

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 8, 2025 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

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

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Maria G. Shupe, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon), Lot 44, Brookwood Unit 1 Subdivision, Hidalgo County, Texas; 4000 Xanthisma Avenue. **(CUP2025-055)**
2. Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar and grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2210 & 2212. **(CUP2025-0056)**
3. Request of Jesus F. Davila on behalf of Auriel Investment, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Restaurant/Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Bldg. 300, Suite 300. **(CUP2025-0054)**
4. Request of HFA-AE, Ltd on behalf of Parke at Nolana, LLC for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Automotive Service and Repair (Oil Change Facility) at 0.834 acre tract out of Lot 111, La Lomita Irrigation and Construction Company Subdivision (Proposed Parke at Nolana Subdivision), Hidalgo County, Texas; 3000 Nolana Avenue **(CUP2025-0058)**

b) REZONING:

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

2. Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

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

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

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

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

- 4100 South 29th Street (Lot 13, Blk 19)
- 3912-4312 South 33rd Street (Lot 26, Blk 25 and Lot 26 Blk 29)
- 3213-3619 Agusta Avenue (Lots 1-2 Blk 22, Lots 1-12 Blk 23 and Lots 1-13 Blk 24) 3009-3619 Balboa Avenue (Lots 1-9 Blk 21, Lots 3-7 Blk 22, Lots 14-26 Blk 24 and Lots 1-13 Blk 25)
- 2401-3619 Covina Avenue (Lots 1-10 Blk 8, Lots 1-2 Blk 8A, Lots 1-10 Blk 9, Lots 1-13 Blk 20, Lots 10-20 Blk 21, Lots 14-25 Blk 25 and Lots 1-13 Blk 26)
- 2400-3619 Daytona Avenue (Lots 1-10 Blk 7, Lots 11-20 Blk 8, Lots 3-4 Blk 8A, Lots 11-20 Blk 9, Lots 1-14 Blk 10, Lots 1-12 Blk 19, Lots 14-26 Blk 20, Lots 14-26 Blk 26 and Lots 1-13 Blk 27)
- 2400-3619 Elmira Avenue (Lots 1-10 Blk 6, Lots 11-20 Blk 7, Lots 15-28 Blk 10, Lots 1-14 Blk 11, Lots 1-13 Blk 18, Lots 14-26 Blk 19, Lots 14-26, 26A Blk 27 and Lots 1-13 Blk 28)
- 2400-3618 Francisca Avenue (Lots 1-10 Blk 5, Lots, 11-20 Blk 6, Lots 15-28 Blk 11, Lots, 1-14 Blk 12, Lots 1-13 Blk 17, Lots 14-26 Blk 18, Lots 14-26 Blk 28 and Lots 1-13 Blk 29)
- 2400-3619 Gloria Avenue (Lots 1-10 Blk 4, Lots 11-20 Blk 5, Lots 15-28 Blk 12, Lots 1-14 Blk 13, Lots 1-13 Blk 16, Lots 14-26 Blk 17, Lots 14-25 Blk 29 and Lots 1-13 Blk 30)
- 2400-3618 Helena Avenue (Lots 1-10 Blk 3, Lots 11-20 Blk 4, Lots 15-28 Blk 13, Lots 1-14 Blk 14, Lots 1-13 Blk 15, Lots 14-26 Blk 16, Lots 14-26 Blk 30, and Lots 6-11 Blk 31)
- 2400-3408 Idela Avenue (Lots 11-20 Blk 3, Lots 15-28 Blk 14, Lots 14-26 Blk 15, and Lots 17-22 Blk 31)

3) SITE PLAN:

- a) Site plan approval for Lot 9-A, Block 4-A, Market Center Subdivision, Hidalgo County Texas; 1325 East Jasmine Avenue. **(SPR2025-0024)**
- b) Site plan approval for Lot 1A, TAJ Plaza Storage Subdivision, Hidalgo County, Texas; 4108 North 10th Street. **(SPR2024-0034)**

4) CONSENT:

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

5) SUBDIVISIONS:

- a) Buddy Owens Subdivision, 4550 Buddy Owens Blvd., AEP Texas, Inc. (SUB2025-0095) (PRELIMINARY) TTL**
- b) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez (SUB2024-0114) (REVISED PRELIMINARY) SEA**
- c) D' Costa Subdivision, 801 North 23rd Street, D' Costa, Inc. (SUB2023-0138) (REVISED FINAL) SEA**
- d) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis (SUB2025-0041) (REVISED FINAL) SEA**
- e) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi (SUB2023-0133) (REVISED PRELIMINARY) SPEC**
- f) Apex Estates Phase I Subdivision, 321 South Taylor Road, Abel Hernandez (Shaddai Construction) (SUB2025-0068) (REVISED PRELIMINARY) RJC**
- g) Apex Estates Phase II Subdivision, 313 South Taylor Road, Abel Hernandez (Shaddai Construction) (SUB2025-0073) (REVISED PRELIMINARY) RJC**
- h) The Serenity Subdivision, 9800 North 29th Street, GAP Pechero Family, L.P. (SUB2025-0089) (PRELIMINARY) JHE**
- i) Hidalgo Canal CO-MC Amended Lots 1A, 1B & 2A Subdivision, 221 South 8th Street, Heir Fund, LLC (SUB2025-0093) (PRELIMINARY) ATLAS**
- j) Conway Estates Subdivision, 9800 Mile 8 Road, A&J Blessings, LLC (SUB2025-0090) (PRELIMINARY) HAE**

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

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

Present:	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Reza Badiozzamani	Member
	Raul Segin	Member
	Jose Caso	Member
Absent:	Gabriel Kamel	Vice. Chairperson
	Jesse Ozuna	Member

Staff Present:	Martin Canales	Assistant City Attorney III
	Michelle Rivera	Deputy City Manager
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Eduardo Garza	Planner III
	Hilda Tovar	Planner II
	Natalie Moreno	Planner II
	Nicolas Lopez	Planner II
	Samantha Trevino	Planner I
	Alexis Martinez	Planner I
	Noah Del Bosque	Planner Technician I
	Arianna Ale	Intern
	Otto Neumann	Intern
	Even Gonzalez	Development Engineer
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Mr. Marco Suarez

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Jose Caso

1) MINUTES:

a) Approval of the minutes for May 6, 2025 meeting

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

2) PUBLIC HEARING:

a) **CONDITIONAL USE PERMITS:**

- 1) Request of Jason T. Worley, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Tavern, at Lot A-Phase I & Lot B-Phase II, Town & Country Subdivision, Hidalgo County, Texas; 5113 North 10th Street Suite B. **(CUP2025-0038)**

Ms. Alexis Martinez stated that the property is located on the southwest corner of Zinnia Avenue and North 10th Street, and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District to the north, east and south, R-1 (Single Family Residential - OC) District to the west, R-3A (Multifamily Apartments - OC) District to the southwest and A-O (Agricultural Open Space - OC) District to the northwest. Surrounding land uses include a variety of commercial and medical office plazas, single-family houses, Palm Manor Apartments and Bill Schupp Park. A bar is allowed in a C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.

A conditional use permit for a bar at a different suite number in the same plaza location was approved with a variance to the distance requirement by City commission on December 14, 2020 and has not been renewed after its one year term. Since then, there has been a building permit for a bar/tavern that was submitted April 7, 2025. The permit was disapproved by the Planning Department since a Conditional Use Permit was required for a bar.

The applicant is proposing to operate a bar/tavern with a suite containing 1,650 square feet in a multi-tenant commercial plaza. The hours of operation will be Monday through Sunday from 12:00 p.m. to 2:00 a.m.

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

- 1) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Bill Schupp Park);
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Zinnia Avenue, North 10th Street, and Wisteria Avenue;
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The proposed 1,650 square feet bar requires 17 parking spaces. For every business to run simultaneously in the commercial plaza, 306 parking spaces would be required; 402 parking spaces are provided on the common area parking in the front of the building. Luby's Restaurant is not a part of the subject property's subdivision, however, the restaurant was initially part of the entire common area parking. If Luby's restaurant needed additional parking to meet their parking requirement of 110 spaces, the larger common area parking

would be able to supply the remaining spaces required and still have available additional spaces;

- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (T.H.E. Enterprise Unit No. 4 Subdivision) of Section 138-118(4)a of the Zoning Ordinance.

** Mr. Reza Badiozzamani entered the meeting at 3:32p.m. He began his vote with item # 2a1.

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

After a brief discussion with board members and applicant Jason Worley (5113 N. 10th Street) in regards to hours of operation, Mr. Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. No second motion was given. After clarification on voting, Mr. Raul Sesin second the motion with five members present and voting.

- 2) Request of Bruno Reyes, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 16, Block 33, Hammond Addition Subdivision, Hidalgo County, Texas; 114 South 20th Street. **(CUP2025-0048)**

Ms. Alexis Martinez stated that the subject property is located on the northwest corner of Beaumont Avenue and South 20th Street, and is zoned C-4 (Commercial Industrial - OC) District. The adjacent zoning is C-4 (Commercial Industrial - OC) District in all directions. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a bar by the name of Vache's Lounge. The proposed hours of operation are 5:00 p.m. – 2:00 a.m., Monday through Sunday.

The Health Department has completed their inspection and is in compliance, the Fire Department is still

pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone and use;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along South 20th Street and Beaumont Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The most recent Conditional Use Permit for a bar was approved by City Commission on May 28, 2024, previous and current bar uses has been operating at this location with the parking condition under grandfather status.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

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

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

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Mr. Reza Badiozzamani second the motion with five members present and voting.

- 3) Request of Eziquiel Ortiz on behalf of Uptown Entertainment LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue Suite H-1. **(CUP2025-0039)**

Ms. Alexis Martinez stated that the property is located along the north side of Nolana Avenue between North 4th Street and North 6th Street. The property is zoned C-3 (General Business - OC) District. The adjacent zoning is C-1 (Office Building - OC) District to the north, C-3 (General Business - OC) District to the east, south and west. There is also R-1 (Single Family Residential - OC) District to the east and A-O (Agricultural and Open Space - OC) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.

From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for suite H-1 by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance requirement by City commission on June 14, 2021. In 2022, a Conditional Use Permit for a bar was approved by the City Commission with a variance to the distance requirement and was renewed once after initial approval for one year. A conditional use permit for a bar at this same location was approved with a variance to the distance requirement by City Commission on August 26, 2024. Five other suites within the same plaza location have received Conditional Use Permits for a Bar, all in which have been renewed annually.

The applicant is proposing to operate a bar in a multitenant commercial plaza. The hours of operation will be Monday through Sunday from 12:00 p.m. to 2:00 a.m.

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

- 8) The property line of the lot of the above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
- 9) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and

disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing no parking signs need to remain and gates on North 4th Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;

- 10) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The proposed bar requires 49 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building;
- 11) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 12) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 13) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 14) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a of the Zoning Ordinance.

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Mr. Reza Badiozzamani second the motion with five members present and voting.

- 4) Request of Jennifer L. Saucedo, for a Conditional Use Permit, for one year, for a Home Occupation (Daycare) at Lot 113A, Trinity Oaks Subdivision Phase 1A, Hidalgo County, Texas; 10901 North 30th Street. **(CUP2025-0042)**

Ms. Hilda Tovar stated that the property is located along the west side of North 30th Street and is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in an R-1 (Single Family Residential-OC) District with a Conditional Use Permit.

This is the initial Conditional Use Permit for a Home Occupation (Day Care Facility) at this location.

The applicant is proposing to operate a day care from an existing residence. The hours of operation are from 7:00 AM to 6:00 PM. Monday through Friday only. The applicant stated the day care will accommodate 6 children. There will be one employee on site.

The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the Conditional Use Permit process may continue. Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118(a)(8) of the Zoning Ordinance (OC) and other specific requirements as follows:

- 1) The proposed use shall meet the requirements of the Department of Human Resources.
- 2) Fenced area for outside play yards shall be provided.
- 3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
- 4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
- 5) The applicant must reside at the location of the permit.
- 6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right- of- way.
- 7) No more than 1-day care facility shall be located on a dead-end street or cul-de-sac. Daycare facilities located on a dead-end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.
- 8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
- 9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 6 children.
- 10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 (OC) districts.
- 11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
- 12) The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner.

Staff has not received phone calls in opposition to the Conditional Use Permit request.

Staff is recommending approval of the Conditional Use Permit request for a Home Occupation (Day Care Facility), for one year, subject to the conditions noted on Section 138-118(a)(8) of the Zoning Ordinance.

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

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

- 5) Request of George A. Garza and Laura L. Garza on behalf of Palazzio Event Center, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1, Las Canadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2025-0043)**

Ms. Hilda Tovar stated that the property is located at the west side of South Jackson Road, south of east Olympia Avenue and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 to the north and south, and R-2 (Duplex-Fourplex Residential-OC) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. An event center is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on March 8, 2010 and it has been renewed annually. The last approval was on November 13, 2023 by the City Commission with a variance to the distance requirement.

The applicant is proposing to continue to operate an event center. The proposed days and hours of operation are Monday – Sunday from 8:00 AM – 2:00 AM.

The Health Department approved and allowed the Conditional Use Permit process to continue. However, Fire Department failed the inspection. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the abovementioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to East Olympia Avenue which connects to South Jackson Road;
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footages and uses, 27 parking spaces are required for the spa and office areas. The event center would require 158 parking spaces. For the uses of the overall development to operate at

the same time, 185 parking spaces are required; 191 parking spaces are provided on site. The parking lot has to be free of potholes and clearly striped;

4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

After a brief discussion, Mr. Reza Badiozzamani moved to disapprove with favorable recommendation. Mr. Raul Sesin second the motion with five members present and voting.

- 6) Request of Laura L. Garza, for a Conditional Use Permit, for one year, for a Portable Building Greater than 10 x 12, at Lots 13 through 19, Block 1, Las Canadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road.
(CUP2025-0044)

Ms. Hilda Tovar stated that the property is located at the west side of South Jackson Road, south of east Olympia Avenue and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 to the north and south, and R-2 (Duplex-Fourplex Residential-OC) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. A portable building is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for one year for a portable building greater than 10 feet by 12 feet was approved on February 22, 2016 with a variance to the building separation. The current separation of the portable building to the main building is in compliance with the current Zoning Ordinance.

The applicant is proposing to utilize the existing 8 ft. by 40 ft. portable building on the subject property for storage for the event center. There is approximately nine feet of separation between the building and the portable building.

The Fire Department has failed their inspection but allowed the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The home or building must be located in such a manner as to have access to a public right-of way within 200 feet;
- 2) Portable buildings, if approved for occupancy, must have an approved water distribution and sewage disposal system available for its use;
- 3) There must be a provision for garbage and trash collection and disposal.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process.

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

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

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

After a brief discussion, Mr. Raul Sesin moved to approve the requested conditional use permit. Mr. Reza Badiozzamani second the motion with five members present and voting.

- 7) Request of Andrea N. Guerra on behalf of Freedom Bank of Texas Financial Institution, for a Conditional Use Permit, for three years, and adoption of a ordinance, for an Event Center at Lot 4, Block 1, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2228 Trenton Road, Suite 300. **(CUP2025-0046)**

Ms. Natalie Moreno stated that the property is located on the north side of Trenton Road and it is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 (general business-OC) District to the north, east and west, C-2 (Neighborhood Commercial-OC) District to the south. Surrounding land uses include vacant land, Barber Shop, Subway's, Express Dental, IBC Bank, and other commercial uses.

This is the initial application for a Conditional Use Permit. This application was submitted on May 2, 2025.

The applicant is proposing to operate an event center at this location. An Event Center is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit. The proposed suite is required to have 23 parking spaces and there is 54 parking on site. The hours of operation are Monday through Sunday from 12:00 p.m. to 11 p.m. The entire building will have enough parking if only retail is proposed.

The Fire Department has conducted their inspection and has allowed the Conditional Use Permit to continue. Must comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential area and residentially zoned property.
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access from Trenton Road and North 23rd street.
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Twenty-three (23) parking spaces are required and 54 parking are provided at the plaza. The entire building will have enough parking if only retail is proposed.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends disapproval of the request, for three years, due to noncompliance with distance requirement from a residential area and residentially zoned property. If approved, the permit should be one year.

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

After a brief discussion, Mr. Reza Badiozzamani moved to disapprove with favorable recommendation. Mr. Raul Sesin second the motion with five members present and voting.

- 8) Request of Catholic Diocese of Brownsville for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Church) at Lot 1, O.L.S. Parish Hall Subdivision, Hidalgo County, Texas; 915 North 12th Street.
(CUP2025-0047)

Ms. Natalie Moreno stated that the property is located on the southwest corner of North 12th street and Jasmine Avenue. It is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District to the north, east, south and west. Surrounding land uses include single-family residences, Wilson Elementary School, Our Lady of Sorrows Catholic Church and Lamar Academy. A church is allowed in an R-1 (Single-Family Residential-OC) District with a conditional Use Permit and in compliance with requirements.

The initial application was submitted on November 2, 2017 and was approved by the City Commission Board for the life of the use on February 26, 2018 under the subdivision name of Van Ramshorst Subdivision. The Conditional Use Permit expires from the date of approval, if the approved use has not commenced by that time. Our lady of Sorrows Catholic Church has a Conditional use permit for its main location, for the life of the use that was approved by City Commission on June 25, 2007. This property, for which the conditional use permit is being requested, has been acquired by Our Lady of Sorrows Catholic Church and is not included as part of the conditional use permit the church currently has.

The applicant is proposing to construct a parish hall at this location. The building will be mainly used for private meetings, private prayer, ceremonies, and other religious and church related events for the embitterment of the community. The proposed building is not anticipated to be used as a dedicated church with regular services. An institutional use is allowed in an R-1 District with a Conditional Use Permit. The proposed building consists of 50 parking spaces and based on the proposed seating of the chapel area and the parish hall 48 parking are needed and 50 parking spaces are proposed. The hours of operation will be held from 9:00 a.m. to 8:00 p.m.

The Fire Department is pending to complete their inspection. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property will have access from North 12th 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; 50 parking is proposed.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

The proposed development must comply with subdivision requirements, site plan and building permit requirements. Any future changes or additions to the site will require an amendment of the Conditional Use Permit.

Staff has not received any phone calls, emails or letters in oppositions to the conditional use permit request.

Staff recommends approval of the request, for life of the use, subject to Section 138-118 of the Zoning Ordinance, Building Permit, and Fire Department requirements.

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. Reza Badiozzamani moved to approve the conditional use permit. Mr. Jose Caso second the motion with five members present and voting.

b) REZONING:

- 1) Rezone from R-3A (Multifamily Residential Apartments-OC) District to R-1 (Low Density Residential-UDC) District: 36.753 acres out of Section 230, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 13501 North Shary Road. **(REZ2025-0041)**

Ms. Natalie Moreno stated that the subject property is located on the west side of North Shary Road. The property is zoned R-3A (Multifamily Residential Apartments-OC) District.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for a proposed single-family development.

The adjacent zoning is C-4 (Commercial Industrial-OC) District to the north, R-3A (Multifamily Residential Apartments-OC) District to the south and United Irrigation District and R-1 (Single Family Residential-OC) District to the west.

The property is currently vacant. Surrounding land uses include an Esperanza Homes construction office, single-family dwellings and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Density complete neighborhood, where single-family and multifamily residential is appropriate overall.

The development trend of this area along North Shary Road is single-family residential uses and commercial.

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

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

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

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

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

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

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

Los Encinos Subdivision, Phase III, Hidalgo County, Texas. **(REZ2025-0043):**

Lots 1-22, 5602-5918 South 28th Lane
Lots 23-33 & 112-118, 2713-2817 Wanda Avenue
Lots 34-55, 5603-5915 South 27th Lane
Lots 56-69, 2700-2825 Tanya Avenue
Lots 70-83, 2700-2825 Teresa Avenue
Lots 84-97, 2700-2825 Ursula Avenue
Lots 98-111, 2724-2813 Vanessa Avenue

Ms. Natalie Moreno stated that the subject properties are located along the south side of Sarah Avenue between South 28th Lane and South 27th Lane. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name "Los Encinos Subdivision Phase III".

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

The adjacent property to the north, east, west are zoned R-1 (Single Family Residential-OC) District. The property to the south is zoned C-4 (Commercial Industrial-OC) District.

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

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

The development trend around this area is a mix of single family residential with industrial uses.

An application for a rezoning request was submitted May 1, 2025. The subject property is comprised of 111 Lots. The mentioned lots were subdivided and recorded on December 4, 2006 under the name "Los Encinos Phase III Subdivision". The initial zoning designation for the property was R-1(Single-Family Residential-OC) District with no rezone changes since.

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

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

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

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

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

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

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

Los Encinos Subdivision, Unit II, Hidalgo County, Texas. **(REZ2025-0045):**

Lots 1-21, 2912-3204 Olga Avenue

Ms. Natalie Moreno stated that the subject properties are located along the north side of Olga Avenue between South 33rd Street and South 29th Street. The properties contain single family dwellings and are zoned R-1 (Single-Family Residential - OC) District and are collectively subdivided under the name "Los Encinos Subdivision Unit 2".

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

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

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

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

The development trend around this area is single-family dwellings.

An application for a rezoning request was submitted May 5, 2025. The subject property is comprised of 21 lots. The mentioned lots were subdivided and recorded on June 19, 1995 under the name "Los Encinos Subdivision Unit 2". The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezone changes since.

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

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

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

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

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

After no discussion, Mr. Jose Caso moved to approve the rezoning request. Mr. Emilio Santos Jr. second the motion with five members present and voting.

**** The following items 2b4 & 2b5 will be read and voted together.**

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

Cielo Vista Subdivision, Phase I, Hidalgo County, Texas. **(REZ2025-0038):**

Lots 1-28, 3000-3125 Tanya Avenue
Lots 29-56, 3000-3125 Teresa Avenue
Lots 57-84, 3000-3125 Ursula Avenue
Lots 85-112, 3000-3125 Vanessa Avenue
Lots 113-126 & 150-165, 3000-3129 Wanda Avenue
Lots 127-149, 5600-5920 South 32nd Street

Ms. Samantha Trevino stated that the subject properties are located along the south side of Sarah Avenue east of South 35th Street. The properties contain single-family dwellings and are zoned R-1 (Single Family Residential - OC) District and are collectively subdivided under the name "Cielo Vista Subdivision".

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

The adjacent property to the west and south are zoned I-1 (Light Industrial-OC) District. The property to the north and east are zoned R-1 (Single-Family Residential-OC) District.

Surrounding uses include Los Encinos Pool (City Owned Property), commercial uses, vacant land, and single family residential dwellings.

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

The development trend around this area is a mix of single family residential with commercial and industrial uses.

An application for a rezoning request was submitted April 23, 2025. The subject property is comprised of 165 lots. The mentioned lots were subdivided and recorded on October 31, 2006 under the name "Cielo Vista Phase 1". The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

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

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

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

Cielo Vista Subdivision, Phase II, Hidalgo County, Texas. **(REZ2025-0044):**

Lots 166-170 & 224-227, 2900-2917 Wanda Avenue
Lots 171-190, 5601-6005 South 29th Street
Lots 191-199, 2900-2916 Tanya Avenue
Lots 200-207, 2900-2913 Teresa Avenue
Lots 208-215, 2900-2913 Ursula Avenue
Lots 216-223, 2900-2913 Vanessa Avenue

The subject properties are located along the south side of Sarah Avenue, east of North 30th street. The properties contain Single-family dwellings, and are zoned R-1(Single-Family Residential-OC)

District and are collectively subdivided under the name "Cielo Vista Phase II Subdivision".

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

The adjacent property to the south are zoned I-1 (Light Industrial-OC) District. The property to the north, east, and west are zoned R-1 (Single-Family Residential-OC) District.

Surrounding uses include Los Encinos Pool (City Owend Property), commercial uses, vacant land, and single-family residential dwellings.

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

The development trend around this area is a mix of single-family residential with commercial and industrial uses.

An application for a rezoning request was submitted April 23, 2025. The subject property is comprised of 227 lots. The mentioned lots were subdivided and recorded on October 31, 2006 under the name "Cielo Vista Phase II". The initial zoning designation for the property was R-1(single-family residential-OC) District.

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

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

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

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

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

Being no discussion, Mr. Marco Suarez indicated there was a motion and a second to approve the request. The board unanimously voted to recommend approval with five members present and voting.

- 6) Rezone from R-1 (Single Family Residential-OC) to R-2 (Medium Density Residential - UDC) District: The West 125 feet of the North 162 feet out of Lot 3 of the Southeast Quarter (1/4) of Section 8 of the Hidalgo Canal Company's Subdivision of porciones 64, 65, and 66, Hidalgo County, Texas; 221 South 8th Street. **(REZ2025-0042)**

Ms. Samantha Trevino stated that the subject property is located along the east side of North 8th Street and South of B-C Avenue. The tract has 162.0 feet of frontage on South 8th Street and a depth of 125

feet, comprising 0.465 acres or 20,250 square feet. The property is zoned R-1 (Single Family Residential-OC) District.

The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order to place 2 townhomes and 1 single family home on 2 lots if the rezoning is applicable. A feasibility plan has not been submitted. A submittal for a subdivision plat is still pending.

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

The property currently has an existing single family structure. Surrounding uses include single-family dwellings and commercial offices.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single-family homes make up the majority of the land use category although townhomes are to be encouraged to create diversity in housing choices.

The development trend of this area is residential uses.

The application for this rezoning request was submitted April 29, 2025.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, residential uses.

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use requirements (if applicable) of the zoning district in which it is located.

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

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

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

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

- 7) Rezone from C-3 (General Business - OC) District to M-2 (Regional Mixed Use - UDC) District: 1.824 ac. out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street.
(REZ2025-0047)

Ms. Samantha Trevino stated that the subject property is located between North 10th Street and Bicentennial Boulevard, north of the Racquet Club Subdivision. The tract is comprised of 7.243 acres. The property is zoned C-3 (General Business-OC) District.

The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District in order to develop a 70 lot townhome subdivision use in the rear and a commercial use with a loft in the front of the property. A feasibility plan has not been submitted. A submittal for a subdivision plat is currently being reviewed under the name Alhabra on 10th Subdivision.

The applicant is requesting to rezone the property to M-2 (Regional Mixed Use-UDC) District in order to develop a 70 lot townhome subdivision use in the rear and a commercial use with a loft in the front of the property. A feasibility plan has not been submitted. A submittal for a subdivision plat is currently being reviewed under the name Alhabra on 10th Subdivision.

The adjacent zoning is R-2 (Duplex-Fourplex Residential-OC) District to the north, C-3 (General Business-OC) District to the east and R-3A (Apartments-OC) District to the south and C-4 (Commercial Industrial-OC) District to the west.

The property is currently vacant. Surrounding uses include single-family and multi-family dwellings and commercial offices.

The Envision McAllen Land Use Plan designates the future lands use category for this property as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale, as well as civic and open parks. Residential developments of any kind are considered inappropriate for this area.

The development trend for this area along North 10th Street is general business. The development trend along Sprague Road is a mix of agricultural and residential (single-family and multifamily residential).

The application for this rezoning request was submitted May 5th, 2025.

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

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future development must also comply with building permit and conditional use requirements (if applicable) of the zoning district in which it is located.

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

Staff recommends approval of the rezoning request to M-2 (Regional Mixed Use) District.

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

After a brief discussion, Mr. Raul. Segin moved to approve the rezoning request. Mr. Reza Badiozzamani second the motion with five members present and voting.

- 8) Rezone from R-2 (Duplex-Fourplex Residential - OC) District to R-2 (Medium Density Residential - UDC) District: 7.243 ac. out of the south 10 acres of Lot 12, Texas-Mexican Railway Company's S/D, Hidalgo County, Texas; 11301 North 10th Street (Rear). **(REZ2025-0046)**

Ms. Samantha Trevino stated that the subject property is located between North 10th Street and Bicentennial Boulevard, north of the Racquet Club Subdivision. The tract is comprised of 7.243 acres. The property is zoned R-2 (Duplex-Fourplex Residential-OC) District.

The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order to develop a 70 lot townhome subdivision use in the rear and a commercial use in the front of the property. A feasibility plan has not been submitted. A submittal for a subdivision plat is currently being reviewed under the name Alhabra on 10th Subdivision.

The adjacent zoning is R-2 (Duplex-Fourplex Residential-OC) District to the north, C-3 (General Business-OC) District to the east and R-3A (Apartments-OC) District to the south and C-4 (Commercial Industrial-OC) District to the west.

The property is currently vacant. Surrounding uses include single-family and multi-family dwellings and commercial offices.

The Envision McAllen Land Use Plan designates the future lands use category for this property as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale, as well as civic and open parks. Residential developments of any kind are considered inappropriate for this area.

The development trend for this area along North 10th Street is general business. The development trend along Sprague Road is a mix of agricultural and residential (single-family and multifamily residential).

The application for this rezoning request was submitted May 5th, 2025.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, However, it is compatible with the current zoning and development trends to the south (Racquet Club Subdivision), which is a mix of multifamily residential and single-family homes.

A recorded subdivision plat and site plan approval will be required prior to building permit issuance for any future developments on the subject property. Any future developments must also comply with building permit and conditional use requirements (if applicable) of the zoning district in which it is located.

Staff has received one phone call in opposition to the rezoning request stating concerns of traffic flow along bicentennial and noise concerns. .

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

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

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

- 9) Rezone from R-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 24.95 acre tract of land out of Lots 27 and 28, La Lomita Irrigation and Construction Company's Subdivision (Block II of proposed Northwood Trails Block II & III Subdivision), Hidalgo County, Texas; 3300 Freddy Gonzales Road. **(REZ2025-0036)**

Ms. Alexis Martinez started that the subject property is located on the north side of Freddy Gonzales Road and south of 6 ½ Mile Line. The subject property is zoned R-3A (Multifamily Residential Apartment - OC) District.

The applicant is proposing to rezone the property to R-1 (Low Density Residential - UDC) District for a single-family residential development. A preliminary subdivision plat has been submitted for proposed "Northwood Trails Block II and Block III Subdivision".

The adjacent zoning is R-1 (Single Family Residential - OC) District to the north, east, and south, R-3A (Multifamily Residential Apartment - OC) District, R-3T (Townhomes – OC) District and R-2 (Duplex-Fourplex Residential - OC) District to the north.

The tract currently is vacant land. Surrounding land uses include a single-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use category for this tract as Complete Communities, Single-family detached homes make up the majority of this land use category and are considered appropriate overall. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

The development trend for this area is single-family residential.

"Northwood Trails Block II and Block III Subdivision" was approved in preliminary form, with conditions, by the Planning and Zoning Commission on March 18, 2025. An application for a rezoning request to R-1 (Low Density Residential - UDC) District was submitted on April 22, 2025.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The development trend in this area is single-family residential and aligns with the rezoning request to R-1 (Low Density Residential - UDC) District.

Subdivision and site plan reviews will be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request.

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

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

- 10) Rezone from R-3A (Multifamily Residential Apartment - OC) District to R-1 (Low Density Residential - UDC) District: 26.88 acre tract of land out of Lots 7, 8, 13 and 14, Section 234, Texas-Mexican Railway Company's Survey Subdivision (Proposed El Dorado At Thousand Oaks Phase II Subdivision), Hidalgo County, Texas; 13100 North 38th Street. **(REZ2025-0037)**

Ms. Alexi Martinez stated that the subject property is located on the north side of Wolf Creek Avenue, east of North 34th Lane, and is zoned R-3A (Multifamily Residential Apartment - OC) District.

The applicant is proposing to rezone the property to R-1 (Low Density Residential - UDC) District for a proposed single-family residential development. A preliminary subdivision plat to be a proposed addition for "Eldorado at a Thousand Oaks Subdivision".

The adjacent zoning is R-1 (Single Family Residential - OC) District in all directions, R-3A (Multifamily Residential Apartment - OC) District and R-2 (Duplex-Fourplex Residential - OC) District to the south.

The tract currently is vacant land. Surrounding land uses include single-family and multi-family residences, and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use category for this tract as Parks and Open Space. The Parks and Open Space areas noted in the Future Land Use Map denote parks, recreational facilities, drainage ways, trails and other open spaces that are currently in existence or planned. Single-family residences are not considered compatible. Such developments should be nearby and served by parks and open space uses. The provision of parks and open spaces is considered essential to livability and quality of life for McAllen residents and should increase as the population of McAllen grows in the future.

The development trend for this area is single-family and multi-family residences.

The subject property was annexed into the City of McAllen in March 2006 as part of a 63.862-acre tract and was initially zoned as R-1 (Single Family Residential - OC) District. An application for a rezoning request to R-3A (Multifamily Residential Apartment - OC) District was submitted on May 18, 2023 and was approved at the City Commission Meeting on August 14, 2023. Since then an application for a rezoning request to R-1 (Low Density Residential - UDC) District was submitted on April 22, 2025. The additional portion to "Eldorado at a Thousand Oaks Subdivision" is still pending subdivision process.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the development trend in this area is single-family residential and surrounding uses aligns with the rezoning request to R-1 (Low Density Residential - UDC) District.

Subdivision and site plan reviews will be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request since the current development trend in this area is single-family residential and aligns with the rezoning request to R-1 (Low Density Residential - UDC) District.

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

Being no discussion, Mr. Jose Caso moved to approve the rezoning. Mr. Reza Badiozzamani second the motion with five members present and voting.

- 11) Rezone from R-1 (Single Family Residential - OC) District to R-3 (High Density Residential- UDC) District: All of Block 5, North Main Place Townhouses Subdivision, Hidalgo County, Texas; 4321 North 12th Street. **(REZ2025-0048)**

Ms. Alexis Martinez stated that the subject property is located at the southwest corner of Redbud Avenue and North 12th Street. The property is zoned R-1 (Single Family Residential - OC) District. The lot frontage is 20.90 feet with a lot depth of 95.15 feet. HCAD indicates that the property has 2,723.39 square footage.

The applicant is requesting to rezone the property to R-3 (High Density Residential - UDC) District in order use the property to place a townhome.

The adjacent zoning is R-1 (Single Family Residential - OC) District to the north and west, R-3T (Townhouses - OC) District to the north, east and south, R-2 (Duplex-Fourplex - OC) District and R-3A (Multifamily Residential Apartment - OC) District to the north and south, C-3 (General Business - OC) District to the east, C-1 (Office Building - OC) District to the east and south, and R-3C (Multifamily Residential Condominium - OC) District to the south.

The subject property is currently vacant. Surrounding uses include single family residential dwellings, townhomes, condominiums, duplexes, apartment complexes, offices and other commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be encouraged to create diversity in housing choices. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods. Townhomes are a development type that are considered on a high level of appropriateness for the Complete Communities category. A Townhome is a designation identified as a single-family residential use.

The development trend of this area along Redbud Avenue consist of Single-family dwellings west of North 12th Street, and townhomes.

A rezoning from R-1 (Single Family Residential - OC) District to R-3T (Multifamily Residential Townhouse - OC) District application was submitted on January 3, 2019. On February 19, 2019, the Planning and Zoning Commission disapproved the request after discussion in regards to opposition that had traffic concerns and board members stating that the applicant should have been aware of the R-1 zoning and limitations of the subject property not meeting the lot minimum square footage or the width. On March 11, 2019, the City Commission disapproved the rezoning request. On May 7, 2025, a rezoning request application was submitted to rezone from R-1 (Single Family Residential -

North Main Townhouses Subdivision plat was recorded December 3, 1979.

The applicant is requesting to rezone the property to R-3 (High Density Residential- UDC) District in order use the property to place a townhome. A site plan of the townhome meeting all building code regulations has been proposed.

The requested zoning does conform with the future land use designation as shown on the Envision McAllen Future Land Use Plan. However the request does not comply with the development trend along Redbud Avenue west of North 12th Street and surrounding uses.

The minimum lot size for a townhouse required by the subdivision plat is 3,000 square feet. The lot size for the subject property is 2,723.39 square feet. The minimum width for this lot required by plat for corner lots is 30 feet and the width of this lot is 20.90 ft. along the front and 25.90 ft. at the rear. Setbacks required as per existing plat are 15 feet for the front yard, 10 feet for the corner side yard and 10 feet for the rear yard.

Staff has received an email and phone call in opposition to the rezoning request.

Staff recommends disapproval of the rezoning request to R-3 (High Density Residential- UDC) District since it does not comply with the development trend and surrounding uses along Redbud Avenue, west of North 12th Street.

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

Applicant Mr. Zaragoza Canales, 1404 Pleasant Dr., stated he wanted to rezone the location and build a townhouse. He stated he has worked with the City of McAllen Planners and redesigned the floor plans to comply with city's requests.

After a brief discussion, Mr. Jose Caso moved to approve the rezoning. Mr. Reza Badiozzamani second the motion with five members present and voting with one member, Mr. Raul Sesin voting nay.

- 12) Rezone from R-1 (Single Family Residential- OC) District to R-2 (Medium Density Residential-UDC) District: 9.071 acre tract of land being out of the remaining land out of a tract of land described as tract I, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street.
(REZ2025-0039)

Ms. Hilda Tovar stated that the subject property is located on the southwest corner of North 23rd Street and Russel Road. The property is zoned R-1 (Single Family Residential-OC) District.

The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District in order use the property for a townhouse development. Currently, the property is vacant and is not subdivided. The current zoning of the property only allows for single family residential. A feasibility plan was not submitted with this application.

The adjacent zoning is R-1 (Single Family Residential-OC) District all directions except to the north which is outside of the City of McAllen limits.

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

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

The development trend of this area along North 23rd Street is single family residential uses.

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan but does not conform to the development trend of the area.

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

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

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

Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There was two:

Citizens Mr. Michael Smith and Ms. Anita Smith, 13916 N. Depot Rd, stated they are concerned with traffic, density, and value of property.

Engineer, Mr. Miro Salinas, representing the developer, plan to extend the water and sewer lines. They are proposing to build townhouses. They are open to speak with neighbors to accommodate thier concerns.

Being no discussion, Mr. Reza Badiozzamani moved to approve the rezoning. Mr. Jose Caso second the motion with five members present with two members voting nay.

- 13) Rezone from R-1 (Single Family Residential- OC) District to C-2 (Regional Commercial- UDC) District: 8.290 acre tract out of Lot 4, A.J. McColl's Addition to McAllen First Suburban Citrus Groves, and out of Lot 138A, John H. Shary Subdivision, Hidalgo County, Texas; 3000 South Bentsen Road. **(REZ2025-0040)**

Ms. Hilda Tovar stated that the subject property is located on the west side along South Bentsen Road and Neuhaus Drive. The property is zoned R-1 (Single Family Residential-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District in order use the property for commercial use. The applicant wants to use the existing residence for an event center. The intention is to preserve the existing house and leave the outdoor green areas for open space. A feasibility plan was not submitted with this application.

The adjacent zoning is R-1 (Single Family Residential-OC) District in all directions except to the east across South Bentsen Road which is A-O (Agricultural and Open Space-OC) District.

The property currently has a existing residence. Surrounding uses include single family residential dwellings and agricultural open space uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Recreational Facilities, drainage ways, trails and other open spaces make up the majority of the land use category.

The development trend of this area along South Bentsen Road is single family residential uses, and agricultural uses.

Although, the intended use of the property is for an event center with open space, the requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan and it does not conform to the development trend of the area.

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

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

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

**** Mr. Reza Badiozzamani** exited the meeting at 4:28. His last vote was on 5b12.

Mr. Marco Suarez asked if there was anyone present in opposition of the proposed rezoning request. There were two:

Citizen Mr. Jose Antonio Bernal, 2704 Santa Laura, stated his concern is the traffic and peaceful living.

Citizen Mr. Jesus Flores, 3002 Neuhouse Circle, stated his concern will not be a peaceful location with an event center by his house.

Representative of the applicant, Diego Loera - 3603 S. Ella, stated the property has a historical background of the Bentsens and the idea is to preserve the property and make the location a historical mark representing the Bentsens and at the same time have the availability to have events such as weddings.

After a lengthy discussion, Mr. Raul Sese moved to disapprove the rezoning. Mr. Jose Caso second the motion with four members present and voting. Mr. Emilio Santos Jr. abstained from voting, he stated he did not have a reason but was unsure how to vote.

5) SUBDIVISIONS:

- a)** Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC (SUB2025-0012) (REVISED PRELIMINARY) SEA **(Tabled on 05/20/2025)**

Mr. Jose Caso moved to untable item. Mr. Emilio Santos Jr. second the motion with four members present and voting.

Mr. Kaveh Forghanparast stated the item will be withdrawn.

b) Enclave on 107 Subdivision, 2700 State Highway 107, Urban Landworks, LLC (SUB2024-0140) (REVISED PRELIMINARY) M&H

Mr. Kaveh Forghanparast stated that the State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W. Paving: by the state Curb & gutter: by the state. Need to label the name of the Road as shown above prior to final. Provide how existing R.O.W. was dedicated with document number and provide a copy for staff review, prior to final. Please add labels as required: EXISTING, TOTAL, CENTERLINE (C.L.), PROPOSED, etc. prior to final. All R.O.W. requirements must be addressed prior to final. There is a misplaced label for 49.7' B-B being shown in the middle of the R.O.W. Clarify the Entrance of the Subdivision into S.H. 107. Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Street: Dedication as needed for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Needs to label the R.O.W. for interior streets. Show R.O.W. dedication as needed above and clarify the stub outs located along the Northern and Southern boundary prior to final. Subdivision is proposed to be private and gated, gate details are required and R.O.W. at the entrance is subject to increase in order to accommodate for gate areas, sidewalks, islands, etc. Finalize prior to final and submit gate details as applicable. Knuckles are required at the interior street intersections. Please revise the R.O.W. to show knuckles for the North east/west street (if it's not a 1/4 mile collector) prior to final. Street names will be established prior to final and plat will need to be revised accordingly. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. E/W Quarter Mile Collector (North Boundary): Dedication as needed 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. The project engineer submitted a variance application (VAR2025-0015) including a request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No. 1 Canal ROW would preclude an E/W quarter mile collector in this area. N. 27th St.: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. N. 28th St.: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. The project engineer submitted a variance application (VAR2025-0015) including a request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. 900 ft. Block Length for R-3T Zone Districts. Revisions Needed: The Preliminary plat submitted December 23, 2024 does not comply with block length requirements, please revise accordingly or submit a Variance request. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: The preliminary plat submitted December 23, 2024 does not appear to comply with the maximum cul-de-sac length requirement.

Please revise accordingly. Provide "Cul-de-sac" details. 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. The project engineer submitted a variance application (VAR2025-0015) including a request to allow a Cul-de-Sac with an approximate length of 800 ft. in lieu of maximum 600 ft. required by the subdivision ordinance. The applicant added that t R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Need to label the Alley and provide a label for the R.O.W. Plat submitted on December 23, 2024 proposes a private alley for the interior lots. Subdivision Ordinance: Section 134-106. Front: 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. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include 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. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along State Highway 107 and a 4 ft. wide minimum sidewalk required along interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. Revisions Needed: Need to add plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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 State Highway 107. Revisions Needed: Need to clarify with staff the section of property that is facing State Highway 107. Is this part of the property drainage ditch? Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed:-Add plat note as shown above prior to final. 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 the plat note for the HOA 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Needs to add recorded Document #'s and CCR's, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. The 110 ft. on the north side of the subdivision which seems to have a 110 ft. HCDD No.1 easement has not been labeled with a lot number and not being shown as dedicated by this plat to the Drainage District. Clarify who will be the owner on the lot and who will maintain it. If it is not being dedicated, a common lot labeling and a minimum 25 ft. frontage to the interior street for maintenance will be required, and must be included on the HOA and plat notes for maintenance by the HOA/lot owners. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning

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Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; Park Land dedication of 1.89 acres or fees in lieu of land apply at a rate of \$700 per dwelling unit. As per the latest plat submitted a total of \$83,300 (\$700 X 119) (\$700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted \$83,300 (\$700 X 119) (\$700 per dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on December 23, 2024 a total of \$80,500 (\$700 X 115 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes, fees will be adjusted accordingly. At the City Commission meeting of April 14, 2025, the Board unanimously disapproved the variance request to pay half of the fees prior to recording the plat and the rest at building permit time. As per Traffic Department, need to submit Trip Generation required to determine if TIA is required, prior to final plat. Disclaimer: Please contact the Traffic Department for more information on the Trip Generation. Traffic Impact Analysis (TIA) required prior to final plat. Location will require a secondary access that must meet Fire Department requirements. Please provide a copy of any recorded easements/documents/R.O.W. being shown on the plat for staff review prior to final. Any abandonments must be done by a separate document, not by plat, must be finalized prior to recording. Application refers to this project as a private subdivision, need to add "(Private Subdivision)" under the title of the plat on both sheets. Title of the plat should read as "Subdivision Map of Enclave on 107 Subdivision". Missing P.O.B. on the plat. Missing the Contours on the plat. Survey on file does not match in bearings and distances to the metes and bounds presented on the plat. Need to submit the corrected survey for staff review prior to final. Missing the following Signature Blocks: Mayor's Signature Block, Planning Chairman's Signature Block, City Secretary Signature Block, etc. Needs to add the correct owner's information on the owner's signature block. Owner's signature block refers to Sprague Road and Johnson Creek Avenue, please verify this information. The signature block for the Lienholder (Vantage Bank) is duplicated. Plat description below the Title refers to this subdivision located in the City of Edinburg, please clarify. Please show the parcel information for the properties located directly north of the Ditch and South of S.H. 107. Please submit gate details for staff review prior to final. Clarify/provide document number for the 60 ft. H.C.I.D. No.1 canal ROW in Fee on the west side of the subdivision. A label to show dedicated by plat may be needed if no document is provided. Clarify if the drainage ditch on the rear side of lots 96-119 is a common lot. Correct labeling and lot dimensions will be needed prior to final. The 110 ft. on the north side of the subdivision which seems to have a 110 ft. HCDD No.1 easement has not been labeled with a lot number and not being shown as dedicated by this plat to the Drainage District. Clarify who will be the owner on the lot and who will maintain it. If it is not being dedicated, a common lot labeling and a minimum 25 ft. frontage to the interior street for maintenance will be required, and must be included on the HOA and plat notes for maintenance by the HOA/lot owners. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2025-0015) with the following requests: 1. A request to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide 10 ft. sidewalk and utility easement along both sides of the interior streets. The added that the subdivision will be private and all roads will be maintained by the HOA. 2. A request to not dedicate ROW for an E/W quarter mile collector on the north side of the subdivision. The applicant stated that properties on

the east and west side have not dedicated ROW for an E/W quarter mile collector and that a 110 ft. Hidalgo County Drainage District No.1 Canal ROW would preclude an E/W quarter mile collector in this area. 3. A request to allow a Cul-de-Sac with an approximate length of 800 ft. in lieu of maximum 600 ft. required by the subdivision ordinance. The applicant added that the subdivisions to the east and west of the subject property do not allow connections.

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

After a lengthy discussion, Mr. Raul Sesin moved to approve subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's recommendation on the requested variances. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) Estancia Townhomes Subdivision, 3900 North "K" Center Street, Estancia Townhomes, LLC (SUB2025-0076) (PRELIMINARY) BE

Mr. Eduardo Garza stated that the property located on North "K" Center Street: 105 ft. existing ROW Paving: approximately 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. Interior Street: proposing 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Street name will be finalized, prior to final. Street cannot dead-end to alley subdivision layout must be revised to provide for a cul-de-sac. Secondary access will be required if over 30+ units. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 200 - 800 ft. Block Length or twelve lots, whichever is less. Subdivision layout will need to be revised to comply with block length requirement. A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Subdivision Ordinance: Section 134-118 and/or UDC. 300 ft. Maximum Cul-de-Sac- Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. A cul-de-sac street shall be constructed with a concrete paved cul-de-sac at the closed end having a turnaround with a minimum outside paving diameter of at least 100 ft. and a minimum street right-of-way diameter of at least 120 ft. Subdivision Ordinance: Section 134-105 and/or UDC. ROW: 20 ft. Paving: 16 ft. Remove annotation of proposed. Interior street can not dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106 and/or UDC. Front: - Does not reflect existing plat setback notations of Nolana Retail Subdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Zoning Ordinance: Section 138-356 and/or UDC. Rear: Does not reflect existing plat setback notations of Nolana Retail Subdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Zoning Ordinance: Section 138-356 and/or UDC. Sides: Does not reflect existing plat setback notations of Nolana Retail Subdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Zoning Ordinance: Section 138-356 and/or UDC. Zoning Ordinance: Section 138-356. Corner: Does not reflect existing plat setback notations of Nolana Retail Subdivision. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required; greater setback applies. Include 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. 4 ft. wide minimum sidewalk required along North "K" Center Street- Sidewalk will be required along North "K" Center Street and both sides of the interior

streets and must comply with City of McAllen Standard Design Guide. Submit a sidewalk plan complying with Section 5.3.8 of the UDC, prior to final. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North "K" Center Street. Revise plat note as shown above and will be finalized, prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. According to Section 6.2.5 of the UDC site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not required plat note. Common Areas, detention pond, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above wording to be finalized, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 and/or UDC. Subdivision Ordinance: Section 134-168 and/or UDC. Lots fronting public streets. Subdivision Ordinance: Section 134-1 and/or UDC. Minimum lot width and lot area. Subdivision layout will need to be revised to comply with minimum lot area for townhomes in the R-2 District. Current layout has multiple lots under the minimum requirement. Zoning Ordinance: Section 138-356 and or/UDC. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Land dedication in lieu of fee. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 34 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.5406 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, submit a Trip Generation to determine if a TIA will be required determine if the TIA approval will be honored based on previous TIA. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonment must done by separate process and not by plat. Vacating of existing recorded plat will be required if any restrictions/notes are removed from existing plat. If vacate and replat is

needed signatures from all lot owners will be needed, prior to final. If a replat is needed a public hearing will be required and the subdivision name will need to be revised. Interior street cannot dead end into an alley, subdivision layout must be revised to provide a cul-de-sac. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in preliminary form subject to revising subdivision layout to provide a cul-de-sac, all conditions noted, drainage, and utility approval.

Being no discussion, Mr. Raul Sesin moved to approve in preliminary form subject to revising subdivision layout to provide a cul-de-sac, all conditions noted, drainage, and utility approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

d) Blue Jay Phase I Subdivision, 6000 South Jackson Road, Jorge Gonzalez (SUB2025-0074) (PRELIMINARY) SEA

Mr. Eduardo Garza stated that the property located on South Jackson Road (F.M. 2061): Dedication as needed for 60 ft. from centerline for 120 ft. total ROW. Paving: by the state Curb & gutter: by the state. No ROW dedication is shown. Show ROW dedication on South Jackson Road and provide document numbers for existing ROW dedication and provide a copy for staff review. Label the existing ROW, ROW dedications, total ROW, dimensions from centerline etc., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Blue Jay Way: Dedication as needed for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides. Remove proposed from ROW annotation. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N/S Quarter Mile Collector (West Boundary): Dedication as needed for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedication as needed for 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. City Street names will be established prior to final and plat will need to be revised accordingly. Remove proposed from ROW annotation. Street layout alignment to be revised to comply with block/cul-de-sac length requirements. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Application submitted states proposed zoning of R-1, once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision layout does not comply with maximum cul-de-sac length, revise accordingly prior to final. ROW at cul-de-sac area to be increased to comply with Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac required. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed. Subdivision Ordinance: Section 134-106. Front: Proposing 20 feet or greater for easements. Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Rear: Proposing In accordance with the Zoning Ordinance, or greater for easements. Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Sides:

Proposing: In accordance with the Zoning Ordinance, or greater for easements. Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. No setback is proposed. Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Garage: Proposing: 18 ft. except where greater setback is required; greater setback applies. Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Jackson Road, Blue Jay Way, and both sides of interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. 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 South Jackson Road and Blue Jay Way. Revise plat note as shown above, plat note wording to be finalized prior to final. Landscaping Ordinance: Section 110-46. 8ft. 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 South Jackson Road and Blue Jay Way. Include a plat note as shown above, wording to be finalized 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, detention pond, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, wording to be finalized prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. 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. Detention pond must be designated and shown on the plat as a lot. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: R-1. Engineer must clarify annexation status, prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must clarify annexation status, prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Article V. Land dedication in lieu of fee. Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. If annexed, Parkland Dedication will apply and requirements will be established. Engineer must clarify annexation status, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. If annexed,

Parkland Dedication will apply and requirements will be established. Engineer must clarify annexation status, prior to final. Pending review by the City Manager's Office. Application dated May 8, 2025 proposes a 133 lot single-family subdivision that is not within City Limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. If annexed, Parkland Dedication will apply and requirements will be established. Engineer must clarify annexation status, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, a master Trip Generation must be submitted to determine if TIA is required. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonment must be done by separate process and not by plat, prior to final. Engineer must clarify annexation status, prior to final. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Must comply with City's Access Management Policy.

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

After a brief discussion, Mr. Emilio Santos Jr. moved to approve subdivision in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Jose Caso seconded the motion, which was approved with four members present and voting.

**e) Alhabra on 10th Subdivision, 11301 North 10th Street, Al Yazji Development, LLC
(SUB2025-0072) (PRELIMINARY) RE**

Mr. Kaveh Forghanparast 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. Total ROW dimension label is obstructed by subdivision boundary. Make sure the labels are legible prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. 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. Show the ROW from centerline to verify compliance prior to final. Clarify if the existing ROW is 125 ft. or 160 ft. 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. 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. Since the subdivision is proposed as a private subdivision, clarify if there will be a phase 2 on the north side. Submit master layout and ownership documents as applicable prior to final. The subdivision may need to be public, if there is no intension for phase 2, for stub out connectivity. 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. 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. 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. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. 900 ft. 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. Since the subdivision is proposed as a private subdivision, clarify if there will be a phase 2 on the north side. Submit master layout and ownership documents as applicable prior to final. The subdivision may need to be public, if there is no intension for phase 2, for stub out connectivity. 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 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. If the rezoning is disapproved minimum 96 ft. of paving and 10 ft. additional ROW behind the curb will be required prior to final. 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. 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. Sides: 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. 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 ft. opaque buffer 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 ft. 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Provide a copy of the draft HOA document prior to recording. 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. 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. 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. Remove plat note #20, as the use will be controlled by the Zoning, not by plat. 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. 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 preliminary form, subject to the conditions noted, drainage, and utilities approvals.

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

f) Dove Meadows Subdivision, 5517 North Bentsen Road, Riverside Development Services, LLC (SUB2022-0150) (REVISED FINAL) JHE

Mr. Kaveh Forghanparast stated that the property located on N. Bentsen Road: Dedication as needed for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions needed: Label centerline along N. Bentsen Road prior to final/recording. Needs to show and label R.O.W. dedications from centerline to new plat boundary, total, existing, etc., prior to final/recording. Provide Document Numbers on plat for existing R.O.W. dedication and Documents, prior to final/recording. Buffer fence is not allowed inside of the R.O.W. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. min. Curb & gutter both sides Revisions needed: The Thoroughfare Map calls Dove Avenue to be 75 ft. from centerline for 150 ft. total R.O.W. Engineer submitted a variance request to allow existing 70 ft. R.O.W. with no additional dedication. Subdivision initially submitted on July 7, 2022, proposed only an additional 10 ft. ROW; however, on October 25, 2022, engineer submitted plat demonstrating existing 70 ft. ROW with no additional dedication. At the Planning & Zoning Commission meeting of January 4, 2023, in regards to the variance, the board recommended disapproval to allow existing 70 ft. of R.O.W. with no additional dedication; however, approved staff recommendation for the additional 10 ft. of R.O.W. dedication for a minimum total 80 ft. R.O.W. in lieu of the 150 ft. total requirements for Dove Avenue. At the City Commission meeting of January 23, 2023, City commission approved the variance request as recommended by the Planning & Zoning Commission for an additional 10 ft. R.O.W. dedication with a total 80 ft. of R.O.W. Variance will apply to the revised final plat. Label centerline along Dove Avenue., prior to final/recording. Show the varying range of R.O.W. along the Dove Ave. Label the R.O.W. dedication, prior to final/recording. Provide Document Numbers on plat for existing R.O.W. dedication and Documents, prior to final/recording. Subdivision Ordinance: Section 134-105 and/ or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 46th Street: Proposing 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions needed: Please label the 50 ft. R.O.W. also between lots 34 & 33. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 48th Street: Proposing minimum 50 ft. of R.O.W. label the ranging R.O.W. paving: 40 ft. Curb & gutter: both sides. Verify street alignment with the subdivision to the South, as R.O.W. requirements are subject to change to match existing R.O.W. and paving widths, finalize prior to final. Please label the Centerline

Provide for dedication dimensions as R.O.W. width varies prior to final. Please provide the abandonment ordinance/doc. no. for N. 48th street located further North. Finalize and label R.O.W. dedication prior to final minimum 10 ft. of additional dedication will be required from adjacent property along the westside when its developed for a future 60 ft. of ROW with 40 ft. of paving. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Cardinal Avenue (Interior Street): Proposing 50 ft. total ROW Paving: 32 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision layout submitted on February 20, 2025 does not appear to comply with the Maximum Cul-De-Sac Block length requirement, (dimension shown as 695.00 ft.) However, the original layout showed connectivity to N Bentsen Road and replaced with a T-Head turn around at the request of the City of McAllen. Therefore, no variance request is needed as per the Planning Director. Disclaimer: Buffer fence is not allowed inside of the R.O.W. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Application for Zoning Change (REZ2025-0007) received on February 19, 2025 to be presented at the Planning & Zoning meeting of 03/18/25. Disclaimer: Application for Zoning change proposes change to the R-1 (Low Density Residential District). Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 5 ft. or greater for easements. Application for Zoning Change (REZ2025-0007) received on February 19, 2025 to be presented at the Planning & Zoning meeting of 03/18/25. Disclaimer: Application for Zoning change proposes change to the R-1 (Low Density Residential District). 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. 4 ft. wide minimum sidewalk required along N. Bentsen Road, Dove Avenue, N.48th Street and Both Sides of all Interior Streets. Revisions needed: Revise plat note #7 as shown above prior to final/recording. Proposing: "A 5 foot wide minimum sidewalk required on both sides of all interior streets and along the West side of N. Bentsen road and the South side of Dove Avenue." Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dove Avenue, N. Bentsen Road and N. 48th Street. Revisions needed: Revise plat note #9 as shown above prior to final/recording. Proposing: "6 foot opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses." Buffer fence is not allowed inside of the R.O.W. 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. Bentsen Road, Dove Avenue, and N.48th Street. Revisions needed: Proposing: Plat Note #17 - "No curb cuts, access, or lot frontage permitted from Dove Avenue for Lots 1 thru 24 including Lot "A." No curb cuts, access, or lot frontage permitted from Bentsen road for Lots "A" and Lot 25. 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise plat note #16, it makes reference to Section 134-138, when it should be for section 110-72. 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 134-168 applies if private

subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Application for Zoning Change (REZ2025-0007) received on February 19, 2025 to be presented at the Planning & Zoning meeting of 03/18/25. Disclaimer: Application for Zoning change proposes change to the R-1 (Low Density Residential District). Zoning Ordinance: Section 138-356. Existing: R-1(Single-Family Residential) District Proposed:R-1(Low Density Residential District). Application for Zoning Change (REZ2025-0007) received on February 19, 2025 to be presented at the Planning & Zoning meeting of 03/18/25. Disclaimer: Application for Zoning change proposes change to the R-1 (Low Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Application for Zoning Change (REZ2025-0007) received on February 19, 2025 to be presented at the Planning & Zoning meeting of 03/18/25. Disclaimer: Application for Zoning change proposes change to the R-1 (Low Density Residential District) Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance. Amount comes to \$31,500, based on \$700 for each individual home and payable prior to plat recording. Fees can go up or down, they are dependent on the number of units. Request was approved as per Director. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance. Amount comes to \$31,500, based on \$700 for each individual home and payable prior to plat recording. Fees can go up or down, they are dependent on the number of units. A request to pay 50% of the Park Fees at time of development, a 50% at time of building permit was requested by the engineer on July 13, 2022. No submittal of a variance, payment receipt or approval has been authorized at the time of this request. Request was approved as per Director. Pending review by City Manager's Office. Request was approved as per Director. As per Traffic Department, Trip generation for 45 lot single family is approved and no TIA is required. As per Traffic Department, no Access connection to Bentsen Road. However a barrier between the turnaround and along the West side of Bentsen has to be provided, traffic would prefer a concrete barrier to be installed. Contact Traffic Dept. for more information. Buffer fence is not allowed inside the R.O.W. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip generation for 45 lot single family is approved and no TIA is required. As per Traffic Department, no Access connection to Bentsen Road. However a barrier between the turnaround and along the West side of Bentsen has to be provided, traffic would prefer a concrete barrier to be installed. Contact Traffic Dept. for more information. Buffer fence is not allowed inside the R.O.W. Since the property has been rezoned to R-1 (low-density residential - UDC), additional plat notes or revision of the original plat note may be needed prior to recording. Plat Note #7,9,16 to be re-worded to what was required during the plat review. Add the Centerlines on the roads, existing R.O.W. and the Varying R.O.W., Total R.O.W., etc. Subdivision layout submitted on August 21, 2024 does not appear to comply with the Maximum Cul-De-Sac Block length requirement, (dimension shown as 695.00 ft.) Please revise accordingly prior to final. If no changes, please submit a variance request for maximum block length requirement. Provide Document Numbers on plat for existing R.O.W. dedication and provide said documents for staff review, prior to final/recording. Buffer fence is not allowed inside of the R.O.W. must comply with City's Access Management Policy.

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

Being no discussion, Mr. Raul Sesin moved to approve in revised final form, subject to the conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

4) DISCUSSION:

- a) Election of officers

Mr. Marco Suarez requested to hold on the voting for the election of new chairperson.

Mr. Raul Segin moved to table the item. Mr. Emilio Santos Jr. second the motion with four members present and voting.

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Raul Segin adjourned the meeting at 4:45p.m. with Mr. Jose Caso seconding the motion with four members present and voting.

Marco Suarez, Member

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Memo

TO: Planning and Zoning Commission

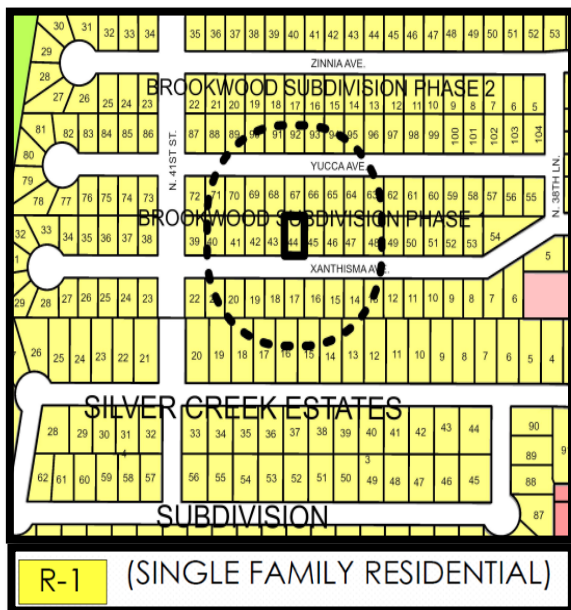
FROM: Planning Staff

DATE: July 1, 2025

SUBJECT: REQUEST OF MARIA G. SHUPE, FOR A CONDITIONAL USE PERMIT FOR ONE YEAR FOR A HOME OCCUPATION (BEAUTY SALON) AT LOT 44, BROOKWOOD SUBDIVISION UNIT 1, HIDALGO COUNTY, TEXAS; 4000 XANTHISMA AVENUE. (CUP2025-055)

BRIEF DESCRIPTION:

The subject property is located on the north side of Xanthisma Avenue, approximately 1000 feet West of N. Ware Rd. The property is zoned R-1 (Single-Family Residential – OC) District with an existing single-family residence. A home occupation is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

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

REQUEST/ANALYSIS:

The applicant is requesting a conditional use permit for a home occupation (Beauty Salon) for one year. The applicant's proposed hours of operation are "by appointment only", suggesting minimal impact on traffic. The proposed area and the Salon measures 26 feet x 12 feet and will

be part of the enclosed garage. The permit for garage enclosure was approved in 2010. There is another home in the vicinity functioning as a daycare facility that was approved in 2023 and recently renewed in February 2025, indicating precedent for conditional uses in the neighborhood.

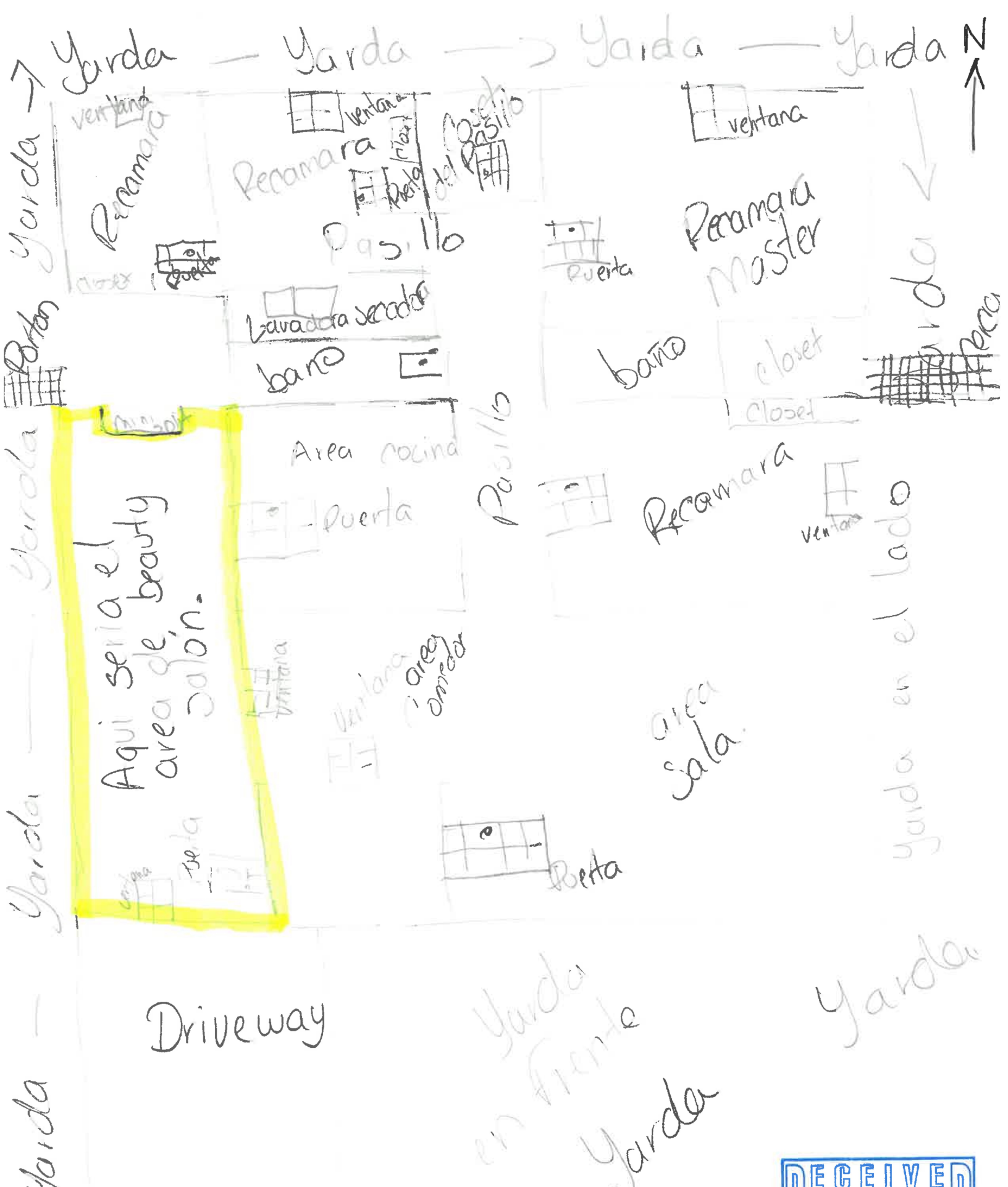
The Fire department is pending inspection of the location. The home occupation (Salon) must meet the requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and specific requirements as follows:

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

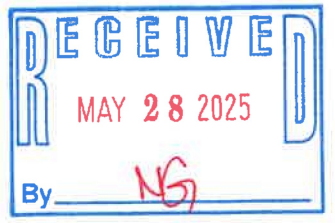
The Planning Department has received no phone calls, emails, or letters in opposition to the Conditional Use Permit request.

RECOMMENDATION:

Staff recommends approval of the request for one year. Approval is subject to compliance with requirements in Section 138-118(a)(7) of the Zoning Ordinance, Health, Fire and Building Code requirements.



Xanthisma Avenue
South



Atras en esta area
haria el
cliente para la
pelo

Lavabo para
manos

Shampoo
bowl

Secadora
para cabello

waxing
area

Estacion
sillon para
pedicure
(sin jets)
portatil

26 pies Largo

Estacion para uñas

puerta y la ventana
conectan con la casa
Causuraria la puerta
que

Estacion
Para cortar
Cabello

Entrada
para
pelo

Ventana

12 pies. ancho

RECEIVED
MAY 28 2025
By NG





**NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP2025-0055**

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

Memo

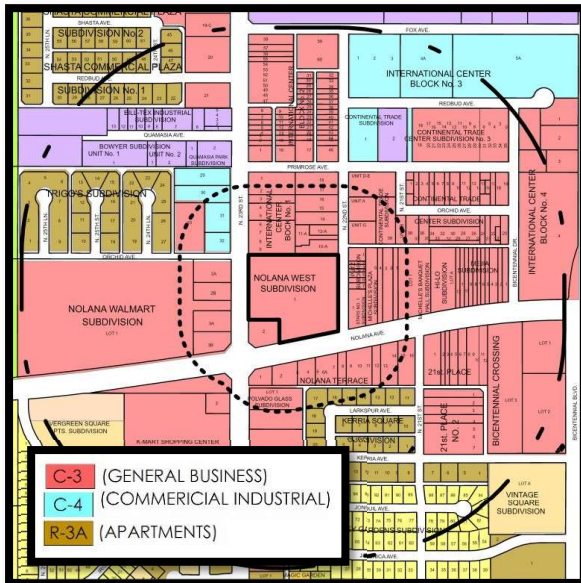
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 2, 2025

SUBJECT: REQUEST OF CHRISTIAN C. AVILA, ON BEHALF OF VIMAENT, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AND GRILL (THE DUCHESS) AT LOT 1, NOLANA WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 NOLANA AVENUE, SUITES 2210 & 2212. (CUP2025-0056)

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



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

SUMMARY/ANALYSIS: The applicant is proposing to operate a bar (The Duchess Bar and

Grill). The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

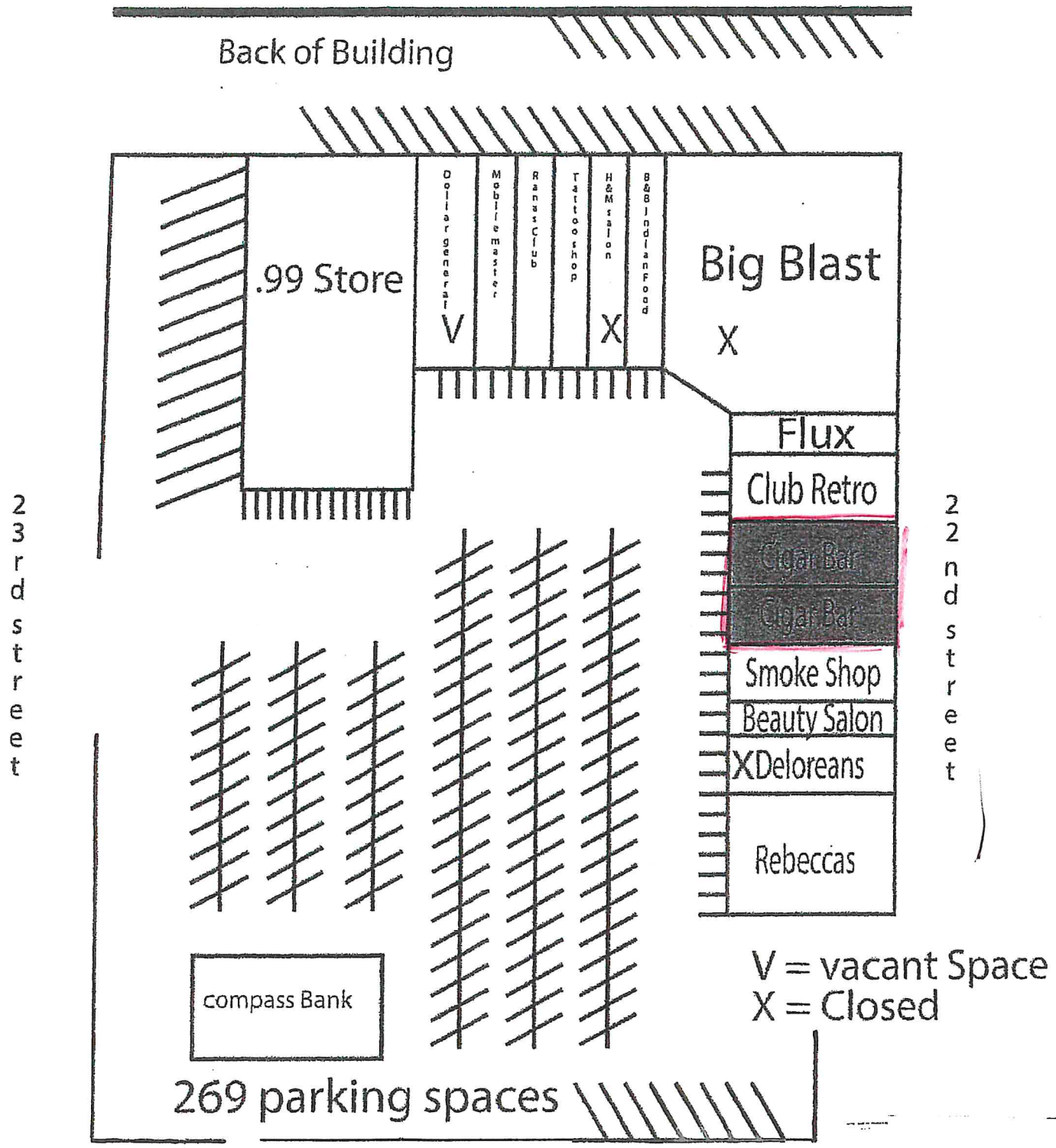
The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report for service calls from June 2024 to present is attached. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment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

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

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

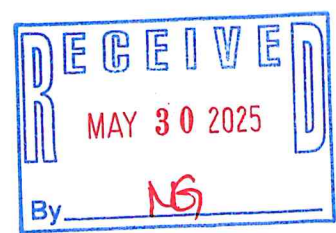
RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

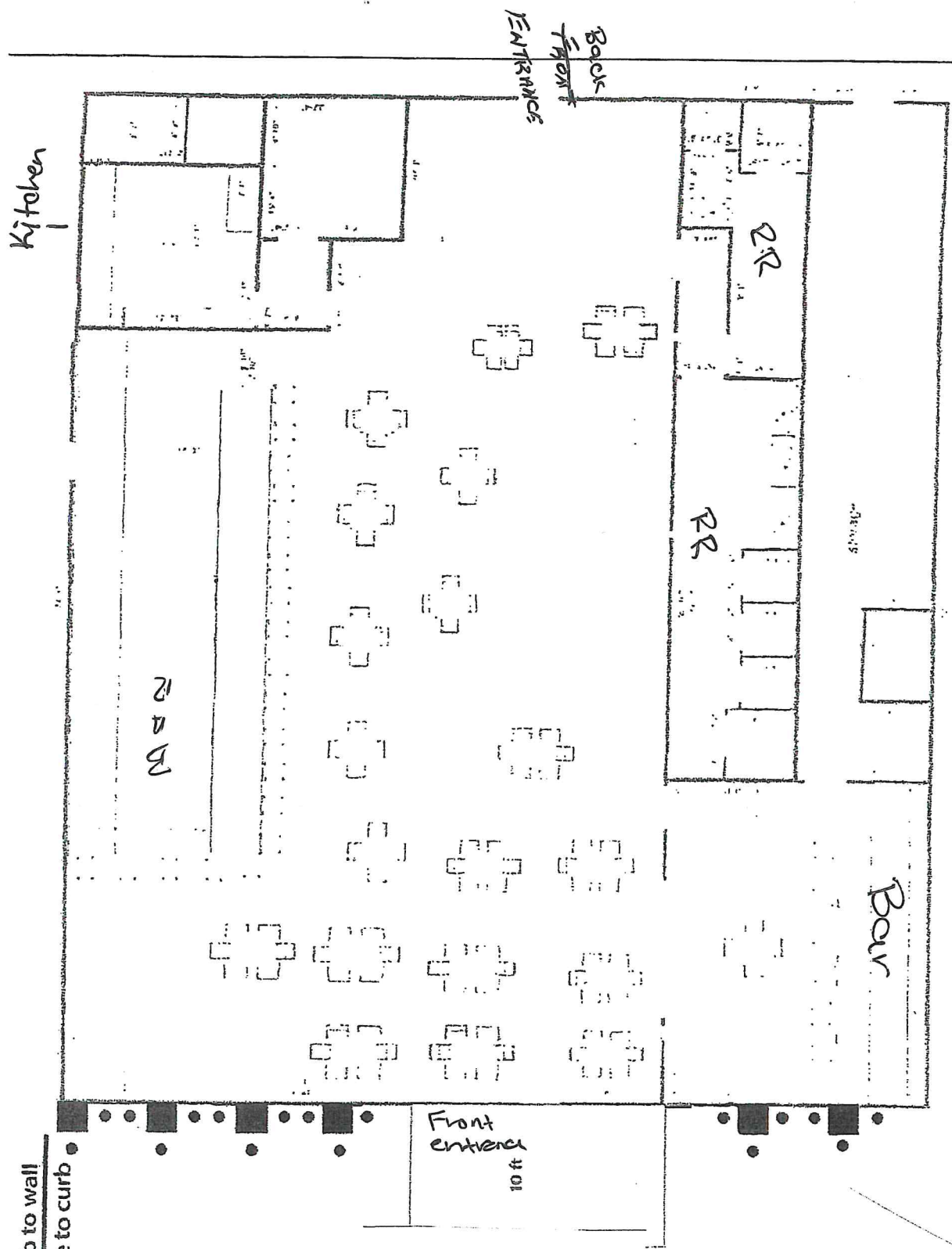
C



Nolana

Yours
remains the same





15 ft from edge of curb to wall
12.5 ft from edge of table to curb

Remains the same
yes

Black squares are 30"x30" tables.





McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 06/01/2024 00:00

Incident Type: All

To Date/Time: 06/01/2025 23:59

Location: 2200 Nolana Ave #2210 – 2212, McAllen, TX

Call Date/Time	Incident Number	Incident Type
05/18/2025 03:30	2025-00031348	Alarm Burglary
04/09/2025 08:23	2025-00022406	Alarm Burglary
04/05/2025 09:03	2025-00021494	Alarm Burglary
04/03/2025 17:28	2025-00021085	Assault
03/29/2025 10:10	2025-00019808	Alarm Burglary
03/06/2025 11:19	2025-00014302	Alarm Burglary

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



**NOTICE
BAR
FOR
THIS PROPERTY
CUP2025-0056**



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



NOW OPEN
R&R
Indian Restaurant
Ramesh@rnr477@gmail.com
Tel: (956) 711-4261 Mobile: (956) 353-0907
Hours: 11:30 AM to 3:30 PM
LUNCH PLATTER \$4.99
Restaurant hours: 11:30 AM to 9:30 PM

Memo

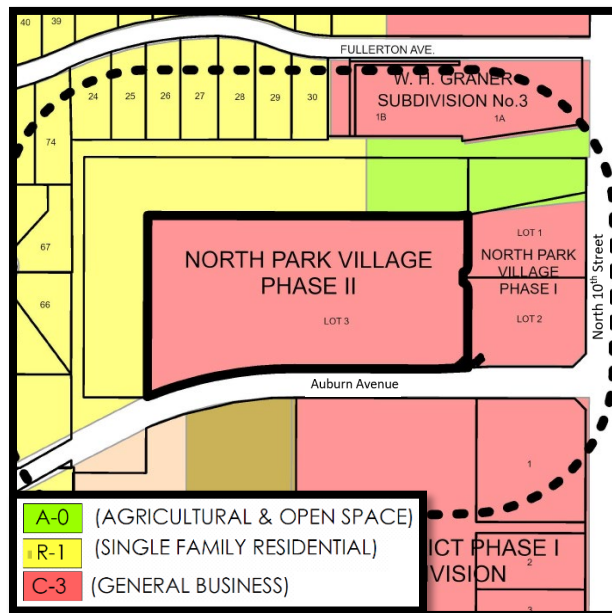
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 30, 2025

SUBJECT: REQUEST OF JESUS F. DAVILA ON BEHALF OF AURIEL INVESTMENT LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A RESTAURANT/BAR AT LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE, BLDG. 300, SUITE 300. (CUP2025-0054)

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



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

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

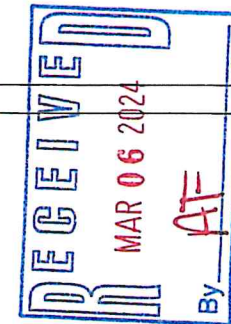
The Fire Department and Health Department have inspected the establishment and the property is in compliance. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the Lot of the above-mentioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of the residential zone/use to the northwest and south;
- b) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Auburn Avenue;
- c) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- d) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

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

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

JFD. 3/5/24

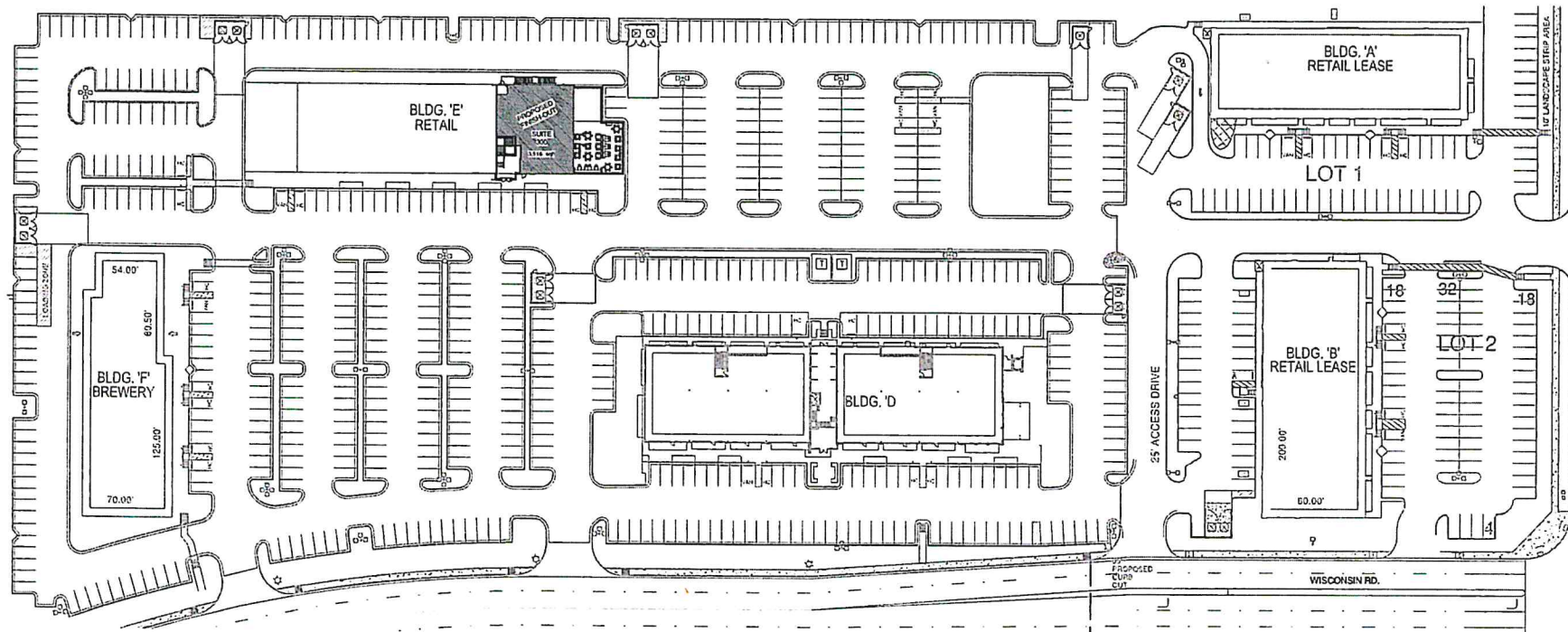


NORTH PARK VILLAGE

~~HANRIET LAY COTTON BOUTHERHOUSE~~

OTBG North Park

1200 AUBURN AVE., SUITE 300
McALLEN TEXAS



① SITE PLAN
1" = 40'-0"

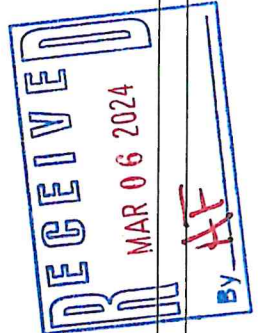
ISSUES/REVISIONS

AURIEL
INVESTMENTS
100 E. MOLANA St., 130, McALLEN, TX. 78504 956-661-4888

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

SHEET
0.0

DATE:
7-1-22
PROJECT#:
011622
DRAWN BY:
G.Z.
CHECKED BY:
FILE NAME:



ISSUES/REVISIONS
REVISION 6-1-92



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 05/01/2024 00:00

Incident Type: All

To Date/Time: 05/01/2025 23:59

Location: 1200 Auburn Ave #300., McAllen, Tx

Call Date/Time	Incident Number	Incident Type	Location
04/29/2025 15:15	2025-00027167	Sexual Assault	1200 AUBURN AVE 300
04/02/2025 19:06	2025-00020881	Alarm Burglary	1200 AUBURN AVE 300
02/28/2025 01:35	2025-00012871	Intoxicated Driver	1200 AUBURN AVE 300
09/15/2024 02:00	2024-00062912	Domestic Disturbance	1200 AUBURN AVE 300
08/18/2024 02:13	2024-00056033	Disturbance – Non Domestic	1200 AUBURN AVE 300

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



Memo

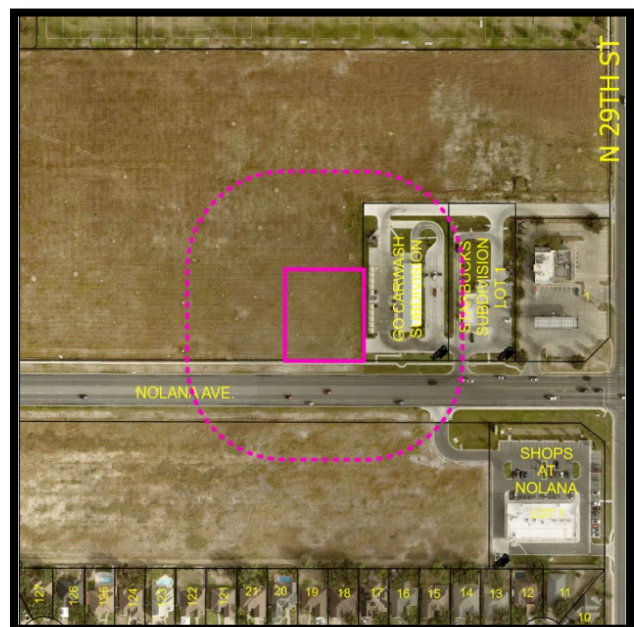
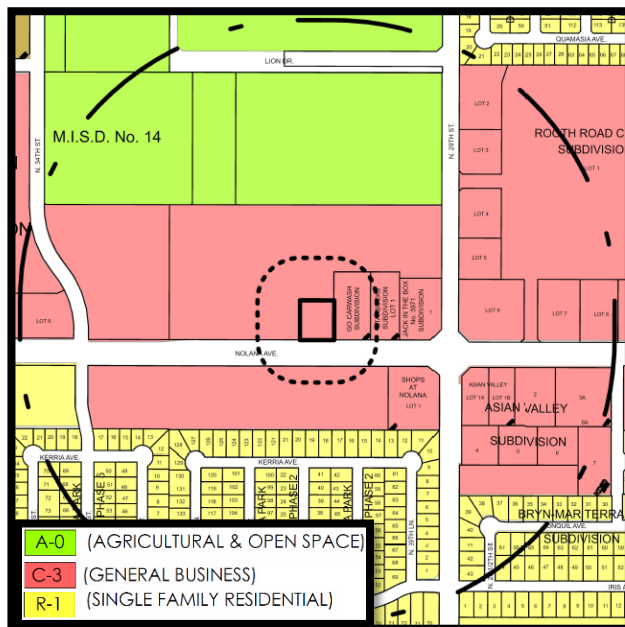
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 30, 2025

SUBJECT: REQUEST OF HFA-AE, LTD ON BEHALF OF PARKE AT NOLANA, LLC FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN AUTOMOTIVE SERVICE AND REPAIR (OIL CHANGE FACILITY) AT 0.834-ACRE TRACT OUT OF LOT 111, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION (PROPOSED LOT 6, PARKE AT NOLANA SUBDIVISION), HIDALGO COUNTY, TEXAS; 3000 NOLANA AVENUE (CUP2025-0058)

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



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

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

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

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

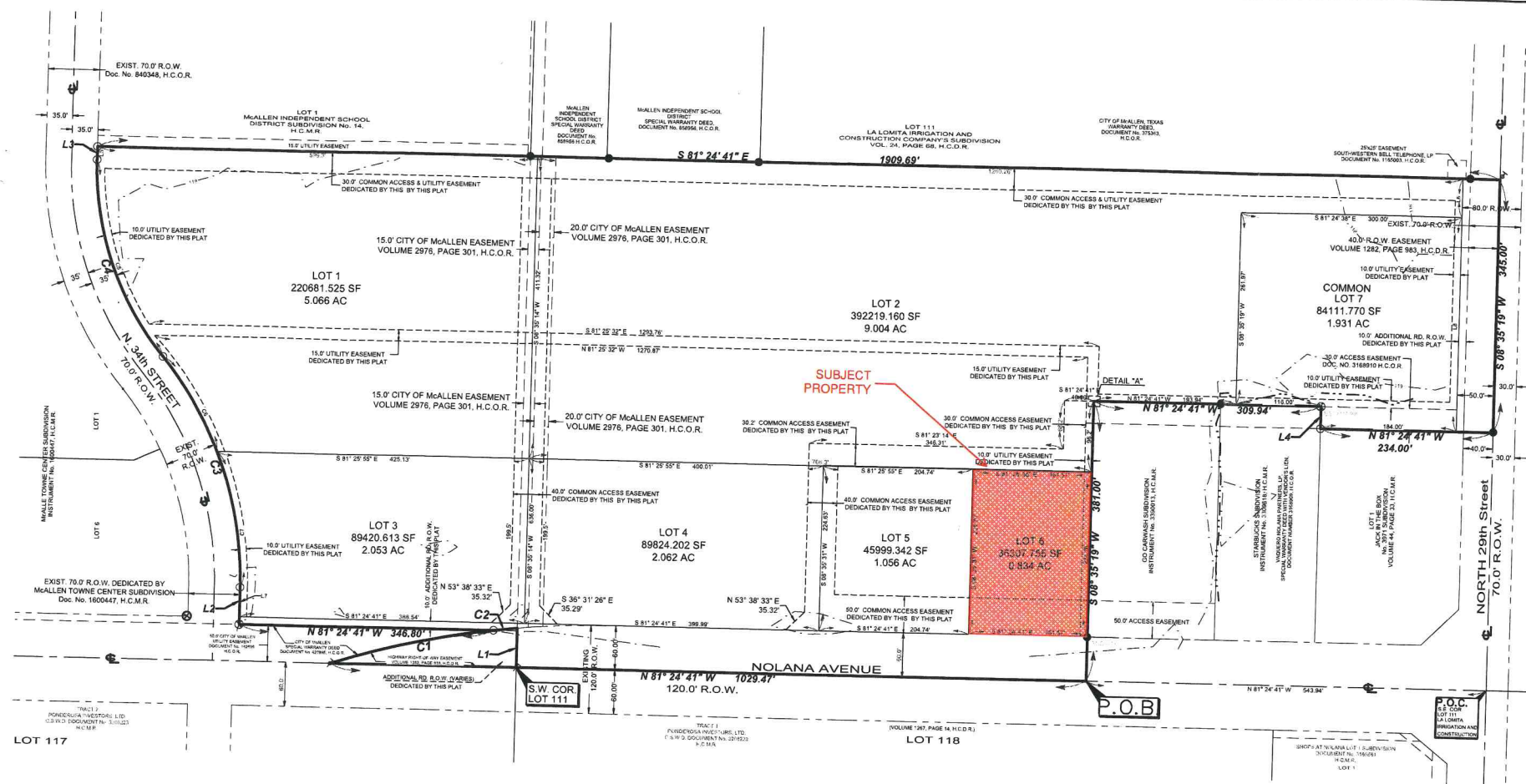
If approval is granted, the oil change facility must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process. The proposed project is undergoing Site Plan and Subdivision Review and must comply with all conditions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

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

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

SUBDIVISION MAP OF
PARKE AT NOLANA
SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - SET NO. 4 REBAR ON CONCRETE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - SF - SQUARE FEET
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - AC - OF ONE ACRE
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - C.L. - CENTER LINE

Curve Table					
Curve #	Delta	Radius	Length	Chord Length	Chord Direction
C1	312° 19' 51"	1205.84	250.43	133.27	N 11° 37' 48" E
C2	501° 31' 41"	1510.44	32.22	16.11	N 82° 58' 18" W
C3	034° 57' 04"	485.09	536.16	176.29	N 11° 27' 43" W
C4	019° 56' 44"	414.96	283.32	150.82	N 11° 27' 43" W
C5	038° 56' 44"	414.96	211.52	150.82	S 11° 27' 43" E
C6	011° 38' 47"	485.09	149.37	75.00	N 22° 57' 02" W
C7	022° 18' 37"	415.00	184.87	55.64	N 02° 58' 30" W

Line Table		
Line #	Length	Direction
L1	53.68'	S 08° 35' 19" W
L2	50.27'	N 08° 30' 49" E
L3	16.13'	N 08° 30' 29" E
L4	30.00'	N 08° 35' 19" E
L5	17.87'	S 08° 30' 29" W
L6	53.00'	S 08° 35' 19" W
L7	40.27'	N 08° 30' 49" E
L8	291.97'	S 08° 35' 19" W

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" DESCRIBED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB, MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: NOLANA AVENUE.
IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED N. 29TH STREET AND N. 34TH STREET, SITE PLAN, OR IN LINE WITH THE AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: SEE FRONT SETBACK NOTE.
- CITY OF McALLEN BENCHMARK: NUMBER MC 58, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM. NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003): N=18616036.9453, E=1064821.60716. BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE SOUTH SIDE OF PROPERTY WITH AN ELEVATION OF: 117.51
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT SHALL BE: 318.271 C.F. (7.307 AC-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA(S).
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4.8' WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH R.O.W. OF NOLANA AVENUE, ALONG THE WEST R.O.W. OF N. 29TH STREET, AND ALONG THE EAST R.O.W. OF N. 34TH STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONUSES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10X 10 FT. CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, ANY PRIVATE ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- COMMON LOT 7 WILL BE USED FOR DETENTION.
- PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISH AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NOLANA AVENUE FOR LOTS 3, 4, 5 & 6.
- ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT ON ALL LOT CORNERS.
- ALL EASEMENTS SHALL BE DEDICATED BY PLAT UNLESS STATED OTHERWISE.

METES AND BOUNDS DESCRIPTION:

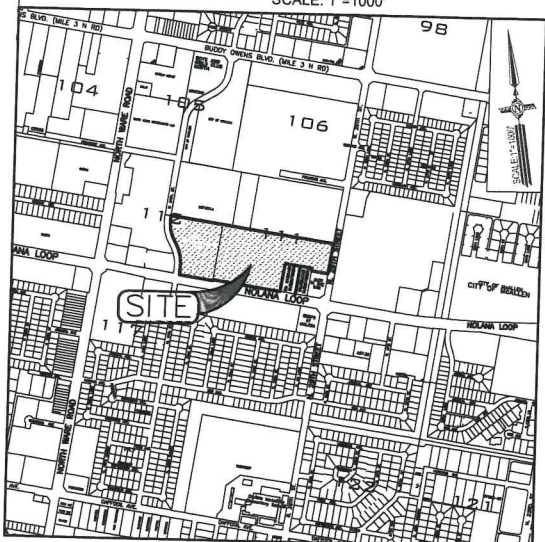
A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO PARKE AT NOLANA, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3349120 AND 3349126, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

- THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.06 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 176.29 FEET, AND A CHORD THAT BEARS N 11° 27' 43" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 56' 44", A RADIUS OF 414.96 FEET, AN ARC LENGTH OF 289.32 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,909.69 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 41" W AT A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

DRAWN BY: R. DE JESUS DATE: 12-15-2022
REVISED BY: AURORA DATE: 4-2-2025
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

LOCATION MAP
SCALE: 1"=1000'



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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CRAIG J. GARANSWAY, MANAGER	105 SEQUOIA DRIVE	SAN ANTONIO, TEXAS 78232	C/O (956) 381-0981	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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

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

BY: _____ DEPUTY

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

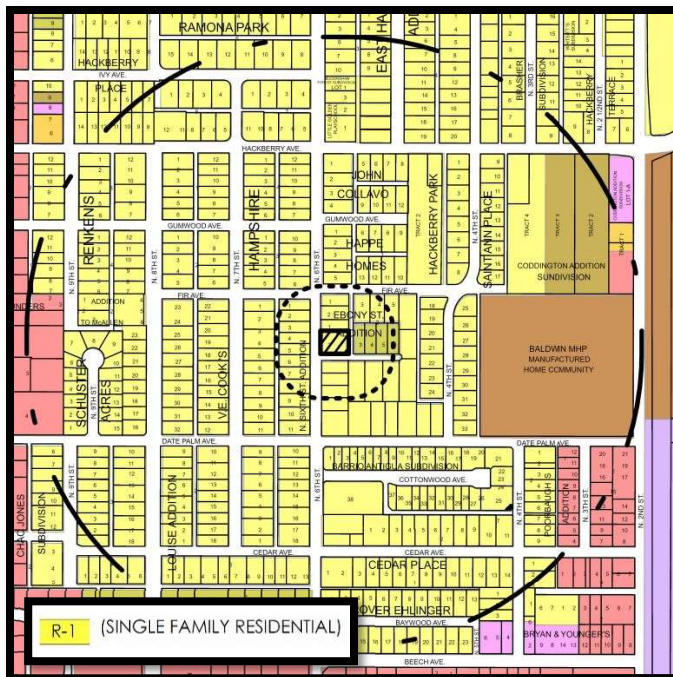
DATE: July 2, 2025

SUBJECT: REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT FOR LOT 2, BLOCK 1, EBONY STREET ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 506 NORTH 6TH STREET. (REZ2025-0054)

LOCATION: The subject property is located on the northeast corner of North 6th Street and Ebony Avenue. The property is zoned R-1 (Single Family Residential-OC) District.

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

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



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

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

DEVELOPMENT TRENDS: The development trend of this area along North 6th Street is single family residential uses.

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

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

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

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

Filed Mar 20, 1947 822 A.M.

V. 8 P. 23 H.C.M.R.
(50.0' EXIST. R.O.W.)

FIR AVE.

APPARENT
N.W.C. LOT 1 BLOCK 2
HAPPE HOMES SUB-DIVISION
V. 8 P. 23 H.C.M.R.

LEGEND

F1 - FOUND 1/2" DIAMETER IRON ROD
F3 - FOUND 1/2" DIAMETER IRON PIPE
FX - FOUND "X" CUT IN CONCRETE
S - SET 1/2" DIAMETER IRON ROD
WITH PLASTIC CAP STAMPED "2791"
B/C - BACK OF CONCRETE CURB & GUTTER
E.O.C. - EDGE OF CALICHE
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS

* - CHAIN LINK FENCE
C/W - CONCRETE WALK
G - GAS SERVICE LINE
S - "STOP" SIGN
W - WATER METER
+ - GATE
S.F. - SQUARE FEET
S.W.C. - SOUTHWEST CORNER
N.W.C. - NORTHWEST CORNER
N.E.C. - NORTHEAST CORNER

LOT 1 V. 9 P. 6 H.C.M.R.

EAST

127.00'

103.50'

LOT 2
(13,145 S.F.)

103.50'

WEST

EBONY AVE.

127.00'

APPARENT EXIST.
NORTH R.O.W.

3' CONCRETE WALK

COVERED PORCH

FRAME HOUSE
ON CONCRETE BLOCKS

COVERED PATIO ON
CONCRETE SLAB

FRAME GARAGE
ON CONC SLAB

CARPORT
ON CONCRETE
SLAB

CONCRETE
DRIVE

10.2' CONCRETE
DRIVE

3' C/W

3' CONCRETE WALK

20' ALLEY V. 9 P. 6 H.C.M.R.

DATE: 04/26/2025 JOB No. HIDALGO-1879 DRAWN BY: M.R.



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

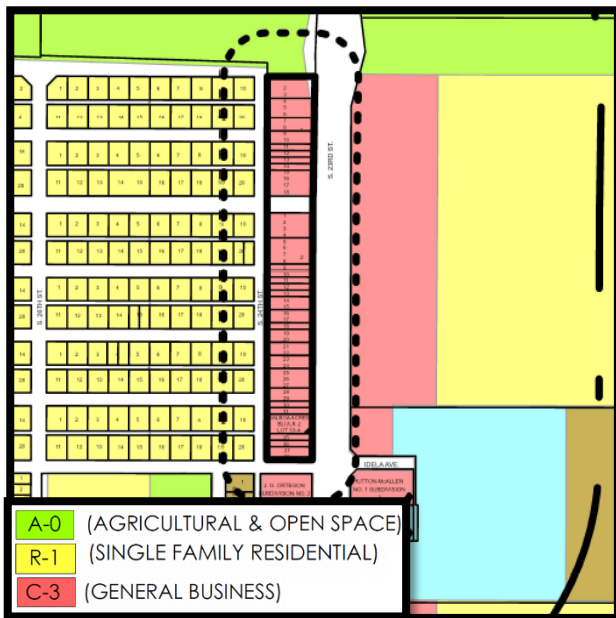
DATE: June 30, 2025

SUBJECT: Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

Balboa Acres Subdivision, Block 1 and Block 2, Hidalgo County, Texas. (REZ2025-0056):

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

LOCATION: The subject properties are located between south 23rd Street and south 24th street and north of Idela Avenue. The properties contain commercial development and are zoned C-3 (General Business- OC) District and are collectively subdivided under the name “Balboa Acres Subdivision.”



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

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

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

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

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

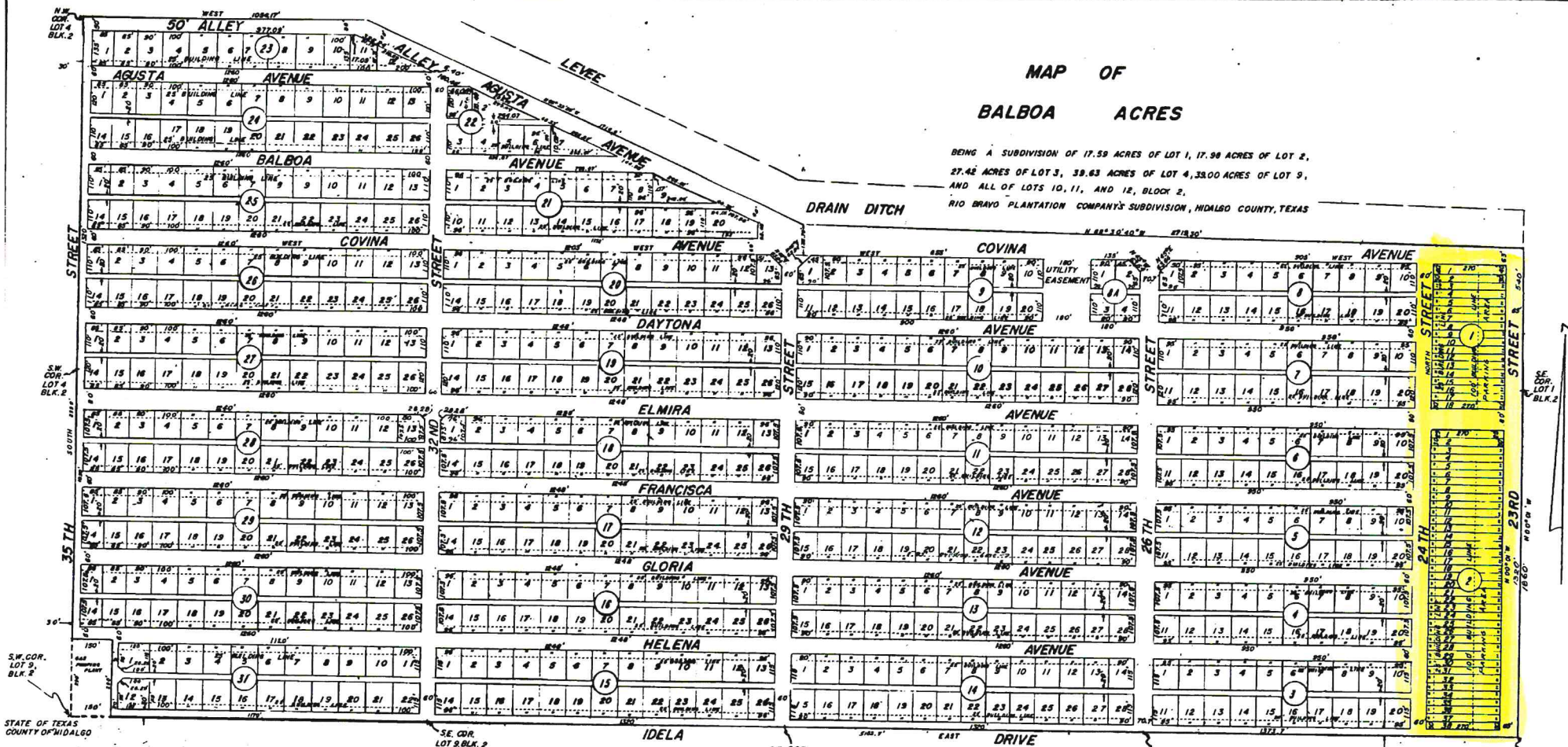
HISTORY: An application for a rezoning request was submitted on June 6, 2025. The subject property is comprised of 18 Lots for Block 1 and 38 Lots for Block 2. The mentioned lots were subdivided and recorded on December 27, 1962 under the name of "Balboa Acres Subdivision". The initial zoning designation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

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

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

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

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



State of Texas, County of Hidalgo, this Mortgage Loan Co. and John M. Rowland Jr., owners of the property herein described, do hereby adopt, dedicate and confirm the foregoing plat, and do hereby dedicate to the public the streets and alleys as herein shown.

By John M. Rowland Jr.
STATE OF TEXAS, VICE-President
COUNTY OF HIDALGO

Subscribed and sworn to before me, the undersigned authority, on this the 11TH day of SEPT., 1962. Harry E. Mudge
Notary Public in and for Hidalgo County, Texas

I, Leo J. McLeod, Civil Engineer, do hereby certify that this is a true and correct plat of Balboa Acres Subdivision as prepared by me from surveys made by me upon the ground.

Leo J. McLeod
Leo J. McLeod, Civil Engineer, Reg. No. 5893

Subscribed and sworn to before me, the undersigned authority, on this the 11TH day of SEPT., 1962. Harry E. Mudge
Notary Public in and for Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

This plat approved by the City Commission of the City of McAllen, Texas on the 11TH day of SEPT., 1962.

By Paul E. Neale
Mayor of McAllen, Texas

John M. Rowland Jr.
Secretary

FILED FOR RECORDING
COMMISSIONERS' COURT
JANUARY 6, 1963

Dr. Louis DelBunk

302

Albino

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0056**

 CITY OF MCALLEN PLANNING DEPT.
956-681-1256
WWW.MCALLE.NET



SPEED
LIMIT
30



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 1, 2025

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

BALBOA ACRES SUBDIVISION, BLOCKS 3-31, HIDALGO COUNTY, TEXAS. (REZ2025-0057):

4100 SOUTH 29TH STREET (LOT 13, BLK 19)

3912-4312 SOUTH 33RD STREET (LOT 26, BLK 25 AND LOT 26 BLK 29)

3213-3619 AGUSTA AVENUE (LOTS 1-2 BLK 22, LOTS 1-12 BLK 23 AND LOTS 1-13 BLK 24)

3009-3619 BALBOA AVENUE (LOTS 1-9 BLK 21, LOTS 3-7 BLK 22, LOTS 14-26 BLK 24 AND LOTS 1-13 BLK 25)

2401-3619 COVINA AVENUE (LOTS 1-10 BLK 8, LOTS 1-2 BLK 8A, LOTS 1-10 BLK 9, LOTS 1-13 BLK 20, LOTS 10-20 BLK 21, LOTS 14-25 BLK 25 AND LOTS 1-13 BLK 26)

2400-3619 DAYTONA AVENUE (LOTS 1-10 BLK 7, LOTS 11-20 BLK 8, LOTS 3-4 BLK 8A, LOTS 11-20 BLK 9, LOTS 1-14 BLK 10, LOTS 1-12 BLK 19, LOTS 14-26 BLK 20, LOTS 14-26 BLK 26 AND LOTS 1-13 BLK 27)

2400-3619 ELMIRA AVENUE (LOTS 1-10 BLK 6, LOTS 11-20 BLK 7, LOTS 15-28 BLK 10, LOTS 1-14 BLK 11, LOTS 1-13 BLK 18, LOTS 14-26 BLK 19, LOTS 14-26, 26A BLK 27 AND LOTS 1-13 BLK 28)

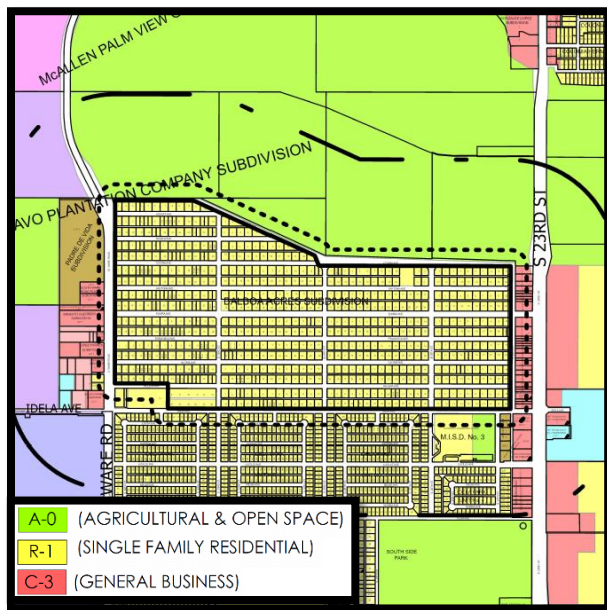
2400-3618 FRANCISCA AVENUE (LOTS 1-10 BLK 5, LOTS, 11-20 BLK 6, LOTS 15-28 BLK 11, LOTS, 1-14 BLK 12, LOTS 1-13 BLK 17, LOTS 14-26 BLK 18, LOTS 14-26 BLK 28 AND LOTS 1-13 BLK 29)

2400-3619 GLORIA AVENUE (LOTS 1-10 BLK 4, LOTS 11-20 BLK 5, LOTS 15-28 BLK 12, LOTS 1-14 BLK 13, LOTS 1-13 BLK 16, LOTS 14-26 BLK 17, LOTS 14-25 BLK 29 AND LOTS 1-13 BLK 30)

2400-3618 HELENA AVENUE (LOTS 1-10 BLK 3, LOTS 11-20 BLK 4, LOTS 15-28 BLK 13, LOTS 1-14 BLK 14, LOTS 1-13 BLK 15, LOTS 14-26 BLK 16, LOTS 14-26 BLK 30, AND LOTS 6-11 BLK 31)

2400-3408 IDELA AVENUE (LOTS 11-20 BLK 3, LOTS 15-28 BLK 14, LOTS 14-26 BLK 15, AND LOTS 17-22 BLK 31) BLK 31)

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



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

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

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

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

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

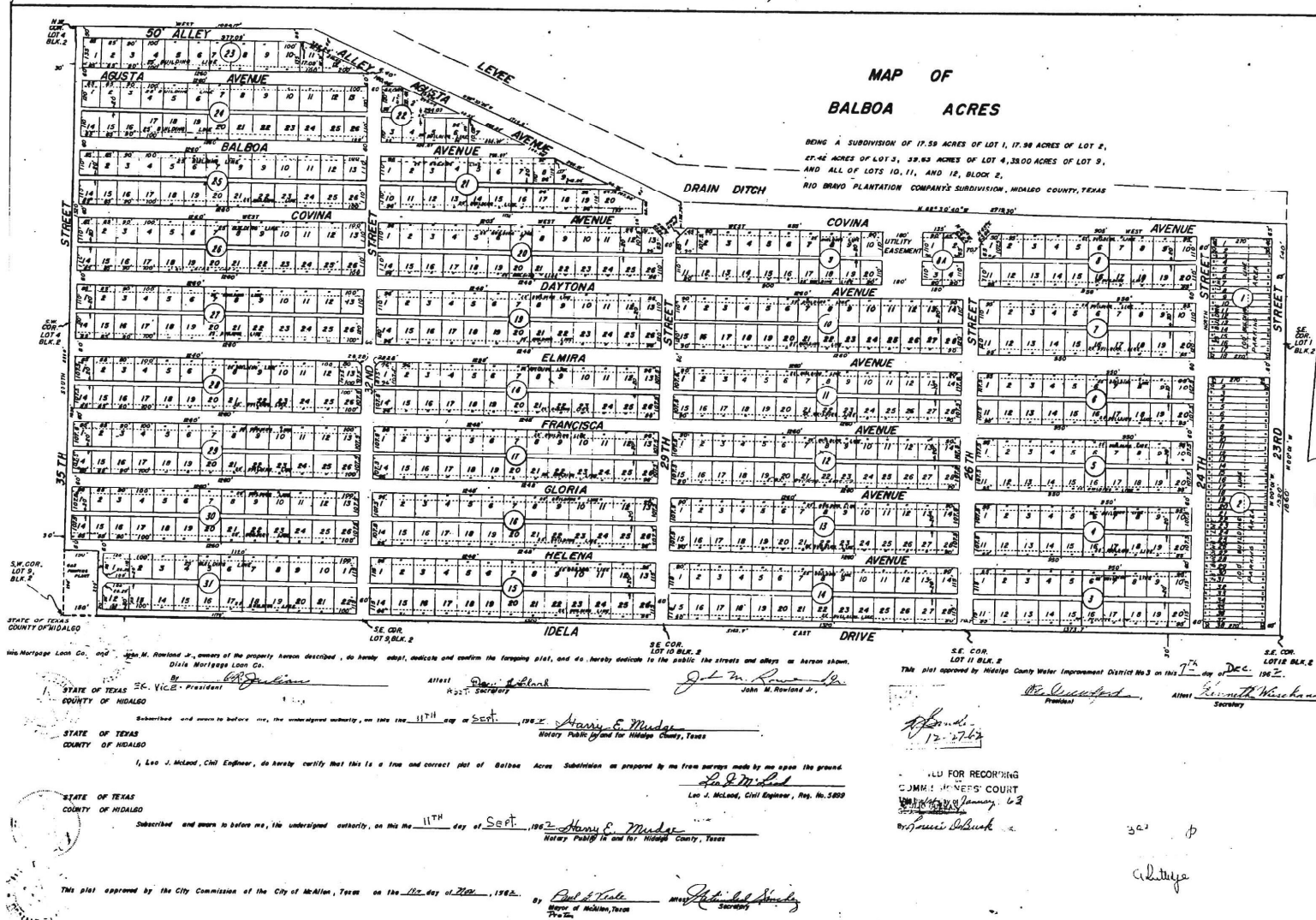
HISTORY: The subdivision was recorded on December 27, 1962 under the name “Balboa Acres”. The initial zoning designation was Residence “A” District that was derived from the first city adoption of the 1945 Zoning Ordinance. The previous zoning designation for the property was R-1 (Single-Family Residential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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low Density Residential - UDC) District as it aligns with the Envision McAllen Future Land Use Plan and the development trend.





**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0057**

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



Memo

TO: Planning and Zoning Commission

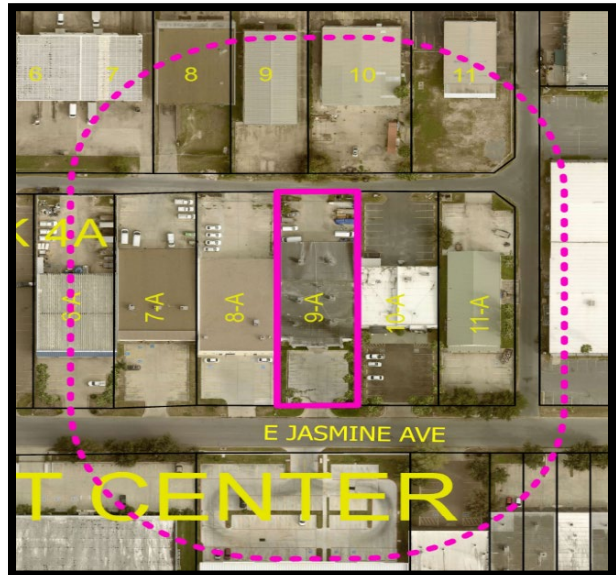
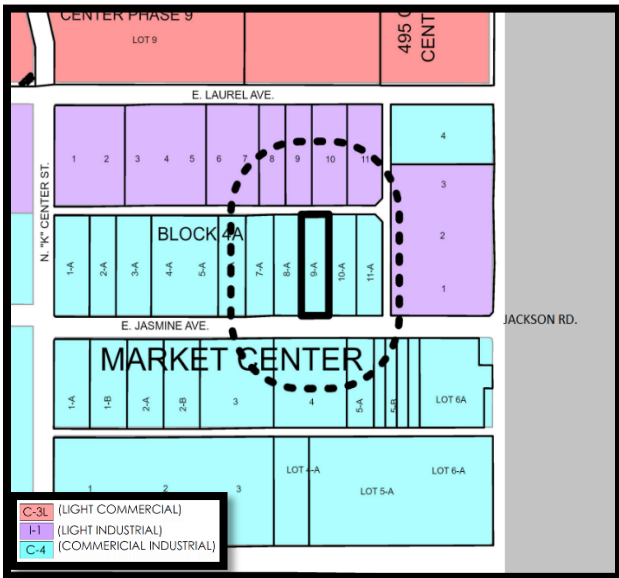
FROM: Planning Staff

DATE: July 1, 2025

**SUBJECT: SITE PLAN APPROVAL FOR LOT 9-A, BLOCK 4-A, MARKET CENTER
SUBDIVISION, HIDALGO COUNTY, TEXAS; 1325 EAST JASMINE AVENUE.
(SPR2025-0024)**

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

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



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

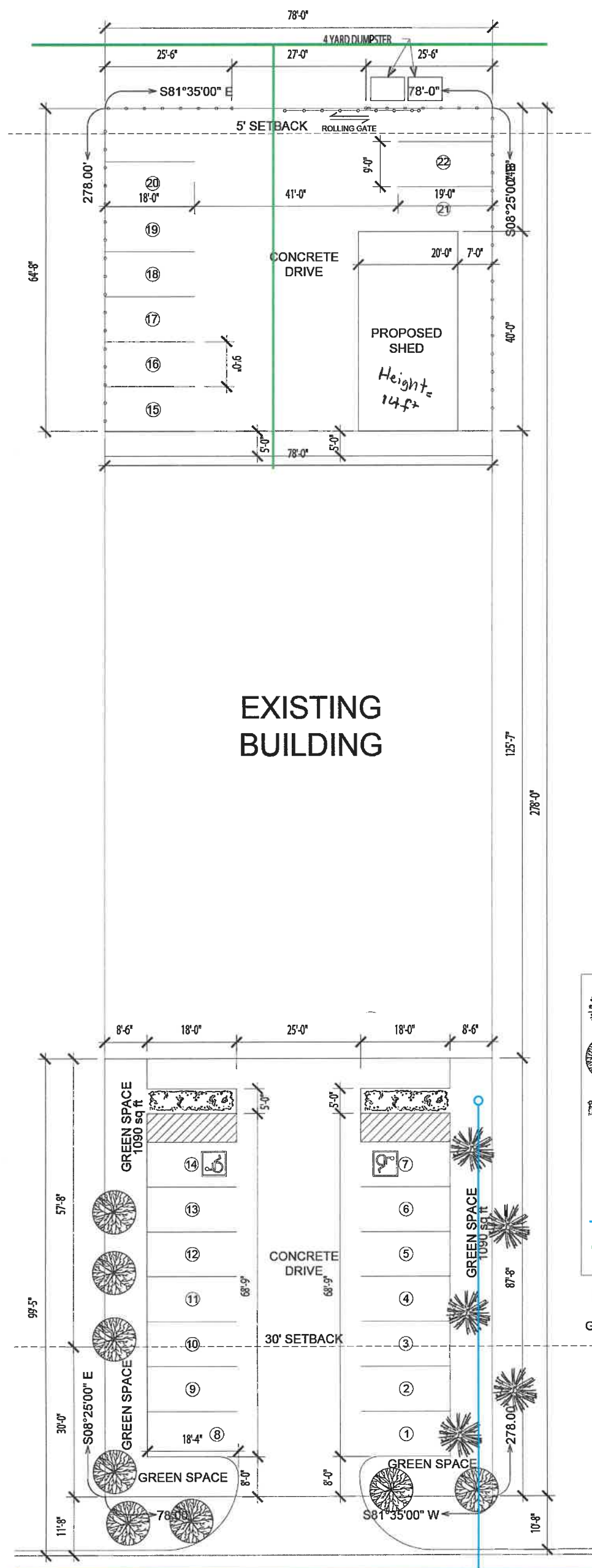
2,169 sq ft square feet of landscape area is required. As per site plan approved in 2013, the tree requirement is as follows: five two-and-a half-inch-caliper trees, three four-inch caliper trees, two six-inch caliper trees. A minimum 10 feet wide landscaped strip is required inside the front property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

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

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

The Building Permit must comply with requirements noted on the Development Team Review sheet. Must comply with any additional comments provided by all departments during the building permit stage.

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



GENERAL NOTES:

1. SEE CIVIL, MEP AND ARCHITECTURAL SHEETS FOR ALL CIVIL, MEP AND ARCHITECTURAL IMPROVEMENTS.
2. THE LOCATION OF ALL TREES, BOULDERS, SHRUBS AND EDGING SHALL BE STAKED OR MARKED IN THE FIELD BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
3. SOD ENTIRE PROJECT LIMITS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. DO NOT SOD LANDSCAPE BEDS OR IMPERVIOUS SURFACES.
4. THE CONTRACTOR SHALL REMOVE 12" OF EXISTING SOIL IN ALL LANDSCAPE BEDS AND REPLACE WITH 9" OF PLANTING MIX AND 3" OF MULCH.
5. ALL DIRECTIONAL SIGNAGE TO BE PLACED INSIDE LANDSCAPE BEDS. SEE ARCHITECTURAL SHEETS FOR SIGNAGE.
6. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS REFERENCE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.
7. IF ANY FIELD CONDITIONS VARY FROM THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING UPON DISCOVERY.
8. MAINTAIN A POSITIVE SLOPE AWAY FROM THE BUILDING FOUNDATION.
9. THE QUANTITIES INDICATED ON THE LANDSCAPE MATERIAL SCHEDULE & PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THESE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/ OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
10. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS AND THE ARCHITECTURAL BARRIERS ACT OF 1968.
11. ALL PRESERVED TREES SHALL BE TRIMMED BY A CERTIFIED ARBORIST UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS SHALL BE DONE ONCE CONTRACTOR MOBILIZES AND BEFORE TREE PROTECTIONS ARE PUT INTO PLACE. MAINTAIN MINIMUM 14'-17' OVERHEAD CLEARANCE FOR EMERGENCY VEHICLES. NO MORE THAN 25% OF ANY TREE CANOPY CAN BE REMOVED.
12. IT IS THE CLIENT'S RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE AND IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
13. ALL LANDSCAPING WILL HAVE IRRIGATION AND RIGHT-OF-WAY WILL HAVE DRIP IRRIGATION

TAJ PLAZA STORAGE


4101 N 10TH ST.
MCALLEN, TX. 78504
LANDSCAPE & IRRIGATION DRAWING INDEX

- L1 OVERALL SITE PLAN
L2 LANDSCAPE PLAN, ORDINANCE SCHEDULE,
MATERIAL SCHEDULE, LANDSCAPE DETAILS
L3 SPECIFICATIONS
L4 SPECIFICATIONS
IR1 IRRIGATION PLAN & DETAILS
IR2 IRRIGATION SCHEDULE & NOTES



HEFFNER DESIGN
TEAM, PLLC

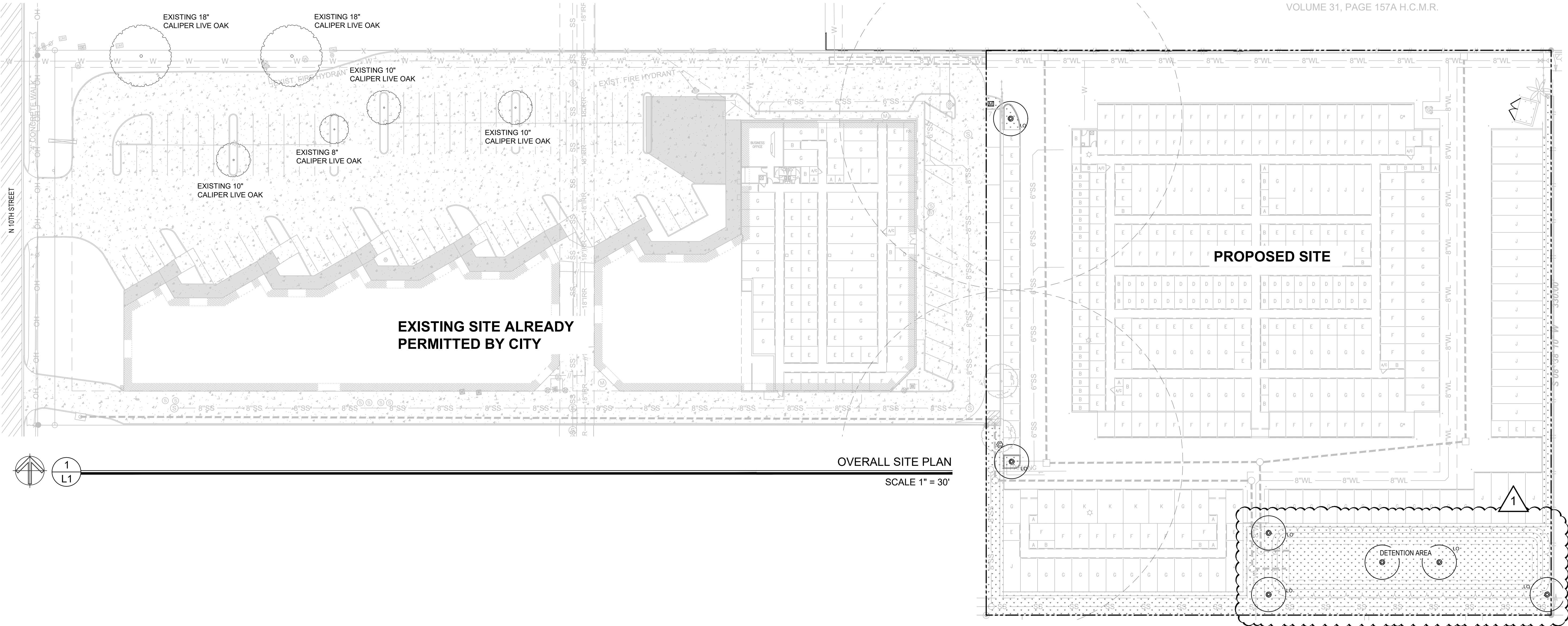
4100 N. 22nd Street
McAllen, TX. 78504
(956) 540-7850
1777 NE Loop, Suite 600
San Antonio, TX 78217
(210) 820-2677



Andrew T. Heffner

DATE: 05-13-24

VOLUME 31, PAGE 157A H.C.M.R.



PROJECT:
TAJ PLAZA STORAGE
4101 N. 10TH ST.
MCALLEN, TX 78504

DATE	DESCRIPTION
04-25-2024	90% ISSUED FOR REVIEW
05-13-2024	100% ISSUED FOR CONSTRUCTION
04-17-2025	100% PER CITY COMMENTS
05-02-2025	100% PER CITY COMMENTS

SHEET TITLE:

OVERALL SITE PLAN

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or extensions to this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures or for safety precautions and programs in connection with the project.

PROJECT NUMBER:
24-27 C.R.
SHEET NUMBER:

L1

Memo

TO: Planning and Zoning Commission

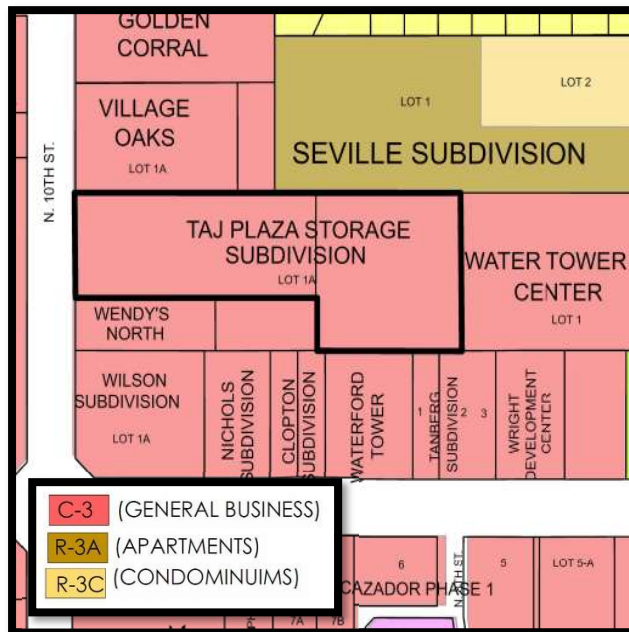
FROM: Planning Staff

DATE: July 3, 2025

SUBJECT: SITE PLAN APPROVAL FOR LOT 1A, TAJ PLAZA STORAGE SUBDIVISION, HIDALGO COUNTY, TEXAS; 4108 NORTH 10TH STREET. (SPR2024-0034)

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

PROPOSAL: The applicant is proposing to construct five self-storage units.



ANALYSIS: The site has Access to the self-storage units is from North 10th street. No alley is proposed in this development.

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

10,890 square feet of additional green area is required for the new rear development. The tree requirement is as follows: 27 two-and-a half-inch-caliper trees, 14 four-inch caliper trees, 6 six-inch caliper trees, or 21 palm trees. A minimum 10-foot-wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from

the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, a 6-foot opaque buffer required from adjacent/between commercial and residential zones/uses. The applicant is meeting landscaping requirements for green area and trees.

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

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

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

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

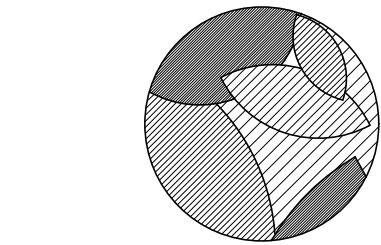
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TAJ PLAZA STORAGE

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MCALLEN, TX. 78504
LANDSCAPE & IRRIGATION DRAWING INDEX

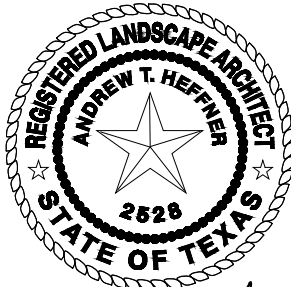
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L4 SPECIFICATIONS
IR1 IRRIGATION PLAN & DETAILS
IR2 IRRIGATION SCHEDULE & NOTES



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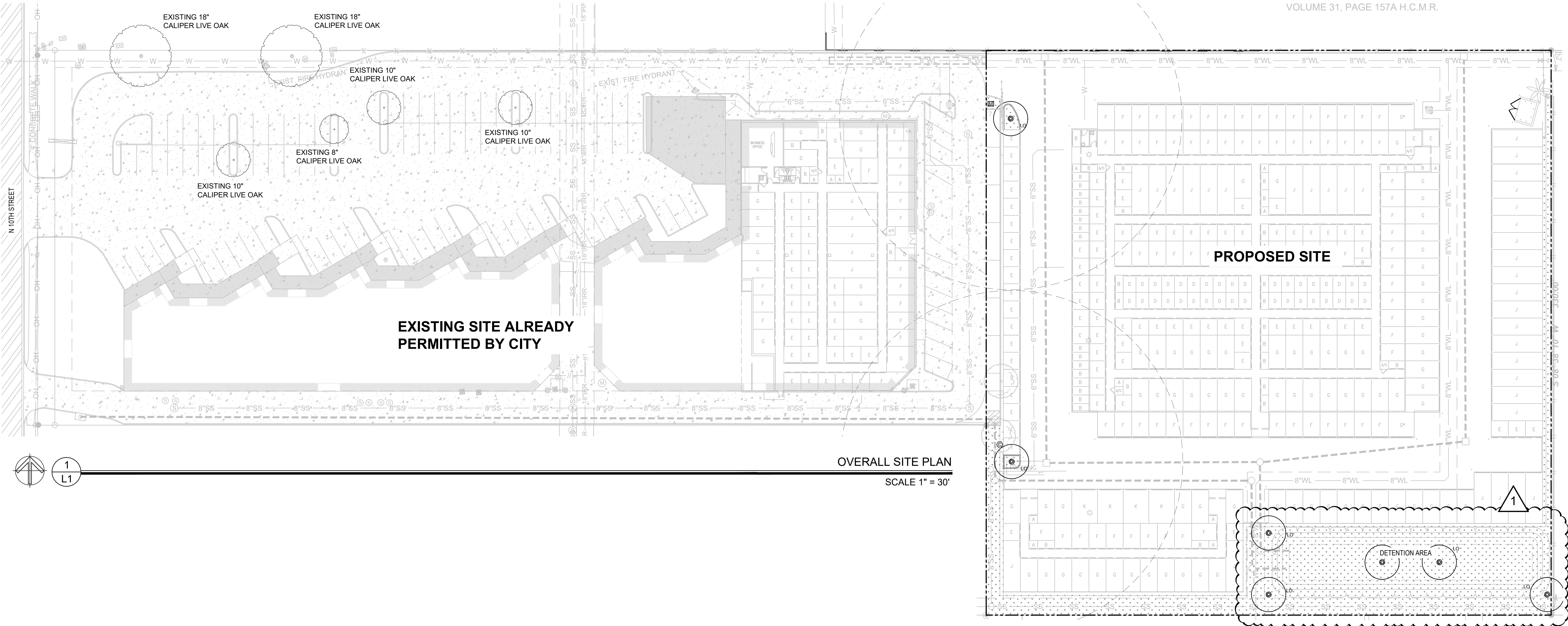
1777 NE Loop, Suite 600
San Antonio, TX 78217
(210) 820-2677



Andrew T. Heffner

DATE: 05-13-24

VOLUME 31, PAGE 157A H.C.M.R.



PROJECT:

TAJ PLAZA STORAGE

4101 N. 10TH ST.
MCALLEN, TX 78504

DATE	DESCRIPTION
04-25-2024	90% ISSUED FOR REVIEW
05-13-2024	100% ISSUED FOR CONSTRUCTION
04-17-2025	100% PER CITY COMMENTS
05-02-2025	100% PER CITY COMMENTS

SHEET TITLE:

OVERALL SITE PLAN

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PROJECT NUMBER:
24-27 C.R.

SHEET NUMBER:

L1

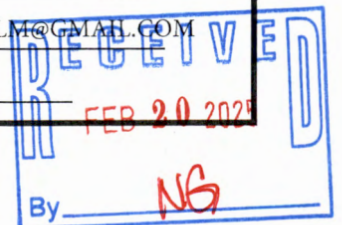
SUB2025-0028

City of McAllen

Planning Department

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

Project Information	Subdivision Name	CHRISTIAN'S MANOR SUBDIVISION		
	Legal Description	A 1.396-ACRE (1.386) TRACT OF LAND OUT OF LOT 69, MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, VOLUME 5, PAGE 27, HIDALGO COUNTY MAP RECORDS, TEXAS.		
	Location	NORTH SIDE OF JORDAN RD W AND 650 FT WEST OF S 23RD ST.		
	City Address or Block Number	2420 Jordan Avenue		
	Total No. of Lots	1	Total Dwelling Units	8
	Gross Acres	1.396	Net Acres	1.05
	<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 (1 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning	R-3A	Proposed Zoning	R3-A
	Applied for Rezoning	<input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____		
Existing Land Use	Open Land	Proposed Land Use	Department complex	
Irrigation District #	No. 1	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	Property ID:	230715		
Estimated Rollback Tax Due	0	Tax Dept. Review	I.D.L	
Owner	Name	The RGV Inclusive Project Inc.		Phone _____
	Address	2912 S. Jackson Rd		E-mail _____
	City	McAllen	State	TX Zip 78503
Developer	Name	Community Hope Projects Inc		Phone 956-994-3319
	Address	2332 Jordan Rd		E-mail hopefamilyhealthcenter@gmail.com
	City	McAllen	State	TX Zip 78503
	Contact Person	Noel Marquez		
Engineer	Name	S2 Engineering PLLC		Phone 956-627-9671
	Address	2020 E Griffin Pkwy		E-mail S2ENGINEERING.NS@GMAIL.COM S2ENGINEERING.IM@GMAIL.COM
	City	MISSION	State	TX Zip 78572
	Contact Person	LUIS MARTINEZ		
Surveyor	Name	S2 Engineering PLLC		Phone 956-627-9671
	Address	2020 E Griffin Pkwy		E-mail S2ENGINEERINGLM@GMAIL.COM
	City	MISSION	State	TX Zip 78572



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

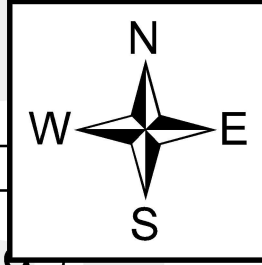
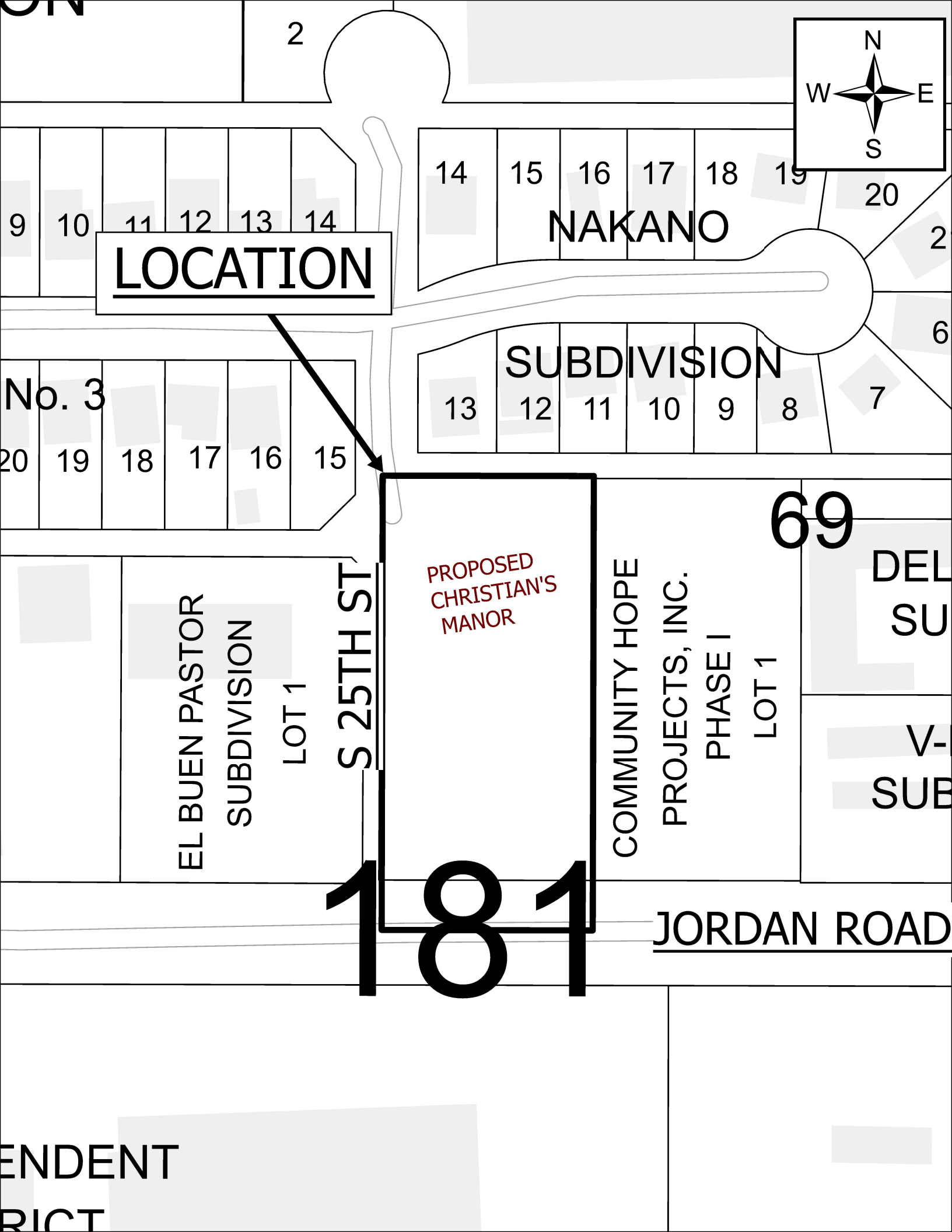
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 2-6-25

Print Name JOSE N. SALDIVAR P.E.

Owner ☐ Authorized Agent ☒

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



LOCATION

14 15 16 17 18 19 20
NAKANO

13 12 11 10 9 8 7
SUBDIVISION

No. 3
20 19 18 17 16 15

EL BUEN PASTOR
SUBDIVISION
LOT 1

S 25TH ST

PROPOSED
CHRISTIAN'S
MANOR

COMMUNITY HOPE
PROJECTS, INC.
PHASE I
LOT 1

69

DEL
SU

V-
SUB

181

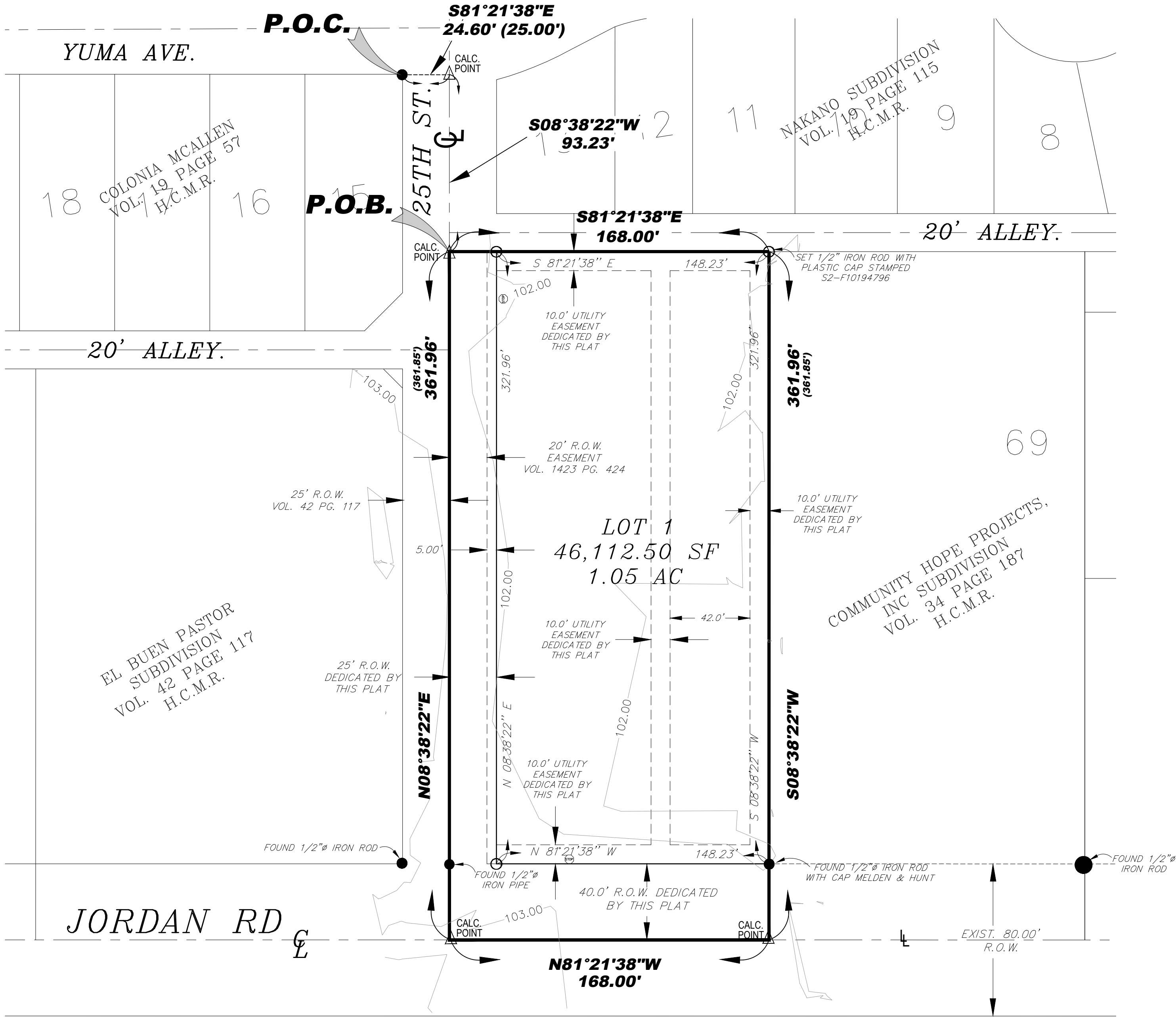
JORDAN ROAD

ENDENT
RICT

SUBDIVISION PLAT OF:

CHRISTIAN'S MANOR SUBDIVISION

A 1.396-ACRE (1.386) TRACT OF LAND OUT OF LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 5, PAGE 27, HIDALGO COUNTY MAP RECORDS, TEXAS, AND OUT OF A 2.76 ACRE TRACT CONVEYED TO COMMUNITY HOPE PROJECTS , INC., A TEXAS NONPROFIT CORPORATION AS DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED WITH REVISIONARY CLAUSES AND CONDITIONAL LIMITATIONS RECORDED IN DOCUMENT No. 1631573, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, DATED JUNE 23 2006 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.



METES AND BOUNDS:

A 1.396-ACRE (1.386) TRACT OF LAND OUT OF LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 5, PAGE 27, HIDALGO COUNTY MAP RECORDS, TEXAS, AND OUT OF A 2.76 ACRE TRACT CONVEYED TO COMMUNITY HOPE PROJECTS , INC., A TEXAS NONPROFIT CORPORATION AS DESCRIBED IN A CORRECTION SPECIAL WARRANTY DEED WITH REVISIONARY CLAUSES AND CONDITIONAL LIMITATIONS RECORDED IN DOCUMENT No. 1631573, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, DATED JUNE 23 2006 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF LOT 15 OF COLONIA McALLEN SUBDIVISION No.3, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 19, PAGE 57, HIDALGO COUNTY MAP RECORDS, TEXAS, SAID LOT 15 BEING CONVEYED TO JESUS GERARDO GANTU AS DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT No.1393525, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS. THENCE, S 81° 21' 38" E, A DISTANCE OF 24.60 FEET (25.00') TO A CALCULATED POINT ON THE CENTERLINE OF 25TH STREET (50.00' WIDE R.O.W.) THENCE, S 08° 38' 22" W, ALONG THE CENTERLINE OF SAID 25TH STREET, SAME BEING THE WEST LINE OF SAID LOT 69, OF SAID McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, A DISTANCE OF 93.23 FEET TO A CALCULATED POINT ON THE SOUTHWEST CORNER OF NAKANOSUBDIVISION, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 19, PAGE 115, HIDALGO COUNTY MAP RECORDS, TEXAS SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY OF SAID NAKANO SUBDIVISION FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, S 81° 21' 38" E, ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, AT A DISTANCE OF 19.77 FEET (20.00') PASSING THE EAST LINE OF A 20-FOOT EASEMENT RECORDED IN VOLUME 1423, PAGE 424, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS AND CONTINUING A TOTAL DISTANCE OF 168.00 FEET TO A 1/2-INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2-F10194796, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 08° 38' 22" W, PARALLEL WITH THE WEST LINE OF SAID LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AT A DISTANCE OF 321.96 FEET PASSING A 1/2-INCH IRON ROD FOUND ALONG THE NORTH RIGHT OF WAY LINE OF JORDAN ROAD (80.00' WIDE R.O.W.) AND CONTINUING A TOTAL DISTANCE OF 361.96 FEET (361.85') TO A CALCULATED POINT ALONG THE CENTER LINE OF JORDAN ROAD, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 81° 21' 38" W, ALONG THE CENTER LINE OF JORDAN ROAD (80.00' WIDE R.O.W.) SAME BEING THE SOUTH LINE OF SAID LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, A DISTANCE OF 168.00 FEET TO A CALCULATED POINT ON THE INTERSECTION OF JORDAN ROAD (80.00' WIDE R.O.W.) AND 25TH STREET (50.00' WIDE R.O.W.) SAME BEING THE SOUTHWEST CORNER OF SAID LOT 69 FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 08° 28' 22" E, ALONG THE WEST LINE OF SAID LOT 69, SAME BEING THE EAST LINE OF EL BUEN PASTOR SUBDIVISION AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 42, PAGE 117, HIDALGO COUNTY MAP RECORDS, TEXAS, AT A DISTANCE OF 39.98 FEET TO A 1/2-INCH IRON PIPE FOUND ALONG THE NORTH RIGHT OF WAY LINE OF JORDAN ROAD (80.00' WIDE R.O.W.) AND ALONG THE CENTERLINE OF SAID 25TH STREET, CONTINUING A TOTAL DISTANCE OF 361.96 FEET (361.85') TO THE POINT OF BEGINNING AND CONTAINING 1.396-ACRE (1.386) TRACT OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING). COMMUNITY-PANEL NUMBER: 480343-0010 C. REVISED DATE: NOVEMBER 2, 1982.

2.- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 9,765 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON PROPOSED DETENTION POND LOCATED ON THE WEST SIDE OF THE PROPERTY AS PER WATER WILL THEN DISCHARGE TO THE EXISTING CITY OF McALLEN STORM SYSTEM THROUGH AN INLET LOCATED ON THE SOUTH SIDE OF THE PROPERTY. DETENTION EXCAVATION WILL BE PROVIDED AT THE TIME OF SITE PLAN AND BUILDING PERMIT APPROVAL STAGE. AGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.

3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 104.50 OR 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
5.- MINIMUM BUILDING SETBACK LINES:
FRONT IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OF IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDE IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER 10 FT OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE 18 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

6.- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON JORDAN ROAD AND SOUTH 25TH STREET
7.- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.

8.- BENCHMARK NOTE: CITY OF McALLEN No. MC 87, EAST SIDE OF McCOLL ROAD AND SOUTH SIDE OF PECAN BLVD NEXT TO THE U.S. POST OFFICES ELEVATION 115 FEET.

9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

11.- EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.

12.- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES

13.- AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

14.- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

15.- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG JORDAN ROAD.

16.- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NO THE CITY OF McALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS CHRISTIAN'S MANOR SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

FELIPE CAVAZOS
RGV Inclusive Project, Inc.
2912 S. Jackson Rd
McAllen, Texas 78503

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC- STATE OF TEXAS

LEGEND	
⊗	1/2" IRON ROD W/CAP FOUND
●	1/2" IRON PIN FOUND
⊙	1/2" IRON PIN SET "S2 F101"
○	CONCRETE MONUMENTS SET
Δ	CALCULATE POINT

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

I, EDGAR GARCIA, DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF McALLEN, HEREBY CERTIFY THIS CHRISTIAN'S MANOR SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____, 20____

EDGAR GARCIA
DIRECTOR OF PLANNING

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

DATE THIS _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 1.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCD1 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCD1 WILL NOT RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCD1 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCD1 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 1.



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLs 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
SZENGINEERINGPLLC.COM

STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANO, III, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATES GOVERNING SURVEYS.



PRELIMINARY

RESTITUTO A. ASCANO, III, R.P.L.S.
R.P.L.S. No. 6225

DATE

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



PRELIMINARY

JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

DATE

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: The RGV Inclusive Project Inc	2912 S. Jackson Rd	McALLEN, TEXAS 78503	(956)787-1891
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/30/2025

SUBDIVISION NAME: CHRISTIAN'S MANOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Jordan Road: Dedication needed for 40 ft. from centerline for 80 ft. total ROW
Paving: approximately 50 ft. Curb & gutter: both sides
- Label how existing ROW was dedicated, provide document numbers on plat, and submit documents for staff review, prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

South 25th Street: Dedication needed for 25 ft. from centerline for 50 ft. total ROW
Paving: 32 ft. Curb & gutter: both sides
- Label how existing ROW was dedicated, provide document numbers on plat, and submit documents for staff review, prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

Paving _____ Curb & gutter _____
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial/multi-family properties; existing alley to the north
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* 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 approved site plan or easements, whichever is greater applies
**Zoning Ordinance: Section 138-356

Applied

Applied

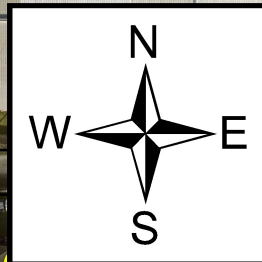
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Jordan Road and South 25th Street. - Sidewalk requirements may increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
- Remove plat note #15, prior to recording as curb cut was approved by City Engineer onto Jordan Road **Must comply with City Access Management Policy	Required
* 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.	Required
* Common Areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note as shown above, prior to 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. **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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Based on the submitted application 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 acres will be required, prior to recording. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the submitted application 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 acres will be required, prior to recording. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. - Based on the submitted application 8 dwelling units are being proposed. As per Parks Department, park land dedication of 0.1272 acres will be required, prior to recording. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording. 	Required
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, Trip Generation is waived for 8 dwelling unit apartment complex, if number of units changes a new Trip Generation will be required. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonment must be done by separate process, not by plat. - Signature blocks on plat must comply with Section 134-61. *Must comply with City's Access Management Policy. 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

NAKANO

SUBDIVISION

No. 3

69

PROPOSED
CHRISTIAN'S
MANOR

EL BUEN PASTOR
SUBDIVISION

LOT 1

S 25TH ST

COMMUNITY HOPE
PROJECTS, INC.

PHASE I

LOT 1

DEL
SU

V-
SUE

JORDAN RD

JORDAN ROAD

181

SUB 2025-0095

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>Buddy Owens Station Subdivision</u>		
	Legal Description	<u>JOHN H SHARY W 36.3'-E735.24' & AN IRR TR</u> <u>W367.60'-E699.40'-N449.99'-S696.79' LOT 238 4.899AC GR 4.86AC NET</u>		
	Location	<u>NORTHWEST OF INTERSECTION OF BUDDY OWENS BLVD AND BENTSEN RD</u>		
	City Address or Block Number	<u>4550 BUDDY OWENS BLVD</u>		
	Total No. of Lots	<u>1</u>	Total Dwelling Units	<u>0</u>
	Gross Acres	<u>4.99</u>	Net Acres	<u>4.86</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 checked="" type="checkbox"/> Commercial (<u>4.86</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning	<u>C4</u>	Proposed Zoning	<u>C4</u>
	Applied for Rezoning	<input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>		
Existing Land Use	<u>UNDEVELOPED</u>			
Proposed Land Use	<u>ELECTRICAL SUBSTATION</u>			
Irrigation District #	<u> </u> Water CCN: <input type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>			
Agricultural	<u> </u> Parcel # <u> </u>			
Estimated	<u> </u> Tax Dept. Review <u> </u>			
Owner	Name	<u> </u> Phone <u>361-881-5849</u>		
	Address	<u> </u> E-mail <u>jamaldonado1@aep.com</u>		
	City	<u> </u>	State	<u>TX</u>
	Zip	<u>78401</u>		
Developer	Name	<u>AEP Texas Inc.</u> Phone <u>361-881-5849</u>		
	Address	<u>539 N CARANCAHUA</u> E-mail <u>jamaldonado1@aep.com</u>		
	City	<u>CORPUS CHRISTI</u>	State	<u>TX</u>
	Zip	<u>78401</u>		
Contact Person	<u>JOEY MALDONADO</u>			
Engineer	Name	<u>TTL, INC.</u> Phone <u>210-860-4625</u>		
	Address	<u>17215 JONES MALTSBERGER RD.</u> E-mail <u>torry.hurt@ttlusa.com</u>		
	City	<u>SAN ANTONIO</u>	State	<u>TX</u>
	Zip	<u>78247</u>		
Contact Person	<u>Torry Hurt, PE</u>			
Surveyor	Name	<u>TTL, INC.</u> Phone <u>210-560-3685</u>		
	Address	<u>17215 JONES MALTSBERGER RD.</u> E-mail <u>rweger@ttlusa.com</u>		
	City	<u>SAN ANTONIO</u>	State	<u>TX</u>
Zip	<u>78247</u>			

JUN 17 2025

RV:

cw

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature

Date

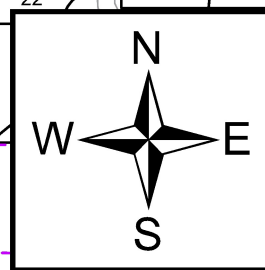
Print Name

JOEY MALDONADO

Owner ☒

Authorized Agent ☐

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



LOCATION

338

**PROPOSED
BUDDY OWENS
STATION
SUBDIVISION**

BUDDY OWENS BLVD

328

VILLA ESPANOLA ESTATES

**MEADOW
SUBDIV**

**TITO'S
SUBDIVISION
LOT "A"**

**SUNNY MEADOWS
SUBDIVISION
LOT 1**

**NORA'S
SUBDIVISION
LOT 1**

**LOT "A"
QUARTER SUBDIVISION**

N BENTSEN RD

N 48TH STREET

N 47TH LN.

N 47TH ST.

N 47TH ST.

N 46TH LN.

N 45TH LN.

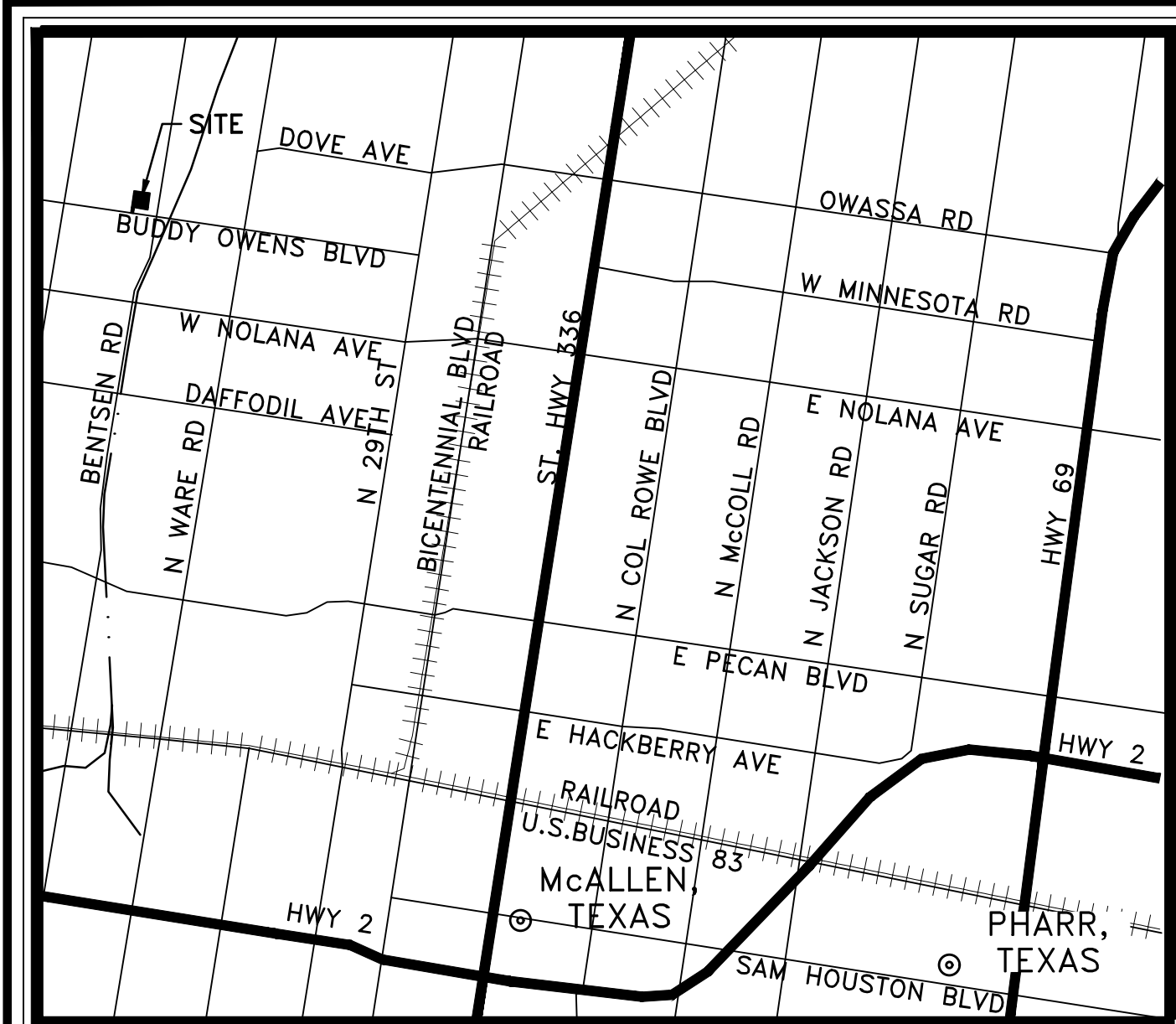
ZINNIA AVE.

XANTHISMA AVE.

WISTERIA AVE.

WATERLILY AVE.

VIOLET AVE



BUDDY OWENS STATION SUBDIVISION IS LOCATED IN THE SOUTH SIDE OF HIDALGO COUNTY. THIS LOT IS NORTHWEST OF THE INTERSECTION OF BUDDY OWENS BLVD AND BENTZEN RD. THIS TRACT IS LOCATED IN THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN.

LOCATION MAP

SCALE : N.T.S.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (AREAS OF MINIMAL FLOODING)
AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN COMMUNITY - PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE OUTSIDE THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR.
- SETBACKS
FRONT 25.00 FEET
REAR 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS
▲ CP NO. 1 ELEV 126.19
▲ CP NO. 2 ELEV 124.65
▲ CP NO. 3 ELEV 124.25
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XX,XXX CUBIC FEET (XX,XX ACRE-FEET) OF STORMWATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GASS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST)
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE. THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTRY AND STATE STANDARDS.
- THIS LOT IS FOR COMMERCIAL USE ONLY. THIS MUST BE STIPULATED O ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH EPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

OWNER:

AEP TEXAS INC.
1 RIVERSIDE PLAZA
COLUMBUS, OHIO 43215
ENGINEER:
TERRY HURT, PE
TTL, INC
17215 JONES MALTSBERGER RD. #101
SAN ANTONIO, TX 78247
TBPELS REGISTRATION F-12622
TBPELS REGISTRATION 10194612
TBPG REGISTRATION 50456
210-888-6097

SURVEYOR:
RAY WEGER, RPLS
TTL, INC
17215 JONES MALTSBERGER RD. #101
SAN ANTONIO, TX 78247
TBPELS REGISTRATION F-12622
TBPELS REGISTRATION 10194612
TBPG REGISTRATION 50456
210-888-6097

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION CERTIFICATION AND ATTESTATION:

I, AEP, AS OWNER OF THE 4.80 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BUDDY OWENS STATION SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE, THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: AEP TEXAS INC. DATE
ADDRESS: 1 RIVERSIDE PLAZA
COLUMBUS, OHIO 43215

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
MY COM. _____ EXPIRES _____

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

MAYOR (NAME OF CITY) _____ DATE _____

ATTEST CITY SECRETARY _____ DATE _____

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

CHAIRMAN PLANNING AND ZONING COMMISSION _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS PRO INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

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

DISTRICT MANAGER _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

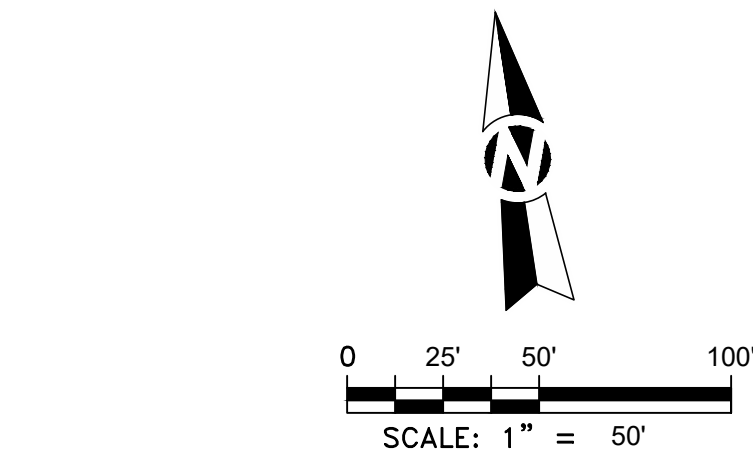
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUDDY OWENS STATION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RAY WEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENT, AND STREETS OF BUDDY OWENS STATION SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 29, 2025.

RAY WEGER _____ DATE _____
R.P.L.S. No. 4711



LEGEND

- OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- VOLUME
- PAGE
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING CONTOUR
- EFFECTIVE FLOODPLAIN
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- 1/2" IRON ROD SET W/ TTL CAP
- 1/2" IRON ROD SET IN PAVEMENT W/ TTL CAP
- POINT OF BEGINNING

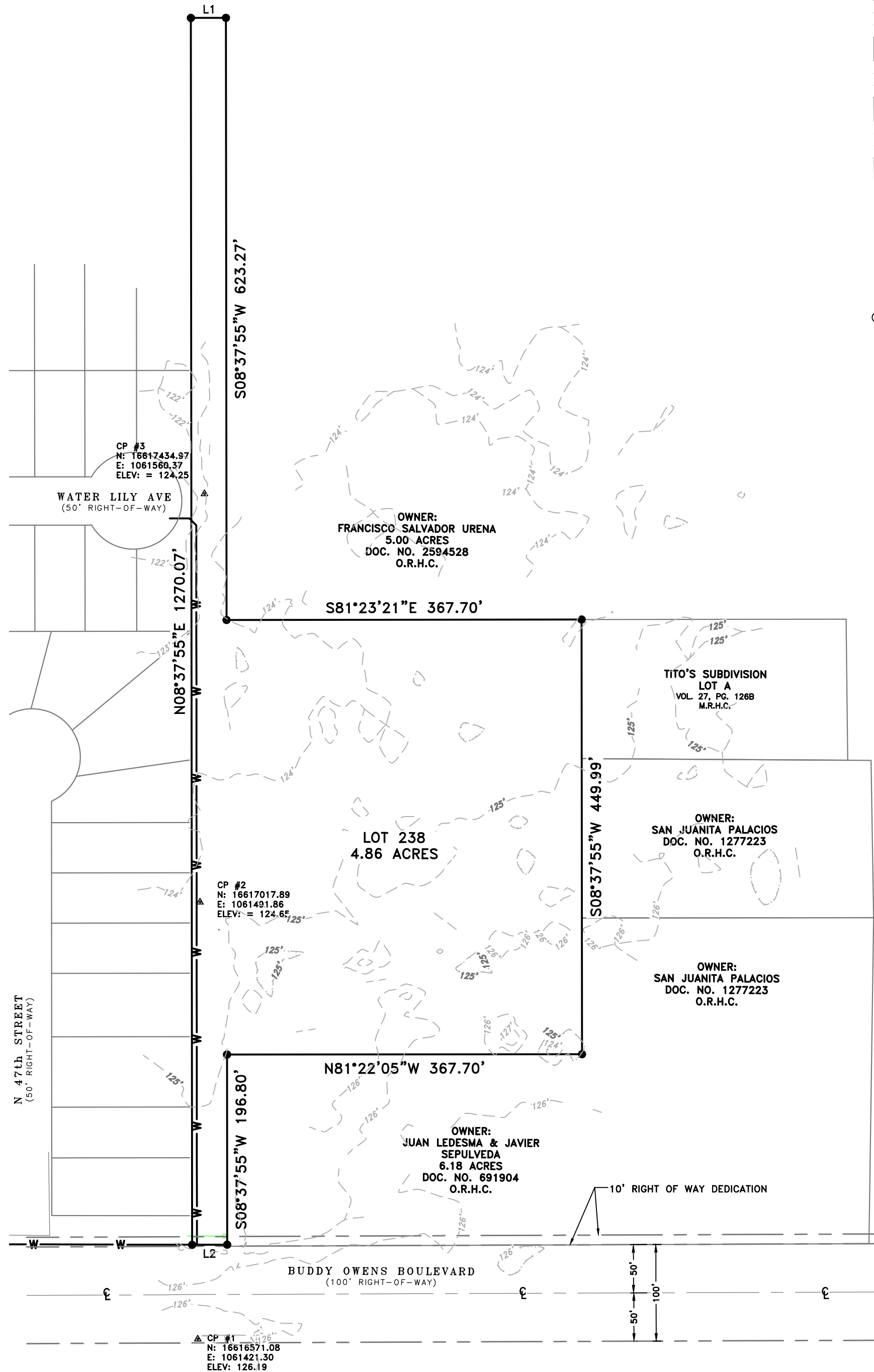
▲ CP #1
N: 16616571.08
E: 1061421.30
ELEV: 126.19

▲ CP #2
N: 16617017.89
E: 1061491.86
ELEV: 124.65

▲ CP #3
N: 16617434.97
E: 1061560.37
ELEV: 124.25

O.R.H.C.
VOL.
PG.
R.O.W.
C
●
○
P.O.B.

Line Table		
Line	Length	Direction
L1	36.30'	S81°22'05"E
L2	36.30'	N81°55'47"W





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: BUDDY OWENS STATION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Buddy Owens Boulevard (FM 1924): Dedication as needed for 120 ft. total ROW
Paving: 65 ft. Curb & gutter: by the state
- Revise street name as shown above, prior to final.
- Label existing ROW dedications and provide document numbers and copies of documents for staff review, prior to final.
- ROW dedication must be shown within subdivision boundary and with an annotation of dedicated by this plat.
- After ROW dedication label total ROW and total ROW from centerline, prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length
- Must submit a variance request to the maximum 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

ROW: 20 ft. Paving: 16 ft.
- Alley or service drive cannot dead-end. Provide for alley or service drive, prior to final.
- If a service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen".
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in line with existing structures, whichever is greater applies
- Proposing: 25 feet
- Setbacks to be established prior to final, but not less than the Zoning Ordinance.
**Zoning Ordinance: Section 138-356

Non-compliance

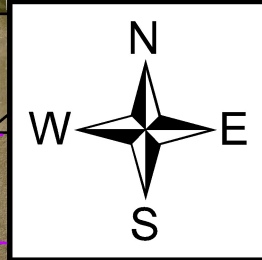
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies - Proposing: 15 feet or easement whichever is greater - Setbacks to be established prior to final, but not less than the Zoning Ordinance. **Zoning Ordinance: Section 138-356 * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies - Proposing: 6 feet or easement whichever is greater - Setbacks to be established prior to final, but not less than the Zoning Ordinance. **Zoning Ordinance: Section 138-356 * Corner **Zoning Ordinance: Section 138-356 * Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Buddy Owens Boulevard (FM 1924) - Include a plat note as shown above wording to be finalized, prior to final. - Sidewalk requirements may increase to 5 ft. per Engineering Department. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Non-compliance
	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy - Access variance for proposed curb cut will need to be submitted to the Traffic Department. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Non-compliance
	Applied
	Non-compliance
	Applied

<ul style="list-style-type: none"> * 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
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Lot currently doesn't meet minimum 50 ft. width requirement. A ZBOA application for the lot width requirement was submitted on June 17, 2025 and is scheduled to be heard at the ZBOA meeting of July 23, 2025. **Zoning Ordinance: Section 138-356 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O, R-1, C-4 Proposed: A-O, R-1, C-4 - A Conditional Use Permit for a railroad facilities or utilities holding a franchise was submitted on June 17, 2025 and is scheduled to be heard at Planning and Zoning on July 22, 2025 and City Commission on August 11, 2025. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - A Conditional Use Permit for a railroad facilities or utilities holding a franchise was submitted on June 17, 2025 and is scheduled to be heard at Planning and Zoning on July 22, 2025 and City Commission on August 11, 2025. ***Zoning Ordinance: Article V 	Non-compliance
	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Commercial developments do not apply to Parks. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Commercial developments do not apply to Parks. * Pending review by the City Manager's Office. Commercial developments do not apply to Parks. 	NA
	NA
	NA
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, Trip Generation is waived for electrical substation use. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Any abandonments must be done by separate process not by plat, prior to final.- Signature blocks must comply with Section 134-61.- Plat note #11 mentions a cross hatched section for an easement, but is not shown on plat.- Plat notes #3, 10, 11, and 13 may be removed as they aren't requirements for the City of McAllen.- Vicinity map must be revised to include recorded subdivisions in the area.- Provided legal descriptions of parcels adjacent to the subdivision. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied



LOCATION

VILLA ESPANOLA ESTATES

338

PROPOSED
BUDDY OWENS
STATION
SUBDIVISION

TITO'S
SUBDIVISION
LOT "A"

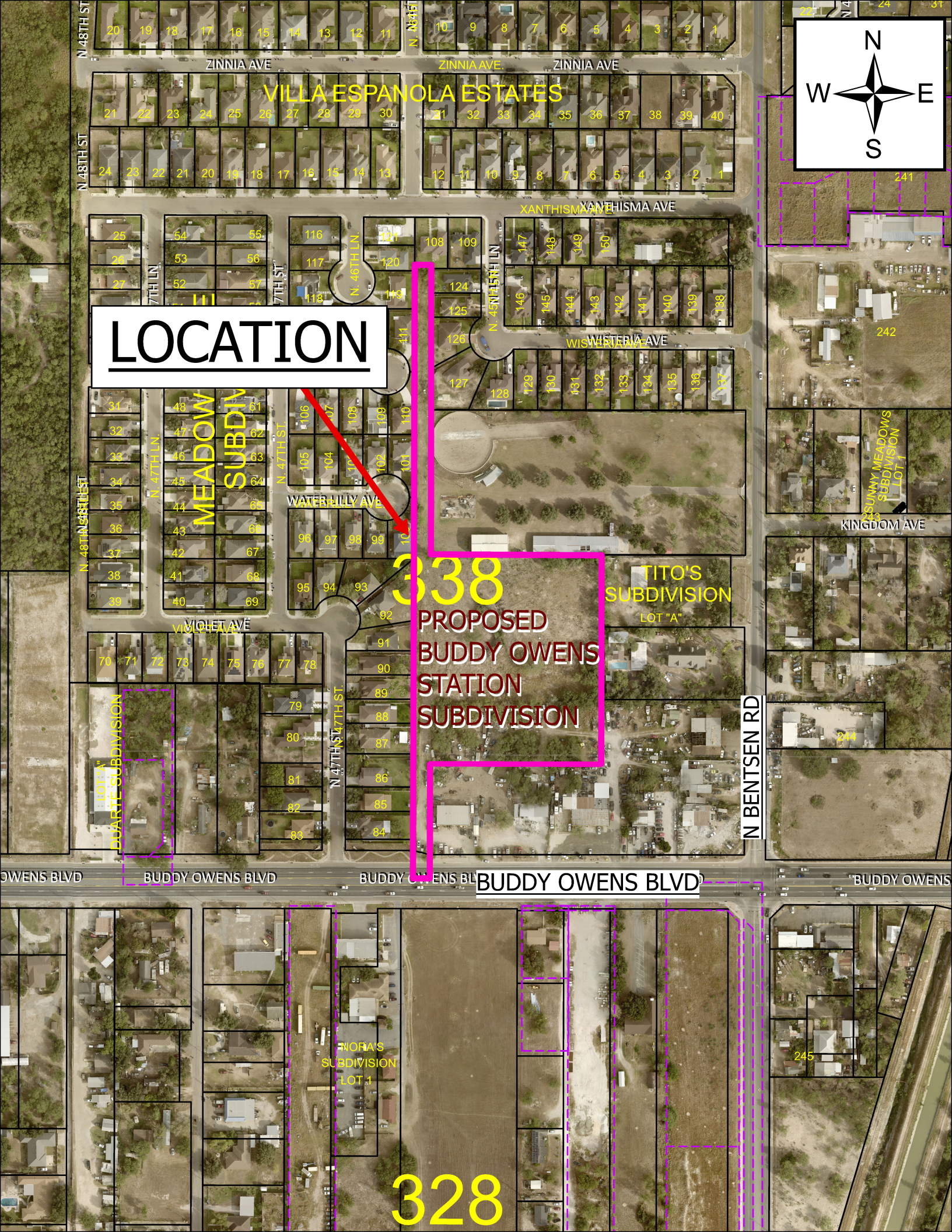
MEADOW
SUBDIV

LOT "A"
SUBDIVISION

SUNNY MEADOWS
SUBDIVISION
LOT 1

328

THORA'S
SUBDIVISION
LOT 1



SUB2024-0114

City of McAllen

Planning Department

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

Project Information	Subdivision Name	WARE VILLAGE 105 & 106,		
	Legal Description	36.12 S. 70 AC. 0/0 LOTS 107 & 108, P.D.E. O' TEXAS, A.C.T.		
	Location	NWC S.H. 107 & 108 ROAD		
	City Address or Block Number	4100 S.H. 107		
	Total No. of Lots	4	Total Dwelling Units	4
	Gross Acres	5.70	Net Acres	5.33
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (5.70 Acres) / <input type="checkbox"/> Residential (0 Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use OPEN Proposed Land Use COMMERCIAL RETAIL			
Owner	Irrigation District #	1		
	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 #	P8400-00-000-0105-00		
	Estimated Rollback Tax Due	P8400-00-000-0107-04		
	Tax Dept. Review	1015049, 1237266		
		P8400-00-000-0108-01		
	Name	ADOLFO GUTIERREZ		
	Address	5219 ME PARRSON		
	City	LAREDO	State	Tx Zip 78041
Developer	Name	SAME AS OWNER		
	Address			
	City			
	State			
	Zip			
Engineer	Name	DAVID SALINAS		
	Address	2221 DAPHODIL AVE.		
	City	MCALLEN	State	Tx Zip 78501
	Contact Person	DAVID/MICK		
Surveyor	Name	SAME AS REGISTR.		
	Address			
	City			
	State			

OCT 14 2024

BY: CW

VAR 2025-0018



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

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

Project	<p>Legal Description <u>0.91 AC. 0/0 LOTS 105-108, PRIDE O' TEXAS SUBD., 12-CT.</u></p> <p>Proposed Subdivision (if applicable) <u>WARE VILLAGE</u></p> <p>Street Address <u>NOT ASSIGNED - NWC S.H. 107 & N. WARE ROAD</u></p> <p>Number of lots <u>8</u> Gross acres <u>0.91</u></p> <p>Existing Zoning <u>A-O</u> Existing Land Use <u>OPEN</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>
Applicant	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p>
Owner	<p>Name <u>S-SI WARE VILLAGE No. 1, LLC</u> Phone <u>469-831-6441</u></p> <p>Address <u>501 W. PRESIDENT GROVE</u> E-mail _____</p> <p>City <u>RICHARDSON</u> State <u>TX</u> Zip <u>75080</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>5/29/25</u></p> <p>Print Name <u>David Sullivan</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>EDG</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p> <div data-bbox="1198 1801 1511 2011" style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>MAY 29 2025</p> <p>By <u>OC</u></p> </div>



City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

THE 1/4 MILE COLLECTOR CANNOT BE EXTENDED WEST OF BEUTSW OR EAST OF N. WARE ROAD DUE TO NO PLACE TO EXTEND 1/4 MILE COLLECTOR.

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

THE ELIMINATION OF THE 1/4 MILE COLLECTOR ALLOWS FOR A LARGER DEVELOPMENT RETAIL FOOTPRINT

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

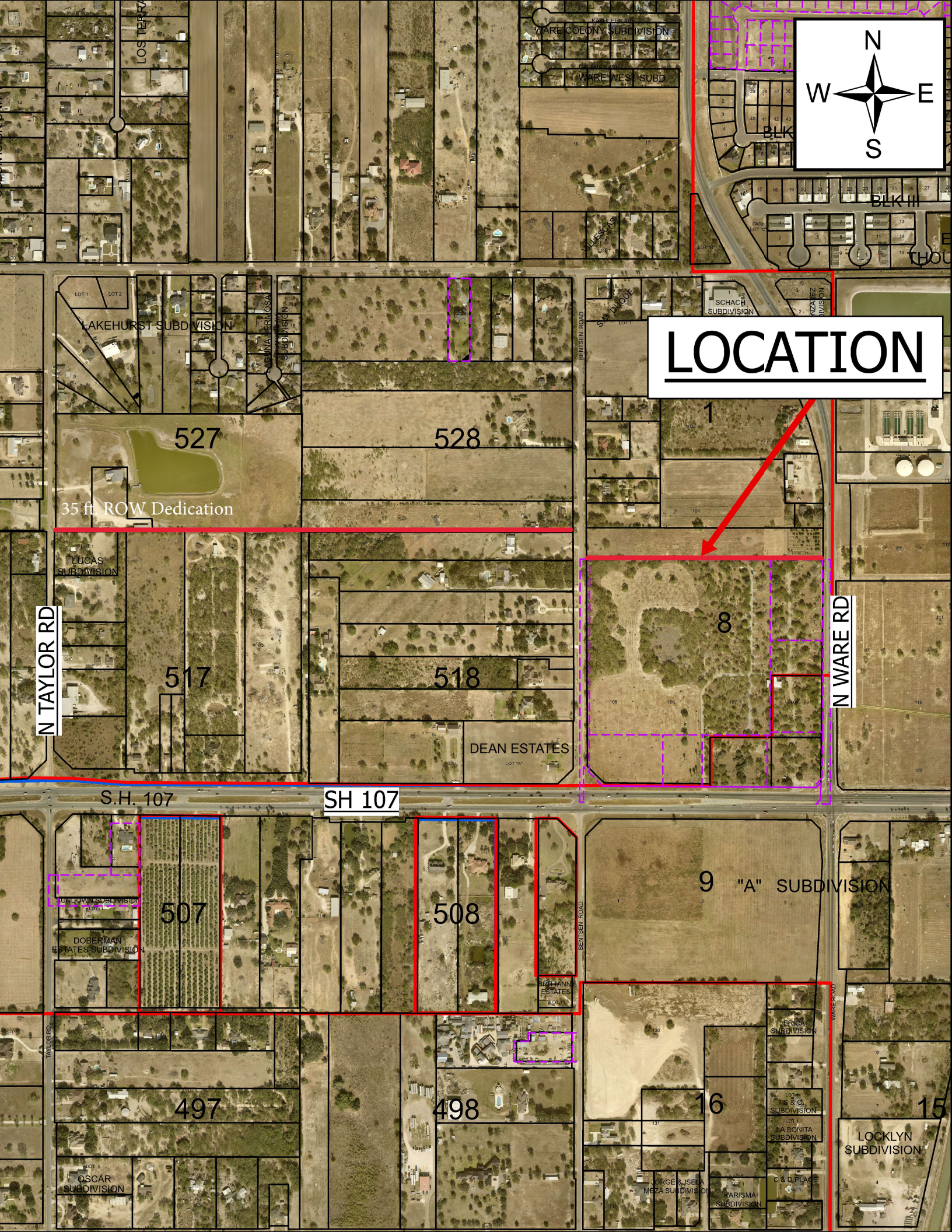
SINCE THERE ARE NO 1/4 MILE COLLECTOR ROADWAYS EAST OR WEST OF THIS SITE THERE IS NO BENEFIT OR ADVERSE BENEFIT TO THE PUBLIC.

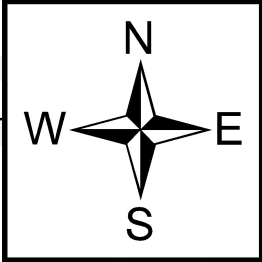
4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

THIS SITE HAS 3 OTHER ACCESS ROADS TO THE SITE. W/ 3 OTHER ROADWAYS PLUS CURB CUTS THERE IS MORE THAN SUFFICIENT ACCESS W/ OUT THE COLLECTOR



LOCATION





LOCATION

PROPOSED
8
WARE VILLAGE
SUBDIVISION

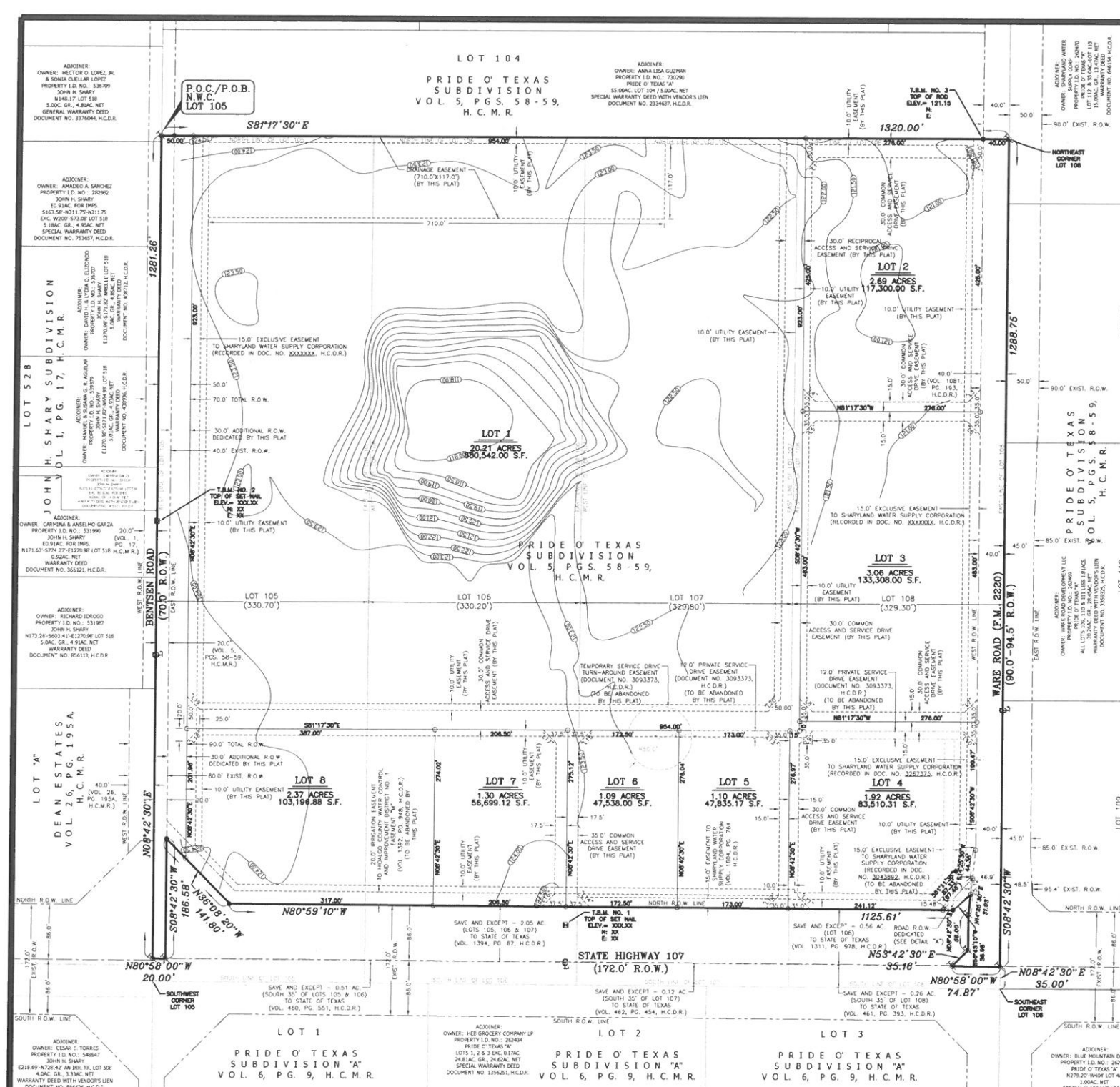
N BENTSEN RD

N ESTATES

LOT "A"

SH 107

9 "A" SUBDIVISION



WARE VILLAGE

AN ADDITION TO THE CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS.

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, VOL. 5, PGS. 58-59, H.C.M.R. AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DETAIL "A"

WARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF REVISION: MAY 23, 2025.
JOB NUMBER: SP-24-26230
OWNER: S-SI WARE VILLAGE NO. 1, LLC
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215
RICHARDSON, TEXAS 75080

(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
1615 12100 PARK 3R. CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), S-SI WARE VILLAGE NO. 1, LLC, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **WARE VILLAGE** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER BY THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: TROY J. BATHMAN, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215
JAMES GISSLER, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TROY J. BATHMAN AND JAMES GISSLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN
PLANNING AND ZONING COMMISSION
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, A.D. 2024. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

CLARIS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, A.D. 2024. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

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

SECRETARY _____ PRESIDENT _____

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 36.334 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 400 FOOT COUNTY ROADWAY RIGHT-OF-WAY, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 105, 106, 107 AND 108, A DISTANCE OF 200 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 1,280.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD (ALSO KNOWN AS F.M. 2220) AT A DISTANCE OF 1,280.00 FEET IN ALL TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED IN THE CENTER OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF 1,288.75 FEET TO A NAIL SET 35.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 108 AND LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 108, A DISTANCE OF 742.87 FEET TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND FURTHER LOCATED ON THE SOUTHEAST CORNER OF THAT CERTAIN 0.56 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY EDIE GROSSNETH AND WIFE, ALICE GROSSNETH AS RECORDED IN VOLUME 1311, PAGE 978, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH AN EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 35.16 FEET TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A SECOND EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 56.00 FEET TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A THIRD EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF 31.83 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 0.56 ACRE TRACT AND BEING THE NORTH CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST**, COINCIDENT WITH A NORTHERN LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH LINE OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH LINE OF SAID 0.56 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 186.56 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT CERTAIN 2.05 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY SAM HENRY KRONTHAL, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MILDRED ELIZABETH KRONTHAL, DECEASED, AS RECORDED IN VOLUME 1794, PAGE 97, DEED RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING WITH THE NORTH LINE OF SAID 2.05 ACRE TRACT TO A DISTANCE OF 1125.61 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID 2.05 ACRE TRACT SAME BEING AN OUTSIDE CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 36 DEGREES 00 MINUTES 20 SECONDS WEST**, COINCIDENT WITH A NORTH LINE OF SAID 2.05 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID CORNER CLIP, A DISTANCE OF 141.80 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE END OF SAID CORNER CLIP AND FURTHER LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE WEST LINE OF SAID 2.05 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 186.56 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT LOCATED 35.0 FEET FROM THE SOUTH LINE OF SAID LOT 105, AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF 200 FEET TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105, AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF 1,291.26 FEET TO THE POINT OF BEGINNING, CONTAINING 36.334 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 200 FEET (OR 0.58 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND BENTSEN ROAD, AND 1,221 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD AND S.H. 107, LEAVING 34.2525 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, S-SI SUBDIVISION PLAT S-SI WARE VILLAGE, S-SI B36, 334 OF 3625



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: WARE VILLAGE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S.H. 107: 86 ft. from centerline for 172 ft. ROW existing

Paving: by the state Curb & gutter: by the state

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW

Paving: by the state Curb & gutter: by the state

- Revise ROW dedication, please see requirements above. Please clarify and provide documentation.

- Please indicate how existing ROW has been dedicated on plat.

- Verify with TxDOT for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

North Bentsen Road: ROW dedication required for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: both sides

- Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

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

Paving: 40 ft. Curb & gutter: both sides

- A variance request was submitted on May 29, 2025 to not provide the 1/4 mile collector road.

The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N.

Ware Road and site already has 3 other access roads. Staff recommends disapproval of the

variance request as the collector road can provide adequate traffic flow east and west and

location can be ideal for alignment of future water line.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

* 1,200 ft. Block Length

- Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement.

- Additional requirements/revisions may be established when new zoning/annexation is finalized.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

NA

NA

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

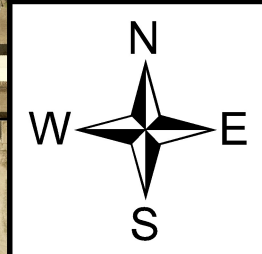
ALLEYS	
<p>ROW: 20 ft. Paving; 16 ft.</p> <ul style="list-style-type: none"> - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to recording. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>*Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<ul style="list-style-type: none"> * Front: S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements * N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Corner: Proposing - See front setback - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<ul style="list-style-type: none"> * Garage <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road. - 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. - Plat note wording to be finalized, prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. - Additional requirements/revisions may be established when new zoning/annexation is finalized.	Non-compliance
* Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 & ETJ Proposed: C-3, C-2 & A-O - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance

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

<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. <p>***Zoning Ordinance: Article V</p>	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park fees do not apply to commercial developments. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Park fees do not apply to commercial developments. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Additional requirements/revisions may be established when new zoning/annexation is finalized. - Any abandonments must be done by separate process, not by plat. - Easements must be annotated with dedicated by this plat or with a plat note. - Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. - Application will need to be revised to reflect changes on the plat. - The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.</p>	Applied

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



LOCATION

PROPOSED
8
WARE VILLAGE
SUBDIVISION

N BENTSEN RD

N ESTATES
LOT "A"

SH 107

9 "A" SUBDIVISION



City of McAllen

SUB 2023-0100

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>D' COSTA SUBD.</u>		
	Location	<u>INTERSECTION N. 23RD ST. @ HACKBERRY AVE.</u>		
	City Address or Block Number	<u>801 N. 23RD ST</u>		
	Number of Lots	<u>1</u>	Gross Acres	<u>0.76</u> Net Acres <u>0.64</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>C-3</u>	Proposed Zoning	<u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____
	Existing Land Use	<u>OPEN</u>	Proposed Land Use	<u>RETAIL</u> Irrigation District # <u>1</u>
	Replaces	<input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____		
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>1500</u> 1500 <u>1000</u> <u>1000</u> <u>1000</u>
	Parcel #	<u>185433</u> Tax Dept. Review <u>H0850-00-002-0063-03</u>		
	Water CCN	<input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description	<u>0.76 AC. 0/0 LOT 63, B1K. 2, C.E. HAMMOND SUBD., N.C.T.</u>			
Owner	Name	<u>D. COSTA INC. 9-8-23</u> Phone <u>789-3279</u>		
	Address	<u>2913 BLUEBIRD AVE</u> E-mail _____		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78504</u>
Developer	Name	<u>SAME AS OWNER</u> Phone _____		
	Address	_____ E-mail _____		
	City	_____	State	_____ Zip _____
	Contact Person	_____		
Engineer	Name	<u>David Salinas</u> Phone <u>682-9081</u>		
	Address	<u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinasengineering.com</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>David</u>		
Surveyor	Name	<u>SAME AS ENGINEER</u> Phone _____		
	Address	_____ E-mail _____		
	City	_____	State	_____ Zip _____

KP



VAR2025-0021



City of McAllen

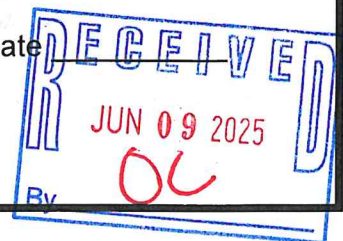
Planning Department

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 <u>0.76 AC. o/o LOT 63, BIK. 2, C.E.</u>
	<u>HAMMOND'S SUBD, W.C.T.</u>
Applicant	Proposed Subdivision (if applicable) <u>D' COSTA SUBD.</u>
	Street Address <u>803 N. 23RD ST.</u>
Owner	Number of lots <u>1</u> Gross acres <u>0.76</u>
	Existing Zoning <u>C-3</u> Existing Land Use <u>OPEN / VACANT</u>
Authorization	<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)
	Name <u>REBECCA ACOSTA</u> Phone <u>789-3279</u>
Office	Address <u>2913 BLUEBIRD</u> E-mail _____
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>
Authorization	Name <u>Same as Applicant</u> Phone _____
	Address _____ E-mail _____
Office	City _____ State _____ Zip _____
	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?
Authorization	<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.
Office	Signature <u>[Signature]</u> Date <u>6/9/25</u>
	Print Name <u>DANIEL OMER SANCHEZ</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00
Office	Accepted by <u>J.C.</u> Payment received by _____ Date _____
	Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

AN ALLEY AFFECTS HOW THE PROPERTY
CAN BE DEVELOPED BY REDUCING FRONTAGE
ALONG N. 24TH ST. BY 20' AND THE SITE
LOOSES 3000 ft^2 OF DEVELOPABLE LAND.

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

PROVIDING AN ALLEY REDUCES THE
AVAILABLE LANDS THAT CAN BE DEVELOPED
BY 3000 SQ. FT. (APPROX.)

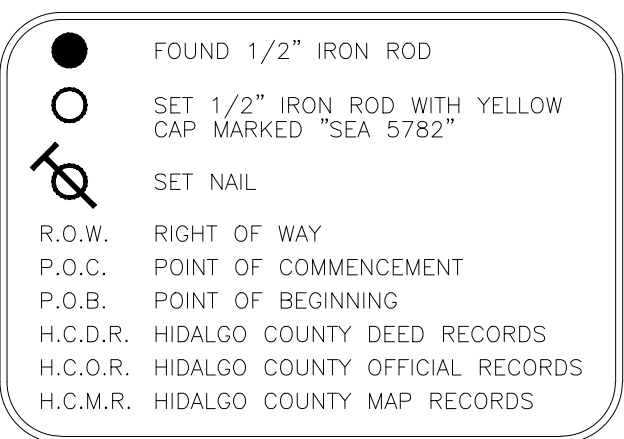
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

THE REQUESTED WOULD ONLY SERVE
THIS TRACT AND NO ONE ELSE
WOULD BENEFIT.

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.

NOT PROVIDING THE ALLEY DOES NOT
AFFECT SURROUNDING LANDS THAT ARE
ALREADY PLATTED.

EBONY AVE



AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES:

13. RECIPROCAL ACCESS AGREEMENT ALONG N. 23RD. ST. BETWEEN LOT 3,
FALCON ADDITION AND LOT 1 OF THIS PLAT FILE IN DOCUMENT #____,
H.C.O.R.
14. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED
AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT
OWNERS AND NOT THE CITY OF MCALLEN.

BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: <u>D'Costa Inc.</u>	<u>2913 BLUEBIRD AVE.</u>	<u>McAllen, Texas 78504</u>	<u>(956) 689-3279</u>	<u>NONE</u>
ENGINEER: <u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McAllen, Texas 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>
SURVEYOR: <u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McAllen, Texas 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1489</u>

SE
A

SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALEEN, TEXAS 78501
(361) 682-9081 (361) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: D' COSTA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 23rd Street (FM 1926): 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW
Paving: By the state Curb & gutter: By the state

***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

North 24th Street: 10 ft. of dedication for 30 ft. from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

- Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording.

- Provide a copy of document regarding referenced existing dedications prior to recording.

***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

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

Paving Curb & gutter

***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

* 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

Required

NA

Compliance

NA

Applied

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties and multi-family properties.

Revisions Needed:

-Provide for looping for existing 20 ft. N/S alley abutting northern property line dedicated by Falcon Addition, finalize prior to final/recording. Plat submitted on July 3, 2024 provided a 20 ft. E/W alley R.O.W. dedication from the existing alley to the West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements.

**Subdivision Ordinance: Section 134-106

**A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.).

Non-compliance

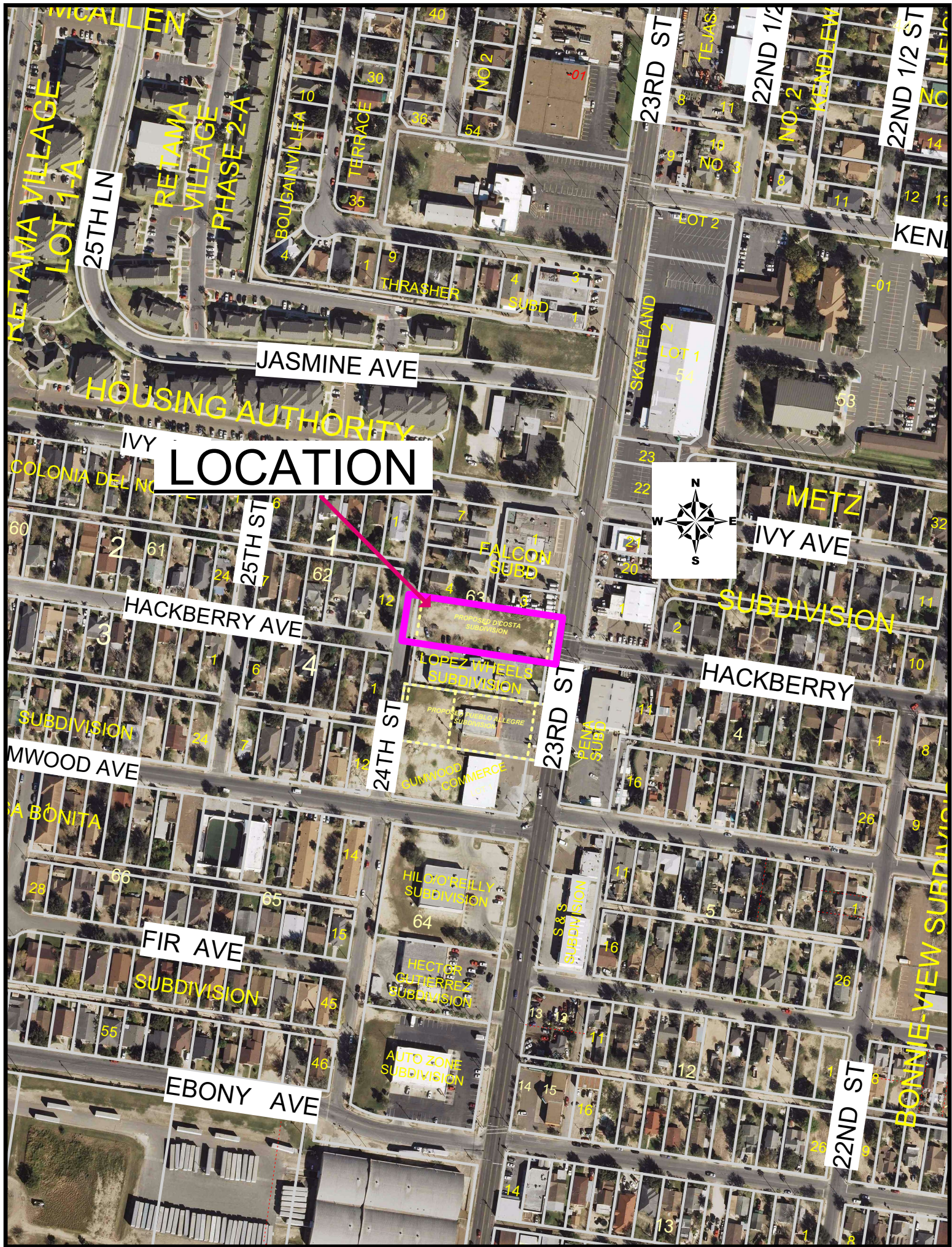
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<p>* Front: (N.23rd Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ***Zoning Ordinance: Section 138-356,138-367</p>	Applied
<p>*Rear: (N.24th Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.. **Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording. ***Proposed: As per zoning ordinance or greater for approved site plan or easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Interior Lot Pending Items: -Corner setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording.. **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. **5 ft. sidewalk requirement as per Engineering Department. ***Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to recording by Engineering Department. ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. ***A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. ***Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to recording. ****Landscaping Ordinance: Section 110-46,110-49</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: - Please provide the note for Masonry Wall as its own separate note, not to be packed together with the note for Opaque Buffer. **Landscaping Ordinance: Section 110-46</p>	Required
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

NOTES	
<p>* No curb cut, access, or lot frontage permitted along.</p> <p>Pending items:</p> <p>-Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording.</p> <p>**Must comply with City Access Management Policy</p> <p>***As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the northern lot required.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>**Note requirements subject to change once subdivision requirements have been finalized. Finalize wording prior to recording.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <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>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
	Compliance
ZONING/CUP	
<p>* Existing :C-3 (General Business) District Proposed :C-3 (General Business) District</p> <p>*As per application dated September 08,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>-As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments.</p>	NA

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

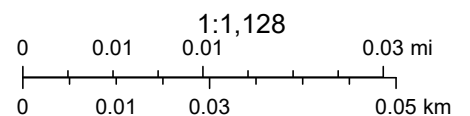
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. -As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments. * Pending review by the City Management's Office. -As per the application submitted on September 08, 2023, the proposed land use is commercial. As per Parks Department, park fees do not apply to commercial developments. 	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved, TIA waived with conditions. * Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. 	Applied
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. -Provide for looping for existing 20 ft. alley abutting Northern property line dedicated by Falcon Addition, finalize prior to recording. Plat submitted on July 3, 2024 provides for a 20 ft. alley R.O.W. dedication from the existing alley to the North West to N. 24th street to eliminate dead-end alley. Dedication of the alley extension will be necessary to provide the access needed for Public Works Department for the lots located on the north side. The Planning and Zoning Commission approved the subdivision in Final Form on July 29, 2024, with the proposed alley extension and subject to compliance to Public Works requirements. *Engineer must continue to finalize ownership requirements prior to recording. <p>**A variance application (VAR2025-0021) was submitted by the applicant on June 9, 2025, to request the plat without an alley, essentially leaving the existing alley dead-end. The applicant stated that the previously proposed alley would reduce 20 ft. of the frontage of the lot to N. 24th Street and 3000 square foot of the lot size (from 25,000 sq. ft. to 22,000 sq. ft.).</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS DISAPPROVAL OF THE VARIANCE REQUEST AND THE SUBDIVISION IN REVISED FINAL FORM AND RECOMMENDS MAINTAINING THE PLAT AS IT WAS APPROVED IN FINAL FORM.	Applied



Developing & Zoning



7/3/2025, 12:20:03 PM



Zoning		

McAllen GIS Division, ESRI, Inc., EagleView Technologies, Inc., McAllen GIS Division, ESRI, Inc., McAllen GIS Division, ESRI, Inc.

McAllen GIS Division, ESRI, Inc.

Disclaimer: This map should not be used for navigation or legal purposes. It is intended for general reference use only.

Sub 2021-026



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>GEORGIA SUBD.</u></p> <p>Location <u>+/- 600' N. OF TREATMENT ALONG WEST SIDE OF N. 29TH ST</u></p> <p>City Address or Block Number <u>7701 N. 29TH ST</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.50</u> Net acres <u>0.50</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. <u>210591</u> Tax Dept. Review _____</p> <p>Legal Description <u>0.50 AC. 0/0 LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBD. N.C.T.</u></p>
Owner	<p>Name <u>GEORGIA A. ALVAREZ</u> Phone <u>956-648-9203</u></p> <p>Address <u>7701 N. 29TH ST.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>DAVID SALINAS</u> Phone <u>662-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

OCT 29 2021

10/26

BY: DM AW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☐ Title Report
- ☒ 8 1/2" by 11" 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

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature Georgia A. Daugherty Atanis Date _____

Print Name Georgia A. Daugherty Atanis

Owner ☒

Authorized Agent ☐

-P#2
7.8.25
-CC 7.14.25



City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

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

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

Project

Legal Description 0.54 AC. 0/0 LOT 58, LA LOMA
IRRI. : CONSTR. CO. SUBD. H.C.T.
Proposed Subdivision (if applicable) GEORGIA SUBD.
Street Address NOT YET ASSIGNED
Number of lots 1 Gross acres 0.54
Existing Zoning R-1 Existing Land Use OPEN
☐ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name SAME AS OWNER Phone _____
Address _____ E-mail _____
City _____ State _____ Zip _____

Owner

Name GEORGIA AUTIA ALANIS Phone 648-9203
Address 7701 N. 29TH ST. E-mail _____
City MENIGO State TX Zip 78501

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 [Signature]

Date 6/10/25

Print Name David D. Salinas

☐ Owner

☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

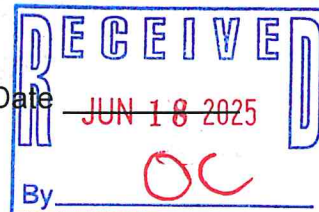
Accepted by _____

Payment received by _____

Date

JUN 18 2025

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

SPECIAL CIRCUMSTANCES: ONE SINGLE
FAMILY HOME

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

MOVIES FOR ROADWAY REIMBURSEMENT
CAN BE USED ON RESIDENTIAL HOME
CONSTR.

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.

IMPROVEMENTS TO N. 29TH ST. ARE
COMPLETE AND PROVIDE ACCESS AS A
COLLECTOR (N/S) - USE OF THIS
ROADWAY BY ONE HOME IS VERY MINIMAL

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. COMPARED TO OTHER

N. 29TH IS FULLY DEVELOPED. TRAFFIC BY
N. 29TH IS - A COLLECTOR ROADWAY OTHERS
FROM U.S. EXP 83 N. TO S.W. 107.

51

SUBDIVISION

LOCATION

AUBURN
PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION

FFA Farm

LOT 1

PROPOSED GEORGIA
SUBDIVISION



50

MIRA-BELLA PARK

N. 27TH LN.

5 MILE RD.

29TH ST

27TH LN

PHASE 1

PHASE 2

PHASE 2

PHASE 1

YELLOWHAMMER
AVE

27TH ST

PHASE 2

PHASE 1

26TH ST

59

THREE LYNN'S SUBD.
7616

TRENTON RD

-07
7604

TANGLEWOOD ESTATES

PROPOSED HABITAT VILLAGE
SUBDIVISION

N RD

GUA 58

A AVE

VISION

ESTATES

BDIVISION

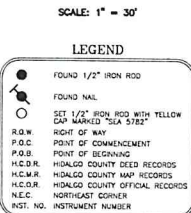
NOPS AV

ER

94

30TH

VERDIN



SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL MALLEN, TEXAS 79001
(954) 605-0001 (954) 604-1400 (FAX)
10011 170th AVE. IN GLENDALE, A SUITE 100, MCLEAN, VA 22101 (703) 441-1100



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: GEORGIA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: 10 ft. additional dedication required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
*The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements. * 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 45 ft. or greater for easement or in line with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements - Remove corner from side setback, prior to recording **Zoning Ordinance: Section 138-356	Required
* 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
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street - Sidewalk requirements may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120	Applied

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

<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. *The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements. 	Required
BUFFERS	
<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 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets, etc. must be maintained by the lot owners and not the City of McAllen. 	NA
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * 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
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 - Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - Rezoning approved from A-O to R-1 at P&Z on 12/7/21 and City Commission on 1/10/22. ***Zoning Ordinance: Article V 	Applied

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the City Manager's Office	NA
TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	Applied
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat. *Must comply with City's Access Management Policy. *The project engineer submitted a variance application (VAR2025-0025) to request a waiver from escrow/reimbursement requirement for N. 29th Street improvements.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED, AND THE BOARDS RECOMMENDATION ON THE REQUESTED VARIANCE.	Applied



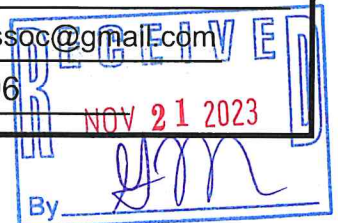


City of McAllen
Planning Department

SUB2023-0133

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

Project Information	Subdivision Name	Lumen Palace		
	Legal Description	5.411 Acres out of Lot 27, La Lomita Irrigation and Construction Co. Subdivision		
	Location	The Southeast corner of La Lomita Road and Mile 6 1/2 North Road		
	City Address or Block Number	3401 La Lomita Rd.		
	Total No. of Lots	14	Total Dwelling Units	44
	Gross Acres	5.411	Net Acres	4.5
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres)/ <input type="checkbox"/> Residential (14 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No			
	Existing Zoning R-3A Proposed Zoning R-3A Applied for Rezoning <input type="checkbox"/> No/ <input checked="" type="checkbox"/> Yes: Date _____			
	Existing Land Use Vacant Proposed Land Use Apartments			
Owner	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 # 623946			
	Estimated Rollback Tax Due N/A 3,129.67 Tax Dept. Review <i>Quena</i>			
Developer	Name	Ahmad Gorabi		Phone 801-243-8486
	Address	2704 Maria Luisa Drive		E-mail gorabi@gmail.com
	City	Edinburg	State Texas	Zip 78579
	Contact Person _____			
Engineer	Name	Spoor Engineering Consultants, Inc.		Phone 956-683-1000
	Address	202 S. 4th Street		E-mail sec@spooreng.com
	City	McAllen	State Texas	Zip 78501
	Contact Person Steve Spoor, P.E.			
Surveyor	Name	Robles & Associates - Reynaldo Robles		Phone 956-
	Address	107 W. Huisache Street		E-mail roblesandassoc@gmail.com
	City	Weslaco	State Texas	Zip 78596



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date Nov. 21, 2023

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

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

VAR 2025-0020

P & Z-7/22/25
CC-8/11/25

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 5.411 Acres out of Lot 27, La Lomita Irrigation & Construction Co.
Subdivision

Proposed Subdivision (if applicable) Lumen Palace

Street Address 3401 La Lomita road

Number of lots 24 Gross acres 5.411

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 Spoor Engineering Consultants, Inc. Phone 956-683-1000

Address 510 S. Broadway St. E-mail sec@spooreng.com

City McAllen State Texas Zip 78501

Owner

Name Talash LLC Phone 801-243-8486

Address 2704 Maria Luisa Dr. E-mail gorabi@gmail.com

City Edinburg State Tx Zip 78539

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 [Signature]Date 06/06/25Print Name Steve Spoor, P.E.☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00Accepted by JC

Payment received by _____

Date

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

This variance request is for a requirement of 5' side setback instead of 6'

This tract is located north of an Irrigation District No. 1 canal and the depth of the property has caused many obstacles for development

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

The new side setback aligns with the new UDC for apartments

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 new side setback aligns with the new UDC for apartments

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.

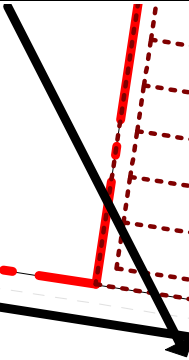
The new side setback aligns with the new UDC for apartments.

M2 SUBDIVISION
LOT 1

LA LOMITA ROAD

1

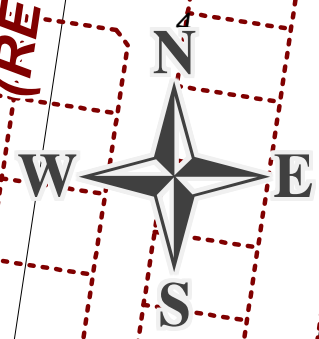
LOCATION



LA LOMITA ROAD

PROPOSED LA LOMITA PARK
SUBDIVISION

PROPOSED NORTHWEST C
SUBDIVISION
(REVISED)



N 33RD ST
55

PROPOSED RESUBDIVISION OF VILLAGE

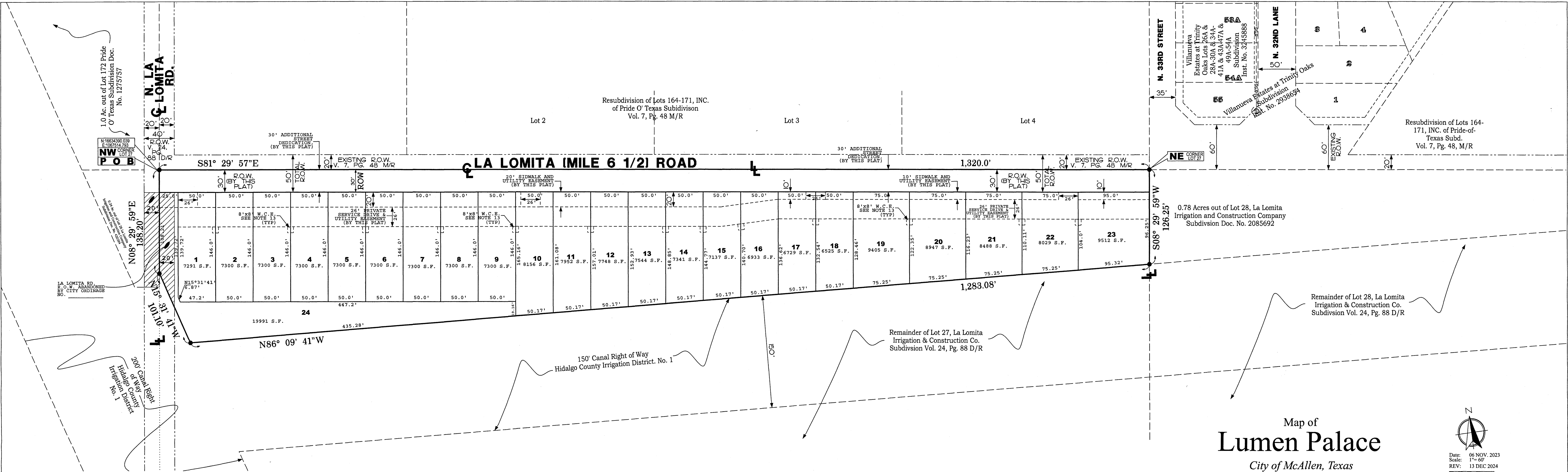
27

NORTHWOOD
BLK II

S
(REVISED)

1

1



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

TALASH, LLC,
A LIMITED LIABILITY COMPANY

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

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AHMAD B. GORABI, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

LIENHOLDER

LIENHOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

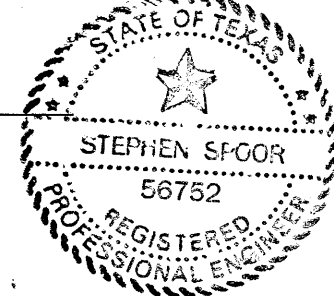
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

05-30-25
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752



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

MAYOR, CITY OF MCALLEN

DATE

1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

2) THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480 334 02950 REVISED JUNE 6, 2000. ZONE "X" IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE TO 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."

3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT: 40 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH THE AVERAGE OF EXISTING STRUCTURES, WHICHEVER IS GREATER
REAR: 10 FEET OR GREATER FOR EASEMENTS
SIDE: 6 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
CORNER: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4) A 4.0' WIDE, MINIMUM, SIDEWALK IS REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD

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

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

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

8) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

9) BENCHMARK #MC 38 LOCATED AT WESTBOUND WARE ROAD, AT A DRAIN DITCH BY 7 MILE LINE ROAD - ELEV:118.6

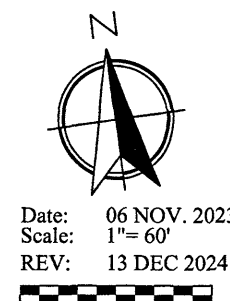
10) COMMON AREAS, AND PRIVATE DETENTION AREAS (LOT 24 DETENTION AREA) MUST BE MAINTAINED BY THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND NOT THE CITY OF MCALLEN.

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

12) ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LUMEN PALACE SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID

13) 8'x8' WASTE COLLECTION EASEMENT (W.C.E.) SHOWN CENTERED ON LOT LINES

Map of Lumen Palace City of McAllen, Texas



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

COUNTY CLERK'S RECORDING CERTIFICATE

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

BY: _____ DEPUTY: _____



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

METES & BOUNDS

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

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

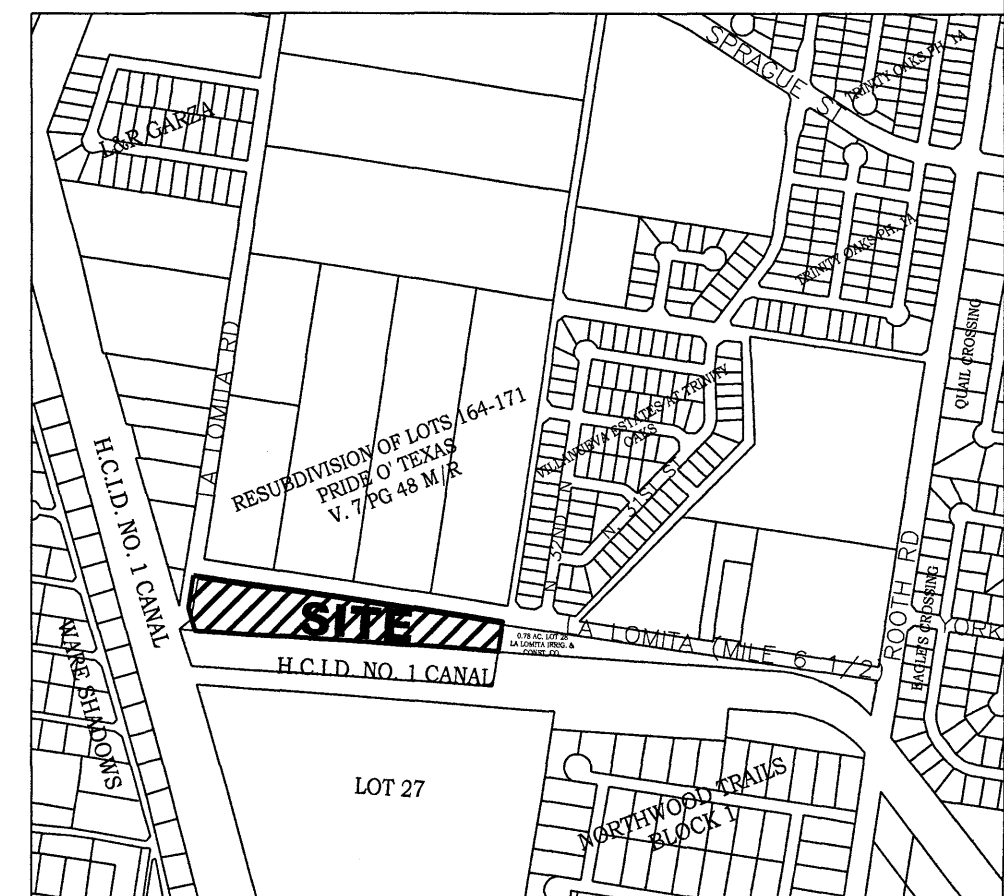
THENCE, with the North line of Lot 27, in Mile 6 1/2 North Road, South 81 Deg. 29 Min. 57 Sec. East, 1320.0 feet to the Northeast corner of Lot 27, for the Northeast corner hereof;

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

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

THENCE, with the East line of said Canal Right of Way, North 15 Deg. 31 Min. 41 Sec. West, 1010.0 feet to a point on the West line of Lot 27, for an angle point on the West line hereof; said point being in La Lomita Road (not open);

THENCE, with the West line of Lot 27, in La Lomita Road, North 08 Deg. 29 Min. 59 Sec. East, 138.2 feet to the POINT OF BEGINNING, containing 5.411 acres of land, more or less, of which the West 20.0 feet, comprising 0.06 Acres, lies in La Lomita Road (not open).



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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: LUMEN PALACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

La Lomita (Mile 6 1/2) Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW
 Paving: 52 ft. Curb & gutter: both sides
 Proposed: 30 ft. additional street R.O.W. dedication for 30 ft. R.O.W. from centerline
 *Engineer submitted a variance request on January 15, 2024 to reduce the R.O.W. dedication for 30 ft. from centerline instead of the required 40 ft. for future 70 ft. R.O.W. instead of 80 ft. Variance was approved by City Commission at the meeting of November 25, 2024.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to recording.
 **COM Thoroughfare Plan

Applied

N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): 40 ft. ROW dedication required from centerline for 80 ft. total ROW
 Paving: 52 ft. Curb & gutter: Both Sides
 - Any abandonment must be done by a separate process, not by plat and must be finalized prior to final. An abandonment application was submitted on February 28, 2024 for the east 20 ft. of North La Lomita Road. Engineer submitted a variance request on January 15, 2024 to not dedicate additional ROW for N. La Lomita Road as the engineer is proposing to abandon existing 20 ft. ROW. Staff had no objections to the abandonment, therefore if the abandonment is approved a variance request for the ROW dedication will not be needed.
 - Abandonment was approved by City Commission on June 23, 2025 and must be finalized and recorded, prior to recording.
 **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
 **Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW
 Paving: 40-44 ft. Curb & gutter: both sides
 - Engineer submitted a variance request on January 15, 2024 requesting to not dedicate for this future N/S collector. The engineer has indicated that the street would not be able to extend south as there is an existing canal. After review of the area, due to the canal the N/S collector street along the east boundary is not feasible. As per the Planning Director this variance was approved administratively.
 **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
 **Monies must be escrowed if improvements are not constructed prior to recording.

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

- Engineer submitted a variance request on January 15, 2024, requesting a variance to the 1200 ft. block length requirement.

* As per the Planning Director this variance was approved administratively.

**Subdivision Ordinance: Section 134-118

Applied

Applied

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

* 900 ft. Block Length for R-3T & R-3C Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial & multifamily properties. - Plat currently shows a 26 ft. private service drive & utility easement. - If a private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations. - Clarify use of the access easement, if it is only to provide access across all the lots or also to be used as service drive for city services. **Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater. - Engineer must verify if the 20 ft. planting area will be provided. ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Zoning Ordinance: Sections 138-356 & 138-367 * Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 * Sides: In accordance with the zoning ordinance or greater for easements. - Proposing 5 ft. subject to compliance with the building code requirements. - Engineer submitted a variance request on June 06, 2025 requesting a side setback for 5 ft. there were no objections to the side yard setback variance request. Staff recommends approval of the variance request. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements. - Finalize the ROW dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final. - Abandonment must be finalized and recorded to establish corner setback requirements. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Applied
	Non-compliance
	Non-compliance
	Applied
	Applied

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road. - Abandonment must be finalized and recorded to establish sidewalk requirements. * Engineering Department may require 5 ft. wide minimum sidewalk prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<div>Non-compliance</div> <div>Required</div>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. - Finalize the ROW dedication requirements to finalize the note prior to final. - Abandonment must be finalized and recorded to establish 6 ft. opaque buffer requirements. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Finalize location and number of access drives as per Traffic department prior to final. - Finalize the R.O.W. dedication for N/S collector streets to finalize the note prior to final. - Abandonment must be finalized to establish curb cut requirements. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. - Submit a site plan to clarify the number of units for each lot prior to final. * Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note as shown above, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. - Submit a draft HOA document for staff review prior to getting signatures prior to final. Signed HOA is required after being reviewed by staff before recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Non-compliance
	Non-compliance
	NA
	Applied
	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied

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

* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval * A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units.	Required
* Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units.	Required
* Pending review by the City Manager's Office. - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Any variance request must be submitted to the Planning Director and requires approval by the City Manager's Office.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation approved no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Site plan is under review to determine access to lots and any alley/service drive easement requirements prior to final. - Any abandonment must be done by a separate instrument, not by the plat. - Application must be revised to show correct amount of dwelling units, use, and any other changes as applicable. * Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE REQUESTED VARIANCE AND SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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

LOCATION

LA LOMITA ROAD

LA LOMITA ROAD

PROPOSED LA LOMITA PARK
SUBDIVISION

PROPOSED NORTHWEST CROWN
SUBDIVISION
(REVISED)



N 33RD ST

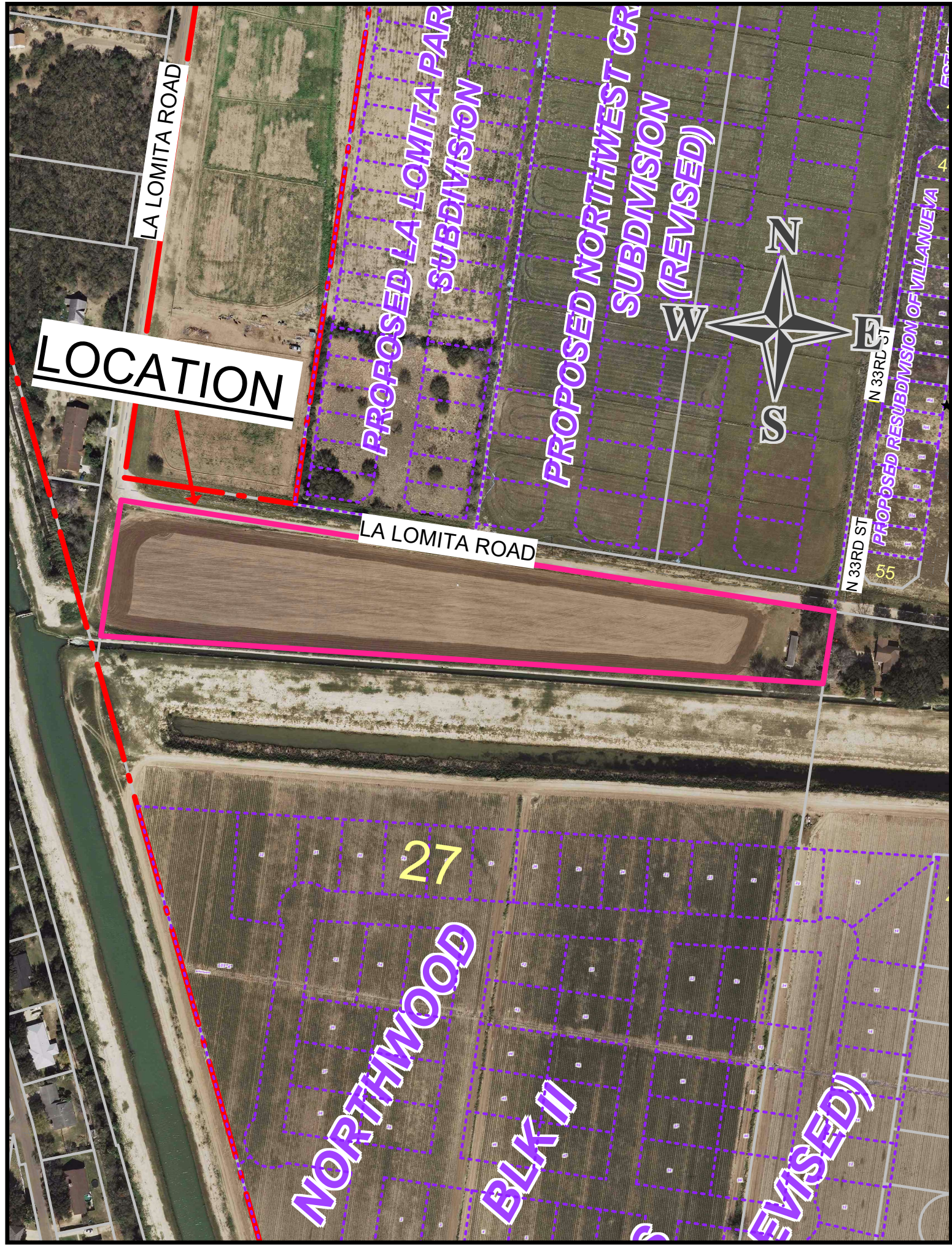
PROPOSED RESUBDIVISION OF VILLANUEVA

NORTHWOOD
BLK II

(REVISED)

27

55



SUB2025-0068

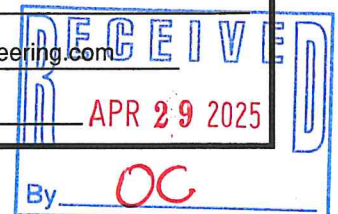
City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>APEX ESTATES PHASE 1</u>	
	Legal Description <u>JOHN H SHARY W535'-N162.84'-S488.53' LOT 207 2.00 AC GR 1.9252 AC NET</u>	
	Location _____	
	City Address or Block Number <u>321 S Taylor Rd</u>	
	Total No. of Lots <u>2021</u> Total Dwelling Units <u>20</u> Gross Acres <u>2.0</u> Net Acres <u>1.93</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated <u>D.R. 4/24/25</u> 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>21</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>2-3-25</u>	
	Existing Land Use <u>Single Family Home</u> Proposed Land Use <u>20-lot Townhome Subd.</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Property ID: <u>281131</u>		
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>Mr 4/29/25</u>		
Owner	Name <u>Abel Hernandez (Shaddai Construction)</u> Phone <u>956-929-6167</u>	
	Address <u>2802 Country Club Dr.</u> E-mail <u>abel@shaddaiconstruction.co</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name <u>Abel Hernandez (Shaddai Construction)</u> Phone <u>956-929-6167</u>	
	Address <u>2802 Country Club Dr.</u> E-mail <u>abel@shaddaiconstruction.co</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Abel Hernandez</u>	
Engineer	Name <u>Donaldo Rodriguez, P.E. (RJC Development Group)</u> Phone <u>956-400-9279</u>	
	Address <u>3805 Plantation Grove Blvd. Suite 33</u> E-mail <u>donaldo.rodriguez@rjcdevelopers.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Donaldo Rodriguez, P.E.</u>	
Surveyor	Name <u>Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering)</u> Phone <u>956-380-5152</u>	
	Address <u>921 S Tenth Ave.</u> E-mail <u>ivan@riodeltaengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 4/23/2025

Print Name Abel Hernandez

Owner ☒

Authorized Agent ☐

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



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 JOHN H SHARY W535'-N162.84'-S488.53' LOT 207 2.00 AC GR 1.9252 AC NET

Proposed Subdivision (if applicable) APEX ESTATES PHASE 1

Street Address 321 S TAYLOR RD MCALLEN, TX

Number of lots 22 Gross acres 2.0

Existing Zoning R-2 Existing Land Use Vacant

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

Applicant

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Owner

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

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 6/11/2025

Print Name Abel Hernandez

☒ Owner

☐ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00


Accepted by J. L.

Payment received by _____ Date _____

Rev 06/21

RECEIVED

JUN 12 2025

BY: 



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Due to the short depth of the townhome lots, the owner is requesting a 10 foot setback for only the living area of each respective townhome unit. Considering an overall width of 162.84 feet of the subdivision property and a 50-foot Right-Of-Way for the street, the depth of each lot adjacent to the street will be 56.42 feet. Allowing the front setback to reduce from 20 feet to 10 feet will allow for better use of each lot creating a comfortable living condition for it's occupants. The garage setback will remain at 18 feet.

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

This variance will allow for better use of each individual lot. The overall depth of each individual lot is approximately 56.42 feet. Considering a rear setback of 10 feet and front setback of 10 feet for the living area, a total depth of 36.42 feet will remain for each unit's living area. This will create an enjoyable living condition for its occupant's without impeding or obstructing utility easements or adjacent property owners/occupants.

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

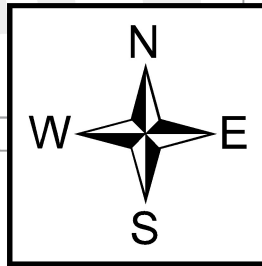
The requested 10-foot setback will not impede or encroach onto the 10-foot utility easement adjacent to the 50-foot street Right-Of-Way. Each townhome will be an individual unit with an 18-foot driveway capable of storing the occupant's vehicle(s) while creating a comfortable and homogeneous development for it's occupants. Adjacent property owners will not be affected by this change as the front setback variance is in respect to the living area adjacent to the subdivision's street.

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.

Adjacent property owners/subdivisions will not be affected as the front setback variance is in respect to the living area adjacent to the subject subdivision's street. This setback variance is intended to create a comfortable living condition for it's occupants.

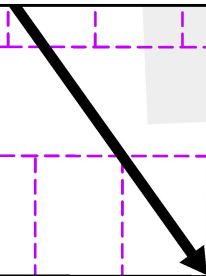


US HWY 83



LOT 1 CONTRERAS
SUBDIVISION

LOCATION



**PROPOSED
APEX ESTATES PHASE I
SUBDIVISION**

S TAYLOR RD

CORTEZ SUBDIVISION
LOT 1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: APEX ESTATES PHASE 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Taylor Road: Dedication as needed for total 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final.
- Show centerline and existing ROW on both sides to verify compliance prior to final. There is a label on the plat for centerline but no line is shown.
- Provide document number on the plat for ROW on both sides and provide a copy for staff review prior to final.

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

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

****COM Thoroughfare Plan**

Interior Street: proposing 50 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets.
- Provide a knuckle on Lots 11-14, with the radius dimension prior to final.
- Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final.
- If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final.
- Name of the streets will be finalized prior to final.
- The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required.

* A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

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

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

****COM Thoroughfare Plan**

Paving _____ Curb & gutter _____

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

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

****COM Thoroughfare Plan**

* 200-800 ft. Block Length or twelve lots, whichever is less.

* A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

****Subdivision Ordinance: Section 134-118 and/or UDC**

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

****Subdivision Ordinance: Section 134-118**

Non-compliance

Non-compliance

Applied

Applied

NA

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

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
* Front: 20 ft. or greater for easements - Revise the setback note as shown above prior to final. - Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. **Zoning Ordinance: Section 138-356 and/or UDC * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Non-compliance
* Rear (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Sides: In accordance with the UDC or greater for easements - Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.) - Clarify multiple contradicting side setback notes on the plat prior to final. - Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing street Side: 0 ft. or easement line. whichever is greater; Lots (10-21) Left side facing street **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies - Revise the setback note as shown above prior to final. - Proposing: 18 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Proposing: A 5 ft. Sidewalk along both sides of the interior streets - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. - A plat note for sidewalk is required and will be finalized prior to final. - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. - A plat note for buffer requirement needed and will be finalized prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Non-compliance
	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. * Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. - Revise plat notes 11 and 12 as shown above prior to final. * 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. - A plat note to reference the HOA will be needed and must be finalized prior to final. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC 	Applied
	Required
	Non-compliance
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 and/or UDC * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and/or UDC 	Applied
	Applied

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

ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC * Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit to be paid prior to recording. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. * Pending review by the City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. 	NA
	Required
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Remove plat notes 8 & 10 prior to final. - Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. - Additional plat note and requirements as applicable per UDC will be finalized prior to final. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. * Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.</p>	Applied

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



US HWY 83

REGINA AVE

REGINA AVE

LOCATION

LOT 1 CONTRERAS
SUBDIVISION

**PROPOSED
APEX ESTATES PHASE I
SUBDIVISION**

S TAYLOR RD
S TAYLOR RD

S TAYLOR RD

CORTEZ SUBDIVISION
LOT 1

ANDREW AVE

ANDREW AVE

SUB 2025-0073

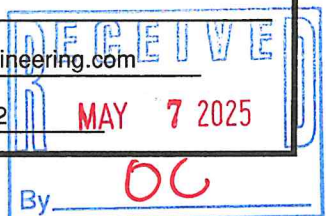
City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>APEX ESTATES PHASE 2</u>	
	Legal Description <u>JOHN H SHARY N162.84'-S651.37'-W535' LOT 207 2AC GR 1.82AC NET</u>	
	Location _____	
	City Address or Block Number <u>313 S Taylor Rd</u>	
	Total No. of Lots <u>21</u> Total Dwelling Units <u>20</u> Gross Acres <u>2.0</u> Net Acres <u>1.82</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>21</u> ^{D.R. 5-5-25} Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-2</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>3-2-25</u> ⁵⁻²⁻²⁵	
	Existing Land Use <u>Single Family Home</u> Proposed Land Use <u>20-lot Townhome Subd.</u>	
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Property ID: <u>281128</u>		
Estimated Rollback Tax Due <u>MA</u> Tax Dept. Review <u>gh</u>		
Owner	Name <u>Claudia L Bertuzzi (704 Properties LLC)</u> Phone <u>214-329-3960</u>	
	Address <u>2804 Meadow Way Ln.</u> E-mail <u>claudia@704propertytx.com</u>	
	City <u>Dallas</u> State <u>TX</u> Zip <u>75228</u>	
Developer	Name <u>Abel Hernandez (Shaddai Construction LLC)</u> Phone <u>956-929-6167</u>	
	Address <u>2802 Country Club Dr.</u> E-mail <u>abel@shaddaiconstruction.co</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Abel Hernandez</u>	
Engineer	Name <u>Donaldo Rodriguez, P.E. (RJC Development Group)</u> Phone <u>956-400-9279</u>	
	Address <u>3805 Plantation Grove Blvd. Suite 33</u> E-mail <u>donaldo.rodriguez@rjcdevelopers.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Donaldo Rodriguez, P.E.</u>	
Surveyor	Name <u>Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering)</u> Phone <u>956-380-5152</u>	
	Address <u>921 S Tenth Ave.</u> E-mail <u>ivan@riodeltaengineering.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

KF



VAR 2025-0024



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 JOHN H SHARY N162.84'-S651.37'-W535' LOT 207 2AC GR 1.82AC NET

 Proposed Subdivision (if applicable) APEX ESTATES PHASE 2

 Street Address 313 S TAYLOR RD MCALLEN, TX

 Number of lots 22 Gross acres 2.0

 Existing Zoning R-2 Existing Land Use Vacant
☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

 Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

 Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

 City Mission State TX Zip 78572

Owner

 Name Claudia L Bertuzzi (704 Properties LLC) Phone 214-329-3960

 Address 2804 Meadow Way Ln. E-mail claudia@704propertytx.com

 City Dallas State TX Zip 75228

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 [Signature]

 Date 6/11/2025

 Print Name Abel Hernandez
☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

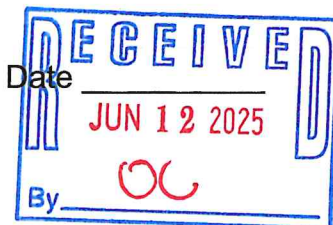
 APPLICATION FILING FEE: ☒ \$250.00

 Accepted by J.C.

Payment received by _____

Date _____

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

Due to the short depth of the townhome lots, the owner is requesting a 10 foot setback for only the living area of each respective townhome unit. Considering an overall width of 162.84 feet of the subdivision property and a 50-foot Right-Of-Way for the street, the depth of each lot adjacent to the street will be 56.42 feet. Allowing the front setback to reduce from 20 feet to 10 feet will allow for better use of each lot creating a comfortable living condition for it's occupants. The garage setback will remain at 18 feet.

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

This variance will allow for better use of each individual lot. The overall depth of each individual lot is approximately 56.42 feet. Considering a rear setback of 10 feet and front setback of 10 feet for the living area, a total depth of 36.42 feet will remain for each unit's living area. This will create an enjoyable living condition for its occupant's without impeding or obstructing utility easements or adjacent property owners/occupants.

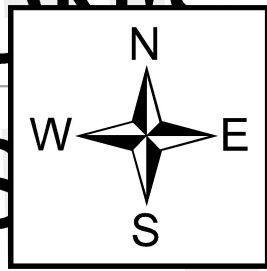
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The requested 10-foot setback will not impede or encroach onto the 10-foot utility easement adjacent to the 50-foot street Right-Of-Way. Each townhome will be an individual unit with an 18-foot driveway capable of storing the occupant's vehicle(s) while creating a comfortable and homogeneous development for it's occupants. Adjacent property owners will not be affected by this change as the front setback variance is in respect to the living area adjacent to the subdivision's street.

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.

Adjacent property owners/subdivisions will not be affected as the front setback variance is in respect to the living area adjacent to the subject subdivision's street. This setback variance is intended to create a comfortable living condition for it's occupants.

MANLORSON ESTATES



BLOCK 1

LOT 2

LOCATION

S TAYLOR RD

LOT 1 CONTRERAS
SUBDIVISION

**PROPOSED
APEX ESTATES PHASE II
SUBDIVISION**

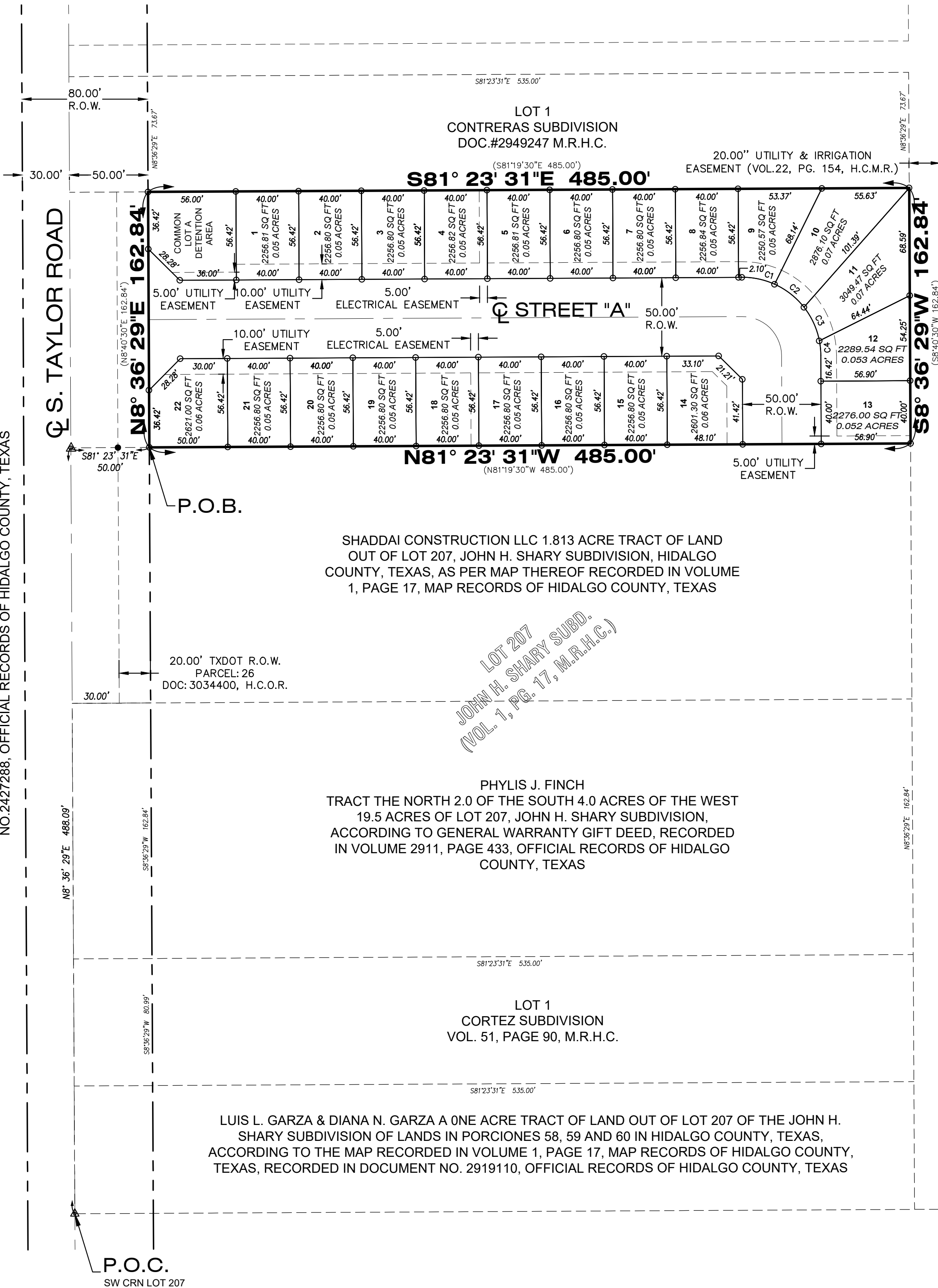
CORTEZ SUBDIVISION

LOT 1

GUADALAJARA

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN
H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS
PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17,
MAP RECORDS OF HIDALGO COUNTY, TEXAS

41, 297 ACRES SITUATED IN THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, CONSISTING OF .35.840 ACRES OUT OF LOTS 1 THRU 5, J.E. LESLIE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 22, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID J.E. LESLIE SUBDIVISION BEING OUT OF LOT 196, JOHN H. SHARY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS MAP RECORDS, 0.147 OF ONE ACRE OUT OF LOT 195, JOHN H. SHARY SUBDIVISION AND 4.6888 ACRES OUT OF AN ABANDONED CANAL, RIGHT-OF-WAY ADJACENT TO THE SOUTH LINES OF THE TWO ABOVE DESCRIBED TRACTS, RECORDED IN DOCUMENT NO.2427288, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

(WE), 704 PROPERTIES, LLC, TEXAS LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS MAP, AND DESIGNATED HEREIN AS **APEX ESTATES PHASE II**, 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 WHICH EASEMENT IS NECESSARY FOR THE INSTALLATION OF SANITARY SEWER LINES AND OTHER UTILITIES IN THOSE PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, AND TO THE USE OF SAID DIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTS-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT.

704 PROPERTIES, LLC
CLAUDIA L. BERTUZZI (MEMBER)
2824 MEADOW WAY LN
DALLAS, TEXAS 75228

704 PROPERTIES, LLC
THELMA D. MORALES LOPEZ (MEMBER)
2824 MEADOW WAY LN
DALLAS, TEXAS 75228

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 704 PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING & ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS APEX ESTATES PHASE II CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS
THE _____ DAY OF _____ 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

~~SECRETARY~~

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21 (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.

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, IVAN GARCIA, 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 EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____ 2025.

IVAN GARCIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#10194027
956-380-5152

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, 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 _____, 2025

DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

DATE PREPARED: MAY 28, 2025
DATE SUBMITTED: MAY 28, 2025

GENERAL PLAT NOTES & RESTRICTIONS

- THE PROPERTY SHOWN IS IN ZONE 'C', ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 4803340400, C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION OUT OF 4803430005 C, REVISED NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT, WHICHEVER IS GREATER
3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS OR EASEMENT LINE, WHICHEVER IS GREATER.
FRONT: LOTS 1-22 SHALL BE 10 FEET FOR DWELLING LIVING AREA
GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR: LOTS 1-22 SHALL BE 10 FEET
CORNER SIDE: LOT 14 SHALL BE 10 FEET
INTERIOR SIDES: LOTS 1-13 SHALL BE 0 FEET ON RIGHT SIDE FACING STREET
LOTS 1-13 SHALL BE 5 FEET ON LEFT SIDE FACING STREET
LOTS 15-22 SHALL BE 5 FEET ON RIGHT SIDE FACING STREET
LOTS 15-22 SHALL BE 0 FEET ON LEFT SIDE FACING STREET
LOT 22 SHALL BE 10 FEET ON LEFT SIDE FACING STREET
4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16641881.8700"
EASTING: 1085067.1980"
ELEV. =94.241"
SQUARE CUT IN CONCRETE SIDEWALK ALONG TAYLOR ROAD.
5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 8,934.21 CF. (0.205 AC.-FT.) OF STORM WATER RUNOFF.
PROPOSED RUNOFF MUST BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED ON COMMON LOT A OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.
6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENTS.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.
10. DETENTION AREA, COMMON LOT A SHALL BE MAINTAINED BY HOA.
11. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.
12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE ACCESS TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
14. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT, ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG S. TAYLOR ROAD.
18. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
19. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BEHIND MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
20. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED IN FRONT OF EACH LOT, BEHIND CURB AT BUILDING PERMIT STAGE.

METES AND BOUNDS

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.813 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT A COTTON PICKER SPINDLE SET, N:16600048.6191', E:1056840.1282', THE SOUTHWEST CORNER OF LOT 207, ALONG TAYLOR ROAD CENTERLINE RUNNING NORTH,

THENCE, N08°36'29"E, A DISTANCE 488.09 FEET TO A COTTON PICKER SPINDLE SET, THE NORTHWEST CORNER OF THE SAID LOT 207, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S81°23'31"E, ACROSS THE RIGHT-OF-WAY OF TAYLOR ROAD, SAME BEING THE SAID LOT 207, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°36'29"E, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°23'31"E, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°36'29"W, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°36'29"E, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.813 ACRES, MORE OR LESS.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.43	50.00	24.55	S69° 06' 56"E	21.26
C2	24.02	50.00	27.52	S43° 04' 40"E	23.79
C3	23.77	50.00	27.23	S15° 42' 00"E	23.54
C4	9.33	50.00	10.69	S3° 15' 44"W	9.32



TBPE FIRM REGISTRATION F-24367

3805 PLANTATION GROVE BLVD. SUITE 33

MISSION TX 78572

79

NAME	ADDRESS	CITY & ZIP	PHONE
------	---------	------------	-------

OWNER: CLAUDIA L. BERTUZZI 2824 MEADOW WAY LN DALLAS, TEXAS 75228 (214) 329-3960

ENGINEER: DONALDO RODRIGUEZ, P.E. 3805 PLANTATION GROVE BLVD, SUITE 33 MISSION, TEXAS 78572 (956) 400-9279

SURVEYOR: IVAN GARCIA, R.P.L.S. 921 S 10TH AVE EDINBURG, TEXAS 78542 (956) 380-5152



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: APEX ESTATES PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Taylor Road: Dedication as needed for total 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final.
- If 80 ft. is the existing ROW, label it as "Existing ROW", provide document number on the plat for ROW on both sides, and provide a copy for staff review prior to final.

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

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

**COM Thoroughfare Plan

Non-compliance

Interior Street: proposing 50 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets.
- Provide a knuckle on Lots 10-13, with the radius dimension prior to final.
- Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final.
- If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final.
- Name of the streets will be finalized prior to final.
- The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required.

* A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

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

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 200-800 ft. Block Length or twelve lots, whichever is less.

* A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.

**Subdivision Ordinance: Section 134-118 and/or UDC

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

**Subdivision Ordinance: Section 134-118

Applied

Applied

NA

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

<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 and/or UDC - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. 	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC 	Applied
SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. or greater for easements - Revise the setback note as shown above prior to final. - Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. **Zoning Ordinance: Section 138-356 and/or UDC * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025 	Non-compliance
<ul style="list-style-type: none"> * Rear (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC 	Applied
<ul style="list-style-type: none"> * Sides: In accordance with the UDC or greater for easements - Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.) - Clarify multiple contradicting side setback notes on the plat prior to final. - Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing street Side: 0 ft. or easement line. whichever is greater; Lots (10-21) Left side facing street **Zoning Ordinance: Section 138-356 and/or UDC 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. **Zoning Ordinance: Section 138-356 and/or UDC 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies - Revise the setback note as shown above prior to final. - Proposing: 18 ft. **Zoning Ordinance: Section 138-356 and/or UDC 	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * Proposing: A 5 ft. Sidewalk along both sides of the interior streets - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. - A plat note for sidewalk is required and will be finalized prior to final. - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<div>Non-compliance</div> <div>Required</div>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. - A plat note for buffer requirement needed and will be finalized prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final. *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Non-compliance
	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement. * Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. - Revise plat notes 11 and 12 as shown above prior to final. * 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. - A plat note to reference the HOA will be needed and must be finalized prior to final. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC 	Applied
	Required
	Non-compliance
	NA
	Required
	Required

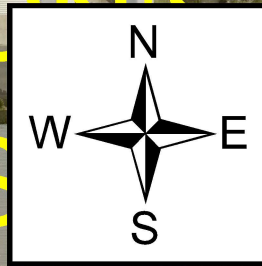
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 and/or UDC	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and/or UDC	Applied
ZONING/CUP	
* Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
* Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of \$15,400 (22 x \$700) will be required prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Remove plat notes 8 & 10 prior to final. - Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. - Additional plat note and requirements as applicable per UDC will be finalized prior to final. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Required

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

MANLORSON ESTATES



BLOCK 1
LOT 2

LOCATION

STAYLOR RD

LOT 1 CONTRERAS
SUBDIVISION

**PROPOSED
APEX ESTATES PHASE II
SUBDIVISION**

CORTEZ SUBDIVISION
LOT 1

GUADALAJARA



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>THE SERENITY SUBDIVISION</u>		
	Legal Description	<u>16.08 acres, being a part or portion of Lots 5 and 6, E.M. Card Survey No. 1, as recorded in Vol. 8, Pg. 1, Hidalgo County Map Records and a part or portion of Lots 12 and 13, Section 279, Texas Mexican Railway Company Survey as recorded in Volume 24, Pages 168-171, Deed records of Hidalgo County, Texas.</u>		
	Location	<u>1500 feet north of Oxford Avenue along the east side of N. 29th Street</u>		
	City Address or Block Number	<u>9800 N. 29th Street</u>		
	Total No. of Lots	<u>49</u>	Total Dwelling Units	<u>98</u>
	Gross Acres	<u>16.08</u>	Net Acres	<u>15.92</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 type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No			
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>			
	Existing Land Use <u>Open</u> Proposed Land Use <u>Townhomes</u>			
Irrigation District # <u> </u> Water CCN: <input type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>				
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u> </u>				
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>				
Owner	Name	<u>GAP Pechero Family, L.P.</u>		
	Address	<u>Dr. Guillermo R. Pechero, President</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78504</u>		
Developer	Name	<u>GAP Pechero Family, L.P.</u>		
	Address	<u>Dr. Guillermo R. Pechero, President</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78504</u>		
Engineer	Name	<u>Javier Hinojosa Engineering</u>		
	Address	<u>416 E. Dove Ave.</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78504</u>		
Surveyor	Name	<u>CVQ Land Surveyors, LLC - Carlos Vasquez, RPLS</u>		
	Address	<u>517 Beaumont Avenue</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
	Zip	<u>78501</u>		

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for **residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for **commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for **residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for **commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

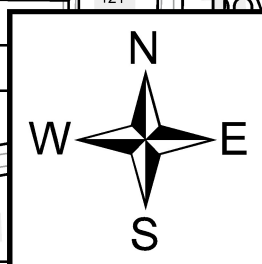
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 6/3/25

Print Name Dr. Guillermo R. Pechero

Owner ☒ Authorized Agent ☐

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



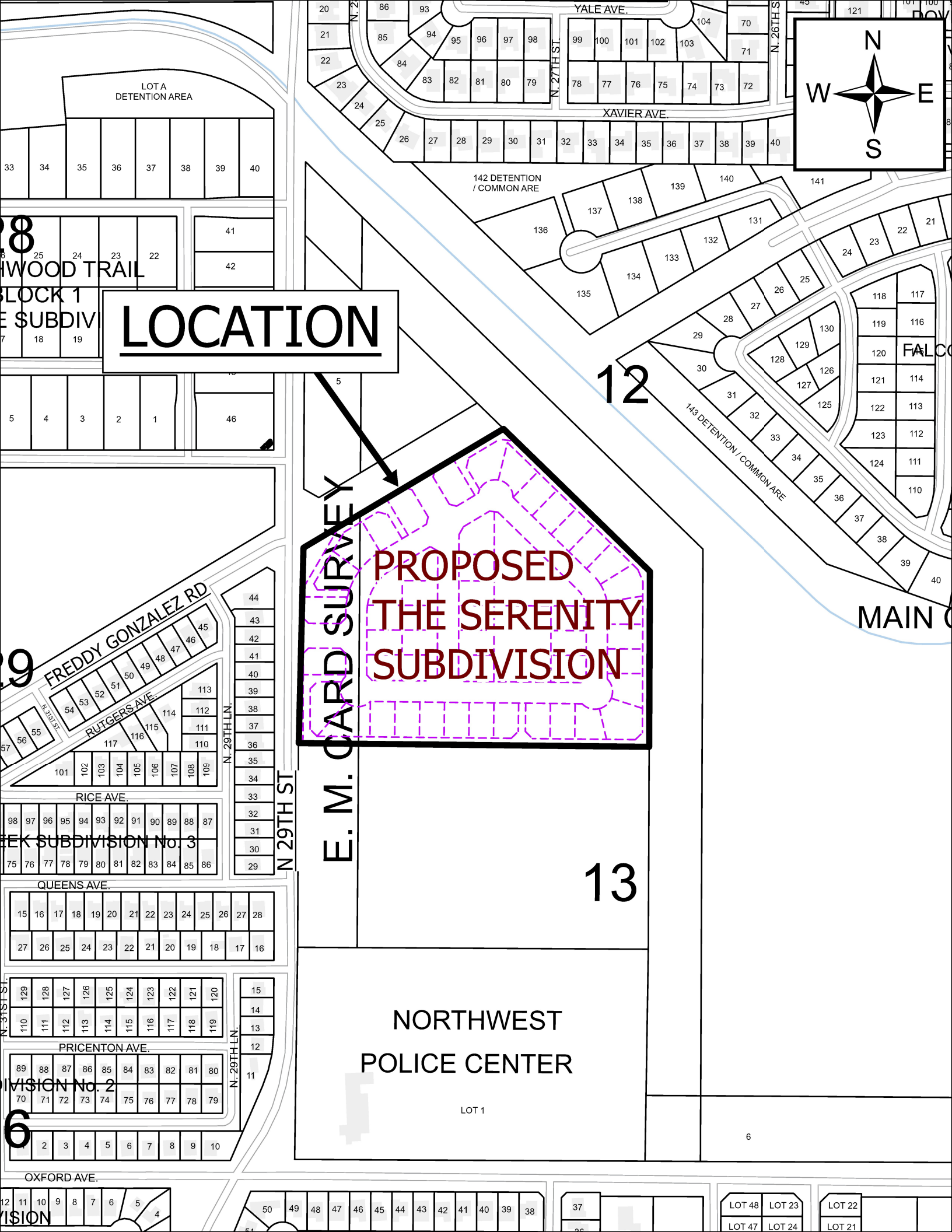
LOCATION

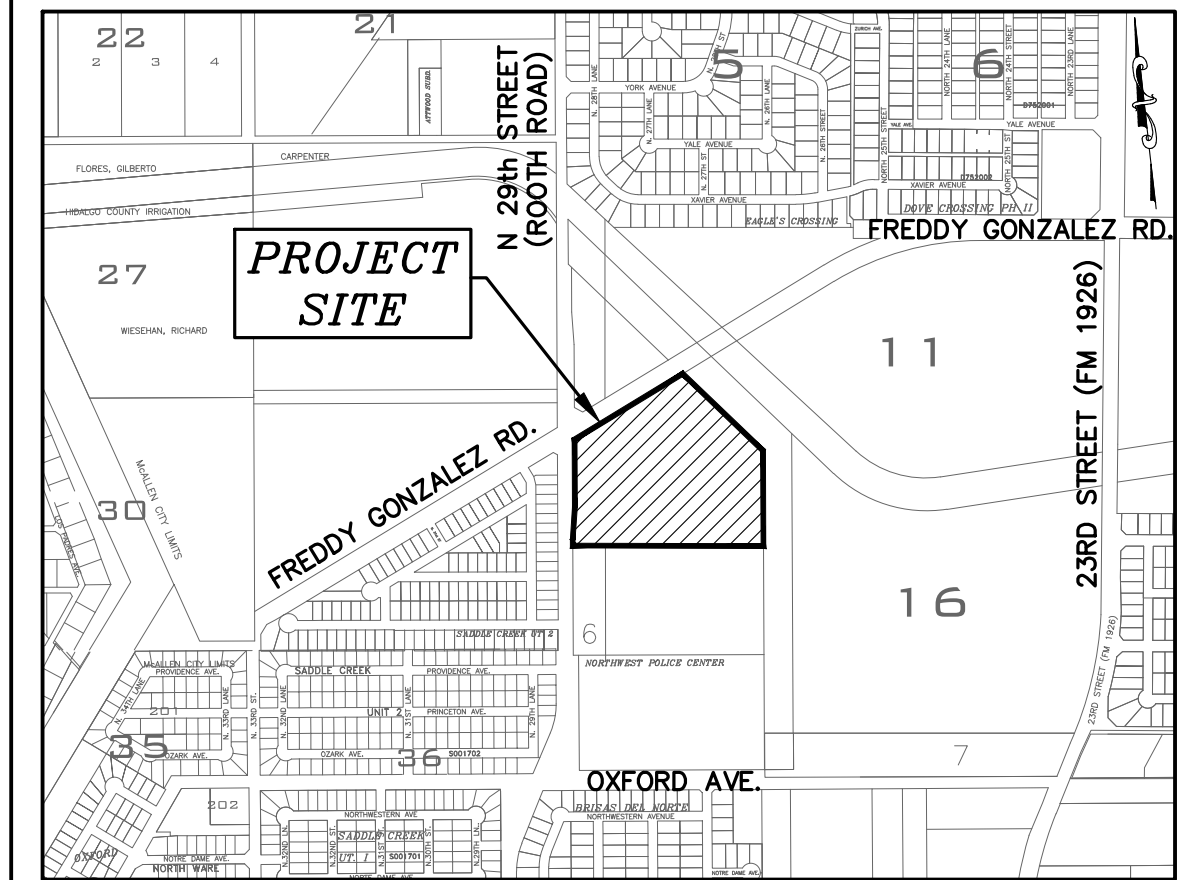
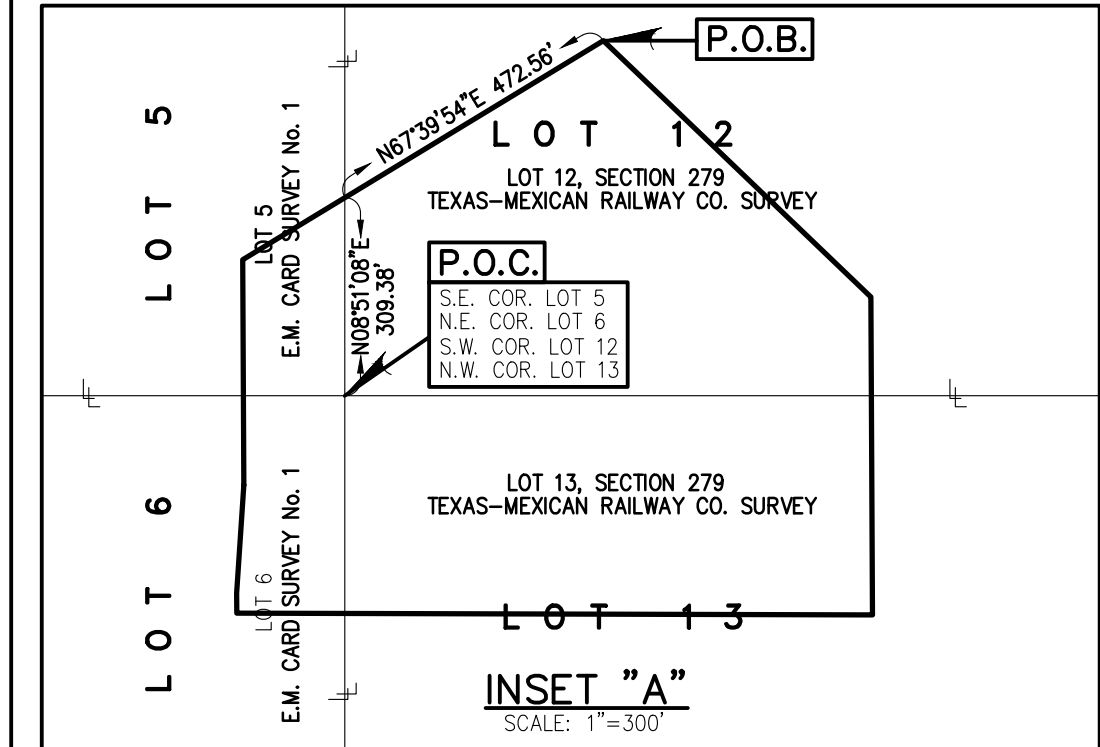
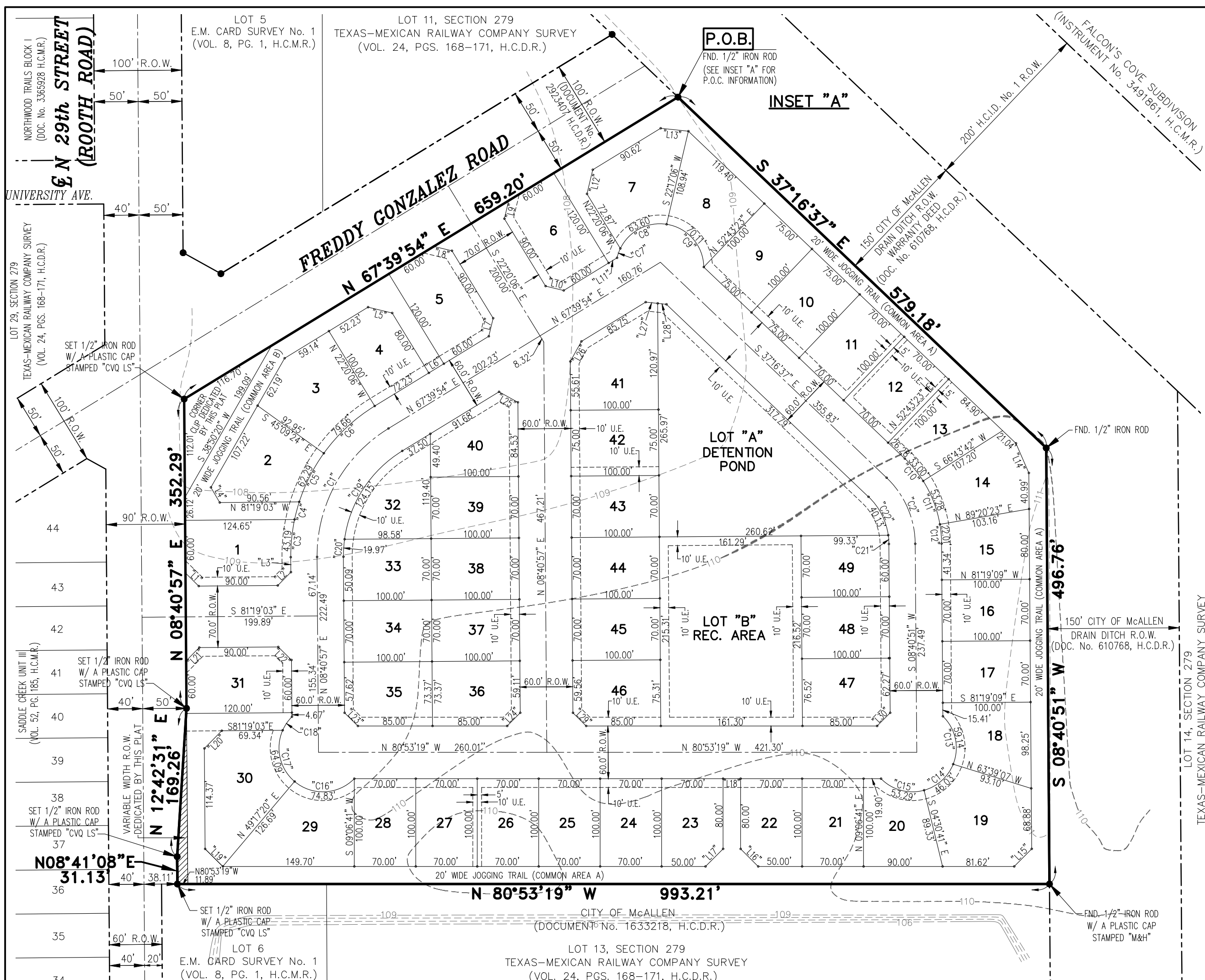
E. M. CARD SURVEY

PROPOSED
THE SERENITY
SUBDIVISION

NORTHWEST
POLICE CENTER

LOT 1

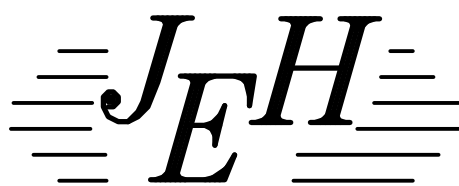




LOCATION MAP
SCALE: 1"=1000'

DATE OF PREPARATION: MAY 25, 2025

DRAWN BY: G. TEEGARDIN



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE, McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeeng.com
TBPELS FIRM NUMBER F-1295



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

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: GUILLERMO R. PECHERO	1005 E. NOLANA LOOP	McALLEN, TX 78504	(956) 686-6510
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "X", WHICH ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No. 480334 03250 DATED MAY 17, 2001.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
REAR: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDE: 5 FEET OR GREATER FOR EASEMENTS
CORNER SIDE: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 2,127 ACRE FEET (92,669 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN A DETENTION AREA LOCATED IN THE MOST NORTHERN PORTION OF COMMON AREA "B".
- PROJECT BENCHMARK: SOUTHWEST CORNER OF DOWNDRAIN LOCATED APPROXIMATELY 35.3 FEET NORTH AND 68.8 FEET EAST OF THE SOUTHEAST CORNER OF THIS DEVELOPMENT. ELEVATION = 110.55
REFERENCE (MC 46 ELEVATION = 104.17 NORTHING:16632426.45258 EASTINGS: 1077730.38009) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ ROAD. (GRID ZONE = TEXAS SOUTH (4205), HORIZ. DATUM: NAD 83, DATUM: NAVD 88.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF AND ALL INTERIOR STREETS. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE EAST SIDE OF N. 29TH STREET AND SOUTH SIDE OF FREDDY GONZALEZ ROAD.
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO"LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. 29TH STREET AND FREDDY GONZALEZ ROAD.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH STREET AND FREDDY GONZALEZ ROAD.
- A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE SHOWN AS DEDICATED BY SEPARATE INSTRUMENT.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SERENITY SUBDIVISION, RECORDED AS DOCUMENT NO. _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

SCALE: 1" = 100'
BEARING BASIS AS PER
TEXAS STATE PLANE
COORDINATES SYSTEM NAD
1983, SOUTH ZONE.

LEGEND:
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
U.E. = UTILITY EASEMENT
L = LOT LINE

SUBDIVISION PLAT OF SERENITY SUBDIVISION (PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 16.08 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 5 AND 6, E. M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 8, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND LOTS 12 AND 13, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, MAP REFERENCE: VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 16.08 ACRES BEING THAT OF LAND DEEDED TO GAP PECHERO FAMILY, L.P., RECORDED IN DOCUMENT NUMBER 2923488 DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS SERENITY SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY FOR N. 29TH STREET IS BEING DEDICATED BY THIS PLAT.

OWNER: GAP PECHERO FAMILY L.P.
1005 E. NOLANA LOOP
McALLEN, TX 78504
BY: GUILLERMO R. PECHERO, REGISTERED AGENT

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED DR. GUILLERMO R. PECHERO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 20____ A.D.

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

STATE OF TEXAS COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER

BY: _____
TEXAS NATIONAL BANK

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED,

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 20____ A.D.

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

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

MAYOR, CITY OF McALLEN _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808 _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE. McALLEN, TEXAS 78501
TEL. (956) 618-1551
DATE SURVEYED: MARCH 16, 2023
TBPELS FIRM NO. 10119600 _____ DATE _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: THE SERENITY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Freddy Gonzalez Rd.: Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W.

**R.O.W. dedication required for proposed roundabout.

Paving: 65 ft. Curb & gutter: Both Sides

- Need to verify alignment of Freddy Gonzalez Rd. prior to final.

- Label the Centerline (C.L.) of the road prior to final.

- Label existing R.O.W. after accounting for dedications from: Centerline, Existing, Total, etc. prior to final.

- Show R.O.W. dedication ranges throughout the section of the road prior to final to verify compliance.

- All R.O.W. requirements must be addressed prior to final.

- Provide copies of the Documents being shown on the plat for staff review prior to final.

**Subdivision Ordinance: Section 134-105

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

***Provide barricades as required on the East end of Freddy Gonzalez Road.

**COM Thoroughfare Plan

Non-compliance

N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W.

**R.O.W. dedication required for proposed roundabout.

Paving: 65 ft. Curb & gutter: Both Sides

- Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street OR provide documents in regards to how the City acquired R.O.W. on N. 29th Street.

*Disclaimer: Plat of Saddle Creek Unit 3 provided the City with 20 ft. Dedication by Plat, with 40 ft. from Centerline

- Needs to provide document numbers for the existing R.O.W. on the plat, and provide copies of documents for staff review prior to final.

- Needs to label the Centerline, Total R.O.W., Existing R.O.W., etc.

- Clarify with staff on the Variable Width R.O.W. being shown on the South-West boundary of the plat.

- All R.O.W. requirements must be addressed prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

<p>Interior Streets: Dedication as needed for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: - Street names will be established prior to final, needs to add the following annotation on the streets " (Private) " - As per application Subdivision is proposed as a Private and gated subdivision. Needs to provide staff with gate details and paving details for review prior to final. - Gated entrance R.O.W.'s are subject to increase in order to accommodate for gate areas, sidewalks, islands, etc. finalize prior to final. Submit gate details as applicable. - A secondary access shall be required for gated streets providing access to 30 or more dwelling units. - Label the Cul-De-Sac dimensions with a leader arrow and provide paving details for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Block Length for R-3 Zone Districts - Block lengths in the R-3 districts shall not exceed six hundred (600) feet. - Pending Rezoning Application and clarification on the Zoning Type. ***Unified Development Code Section 5.3.6.C.2</p>	TBD
<p>* 300 ft. Maximum Cul-de-Sac - Permanent Cul-De-Sac's shall not exceed three hundred (300) feet in length. - Pending Rezoning Application and clarification on the Zoning Type. - Cul-de-Sac street shall be platted and constructed with a concrete paved cul-de-sac at the closed end having a turnaround with a minimum outside paving diameter of at least one hundred (100) feet and a minimum street right-of-way diameter of at least one hundred twenty (120) feet. **Unified Development Code Section 5.3.9.G.4</p>	TBD
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome developments. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 5 ft. or greater for easements, whichever is greater applies. - Pending Rezoning Application and clarification on the Zoning Type. **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Rear: In accordance with zoning ordinance or greater for easements, whichever is greater applies. - Pending Rezoning Application and clarification on the Zoning Type. **Zoning Ordinance: Section 138-356</p>	TBD

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

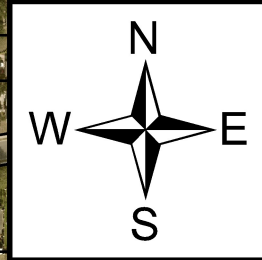
<ul style="list-style-type: none"> * Sides: 5 ft. or greater for easements, whichever is greater applies. - Pending Rezoning Application and clarification on the Zoning Type. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements, whichever is greater applies. - Pending Rezoning Application and clarification on the Zoning Type. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. - Pending Rezoning Application and clarification on the Zoning Type. - Using the R-3 District, If there is an entrance from an alley, garage setback is 5 ft. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	TBD
	TBD
	TBD
	Required
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., N. 29th Street, and both sides of all interior streets. ****Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Pending Rezoning application and clarification on the Zoning Type. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
	Required
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. 29th Street & Freddy Gonzalez Road. - Must comply with Traffic Department requirements prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required
	Non-compliance
	Non-compliance
	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Needs to add HOA plat note as shown above. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. - Plat note #15 will need to be finalized prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Pending Rezoning application and clarification on zoning type. **Zoning Ordinance: Section 138-356	TBD
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed: *R-3T (Townhouse Residential District)* *Disclaimer: Application references proposed zoning as R-3T, under the new Unified Development Code, Townhome Developments would fall under the: (R-2) Medium-Density Residential District OR (R-3) High-Density Residential District *Pending Rezoning application and clarification on Zoning Type. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval *Pending Rezoning application and clarification on Zoning Type. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee. Park fee required at \$700 per dwelling unit to be paid prior to recording, if land dedication is not applicable. - Need to verify with staff if Lot "B" recreational area will suffice for land dedication.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Dwelling units provided on the application refer to 98 dwelling units. - Need to verify with staff if Lot "B" recreational area will suffice for land dedication.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, TG is pending.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat. - Need to submit TG to the Traffic Department	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- On the Location map, you need to add all the relevant parcel information such as recorded subdivisions.- Need to label the Centerlines (C.L.) for the Streets.- Need to provide staff with Gate Details and Paving Details for gates and Cul-De-Sacs.- Needs to provide staff with copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final.- Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.- Label the Radius of the Cul-De-Sac.- There is a 20 ft. wide jogging trail being referred to as Common Area "A" & "B", need to discuss with staff. <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 APPROVAL.	Applied



LOCATION

**PROPOSED
THE SERENITY
SUBDIVISION**

E. M. CARD SURVEY

**NORTHWEST
POLICE CENTER**



Suh2005-0093



Planning Department

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

Project Information	Subdivision Name <u>Hidalgo Canal CO-MC Amended Lots 1A, 1B & 2A Subdivision</u>	
	Legal Description <u>Hidalgo Canal CO-MC W 125' OF N 162' OF W 4.46 AC OF SW 7.52 AC OF 3 BLK SE 1/4 8</u>	
	Location <u>221 South 8th Street, McAllen, Texas</u>	
	City Address or Block Number <u>221 South 8th Street, McAllen, Texas</u>	
	Total No. of Lots <u>3</u> Total Dwelling Units <u>3</u> Gross Acres <u>0.465</u> Net Acres <u>0.372</u>	
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>3</u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No	
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>189508</u>		
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>		
Owner	Name <u>HEIR FUND LLC</u> Phone <u>(956) 492-5638</u>	
	Address <u>1007 Sycamore Avenue</u> E-mail <u>ireneuribe00@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>HEIR FUND LLC</u> Phone <u>(956) 492-5638</u>	
	Address <u>1007 Sycamore Avenue</u> E-mail <u>ireneuribe00@yahoo.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u> </u>	
Engineer	Name <u>Lucas Castillo</u> Phone <u>(956) 379-3857</u>	
	Address <u>500 S 11th St</u> E-mail <u>lcastillo.atlas@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>	
	Contact Person <u> </u>	
Surveyor	Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u>	
	Address <u>P.O. Box 548</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>	

RECEIVED

JUN 10 2025

RV.

mk

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for **residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for **commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for **residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for **commercial, industrial, or apartment complexes**
- ~~Title Report~~
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

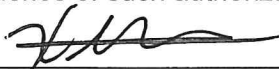
PLAT TO SHOW:

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

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

Owner(s) Signature(s)

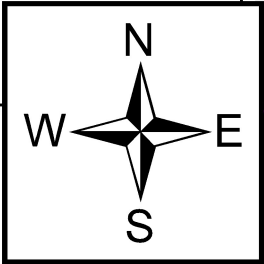
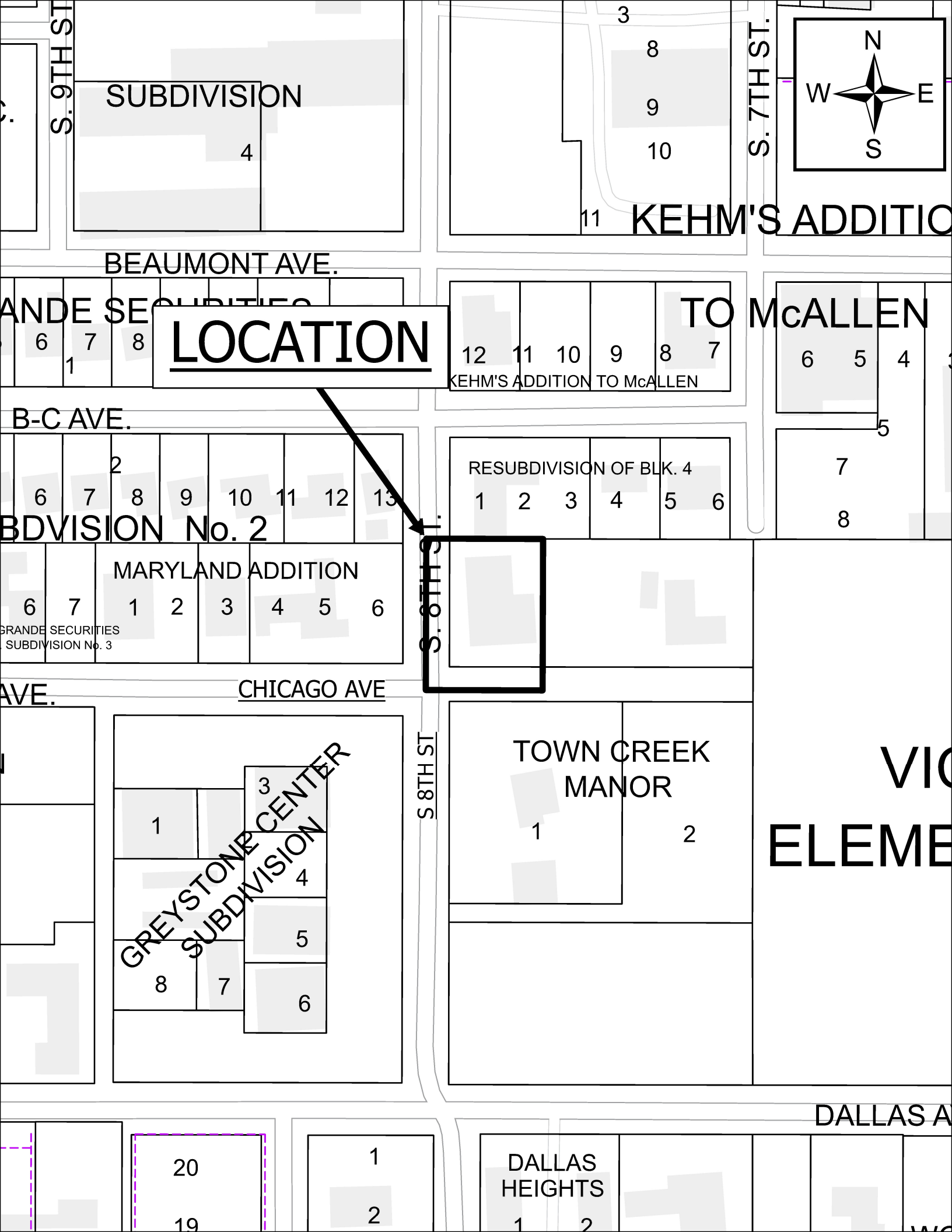
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 05/01/25

Print Name Xitlali Gonzalez

Owner ☐ Authorized Agent ☒

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



LOCATION

SUBDIVISION

KEHM'S ADDITION

BEAUMONT AVE.

GRANDE SECURITIES

TO McALLEN

KEHM'S ADDITION TO McALLEN

B-C AVE.

SUBDIVISION No. 2

RESUBDIVISION OF BLK. 4

MARYLAND ADDITION

GRANDE SECURITIES
SUBDIVISION No. 3

CHICAGO AVE

TOWN CREEK
MANOR

GREYSTONE CENTER
SUBDIVISION

VIC
ELEMENT

DALLAS A

DALLAS
HEIGHTS

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS HIDALGO CANAL CO-MC AMENDED LOTS 1A, 1B & 2A SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

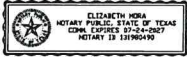
IRENE URIBE (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

HERIBERTO MANRIQUE DE LARA (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, IRENE URIBE AND HERIBERTO MANRIQUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES



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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

MAYOR
CITY OF MCALLEN

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CLUB ADDITION AMENDED LOTS 1A AND 2A SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

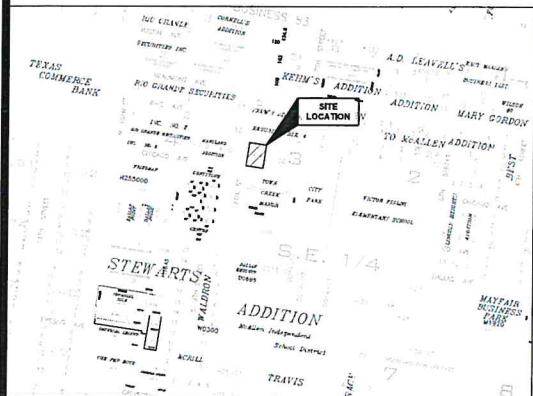
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

LOCATION MAP SCALE: 1"=500'



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

ON: _____ AT: _____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

METES AND BOUNDS DESCRIPTION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-7; DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 5- ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN (DOCUMENT NO. 3600374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH 8TH STREET AND CHICAGO AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SOUTH 8TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, THENCE, N 08° 40' 59" E, WITH THE SAID SOUTH 8TH STREET EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, A DISTANCE OF 445.50 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 08°45'39" E (NORTHERLY RECORDED), WITH THE SAID SOUTH 8TH STREET EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE, THE WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 162.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°14'21" E (EASTERLY RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST A HALF-INCH IRON PIPE (N: 16598460.620, E: 1073400.101) FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID SOUTH 8TH STREET, CONTINUING ALONG AN EXISTING LOW MORTAR BLOCK WALL, AND WITH THE SAID NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT FOR A TOTAL A DISTANCE OF 125 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°45'39" W (SOUTHERLY RECORDED), ALONG AN EXISTING CHAINLINK FENCE FOR 63 FEET FOLLOWED BY A WOODEN/CEDAR FENCE, AND WITH THE APPARENT EAST LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 134.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE (EXISTING 28-FOOT ROAD AND UTILITY EASEMENT, VOLUME 913, PAGE 430, DEED RECORDS, HIDALGO COUNTY, TEXAS) OF SAID CHICAGO AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 162.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE EXISTING 28-FOOT ROAD AND UTILITY EASEMENT FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED,

THENCE, N 81°14'21" W, ALONG AN EXISTING WOODEN/CEDAR FENCE, AND WITH THE SAID CHICAGO AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTH LOT LINE OF LOT 1, TOWN CREEK MANOR (VOLUME 34, PAGE 195B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE SAID POINT FOR THE SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 0.465-OF AN ACRE OF LAND, OF WHICH 0.157 OF AN ACRE LIES IN EXISTING STREET RIGHT-OF-WAY AND UTILITY EASEMENT, AND 0.0072 OF AN ACRE (312.50 SQUARE FEET) DEDICATED 25-FOOT CORNER CLIP VIA THIS PLAT, FOR A NET OF 0.308 OF AN ACRE, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT: DATE
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990



STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791

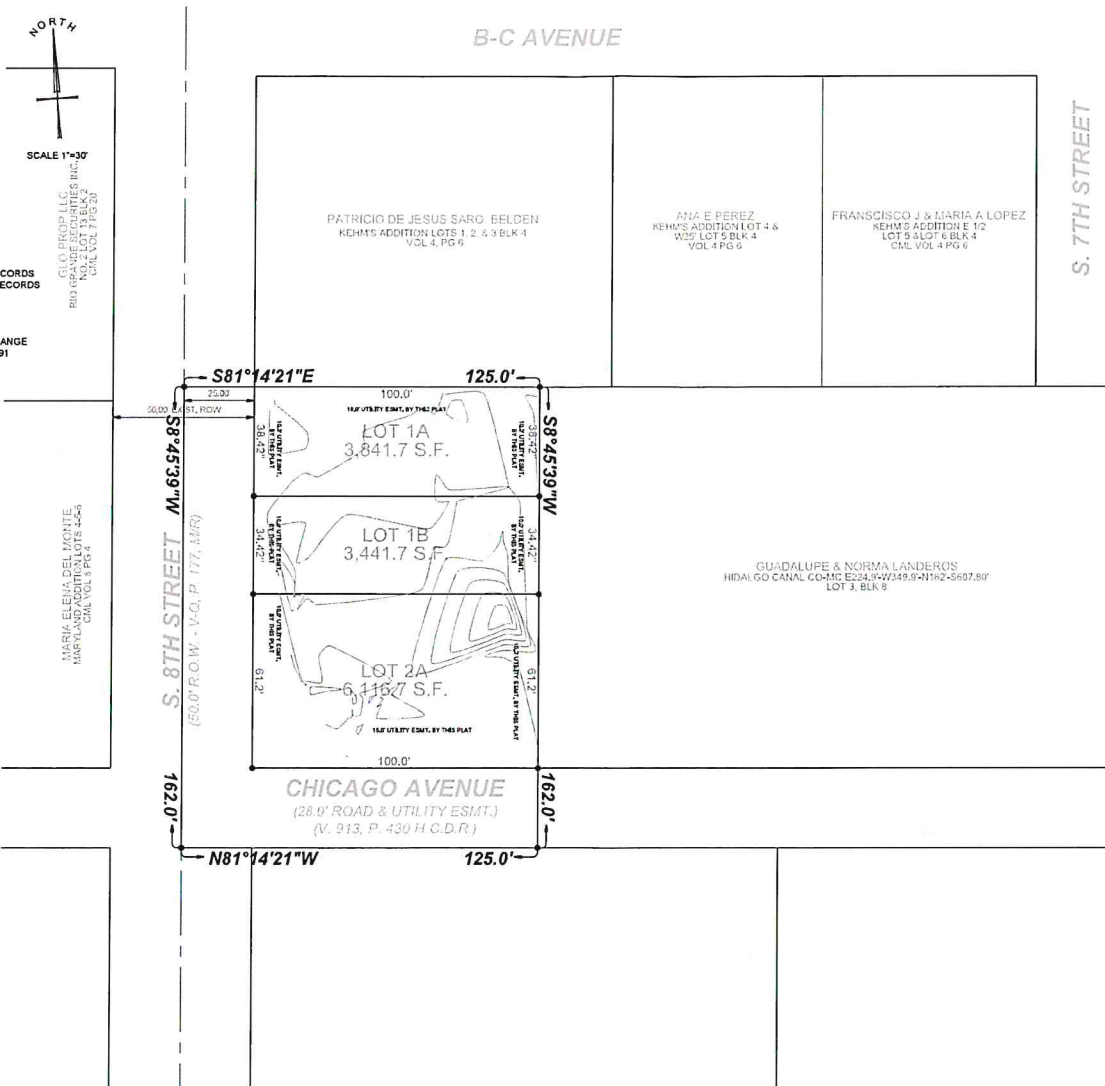


GENERAL NOTES

- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- SETBACKS:
 - FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 - CORNER: 10 FT. OR GREATER FOR EASEMENTS.
 - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4 FT. MINIMUM SIDEWALK REQUIRED ALONG 8TH STREET
- DRAINAGE DETENTION IS 592 CUBIC FEET. LOT 1A IS REQUIRED TO DETAIN 170 CUBIC FEET. LOT 1B IS REQUIRED TO DETAIN 152 CUBIC FEET. LOT 2A IS REQUIRED TO DETAIN 270 CUBIC FEET.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
STATION NAME: MC 78
LOCATION: AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS 83 & 10TH ST.
TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
NORTHING: 16598460.8298 EASTING: 1072753.74452
HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
ORTHOMETRIC HEIGHT: 121.67 FT

HIDALGO CANAL CO-MC AMENDED LOTS 1A, 1B AND 2A SUBDIVISION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS.



RECEIVED

JUN 10 2025

BY:



MARIA ELENA DEL MONTE
MARYLAND ADDITION LOTS 4-5-6
CML VOL 8 PG 4

S81°14'21"E

125.0'

50.00' EXIST. ROW

S. 8TH STREET **S8°45'39"W**

(50.0' R.O.W. - V-Q, P. 177, M/R)

162.0

N81°14'21"W

125.0'

S8°45'39"W

10.0' UTILITY ESMT.
BY THIS PLAT

0' UTILITY ESMT
BY THIS PLAT

10.0' UTILITY ESMT. BY THIS PLAT

162.0

CHICAGO AVENUE

(28.0' ROAD & UTILITY ESMT.)

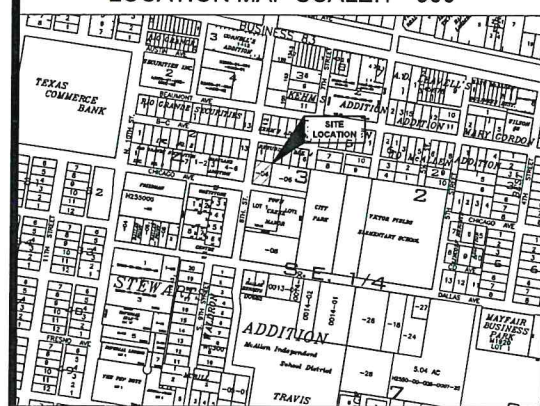
(V. 913, P. 430 H.C.D.R.)

2,892 net square ft

15.0' UTILITY ESMT. BY THIS PLAT

75.0'

LOCATION MAP SCALE: 1"=500'



RECEIVED

JUN 10 2025

BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: REPLAT OF HIDALGO CANAL CO-MC SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W.
Paving: 32 ft. Curb & gutter: Both Sides
- Provide a copy of the referenced document being shown on the plat for staff review prior to final.
- Label the Centerline (C.L.) of the road.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

Chicago Ave.: Dedication for 50 ft. R.O.W.
Paving: 32 ft. Curb & gutter: Both Sides
*Provide staff with copy of the referenced document to finalize requirements prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

TBD

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

* 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

Non-compliance

* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

NA

ALLEYS

R.O.W.: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial and Townhome Developments.
**Subdivision Ordinance: Section 134-106

Non-compliance

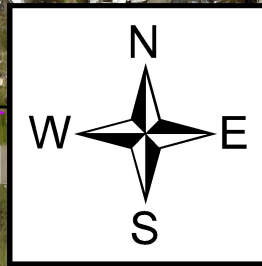
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<ul style="list-style-type: none"> * Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: <ul style="list-style-type: none"> - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: 5 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4 	Non-compliance
<ul style="list-style-type: none"> * 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 	Required
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.3.D.4 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on S. 8th Street & Chicago Ave. **Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<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 	Required
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Chicago Ave. & S.8th Street. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Need to add plat note prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA

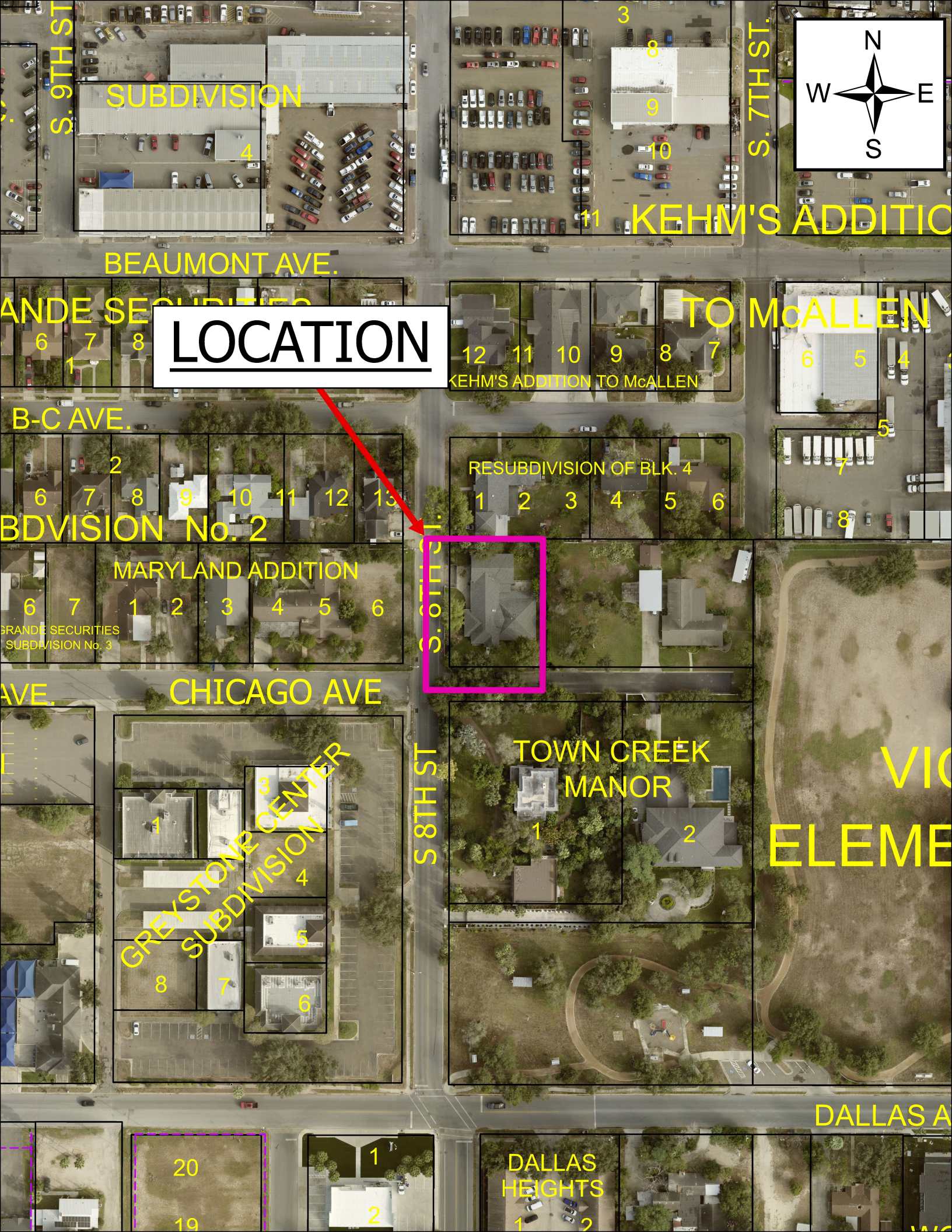
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited 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 	Non-compliance
	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. - Lots to front along S. 8th Street. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet. ***Unified Development Code Section 2.2.3.D.4 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) - Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	Complete
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	Required
	Required
	NA
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 two townhouses and 1 single-family dwelling unit. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- On the plat, need to add parcel information for the Subdivision to the South side. "Town Creek Manor Subdivision"- Add the Centerline (C.L.) on the street.- On the Location map, add the North Arrow. <p>*Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



LOCATION

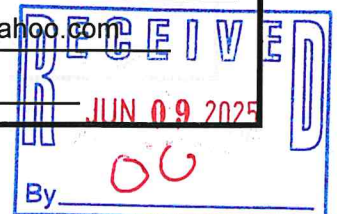


City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Conway Estates</u> <i>Subdivision 8th</i>	
	Legal Description <u>WEST ADDN. TO SHARYLAND LOT 53-7 38.877AC GR 37.401AC NET</u>	
	Location <u>12948 N CONWAY AVE, TX</u>	
	City Address or Block Number <u>9800 8 Mile Rd</u>	
	Total No. of Lots <u>58</u> Total Dwelling Units <u>57</u> Gross Acres <u>38.88</u> Net Acres <u>37.95</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>57</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential (single-family)</u>	
	Irrigation District # <u>United District</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>W010000053000725</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u> </u>		
Owner	Name <u>Rogelio A Gutierrez</u> Phone <u>956-445-4020</u>	
	Address <u>11435 N BRYAN RD</u> E-mail <u>tripleconstructionllc@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>	
Developer	Name <u>Rogelio A Gutierrez</u> / <i>A&J Blessings, LLC</i> Phone <u>956-445-4020</u>	
	Address <u>11435 N BRYAN RD</u> E-mail <u>tripleconstructionllc@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78574</u>	
	Contact Person <u>Rogelio A Gutierrez</u>	
Engineer	Name <u>Aaron Hernandez</u> / <i>A&J Blessings, LLC</i> Phone <u>956-559-5143</u>	
	Address <u>3827 Bennington Way</u> E-mail <u>ahernandez.hae@outlook.com</u>	
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78261</u>	
	Contact Person <u>Aaron Hernandez</u>	
Surveyor	Name <u>Oscar Hernandez</u> Phone <u>956-357-2185</u>	
	Address <u>3007 Tucker Rd</u> E-mail <u>hdzsurveying@yahoo.com</u>	
	City <u>Harlingen</u> State <u>TX</u> Zip <u>78552</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL


PLAT TO SHOW:

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

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

Owner(s) Signature(s)

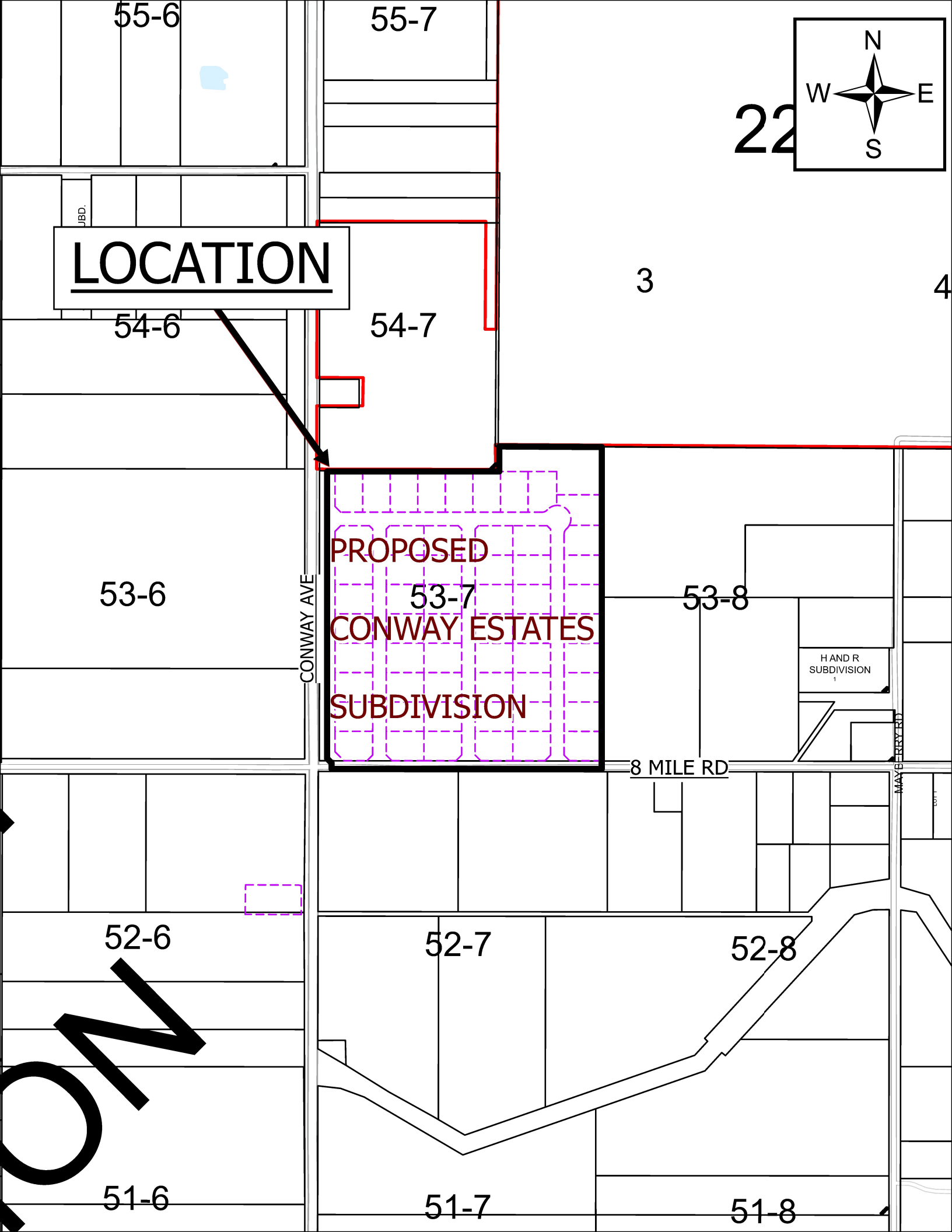
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 6-6-2025

Print Name Aaron Hernandez

Owner ☐ Authorized Agent ☒

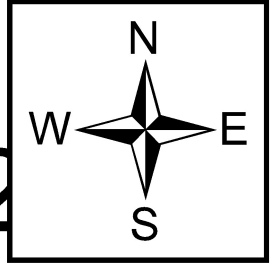
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



55-6

55-7

22



LOCATION

3

4

54-6

54-7

53-6

CONWAY AVE

PROPOSED
53-7
CONWAY ESTATES
SUBDIVISION

53-8

H AND R
SUBDIVISION
1

8 MILE RD

MAYBERRY RD

52-6

52-7

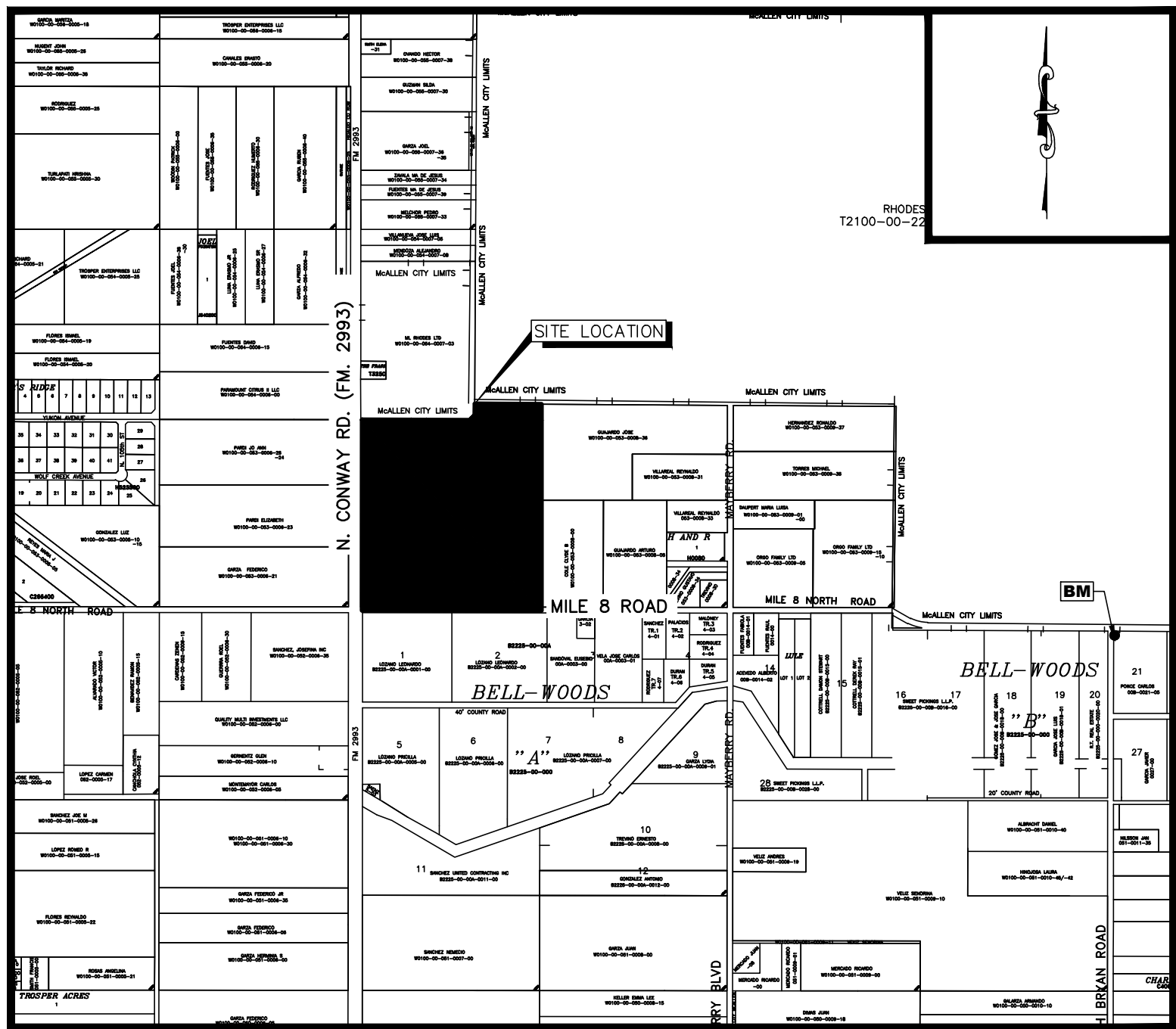
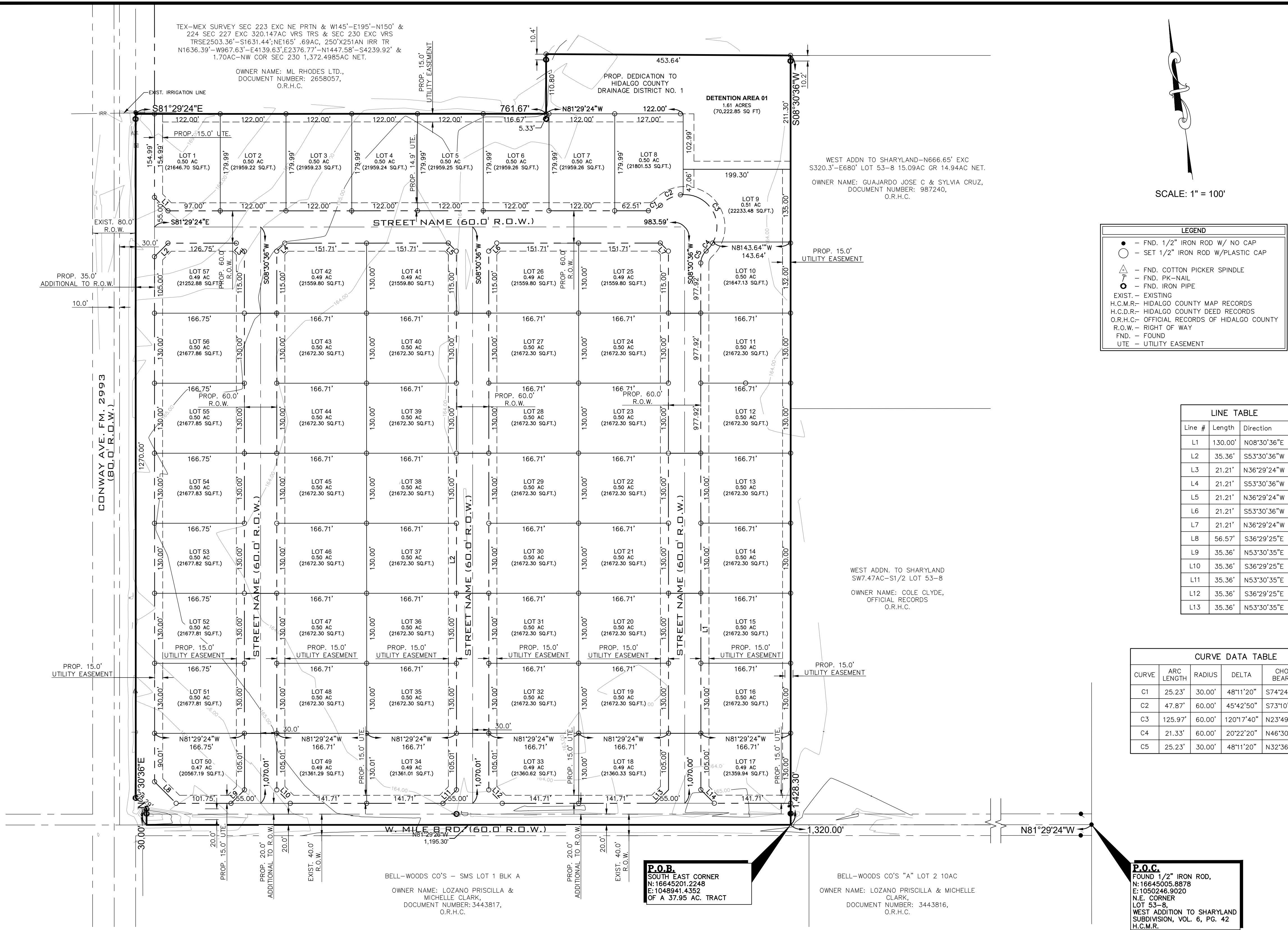
52-8

N

51-6

51-7

51-8



PLAT OF CONWAY ESTATES SUBDIVISION

BEING 37.95 (1,653,102.00 SQ. FT.) ACRE GROSS, TRACT OF LAND OUT OF LOT 53-7, SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME XX, PAGE XX, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

AARON HERNANDEZ PE. XXXXXX DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR HERNANDES R.P.L.S. NO. 5005 DATE

SHEET 1 OF 4
DATE OF PREPARATION: June 2025
REGISTRATION No. F-24369

PRELIMINARY PLAT
FOR REVIEW ONLY 06/03/2025

PRINCIPAL CONTACTS:

NAME
OWNER: ROGELIO ALBERTO GUTIERREZ AND A&J BLESSING LLC.
ENGINEER: AARON HERNANDEZ PE.
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.

ADDRESS
707 W. NEWCOMBE AVE.
3827 BENNINGTON WAY
3007 S. TUCKER RD.

CITY & ZIP
PHARR, TX. 78577
SAN ANTONIO, TX. 78261
HARLINGEN, TX. 78552

PHONE

FAX

NONE
(956) 702-8883
(956) 702-8883



PLAT REVISION

DESCRIPTION	DATE
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SHEET 1&2 - HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL, CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; UNITED IRRIGATION DISTRICT, AND H.C.H.D. REVISION NOTES.

SHEET 3 WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.

SHEET 4 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE CONWAY ESTATES SUBDIVISION LOCATED AT CITY OF MCALLEN, ETJ IN HIDALGO COUNTY, TEXAS; SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

DATE

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

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

PRESIDENT _____ ATTEST: _____ SECRETARY _____

OWNER'S ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: ROGELIO ALBERTO GUTIERREZ _____ DATE _____

OWNER II: A&J BLESSING LLC,
MANAGING MEMBER: _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED,

KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COM _____ EXPIRES _____

MAYOR'S CERTIFICATION

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

MAYOR, CITY OF MCALLEN _____ DATE _____ ATTEST: _____ CITY SECRETARY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CONWAY ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ROGELIO ALBERTO GUTIERREZ AND A&J BLESSING LLC, AS OWNER OF THE 2.03 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CONWAY ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROGELIO ALBERTO GUTIERREZ _____ DATE _____
XXXXXXX
MCALLEN, TX, 78501
HIDALGO COUNTY, TEXAS

A&J BLESSING LLC,
MANAGING MEMBER: _____ DATE _____
XXXXXXX
###, ###
COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED,

KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC _____ MY COM _____ EXPIRES _____

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E.
GENERAL MANAGER _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CONWAY ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

PLANNING & ZONING
COMMISSION CERTIFICATION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CONWAY ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE:

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____.

SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LOT LINE 53-8 OF THE AMENDED MAP OF LOT 53-8, OF LOTS 53-6, 53-7, 53-8, 53-9, 54-6, 5-7, 55-6, 55-7, 56-6, 56-7, 58-6, 58-7, 59-6, AND 59-7, WEST ADDITION TO SHARLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), 2011 ADJUSTMENT TEXAS STATE PLANES, SOUTH ZONE, (4205), US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GENERAL NOTES:

1. FLOOD ZONE CLASSIFICATION: "X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: DATE: JUNE 6, 2000

2. CITY OF MCALLEN BENCHMARK (MC 30): A FOUND 30" ALUMINUM PIPE WITH A 3-1/2" BRASS MONUMENT CAP ON TOP. FOUND ON THE SOUTHEAST CORNER OF THE INTERSECTION OF BRYAN RD. HAVING A COORDINATE OF N:16644437.0630 E:1052850.6390 AND A ELEVATION OF 156.141'.

3. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:

FRONT: 25.0' OR LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENTS, WHICHEVER IS GREATER.
SIDE: 6.0' OR GREATER FOR EASEMENTS.
REAR: 10.0' OR GREATER FOR EASEMENTS
GARAGE: 18.0' EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 17, 18, 33, 34, 49, AND 50-57 .

6. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP.

7. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.

8. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF MCALLEN.

9. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 148,651.00 CUBIC-FEET (3.413 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15. THE LOT OWNERS AND SUBDIVIDERS OF CONWAY ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE EACH LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

17. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.).

18. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF EACH LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

19. ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON EACH LOT MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT OR AS PER CITY OF MCALLEN/ HIDALGO COUNTY ORDINANCES.

20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

21. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON 8 MILE ROAD.

22. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

23. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

24. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

25. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

26. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

27. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

28. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

29. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENENANT AGAINST REAL PROPERTY BETWEEN ROGELIO ALBERTO GUTIERREZ AND A&J BLESSING LLC, AND THE CITY OF MCALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE, ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,500.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,500.00 TO \$1,500.00 TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

AARON HERNANDEZ PE. _____ XXXXXXXX _____ DATE _____

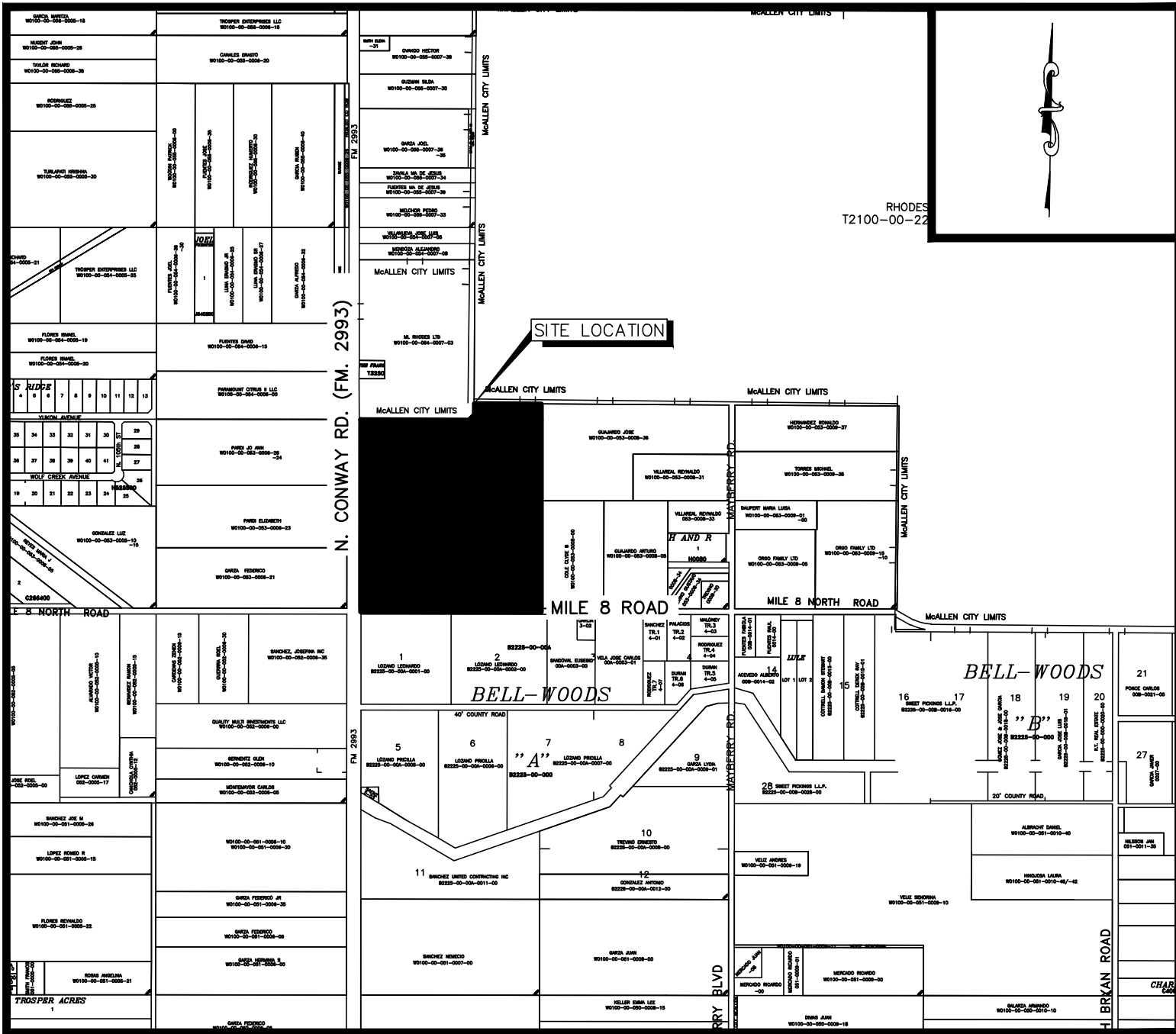
STATE OF TEXAS
COUNTY OF HIDALGO

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

OSCAR HERNANDEZ RPLS, NO. 5005 _____ DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROGELIO ALBERTO GUTIERREZ AND A&J BLESSING LLC.	707 W. NEWCOMBE AVE.	MCALLEN, TX, 78501		NONE
ENGINEER: AARON HERNANDEZ PE.	3827 BENNINGTON WAY	SAN ANTONIO, TX, 78261		(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD.	HARLINGEN, TX, 78552		(956) 702-8883



LOCATION MAP SCALE: 1"=1000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

CONWAY TERRACE SUBDIVISION IS LOCATED NORTHEAST CORNER OF N. CONWAY ROAD (FM. 107) AND MILE 8 RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY MCALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE CLERK OF THE CITY OF MCALLEN (POP. 142,210) AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 5 MILE EXTERRTORIAL JURISDICTION (ETJ) OF THE CITY OF MCALLEN. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

PLAT OF CONWAY ESTATES SUBDIVISION

BEING A 37.95 ARCE (CALLED 38.88 ACRES) TRACT OF LAND MORE OR LESS OUT OF LOT 53-7, OUT OF THE AMENDED MAP OF LOTS 53-6, 53-7, 53-8 53-9, 54-6, 54-7, 55-6, 55-7, 56-6, 56-7, 58-6, 58-7, 59-6 AND 59-7, WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 37.95 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS

BEING A 37.95 ARCE (CALLED 38.88 ACRES) TRACT OF LAND MORE OR LESS OUT OF LOT 53-7, OUT OF THE AMENDED MAP OF LOTS 53-6, 53-7, 53-8 53-9, 54-6, 54-7, 55-6, 55-7, 56-6, 56-7, 58-6, 58-7, 59-6 AND 59-7, WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THERE OF RECORDED IN VOLUME 6, PAGE 42, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 37.95 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 53-8, SAID POINT BEING AT THE CENTER LINE INTERSECTION OF MILE 8 N ROAD (40.0' ROW) AND MAYBERRY ROAD (40.0' ROW); THENCE, NORTH 81°29'26" WEST, ALONG THE SOUTH LINE OF LOT 53-8 OF SAID AMENDED PLAT OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION AND THE CENTER LINE OF MILE 8 N ROAD A DISTANCE OF 1320.00 FEET TO A SET PK"NAIL AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CLYDE COLE BY DOCUMENT NUMBER 700059 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°29'26" WEST, CONTINUING ALONG THE CENTER LINE OF SAID MILE 8 N ROAD AND THE SOUTH LINE OF LOT 53-7 A DISTANCE OF 1195.30 FEET TO A SET PK"NAIL AT THE EAST RIGHT OF WAY LINE OF FM 2993 (CONWAY AVENUE 80.0' ROW) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°30'36" EAST, ALONG THE EAST RIGHT OF WAY LINE OF FM 2993 (CONWAY AVENUE) A DISTANCE OF 30.00 FEET TO A SET 1/2 INCH IRON WITH PLASTIC CAP (HDZ 5005) AT A CORNER CLIP FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 36°29'06" WEST, CONTINUING ALONG THE CORNER CLIP BEING THE EAST RIGHT OF WAY OF SAID FM 2993 (CONWAY AVENUE) A DISTANCE OF 28.29 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 5005) FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°30'36" EAST, CONTINUING ALONG THE EAST RIGHT OF WAY OF SAID FM 2993 (CONWAY AVENUE) A DISTANCE OF 1270.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 5005) AT THE SOUTH LINE OF LOT 54-7 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND SUBDIVISION FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°29'24" EAST, ALONG THE SOUTH LINE OF LOT 54-7 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND SUBDIVISION A DISTANCE OF 761.67 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 5005) AT THE SOUTHEAST CORNER OF LOT 54-7 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°30'36" EAST, ALONG THE EAST LINE OF LOT 54-7 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND SUBDIVISION A DISTANCE OF 110.79 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 5005) AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ML RHODES BY DOCUMENT NUMBER 2658057 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°10'32" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO ML RHODES A DISTANCE OF 453.64 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 5005) AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSE C. AND SYLVIA CRUZ BY DOCUMENT NUMBER 987240 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS AND OF LOT 53-8 AND THE NORTHEAST CORNER OF LOT 53-7 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND SUBDIVISION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°30'36" WEST, ALONG THE WEST LINE OF LOT 53-8 OF SAID AMENDED PLAT OF WEST ADDITION TO SHARYLAND SUBDIVISION A DISTANCE OF 666.66 FEET PASSING THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO JOSE C AND SYLVIA CRUZ AND THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO CLYDE COLE A DISTANCE OF 1408.30 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP (HDZ 505) AND CONTINUING TO A TOTAL DISTANCE OF 1428.30 FEET TO THE POINT OF BEGINNING, CONTAINING, AN AREA OF 37.950 ACRES OF LAND MORE OR LESS;

SHEET 2 OF 4
DATE OF PREPARATION: June 2025
REGISTRATION No. F-24369



INDEX TO SHEETS OF CONWAY ESTATES SUBDIVISION

SHEET 1&2 - HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; UNITED IRRIGATION DISTRICT, AND H.C.H.D. REVISION NOTES.

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SHEET 4 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PLAT REVISION
DESCRIPTION DATE

1. _____
2. _____
3. _____
4. _____

CONWAY ESTATES SUBDIVISION DRAINAGE PLAT

REVISED:
DRAINAGE REPORT FOR:
CONWAY ESTATES SUBDIVISION

A. DETENTION REQUIREMENTS
IN ACCORDANCE WITH CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE POLICIES, THE CONWAY ESTATES SUBDIVISION IS REQUIRED TO DETAIN THE INCREASED STORMWATER RUNOFF GENERATED BY A 50-YEAR STORM EVENT. THIS RESULTS IN A TOTAL REQUIRED DETENTION VOLUME OF APPROXIMATELY 148,651.00 CUBIC FEET (3.41 ACRE-Feet).

STORMWATER DETENTION WILL BE ACHIEVED THROUGH A COMBINATION OF A PROPOSED ROADSIDE DITCH SYSTEM AND AN ON-SITE DETENTION POND, WHICH IS INTENDED FOR FUTURE INTEGRATION WITH NORTH MAIN DRAIN I REGIONAL DRAINAGE INFRASTRUCTURE. THE SITE GRADING WILL BE DESIGNED TO INCREASE THE TIME OF CONCENTRATION, THEREBY REDUCING PEAK FLOW RATES BEFORE STORMWATER ENTERS THE DETENTION POND. RUNOFF COLLECTED BY THE ROADSIDE DITCH WILL BE DISCHARGED THROUGH TWO (2) 30-INCH REINFORCED CONCRETE PIPES (RCP) INTO THE DETENTION POND. THE 30-INCH RCPs WILL BE DESIGNED TO RESTRICT DISCHARGE TO THE PRE-DEVELOPMENT FLOW RATE, ENSURING COMPLIANCE WITH LOCAL DRAINAGE CRITERIA AND MINIMIZING DOWNSTREAM IMPACTS.

B. CONCLUSION
THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE CONWAY ESTATES SUBDIVISION HAS BEEN CAREFULLY DESIGNED TO COMPLY WITH THE DRAINAGE REQUIREMENTS SET FORTH BY THE CITY OF MCALLEN AND HIDALGO COUNTY. UTILIZING THE RATIONAL METHOD, RUNOFF GENERATED BY A 50-YEAR DESIGN STORM HAS BEEN ACCURATELY ESTIMATED, ACCOUNTING FOR THE INCREASE IN IMPERVIOUS SURFACE RESULTING FROM THE DEVELOPMENT OF 56 SINGLE-FAMILY RESIDENTIAL LOTS. THE POST-DEVELOPMENT PEAK RUNOFF FOR A 50-YEAR STORM EVENT IS ESTIMATED AT 62.98 CFS, UP FROM 33.84 CFS. A COMBINATION OF A ROADSIDE DITCH SYSTEM AND A DETENTION POND WILL EFFECTIVELY MANAGE STORMWATER RUNOFF, WITH THE DETENTION POND PROVIDING OVER TWICE THE STORAGE VOLUME REQUIRED FOR THIS SUBDIVISION. THE SYSTEM HAS BEEN DESIGNED TO LIMIT DISCHARGE TO THE PRE-DEVELOPMENT FLOW RATE OF 33.84 CFS, FULLY MITIGATING THE 29.14 CFS INCREASE IN PEAK RUNOFF RESULTING FROM DEVELOPMENT.

THE DETENTION FACILITIES PROVIDE A COMBINED STORAGE CAPACITY OF APPROXIMATELY 260,863.37 CUBIC FEET (5.989 ACRE-Feet), FULLY SATISFYING THE REQUIREMENTS ESTABLISHED BY THE CITY OF MCALLEN AND HCCD NO. 1. THESE FACILITIES ARE STRATEGICALLY ALIGNED WITH THE FUTURE DRAINAGE INFRASTRUCTURE DETAILED IN THE TRES LAGOS MASTER PLAN FOR THE EXPANSION OF NORTH MAIN DRAIN. THIS APPROACH NOT ONLY ENSURES FULL REGULATORY COMPLIANCE BUT ALSO ENHANCES THE LONG-TERM RESILIENCE AND SUSTAINABILITY OF THE REGIONAL STORMWATER SYSTEM.

OVERALL, THE PROPOSED DESIGN DEMONSTRATES A PROACTIVE AND INTEGRATED APPROACH TO STORMWATER MANAGEMENT, MINIMIZING DOWNSTREAM IMPACTS WHILE SUPPORTING THE RESPONSIBLE GROWTH OF THE COMMUNITY.

DRAINAGE REQUIREMENTS FOR CONWAY ESTATES SUBDIVISION:

PROPOSED USE: 37.95-AC (GROSS)
CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM: 10-YR PRE/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF: 33.84 CFS
POST-DEVELOPMENT PEAK RUNOFF: 62.98 CFS
DETENTION REQUIREMENT: 3.41 AC-FT (148,651.00 CU. FT.)
OUTFALL LOCATION: PROPOSED HCCD NO. 1 DRAINAGE DITCH

DETENTION TABLE	
TOTAL DETENTION REQUIRED CALCULATIONS	148,651.00 CU. FT.
TOTAL DETENTION PROVIDED	260,863.37 CU. FT.

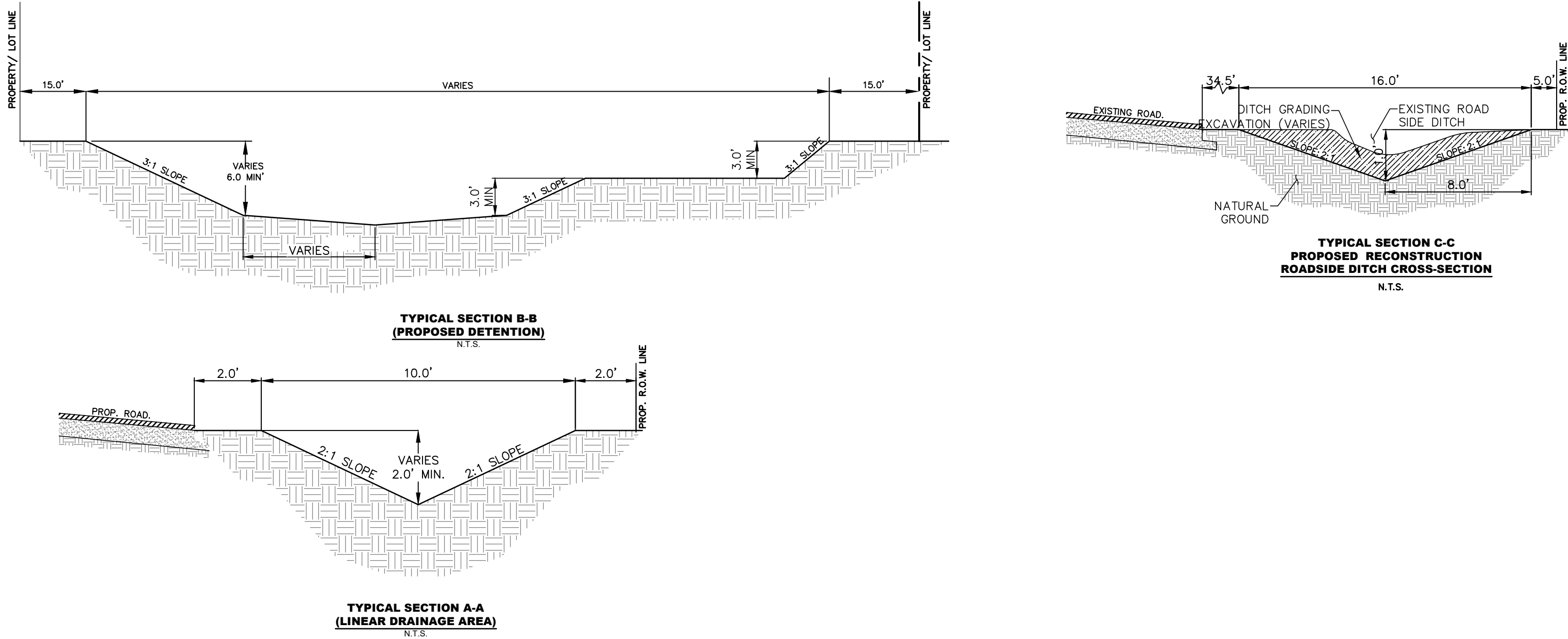
TOP OF POND AREA (AT 50 YR STORM WSE): 70,222.85 S.F.
BOTTOM OF POND AREA: 34,195.09 S.F.
3:1 SLOPES
FREEBOARD: 1 FT
DETENTION POND VOLUME PROVIDED: 158,527.04 CU.FT.
(SEE STAGE STORAGE TABLE)

- NOTE:
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM FRONT OF LOTS TO BACK OF LOTS AT A 0.10% SLOPE.

→ = FLOW ARROW
↗ = SLOPE ARROW

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
158.10	162.72	N/A	N/A	0.00	N/A	0.00
158.50	16,332.23	0.40	1427.98	3266.58	1423.04	3199.78
159.00	18,676.02	0.50	1854.55	12227.04	1854.54	12159.77
159.50	19,990.92	0.50	1985.88	21893.12	1985.86	21825.77
160.00	21,322.25	0.50	2118.85	32220.76	2118.83	32153.34
160.50	22,669.99	0.50	2253.46	43218.16	2253.44	43150.67
161.00	24,034.15	0.50	2389.71	54893.54	2389.69	54825.98
161.50	41,504.43	0.50	3351.49	68098.40	3319.29	67998.53
162.00	43,540.55	0.50	4336.95	89425.35	4336.93	89325.38
162.50	45,261.50	0.50	4508.87	111625.20	4508.86	111525.17
163.00	46,999.14	0.50	4682.47	134689.69	4682.46	134589.61
163.50	48,753.46	0.50	4857.74	158627.17	4857.73	158527.04
164.00	50,524.47	0.50	5034.67	183445.99	5034.66	183345.80
164.50	20,285.36	0.50	2662.32	206604.28	2047.48	205889.21



BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE CLASSIFICATION: "X"-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.

COMMUNITY-PANEL NUMBER: 480334 0295 D
MAP REVISED: JUNE 06, 2000

**PRELIMINARY PLAT
FOR REVIEW ONLY 06/03/2025**

PREPARED BY: AARON HERNANDEZ, PE. NO.

DATE

PRINCIPAL CONTACTS:

NAME
OWNER: ROGELIO ALBERTO GUTIERREZ AND A&J BLESSING LLC.
ENGINEER: AARON HERNANDEZ
SURVEYOR: OSCAR HERNANDEZ

ADDRESS
707 W. NEWCOMBE AVE.
3827 BENNINGTON WAY
3007 S. TUCKER RD.

CITY & ZIP
PHARR, TX. 78577
SAN ANTONIO, TX. 78261
HARLINGEN, TX. 78552

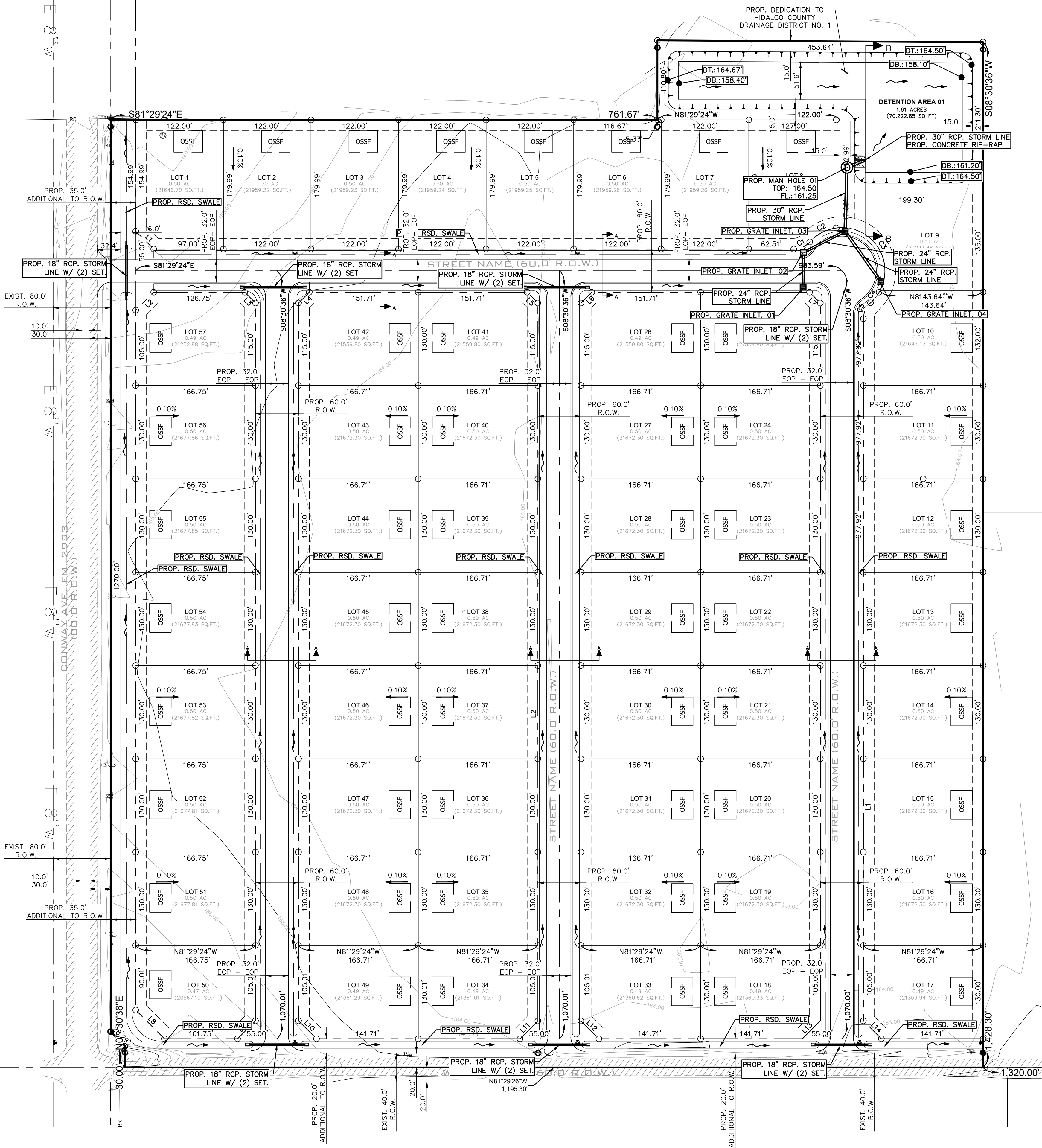
PHONE

FAX

NONE
(956) 702-8883
(956) 702-8883

SHEET 4 OF 4
DATE OF PREPARATION: June 2025
REGISTRATION No. F-24369

**HERNANDEZ
& ASSOCIATES
ENGINEERING**



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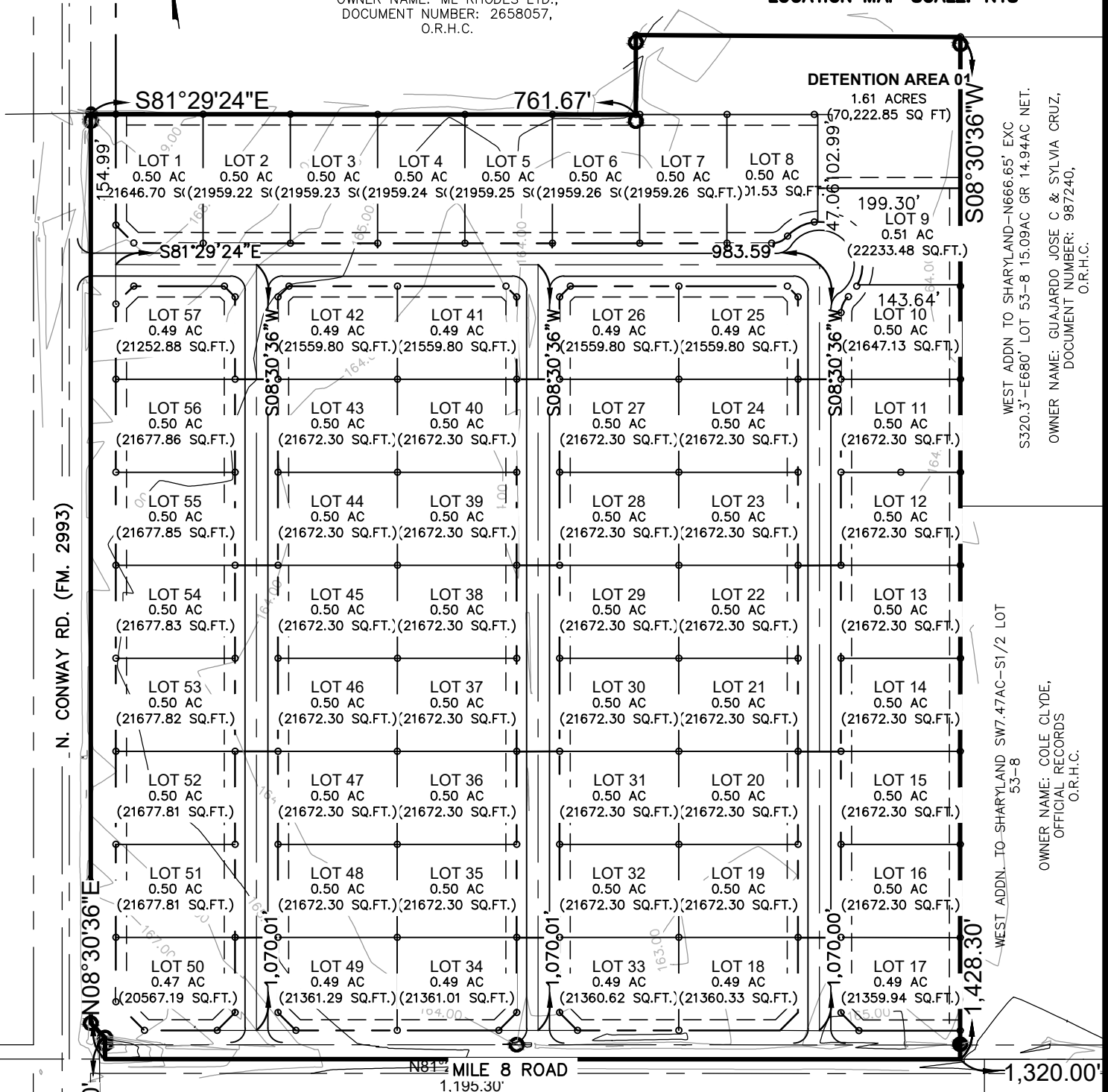


(REDUCED PLAT)



TEX-MEX SURVEY SEC 223 EXC NE PRTN & W145'-E195'-N150' &
224 SEC 227 EXC 320.144'AC VRS TRS & S251'AC EXC VRS
TRSE2503.36"-S1631.14";NE165' .69AC, 250'X251'AC IRR TR
N1636.39"-W967.63"-E4139.63';E2376.77"-N1447.58"-S4239.92' &
1.70AC-NW COR SEC 230 1,372.4985AC NET.

OWNER NAME: ML RHODES LTD.,
DOCUMENT NUMBER: 2658057,
O.R.H.C.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/2/2025

SUBDIVISION NAME: CONWAY ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

*Mile 8 Road: 40 ft. R.O.W. dedication needed for 60 ft. from Centerline for 120 ft. Total R.O.W.

Paving: 65 ft. B-B Curb & gutter: Both Sides

- Label the Centerline (C.L.) along Mile 8 Road.
- Need to show Total R.O.W. after accounting for the R.O.W. dedication.
- Show the R.O.W. dedication line as a dashed line.

- Label the dimensions going from Centerline, side-to-side. <-----|----->

- Include document numbers on plat and provide any documents of the existing R.O.W. for staff review prior to final.

- On the Corner of Intersection of Conway Ave. & Mile 8 Road, please verify the alignment of this road with staff, there is a very distinct boundary line/section being shown.

- Please finalize R.O.W. requirements prior to final.

*Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

N. Conway Rd. (S.H. 107): R.O.W. dedication as needed for 75 ft. from Centerline for a Total of 150 ft. R.O.W.

Paving: By the State Curb & gutter: By the State

- Revise street name as shown above where applicable, prior to final.

- Label the Centerline (C.L.) along N. Conway Rd.

- Show the R.O.W. dedication as a dashed line, different from the lot boundary line.

- Label the dimensions going from Centerline, side-to-side <-----|----->

- There is a 10 ft. dimension being shown with no callout or description, please clarify with staff.

- Need to show Document numbers for any irrigation ,utility easements, gas lines, acquired R.O.W.. etc. on the plat AND provide copies of said documents for staff review prior to final.

- On the Corner of Intersection of Conway Ave. & Mile 8 Road, please verify the alignment of this road with staff, there is a very distinct boundary line/section being shown.

- Please finalize R.O.W. requirements prior to final.

*Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

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

<p>Interior Street: Dedication as needed for 50 ft. of R.O.W. for interior streets. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: - Label the street Centerline (C.L.) - On the arrow callout, you can remove the words "PROP." and just leave the dimension number. - Plat proposes 60 ft. Total R.O.W. for interior streets with a Cul-De-Sac on the North-East corner. Label the Cul-De-Sac dimension. - Street names will be established prior to final and plat will need to be revised accordingly. - If annexed into the City, requirements are subject to change. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. *Disclaimer: A secondary access required for development with 30 or more dwelling units. *Disclaimer: If proposing a private subdivision, need to submit gate details and paving details for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>E/W Collector Street: *Dedication as needed for 60 ft. of R.O.W. for future Collector Street* Paving: 40 ft. - 44 ft. Curb & gutter: Both Sides Revisions Needed: - Need to provide an Area map to verify for street alignments/offsets. * Future street layout to be clarified with the City of McAllen Engineering Department. * R.O.W. requirements may change based on Engineering Department discussions. * Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. *Disclaimer: If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac - The preliminary plat submitted June 9, 2025 appears to not comply with the maximum Cul-De-Sac length requirement. - Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. *Disclaimer: If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties. **Subdivision Ordinance: Section 134-106</p>	NA

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

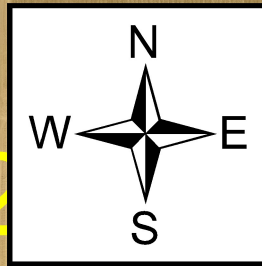
SETBACKS	
<p>* Front: 20 ft. or greater for easements, whichever is greater applies. Proposing: "25 ft. or line with average setback or existing structures, or easements, whichever is greater." - Clarify with staff, are these Hidalgo County Setbacks? - For Lots 50-57, 49,34,33,18, & 17, frontage is located in the interior streets. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise note as shown above. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Sides: 5 ft. or greater for easements, whichever is greater applies. Proposing: "6.0 ft. or greater for easements." - Clarify with staff. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Plat note is missing, need to include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Mile 8 Road., N. Conway Rd. and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final, plat note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirements may change to 5 ft. wide sidewalk prior to final, as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Shown as Plat note #22 **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Plat note shown as #23. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Mile 8 Road. - Proposing 3 Curb Cut along Mile 8 Road. **Must comply with City Access Management Policy</p>	Non-compliance

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, Common Area "A", etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Add plat note as shown above prior to final. - Label Detention Area 01 as Common Area "A" - Detention lots needs to have frontage onto interior streets. 25 ft. of frontage is required for detention lots. <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <ul style="list-style-type: none"> - Subdivision is located in the ETJ, if proposing to annex to City of McAllen, requirement will apply. <p>**Section 134 -168 applies if private subdivision is proposed.</p> <p>**Section 110 -172 applies if public subdivision is proposed.</p> <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>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Section 134-168 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
	Non-compliance
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <ul style="list-style-type: none"> - Detention Area needs to front onto the interior streets. 25 ft. min. of frontage is required for detention lots. <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area</p> <ul style="list-style-type: none"> - Verify the lot dimensions being shown, some dimensions area being shown with erroneous dimensions. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
	Non-compliance
ZONING/CUP	
<p>* Existing: ETJ Proposed: ETJ</p> <ul style="list-style-type: none"> - If proposing to Annex, annexation & rezoning would be required. <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p> <ul style="list-style-type: none"> - Park fees do not apply for lots in the ETJ unless property gets annexed. <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <ul style="list-style-type: none"> - Park fees do not apply for lots in the ETJ unless property gets annexed. <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
	NA
	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
<p>Comments:</p> <p>Sheet 2 of 4:</p> <ul style="list-style-type: none"> - On the Vicinity Map, make sure to add a hatch for the City of McAllen City Limits. Label this hatch on the vicinity map. - Make the hatch for the Site Location into a horizontal side pattern instead of solid black. - Under the Vicinity map, legal description refers to "Conway Terrace Subdivision" - Needs to add the update date for each revision. - Need to add the City of McAllen Signature lines, plats located in the ETJ usually have a signature line for the County and one for the City. - On the Mayors Signature line, you can remove the signature line for the City Secretary as this is not required. - You can remove the Survey Notes from the plat. - Plat note #5 refers to Commercial uses for some lots, remove this plat note. - You can remove plat notes #7 & #8. <p>* Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required documents (i.e. U.I.D. Tax Certificates).</p> <p>Sheet 1 of 4:</p> <ul style="list-style-type: none"> - There is a call-out for an existing irrigation line on the North-side of the property, need to provide staff with copies/details of this line. <p>*Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument.</p> <ul style="list-style-type: none"> - The Bearings and Distances on the Boundary line of the Subdivision are not being shown, please clarify. Bearings and Distances may have been set to Freeze or perhaps on another xref. layer. - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - There is a 15.0 ft. Utility easement call-out that is off-marked from the property line on the South-East Side. - Needs to label the Radius of the Cul-De-Sac. - Verify the N-Arrow on the plat matches the Vicinity Map. <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 APPROVAL.	Applied



22

LOCATION

**PROPOSED
CONWAY ESTATES
SUBDIVISION**

CON

