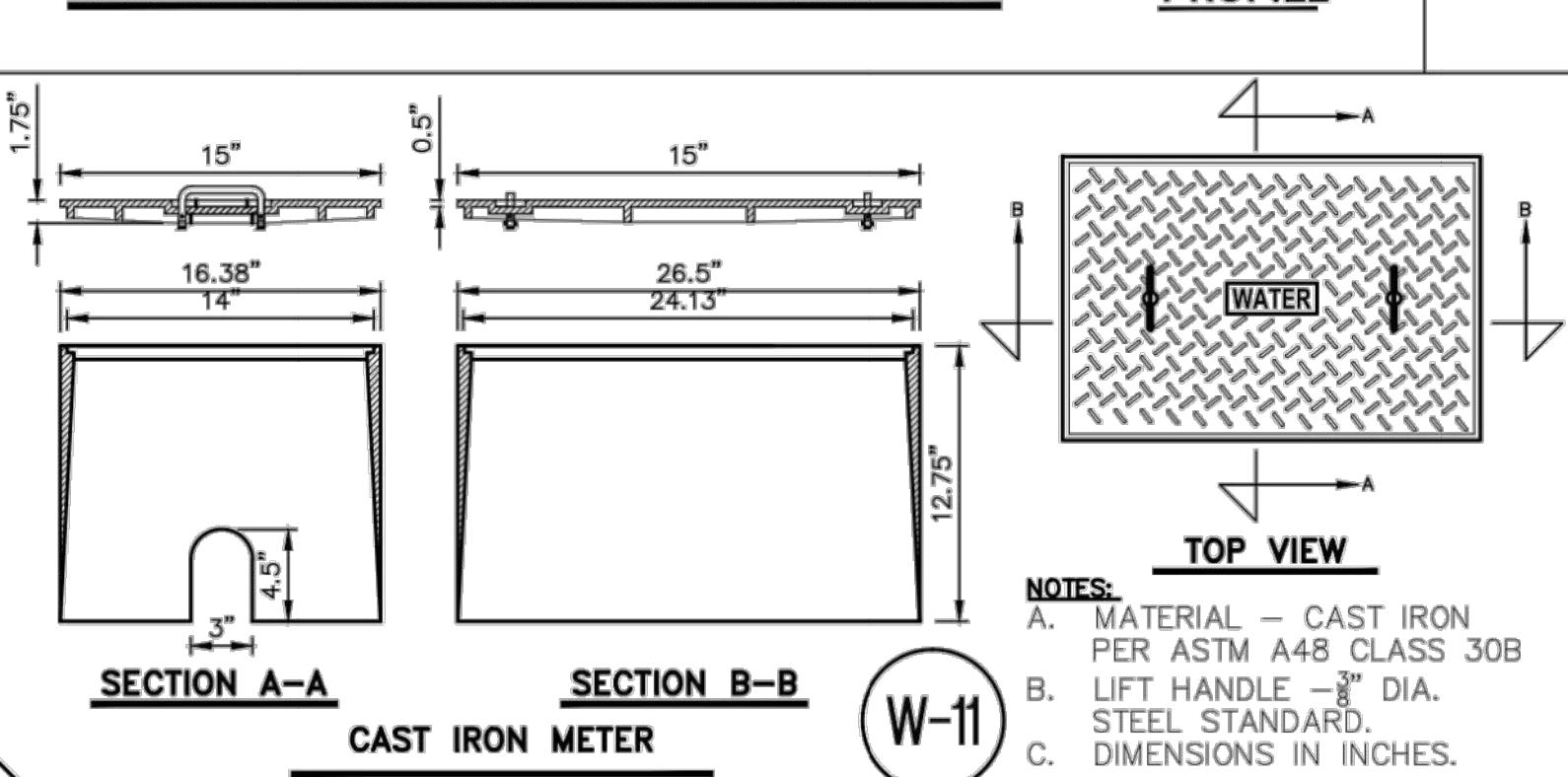
W-1 WATER SINGLE SERVICE LINE

NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL:
 A. WATER LINE/NEW SEWER LINE SEPARATION:
 WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINE THAN NINE FEET IN ALL DIRECTIONS. WHERE SANITARY SEWERS ARE INSTALLED IN SEPARATE TRENCHES, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:
 1. WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON DUCTILE IRON OR ABS TRUSS PIPE. THE SEWER SHALL BE LOCATED AT LEAST 12 FEET FROM THE PIPE AND JOINTS OF 50 PSI. THE VERTICAL SEPARATION SHALL BE MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETER. THE SEWER SHALL BE LOCATED BELOW WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 2. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON DUCTILE IRON OR ABS TRUSS PIPE, THE SEWER SHALL BE LOCATED AT LEAST 12 FEET FROM THE PIPE AND JOINTS OF 50 PSI. THE VERTICAL SEPARATION SHALL BE MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETER. THE SEWER SHALL BE LOCATED BELOW WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 3. WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, THE SEWER SHALL BE LOCATED AT LEAST 12 FEET FROM THE PIPE AND JOINTS OF 50 PSI. THE VERTICAL SEPARATION SHALL BE MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETER. THE SEWER SHALL BE LOCATED BELOW WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
 4. WHERE A SEWER CROSSES OVER A WATERLINE AND ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF ABS TRUSS PIPE. THE SEWER SHALL BE LOCATED AT LEAST 12 FEET FROM THE PIPE AND JOINTS OF 50 PSI. IN LIEU OF THIS PROCEDURE, THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE NEW CONVEYANCE SHALL BE FILLED WITH SPACERS OF THE FILLED TIE TO THE NEW CONVEYANCE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
 B. WATERLINE CROSSING OVER SEWER LINE:
 UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A-4 OF THIS SECTION MAY BE USED WHERE APPROPRIATE.

W-6 WATERLINE CROSSING OVER SEWER LINE



WATERLINE CROSSING UNDER SEWER LINE

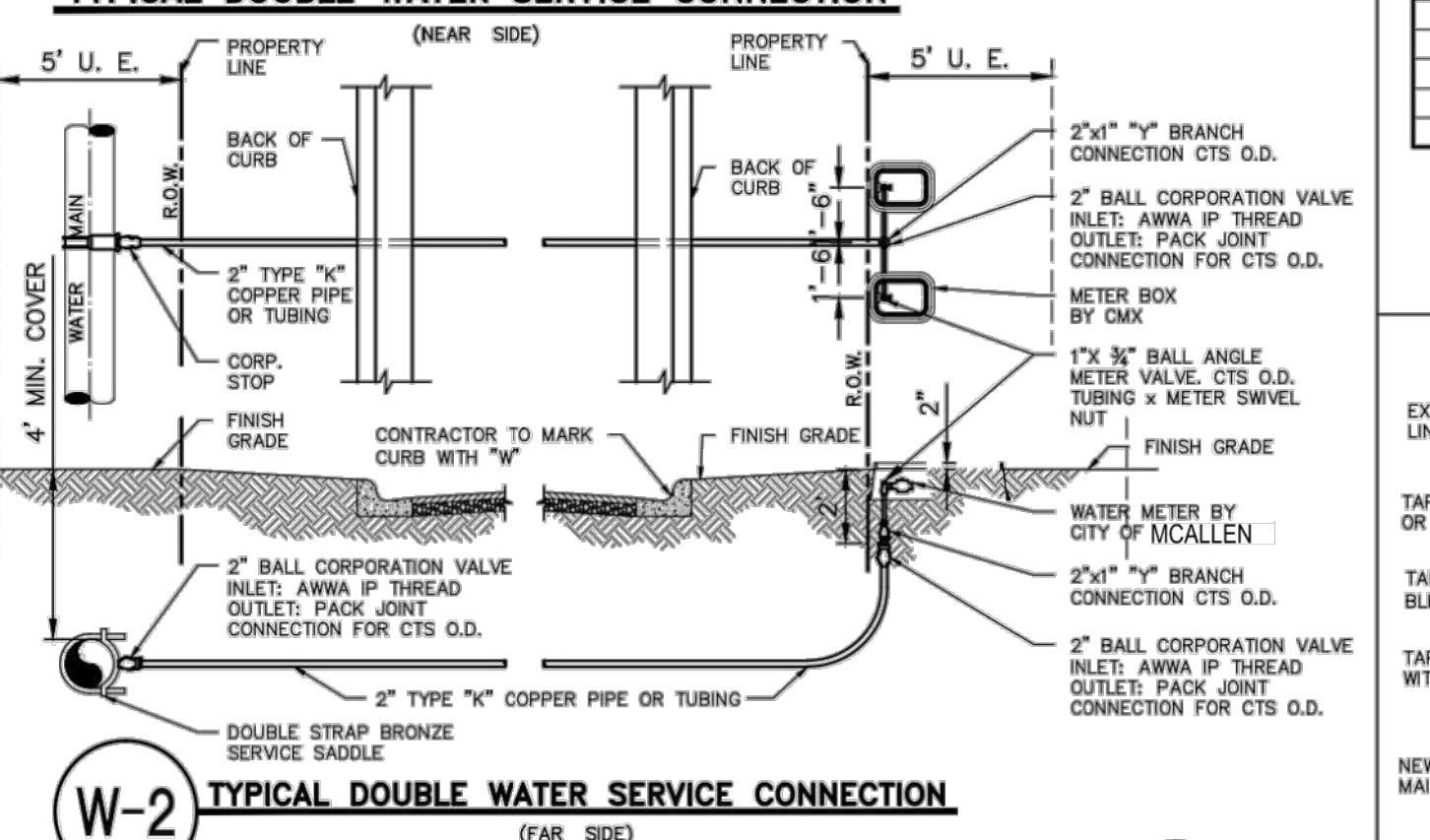


W-11

CAST IRON METER

SECTION B-B

TYPICAL DOUBLE WATER SERVICE CONNECTION



W-2 TYPICAL DOUBLE WATER SERVICE CONNECTION

(FAR SIDE)

(NEAR SIDE)

5' U.E.

PROPERTY LINE

BACK OF CURB

R.O.W.

FINISH GRADE

2" x 1" "Y" BRANCH CONNECTION CTS O.D.

1" TYPE "K" COPPER PIPE

2" x 1" "Y" BRANCH CONNECTION CTS O.D.

2" TYPE "K" COPPER PIPE OR TUBING

DOUBLE STRAP BRONZE SERVICE SADDLE

WATER MAIN (C-900 DR-18 CLASS 150)

SEE NOTE NO. 1

1" SERVICE LINE

1" HDPE SERVICE LINE (SEE NOTE 1)

COP. STOP

WATER MAIN (C-900 DR-18 CLASS 150)

SEE NOTE NO. 1

2" SERVICE LINE

4" SCH 40 P.V.C. CASING

8" LENGTH BRONZE NIPPLE

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

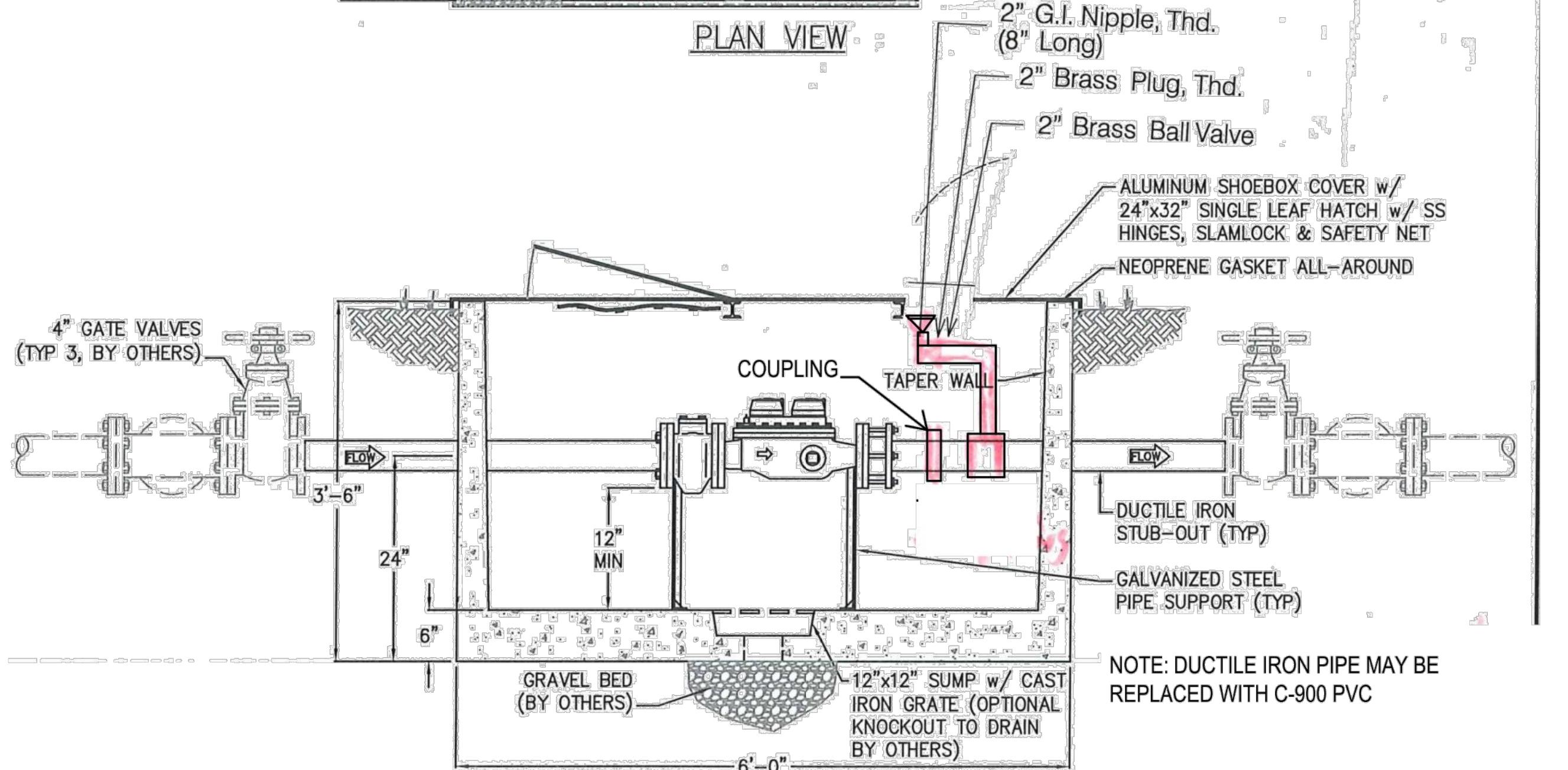
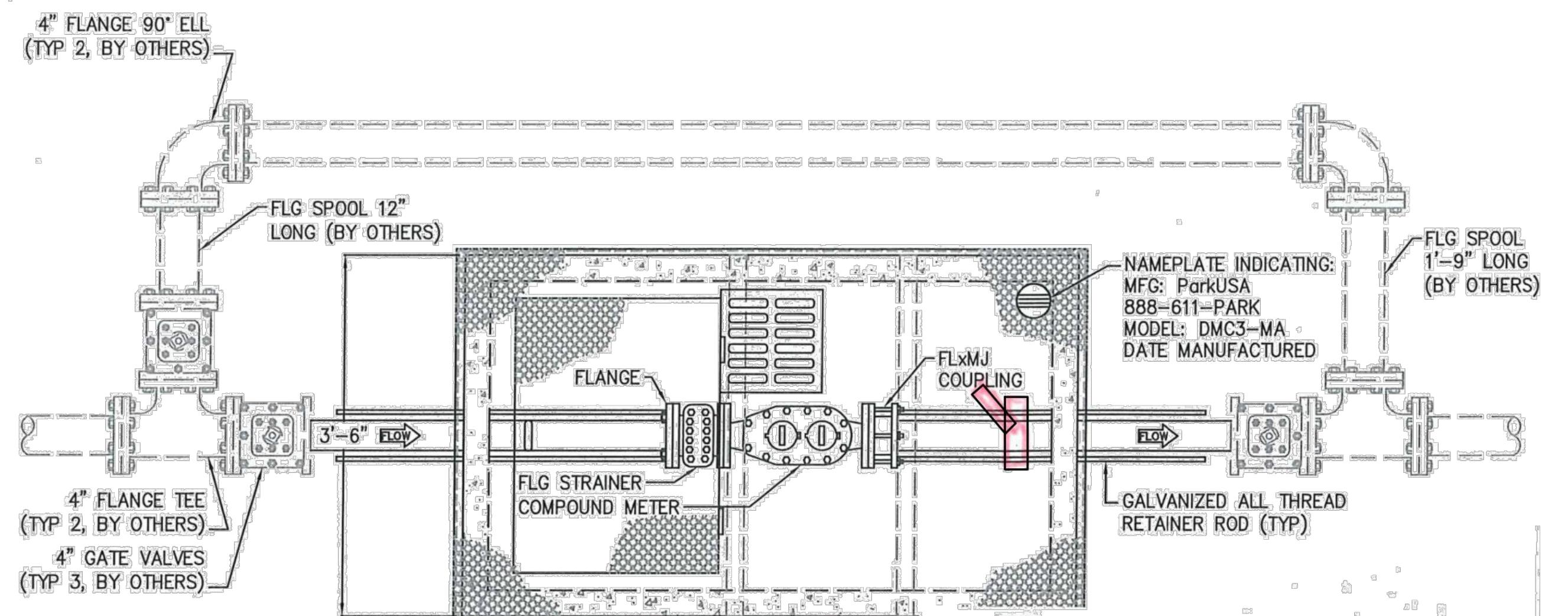
2" P.V.C.

2" P.V.C.

WATER MAIN (C-900 DR-18 CLASS 150)

CORP. STOP

2" P.V.C.



ASSEMBLY WT. APPROX. 14,000 LBS

Specifications

CONCRETE: Class I/II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

HATCHWAY: Aluminum diamond plate cover with extruded aluminum frame furnished with drop handle, open door support and slam lock. (Pedestrian Rated)

Engineering Data

The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:



W-1 WATER SINGLE SERVICE LINE

WATER - UTILITY DETAILS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/26/2025

SUBDIVISION NAME: ZUMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

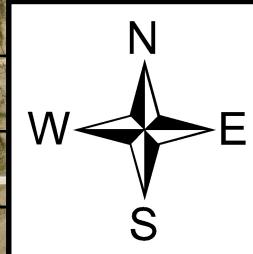
<p>Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides Revisions Needed: <ul style="list-style-type: none"> - Revise street name as shown above prior to final. - Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. - Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. - Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. - Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. - Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping' - Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. </p> <p>North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: <ul style="list-style-type: none"> - Revise street name as shown above prior to final. - Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from? - Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. - Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide 'Housekeeping' **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. </p> <p>N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. <ul style="list-style-type: none"> - Please clarify the R.O.W. area shown on the plat. - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording." </p> <p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
	Non-compliance
	NA

<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length.</p> <p>*Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length requirement, plat submitted shows an approximate 1,455.83' block length.</p> <p>***Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac</p> <p>**Subdivision Ordinance: Section 134-105</p>	<p>NA</p> <p>Non-compliance</p> <p>NA</p> <p>NA</p>
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial, industrial, and multi-family properties.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. <p>**Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements.</p> <p>**Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
SETBACKS	
<p>* Front Mile 7 Road (F.M. 2221):Proposing 10 ft. or greater for easements.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. <p>**If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</p> <p>****Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Rear: Proposing 10 ft. or greater for easements.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. <p>**If annexed change rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>****Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. <p>**If annexed change side setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>****Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

<ul style="list-style-type: none"> * Corner: Proposing 10 ft. or greater for easements. Pending Items: <ul style="list-style-type: none"> -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356 * Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356 <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: <ul style="list-style-type: none"> -Finalize wording for note prior to final. ***Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
BUFFERS	Required
<ul style="list-style-type: none"> * 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: <ul style="list-style-type: none"> -Include note as shown above prior to final. ***Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	Non-compliance
	Required
<ul style="list-style-type: none"> * 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. Revisions Needed: <ul style="list-style-type: none"> -Please remove plat note #15 prior to final, as it is a requirement not a required plat note. * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: <ul style="list-style-type: none"> -Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized. 	Applied
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review	Non-compliance
	Required

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Please remove plat note #12 prior to final, as it is a requirement not a required plat note. - Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final. <p>* 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.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <p>**Section 134-168 applies if subdivision is proposed to be private.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Clarify note #13 as this a commercial development, remove plat note prior to final. <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>Pending Items:</p> <ul style="list-style-type: none"> -Clarify note #14 as this a commercial development, remove plat note prior to final. <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
	No
<p>LOT REQUIREMENTS</p> <ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	No
<p>ZONING/CUP</p> <ul style="list-style-type: none"> * Existing: ETJ Proposed: Commercial **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V 	Applied
<p>PARKS</p> <ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. * Pending review by the City Manager's Office. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks. 	NA
NA	
NA	

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat. - Subdivision is missing the 'Legend Table,' needs to be shown on the plat. - In addition to preparation date, please include revision dates as changes are being made, where applicable. - Pending parcel information for area located on the South-West portion of the Plat. - On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. - Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. - At the request of the Engineer, Zuma is being presented in revised preliminary form with the Variance request. Pending submittal of Doc. No's for the West Side/HCID#6 Easement. - Any variances requested must be processed/finalized prior to final. - At the Planning and Zoning Commission meeting of 12/16/25, this item was tabled, pending the document to be provided for the West Portion of the Property regarding the Existing Irrigation Easement. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Previous Subdivision Case was (SUB2022-0048)&(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. * Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL. *IF NO DOCUMENT PROVIDED FOR THE WEST PORTION OF THE PROPERTY REGARDING THE IRRIGATION EASEMENT, STAFF RECOMMENDS ITEM BE TABLED, HOWEVER, IF A DOCUMENT IS SUBMITTED, BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE REQUIRED.	Applied



LOCATION

MILE 7 RD

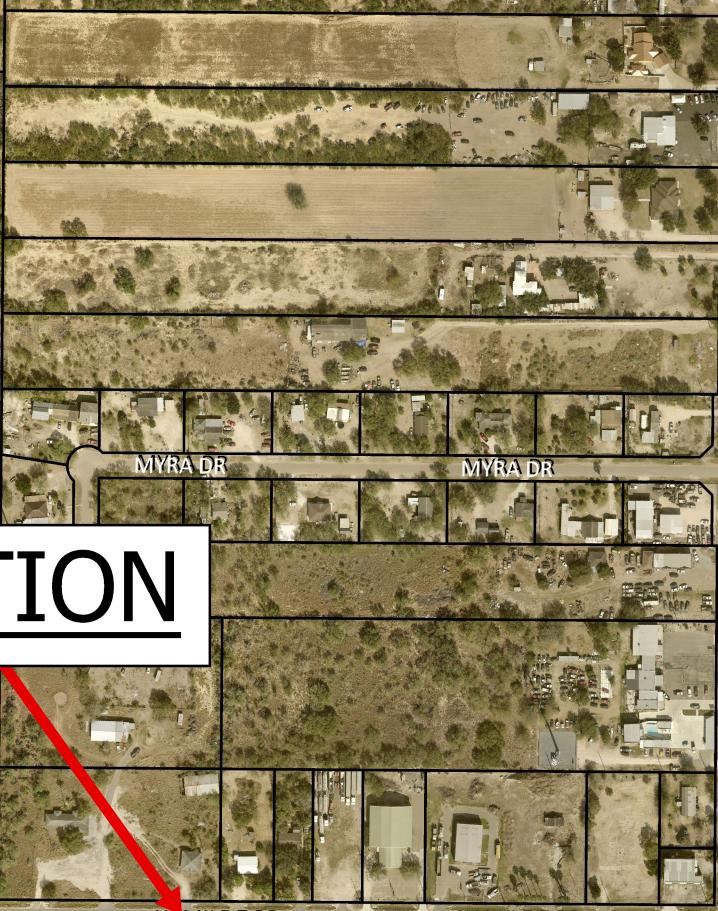
PROPOSED ZUMA SUBDIVISION

CENIZO ST CENIZO ST

N BENTSEN PALM DR

CAROL DR CAROL DR

TANNER CT



Sub 2024-0092

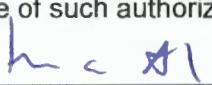
City of McAllen

Planning Department

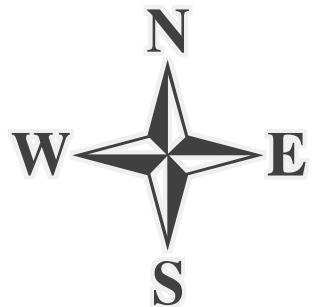
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Replat of The Hills of Sharyland Subdivision, Lot 20A</u>	
	Legal Description <u>REPLAT OF THE HILLS AT SHARYLAND, LOTS 20 & 21</u>	
	Location <u>NORTHEAST CORNER OF OZARK AVENUE AND N. 56TH LANE</u>	
	City Address or Block Number <u>9306 N. 56th Lane</u>	
	Total No. of Lots <u>1</u>	Total Dwelling Units <u>1</u>
	Gross Acres <u>.47</u>	
	Net Acres <u>.47</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated	
	within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No		
Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____		
Existing Land Use <u>VACANT</u> Proposed Land Use <u>APARTMENTS</u>		
Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Parcel # <u>L20-1559077, L21-1559078</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D. L</u>		
Owner	Name <u>ALDAPE DEVELOPMENT, LLC.</u> Phone <u>956-802-4785</u>	
	Address <u>4508 TYLER AVENUE</u> E-mail <u>ACRE.CONSTRUCTION@OUTLOOK.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>SAME AS ABOVE</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>MAS ENGINEERING, LLC.</u> Phone <u>956-537-1311</u>	
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>MARIO A. SALINAS, P.E.</u>	
Surveyor	Name <u>David O. Salinas</u> Phone <u>956-682-9081</u>	
	Address <u>2221 W Daffodil Ave</u> E-mail <u>dsalinas@salinasengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p>In Person Submittal Requirements</p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps - 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blueline prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 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) 	<p>Email Submittal Requirements</p> <ul style="list-style-type: none"> - 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 <p>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB</u>. No scanned documents*</p> <p>*Submit documents to subdivisions@mcallen.net</p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - 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) <p>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</p>	
Owner(s) Signature(s)	<p>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.</p> <p>Signature <u></u> Date <u>06/28/2024</u></p> <p>Print Name <u>MARIO A. SALINAS, P.E.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	

STATES



LOCATION

REPLAT OF THE HILLS AT
SHARYLAND SUBDIVISION
LOT 20A

OZARK AVE

N 56TH LN

N 56TH ST

T



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/26/2025

SUBDIVISION NAME: THE HILLS AT SHARYLAND LOT 20A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 56th Street: 30 ft. R.O.W. dedication required for future 60 ft. R.O.W. 15 ft. existing R.O.W. is shown on the plat as per approved variance for future 60 ft. R.O.W.

Paving: 40 ft. Curb & gutter: Both Sides

- At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 10-15 ft. of R.O.W. dedication for N. 56th Street.

- At the meeting of April 25, 2022 the City Commission approved the variance request for R.O.W. dedication requirements for N. 56th Street.

**The Actions on this variance will apply to this subdivision.

- Please provide document number of recorded R.O.W.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Interior Streets: 60 ft. of R.O.W. (The recorded plat of the Hills proposed 50 ft. R.O.W. with 40 ft. of paving and sidewalk easements provided on both sides.)

Paving: 40 ft. Curb & gutter: both sides

- Variances approved by P&Z for 50 ft R.O.W. with 10 ft. sidewalk & utility easements will apply.

**The Actions on this variance will apply to this subdivision.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac _____

**Subdivision Ordinance: Section 134-105

Applied

Applied

NA

NA

NA

Compliance

Applied

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multifamily residential districts. - Residential subdivision with commercial service. As per public works, this project does not provide for service drives, to be done at the time of site plan review. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 feet except 15 feet for unenclosed carport or greater for easement. **Scripter error on recorded plat. - At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 15 ft. front setback for unenclosed carports. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10.00 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6.00 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10.00 feet or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18.00 feet except where a greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
* ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. 56th street per recorded plat and a 4 ft. sidewalk on both sides of interior streets on N. 56th Ln & Ozark Ave. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 56th street. -Buffer lots side only to N. 56th St. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. 56th Street. -Property only sides only up to N. 56th Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, any private service drives, etc. must be maintained by the lot owners and not the City of McAllen.	Required

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

<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A - R-3A (Apartment Residential District) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. ** For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. * Pending review by the Parkland Dedication Advisory Board and CC. ** For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG Waived for replat of the two lots. * Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic department, TG Waived for replat of the two lots. 	Applied
	Applied

COMMENTS	
Comments: *Need to revised application as per the revised name. * For Aldape Development, LLC please verify how many owners will be requiring signatures. This would also need to be reflected on the Notarty signatures. * Please add the legals for the parcels for the surrounding lots. If Pioneer Estates gets recorded, legal would need to be updated to be shown on the plat & Vicinity Map. * Needs to add a plat note for the HOA acknowledgement that this replat is part of the original subdivision, finalize prior to final. Plat note shown may require revision. *Lot Layout has Changed & Name has Changed. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED-PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

STATES

N

W

E

S

LOCATION

REPLAT OF THE HILLS AT
SHARYLAND SUBDIVISION
LOT 20A

20

OZARK AVE

5

74

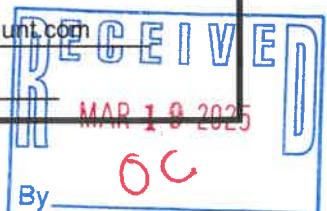
73

N 56TH LN

N 56TH ST

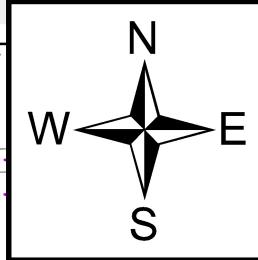

City of McAllen
New
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Condominiums 36 12/30/125</u>	
	Legal Description <u>5.734 +/- acres being out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey, according to the plat or map thereof recorded in Volume 24, Page 170, Hidalgo County Deed Records, Hidalgo County, Texas.</u>	
	Location <u>Along the north ROW of Freddy Gonzalez Road, approximately 650' west of North 10th Street</u>	
	City Address or Block Number <u>1200 Freddy Gonzalez</u>	
	Total No. of Lots <u>42</u> Total Dwelling Units <u>41</u> Gross Acres <u>5.734</u> Net Acres <u></u>	
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>42</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u></u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u></u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>1178141</u>		
Estimated Rollback Tax Due <u></u> Tax Dept. Review <u></u>		
Owner	Name <u>Kiesler Chris Alan</u> Phone <u>956-661-8888</u>	
	Address <u>214 Alley Road</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>Princeton</u> State <u>TX</u> Zip <u>75407</u>	
Developer	Name <u>Auriel Investments</u> Phone <u>956-661-8888</u>	
	Address <u>1200 Auburn Avenue, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Shavi Mahtani, President</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com, drobles@meldenandhunt.com & eig@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	



THE LOCATION HOME PARK II

VISION



LOT 1

AS ON FREDDY
CHASE III

SUBDIVISION

MON AREA D

THE VILLAS ON FREDDY

PHASE 5
SUBDIVISION

COMMON AREA C

5

N 13TH ST

100
99
98
97
96
95
94
93
92
91
90
89
88
87
86
85
84
83
82
81
80
79
78
77
76
75
74
73
72
71

1 2 3 4 5 6 7 8 9 10 11 12

FREDDY GONZALEZ RD.

PROPOSED TOWNHOMES
AT FREDDY GONZALEZ
SUBDIVISION

PALM ESTATES SUBDIVISION

N. 12TH ST.

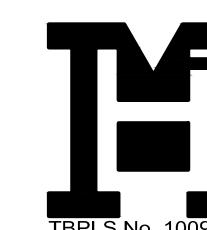
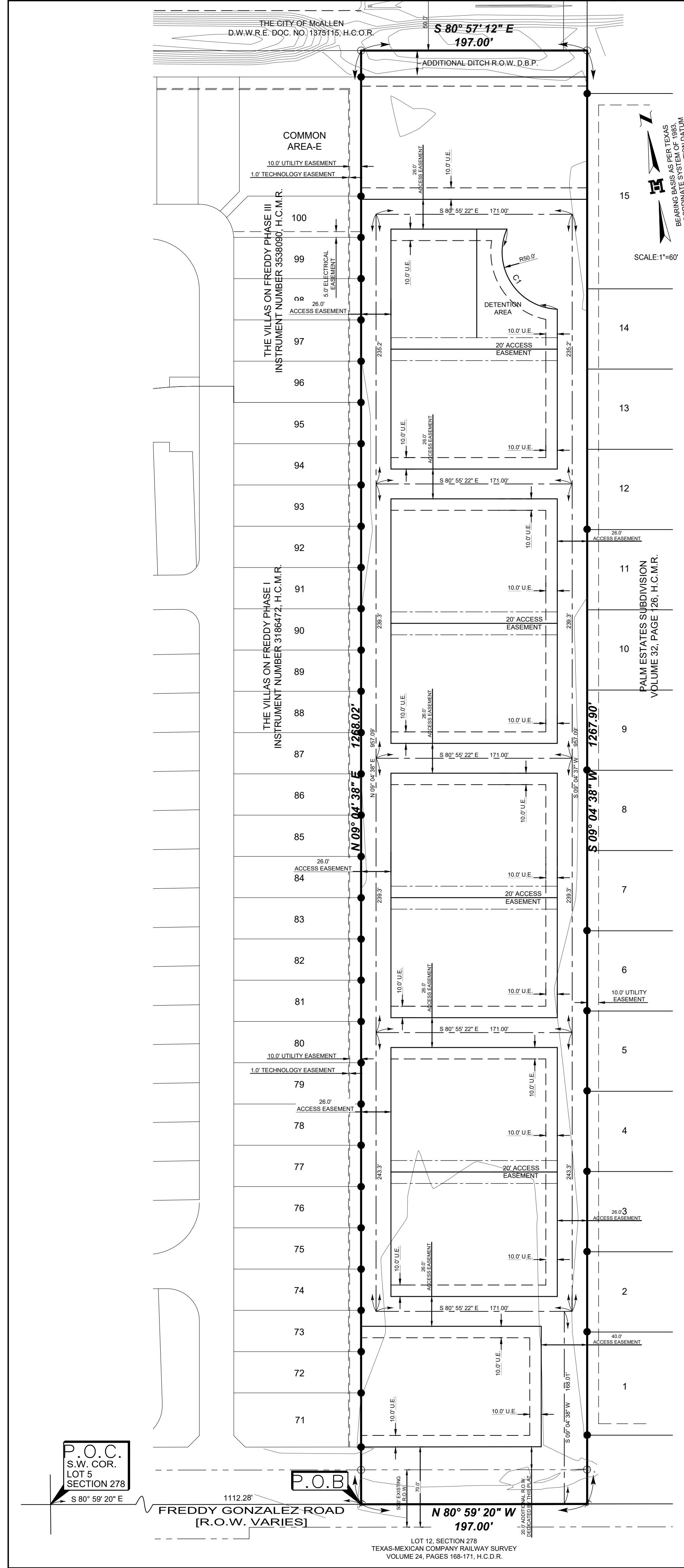
LASTORRES
SUBDIVISION

LOT 1
LOT 2
LOT 3
LOT 4

24
25
26
27
28
29
30
31
32
33

16
17
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

YALE AVE.



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

TPBL No. 10096900

DRAWN BY: J.L.G. DATE 03-03-2025
DRAWN BY: AA DATE 09-18-2025
SURVEYED, CHECKED DATE _____
FINAL CHECK DATE _____

SUBDIVISION MAP OF CONDOMINIUMS AT FREDDY GONZALEZ

BEING A SUBDIVISION OF 5.734 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGE 170, HIDALGO COUNTY DEED RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CONDOMINIUMS AT FREDDY GONZALEZ SUBDIVISION, 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) AND 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. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF FREDDY GONZALEZ ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT
1230 AUBURN STREET, SUITE 250
MCALLEN, TEXAS 78504

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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



THE STATE OF TEXAS §
COUNTY OF HIDALGO §

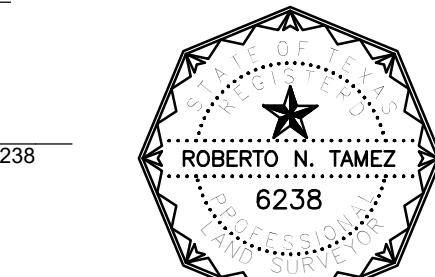
I, THE UNDERSIGNED, LIENHOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CONDOMINIUMS AT FREDDY GONZALEZ SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS HEREBY CONSENT TO THE SUBDIVISION OF THIS REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLAT OF THE PROPERTY AS DESCRIBED FOR HEREIN.

JOHN ROBERT KING - TRUSTEE
3409 N. 10TH ST.
MCALLEN, TX 78501

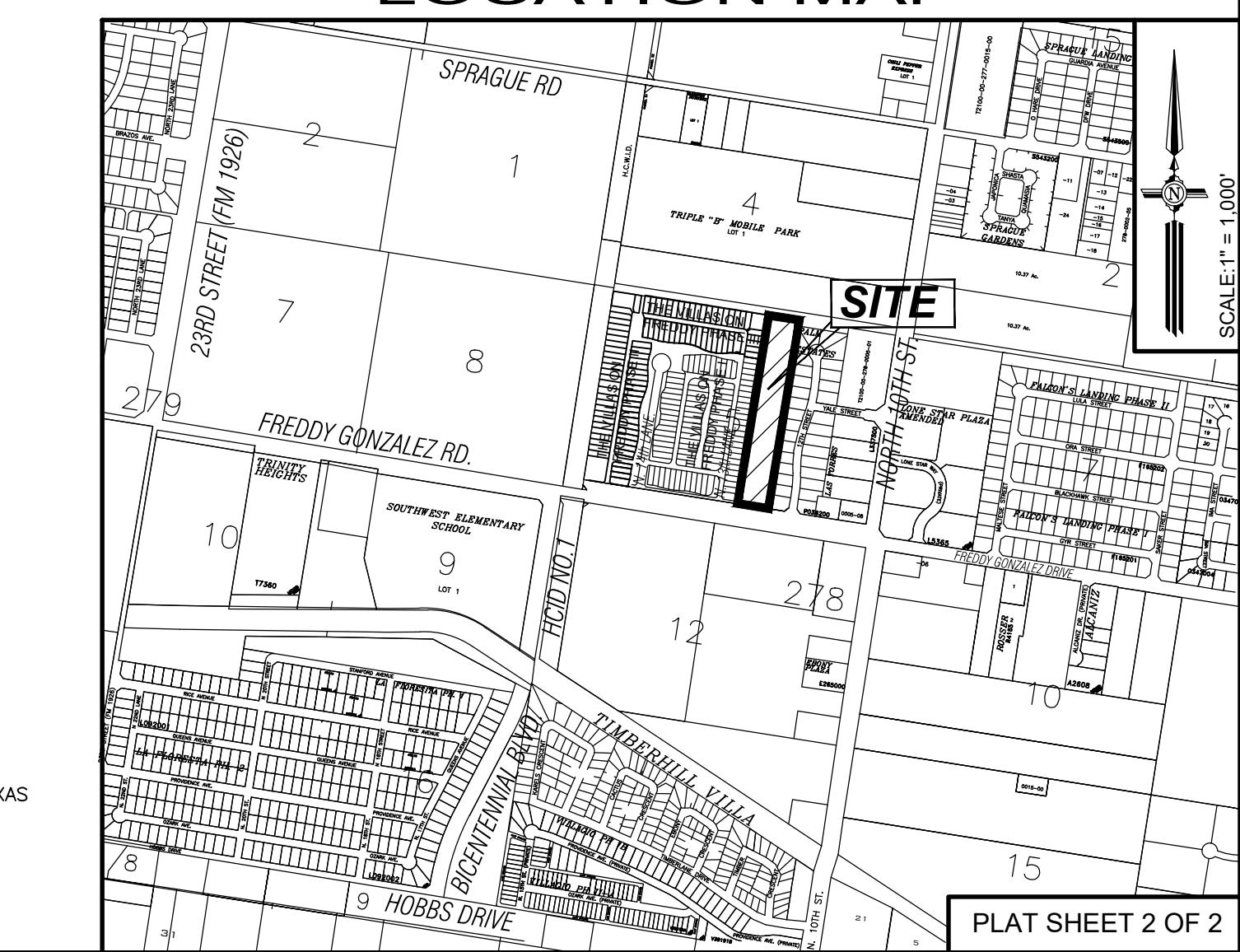
DATE _____

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 02/25/2025
T- PG
SURVEYING JOB No. 2534.08



LOCATION MAP



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: 3/28/2025

SUBDIVISION NAME: CONDOMINIUMS AT FREDDY GONZALEZ SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. Revisions Needed: -Label Centerline to determine dedication requirements, prior to final. -Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. -Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. -If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. *Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan</p> <p>Street A (Private), Street B (Private), Street C (Private), Street D (Private), Street E (Private), Street F (Private) Dedication as needed for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Plat shows 40 ft. R.O.W. (Street A) & 30 ft. R.O.W. (B-F) for interior streets with a partial 'cul-de-sac' at the End. Show R.O.W. dedication as needed above and clarify the 'cul-de-sac'. Review and revise as applicable prior to final. -Street names will be established prior to final, need to add the "(Private)" wording on it. -Subdivision is proposed as private, gate details are required and R.O.W. is subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Need to submit gate details as applicable. -A secondary access shall be required for gated streets providing access to 30 or more dwelling units. -Streets B-F are dead-ending into the proposed Alleys, please clarify prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
	Non-compliance
	NA
	NA

Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3T Zone Districts -Plat layout submitted on March 14, 2025 does not comply with block length requirement, please revise accordingly. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac -The preliminary plat considered from July 2023 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. **Subdivision Ordinance: Section 134-105	NA NA Non-compliance Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: 10 ft. or greater for easements, whichever is greater applies. Proposing: Front: 20 Feet or greater for easements **Zoning Ordinance: Section 138-356	TBD
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner:10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez road and along both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final. *Disclaimer: Sidewalk requirements may increase to 5 ft. as 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.	Non-compliance Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Proposing: -6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez 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.	TBD Applied Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez road for lots 1-5. **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: -Needs to finalize plat 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. Revisions needed: -Add plat note as shown above prior to final. **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. Revisions Needed: Proposing Plat note #15 **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied Required Non-compliance NA Non-compliance Non-compliance Non-compliance

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. <p>Proposing:</p> <ul style="list-style-type: none"> -Plat note #20: "No curb cut, access or lot frontage permitted along Freddy Gonzalez road for lots 1 through 5. <p>*Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat.</p> <p>**Subdivision Ordinance: Section 134-1</p>	TBD
<ul style="list-style-type: none"> * Minimum lot width and lot area <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Lot 42 dimension being shown as 13.17 ft. fronting Street F. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) <p>***Zoning Ordinance: Article V</p> <ul style="list-style-type: none"> * Rezoning Needed Before Final Approval <p>***Zoning Ordinance: Article V</p>	Applied
<p>PARKS</p> <ul style="list-style-type: none"> * Land dedication in lieu of fee. <p>- Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to residential properties, for a 42 Lot Townhouse development, fee would be \$29,400.00</p> <ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Proposing Plat note# 19 in regards to 50% park fees to be paid prior to recording and at time of building permit issuance. <ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	Required
<p>TRAFFIC</p> <ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. <ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Need to add the wording for (Private Subdivision) under the title of the plat. - Verify owner's signature being shown on the plat - There are two notary signatures being shown on the plat. - Boundary of the plat refers to plat sheet 2 of 2 but there is only one sheet of the plat. - On the location map, needs to add frame on the word 'site' so that it is clearly shown. Add names of the subdivisions surrounding this development. - You can remove the City Secretary signature. - We don't require the Irrigation District signature block, but if its on the plat you need to get their signature. - For plat notes 14,15,& 22 please refer to Section 134-168 for public subdivisions. - Needs to provide staff with all copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final. - Needs to show the Contour Elevations on the map. - Disclaimer: The Surveyor's Seal has a small misspelling, it currently reads "Registrd" instead of the word "Registered" on the Seal. - Application on file refers to gross acreage as 5.734 a.c. and warranty deed description refers to 5.743 a.c. Need to clarify discrepancy prior to final. - Variance application (VAR2025-0008) is currently under review. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVALS.	Applied

