

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 2, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of May 19, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

- 1. **Rezoning from R-3A (Multifamily Residential Apartment-OC) District, R-3C (Multifamily Residential Condominium-OC) District, and R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0066:

Springfield Heights Subdivision, South 562.5 feet of the North 572.5 feet of Lot 1,
Fairway North Subdivision, Lots 1-21, Hidalgo County, Texas
500 Wichita Avenue Rear
600-817 Toronto Avenue

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

CASE REZ2026-0067:

South Main Street Subdivision, Lots 1-7 Block 2, Blocks 3 & 4 South Main Street
Subdivision, Lots 1-13 Block 3, Hidalgo County, Texas
1415, 1417, 1501, 1505, 1509, 1513, 1517, 1601, 1605, 1609, 1613, 1617,
1621, 1625, 1701, 1705, 1709, 1713, 1717 and 1721 Toronto Avenue

3. Rezoning from I-1 (Light Industrial-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0068:

Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas

4700 South Old 10th Street
1012-1701 Melba Avenue
5040-5041 South Main Street
4800-4901 South 15th Street
4800-4901 South 17th Street

4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10th Street (PIDs: 189362, 189342, 189343, 189346 and 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993 and 189361)

1100 and Rear , 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway (PIDs: 189321 and 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894)

4. Rezoning from I-1 (Light Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0069:

CEH Addition Subdivision, Lot 1; and The Warehouse Kingdom Lot 1A Subdivision, Lot 1A, Hidalgo County, Texas
6321 and 6401 South 23rd Street

5. Rezoning from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0070:

3029 Expressway 83 (PID: 1444065)

6. 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:

CASE REZ2026-0071:

C.W. Manhattan Subdivision No.2, Lot A; Colbert's Addition Subdivision, Lot A; Fairway North Subdivision, Lot 3, Block 1; La Placita Subdivision, Lot 1; Lots A2 & A3 Wichita Commercial Park Subdivision, Lots A2 & A3; and Fairway Plaza Subdivision, Lot 1, Hidalgo County, Texas

1819, 1821, 2017, 2101, 2109, 2117, 2131, 2201 South 10th Street
620 Wichita Avenue

1800 South 2nd Street (PID: 230477)

1815, 1816, 1900, 1902, 1904, 1906, 1908, 2001, 2011, and 2101 South 10th Street (PIDs: 189484, 154239, 154241, 154240, 173609, 173610, 194176)

1904 South 11th Street (PID: 154240)

913 Uvalde Avenue (PID: 194176)

b) REZONING:

1. Rezoning from M-2 (Regional Mixed Use-UDC) District to R-2 (Medium Density Residential-UDC) District: a 0.96 acre tract of land out of a measured 10.50 acre tract of land out of the south 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 11401 North 10th Street (Rear). **(REZ2026-0065)**
2. Rezoning from C-3L (Light Commercial-OC) District and R-3A (Multifamily Residential Apartment-OC) to R-3 (High-Density Residential-UDC) District: A 8.98-acre tract of land, more or less, out of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas; 2315 South McColl Road. **(REZ2026-0072)**

c) CONDITIONAL USE PERMITS:

1. Request of Jaime Castillo, on behalf of Betania McAllen, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use at Lots 1-16, Block 6, Bonnie-View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2026-0034)**
2. Request of Edgar A. Espinoza, for a Conditional Use Permit, for life of use, and adoption of an ordinance for an Institutional Use (welding institute) at Lot 45, less east 30 feet of Lot 45 and all of Lot 46, Betty-Rose Subdivision, Hidalgo County, Texas; 601 East Beaumont Avenue. **(CUP2026-0036)**

d) SUBDIVISION:

1. NORTH MCALLEN LOT 10A, BLOCK 17 SUBDIVISION, 508 N. 11TH STREET, LEONEL BAZAN; **(SUB2026-0075) (FINAL) HLG**

3) CONSENT:

- a) BRIER VILLAGE PHASE II SUBDIVISION, 3925 N. BENTSEN ROAD, GARMAN INVESTMENTS, LP; **(SUB2025-0001) (FINAL) M&H**
- b) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC; **(SUB2025-0111) (FINAL) M&H**
- c) HABITAT AT WARE PHASE II SUBDIVISION, 6117 N. WARE ROAD (REAR), HABITAT DEVELOPERS; **(SUB2026-0073) (FINAL) SEC**
- d) MARIEL LUCILLE SUBDIVISION, 836 E. OLYMPIA AVENUE, MARIEL TORRES; **(SUB2026-0074) (FINAL) RIOPLEX**
- e) JLV SUBDIVISION, 2113 STATE HIGHWAY 107, JOSE LUCIO VASQUEZ; **(SUB2025-0070) (REVISED PRELIMINARY) (6 - MONTH EXTENTION) MGE**

4) SUBDIVISIONS:

- a) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC; **(SUB2026-0030) (REVISED PRELIMINARY) RDE (TABLED 05/19/2026)**

- b) IMPERIOR ESTATES PHASE II SUBDIVISION, 8600 N. 29TH STREET, HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC; **(SUB2026-0029) (REVISED PRELIMINARY) RDE**
- c) MENDOZA ACRES SUBDIVISION, 11200 N. TROSPER ROAD, LUIGE & BELEN MENDOZA; **(SUB2026-0071) (PRELIMINARY) SOTEX**
- d) REPLAT OF LOT 50, ESTANCIA SUBDIVISION AT TRES LAGOS, 4601 BALMORHEA WAY, RHODES DEVELOPMENT; **(SUB2026-0070) (PRELIMINARY) M&H**
- e) 23RD STREET PLAZA SUBDIVISION, 7600 N. 23RD STREET, LUIS ANGEL TREVINO; **(SUB2026-0067) (PRELIMINARY) MAS**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, May 19, 2026 at 3:30p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

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

PLEDGE OF ALLEGIANCE

INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

- a) Approval of May 5, 2026 meeting minutes.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel motioned to approve the minutes. Mr. Jesse Ozuna second the motion with five members present and voting.

2) PUBLIC HEARING:

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

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

CASE REZ2026-0058:

South Airport Subdivision, Lot 1, Andrades Subdivision, Lot 1, Deluxe Auto Subdivision, Lot 1, V-Reyna Subdivision, Lot 1, 2621 S. 23rd Street Subdivision, Lot 1, South Depot Road Subdivision, Lots 1-12, Gonzalez-Chapa Subdivision, Lot A, Alonzo Barrera Subdivision, Lot 1, Casa Linda Heights Subdivision, Lots 1-7 Block 1, Lots 1- 6 Block 2, and Colonia Hermosa No. 2 Subdivision, Lots 1-4 Block 11 and Lots 15-19 Block 11, Hidalgo County, Texas

2521-2600 South 23rd Street

2620-2820 South 23rd Street

2409, 2901, 2909, 2905, 2917, 3001, 3013, 3101 and 3109 South 23rd Street

2216 El Rancho Road (Avenue)

2000, 2201, 2202, 2203, 2205, 2510, 2601 and 2617 South 23rd Street (PIDS: 185499, 211101,185500,185501, 230713, 185510 and 185509)

2319 Jordan Road (PID: 230718)

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

CASE REZ2026-0059:

Casa Linda Heights Subdivision, Lots 8-14 Block 1 and Lots 7-10 Block 2, Colonia Hermosa No. 2 Subdivision, Lots 1-10 Block 1, Lots 1-26 Blocks 2, 5, 6, and 9, Lots 22-24 Block 3, Lots 1-7 and 14-24 Block 4, Lots 1-24 Blocks 7-8, Lots 1-31 Block 10, Lots 5-14 and 20-23 Block 11, Hidalgo County, Texas

2716-2816 South 22nd Street

2904 -3001 South 22nd Street

2101-2149 Azteca Avenue

2021-2149 Balboa Avenue

2001-2149 Cortez Avenue

2000-2217 Diaz Avenue

2000-2216 El Rancho Road (Avenue)

3. **Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from A-O (Agricultural & Open Space-OC) District under the Old Code (OC) to A-O (Agricultural & Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0060:

Colonia Hermosa No. 2 Lots 11-13 Block 1, Lots 1, 2, 5, 16, 17 and 21 Block 3, Hidalgo County, Texas

2100 and 2104 Azteca Avenue

2801 South 21st Street and Rear

2012 and 2028 Balboa Avenue

2020 and 2027 Balboa Avenue (PIDs: 151392 and 1132112)

2000 Cortez Avenue (PID: 1132109)

3301 South 23rd Street and Rears 1-5 (PIDs: 185513, 189398,189397, 189396, 189399 and 189395)

3501 and 3901 South 23rd Street (PIDs: 185515 and 189400)

4100 South Old 10th Street and Rears 1-6 (PIDs: 189403, 902495, 189403, 189336,

189402, 189339 and 189401)

4200 South Old 10th Street and Rears 1-2 (PIDs: 189335, 1893338 and 20406949)

4500 South Old 10th Street and Rear (PIDs: 189340 and 189341)

- 4. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC), C-4 (Commercial Industrial-OC), R-2 (Duplex-Fourplex Residential-OC) and A-O (Agricultural & Open Space-OC) Districts under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0061:

2007 and 2105-2109 Portland Avenue (PIDs: 185483, 185477, 185476, and 201281)

2201 Expressway 83 (PID: 185474)

- 5. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0062:

Central Market Subdivision, Lot 1; Dinero Subdivision, Lot 1; Warehouse Kingdom Subdivision Phase II, Lot 1; The Warehouse Kingdom Subdivision, Lots 2-4; Hammond Development Subdivision, Lots 1-6; and Tanya Industrial Park Subdivision, Lots 1-12, Hidalgo County, Texas

5617, 5701, 5901, 6101, 6201, 6501, 7801, 7809, 7917 and 8301 South 23rd Street

2101 and 2501 Military Highway

2008 and 1900 Dicker Road

1900-2009 and 2101-2109 Tanya Avenue

2016 Tanya Avenue (PID: 731308)

5721 South 23rd Street, 6101 South 23rd Street Rear, 6201 South 23rd Street Rear, 6901, 7501, 7505, 7915, 7917, 7825 and 8101 South 23rd Street (PIDs: 846161, 185532, 729595, 1469996, 1076373, 1468083, 1468079, 590644 and 580999)

2220 Military Highway (PID: 185533)

- 6. Ms. Mia Fuentes stated that the City of McAllen is requesting to Rezone from C-4 (Commercial Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0063:

Hutton-McAllen No. 2 Subdivision, Lot 1, and South 23rd Commercial Park Phase 1 Subdivision, Lots 1-2, Hidalgo County, Texas

4701, 5525 and 5601 South 23rd Street

5501 South 23rd Street and 5601 South 23rd Street Rear (PIDs: 185527 and 624337)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

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

b) REZONING:

1. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.78 of one acre tract of land out of Lot 1, Northeast 1/4 of Section 7, Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas; 301 Houston Avenue. **(REZ2026-0055)**

The subject property is located on the south side of Houston Avenue, west of South 2nd Street.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for an existing single-family home.

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District in all directions.

There is an existing single-family home on the subject property. Surrounding land uses include single-family homes and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

The development trend along Houston Avenue are single-family homes.

The subject property is unsubdivided and was rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then. A Certificate of Compliance was issued for this property. A residential permit for an addition to the existing residence was issued on April 7, 2026 along with a signed Hold Harmless Agreement. No Certificate of Occupancy will be issued until the rezoning process is complete.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with five members present and voting.

2. Rezoning from C-1 (Office Building-OC) District and C-3 (General Business-OC) to C-1 (Local Commercial-UDC) District: All of Lot B, Emily Sasser No. 2 Subdivision and all of Lot 1, H.E.B. Sotex Subdivision, Hidalgo County, Texas; 720 and 800 East Jackson Avenue. **(REZ2026-0056)**

The subject properties are located on the south side of East Jackson Avenue, east of South McColl Road.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed bank and office.

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

The subject properties are currently a bank and a vacant commercial building. Surrounding uses include single-family homes, offices, and commercial plazas

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities with a portion of H.E.B. Sotex being designated as Regional Commercial. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

The development trend along East Jackson Avenue are single-family homes, townhomes, apartments, commercial plazas, and offices.

H.E.B. Sotex Subdivision was recorded on July 14, 1986 and Emily Sasser No. 2 Subdivision was recorded on June 15, 2018. The subject properties were rezoned to A-O (Agricultural & Open Space-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. City Commission approved the rezoning from A-O (Agricultural & Open Space-OC) District to C-1 (Office Building-OC) District on April 7, 1986 for Lot 1 of H.E.B. Sotex Subdivision and from A-O (Agricultural & Open Space-OC) District to C-3 (general Business-OC) District on August 21, 2017 for Lot B of Emily Sasser No. 2 Subdivision. There has been no rezoning request to this property since then.

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

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

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

Staff recommends approval of the rezoning request.

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

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

3. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Redbud Subdivision, Hidalgo County, Texas; 309 Quamasia Avenue. **(REZ2026-0057)**

The subject property is located on the south side of Quamasia Avenue, west of North 3rd Street.

The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for an existing single-family home.

The subject property and surrounding uses include single-family residential.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

The development trend along Quamasia Avenue are single-family homes.

Redbud Subdivision was recorded on March 8, 1976. The subject properties were rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Raul Sesin Second the motion with five members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Jesus Hernandez, on behalf of GAC Group LLC (DBA RGV Properties), for a Conditional Use Permit, for one year, for an Institutional Use (Super Welder's Academy) at Lots 6, 7, 8 and West 24.42 feet of Lot 9, East McAllen Business District Subdivision, Hidalgo County, Texas; 415 Business Highway 83. **(CUP2026-0028)**

The subject property is located along the south side of Business Highway 83, west of South 4th Street. The property is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 (General Business-OC) District to the north, south, east, and west and R-3A (Multifamily Residential Apartment-OC) District to the southeast. An institutional use is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

East McAllen Business District Subdivision was recorded on February 23, 1927. This is the first Conditional Use Permit request submitted by this applicant for this location.

The school is proposed to operate in an existing 5,000 square foot building. The proposed days and hours of operation are from Monday to Friday from 7:00 a.m. to 12:00 p.m. and 12:30 p.m. to 5:30 p.m.

The submitted floor plan depicts a school practice area (classroom), two offices, and storage area. The applicant stated that there will be no more than 12 students per session with three staff members. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and has direct access to Business Highway 83.
- 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. Based on 5 parking spaces per classroom and 1.5 spaces for each administrative office, 8 parking spaces are required; 17 spaces are provided on site. Should the number of offices or classrooms increase, additional parking will be required. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

Staff recommends approval of the request for one year, subject to the conditions noted.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with five members present and voting.

d) SUBDIVISION:

1. JACKSON COMMERCE LOT 4A PHASE 2 SUBDIVISION, 105 N. JACKSON ROAD, JACKSON MCALLEN RETAILS PARTNERS, LTD; (SUB2026-0019) (FINAL) BOWMAN

Mr. Marco Johnson stated the subdivision was located on N. Jackson Rd: 60 ft. from centerline for a total of 120 ft. ROW. Paving: By State Curb & gutter: By State. Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Needs to label any existing easements. Provide documentation for existing ROW. The plat identifies the adjacent portion of N. Jackson Rd. as U.S. 83 Expressway right-of-way (variable width) Please coordinate with TxDOT to confirm any additional right-of-way dedication requirements associated with the planned widening of N. Jackson Rd. prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. Business Highway 83 (Loop 374): 50 ft. from centerline for a total of 100 ft. ROW. Paving: BY STATE. Curb & gutter: BY STATE. Need to Label the Centerline & Total R.O.W. after accounting for dedication. Needs to label any existing easements. Please show dedication to finalize requirements for any dedication or 100 ft. total ROW. Land Fronting property is owned by the Missouri Pacific Railroad company; this requirement does not apply. 80.0' R.O.W. also shown for railroad. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. N. Jackson Rd: 60 ft. or greater for approved site plan. revisions: Clarify proposed setback notes and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. OTHERS: In accordance with zoning ordinance or easement lines, or approved site plan, whichever requires the greater setback. revisions: Revise plat note #7 to include the word "Others" after letter B. Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Jackson Rd. May increase to 5 ft. as per Engineering Department. Revisions required: add plat note as stated above, prior to final. Please remove the rest of the wording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as shown above. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Jackson Road & Business 83. Add plat note shown above. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private

streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: Lot has a frontage on N. Jackson Road. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot 4 has no frontage on the street but has a shared access easement along the north side of the lot. Variance was granted on August 25, 1997, by the city commission to allow lots not fronting a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I1 Proposed: I1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Subdivision received rezoning approval from City Commission Meeting on 5.11.26. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase II, this includes plat notes for setbacks & Private Access Drives. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board Member Jesse Ozuna moved to approve the subdivision in final form. Ms. Isela V. Rios Second the motion with five members present and voting.

3) SUBDIVISIONS

a) MILITARY INDUSTRIAL PARK SUBDIVISION, 1300 MILITARY HIGHWAY, MCC INDUSTRIAL PARK, LLC; **(SUB2026-0069) (FINAL) STIG**

Ms. Natalie Moreno stated the subdivision was located on W. Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86 Curb & gutter by state. Provide any existing R.O.W. on plat with documents for staff to review. please label centerline and existing R.O.W. on both sides to determine R.O.W dedication. Provide us the "total" ROW on plat. The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The board voted to disapprove the variance request to not dedicate ROW at the city commission board meeting. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Minimum 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. Revisions needed: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134 105 of the subdivision ordinance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Stub Out Street: 60ft. Paving: 40 ft. Curb & gutter: both sides. Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround. Providing a t-head. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Existing 40' County R.O.W: Dedication for 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. An abandonment has been submitted and is in process. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM

Thoroughfare Plan. 1,200 ft. Block Length: Need to finalize street layout to assure block length do not exceed 1,200 ft in 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. Please provide the length of the Cul-De-Sac on plat to determine compliance. The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. the board voted to approve the variance request to the cul-de-sac length. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as p Subdivision Ordinance: Section 134-105. Please provide Cul-De-Sac length. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as referenced above. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. add plat note as shown above. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as stated above, Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets. Add plat note as stated above. Sidewalks might increase to 5 ft. per engineering, 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. Please add plat note as stated above. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as stated above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. Add plat note as stated above. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please add plat note as stated above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be by separate instrument and not by this plat. Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please. The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. The variance request was approved for the cul-de-sac and disapproved the ROW.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with five members present and voting.

b) WAREHOUSE KINGDOM SUBDIVISION PHASE III, 2000 MILITARY HIGHWAY, ABASTO CORP., A TEXAS CORPORATION; (SUB2026-0068) (FINAL) JHE

Mr. Marco Johnson stated the subdivision was located on Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. to 105 ft. Curb & gutter: both sides. Revisions needed: Please coordinate with the gas company to verify and clarify the Gas/Utility Easements shown along the R.O.W. on the plat. Any overlap between existing gas or utility easements and the proposed R.O.W. dedication must be clearly identified and addressed prior to recording. Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to recording. Remove the "Prop" from the 150 ft. annotation and replace it with "Total". All R.O.W. requirements must be addressed prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required. Clearly identify and label all service drives/Access Easements on the plat. Specifically, the north-south running service drive and variable access easement running east/west must be labeled accordingly (e.g., "Service Drive/Access Easement") and shown consistently throughout the plat prior to recording. Revise the variable width access easement to be included on the plat and to include defined dimensions. Provide annotations at various points along the easement to clearly label the width and indicate the limits of the easement along its entire length prior to recording. Label any proposed service drives/access easements on the plat prior to recording. Subdivision Ordinance: Section 134-106. Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide sidewalk required on Military Highway (F.M. 1016). Add the sidewalk plat note prior to final. Plat note may be subject to change. Need to clarify with staff, plat note is subject to change. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to recording. Comments: Please note that the abandonment of easements cannot be accomplished through the plat process. Any proposed easement abandonment shall be completed by separate instrument and must be approved prior to plat recordation. Submit an ownership map for staff review to verify that no landlocked parcels are created, including properties to the north. If any landlocked properties are identified,

additional street connections may be required to provide adequate access prior to final. Clearly identify and label all proposed service drives/access easements on the plat, including the north-south service drive and the east/west variable width access easement. Revise the plat to include the full extent of the easements with clearly defined dimensions and width annotations shown at different points of the service drive/access easement limits prior to recording. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in final form subject to the conditions noted and contingent upon approval of the associated abandonment request.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in final form including abandonment request. Mr. Raul Sesin Second the motion with five members present and voting.

C) HERNANDEZ ACRES SUBDIVISION, 14601 N. TROSPER ROAD, SAUL & JORGE HERNANDEZ; (SUB2025-0097) (REVISED PRELIMINARY) SEA (TABLED ON 04.21.26) (TABLED ON 05.05.26)

Mr. Marco Johnson stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Rear: Proposing 15 ft. rear setback for easement shown on plat. Finalize prior to final, but not less than ordinance requirements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easement. Need to finalize prior to final, but no less than ordinance requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording on plat note prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Comments: Provide documents and width of UID Canal ROW prior to final. Provide documents for the existing ROW on N. Trospers Road. Revisions and references to UDC might be required and must be finalized prior to final. The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026. Must comply with City's Access Management Policy.

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

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

Board member Mr. Raul Sesin motioned to untable subdivision, Mr. Jesse Ozuna Second the motion with five members present and voting.

Mr. David Salinas spoke in the podium to represent the subdivision and also let the board members know why the property owner is requesting a variance request.

After discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in preliminary form including the variance request. Mr. Gabriel Kamel Second the motion with five members present and voting.

d) ALHAMBRA ON 10TH PHASE II SUBDIVISION, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC; (SUB2026-0022) (REVISED PRELIMINARY) RIOPLEX

Ms. Natalie Moreno stated the subdivision was located on N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. Provide a copy of the existing ROW documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-105 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. Provide documents referenced on plat, prior to final. Show legal description on the east side of the property, 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. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Max Block Length in the R-2 District shall not exceed 800 feet or twelve lots whichever is less. Engineer submitted a variance request to the max block length. P&Z board on May 19th and CC TBD. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses 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. 10th street and Bicentennial Boulevard. Must comply with City Access Management Policy. 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. Add plat note as shown above, prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Traffic Impact Analysis (TIA) required prior to final plat. Comments: 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. Application references the subdivision being private. Please clarify if there will be any issues with the subdivision on the south side, prior to final. Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited. Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final. Remove plat note #20, therefore it is not needed. The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17, 2026 and City Commission on April 13, 2026, going from R-2 & C-3 (OLD CODE) to M-2 and R2 (UDC). If rezoning is approved, new requirements may be applicable. The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and CC on June 8, 2026. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in preliminary form including the variance request. Mr. Jesse Ozuna Second the motion with five members present and voting.

e) J & A RANCH SUBDIVISION, 11601 N. BRYAN ROAD, JORGE ALBERTO DE HOYOS AND ANITA MORENO; (SUB2026-0005) (REVISED PRELIMINARY) S2

Ms. Natalie Moreno stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Front: 60 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum requirement for a single-family home is 5,000 sq ft. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Land dedication in lieu of fee. If annexed to the city, a rezoning application & park requirements would apply. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If annexed to the city, park fees will apply for residential, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. If annexed to the city, park fees will apply for residential, prior to final. Comments: Must comply with City's Access Management Policy. The engineer submitted a variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and city commission on June 8, 2026. Application indicates Single- family home and commercial property. If annexed to the city, a rezoning

application & park requirements would apply. Must comply with the county's requirements. Please submit documentation regarding county's requirements to setbacks for residential and commercial property.

Staff recommends approval of the subdivision in revised preliminary form subject to drainage and utility approvals and approval of request # 1 (alley) and 3 (block length) and disapproval of request #2 (n/s collector)

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

Luis Martinez with S2 Engineering 2020 E Griffin Pkwy representing the subdivision.

Mr. Jesse Ozuna asked Mr. Luis Martinez if variance #2 is not granted what will that do to his development.

Mr. Luis Martinez answered Mr. Ozuna questioned by saying it won't hurt my customer's development.

After discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including the three variances. Mr. Jesse Ozuna Second the motion with five members present and voting.

f) BALLESTEROS SUBDIVISION, 2201 S. BENTSEN ROAD, BLANCA ALICIA GARZA; (SUB2025-0102) (REVISED PRELIMINARY) PCE

Ms. Natalie Moreno stated the subdivision was located on 1,200 ft. Block Length. If rezoning to the new R-1 (Low-Density Residential District) Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Rear: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Sides: 5 ft. or greater for easements, whichever is greater applies add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Corner: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Garage: 18 ft. except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.3.D.4 All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Referenced in plat note #9. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Referenced in plat note #10. Will be required to provide buffer on the South boundary line of the property. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision

is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. No curb cuts are allowed onto S. Bentsen Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESIDENTIAL (UDC) Land dedication in lieu of fee. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at \$700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. As per Traffic Department, Trip Generation waived for 4 single family homes. Comments: The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC). 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, The Cul-De-Sac requirements on the subdivision are not complying. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approval and approval of requests number #1 (row) and #3 (sidewalk) and disapproval of request #2 (cul-de-sac)

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form including variance #1 and #3 disapproving variance #2. Mr. Jesse Ozuna Second the motion with five members present and voting.

g) THE CUE SUBDIVISION, 2801 S. 10TH STREET, CITY OF MCALLEN; (SUB2024-0080) (REVISED PRELIMINARY) PCE

Mr. Marco Johnson stated the subdivision was located on Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide ROW dedication as needed above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Revisions needed: Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft.

Paving: 16 ft. Alley/service drive easement required for commercial properties. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. Subdivision Ordinance: Section 134-106. Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater. Zoning Ordinance: Section 138-356. Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road. Engineering Department may request 5 ft. sidewalk for S. 10th Street 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. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Any additional buffer as applicable must be finalized 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. The required 6-foot buffer and 8-foot buffer shall be identified as separate and individual plat notes. Revise the plat notes accordingly to clearly distinguish each buffer requirement. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S 10th Street. Plat note requirement will 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. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3. Zoning Ordinance: Article V. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please contact Traffic Operations Department with any questions. Comments: A variance request will be required if the right-of-way (ROW) dedication is proposed to remain as currently shown on the plat. The Thoroughfare Plan identifies a 150-foot ROW along S. 10th Street, which is not reflected on the submitted plat. Lot 4 must have frontage on a public street in accordance with subdivision requirements. If Lot 4 is proposed to remain as currently configured without public street frontage, a variance request will be required. The subdivision will be requesting a variance on May 19, 2026, to allow lots not fronting a public street and to waive the requirement for additional right-of-way dedication. Approval of the variance request shall be required prior to final approval of the subdivision. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage and utilities approval, and approval of variance requests #1 & #2.

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in revised preliminary form including variance request. Ms. Isela V Rios Second the motion with five members present and voting.

**h) THE WOODLANDS SUBDIVISION, 601 S. TAYLOR ROAD, MDM LAND COMPANY, LLC;
(SUB2026-0030) (REVISED PRELIMINARY) RDE**

1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Rear: In accordance with the zoning ordinance greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Revisions Needed: Proposing: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. For the apartment complex lots only. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets. Revisions Needed: Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Taylor Road. Shown as plat note #9. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. If rezoning to UDC, development requirements are subject to change. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Property for Commercial Development does not apply to Parks. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. If park fee requested in lieu of land dedication, need to submit

variance request for fee in lieu of land dedication. 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.

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

Board member Mr. Raul Sesin motioned to table the item. Mr. Jesse Ozuna second the motion with five members present and voting.

i) RE-PLAT LOT 17, BLOCK 17 ALTAMIRA SUBDIVISION, 2500 BEAUMONT AVENUE, CISNEROS CONSTRUCTION & CONTRACTING, LLC; (SUB2026-0065) (PRELIMINARY) ER

Mr. Marco Johnson stated the subdivision was located on ROW: 20 ft. Paving: 16 ft. Upon approval of any rezoning request, the property shall be subject to requirements to the approved zoning district and plat shall be revised accordingly prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. All setbacks are subject to increase for easements or approved site plan. Note on the plat if existing structures will remain: Existing structures remain as now exist; however, once redevelopment and/or an expansion occurs, then new setbacks will apply. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. No additional access will be granted along South 25th Street or Beaumont Avenue, existing driveways to remain. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-2 Proposed: R-1. The proposed subdivision does not currently meet the minimum requirements necessary to subdivide the property under the existing zoning district. Any proposed rezoning request may trigger additional development requirements and standards associated with the approved zoning classification, which shall be addressed accordingly. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$700 x 2 dwelling units = \$1,400 to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Per traffic, Trip Generation waived for 2-single family lot subdivision.

Staff recommends disapproval of the subdivision in preliminary form due to the conditions noted.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapproved the subdivision in revised preliminary form. Mr. Raul Sesin Second the motion with five members present and voting.

j) ISMJ RETAIL SUBDIVISION, 3300 S. JACKSON ROAD, ISMJ RETAIL PARTNERS; (SUB2026-0066) (PRELIMINARY) BOWMAN

Ms. Natalie Moreno stated the subdivision was located on Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft.

masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business- OC) Proposed C-3 (General Business- OC) Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. As of 05.12- No rezoning application have been submitted in our system. If rezoning occurs, requirements may change. Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Provide the legal descriptions from adjacent properties on plat. Plat note #2 and #5 are repeated twice. revise accordingly. Please provide "Total" "Existing" etc., on ROW. On Vicinity Map, provide the City Pharr Limits. Prior to recording. There are existing powerline poles along S. Jackson Road that appear to be within the ROW dedication. Please clarify if they will be no issues with the ROW dedication. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Raul Sestin moved to approve the subdivision in revised preliminary form. Ms. Isela V Rios Second the motion with five members present and voting.

5) DISCUSSION:

No Discussion was given to board members.

6) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board Member Mr. Raul Sestin adjourned the meeting at 4:25 p.m. with Mr. Jesse Ozuna second the motion with five members present and voting.

Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos, Administrative Clerk

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

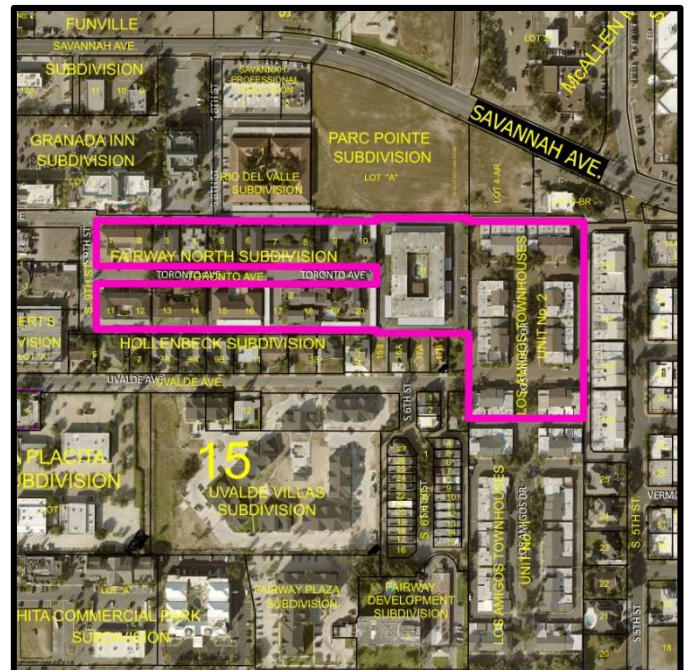
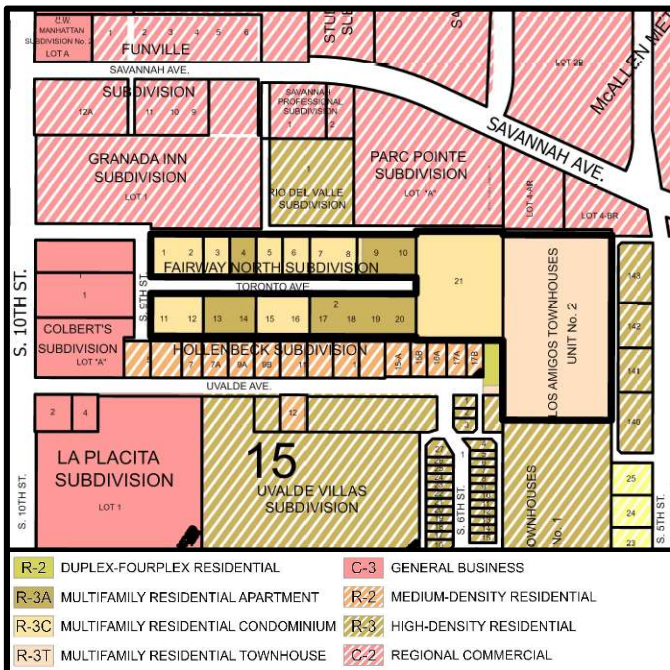
DATE: June 2, 2026

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

CASE REZ2026-0066:

Springfield Heights Subdivision, South 562.5 feet of the North 572.5 feet of Lot 1,
 Fairway North Subdivision, Lots 1-21, Hidalgo County, Texas
 500 Wichita Avenue Rear
 600-817 Toronto Avenue

LOCATION: The subject properties are located along Toronto Avenue, east of South 9th Street, and north of Wichita Avenue.



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

ADJACENT ZONING: The adjacent properties are zoned R-2 (Duplex-Fourplex-OC) District, R-2 (Medium-Density Residential-UDC) District, and R-3 (High-Density Residential-UDC) District to the south; C-3 (General Business-OC) District to the west; C-2 (Regional Commercial-UDC) District and R-3 (High-Density Residential-UDC) District to the north; and R-3 (High-Density Residential-UDC) District to the east.

LAND USE: The subject properties are currently multifamily residential. Surrounding uses include multifamily residential, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Toronto Avenue is multifamily residential.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

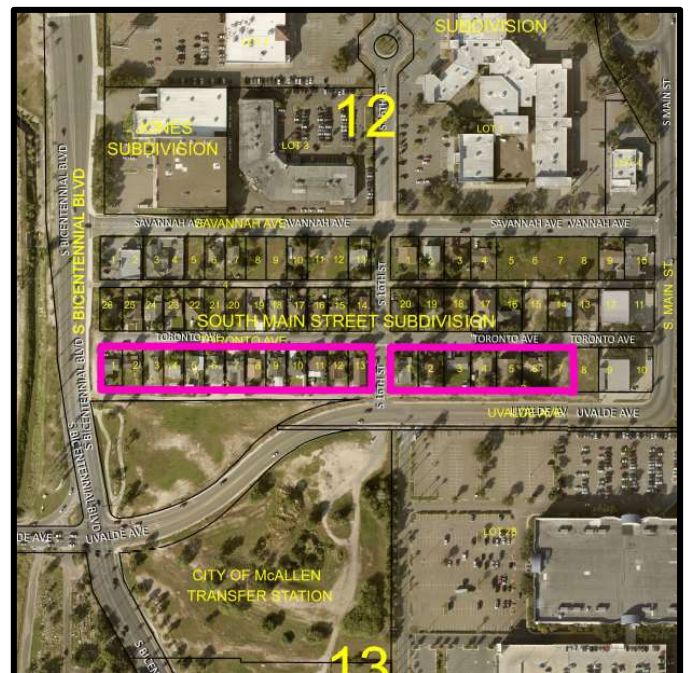
DATE: June 2, 2026

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

CASE REZ2026-0067:

South Main Street Subdivision, Lots 1-7 Block 2, Blocks 3 & 4 South Main Street Subdivision, Lots 1-13 Block 3, Hidalgo County, Texas
1415, 1417, 1501, 1505, 1509, 1513, 1517, 1601, 1605, 1609, 1613, 1617, 1621, 1625, 1701, 1705, 1709, 1713, 1717 and 1721 Toronto Avenue

LOCATION: The subject properties are located along Toronto Avenue, east of South Bicentennial Boulevard.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC) District to the north, C-2 (Regional Commercial-UDC) District to the east and south, and C-3 (General Business-OC) District to the west.

LAND USE: The subject properties are currently single-family homes. Surrounding uses include single-family homes, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend along Toronto Avenue is single-family residential.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2026

SUBJECT: REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0068:

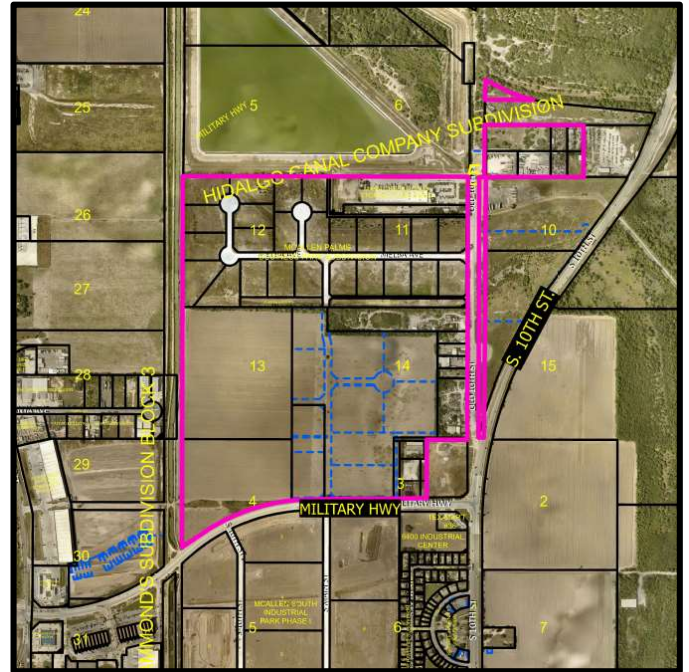
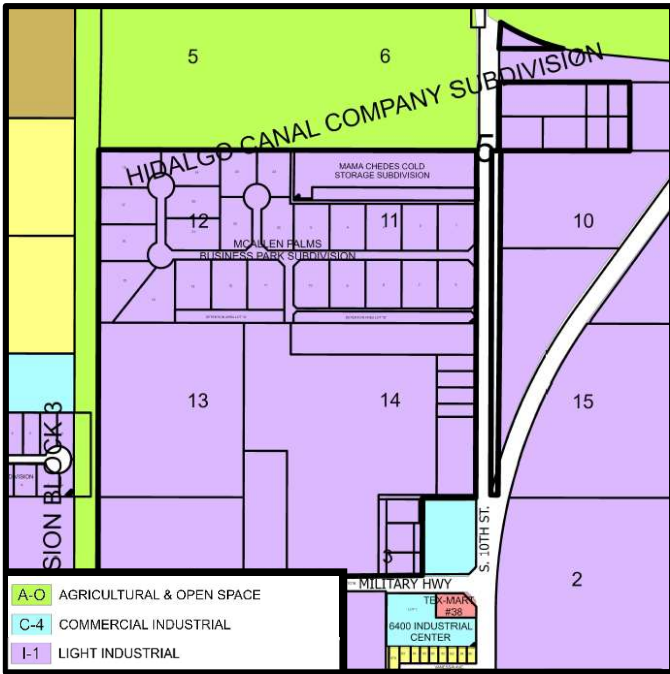
Mama Chedes Cold Storage Subdivision, Lot 1, McAllen Palms Business Park Subdivision, Lots 1-25 and Detention Areas Lot "A" and "B", Hidalgo County, Texas
4700 South Old 10th Street
1012-1701 Melba Avenue
5040-5041 South Main Street
4800-4901 South 15th Street
4800-4901 South 17th Street
4401, 4501 and Rears 1-2, 4601 and Rears 1-3, 4701, 4730, 5100, 5200, 5208, 5216, 5300 and 5400 South Old 10th Street (PIDs: 189362, 189342, 189343, 189346 and 690189, 189344, 189347, 542756, 189345, 1462773, 189352, 189355, 189358, 189359, 189360, 511993 and 189361)
1100 and Rear, 1200 and Rears 1-2, 1300, 1500 and 1700 Military Highway (PIDs: 189321 and 189322, 189320, 189318, 189319, 343366, 654316, 644893 and 644894)

LOCATION: The subject properties are located along the west and east side of South Old 10th Street, north of Military Highway.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-1 (Light Industrial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural & Open Space-OC) District to the north and west, C-4 (Commercial Industrial-OC) District to the southeast, and I-1 (Light Industrial-OC) District to the east and south.

LAND USE: The subject properties are currently industrial uses, residential, and vacant land. Surrounding uses include commercial uses, industrial uses, and vacant land.



COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Density Complete Neighborhood. Mixed-Density Complete Neighborhoods are focused in the close-in neighborhoods that have more vacant land for ground-up developments and allow for a combination of diverse residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

DEVELOPMENT TRENDS: The development trend along South Old 10th Street is industrial uses.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

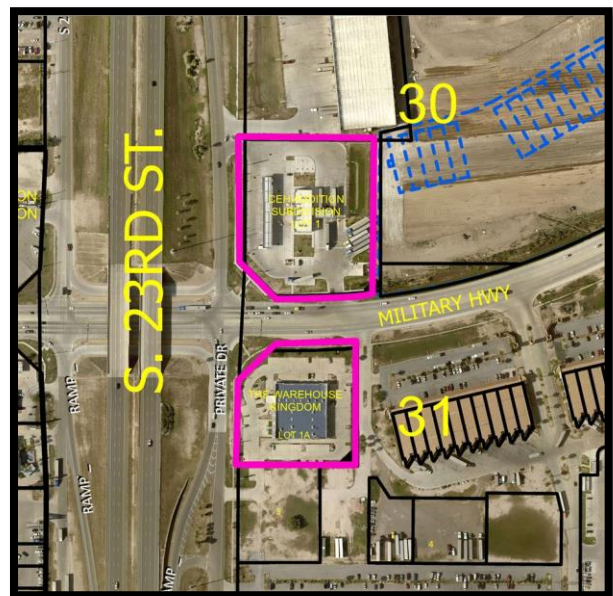
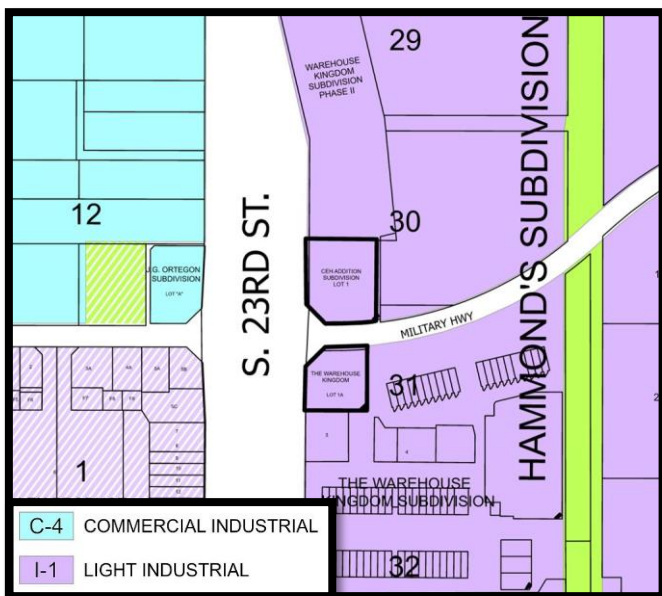
DATE: June 2, 2026

SUBJECT: REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0069:

CEH Addition Subdivision, Lot 1; and The Warehouse Kingdom Lot 1A Subdivision, Lot 1A, Hidalgo County, Texas
6321 and 6401 South 23rd Street

LOCATION: The subject properties are located along the east side of South 23rd Street and both sides of Military Highway.



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

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north, east, and south, and C-4 (Commercial Industrial-OC) District to the west.

LAND USE: The subject properties uses include a convenience store with fuel pumps and commercial plaza, and surrounding uses include industrial and commercial.

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

DEVELOPMENT TRENDS: The development trend of this area is industrial and commercial.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it follows the development trend in this area, and is compatible with the existing development. Convenience stores are not permitted in an I-1 District; however, they are permitted in a C-2 District.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

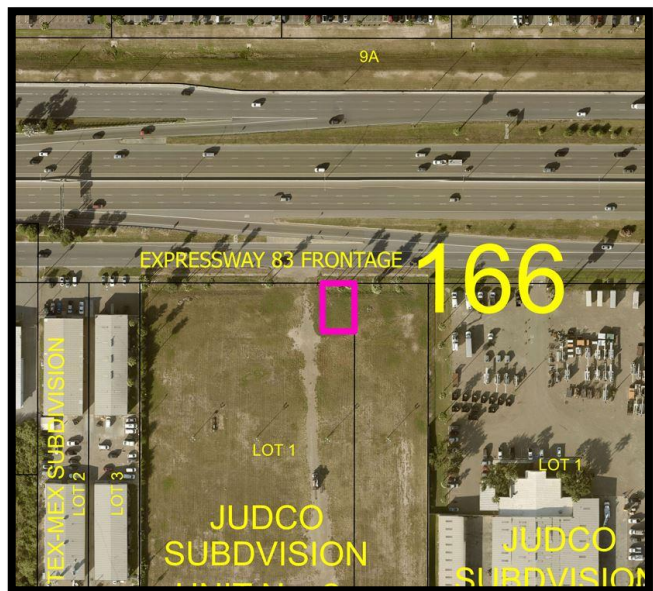
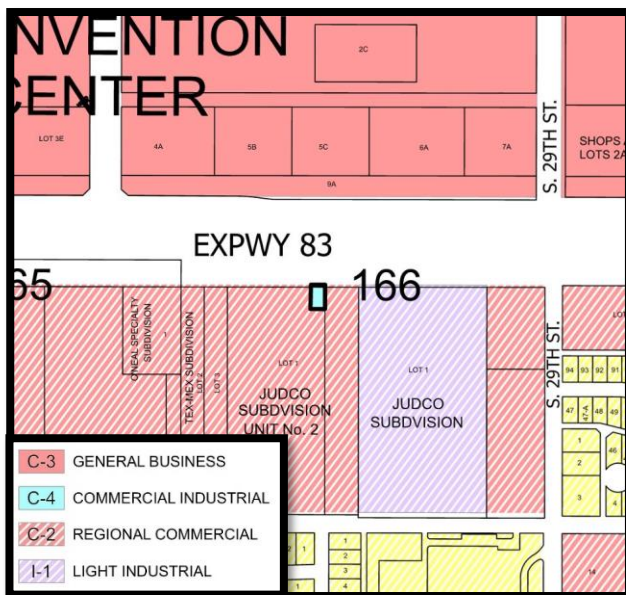
FROM: Planning Staff

DATE: June 2, 2026

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

CASE REZ2026-0070:
3029 Expressway 83 (PID: 1444065)

LOCATION: The subject property is located along the south side of Expressway 83, west of South 29th Street.



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

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC) District to the east, west, and south and C-3 (General Business-OC) District to the north.

LAND USE: The subject property is currently vacant, and surrounding uses include industrial, commercial, and residential.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

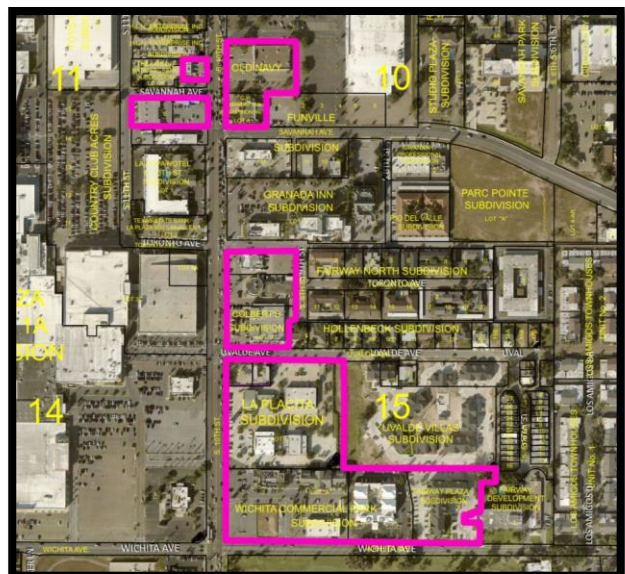
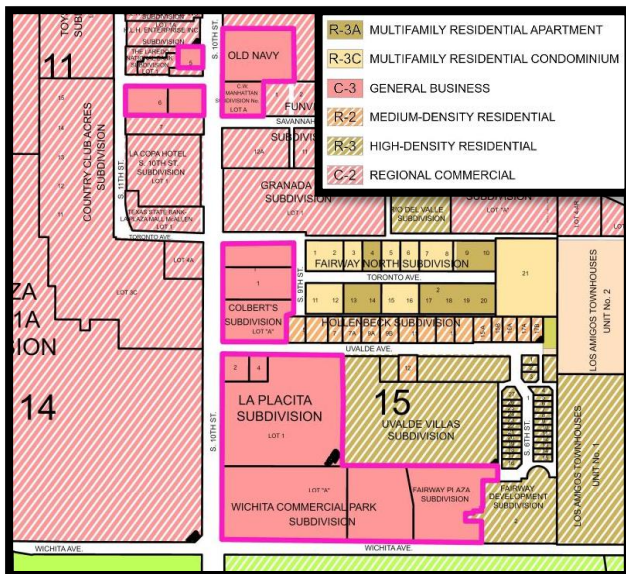
DATE: June 2, 2026

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:

CASE REZ2026-0071:

- C.W. Manhattan Subdivision No.2, Lot A; Colbert's Addition Subdivision, Lot A; Fairway North Subdivision, Lot 3, Block 1; La Placita Subdivision, Lot 1; Lots A2 & A3 Wichita Commercial Park Subdivision, Lots A2 & A3; and Fairway Plaza Subdivision, Lot 1, Hidalgo County, Texas
- 1819, 1821, 2017, 2101, 2109, 2117, 2131, 2201 South 10th Street
- 620 Wichita Avenue
- 1800 South 2nd Street (PID: 230477)
- 1815, 1816, 1900, 1902, 1904, 190, 1908, 2001, 2011, and 2101 South 10th Street (PIDS: 189484, 154239, 154241, 154240, 173609, 173610, 194176)
- 1904 South 11th Street (PID: 154240)
- 913 Uvalde Avenue (PID: 194176)

LOCATION: The subject properties are located north of Wichita Avenue and both sides of Savannah Avenue, along the east and west sides of South 10th Street.



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

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC) District to the west, east, and north, R-3C (Multifamily Residential Condominium-OC), R-2 (Medium Density Residential-UDC), and R-3 (High Density Residential-UDC) Districts to the east, and A-O (Agricultural and Open Space-UDC) District to the south.

LAND USE: The subject properties uses include commercial plazas, and surrounding uses include commercial, multi-family residential, the McAllen Country Club, and the McAllen International Airport.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

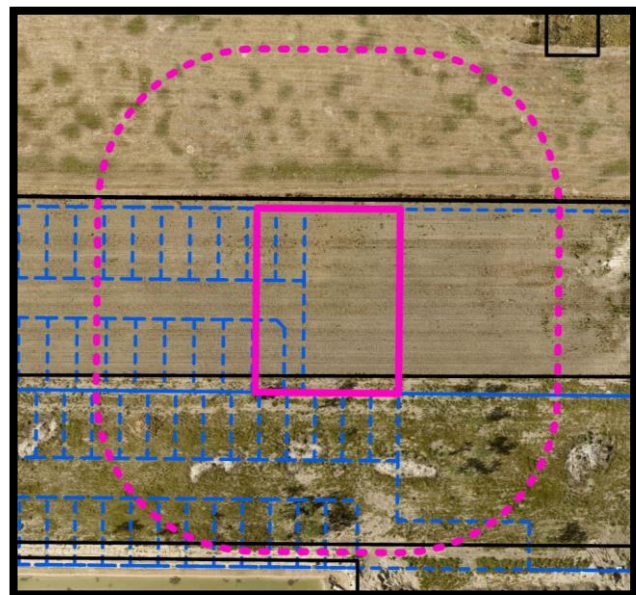
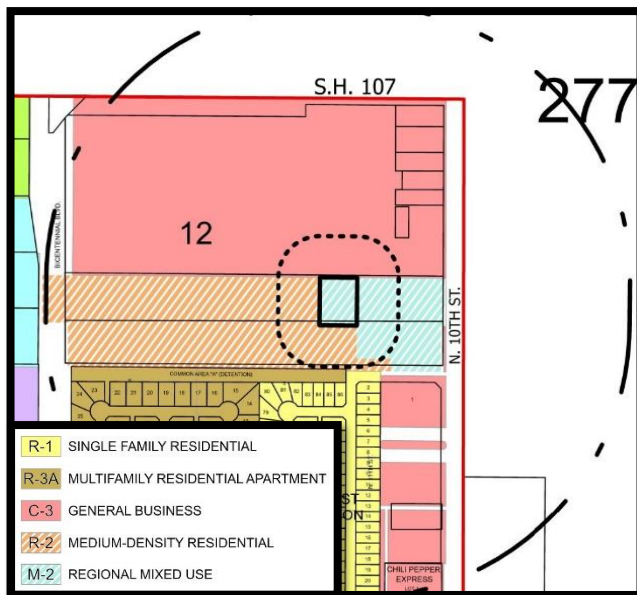
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2026

SUBJECT: REZONING FROM M-2 (REGIONAL MIXED USE-UDC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.96 ACRE TRACT OF LAND OUT OF A MEASURED 10.50 ACRE TRACT OF LAND OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 11401 NORTH 10TH STREET (REAR). (REZ2026-0065)

LOCATION: The subject property is located along the west side of North 10th Street, south of State Highway 107.



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

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, M-2 (Regional Mixed Use-UDC) District to the east, and R-2 (Medium-Density Residential-UDC) District to the west and south.

LAND USE: The subject property is currently vacant and in the process of development. Surrounding land uses include vacant land and single-family and multi-family residential.

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

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

HISTORY: The property is going through the subdivision process under the proposed name of Alhambra on 10th Subdivision Phase II. The property was rezoned from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) and M-2 (Regional Mixed Use-UDC) District on April 13, 2026.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

29.42 AC
PREFERENCE INC
SWD DOC 2475143
O.R.H.C.T.



S81°01'29"E
180.16'

N09°04'29"E
231.11'

0.96 ACRES
[41,864.77 SQ.FT.]
OUT OF A
MEASURED 10.50 ACRE TRACT
MOUAYAD DEVELOPMENT, LLC
SWD: DOC. NO. 3700581
O.R.H.C.T.

S09°04'29"W
231.42'

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

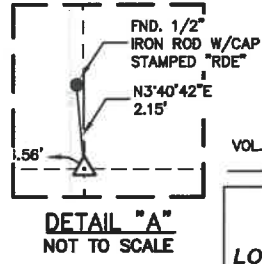
N80°55'31"W
180.16'

P.O.B.
N:16636520.0018
E:1077925.1269

LEGEND

- | | | | |
|--|--|--|--|
| | BOUNDARY LINE | | FIRE HYDRANT |
| | RIGHT OF WAY LINE | | SANITARY SEWER MANHOLE |
| | LOT LINE | | TRAFFIC SIGN |
| | PROPERTY LINE | | IRRIGATION STAND PIPE |
| | EASEMENT LINE | | POINT OF BEGINNING |
| | OVERHEAD ELECTRIC LINE | | SOUTHEAST |
| | GUARD RAIL LINE | | CORNER |
| | ROADWAY CENTERLINE | | SECTION |
| | CONCRETE CURB AND GUTTER | | RIGHT OF WAY |
| | CONCRETE | | VOLUME |
| | ASPHALT | | PAGE |
| | FOUND 1/2" IRON ROD OR AS NOTED | | DOCUMENT |
| | SET 1/2" IRON ROD W/PINK CAP
STAMPED "CLS RPLS #6388" | | AFFIDAVIT OF HEIRSHIP |
| | CALCULATED POINT | | SPECIAL WARRANTY DEED |
| | FOUND "X" MARK | | DEED WITHOUT WARRANTY |
| | FOUND 2" IRON PIPE OR AS NOTED | | OFFICIAL RECORDS
HIDALGO COUNTY TEXAS |
| | POWER POLE | | MAP RECORDS HIDALGO
COUNTY TEXAS |
| | MAIL BOX | | DEED RECORDS
HIDALGO COUNTY TEXAS |
| | GUY WIRE | | |
| | TELEPHONE PEDESTAL | | |
| | CABLE PEDESTAL | | |

10.0 AC
AL YAZJI DEVELOPMENT LLC
CORRECTION DOC 2475143
O.R.H.C.T.



FND. 1/2"
IRON ROD W/CAP
STAMPED "RDE"

50.0'
R.O.W. ESMT.
VOL. 776, PG. 400-401
D.R.H.C.T.

P.O.C.
SE CNR.
LOT 12, SECT. 277

LOT 12
LOT 13

CK 1

STATE HIGHWAY NO. 336
[N. 10TH STREET]

NOTES:

- SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 48033403250, DATED 06/06/2000.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.
- ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
- SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. K25020 - ZONE1-REV

SHEET 02 OF 02

PLAT SHOWING:

A 0.96 ACRE [41,664.77 SQ.FT.] TRACT OUT OF A MEASURED 10.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 20.08 ACRES OUT OF LOT 12, SECTION 277, OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY OF LANDS IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS



**Carrizales
Land
Surveying, LLC**

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

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF DECEMBER, 2025 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

Manuel Carrizales 4-8-2026

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

DATE



Memo

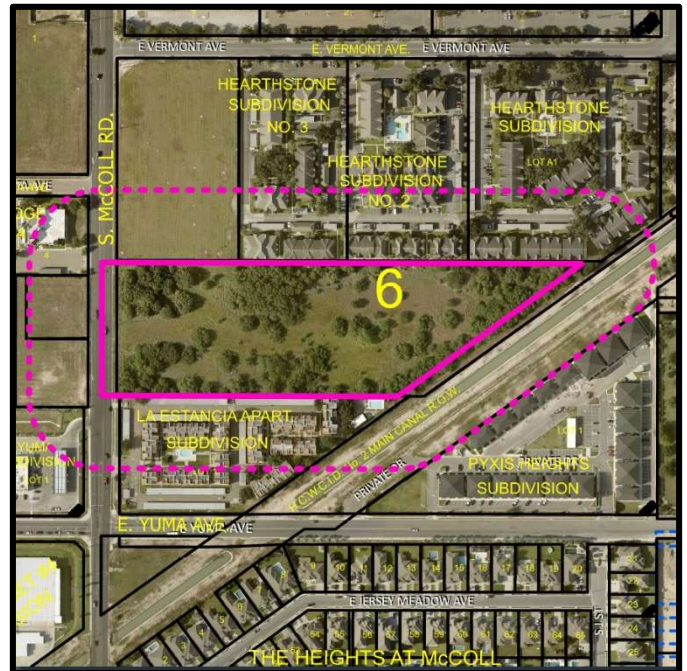
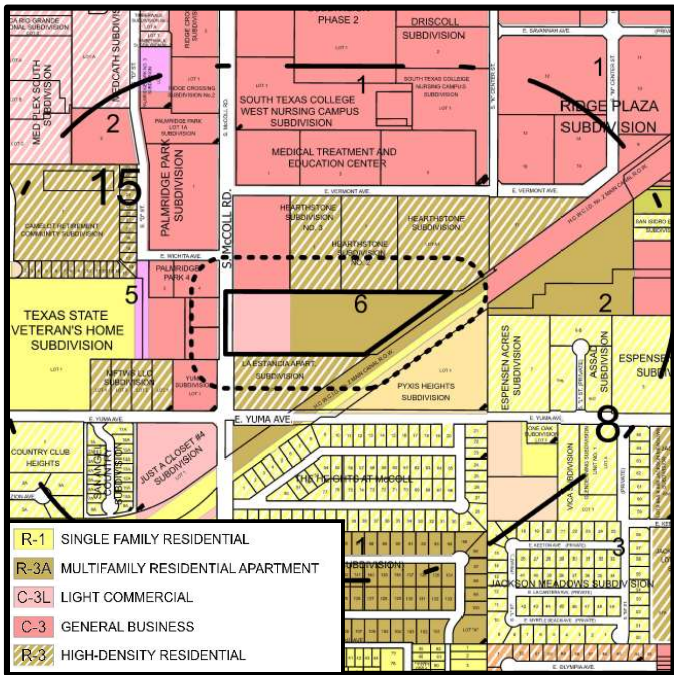
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2026

SUBJECT: REZONING FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT AND R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: A 8.98-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 15, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 2315 SOUTH MCCOLL ROAD. (REZ2026-0072)

LOCATION: The subject property is located along the east side of South McColl Road, north of East Yuma Avenue.



PROPOSAL: The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for proposed apartments.

ADJACENT ZONING: The adjacent properties are zoned R-3 (High-Density Residential-UDC) District to the north and south; C-3 (General Business-OC) District to the north and west; and R-3A (Multifamily Residential Apartment-OC) District to the east.

LAND USE: The subject property is currently vacant. Surrounding uses include apartments, commercial uses, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend in this area are apartments and commercial uses.

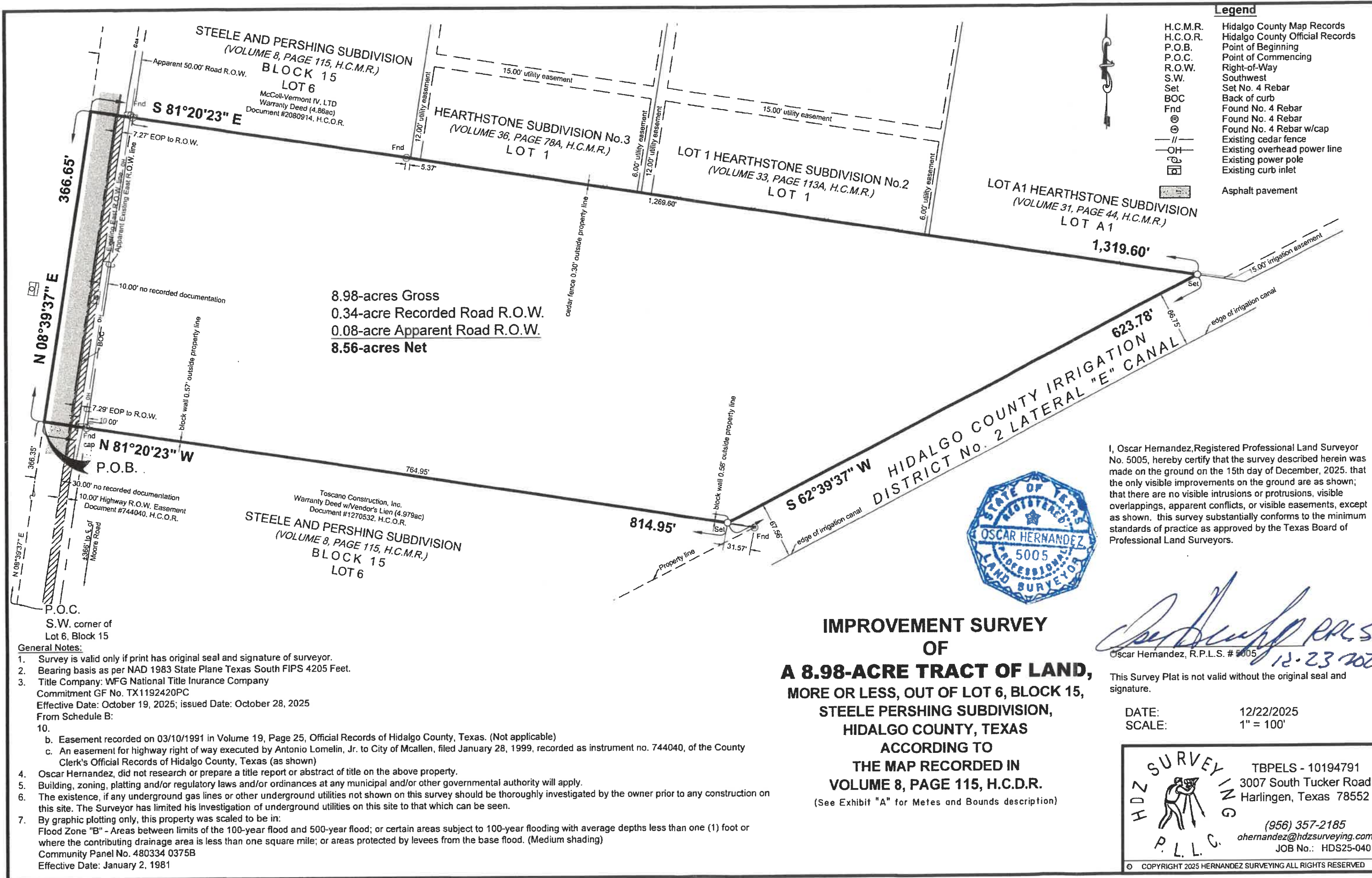
HISTORY: This property was initially zoned R-3A (Multifamily Residential Apartment-OC) District upon annexation into the city on November 27, 1995. On November 13, 2006, City Commission approved the rezoning of the west 380 feet of this property to C-3L (Light Commercial-OC) District. There has been no rezoning request to this property since then. No subdivision application has been submitted at this time.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Regional Commercial is generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. However, it does follow the development trend in this area. There are two apartment complexes adjacent to the subject property, Hearthstone Apartments to the north and Castelo Apartments to the south.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



Legend	
H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
S.W.	Southwest
Set	Set No. 4 Rebar
BOC	Back of curb
Fnd	Found No. 4 Rebar
⊙	Found No. 4 Rebar
⊙	Found No. 4 Rebar w/cap
— —	Existing cedar fence
—OH—	Existing overhead power line
⊕	Existing power pole
⊕	Existing curb inlet
▨	Asphalt pavement

8.98-acres Gross
 0.34-acre Recorded Road R.O.W.
 0.08-acre Apparent Road R.O.W.
 8.56-acres Net



**IMPROVEMENT SURVEY
 OF
 A 8.98-ACRE TRACT OF LAND,
 MORE OR LESS, OUT OF LOT 6, BLOCK 15,
 STEELE PERSHING SUBDIVISION,
 HIDALGO COUNTY, TEXAS
 ACCORDING TO
 THE MAP RECORDED IN
 VOLUME 8, PAGE 115, H.C.D.R.**
 (See Exhibit "A" for Metes and Bounds description)

I, Oscar Hernandez, Registered Professional Land Surveyor No. 5005, hereby certify that the survey described herein was made on the ground on the 15th day of December, 2025, that the only visible improvements on the ground are as shown; that there are no visible intrusions or protrusions, visible overlappings, apparent conflicts, or visible easements, except as shown. This survey substantially conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveyors.

Oscar Hernandez
 Oscar Hernandez, R.P.L.S. # 5005
 12-23-2025

This Survey Plat is not valid without the original seal and signature.

DATE: 12/22/2025
 SCALE: 1" = 100'

H D Z SURVEY I N G
 P. L. L. C.
 TBPELS - 10194791
 3007 South Tucker Road
 Harlingen, Texas 78552
 (956) 357-2185
 oherandez@hdzsurveying.com
 JOB No.: HDS25-040
 © COPYRIGHT 2025 HERNANDEZ SURVEYING ALL RIGHTS RESERVED

- General Notes:**
- Survey is valid only if print has original seal and signature of surveyor.
 - Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
 - Title Company: WFG National Title Insurance Company
 Commitment GF No. TX1192420PC
 Effective Date: October 19, 2025; issued Date: October 28, 2025
 From Schedule B:
 10.
 b. Easement recorded on 03/10/1991 in Volume 19, Page 25, Official Records of Hidalgo County, Texas. (Not applicable)
 c. An easement for highway right of way executed by Antonio Lomelin, Jr. to City of Mcallen, filed January 28, 1999, recorded as instrument no. 744040, of the County Clerk's Official Records of Hidalgo County, Texas (as shown)
 - Oscar Hernandez, did not research or prepare a title report or abstract of title on the above property.
 - Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
 - The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
 - By graphic plotting only, this property was scaled to be in:
 Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
 Community Panel No. 480334 0375B
 Effective Date: January 2, 1981

Memo

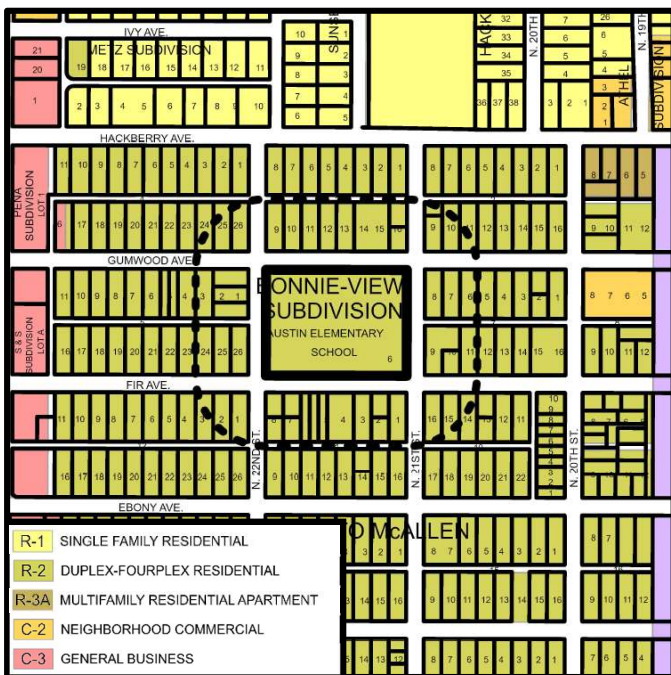
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2025

SUBJECT: REQUEST OF JAIME CASTILLO, ON BEHALF OF BETANIA MCALLEN, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE AT LOTS 1-16, BLOCK 6, BONNIE-VIEW SUBDIVISION, HIDALGO COUNTY, TEXAS; 2100 FIR AVENUE. (CUP2026-0034)

BRIEF DESCRIPTION: The subject property is located at the northwest corner of Fir Avenue and North 21st Street. The property is zoned R-2 (Duplex-Fourplex-OC) District. The surrounding land uses include single-family residences, duplexes, and a church. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.



HISTORY: Bonnie-View Subdivision was recorded on August 22, 1927. The building was previously used as Stephen F. Austin Elementary School, a Hidalgo County Head Start facility, and a church under the name Casa De Oración Rey de Reyes. A Conditional Use for the previous church was approved for one year by the Planning & Zoning Commission on August 4, 2020 and renewed for an additional year on January 18, 2022. A building permit for a change of occupancy with interior renovations was issued on May 1, 2026, and an application for a CUP for a new church was submitted on April 10, 2026.

ANALYSIS: The subject property was previously a church. The applicant is proposing to do interior remodeling for a new church and operate under the name Betania McAllen.

The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed church must also comply with the following specific requirements:

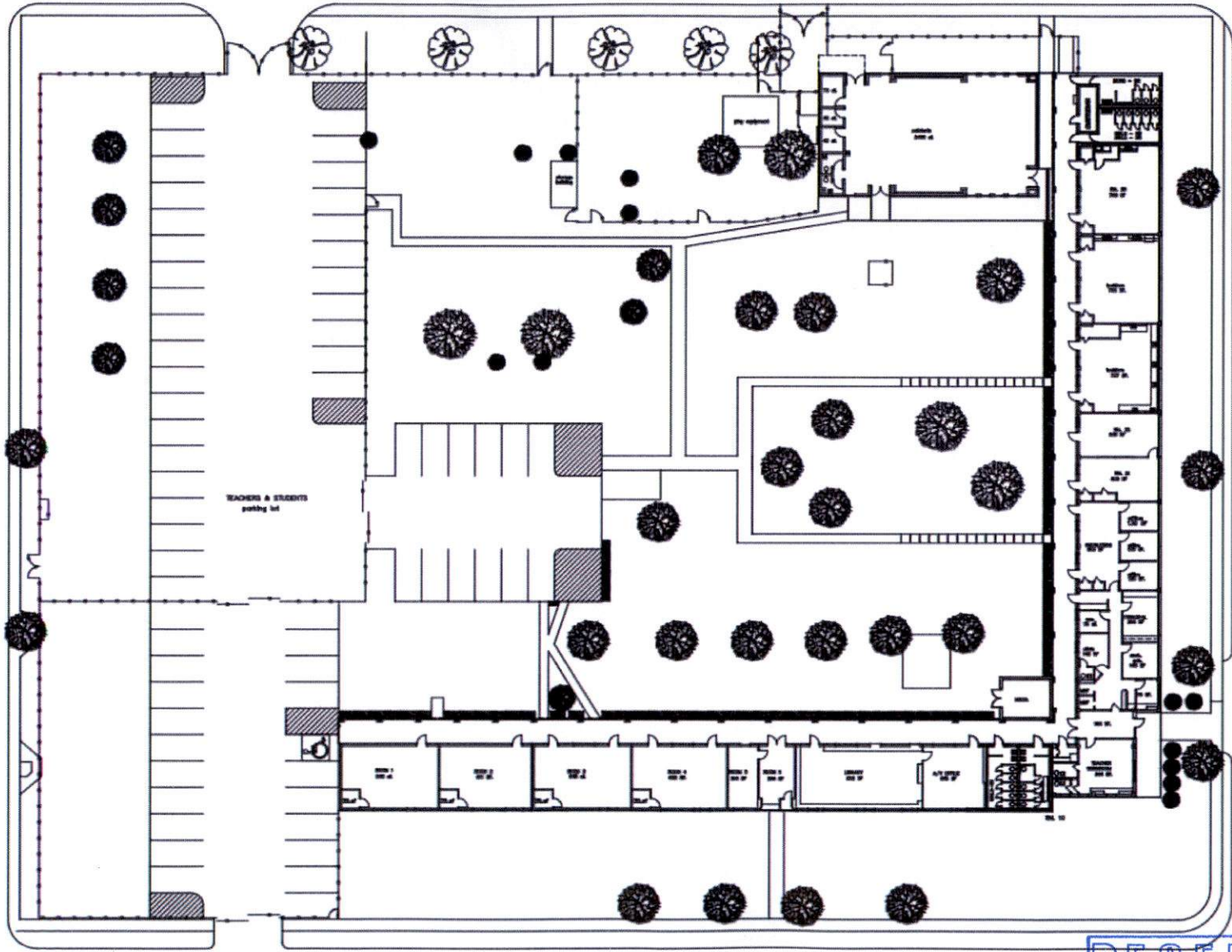
- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 64 parking spaces;
- 3) 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;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) 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;
- 6) 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;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

RECOMMENDATION: Staff recommends approval of the request, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

GUMWOOD STREET

22 ND. STREET



21 ST. STREET

FIR STREET

RECEIVED
APR 10 2026
By VF

Memo

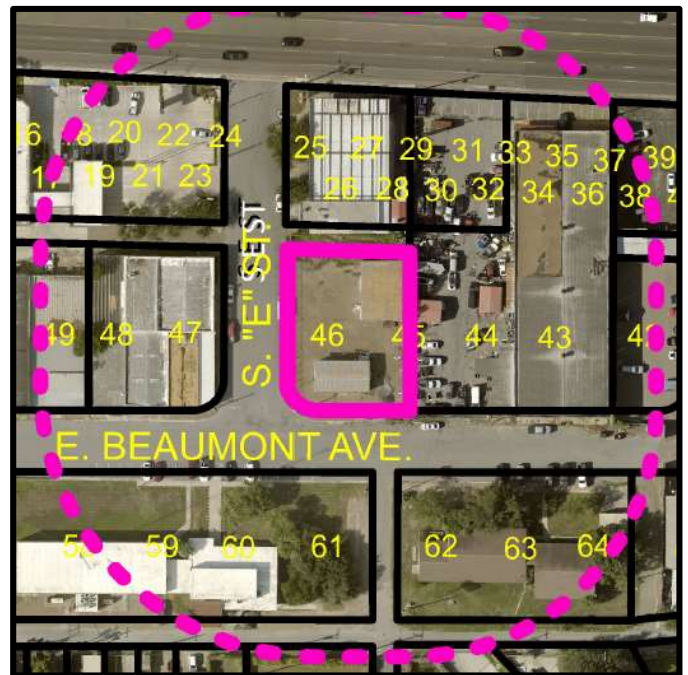
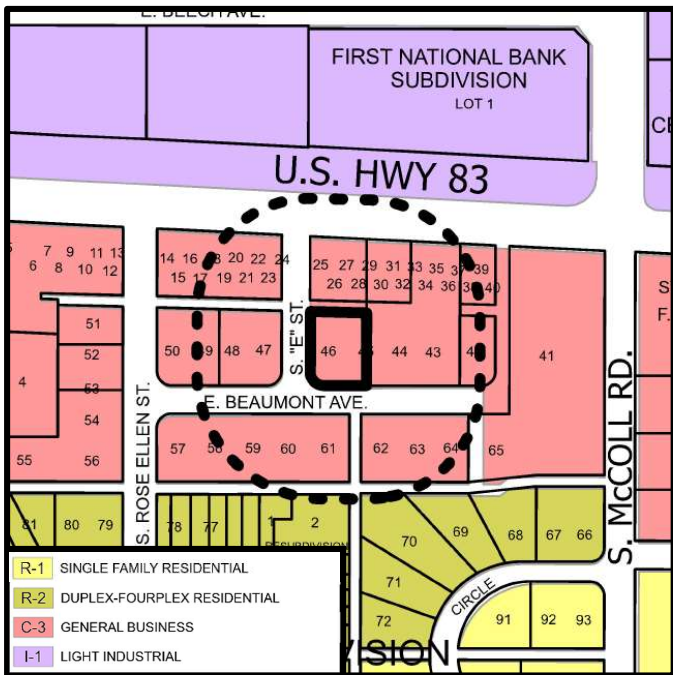
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 2, 2025

SUBJECT: REQUEST OF EDGAR A. ESPINOZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE FOR AN INSTITUTIONAL USE (WELDING INSTITUTE) AT LOT 45, LESS EAST 30 FEET OF LOT 45 AND ALL OF LOT 46, BETTY-ROSE SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 EAST BEAUMONT AVENUE. (CUP2026-0036)

BRIEF DESCRIPTION: The subject property is located at the northeast corner of East Beaumont Avenue and South "E" Street. The subject property is zoned C-3 (General Business-OC) District. The surrounding land uses include duplex-fourplexes, light industrial, and commercial uses. An institutional use is permitted in this zone with a Conditional Use Permit and in compliance with requirements.



HISTORY: Betty-Rose Subdivision was recorded on June 4, 1946. The building was previously used for storage. No previous CUP requests were found on file for this property.

ANALYSIS: The applicant is proposing to operate a welding school with classes consisting of 10 students and 2 trained staff members. The hours of operation will be split into two shifts, 7 a.m. to 12 p.m. and 1 p.m. to 6 p.m. Monday through Saturday.

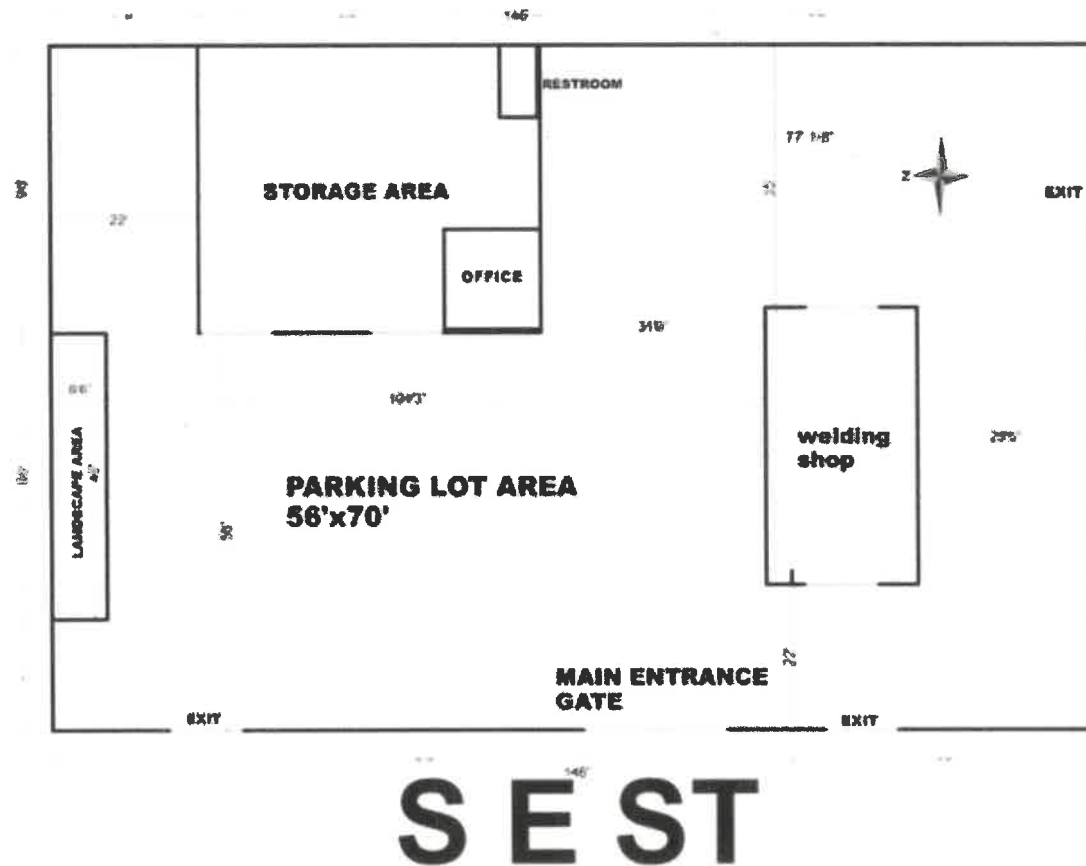
The site plan must comply with all other Zoning Ordinances, Building Codes, Fire Department requirements, and all requirements on the building permit, including setbacks, landscaping, and parking. The proposed welding school must also comply with the following specific requirements:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 12 parking spaces;
- 3) 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;
- 4) The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas;
- 5) 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;
- 6) 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;
- 7) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 8) The number of persons within the building shall be restricted based on the Max Occupant Load;
- 9) Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

RECOMMENDATION: Staff recommends approval of the request, subject to compliance with the Zoning Ordinance, Fire Department, and Building Code requirements.

The property is located at 601 E
Beaumont Ave, McAllen, TX 78501,
and is positioned at the intersection
of E Beaumont Ave and S E St.



E BEAUMONT AVE

Free SD export
floorplanner

APR 14 2026

BY:

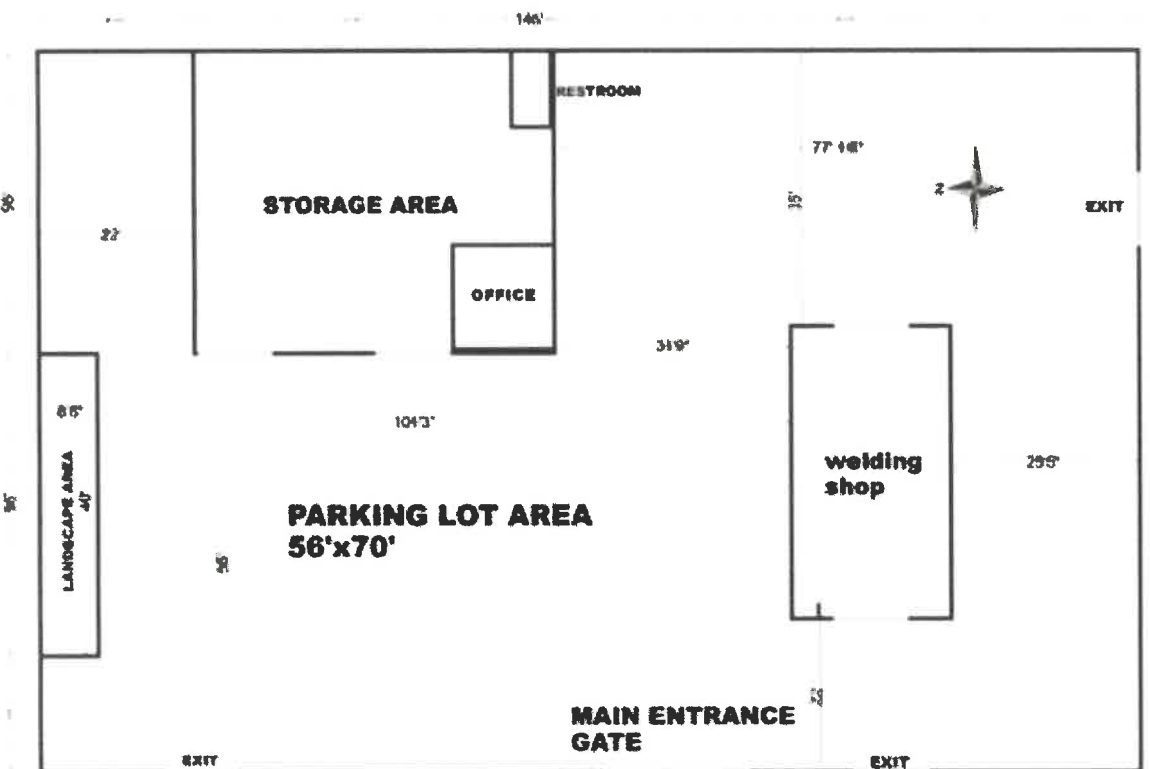
CW

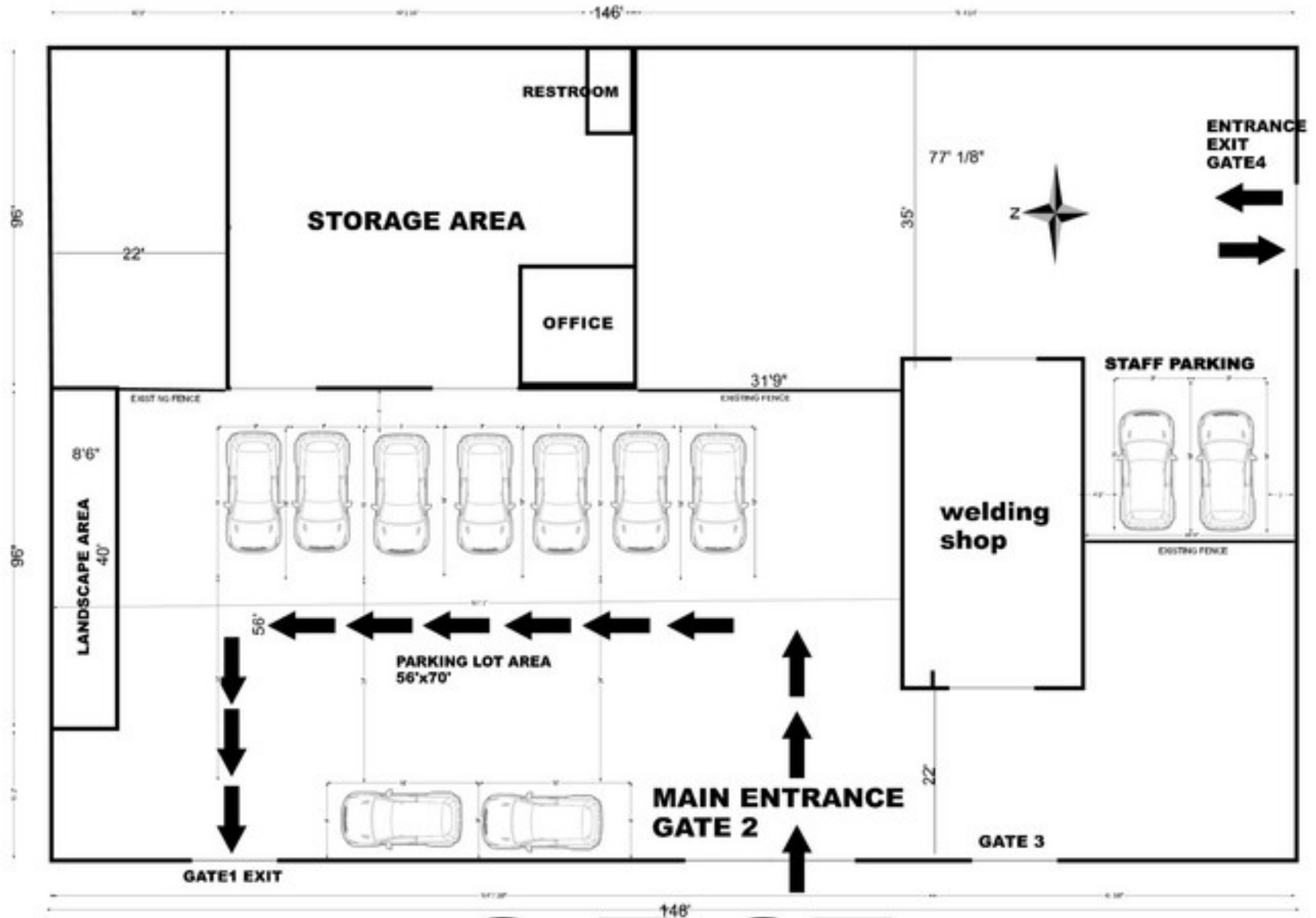
The property currently consists of two (2) warehouse structures and one (1) restroom. All proposed improvements are interior only and include the addition of one (1) office space measuring 12' x 15' within the storage warehouse, as well as the installation of ten (10) welding booths, each measuring 6' x 5'6", within the welding shop. No exterior modifications are

proposed.

E BEAUMONT AVE

S E ST





SE ST

E BEAUMONT AVE

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>North Mcallen Lot 10A, Block 17 Subdivision</i>
Owner Name	<i>Mirtala Garza Ramirez</i>
Engineering Firm	<i>Homero Luis Gutierrez</i>
Existing Zoning	<i>R-3A (Apartments)</i>
Proposed Zoning	<i>R-3A (Apartments)</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department

N. 12TH ST.

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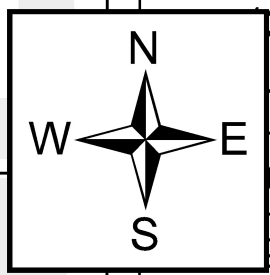
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N. 11TH ST.

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LOCATION

SAUNDERS

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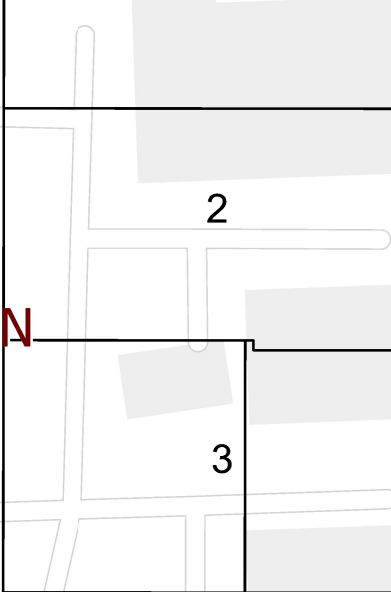
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N 10TH ST

PROPOSED NORTH MCALLEN LOT 10A BLK 17 WEST HALF SUBDIVISION



EBONY AVE.

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DATE PALM AVE.

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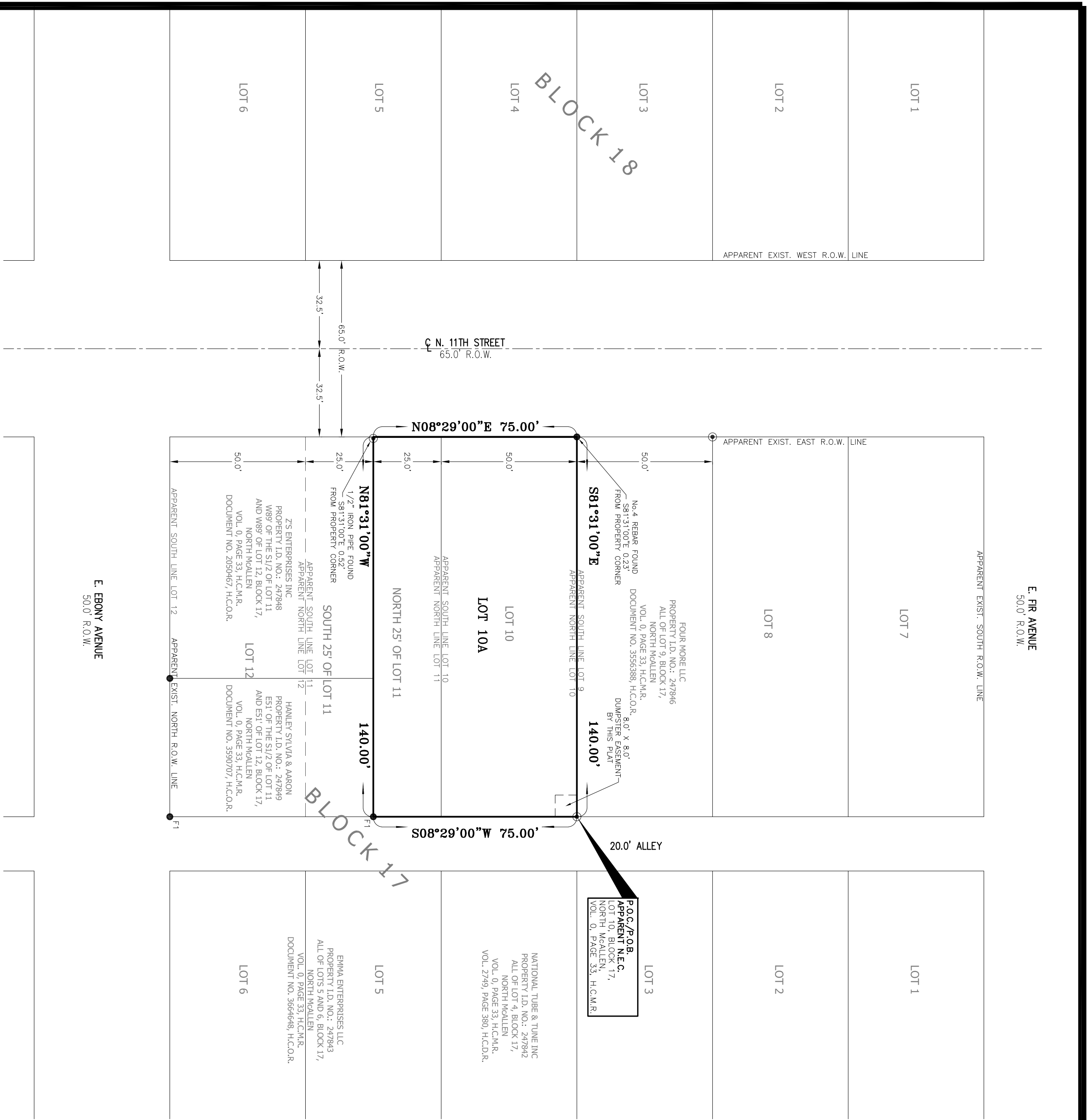
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ONES

VISION

O.T. MCALLEN NORTH



NORTH McALLEN LOT 10A, BLOCK 17, SUBDIVISION

CITY OF McALLEN, HIDALGO COUNTY, TEXAS
 A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH
 HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF
 RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTRACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIRETALA G. ADAME	215 GROVEWOOD AVE.	MISSION, TEXAS 78572	(956) _____
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988



GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES: 1. UNSTRUCTURED SETBACK FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURED SETBACKS FOR EASEMENTS. REAR: 10.0 FT. OR GREATER FOR EASEMENTS. SIDES: 6.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACKS APPLY.
- LANDS CONTAINED WITHIN THIS SUBDIVISION ARE IN ZONE "B" (SHADED); AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVERS FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG N. WAKE ROAD.
- 4' WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG N. 11TH STREET.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 1,263.96 CUBIC FEET OR 0.029 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- 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.
- BENCHMARK: TOP OF NO. 4 IRON ROD WITH YELLOW PLASTIC CAP LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION, DATUM USED IS NAD83 GDS ELEVATION: 103.08, N=1690109536000, E=10729453410
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

BY: _____ DEPUTY



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

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

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **NORTH McALLEN LOT 10A, BLOCK 17, SUBDIVISION** OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE PROGRESS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL 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: LUIS LAURO ADAME
 215 GROVEWOOD AVE.
 MISSION, TEXAS 78572

OWNER: MIRETALA G. ADAME
 215 GROVEWOOD AVE.
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

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

STATE OF TEXAS
 CITY OF McALLEN

DATE _____

CHAIRMAN
 PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS

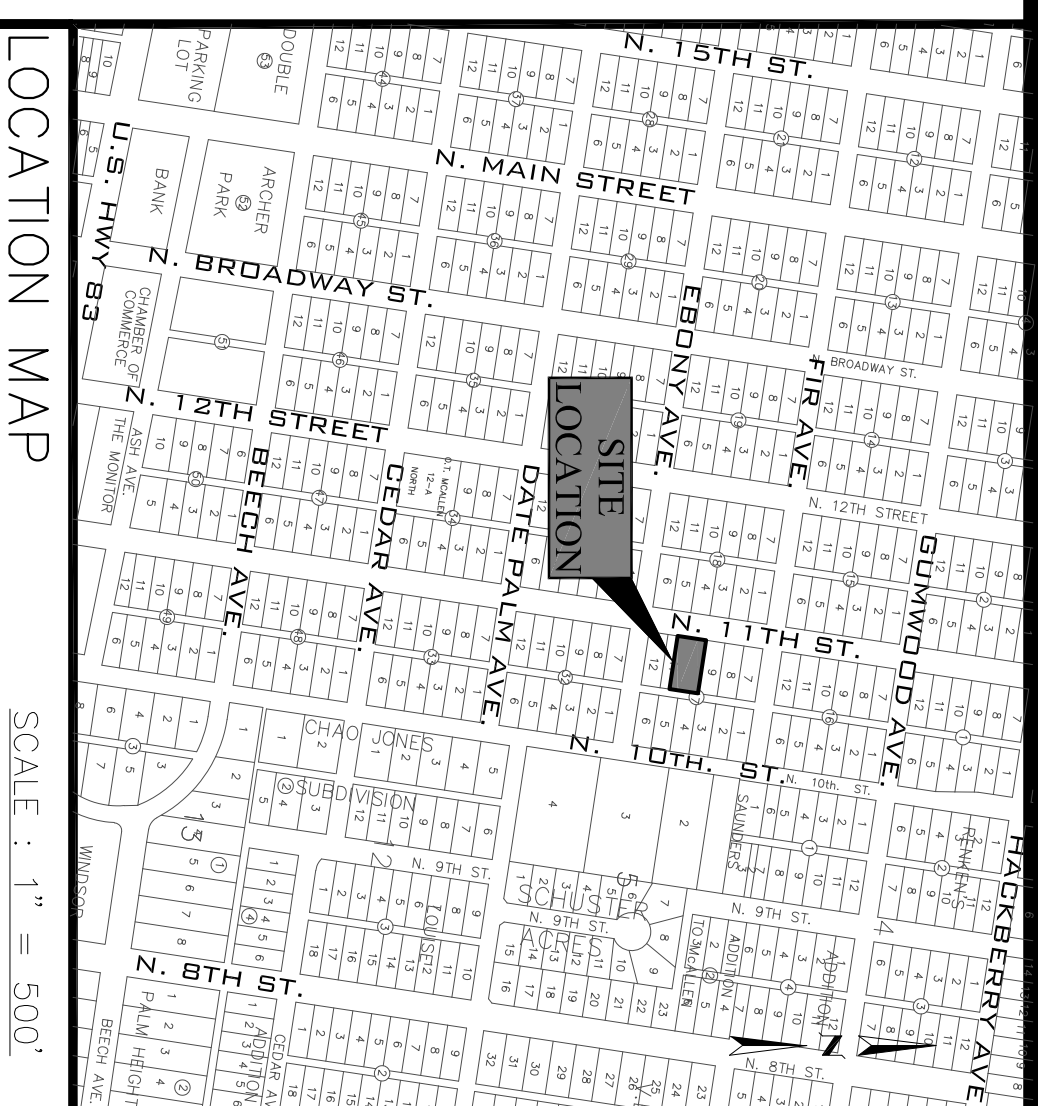
HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

HOMERO LUIS GUTIERREZ, P.E.
 REG. PROFESSIONAL ENGINEER #36639



STATE OF TEXAS

HOMERO LUIS GUTIERREZ, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #2791



PREPARED BY:
 HLG PLAN REVIEW SERVICES
 HOMERO LUIS GUTIERREZ, P.E., OWNER
 P.O. Box 548
 McALLEN, TEXAS 78505
 DATE PREPARED: MAY 26, 2026
 DATE SURVEYED: JUNE 4, 2025

METES AND BOUNDS

A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF NORTH 11TH STREET 7000 FEET NORTH AND 100 FEET WEST OF THE INTERSECTION OF NORTH 11TH STREET AND BROADWAY AVENUE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND 1/2 INCH IRON PIPE FOR THE APPARENT NORTHEAST OF SAID LOT 10, BLOCK 17, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.241-OF AN ACRE TRACT HEREIN DESCRIBED:

THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 50.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11, A TOTAL DISTANCE OF 75.00 FEET TO A POINT OF BEGINNING (P.O.B.) OF SAID 0.241-OF AN ACRE TRACT OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH 11TH STREET (WHERE A FOUND 1/2 INCH IRON PIPE BEARS 881°31'00"E A DISTANCE OF 0.52 FEET FROM SAID POINT) FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE SAID NORTH 11TH STREET EXISTING EAST RIGHT-OF-WAY LINE AND THE APPARENT WEST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 75.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11, A TOTAL DISTANCE OF 140.00 FEET TO A POINT OF BEGINNING (P.O.B.) OF SAID 0.241-OF AN ACRE TRACT OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO THE SAID 1/2 IRON PIPE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.241 OF AN ACRE OF LAND, MORE OR LESS.

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 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 SITE AND CONDITIONS THEREON. THE DISTRICT DOES NOT ASSUME THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

REGUL. SECTIN. P.E. CI.#M. DATE: _____

HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
 TBPB Firm Licensd No. F-10428



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: NORTH MCALLEN LOT 10A, BLOCK 17 SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 11th Street: 65 ft. ROW Existing Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **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
Paving _____ Curb & gutter _____ **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 **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. -Existing improvements remain as now exist. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance

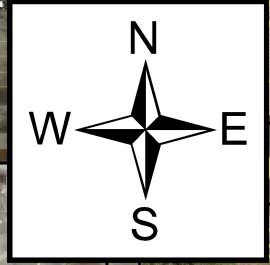
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Rear: 10 ft. or greater for easements. - Revise plat note as shown above. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>* Sides: 6 ft. or greater for easements - revise plat note as stated above. **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>Corner - this is not a corner lot **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setbacks applies. - Revise note as stated above **Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on N. 11th Street. **Subdivision Ordinance: Section 134-120</p>	<p>Compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - must be on a separate plat note. **Landscaping Ordinance: Section 110-46</p>	<p>Required</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - must be on a separate plat note. **Landscaping Ordinance: Section 110-46</p>	<p>Required</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>

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

<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 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 for an R-3A is 7,800 sqft **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing R-3A (Apartments) Proposed R-3A (Apartments) ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Clarify the number of units proposed to establish park fees. Park fees were paid 	Applied
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Clarify the number of units proposed to establish required park fee, prior to final. - Park fees were paid. 	Applied
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Trip Generation for 1 lot Multifamily subdivision is waived as per traffic department 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
COMMENTS	
<ul style="list-style-type: none"> Comments: - Public Hearing will need to take place. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. 	Applied

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



N. 12TH ST.

N. 11TH ST.

N 10TH ST

LOCATION

SAUNDERS

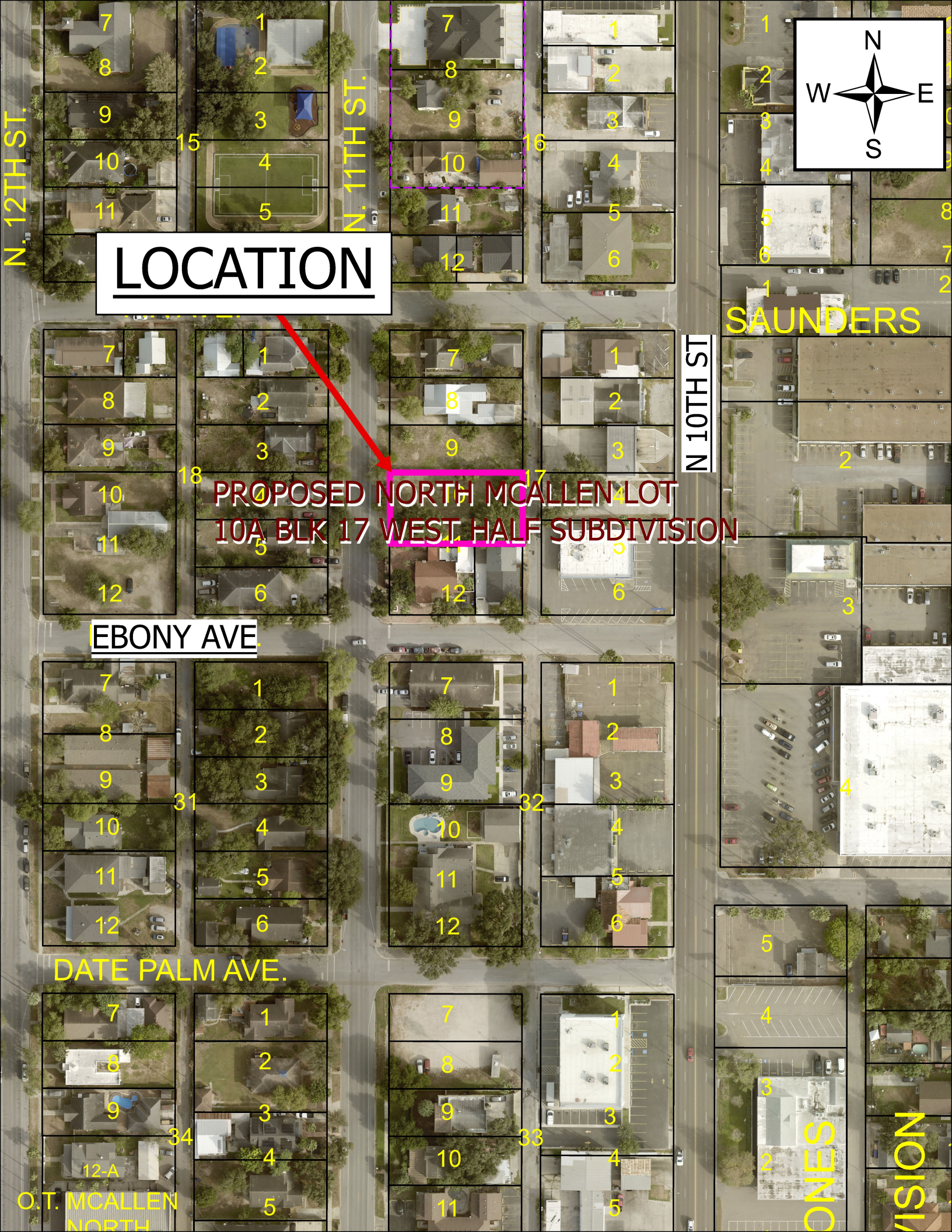
EBONY AVE

PROPOSED NORTH MCALLEN LOT 10A BLK 17 WEST HALF SUBDIVISION

DATE PALM AVE.

O.T. MCALLEN NORTH

ONES
VISION



CITY OF McALLEN

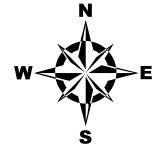
Planning & Zoning Commission Meeting

Subdivision Name	<i>Brier Village Phase II</i>
Owner Name	<i>Four Stone Assets LLC</i>
Engineering Firm	<i>Melden and Hunt Inc</i>
Existing Zoning	<i>R-1 Single Family Residential</i>
Proposed Zoning	<i>R-3A Multifamily Residential Apartment</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department

MAINTENANCE FACILITY 318

LOCATION



NOLANA AVE

PROPOSED BRIER VILLAGE SUBDIVISION (REVISED)

-35
PROPOSED BRIER VILLAGE SUBD

BENTSEN ROAD

NOLANA AVE

308

20' R.O.W.

RINCON

-22
3701

-20
3717

-15
3637

I.D. #1

HACIENDA

43RD ST

4325

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4300/4350

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N. 43RD ST

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METES AND BOUNDS DESCRIPTION:

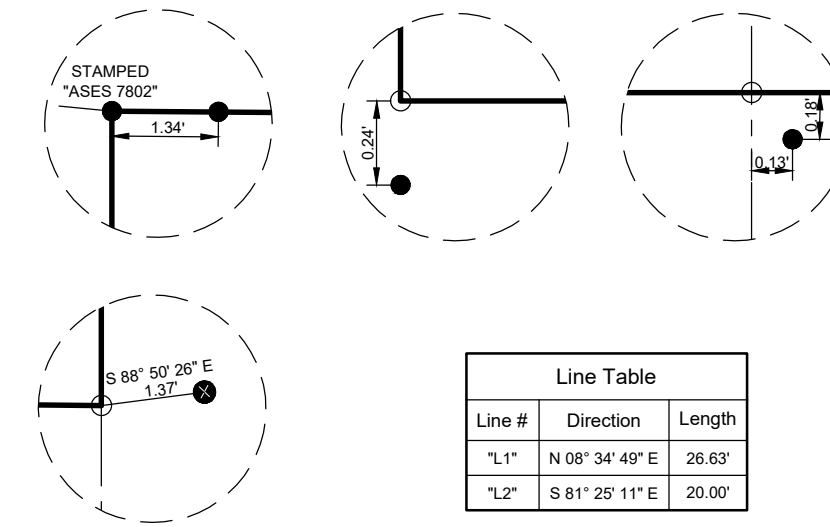
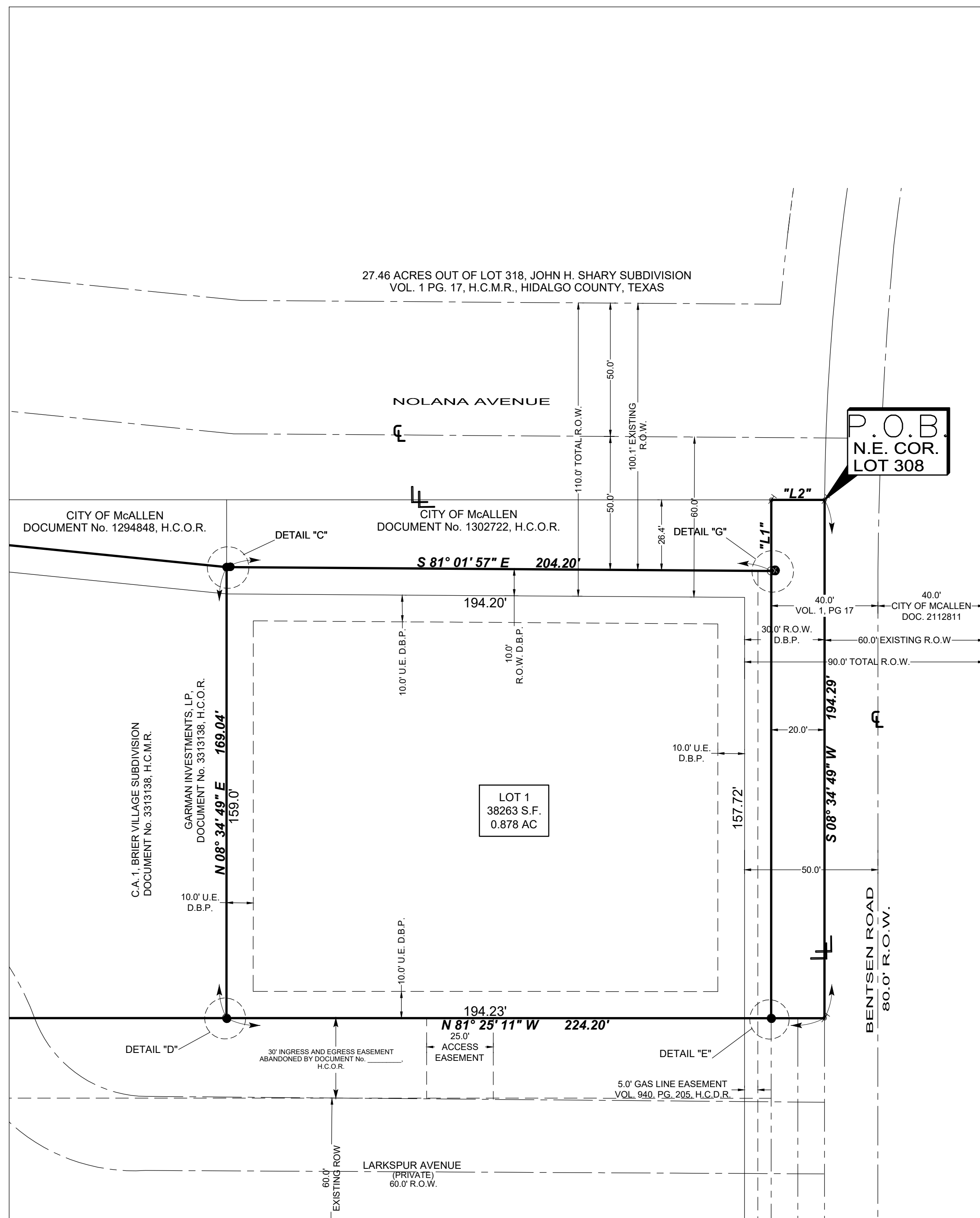
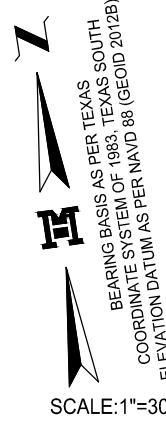
**SUBDIVISION MAP OF
BRIER VILLAGE II
(PRIVATE SUBDIVISION)**

BEING A SUBDIVISION OF A 0.878 OF ONE ACRE
BEING OUT OF LOT 308,
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONTAINING 0.878 OF ONE ACRE SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 0.878 OF ONE ACRE WAS CONVEYED TO FOUR STONES ASSETS, LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3316172, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.878 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 308 AND WITHIN THE EXISTING RIGHTS-OF-WAY OF NOLANA AVENUE AND BENTSEN ROAD, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 49" W ALONG THE EAST LINE OF SAID LOT 308 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 194.29 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 25' 11" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD FROM WHICH A NO. 4 REBAR FOUND BEARS S 26° 44' 16" E A DISTANCE OF 0.23 FEET, CONTINUING A TOTAL DISTANCE OF 224.20 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 19° 17' 40" E, A DISTANCE OF 0.27 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 49" E A DISTANCE OF 169.04 FEET TO A NO. 4 REBAR SET, ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 01' 57" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF NOLANA AVENUE, AT A DISTANCE OF 1.34 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 204.20 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, FROM WHICH A CUT "X" IN CONCRETE FOUND BEARS S 88° 50' 26" E, A DISTANCE OF 1.37 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 34' 49" E, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, A DISTANCE OF 26.63 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 25' 11" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.878 OF ONE ACRE, OF WHICH 0.089 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD LEAVING A NET OF 0.789 OF ONE ACRE OF LAND, MORE OR LESS.



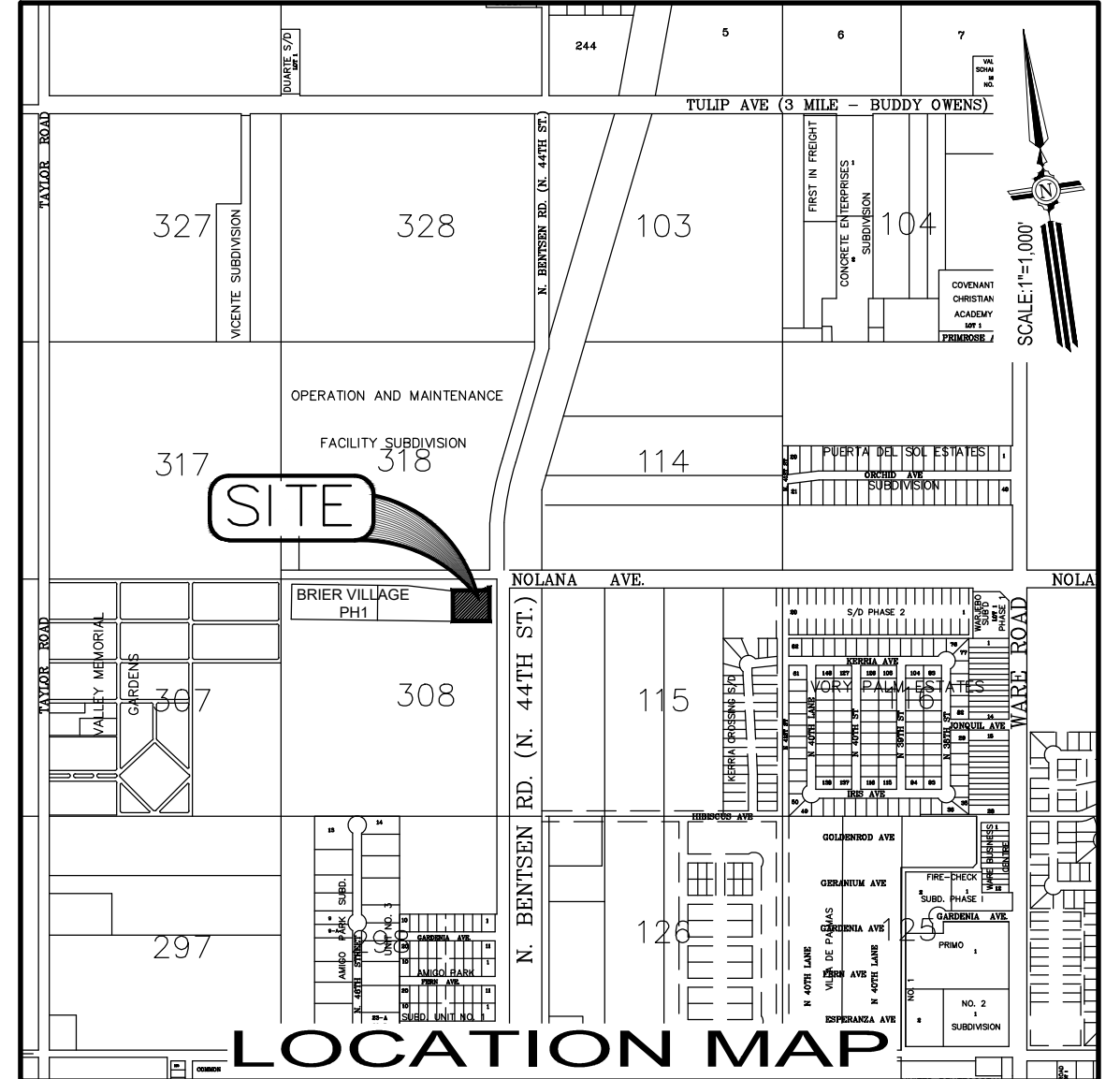
Line #	Direction	Length
"L1"	N 08° 34' 49" E	26.63
"L2"	S 81° 25' 11" E	20.00

LEGEND

- FOUND No.4 REBAR
- ⊙ FOUND PIPE
- ⊙ FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⊙ SET NAIL
- R.O.W. - RIGHT OF WAY
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- AC - ACRES
- Sq Ft - SQUARE FEET
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- CL - CENTER LINE
- D.B.P. - DEDICATED BY PLAT

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING."
ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 20 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT, WHICHEVER IS GREATER APPLIES, WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 33,775 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 36,633 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE NORTH SIDE OF THE PROPERTY .
5. CITY OF McALLEN BENCHMARK: (BENTSEN) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 08, 1999, BEING LOCATED INSIDE THE McALLEN PUBLIC WORKS WHICH IS IN BENTSEN RD AND SOUTH OF 3 MILE LINE. STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. CAP ON TOP AT ELEVATION = 123.99, NORTHING: 16614919.50858, EASTING: 1061694.29109 (NAVD89).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. SIDEWALK REQUIRED ALONG N. BENTSEN ROAD AND NOLANA AVENUE
8. NO CURB CUT, ACCESS, OR LOT FRONTAGE ALONG N. BENTSEN ROAD OR NOLANA AVENUE.
9. COMMON AREAS, ANY PRIVATE STREET/DRIVERS, GATE AREAS, ETC. MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
10. MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR THE CITY SERVICE WILL BE PROVIDE AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY AND MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH BENTSEN ROAD AND NOLANA AVENUE.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES



DRAWN BY: E.V.Z.	DATE: 10-23-25
REVISED BY: A.A.	DATE: 12-22-25
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

TBPE FIRM # F-1435

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



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

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

SUBDIVISION MAP OF BRIER VILLAGE II (PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 0.878 OF ONE ACRE
BEING OUT OF LOT 308,
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING COMMISSION

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

GARMAN REAL ESTATE
DEVELOPMENT LLC, A TEXAS
LIMITED LIABILITY COMPANY

IRENE URIBE, MANAGER
1804 N 23rd STREET
MCALLEN, TX 78501

DATE

CARLOS GARZA, MANAGER
1804 N 23rd STREET
MCALLEN, TX 78501

DATE

ROBERTO GARZA, MANAGER
1804 N 23rd STREET
MCALLEN, TX 78501

DATE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IRENE URIBE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

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

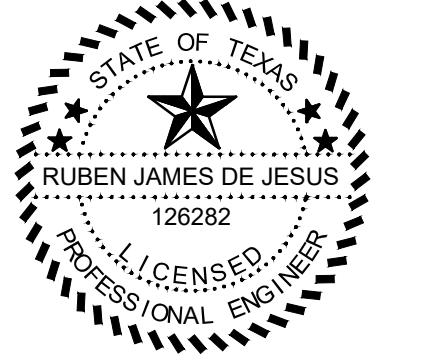
STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN JAMES DE JESUS, P.E. # 126282
DATE PREPARED: 06-01-2023
ENGINEERING JOB No. 23094.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

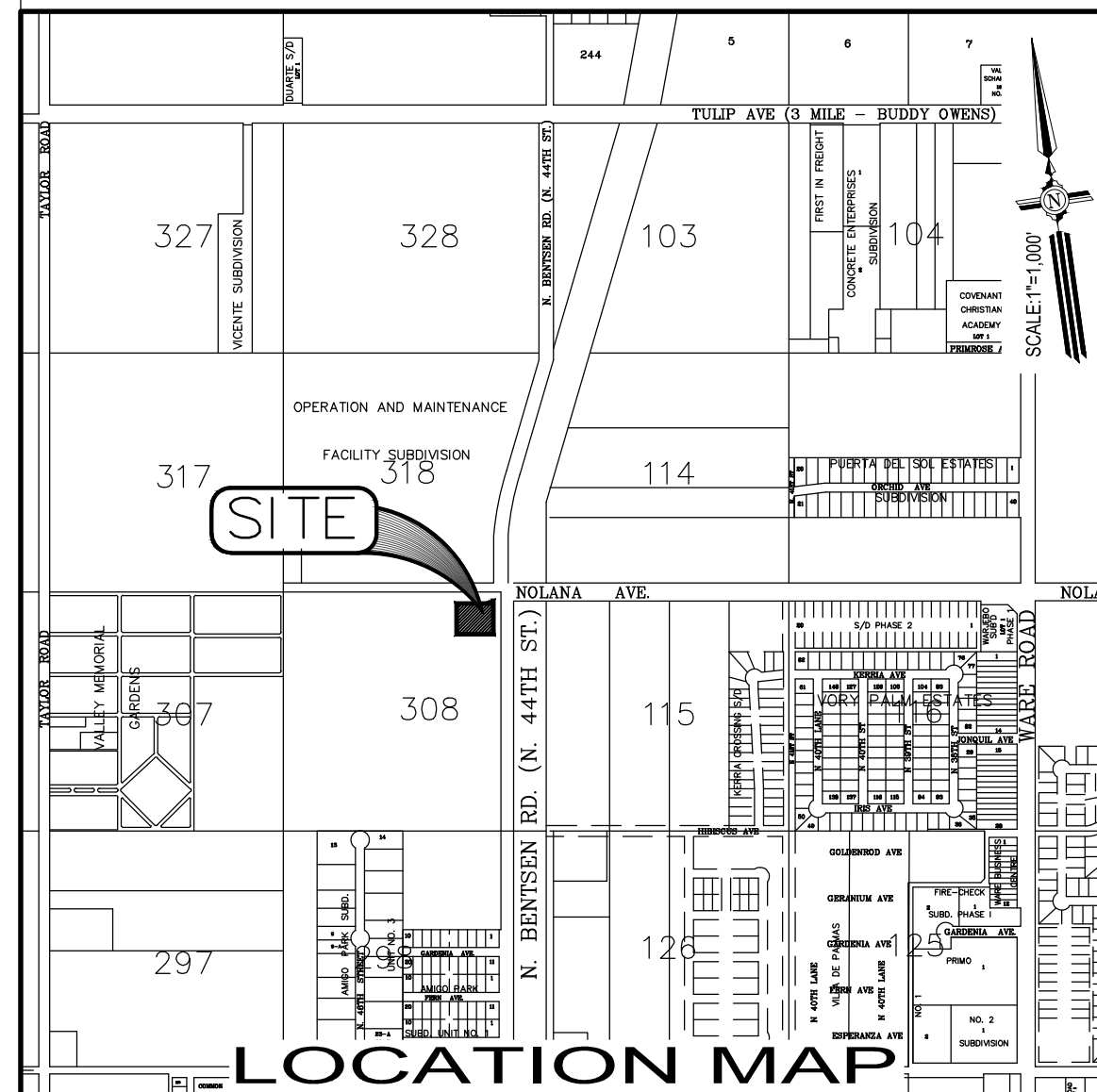
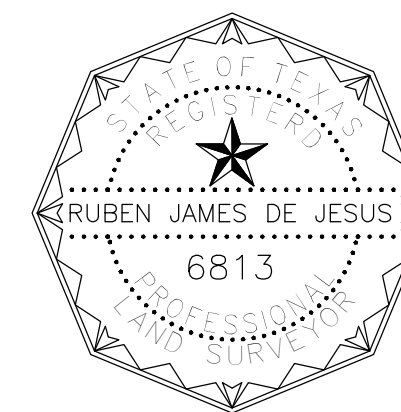


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF BRIER VILLAGE II SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-01-2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

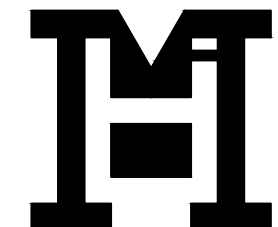
RUBEN JAMES DE JESUS, R.P.L.S. # 6813
DATE SURVEYED: 06-01-2023
SURVEY JOB No. 21210.02

DATE:



DRAWN BY: E.V.Z. DATE: 10-23-25
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

TBPE FIRM # F-1435



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Reviewed On: 5/26/2026

SUBDIVISION NAME: BRIER VILLAGE PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Nolana Avenue: Dedication as needed for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Compliance
North Bentsen Road: dedication needed for 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -If the existing ROW is 80 ft., please show and label it prior to final. - There shows to be a 30 ft dedicated by this plat, but then part of the 30 ft dedication already has a volume and page, please clarify if that is part of the dedication. -Show 50 ft. ROW from centerline to verify required dedication prior to final. -The ROW dedication along N. Bentsen Road overlaps the existing 5 ft. gas line easement. Clarify and resolve the overlap prior to final. Any abandonment must be finalized prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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 **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3T Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Plat note No. 9 is proposed. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Applied

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 or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Proposing Front: 20 ft. or greater for easements or approved site plan ****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: (Proposing) 6 ft. or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 feet or greater for easements or approved site plan in accordance with the zoning ordinance or greater for easements or approved site plan. ****Zoning Ordinance: Section 138-356</p>	Applied
<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 North Bentsen Road and Nolana Avenue. **5 ft. sidewalk might be required by Engineering Dept. for TxDOT roads prior to final. ***Finalize note wording requirements prior to final. ****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>* (Proposing) 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bentsen Road and Nolana Road. **Note is subject to change once subdivision layout has been finalized. ***Finalize note prior to final. **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. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* (Proposing) No curb cut, access, or lot frontage permitted along N. Bentsen Road and Nolana Avenue. Revisions needed: -Clarify the access to the lot as the property does not front any other streets. - As per Traffic Department, Beto from the project engineer firm confirmed that the access is going to be off of Larkspur Avenue behind the gates. A recorded access easement may be needed **Note to be subject to change once subdivision layout has been established, finalize note wording prior to final. ***Must comply with City Access Management Policy</p>	Applied

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, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions needed: -Remove plat note No. 13 prior to final, as note No.12 include the verbiage regarding gate's maintenance.</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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	Required
	NA
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing:R-1(Single Family Residential) District Proposed: R-3A (Apartment Residential) District **City Commission approved a rezoning request from R-1 to R-3A for the subject property on September 11, 2023. ***Zoning Ordinance: Article V</p>	Applied
<p>* Existing:R-1(Single Family Residential) District Proposed: R-3A (Apartment Residential) District **City Commission approved a rezoning request from R-1 to R-3A for the subject property on September 11, 2023. ***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Based on the submitted letter, 18 dwelling units will be built. Based on \$700 per dwelling unit, \$12,600 must be paid for park fees prior to recording. - As per City Manager's Office, on August 19, 2025, variance request to pay 50% of the fees upfront prior to plat recording & 50% at permit application was disapproved. Payment in full will be required prior to recording.</p>	Required

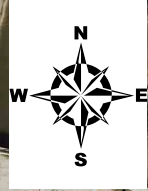
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Based on the submitted letter, 18 dwelling units will be built. Based on \$700 per dwelling unit, \$12,600 must be paid for park fees prior to recording. - As per City Manager's Office, on August 19, 2025, variance request to pay 50% of the fees upfront prior to plat recording & 50% at permit application was disapproved. Payment in full will be required prior to recording.C.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>- Clarify the access to the property prior to final, as the lot does not front Lurkspur Ave. A recorded access easement and a plat note may be needed prior to final. - Resolve the overlap of the existing gasline easement with the R.O.W. dedication on N. Bentsen Road prior to final. - Lot dimensions after R.O.W. dedication is needed on plat. - Verify and revise Lot 1 acreage (after dedication) written on plat as it seems to be the same as the gross acres. - Remove the setback line and label from plat prior to final. Show all existing and dedicated easements on plat prior to final. - The subdivision name on plat does not match the submitted application. Clarify if "Private" is part of the subdivision name. If not, please remove it from the title and only keep "(Private Subdivision)" written in smaller font under the name of the subdivision. If it is, the originally submitted application must be revised prior to final. * At the Planning & Zoning meeting of June 20, 2023 the subdivision was approved in Preliminary form Subject to conditions noted, drainage & utilities approval. * Disclaimer: Any abandonments must be done by separate process, not by plat. * Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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

MAINTENANCE FACILITY
318

LOCATION



NOLANA AVE

N. 43RD ST

VENTANA DEL C...

PROPOSED BRIER VILLAGE
SUBDIVISION
(REVISED)

35
PROPOSED BRIER
VILLAGE SUBD

NOLANA AVE

BENTSEN ROAD

20' R.O.W.

RINCON

308

43RD ST

HACIENDA

I.D. #1

-70
-75
-65
-45

-22
3701

-15
3637

-20
3717

4325

32

2

13

14

-06

4099

4300/4350

45

44

54

53

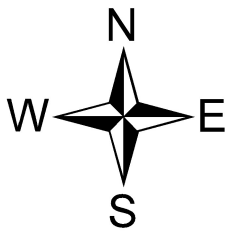
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Las Brisas Phase II Subdivision</i>
Owner Name	<i>ML Rhodes, LLC</i>
Engineering Firm	<i>Melden & Hunt, Inc</i>
Existing Zoning	<i>R-1 (Single-Family Residential)</i>
Proposed Zoning	<i>R-1 (Single Family Residential)</i>
Number of Lots	<i>105</i>

City of McAllen Planning Department

LOCATION



MONTE CRISTO RD.

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

BL

OCK 5

6

7

8

1

9

5

MAN

Curve #	Delta	Radius	Chord Length	Chord Direction	Chord Length	Tangent
C1	4° 47' 34"	925.00	77.38	S2° 15' 12"E	77.30	38.71
C2	93° 18' 52"	20.00	32.57	S42° 00' 28"W	29.09	21.19
C3	3° 02' 37"	325.00	17.26	S88° 59' 22"W	17.36	8.63
C4	15° 46' 18"	889.30	272.30	S70° 02' 44"W	271.44	137.01
C5	24° 15' 35"	300.00	127.02	S79° 51' 15"E	126.08	64.48
C6	32° 58' 36"	400.00	230.22	N84° 12' 48"W	227.06	118.40
C7	20° 40' 24"	450.00	162.37	N89° 38' 36"E	161.49	82.06
C8	21° 41' 34"	450.00	170.37	S69° 10' 25"E	169.36	86.22
C9	168° 00' 12"	200.00	586.44	S37° 40' 16"W	397.81	1,903.40
C10	18° 01' 39"	200.00	62.93	S55° 20' 39"E	62.67	31.73
C11	41° 11' 51"	350.00	251.68	N43° 45' 33"W	246.27	131.55
C12	71° 55' 04"	280.00	351.48	S18° 40' 42"W	328.84	203.13
C13	43° 02' 27"	300.00	225.36	S11° 32' 25"E	220.10	118.30
C14	109° 25' 09"	85.00	162.33	S87° 48' 08"E	138.76	120.09
C15	170° 53' 59"	35.00	104.40	N57° 01' 27"W	69.78	439.80
C16	7° 40' 01"	625.00	83.63	S24° 30' 32"W	83.51	41.88
C17	144° 54' 00"	45.00	113.80	S86° 47' 39"E	85.81	142.29
C18	30° 33' 52"	145.00	77.35	N29° 37' 24"W	76.44	39.62
C19	11° 50' 31"	300.00	62.03	S38° 59' 04"E	61.32	31.13
C20	4° 47' 34"	925.00	77.38	S2° 15' 12"E	77.30	38.71
C21	93° 18' 52"	20.00	32.57	N42° 00' 28"E	29.09	21.19
C22	10° 53' 44"	275.00	52.30	S85° 53' 14"E	52.22	26.23
C23	12° 42' 55"	275.00	61.03	S74° 04' 55"E	60.30	30.64
C24	0° 19' 08"	425.00	2.36	N67° 53' 01"W	2.36	1.18
C25	6° 08' 51"	425.00	45.67	N71° 07' 01"W	45.58	22.82
C26	6° 01' 45"	425.00	44.72	N77° 12' 19"W	44.70	22.38
C27	5° 55' 17"	425.00	43.92	N83° 10' 52"W	43.90	21.98
C28	6° 39' 37"	425.00	49.40	N89° 28' 17"W	49.38	24.73
C29	6° 39' 22"	425.00	49.37	S83° 52' 14"W	49.34	24.71
C30	11° 14' 22"	425.00	9.19	S79° 55' 22"W	9.19	4.60
C31	5° 02' 02"	425.00	37.34	N81° 49' 12"E	37.33	18.68
C32	6° 30' 37"	425.00	48.29	N87° 35' 31"E	48.27	24.17
C33	7° 23' 39"	425.00	54.85	S85° 27' 21"E	54.81	27.48
C34	7° 52' 30"	425.00	58.43	S77° 49' 12"E	58.39	29.28
C35	7° 52' 30"	425.00	58.41	S69° 59' 37"E	58.37	29.25
C36	7° 05' 27"	425.00	52.60	S62° 27' 39"E	52.56	26.33
C37	0° 35' 17"	425.00	4.36	S58° 37' 17"E	4.36	2.18
C38	10° 09' 53"	225.00	39.92	N63° 24' 35"W	39.86	20.01
C39	10° 39' 32"	225.00	41.86	N73° 49' 17"W	41.80	20.99
C40	12° 16' 53"	225.00	48.23	N85° 17' 30"W	48.14	24.21
C41	12° 09' 35"	225.00	47.75	S82° 29' 16"W	47.68	23.87
C42	9° 35' 31"	225.00	37.67	S71° 36' 43"W	37.62	18.88
C43	7° 41' 43"	225.00	30.22	S62° 58' 06"W	30.20	15.13
C44	7° 38' 28"	225.00	30.01	S55° 18' 01"W	29.98	15.03
C45	6° 49' 51"	225.00	34.68	S47° 03' 52"W	34.64	17.37
C46	7° 38' 56"	225.00	30.04	S38° 49' 28"W	30.02	15.04
C47	7° 14' 09"	225.00	28.41	S31° 22' 56"W	28.40	14.23
C48	12° 01' 55"	225.00	47.25	S21° 44' 54"W	47.18	23.71
C49	11° 40' 36"	225.00	45.85	S9° 53' 38"W	45.77	23.01
C50	11° 51' 05"	225.00	46.54	S1° 52' 12"E	46.48	23.35
C51	12° 40' 17"	225.00	49.76	S14° 07' 52"E	49.66	24.98
C52	10° 46' 36"	225.00	55.41	S27° 31' 19"E	55.27	27.85
C53	3° 50' 19"	20.00	1.34	N32° 39' 27"W	1.34	0.67
C54	75° 34' 40"	20.00	26.38	N7° 03' 02"E	24.51	15.51
C55	3° 41' 12"	305.00	19.62	S42° 59' 48"W	19.62	9.82

Curve #	Delta	Radius	Chord Length	Chord Direction	Chord Length	Tangent
C56	9° 49' 16"	305.00	52.28	S36° 14' 32"W	52.22	26.20
C57	9° 08' 10"	305.00	48.63	S28° 45' 49"W	48.58	24.37
C58	9° 03' 38"	305.00	48.23	S17° 39' 56"W	48.18	24.17
C59	8° 56' 02"	305.00	47.56	S8° 40' 08"W	47.51	23.83
C60	8° 44' 03"	305.00	46.49	S0° 09' 57"E	46.45	23.29
C61	9° 02' 35"	305.00	48.14	S9° 03' 16"E	48.09	24.12
C62	1° 24' 47"	305.00	7.52	S14° 16' 57"E	7.52	3.76
C63	31° 55' 32"	70.00	39.00	N0° 58' 25"E	38.50	20.02
C64	14° 34' 51"	70.00	17.81	N24° 13' 36"E	17.77	8.96
C65	26° 03' 10"	60.00	27.28	S18° 29' 27"W	27.05	13.88
C66	25° 13' 24"	60.00	26.41	S7° 08' 50"E	26.20	13.42
C67	24° 50' 33"	60.00	26.01	S32° 10' 49"E	25.81	13.22
C68	24° 49' 27"	60.00	26.00	S24° 49' 27"E	25.79	13.21
C69	25° 10' 14"	60.00	26.36	S82° 00' 39"E	26.15	13.40
C70	24° 54' 53"	60.00	26.02	N72° 58' 47"E	25.82	13.22
C71	24° 57' 29"	60.00	26.14	N48° 04' 37"E	25.93	13.28
C72	23° 52' 14"	60.00	25.00	N23° 39' 46"E	24.82	12.68
C73	23° 52' 24"	60.00	25.00	N12° 13' 37"W	24.82	12.68
C74	23° 54' 49"	59.90	25.00	N24° 04' 54"W	24.82	12.68
C75	15° 28' 55"	59.90	16.19	N43° 48' 45"W	16.14	8.14
C76	2° 36' 33"	89.95	4.10	S60° 02' 21"E	4.10	2.05
C77	32° 05' 49"	90.00	45.00	S32° 48' 55"E	49.76	25.89
C78	8° 11' 58"	255.00	36.49	S12° 40' 02"E	36.46	18.28
C79	16° 54' 00"	255.00	75.21	N23° 07' 03"E	74.94	37.88
C80	13° 49' 56"	255.00	61.56	S15° 14' 55"W	61.41	30.93
C81	22° 40' 28"	255.00	100.91	S33° 30' 08"W	100.28	51.13
C82	7° 24' 58"	20.00	27.72	S84° 32' 51"W	25.56	16.61
C83	8° 36' 49"	225.00	33.83	S60° 03' 04"E	33.79	16.94
C84	3° 44' 09"	325.00	21.19	N62° 29' 24"W	21.19	10.60
C85	10° 49' 55"	325.00	61.44	N55° 12' 22"W	61.35	30.81
C86	10° 49' 30"	325.00	61.40	N44° 22' 39"W	61.31	30.79
C87	12° 05' 27"	325.00	68.58	N32° 55' 11"W	68.46	34.42
C88	3° 32' 00"	325.00	20.04	N25° 08' 32"W	20.04	10.02
C89	2° 53' 40"	991.22	50.07	S89° 54' 27"W	50.07	25.04
C90	3° 04' 18"	375.00	20.10	N24° 28' 36"W	20.10	10.05
C91	7° 18' 15"	375.00	47.81	N29° 37' 52"W	47.77	23.94
C92	5° 37' 14"	375.00	36.79	N36° 06' 36"W	36.77	18.41
C93	5° 54' 08"	375.00	38.63	N41° 51' 17"W	38.61	19.33
C94	6° 09' 51"	375.00	40.34	N47° 53' 16"W	40.32	20.19
C95	6° 28' 48"	375.00	42.41	N54° 12' 35"W	42.39	21.23
C96	6° 54' 14"	375.00	45.19	N60° 54' 07"W	45.16	22.62
C97	27° 20' 11"	175.00	83.49	S50° 41' 24"E	82.70	42.56
C98	28° 30' 55"	175.00	87.09	S22° 45' 51"E	86.20	44.47
C99	28° 31' 00"	175.00	87.10	S5° 45' 06"W	86.20	44.47
C100	28° 30' 51"	175.00	87.09	S34° 16' 02"W	86.20	44.47
C101	28° 30' 30"	175.00	87.07	S62° 48' 43"W	86.18	44.46
C102	28° 57' 57"	175.00	88.47	N88° 29' 03"W	87.53	45.20
C103	15° 40' 27"	175.00	47.87	N66° 09' 52"W	47.72	24.08
C104	2° 28' 36"	475.00	20.53	S89° 32' 56"E	20.53	10.27
C105	4° 26' 50"	475.00	36.87	S63° 01' 39"E	36.86	18.44
C106	9° 33' 10"	475.00	79.20	S70° 01' 40"E	79.10	39.69
C107	84° 47' 03"	20.00	29.60	N32° 24' 43"W	29.97	18.26
C108	6° 28' 12"	325.00	36.70	S6° 44' 42"W	36.68	18.37
C109	7° 41' 40"	325.00	43.66	S0° 20' 17"E	43.62	21.86
C110	7° 31' 08"	325.00	42.65	S7° 56' 44"E	42.62	21.36

Curve #	Delta	Radius	Chord Length	Chord Direction	Chord Length	Tangent
C111	7° 34' 10"	325.00	42.94	S15° 29' 23"E	42.90	21.50
C112	7° 43' 20"	325.00	43.80	S23° 06' 07"E	43.77	21.93
C113	8° 13' 28"	325.00	46.65	S31° 06' 32"E	46.61	23.37
C114	9° 41' 04"	325.00	54.93	S40° 03' 48"E	54.87	27.53
C115	14° 07' 43"	120.00	29.59	N37° 50' 29"W	29.52	14.87
C116	10° 13' 43"	120.00	21.42	N25° 39' 46"W	21.39	10.74
C117	6° 12' 26"	120.00	13.00	N17° 26' 41"W	12.99	6.51
C118	16° 02' 15"	70.00	19.59	S22° 21' 36"E	19.53	9.86
C119	20° 27' 45"	70.00	25.00	S40° 36' 36"E	24.87	12.63
C120	20° 27' 46"	70.00	25.00	S61° 04' 22"E	24.87	12.63
C121	20° 27' 46"	70.00	25.00	S81° 32' 08"E	24.87	12.63
C122	20° 51' 47"	70.00	25.49	N77° 48' 08"E	25.35	12.89
C123	20° 39' 55"	70.00	25.25	N25° 02' 14"E	25.11	12.78
C124	21° 38' 18"	70.00	26.44	N35° 53' 45"E	26.28	13.38
C125	4° 18' 28"	70.00	5.26	N22° 54' 45"E	5.26	2.63
C126	2° 12' 20"	600.00	23.10	S21° 51' 41"W	23.10	11.56
C127	2° 02' 04"	600.00	21.31	S23° 58' 53"W	21.30	10.65
C128	3° 25' 37"	600.00	35.89	S26° 42' 44"W	35.86	17.95
C129	12° 12' 20"	60.00	12.78	N22° 19' 23"E	12.76	6.42
C130	33° 01' 33"	60.00	34.58	N0° 17' 34"W	34.11	17.79
C131	24° 31' 36"	60.00	25.68	N29° 04' 08"W	25.49	13.04
C132	24° 18' 09"	60.00	25.45	N53° 29' 53"W	25.39	12.92
C133	25° 14' 37"	60.00	26.44	N78° 15' 24"W	26.22	13.44
C134	28° 48' 41"	60.00	30.17	S74° 42' 57"W	29.85	15.41
C135	22° 47' 03"	60.00	23.86	S48° 55' 05"W	23.70	12.09
C136	25° 30' 33"	60.00	26.71	N50° 16' 50"E	26.69	13.58
C137	83° 54' 20"	60.00	87.87	S75° 00' 44"E	80.22	53.93
C138	16° 02' 49"	275.00	77.02	S25° 02' 09"E	76.77	38.78
C139	16° 37' 10"	275.00	79.77	S8° 42' 10"E	79.49	40.17
C140	10° 22' 23"	275.00	49.79	S4° 47' 37"W	49.72	24.96
C141	84° 47' 03"	20.00	29.60	S62° 22' 20"W	29.97	18.26
C142	8° 53' 30"	475.00	73.71	S89° 40' 54"E	73.64	36.93
C143	4° 40' 07"	475.00	36.70	N83° 32' 17"E	36.69	19.36
C144	1° 54' 03"	475.00	15.76	N80° 15' 12"E	15.76	7.88
C145	5° 58' 13"					

SUBDIVISION MAP OF
LAS BRISAS
SUBDIVISION
PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK
1, LOTS 6, 7 AND 8, BLOCK 5,
M AND M SUBDIVISION VOLUME 8, PAGE 20,
H.C.M.R. CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.604 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 19.604 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.604 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 2,103.81 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS S 80° 34' 50" E A DISTANCE OF 797.95 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET;

THENCE, N 08° 40' 10" E A DISTANCE OF 598.16 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 40' 10" E A DISTANCE OF 1,102.02 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 01' 04" E A DISTANCE OF 925.46 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 13° 06' 02" W A DISTANCE OF 17.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 71° 53' 58" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 83° 06' 02" E A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS S 02° 15' 12" E A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS S 42° 00' 28" W A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 04' 48" E A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 03° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS S 88° 59' 22" W A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 00° 06' 02" W A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 84° 53' 58" W A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 09° 53' 15" W A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 25° 06' 02" W A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 45° 06' 02" W A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 35' 55" W A DISTANCE OF 203.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, N 23° 00' 00" W A DISTANCE OF 248.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 46' 18", A RADIUS OF 989.20 FEET, AN ARC LENGTH OF 272.30 FEET, A TANGENT OF 137.01 FEET, AND A CHORD THAT BEARS S 70° 02' 44" W A DISTANCE OF 271.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 04° 00' 00" E A DISTANCE OF 162.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 36° 00' 00" W A DISTANCE OF 127.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 63° 00' 00" W A DISTANCE OF 86.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 90° 00' 00" W A DISTANCE OF 259.23 FEET THE POINT OF BEGINNING AND CONTAINING 19.604 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :
FRONT: 20 FEET MINIMUM OR GREATER FOR EASEMENTS.
REAR: 11 FEET, OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS, AS PER AGREEMENT.
CORNER: 10 FEET OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796.520 C.F. (18.286 AC.-FT.) AND 97,590 C.F. (2,236 AC.-FT.) FOR PHASE II BASED ON 0.1114 AC.F.I. PER AC.). STORM WATER RUNOFF GENERATED PER THE APPROVED MASTER SHALL BE 181.15 C.F.S. AND 64.14 C.F.S. FOR PHASE II. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV=118.08
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE TECHNOLOGY EASEMENT). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD, A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
13. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. **NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:**
THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
17. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
19. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD
20. COMMON AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.
21. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
22. COMMON AREAS C.A. "E", C.A. "F", C.A. "G", & C.A. "H" WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF McALLEN.
23. COMMON AREAS E, F, G, WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____ DAY OF _____ 20____ HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT SECRETARY

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

MAYOR, CITY OF McALLEN DATE

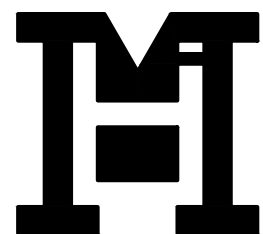
ATTESTED BY: CITY SECRETARY DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

DRAWN BY: _____ A.G.P. DATE 04/04/2025
REVISED BY: _____ A.G.P. DATE 11/13/2025
SURVEYED, CHECKED: _____ DATE _____
FINAL CHECK: _____ DATE _____

TPBE FIRM # F-1435



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

STATE OF TEXAS
COUNTY OF HIDALGO

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

HDP BRISAS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HDP BLUE INVESTMENTS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: HDP BLUE HOLDING II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: GRASS LAKE CAPITAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

NICK RHODES, AUTHORIZED AGENT DATE:
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

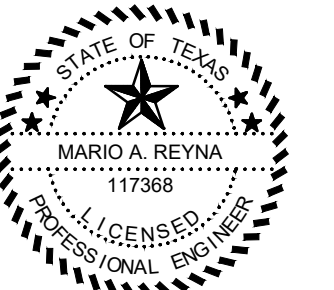
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

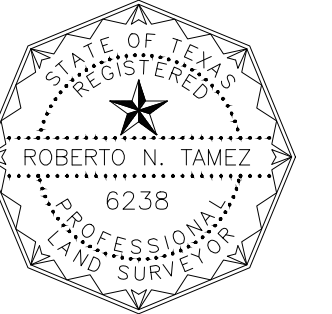


MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 03/28/2025
DATE REVISED: _____
ENGINEERING JOB #25039

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____.



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

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



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 2



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: LAS BRISAS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized. - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<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>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: Common Areas and access walks/drives provided per agreement **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105</p>	Required

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

ALLEYS		
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106		NA
SETBACKS		
* Front: 20 feet minimum or greater for easements **Zoning Ordinance: Section 138-356		Applied
* Rear: 11 feet or greater for easements **Zoning Ordinance: Section 138-356		Applied
* Sides: 5 feet or greater for easements **Zoning Ordinance: Section 138-356		Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356		Required
* Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above. **Zoning Ordinance: Section 138-356		Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN		Applied
SIDEWALKS		
* Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. - City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. - Revise plat note #16 as shown above, **Subdivision Ordinance: Section 134-120		Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.		Required
BUFFERS		
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above **Landscaping Ordinance: Section 110-46		Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46		Applied
*Perimeter buffers must be built at time of Subdivision Improvements.		Required
NOTES		
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy		NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.		Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note as shown above, prior to final/Recording.		Required

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

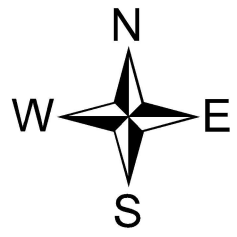
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Public Improvement District (PID) 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 private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
	<p>Required</p>
	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets</p> <ul style="list-style-type: none"> - Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. - The subdivision must comply with minimum access points, as per agreement. <p>**Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area</p> <ul style="list-style-type: none"> - Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. - Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply. <p>**Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1</p> <p>***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.</p>	<p>Applied</p>
<p>* Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.</p>	<p>Applied</p>

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. - As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to final. - Signature blocks must be revised to show correct subdivision name. - Clarify dotted line shown outside subdivision boundary line at the southwest corner. *Must comply with City's Access Management Policy. **At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements. **At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda. **At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda. **At the Planning and Zoning Commission meeting of December 2, 2025, at the request of Raul Sesin, the subdivision was tabled on this Agenda, item to be discussed at the next available P&Z meeting	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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

LOCATION



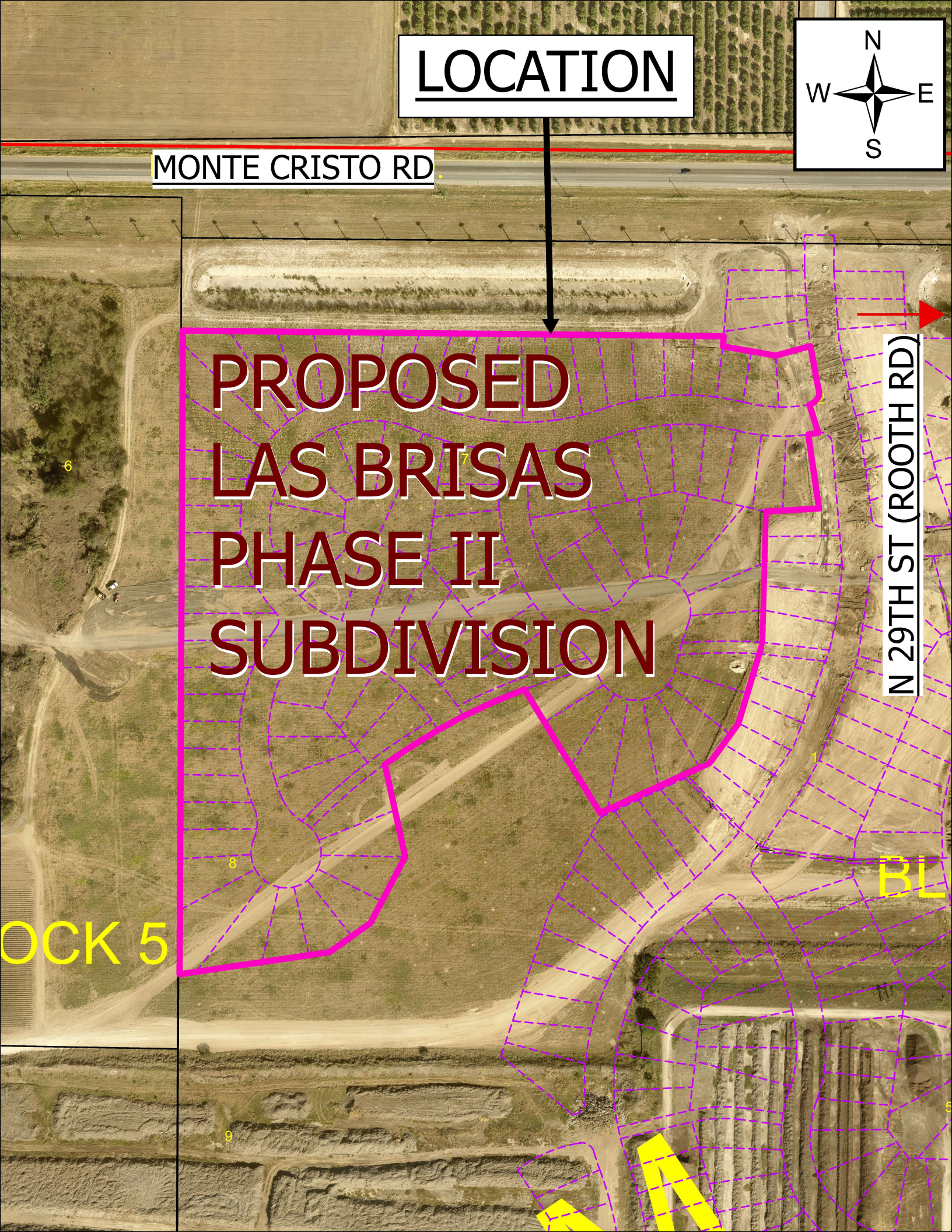
MONTE CRISTO RD.

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

BLOCK 5

BL



CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Habitat at Ware Phase II Subdivision</i>
Owner Name	<i>Law Office of Damian C. Orozco</i>
Engineering Firm	<i>Spoor Engineering Consultants, Inc</i>
Existing Zoning	<i>R-3 (High Density Residential)</i>
Proposed Zoning	<i>R-3 (High Density Residential)</i>
Number of Lots	<i>20</i>

City of McAllen Planning Department



LOCATION

ABITAT AT WARE S

JAY AVE

PHASE

N 41ST ST

39 40 41 42 43 44 45 46 47 48 49 50 51 52
38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13

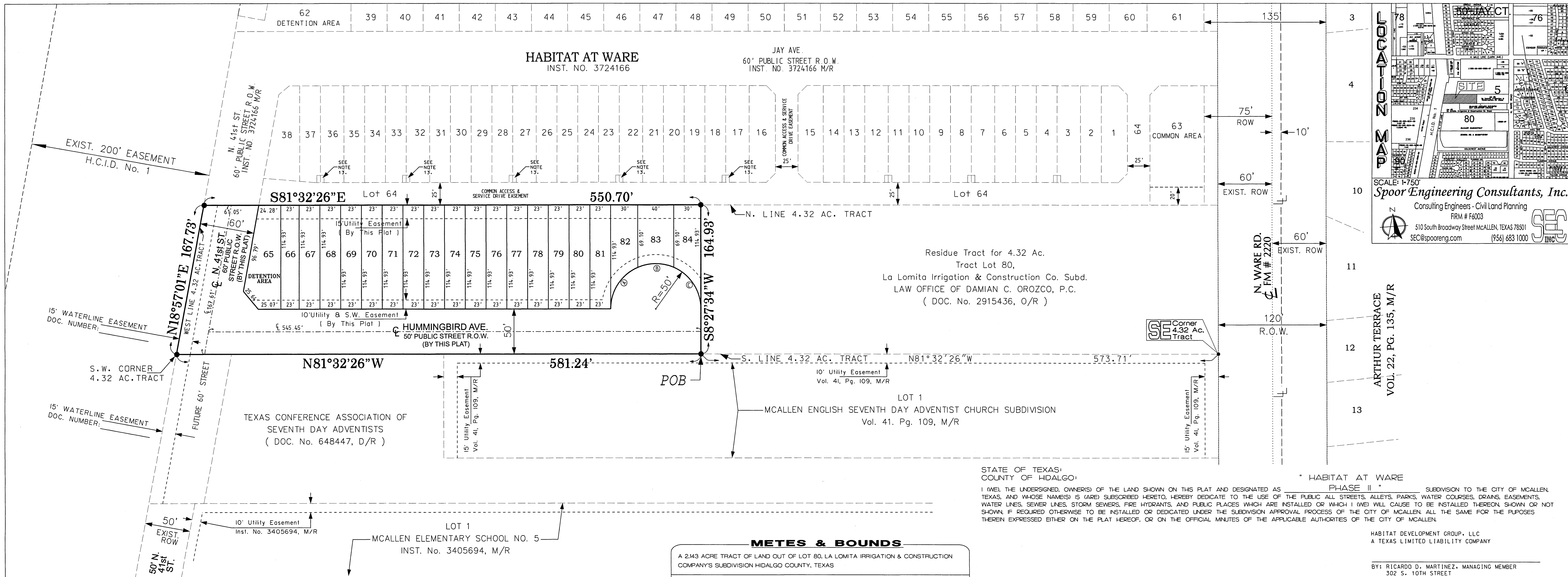
LOT 64 COMMON ACCESS SER

**PROPOSED HABITAT
AT WARE PHASE II
SUBDIVISION**

80

McALLEN ENGLI
CHURCH SUBDIY

**McALLEN ELEMENTARY SCHOOL
SUBDIVISION**



NON-ADJACENT MAP

SCALE: 1"=750'

Spoor Engineering Consultants, Inc.
 Consulting Engineers - Civil Land Planning
 FIRM # F6003
 510 South Broadway Street McALLEN, TEXAS 78501
 SEC@spooreng.com (956) 683 1000

SEE INCL. MAP

- NOTES:**
- ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 FRONT: 5 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES.
 REAR: 5 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 EAST SIDES: 3.5 FEET.
 CORNER: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
 WEST SIDES: IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
 GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
 - THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C REVISED NOV. 2, 1982.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, ALONG N. 41ST STREET, AND HUMMINGBIRD AVE.
 - AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF N. 41ST ST. AND THE NORTH SIDE OF HUMMINGBIRD AVE.
 - BENCHMARK - STATION NAME: MC 76 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTH-EAST OF WARE RD. AND MILE 4 RD ELEV. 125.83 (NAVD88)
 - OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - 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.
 - DRAINAGE DETENTION OF 0.26 ACRE- FEET (1140 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY.
 - PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HABITAT AT WARE, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 10-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO PRIVATE SERVICE DRIVES, COMMON AREAS AND DETENTION AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 10-72 SHALL BE NULL AND VOID.
 - 8'x8' WASTE COLLECTION EASEMENTS ACCORDING TO HABITAT AT WARE PHASE I SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3724166 TO BE UTILIZED FOR WASTE COLLECTION FOR THIS SUBDIVISION.
 - NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG NORTH 41ST STREET.

SUBDIVISION MAP OF HABITAT AT WARE PHASE II SUBDIVISION

BEING A SUBDIVISION OF A 2.143 AC. TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, Hidalgo County, Texas; according to plat recorded in vol. 24, page 68, Deed Records Hidalgo County, Texas.

15.) COMMON AREAS, DETENTION AREAS, ANY PRIVATE STREETS/DRIVES GATE AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

METES & BOUNDS

A 2.143 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS

Being 2.143 acres of land situated in Hidalgo County, Texas and being out of Lot 80, La Lomita Irrigation & Construction Co. Subdivision, according to map recorded in Volume 24, Page 67-68 of the Hidalgo County Deed Records and said 2.143 acre tract being out of a 4.32 acre tract of land described in Document No.2915436 of the Hidalgo County Official Records, and said 2.143 acre tract being more particularly described by metes and bounds as follows:
 BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set on the south line of said 4.32 acre tract for the southeast corner of said tract herein described; said iron rod with plastic cap bears NORTH 81-32'26" WEST 573.71 feet from a 5/8-inch iron rod with a plastic cap "TROWSS PROP COR" found for the southeast corner of said 4.32 acre tract;
 THENCE, NORTH 81-32'26" WEST (deed N 81-1730'W), 581.24 feet with the south line of said 4.32 acre tract to a 1/2-inch iron rod with a plastic cap stamped "SEA" found for the southwest corner of said 4.32 acre tract and the southwest corner of said tract herein described;
 THENCE, NORTH 18-57'01" EAST (deed N 19-0330'E), 167.73 feet with the west line of said 4.32 acre tract and the east line of a canal right-of-way to a point for the northwest corner of said 4.32 acre tract and the northwest corner of said tract herein described and from which a found iron rod with a plastic cap stamped "SEA 5782" bears NORTH 81-32'26" WEST, 0.4 feet;
 THENCE, SOUTH 81-32'26" EAST (deed S 81-1730' E), 550.70 feet with the north line of said 4.32 acre tract and the south line of a 6.84 acre tract of land described in Document #3503867 of the Hidalgo County Official records, to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;
 THENCE, SOUTH 8-27'34" WEST, 164.93 feet to the POINT OF BEGINNING and containing 2.143 acres of land more or less.

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 HABITAT AT WARE PHASE II 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.

GARTHOX LENDING, LLC

BY: JAMES B. EZELL, MANAGER
 502 CARDINAL
 McALLEN TX 78504

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING.
 THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF HIDALGO

" HABITAT AT WARE PHASE II "

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

HABITAT DEVELOPMENT GROUP, LLC
 A TEXAS LIMITED LIABILITY COMPANY

BY: RICARDO D. MARTINEZ, MANAGING MEMBER
 302 S. 10TH STREET
 McALLEN, TEXAS 78501

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

NOTARY PUBLIC _____ 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

REYNALDO ROBLES, R.P.L.S. #4032
 ROBLES AND ASSOCIATES, PLLC - TEPELS FIRM 10096700
 107 W. HUISACHE ST. WESLACO, TEXAS 78786

DATE _____

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.

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

DATE 03-13-26

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

MAYOR, CITY OF McALLEN _____ 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 TEX. WATER CODE 49.26(a) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIN, P.E., CFM
 GENERAL MANAGER _____ DATE _____



Reviewed On: 5/27/2026

SUBDIVISION NAME: HABITAT AT WARE PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Interior Street (Jabiru Avenue): *R.O.W. dedication for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Revisions Needed: - Proposing street name as "Humming Bird Ave." Name subject to change to "Jabiru Avenue" - revise, prior to recording. - Plat shows 50 ft. of R.O.W. dedication for interior street. - The engineer submitted a variance to the interior street to be 50ft instead of the required 60ft. P&Z will be heard on 04/21/2026 and City Commission on 5/11/2026. - The variance request got approved. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>North 41st Street: 60 ft. of total R.O.W. dedication. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plat ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	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>	Applied
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118</p>	Applied

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

<p>300 ft. Maximum Cul-de-Sac in length. - A variance request was submitted for the cul-de-sac and the variance request was approved.</p> <p>- Permanent Cul-De-Sacs and dead-end streets shall not exceed three hundred (300) feet in length. - A Cul-De-Sac street shall be platted and constructed with a concrete paved Cul-De-Sac at the closed end. - Needs to provide Cul-De-Sac turnaround for City services. **Unified Development Code Section 5.3.9.G.1-5</p>	<p>Compliance</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. Pending Items: - Subdivision plat proposes a 30 ft. private access and service drive easement. - A private access and service drive easement must be minimum 24 ft. wide and labeled as such and in compliance with fire and public works department requirements. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	<p>Compliance</p>
<p>SETBACKS</p>	
<p>Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above. **Unified Development Code Section 2.2.4.D.3</p>	<p>Required</p>
<p>Rear: In accordance with the Unified Development Code or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.4.D.3</p>	<p>Compliance</p>
<p>Side: 5 ft. or greater for easements, whichever is greater applies. - The engineer submitted a variance request to allow a 3.5-foot east side yard setback instead of the required 5 ft. The variance will be heard at the planning and zoning and CC and was approved.</p>	<p>Required</p>
<p>West Side: In accordance with Unified Development Code or greater for easements, whichever greater applies.</p>	
<p>*Corner: 10 ft. or greater for easements, whichever is greater applies. **Unified Development Code Section 2.2.4.D.3</p>	<p>Compliance</p>
<p>Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.4.D.5</p>	<p>Compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>4 ft. wide minimum sidewalk required on both sides of North 41st Street and north side of Jabiru Avenue. - a variance was submitted to provide a sidewalk on only the north side of the property. P&Z will be heard on 04/21/2026 and City Commission on 05/11/2026. Variance was approved.</p>	<p>Required</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>

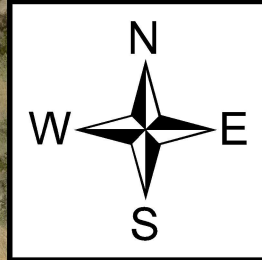
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 41st Street. - no fence should be located on a public street. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
No curb cut, access, or lot frontage permitted along North 41st Street. - Add plat note as shown above. **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Missing plat note.	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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
Minimum lot width and lot area. - Lots 82,83 and 84 does not show the lot frontage, please revise, prior to recording. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
Existing: R-3 (High-Density Residential District) Proposed: R-3 (High-Density Residential District) ***Unified Development Code 2.2.4.D.3	Applied
Rezoning Needed Before Final Approval - At the P&Z meeting of July 22, 2025 the property was rezoned from an R-1 (Single-Family Residential - OC) and C-3 (General Business - OC) to the R-3 (High-Density Residential District - UDC).	Applied

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

PARKS	
<p>Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 19 lots are proposed with park fees total to \$13,300 (\$700 X 19 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> <p>As per application submitted on July 25, 2025 a total of 19 lots are proposed with park fees total to \$13,300 (\$700 X 19 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>As per application submitted on July 25, 2025 a total of 19 lots are proposed with park fees total to \$13,300 (\$700 X 19 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	Required
	Required
	Required
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>TG Approved, NO TIA Required as per traffic department.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Compliance
	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - There is no table referencing Lot frontages for A,B,C. Please add table or provide on plat, prior to recording. - The engineer submitted 4 variance requests and they will be heard at the planning and zoning commission meeting of April 21, 2026 and CC May 11, 2026 <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	Applied

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



LOCATION

HABITAT AT WARE SUBDIVISION PHASE I

JAY AVE

N 41ST ST

39 40 41 42 43 44 45 46 47 48 49 50 51 52
38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13

LOT 64 COMMON ACCESS SEPT

PROPOSED HABITAT AT WARE PHASE II SUBDIVISION

80

McALLEN ENGLISH CHURCH SUBDIVISION

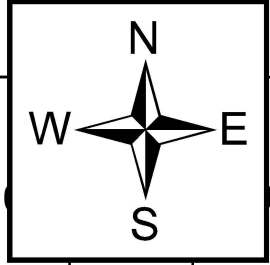
McALLEN ELEMENTARY SCHOOL SUBDIVISION

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Mariel Lucille Subdivision</i>
Owner Name	<i>Mariel Torres</i>
Engineering Firm	<i>RioPlex Engineering LLC</i>
Existing Zoning	<i>R-1 Single Family Residential</i>
Proposed Zoning	<i>R-1 Single Family Residential</i>
Number of Lots	<i>3</i>

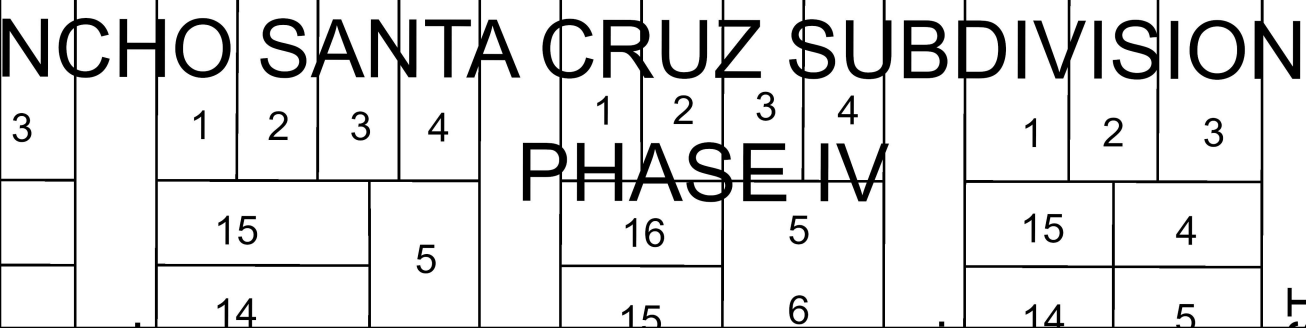
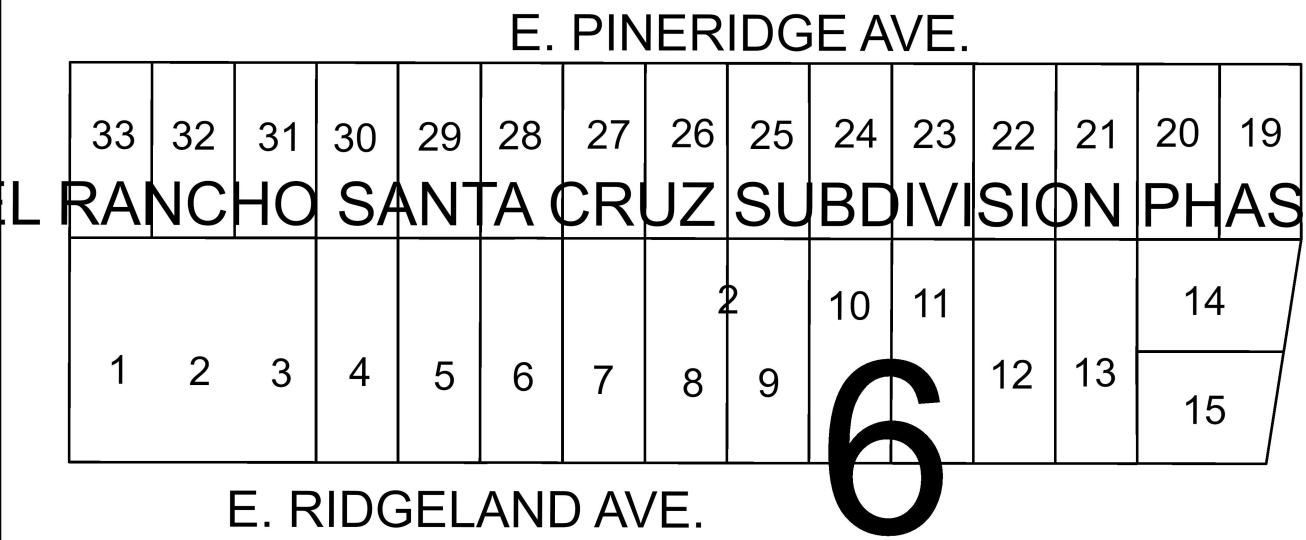
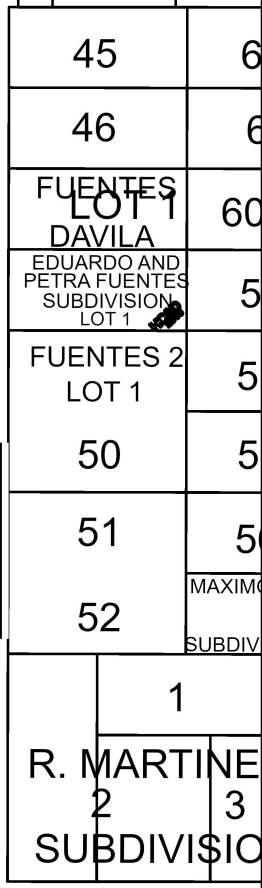
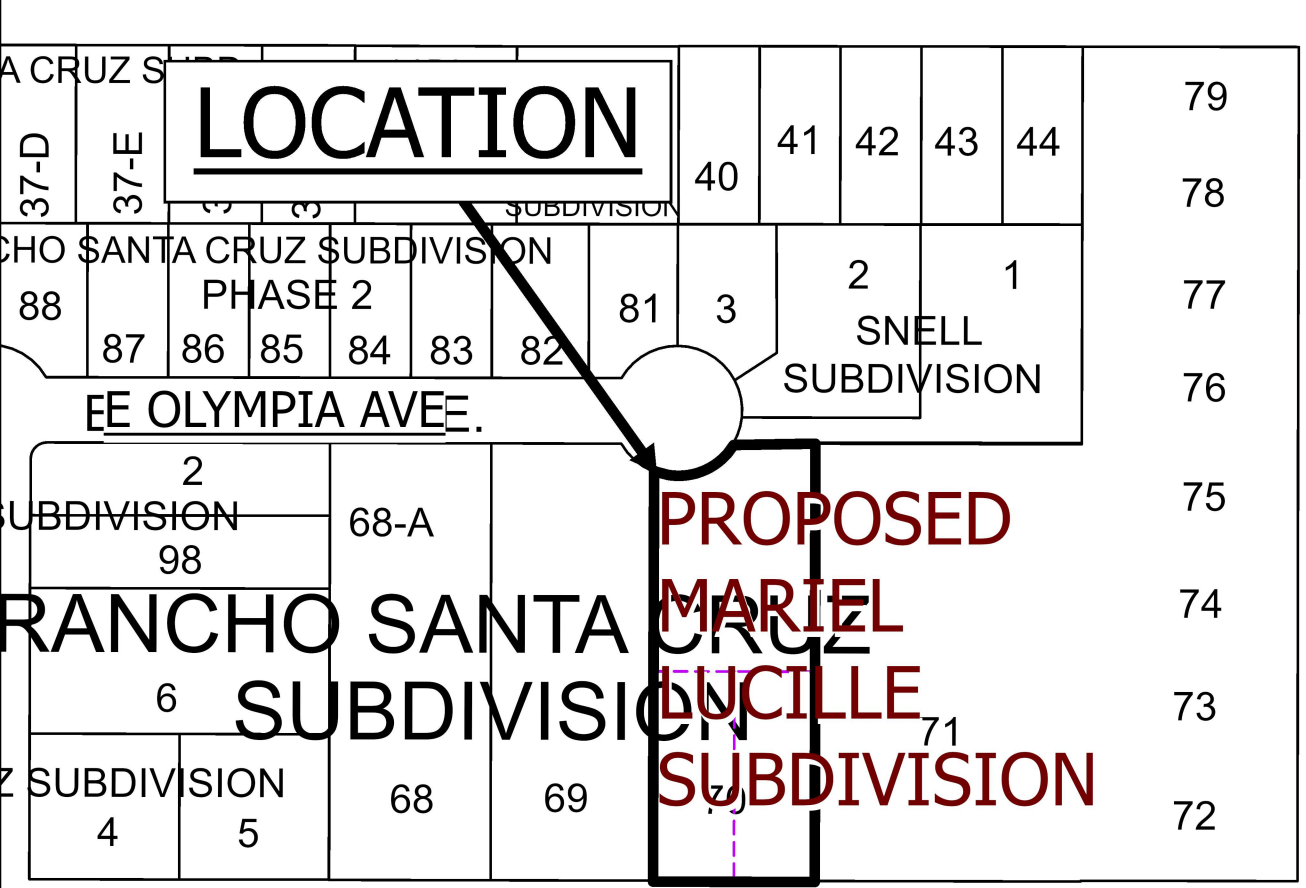
City of McAllen Planning Department



14 113 112 111 110 109 108 107 106 105 104 103

E. NASSAU AVE.

LOCATION



SUBDIVISION MAP OF MARIEL LUCILLE SUBDIVISION

BEING A SUBDIVISION OF A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLACT THEROF RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 0.603 ACRE [26,268.91 SQ.FT.] TRACT OF LAND DESCRIBED AS A 0.603 ACRE TRACT OF LAND OUT OF OUT OF THE RE-SUBDIVISION OF LOT 6, BLOCK 16, SANTA CRUZ SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLACT THEROF RECORDED IN VOLUME 532, PAGE 402 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THAT CERTAIN EAST 25.0' OF THE SOUTH 270.0' OF LOT 9 AND THE SOUTH 270.0' OF LOT 10, DESCRIBED AND CONVEYED TO MARIEL BERENICE TORRES BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2991310, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), SAID 0.603 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHEAST CORNER (N:1658869.9111, E:1076902.9515) OF SAID LOT 6, BLOCK 16, RE-SUBDIVISION; THENCE SOUTH 08 DEGREES 38 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, BLOCK 16, RE-SUBDIVISION, A DISTANCE OF 540.70 FEET TO A CALCULATED ANGLE POINT, THENCE SOUTH 81 DEGREES 21 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 6, 7, 8, AND 9 OF SAID LOT 6, BLOCK 16 RE-SUBDIVISION, SAME BEING THE NORTH RIGHT OF WAY LINE OF E. PINE RIDGE AVE., A DISTANCE OF 650.00 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET (N:16588022.6088, E:1077563.1456) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 38 MINUTES 50 SECONDS EAST OVER AND ACROSS SAID LOT 9 AND ALONG THE COMMON LINE OF A CALLED ROBLES TRACT AND PECINA TRACT AS DESCRIBED IN RECORDED DOCUMENT NUMBER 1629019, AND DOCUMENT NUMBER 5850, RESPECTIVELY, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 253.89 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "CLS RPLS 6388" SET AT THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, BEING THE CUL-DE-SAC RIGHT OF WAY OF OLYMPIA AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY OF E OLYMPIA AVE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET A DELTA ANGLE OF 081 DEGREES 27 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 79 DEGREES 59 MINUTES 14 SECONDS EAST A CHORD LENGTH OF 52.20 FEET, AN ARC DISTANCE OF 56.87 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EXTERNAL CORNER OF SAID 0.603 ACRE TRACT, FOR AN EXTERNAL CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 44 MINUTES 38 SECONDS EAST (RECORD ~ SOUTH 81 DEGREES 18 MINUTES 35 SECONDS EAST) ALONG THE SOUTH LINE OF LOT 1, SNELL SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 158A, MAP RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), A DISTANCE OF 50.55 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.603 ACRE TRACT AND AT THE COMMON LINE OF SAID LOT 10 AND LOT 11 OF SAID RE-SUBDIVISION OF LOT 6, BLOCK 16 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 38 MINUTES 46 SECONDS WEST (RECORD ~ SOUTH 08 DEGREES 41 MINUTES 25 SECONDS WEST) ALONG THE COMMON LINE OF SAID LOT 10 AND SAID LOT 11 A DISTANCE OF 270.05 FEET TO A 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE NORTH RIGHT OF WAY LINE OF PINERIDGE AVE, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 21 MINUTES 14 SECONDS WEST (RECORD ~ NORTH 81 DEGREES 18 MINUTES 35 SECONDS WEST) ALONG THE NORTH RIGHT OF WAY LINE OF SAID PINERIDGE AVE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.603 ACRES OF LAND [26,268.91 SQ.FT.], MORE OR LESS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
- 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 ORDINANCE:
FRONT: 25 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
REAR: 10 FEET OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER APPLIES
SIDES: 6 FEET OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER APPLIES
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- CITY OF McALLEN BENCHMARK: NUMBER MC "90", WESTBOUND OF JACKSON ROAD, AT A CANAL CLOSE TO EL RANCHO ROAD. 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT AP ON TOP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION NAVD 88 (GEOID 2003) N=16587641.6618, E=1079659.03413, ELEV.=96.14.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 6,007 C.F. - 0.138-AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA AT BUILDING PERMIT STAGE. EACH LOT WILL BE REQUIRED TO ACCOMMODATE DETENTION AS FOLLOWS: LOT 1: 3,303.28 CF.; LOT 2: 1,486.36 CF.; LOT 3: 1,486.36 C.F.
- 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.
- 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.
- 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.
- ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS-OF-WAY, EASEMENT OR FACILITY.
- No. 1 REBAR SET WITH A PLASTIC CAP STAMPED "CLS RPLS#6388" AT ALL LOT CORNERS.

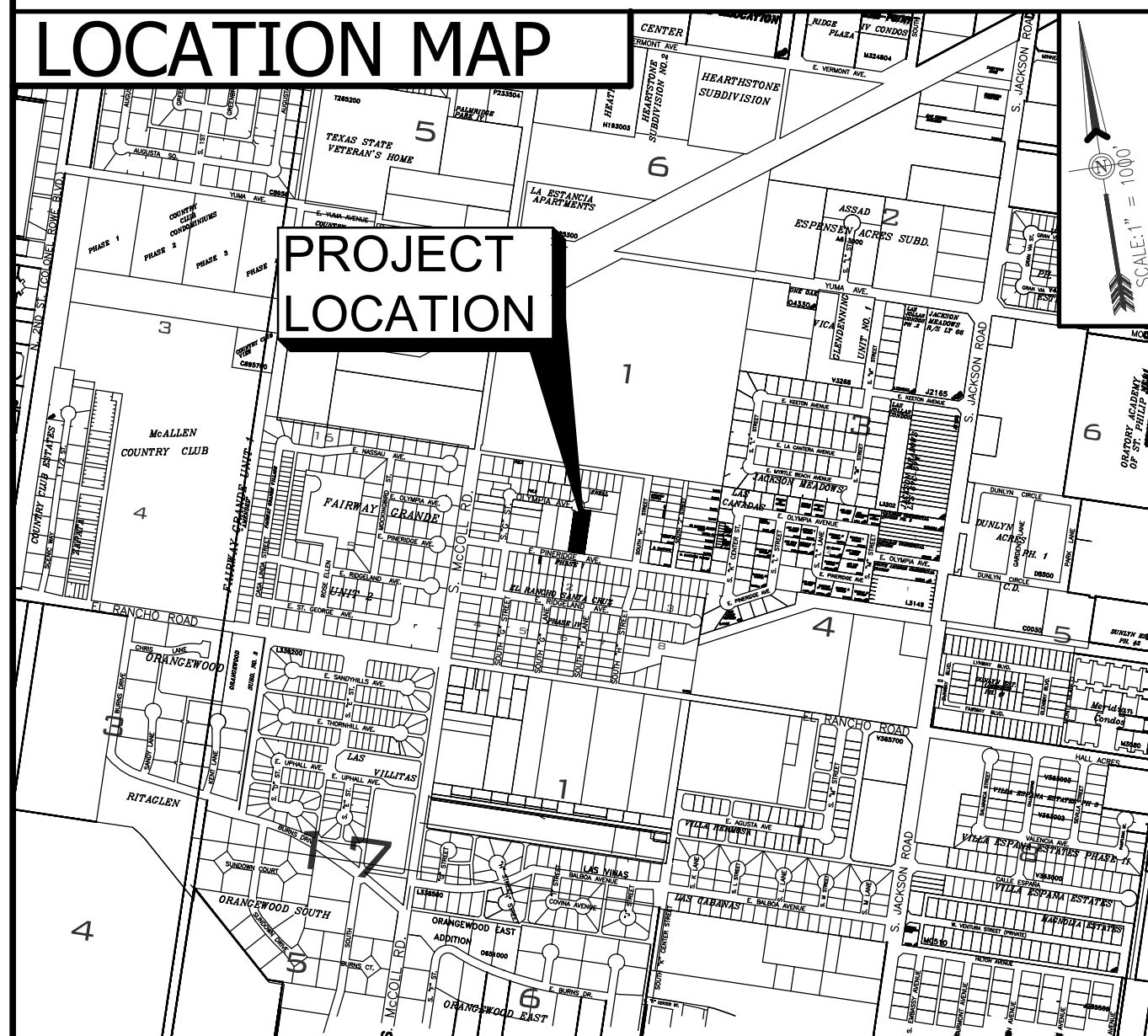
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
"C1"	56.87	40.00'	081° 27' 12"	N79° 59' 14"E	52.00'

- LEGEND**
- BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - - - EASEMENT LINE
 - - - ROADWAY CENTERLINE
 - FOUND 1/2" IRON ROD OR AS NOTED
 - FOUND 1/2" IRON PIPE OR AS NOTED
 - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
 - △ CALCULATED POINT
 - POB - POINT OF BEGINNING
 - NW - NORTHWEST
 - CHR - CORNER
 - R.O.W. - RIGHT OF WAY
 - VOL. - VOLUME
 - PG. - PAGE
 - DOC. - DOCUMENT
 - WD. - WARRANTY DEED
 - OR.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 - M.R.A.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 - () - RECORD CALL
 - BM - BENCHMARK

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: MARIEL BERENICE TORRES	3511 DAYTONA AVENUE	McALLEN, TX 78503	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167



STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIEL BERENICE TORRES
3511 DAYTONA AVENUE
McALLEN, HIDALGO, TEXAS 78503

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIEL BERENICE TORRES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

RIO PLEX ENGINEERING, L.L.C.
TEXAS REGISTRATION F-26964



KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 03/20/2026
REVISION DATE:
ENGINEERING JOB # R26-006

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.



MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS
TEXAS FIRM NUMBER: 10194417
DATE SURVEYED: 03/18/2026
SURVEY JOB # k26003

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

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

MAYOR, CITY OF McALLEN

DATE

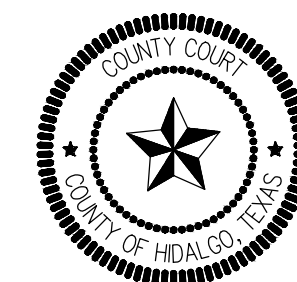
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS

THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAY OR EASEMENTS.

ATTEST:

PRESIDENT

SECRETARY



Reviewed On: 5/26/2026

SUBDIVISION NAME: MARIEL LUCILLE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>E. Olympia Ave: 25 ft. from center for a total of 50 ft. ROW Paving: 32ft. Curb & gutter: Both Sides -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 -Variance was approved by City Commission on 5.11.26 to remain at 40 ft. ROW **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>E. Pineridge Ave: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides</p> <p>**Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	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>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>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 -Variance was approved by City Commission on 5.11.26 to remain at 40 ft Radius. **Subdivision Ordinance: Section 134-105</p>	Applied
ALLEYS	
<p>ROW _____ Paving _____ *Alley/service drive easement required for commercial 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	
* Front: 25ft. or greater for easement or in line with existing structures whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10ft for greater for easements whichever greater applies **Zoning Ordinance: Section 138-356	Compliance
* Sides: 6 ft. or greater for easements whichever greater applies **Zoning Ordinance: Section 138-356	Compliance
* 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 E. Olympia Ave & E. Pineridge Ave. -Revise Plat Note #8 to reflect the sidewalk requirement as noted above. -Variance request submitted on 3.20.26 and scheduled to be heard at the Planning & Zoning Meeting on 4.21.26 followed by City Commission Meeting on 5.11.26 -Subject to variance, plat note #8 will need to be removed. -Variance was approved by City Commission on 5.11.26 to not provide sidewalks. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

<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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval -If proposed use changes, rezoning will be required prior to final. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Based on application, 3 lot/dwelling units proposed. \$2,100</p>	<p>Required</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Waived for 3 single family subdivision</p>	<p>NA</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -All three variances were approved by City Commission on 5.11.26. *Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: Staff recommends approval of the subdivision in Final Form subject to the conditions noted.</p>	<p>Applied</p>

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



LOCATION

**PROPOSED
MARIEL
LUCILLE
SUBDIVISION**

6



E. NASSAU AVE.

E. OLYMPIA AVE.

E. PINERIDGE AVE.

E. RIDGELAND AVE.

S "H" ST.

RANCHO SANTA CRUZ SUBDIVISION

RANCHO SANTA CRUZ SUBDIVISION PHASE 2

RANCHO SANTA CRUZ SUBDIVISION

RANCHO SANTA CRUZ SUBDIVISION PHASE 1

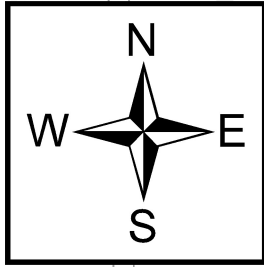
RANCHO SANTA CRUZ SUBDIVISION PHASE IV

45
46
FUENTES LOT 1
DAVIDA AND PETRA FUENTES SUBDIVISION LOT 1
FUENTES 2 LOT 1
50
51
52
MAXIM
SUBDIV
1
R. MARTINE
2 3
SUBDIVISIO

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>JLV Subdivision</i>
Owner Name	<i>Jose Lucio Vasquez</i>
Engineering Firm	<i>M Garcia Engineering, LLC</i>
Existing Zoning	<i>I-1 (Light Industrial) & C-4 (Commercial Industrial)</i>
Proposed Zoning	<i>I-1 (Light Industrial) & C-4 (Commercial Industrial)</i>
Number of Lots	<i>1</i>



LOCATION

80

SH 107

PALM
DEPOT
LOT 1

**PROPOSED JLV
SUBDIVISION**

THE DOCUMENT
STORAGE COMP.
LOTA

N 23RD ST (E.M. 1926)

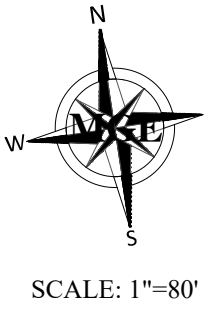
LOT 1

EAGLE AUTO PLAZA
SUBDIVISION

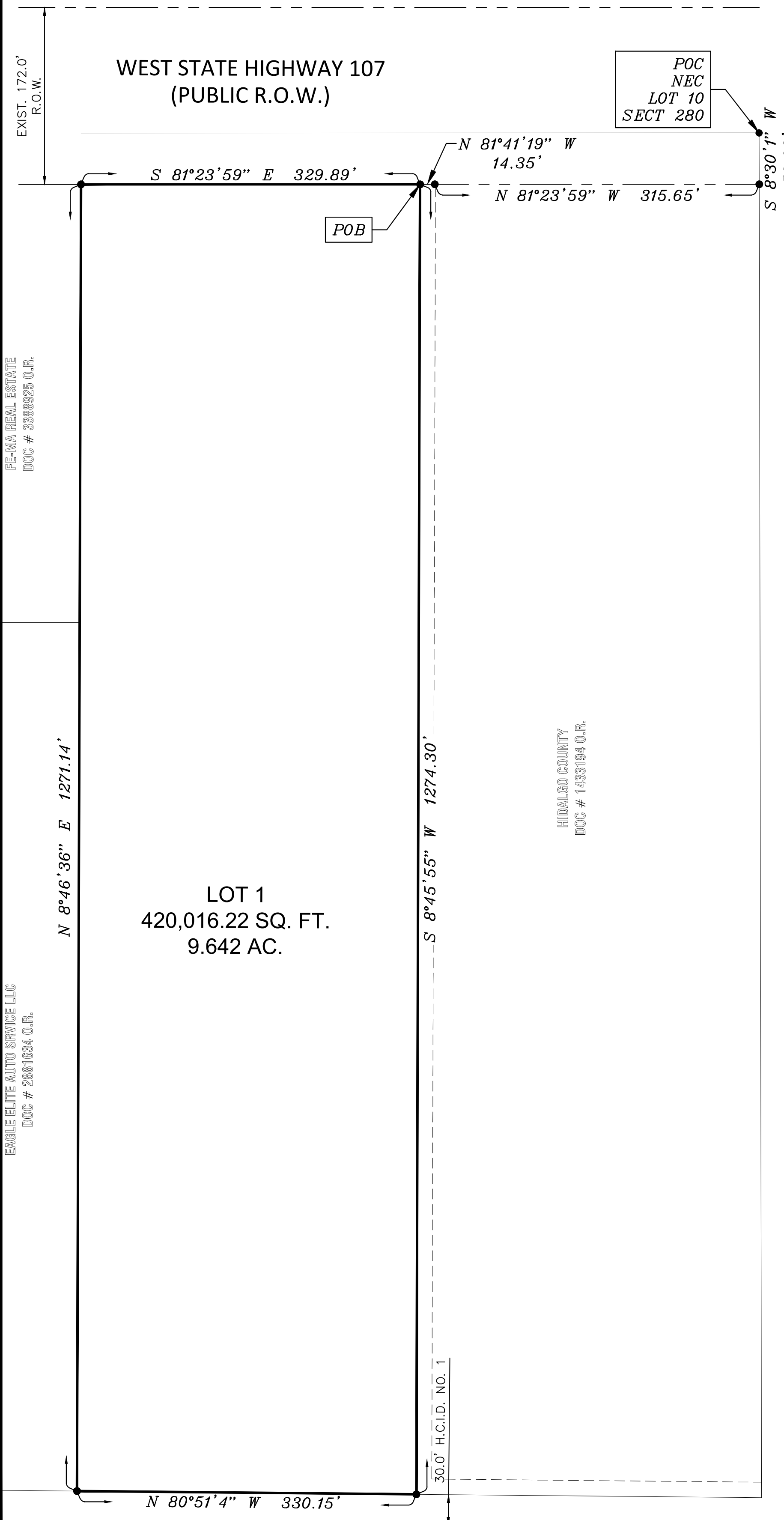
EAGLE AUTO PLAZA
SUBDIVISION
PHASE 2
LOT 1

PC&NP

PC&NP



SURVEY MONUMENT LEGEND:
 ○ FOUND 1/2" IRON ROD
 ● SET 1/2" IRON ROD
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT



FE-MA REAL ESTATE
 DOC # 336695 O.R.

EAGLE ELITE AUTO SERVICE LLC
 DOC # 2851634 O.R.

HIDALGO COUNTY
 DOC # 1463194 O.R.

OWNER'S ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF HIDALGO
 I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS JLV SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.


BY: _____ DATE _____
 JOSE LUCIO VASQUEZ
 406 AMBER DR.
 EDINBURG TX, 78539

NOTARY PUBLIC'S CERTIFICATION
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LUCIO VASQUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.


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

 NOTARY PUBLIC

ENGINEER'S STATEMENT:
 I, MARIANO GARCIA, A REGISTERED AND PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

MARIANO GARCIA, P.E.
 REG. LICENSED ENGINEER No. 90956
 DATE _____


SURVEYOR'S STATEMENT:
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE JLV SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSE MARIO GONZALEZ, R.P.L.S.
 REG. PROFESSIONAL LICENSED SURVEYOR NO. 5571
 RIO DELTA SURVEYING, LLC
 24593 FM 88
 MONTE ALTO, TEXAS 78538
 T.S.P.L.S. FIRM # 10013900
 DATE _____


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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATE
 _____ DAY OF _____, 20____
 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

 PRESIDENT SECRETARY

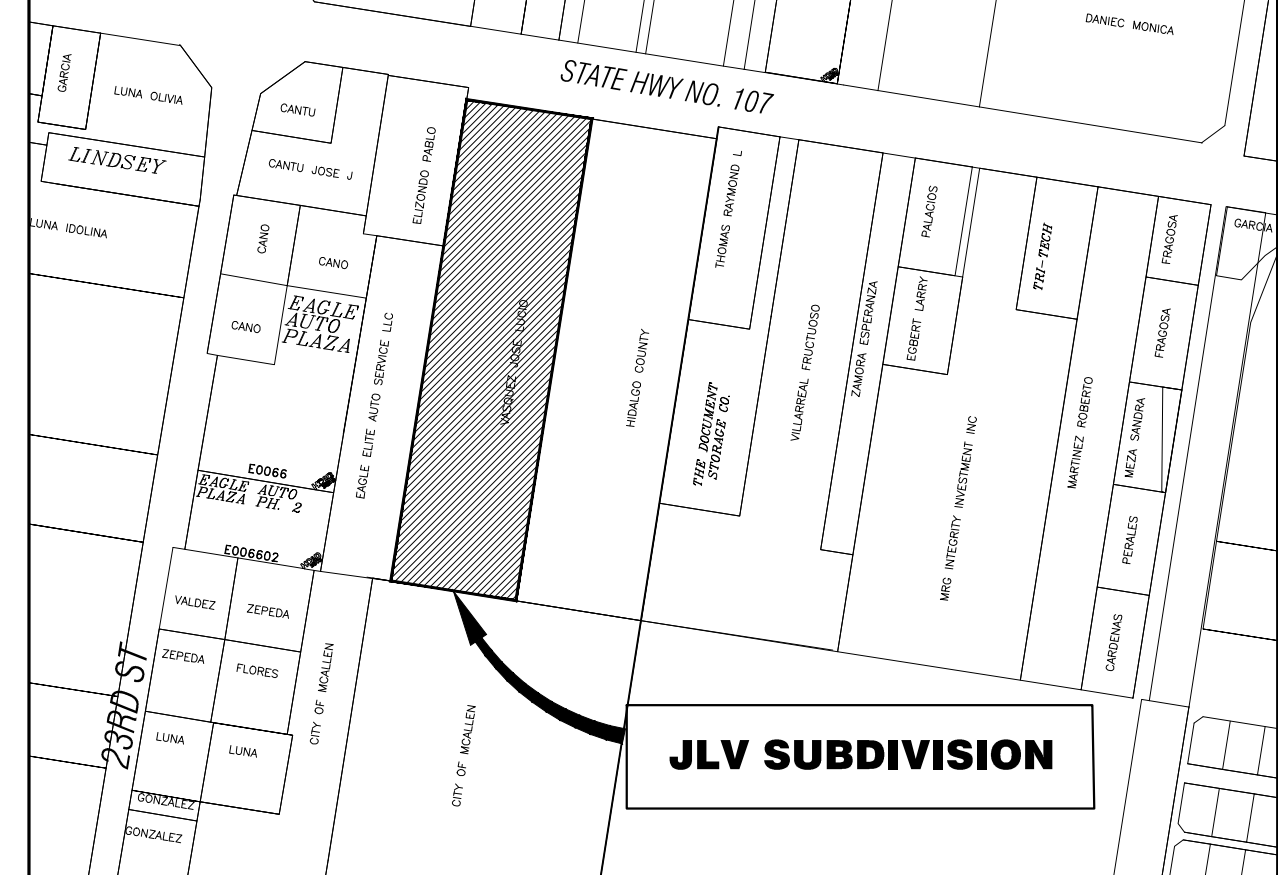
MAYOR'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF McALLEN _____ ATTEST: CITY CLERK _____
 DATE: _____

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE
 STATE OF TEXAS
 COUNTY OF HIDALGO
 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: _____

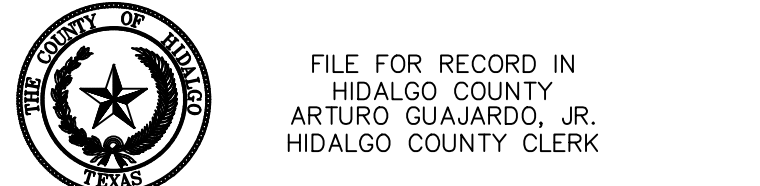
- GENERAL NOTES:**
- FLOOD ZONE DESIGNATION: ZONE "X" - ZONE "X" AREAS ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480334-0325-D DATED 06-06-00.
 - MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
 - MINIMUM BUILDING SETBACK LINES:
 FRONT _____ IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 REAR _____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
 INTERIOR SIDES _____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
 CORNER _____ 10.00 FT. OR GREATER FOR EASEMENTS
 - NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 - REQUIRED DRAINAGE DETENTION IS: ____ C.F. (____ AC.-FT.)
 - CITY OF McALLEN BENCHMARK - MC 39_1 = 108.67 (N=1661641.49, E=1083942.99) 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST INTERSECTION OF HIGHWAY 107 & 10TH STREET. BM IS LOCATED 260' SOUTH OF THE EDGE OF PAVEMENT OF 107 & 6.3' WEST OF THE EDGE OF PAVEMENT OF 10TH STREET. N.A.V.D. 88
 - AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
 - 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



LOCATION MAP SCALE: 1"=500'
 PREPARED BY: M. GARCIA ENGINEERING, LLC.
 1616 E. GRIFFIN PARKWAY #146
 MISSION TX, 78572
 DATE SURVEYED: 04-28-25
 DATE PREPARED: 05-01-25
 PROJECT NO. 24-129
 MAP OF
JLV SUBDIVISION
 A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS
 PLAT SHEET 1 OF 1

METES AND BOUNDS
 A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS SAID 9.64 ACRE TRACT BEING THE SAME LAND DESCRIBED IN DOC # 2318711 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; THENCE S 08°30'01" W, A DISTANCE OF 50.00'; THENCE N 81°23'59" W, WITH THE SOUTH R.O.W. OF W. HWY. 107, A DISTANCE OF 315.65'; THENCE N 81°41'19" W CONTINUING WITH SAID SOUTH RIGHT OF WAY, A DISTANCE OF 14.35' TO A 1/2 ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
 THENCE S 08°45'55" W, ACROSS LOT 10, SECTION 280, A DISTANCE OF 1274.30' TO A 1/2 ROD FOUND ON THE SOUTH LINE OF SAID LOT 10, SECTION 280, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
 THENCE N 80°51'04" W, WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 330.15' TO A 1/2 ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE N 08°46'36" E, A DISTANCE OF 1271.14' TO A 1/2 PIPE FOUND AT THE SOUTH R.O.W. LINE OF SAID W. HWY 107, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
 THENCE S 81°23'59" E, WITH THE SOUTH R.O.W. OF SAID W. HWY 107, A DISTANCE OF 329.89' TO THE POINT OF BEGINNING, CONTAINING 9.64 ACRES OF LAND, MORE OR LESS.



FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

**SUBDIVISION PLAT
 OF
 JLV SUBDIVISION**

A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS



1616 E. GRIFFIN PARKWAY #146 MISSION TX 78572
 www.mgarciaengineering.com
 Firm Reg. No. F-9828

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER: JOSE LUCIO VASQUEZ	P.O. BOX 1938	EDINBURG TX, 78540	---	---
ENGINEER: MARIANO GARCIA, P.E.	1616 E. GRIFFIN PARKWAY #146	MISSION TX 78572	(956) 598-5417	---
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

NO.	SHEET	REVISION	DATE	APPROVED

PRELIMINARY REVIEW
 THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
 MAY - 2025



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: JLV	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>State Highway 107 (S.H. 107): 150 ft. R.O.W. Paving: By State Curb & gutter: By State Revisions Needed: - Need to label street name as shown above. - There is a line being shown on the street with no label of what it is or is supposed to represent, please clarify. - Need to show Centerline, label existing R.O.W. dedications on both sides of Centerline, label Total R.O.W., etc. on plat prior to final. - Need to provide copy of the existing R.O.W. documents on the plat, and provide copy of said documents for staff review prior to final. - Finalize R.O.W. requirements prior to final. *McAllen Thoroughfare Plan calls for S.H. 107 to be for a Hi-Speed Arterial Road. **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 Plat submitted on May 01, 2025 does not comply with block length requirement. If no changes, please submit variance request for 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 Revisions Needed: - Need to label Cul-De-Sac dimensions. - Subdivision layout does not appear to comply with 600 ft. Cul-De-Sac block length requirement, please revise prior to final. If no changes, please submit a variance request for 600 ft. Maximum Cul-de-Sac block length *Disclaimer: Cul-De-Sacs shall not exceed 600 ft. in length, and shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial areas. **Subdivision Ordinance: Section 134-105</p>	Non-compliance

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft.</p> <ul style="list-style-type: none"> - An alley is required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen. - Alley/service drive requirement must be addressed prior to final. <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Show plat note as shown above prior to final. <p>*Disclaimer: Lot is fronting S.H. 107.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Show plat note as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Show plat note as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: See reference to Front Setback.</p> <p>Revisions Needed:</p> <p>Proposing: "10.00 ft. or greater for easements"</p> <ul style="list-style-type: none"> - There is no corner lot, remove corner plat note prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Commercial Development</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
SIDEWALKS	
<p>* 5 ft. wide sidewalk required along State Highway 107 (S.H. 107).</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> - Need to add sidewalk plat note as shown above prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>**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.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along S.H. 107. - Include note as shown above prior to final. Subdivision layout needs to be finalized, finalize wording prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: <ul style="list-style-type: none"> - Need to add plat note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <ul style="list-style-type: none"> - Proposing Commercial Development. **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. <ul style="list-style-type: none"> - Proposing Commercial Development. **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 	<p>Non-compliance</p> <p>Required</p> <p>Non-compliance</p> <p>Required</p> <p>NA</p> <p>NA</p>
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: C-3 (General Business District), C-4 (Commercial Industrial District), I-I (Light Industrial District) Proposed: C-2* * Needs to clarify to staff and on the application if subdivision rezoning will be to the new C-2 (Regional Commercial District). ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	<p>Required</p> <p>TBD</p>
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Submitted application proposes commercial development. As per Parks department, park fees do not apply to commercial developments unless changed. 	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. - Proposing Commercial development * Pending review by the Parkland Dedication Advisory Board and CC. - Proposing Commercial Development. 	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. 	Required
<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"> - Owner's Signature block refers to the Public wording, not private like it's stated on the application. - Below the Title of the Subdivision, need to add the words " (Private) " and make sure to add the parenthesis. - Application needs to be revised/clarify the proposed zoning as it references C-2 but current zoning is located in higher zoned districts. - Provide existing R.O.W. documents for staff review prior to final. - On the Mayor's Signature Block/Certificate, you can remove signature line for the City Clerk. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). <p>*Signature line should be as follows:</p> <p>_____ Mayor, City of McAllen DATE</p> <ul style="list-style-type: none"> - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; <p>_____ Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none"> - Need to clarify the 30.0 ft. HCID No. 1 area located on the South of the plat, is this part of an irrigation canal? Please clarify prior to final. - Need to label surround parcel names surrounding the subdivision, including parcels located north of S.H. 107 - Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - Need to add the North Arrow on the Location Map. <p>* Disclaimer: Any abandonments must be done by a separate process, abandonments cannot be abandoned by plat. *Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND APPROVAL OF THE 6-MONTH EXT.</p>	Applied

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

LOCATION



80

SH 107

N 23RD ST (F.M. 1926)

N 23RD ST

N 23RD ST

N 23RD ST

PALM DEPOT LOT 1

EAGLE AUTO PLAZA SUBDIVISION LOT 1

EAGLE AUTO PLAZA SUBDIVISION PHASE 2 LOT 1

PROPOSED JLVS SUBDIVISION

THE DOCUMENT STORAGE COMP LOTA

CUCO LN

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>The Woodlands Subdivision</i>
Owner Name	<i>MDM Land Company, LLC</i>
Engineering Firm	<i>Rio- Delta Engineering</i>
Existing Zoning	<i>M-1 (Local Mix Use)</i>
Proposed Zoning	<i>M-1 (Local Mix Use)</i>
Number of Lots	<i>5</i>

City of McAllen Planning Department



City of McAllen

Planning Department

REASON FOR APPEAL

1) BLOCK LENGHT.
 2) N/S COLLECTOR STREET ALONG THE EAST BOUNDARY.

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.
	1) THE PROPERTY HAS EXISTING DIMENSIONS OF APPROXIMATELY 1,145 FEET AND 1,424.84 FEET, WHICH LIMIT THE ABILITY TO MEET THE 900-FOOT BLOCK LENGTH REQUIREMENT. ADDING A PUBLIC STREET IS NOT PRACTICAL DUE TO THE SITE CONFIGURATION AND WOULD SIGNIFICANTLY REDUCE THE DEVELOPABLE AREA, RESTRICTING REASONABLE USE OF THE LAND.
	2) The property is constrained by its size and configuration, and requiring a collector street along the east boundary would significantly reduce the developable area, making it difficult to design a compliant subdivision. Additionally, there is no existing or immediate collector street connectivity in this area, so the requirement would create an isolated segment and impose a disproportionate burden on this tract.
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	1) THE VARIANCE IS NECESSARY TO ALLOW REASONABLE DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH ITS ZONING. STRICT COMPLIANCE WOULD REQUIRE ADDITIONAL STREETS THAT ARE NOT FEASIBLE AND WOULD LIMIT THE ABILITY TO UTILIZE THE PROPERTY FOR ITS INTENDED RESIDENTIAL USE.
	2) The variance is necessary to allow the property owner to reasonably develop the tract in a manner consistent with applicable subdivision standards. Requiring a collector street along the east boundary would impose an excessive right-of-way dedication and construction burden, significantly limiting the usable area of the property. Granting the variance preserves the owner's ability to develop and utilize the land without imposing constraints that are not proportional to the site or surrounding conditions.
	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.
	1). THE DEVELOPMENT CONSISTS OF ONLY EIGHT APARTMENT UNITS, RESULTING IN LOW TRAFFIC AND MINIMAL IMPACT ON INFRASTRUCTURE. ADEQUATE ACCESS FOR RESIDENTS AND EMERGENCY SERVICES WILL BE MAINTAINED, AND NO NEGATIVE IMPACTS TO SURROUNDING PROPERTIES ARE ANTICIPATED.
	2) The requested variance will not be detrimental to public health, safety, or welfare, as the proposed subdivision will still comply with all applicable standards for access, drainage, utilities, and emergency services.
	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.
	1) THE VARIANCE IS SPECIFIC TO THIS PROPERTY'S CONSTRAINTS AND WILL NOT AFFECT THE ABILITY OF SURROUNDING PROPERTIES TO DEVELOP IN COMPLIANCE WITH SUBDIVISION REGULATIONS. THE LAYOUT DOES NOT INTERFERE WITH FUTURE CONNECTIVITY OR INFRASTRUCTURE.
	2) Requiring a collector street along the east boundary at this stage is premature and not supported by existing conditions.

TRIP
LE DEL SOL
HOME PARK
EL PASO
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

WACO

LAND I.S.D. No. 2
(RECORDED)

4th. St.
HARY CROSSING
45 44 43 42 41
PHASE III
(UNRECORDED)

40
6
5 4 3 2 1
TAYLOR OAKS

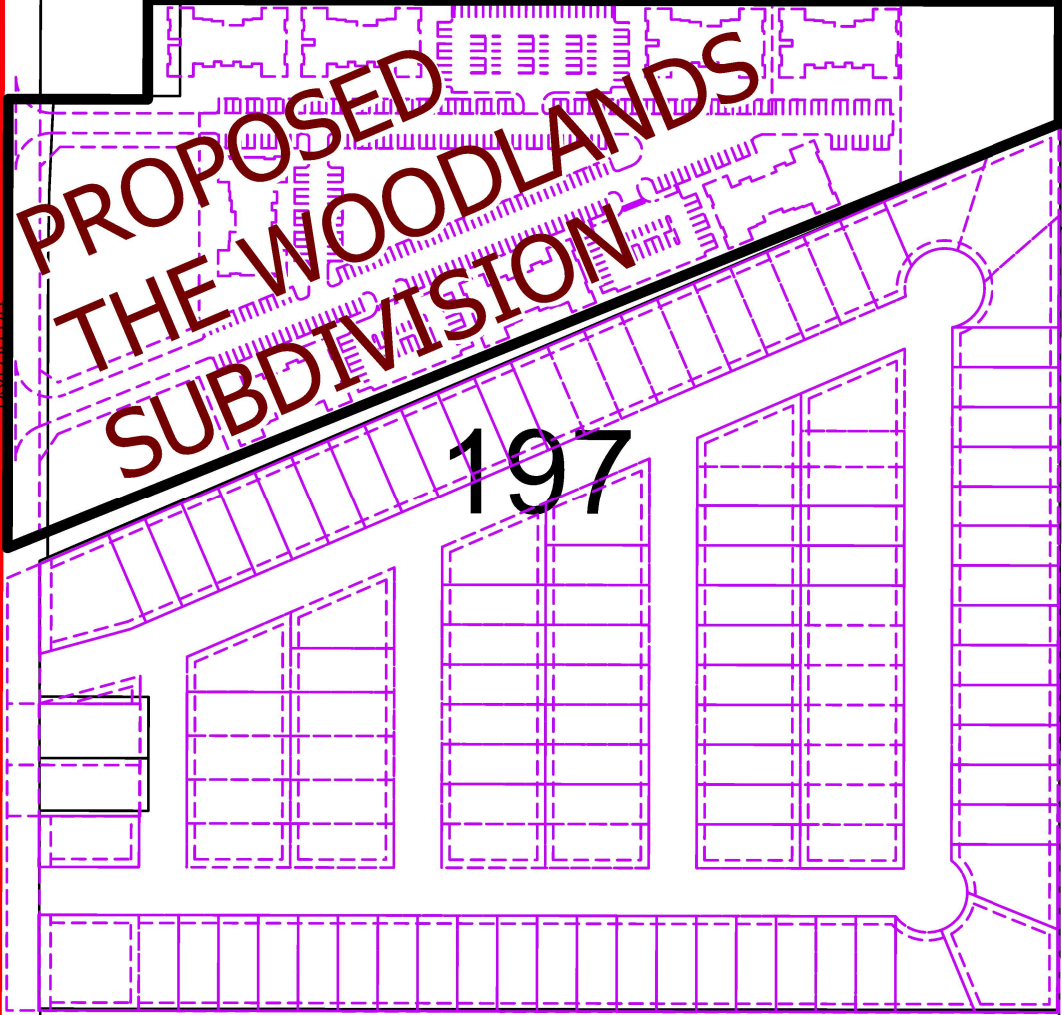
61 62 63 64 65 66
46 45 44 43 42
47

LOCATION

LOT 1 CONTRERAS SUBDIVISION

CORTEZ SUBDIVISION
LOT 1

S TAYLOR RD



**PROPOSED
THE WOODLANDS
SUBDIVISION**

197

THE TREE APARTMENTS
SUBDIVISION

LOT 2

207

10
9
8
7
6
5
4
3
2
1

CHICAGO AVE.

49 64
48 65
47 66
46 67
45 68
44 69
43 70

ERIE AVE

42 41 40

SHARY LANDING SUB

S. 48TH LANE

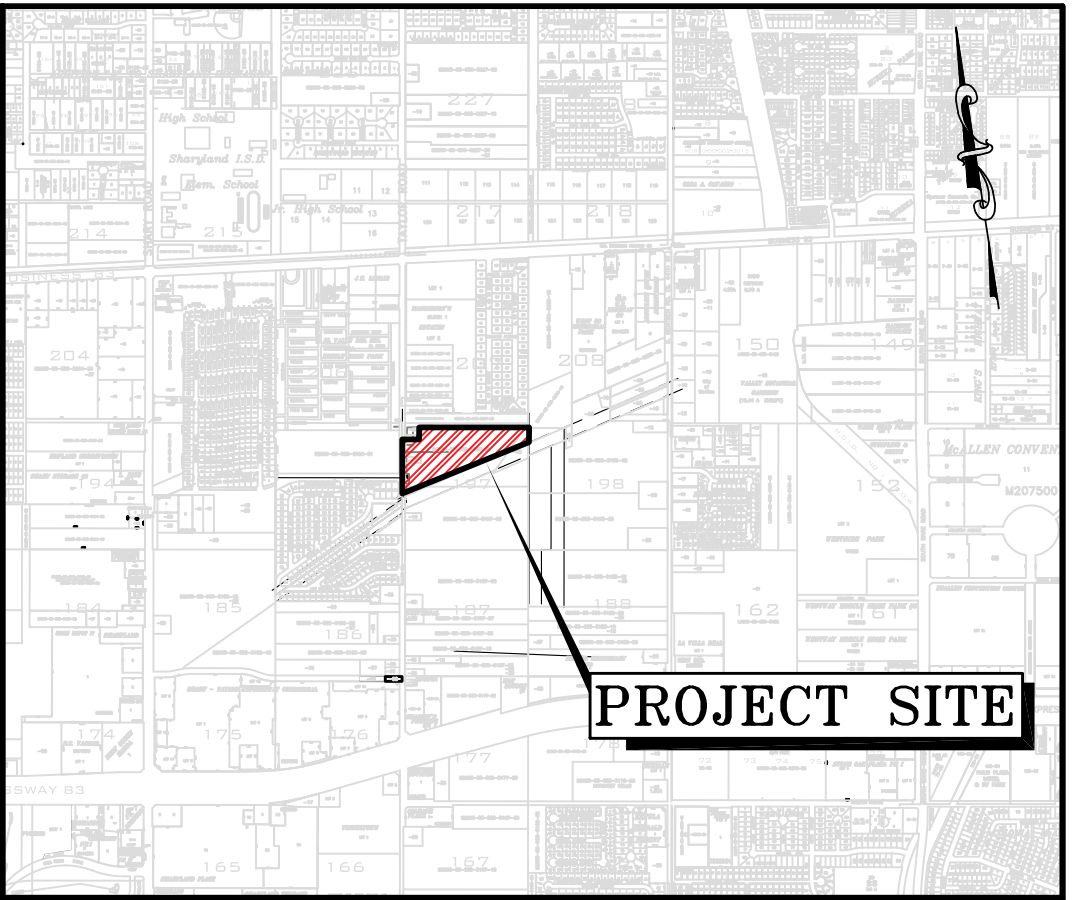
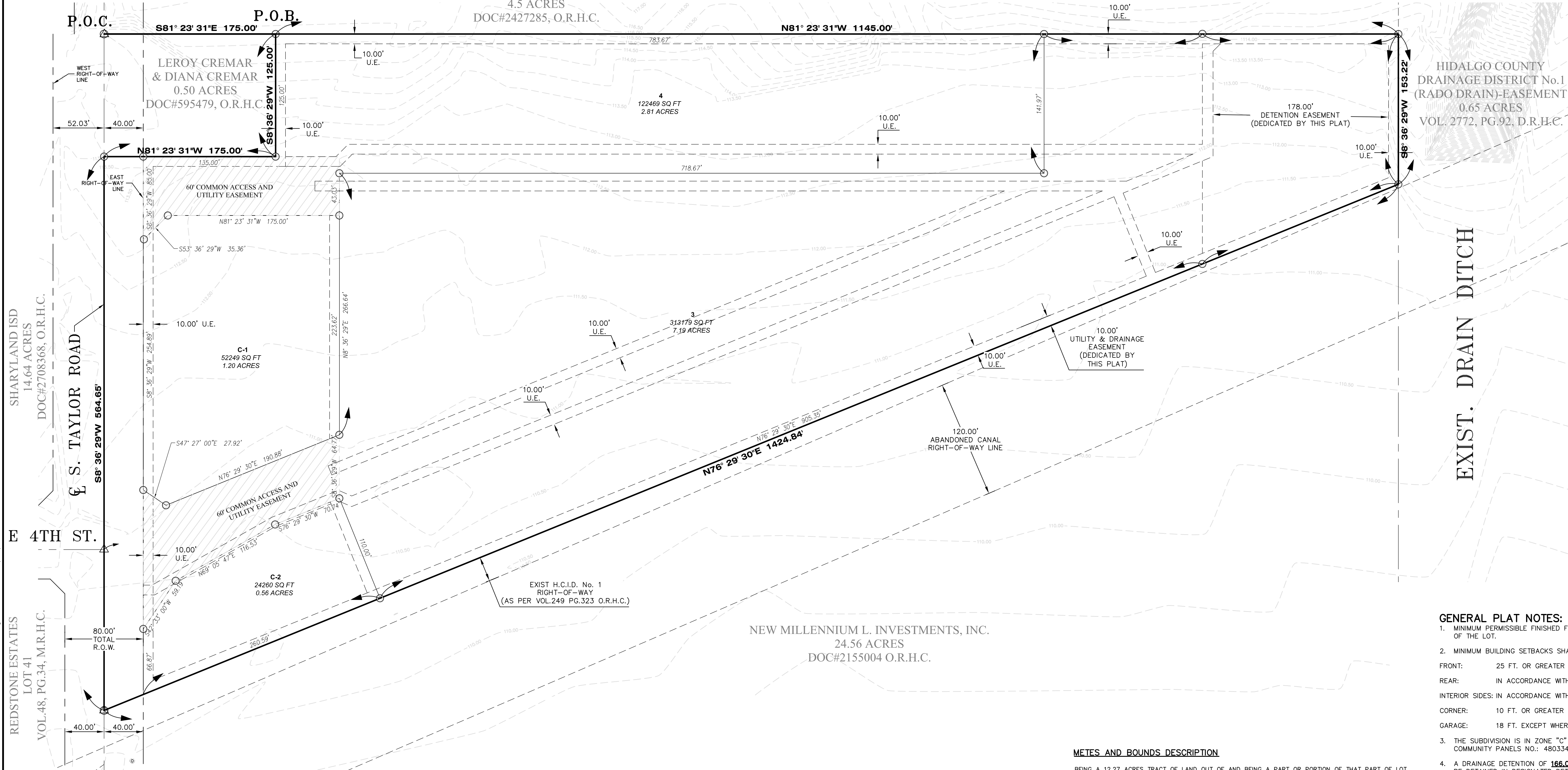
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THE WOODLANDS SUBDIVISION

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

LONGVIEW ASSOCIATE PARTNER, LP
4.5 ACRES
DOC#2427285, O.R.H.C.



LOCATION MAP SCALE: 1" = 2000'

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND table with symbols for iron rods, found rods, cotton picker spindles, farm tracts, natural ground, calculated points, and capped iron rod sets.

ABBREVIATION LEGEND table with symbols for right-of-way, point of beginning, point of commencing, southwest corner, farm tract, farm-to-market, utility easement, center line, and lot line.

EXIST. DRAIN DITCH

NEW MILLENNIUM L. INVESTMENTS, INC.
24.56 ACRES
DOC#2155004 O.R.H.C.

SHARYLAND JSD
14.64 ACRES
DOC#2708368, O.R.H.C.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WOODLANDS, 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.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____ 2026.
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.

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

METES AND BOUNDS DESCRIPTION
BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHWEST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORRA E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 629, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID BEST TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 1145.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED 4.506 ACRES TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.65 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANNA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JUNE 15, 1985, RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 8°36'29" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 197, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 0.65 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.66 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANNA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JUNE 15, 1985, RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,381.66 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON-PICKER-SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 8°36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.85 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 81°23'31" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF THE SAID BEST TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 8°36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 120.00 FEET TO THE CENTERLINE OF TAYLOR ROAD, SAID TRACT CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

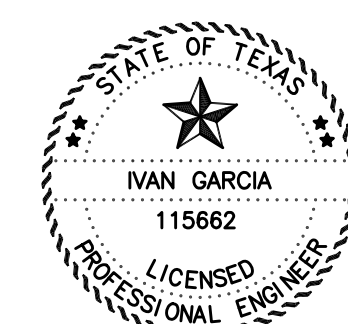
GENERAL PLAT NOTES:
1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE SUBDIVISION IS IN ZONE "C" (NO-SHADING). AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
4. A DRAINAGE DETENTION OF 166,002 CF OR 3.813 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN DESIGNATED DETENTION AREA IN COMMON LOT (A LOT 5). DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. THE CITY OF McALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD.
10. CITY OF McALLEN BENCHMARK (MC75)=133.46', LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1,840 FEET NORTH OF THIS SITE
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
15. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
16. 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.
17. 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.
18. 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.
19. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS ON TAYLOR SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S 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 COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

TOMAS GUTIERREZ (OWNER)
MDM LAND COMPANY LLC
2515 COLORADO ST., SUITE 6
MISSION, TEXAS 78572

PRESIDENT _____ SECRETARY _____
RAUL E. 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, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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



STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER), 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 _____ 2026.

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS - COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN AND HIDALGO COUNTY, TEXAS.

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



IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

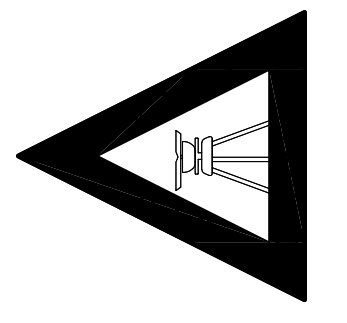
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

CITY MAYOR _____ DATE _____

PLANNING AND ZONING CHAIR _____ DATE _____

PRINCIPAL CONTACTS table with columns for NAME, ADDRESS, PHONE, and FAX.

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



ISSUED FOR:
FINAL

PLAT SHEET
THE WOODLANDS
McALLEN, TEXAS
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: HG.
SCALE: N.T.S.
DATE: APRIL-23-2026
PROJECT: SUB 25.051
REVISIONS:
PAGE NO. SHT 2



Reviewed On: 5/26/2026

SUBDIVISION NAME: THE WOODLANDS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW Paving:52 ft. - 65 ft. Curb & gutter: Both sides - Please provide document of existing R.O.W. for staff review, prior to final. - Clarify any varying street R.O.W. on the plat. - Label Existing R.O.W. dedications, from Centerline, Total, etc. 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>Erie Avenue: 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides -Staff reviewed the collector street for Erie, and there is no plans to connect Erie to S. Taylor Road.</p>	Applied
<p>N/S Collector Street along the east boundary: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both sides - The Engineer submitted a variance request and will be heard at the planning and zoning meeting of June 2, 2026 and CC TBD **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan -Need to submit variance request if not proposing to extend road to the north.</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>	Applied
<p>* 900 ft. Block Length for R-3T Zone Districts. -The preliminary plat submitted on February 16, 2026, does not comply with block length requirement, please revise accordingly. *Any change of zone or variance request must be done and completed prior to final approval. - A variance request was submitted for the block length and will be heard at the planning and zoning on June 2, 2026. and CC TBD **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac: Indicate cul-de-sac length on the plat.:</p>	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. *Alley/service drive easement required for commercial and multi-family properties. -Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. -Maintenance of such drive is by the property owner and not the City of McAllen. -Alley/Service drive requirement must be addressed prior to final. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: in accordance with the zoning ordinance or greater for easements. Revisions Needed: Proposing: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the zoning ordinance greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Sides: In accordance with the zoning ordinance, or greater for easements. Revisions Needed: Proposing: In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Corner: 10 ft. or greater for easements. Revisions Needed: Proposing: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. * For the apartment complex lots only. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets. Revisions Needed: -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final. ****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 S. Taylor Road.</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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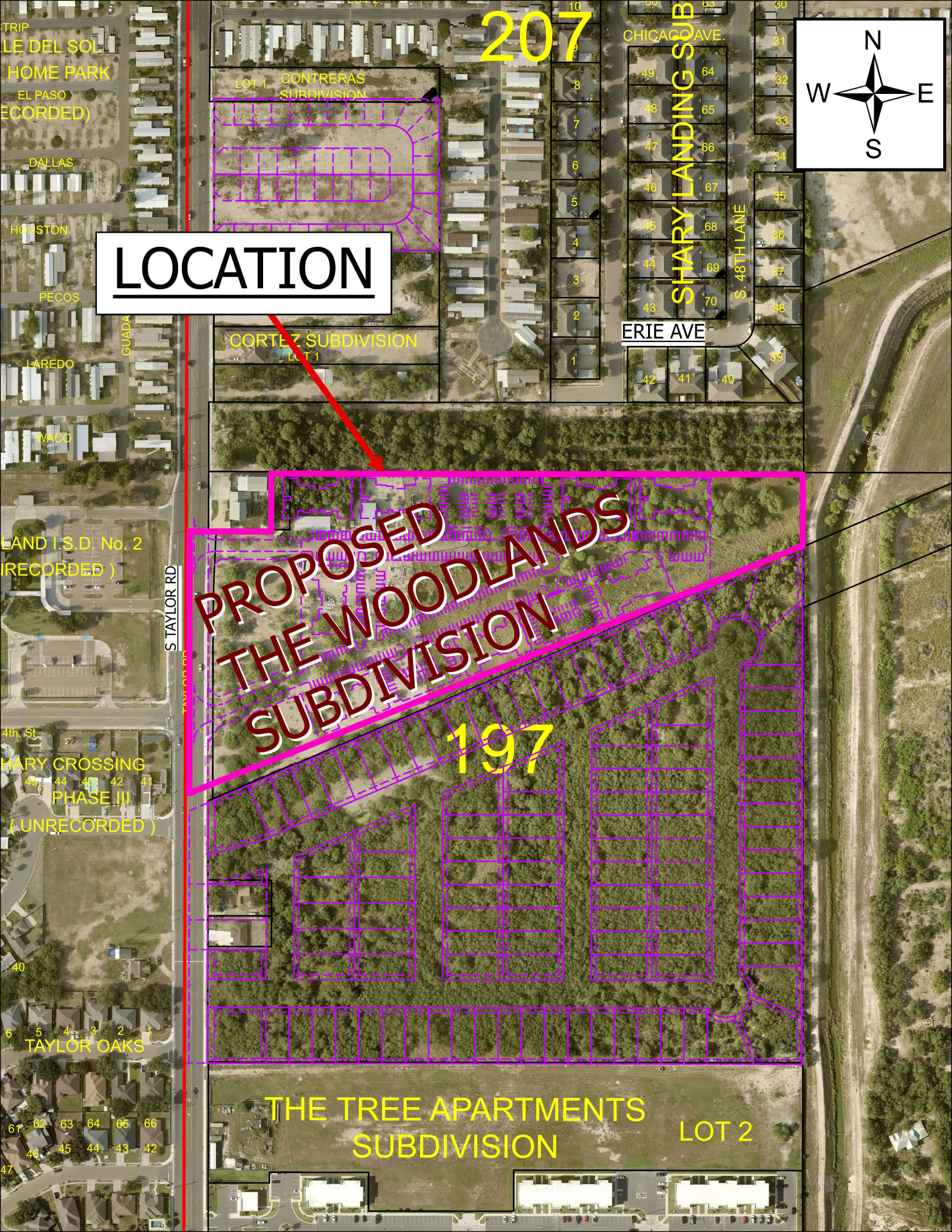
NOTES	
<p>* No curb cut, access, or lot frontage permitted along S. Taylor Road. - Shown as plat note #9</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. ***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</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. - Need to add plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. - Shown as plat note # 19, need to modify subdivision name to match what is on the plat. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
	NA
	Required
	Required
	Required
	TBD
LOT REQUIREMENTS	
<p>* Lots fronting public streets. Common Area, Lot 1 & Lot 2 are currently not fronting a public street. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Non-compliance
	Applied
ZONING/CUP	
<p>* Existing: R-1 (Single-Family Residential) District & R-3T (Townhouse Residential) District Proposed: M-2 (LOCAL MIX USE) ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. - If rezoning to UDC, development requirements are subject to change. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval. ***Zoning Ordinance: Article V</p>	Applied
	Applied

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PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Property for Commercial Development does not apply to Parks. - ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. - Clarify the total number of dwelling units to finalize the park fee prior to final. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. 	Required
<ul style="list-style-type: none"> * Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication. 	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. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	Required

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Please show North Arrow on the Vicinity Map, currently it is not legible. - Please add the legals for the parcels for the surrounding lots. - Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, it should read: <p>_____</p> <p>Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none"> - Need to correct the Mayor’s Signature Block with correct wording as per Section 134-61 (e) (9). <p>Need to correct the Mayor’s Signature Block with correct wording, it should read:</p> <p>_____</p> <p>Mayor, City of McAllen DATE</p> <ul style="list-style-type: none"> - Owner’s Signature Block makes reference to the Subdivision being a "Public Subdivision," but application on file makes reference to this Subdivision being a Private and Gated Subdivision. - Need to provide staff with Gate Details. - Under the Subdivision name, add the following: "(Private Subdivision)" - Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates) - Need to clarify hatched areas, proposing 60 ft. Common Access and Utility Easement. - Need to add the existing contours to the plat as is required by Sec. 134-49 (9). - Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what’s being shown on the plat. - Any Variance requests submitted need to be finalized prior to final. Two variance requests will be heard at the Planning and Zoning on June 2, 2026. and CC TBD <p>*Disclaimer: The Surveyor’s Seal vs Signature Block is misnumbered, please verify registration number.</p> <p>*Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to final.</p> <p>There is a Previous Subdivision Case on file, (SUB2018-0062) previously known as Taylor Grove Subdivision. This subdivision had expired.</p> <p>*Must comply with City’s Access Management Policy.</p>	<p>Non-compliance</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUESTS.</p>	<p>Applied</p>

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



207



LOCATION

**PROPOSED
THE WOODLANDS
SUBDIVISION**

197

**THE TREE APARTMENTS
SUBDIVISION**

LOT 2

TRIP
LE DEL SOL
HOME PARK
EL PASO
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

MCCO

LAND I.S.D. No. 2
(RECORDED)

4th St
SHARY CROSSING
PHASE III
(UNRECORDED)

TAYLOR OAKS

61 62 63 64 65 66
48 45 44 43 42

CHICAGO AVE.

ERIE AVE

SHARY LANDING SUB

S. 48TH LANE

S TAYLOR RD

LOT 1 CONTRERAS
SUBDIVISION

CORTEZ SUBDIVISION
LOT 1

49 64
48 65
47 66
46 67
45 68
44 69
43 70
42 41 40

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38
39

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Imperio Estates Phase II Subdivision</i>
Owner Name	<i>Hollywood Development & Construction, LLC</i>
Engineering Firm	<i>Rio Delta Engineering</i>
Existing Zoning	<i>R-1 (Low-Density Residential)</i>
Proposed Zoning	<i>R-1 (Low-Density Residential)</i>
Number of Lots	<i>37</i>

City of McAllen Planning Department



City of McAllen

Planning Department

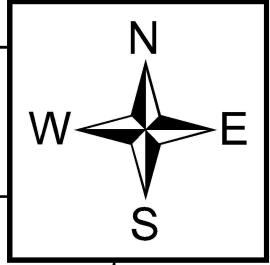
REASON FOR APPEAL

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	VARIANCE	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.
	1) BLOCK LENGTH	1) The block length variance is necessary due to the required alignment with the existing right-of-way to the north
		2.) A cul-de-sac is proposed instead of a stub-out, as the adjoining property to the south has an approved variance to not provide a stub-out connection.
	2) CUL-DE-SAC	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
		1) Block length cannot be reduce due to the alignment of 27th street with the existing righth-of-way north of the subdivision, making compliance impractical.
		2) A cul-de-sac is being proposed in accordance with Fire Department regulations, the variance is necessary to accomodate this requirement while allowing reasonable development of the property.
		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 proposed variance will not adversely affect adjoining properties and will maintain adequate access and functionality for the development.
		4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
		The variance is specific to the constraints of this property and will no interfere with adjacent properties.



LOCATION

**STONE RIDGE ESTATES
SUBDIVISION**

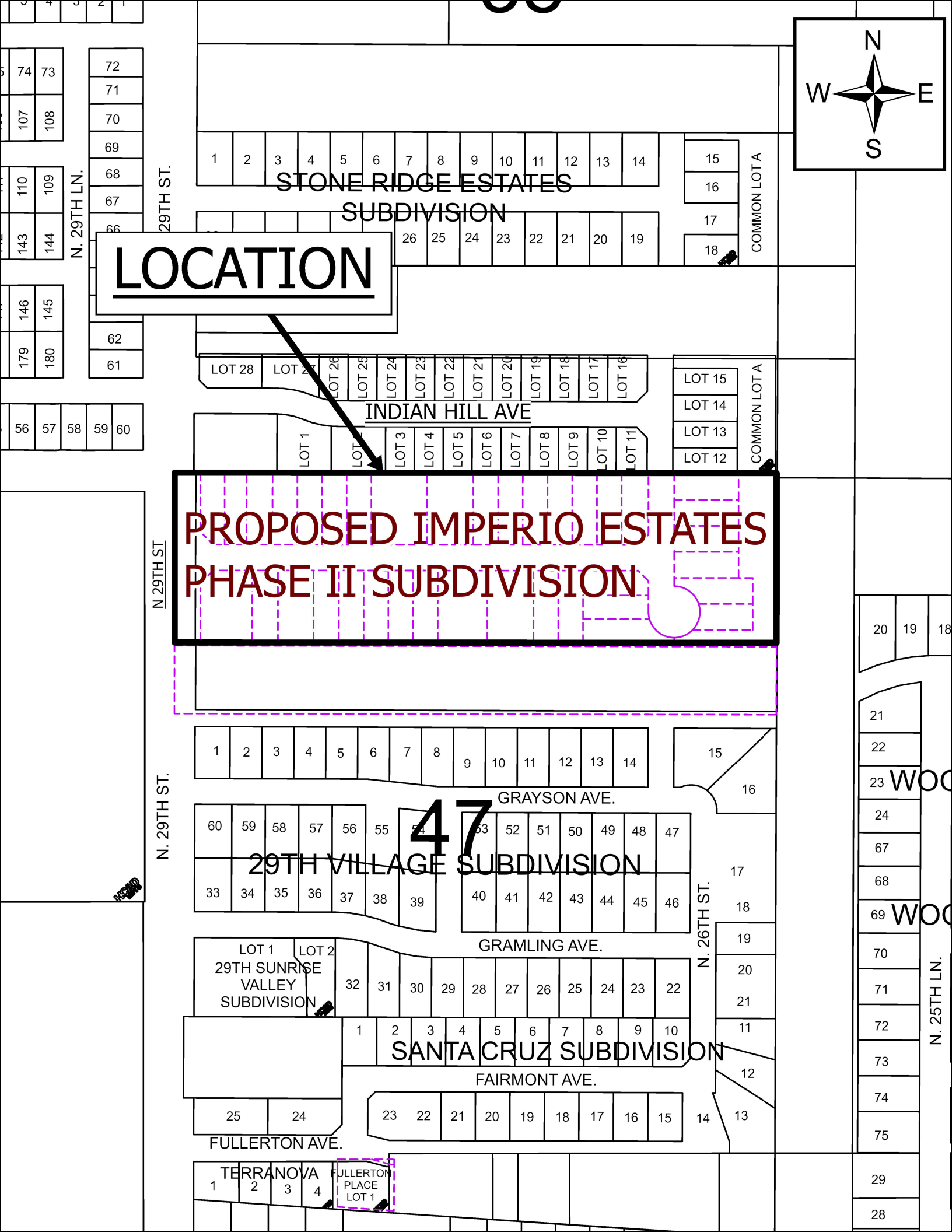
INDIAN HILL AVE

**PROPOSED IMPERIO ESTATES
PHASE II SUBDIVISION**

**47
29TH VILLAGE SUBDIVISION**

SANTA CRUZ SUBDIVISION

**TERRANOVA
FULLERTON PLACE
LOT 1**



IMPERIO ESTATES PHASE II SUBDIVISION

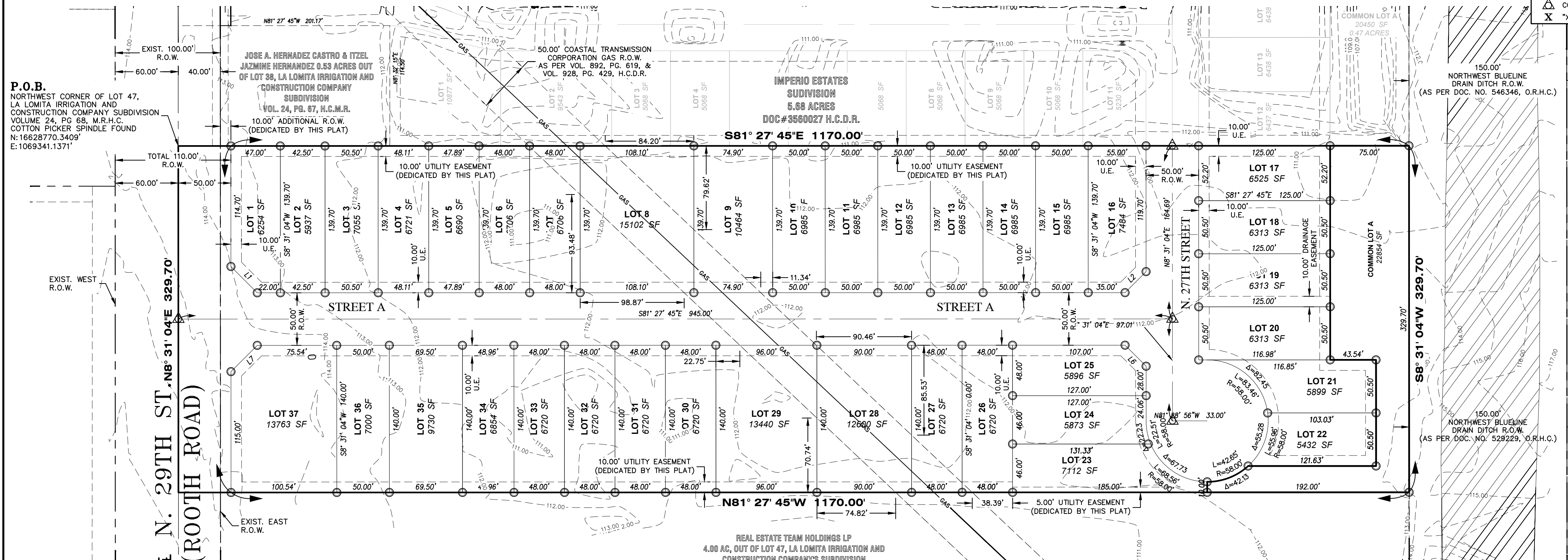
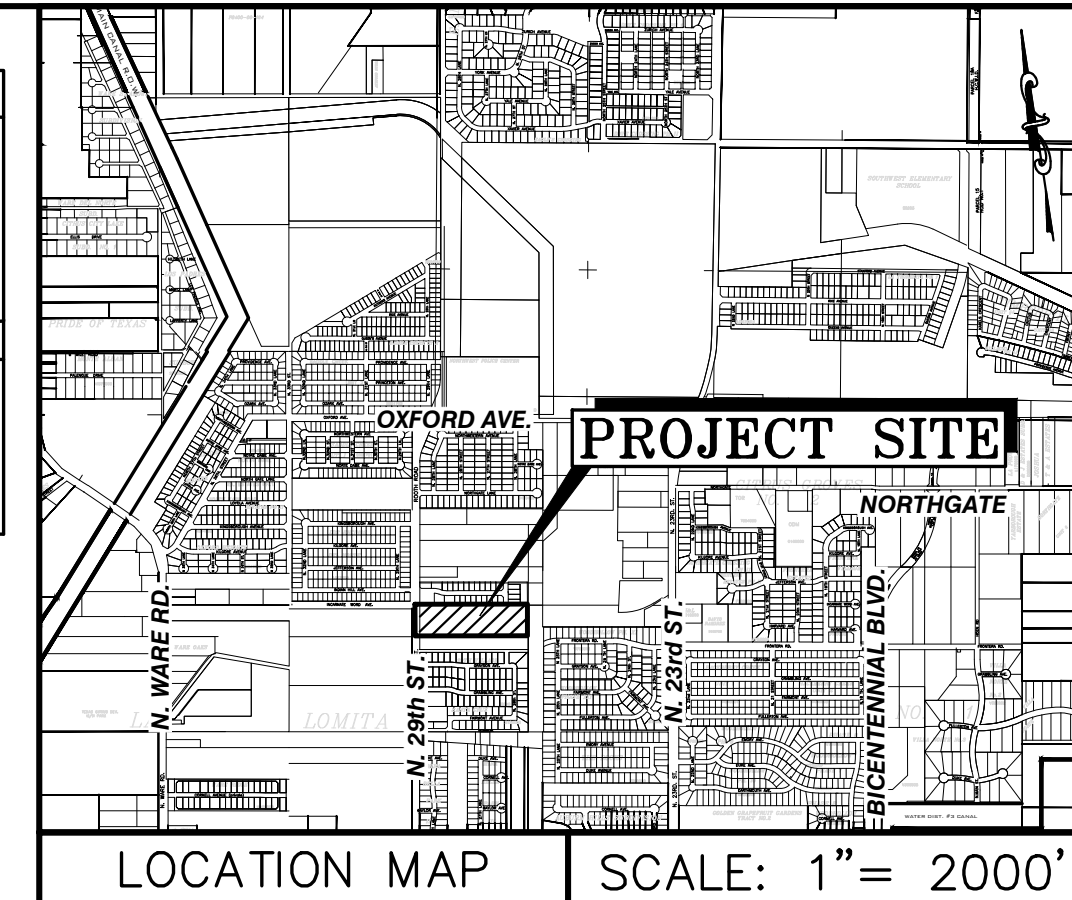
BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS

ABBREVIATION LEGEND

R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
N.W.C. NORTHWEST CORNER
F.T. FARM TRACT
F.M. FARM-TO-MARKET
U.E. UTILITY EASEMENT
C.L. CENTER LINE
L. LOT LINE
D.E. DRAINAGE EASEMENT

LEGEND

○ CAPPED 1/2" IRON ROD SET
● 1/2" IRON ROD FOUND
△ CALCULATED POINT
▲ COTTON PICKER SPINDLE SET
X "X" MARK SET IN CONCRETE



Parcel Line Table

Line #	Length	Direction
L1	35.36	S36° 28' 20"E
L2	28.28	N53° 31' 40"E
L6	28.29	N36° 28' 20"W
L7	35.35	S53° 31' 40"W

METES AND BOUNDS DESCRIPTION:

BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.86 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE COMMON WEST CORNER BETWEEN THE LOTS 38 & 47 OF THE SAID LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF N. 29TH STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°27'45" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 47, TO A POINT ON THE WEST LINE OF A CALLED 150.00 FEET NORTHWEST BLUELINE DRAIN DITCH RIGHT-OF-WAY AS PER DOC #529229, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 40.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 1170.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°31'04" W ACROSS THE SAID LOT 47, SAME BEING ALONG THE WEST LINE OF THE SAID 150.00 FEET NORTHWEST BLUELINE DRAIN DITCH RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF A CALLED 4.00 ACRES TRACT CONVEYED TO REAL ESTATE TEAM HOLDINGS LP, RECORD #2662793, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 329.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°27'45" W ACROSS THE SAID LOT 47, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 4.00 ACRES TRACT, TO A POINT ON THE WEST LINE OF THE SAID LOT 47, SAME BEING A POINT ON THE CENTERLINE OF N. 29TH STREET, PASSING A DISTANCE OF 1130.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 29TH STREET, AND CONTINUING FOR A TOTAL DISTANCE OF 1170.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 31' 04" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 47, SAME BEING ALONG THE CENTERLINE OF N. 29TH STREET, A DISTANCE OF 329.70 FEET TO POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 8.86 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 40.00 FEET (0.30 ACRES) LIES WITHIN THE EXISTING EAST RIGHT-OF-WAY OF N. 29TH STREET (100.00 FOOT EXISTING ROAD RIGHT-OF-WAY).

GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "X" (SHADED) WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D MAP REVISED JUNE 8, 2000.
- ZONE "X" (SHADED) - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D MAP REVISED: JUNE 6, 2000.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NADO 1929) OR 107.15 (NAVD 88) OR 15" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 37,787 CF OR 0.862 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF McALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. MINIMUM SIDEWALK REQUIRED ON N. 29TH STREET (ROOTH ROAD) AND BOTH SIDES OF ALL INTERIOR STREETS.
- CITY OF McALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD AND OXFORD AVENUE. NORTHING=1662098.3372. EASTING= 107459.02093. ELEV= 111.59 MADS'S. NAVD 88.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG N. 29TH STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- COMMON AREAS, PRIVATE STREETS/DRIVES, GATED AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N.29TH STREET (ROOTH ROAD) WITH EXCEPTION OF LOT 37.
- LOT 37 ACCESS MUST REMAIN AT ITS CURRENT LOCATION.
- A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTION.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR IMPERIO ESTATES PHASE II (SUBDIVISION) RECORDED AS DOCUMENT NUMBER 2662793, OFFICIAL RECORDS OF HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S 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 COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT A IS TRANSFERRED OF TITLE TO THE IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE IMPERIO ESTATES PHASE II SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES, PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 110-72, AS THE SAME MAY BE AMENDED; THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS IMPERIO ESTATES PHASE II SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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.

JORGE VALDEZ - PRESIDENT/CEO
HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC
4120 N. 12TH ST., APT. 9
MCALLEN, TEXAS 78504

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, JORGE VALDEZ, PRESIDENT OF IMPERIO ESTATES PH II SUBDIVISION, HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER _____ HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #12 OF THE PLAT NOTES.

JORGE VALDEZ - PRESIDENT/CEO
HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC
2516 BUDDY OWENS
MCALLEN, TEXAS 78504

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE _____ DAY OF _____, 20____, SUBJECT TO THE FOLLOWING _____

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 EASEMENTS WITH OUT THE EXPRESSED WRITTEN _____

SECRETARY _____ PRESIDENT _____

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

MAYOR, CITY OF McALLEN _____ DATE _____

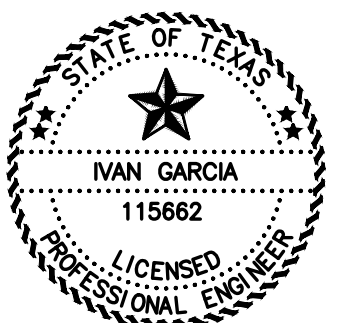
STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, 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 _____, 2026.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, 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 _____, 2026.

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

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



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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): HOLLYWOOD DEVELOPMENT AND CONSTRUCTION LLC	4120 N. 12TH ST., APT. 9 McAlLEN TX. 78504	
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 803-0341
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

CONSTRUCTION

PLAT SHEET
IMPERIO ESTATES SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

PROJECT: _____
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: EP/FG/SC
SCALE: 1"=60'
DATE: APRIL 20, 2026
PROJECT: SUB 25 048
REVISIONS: _____
PAGE NO: 1-OF-1

Y: RDE SUBDIVISIONS 2025\sub 25_048_SHT 2 PLAT SHEET.dwg RIODelta 5/4/2026 4:28 PM



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: IMPERIO ESTATES PHASE II SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: - Need to provide R.O.W. recorded Docs. for staff review prior to final. - Clearly label Centerline 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 recording. ***City of McAllen Thoroughfare Plan</p>	Non-compliance
<p>N. 27th Street: 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides Revisions Needed: - Subdivision layout must provide for street extension and must match existing R.O.W. and Pavement to the North and South, please review and revise accordingly prior to final. Should an alternate layout be proposed, need to submit a variance. - Temporary barricades required on the North and South side until such streets are extended as properties develop. - Street must align with existing N. 27th Street alignment (without offset), as per Engineering & Traffic Department requirements, finalize 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. ***Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are required prior to recording. ***City of McAllen Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Provide Secondary access to the Development. **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

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

<p>Block length in the R-1 and R-2 districts and in the ETJ shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. - The Variance will be heard at the Planning and Zoning meeting of June 2, 2026 and CC TBD</p> <p>Chapter 5.3 * 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>-If stub out to the south not provided then the required are as follows regarding the cul-de-sac and variance will be required. -A minimum outside paving diameter of at least ninety-six (96) feet and a minimum street right-of-way diameter of at least one hundred sixteen (116) feet. - 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 ** - The variance will be heard at the planning and zoning meeting of June 8, 2026 and CC TBD - the request is to not provide stub out to the south. Section 5.3</p>	<p>Non-compliance</p>
	<p>NA</p>
	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial & multifamily properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies - The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. - Proposing: 20 ft. or Greater for Easements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies - The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. - Proposing: 10 ft. or Greater for Easements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies - The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. - Proposing: 5 ft. or Greater for Easements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies - The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. - Proposing: 10 ft. or Greater for Easements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* Garage: 18 ft. except where greater setback is required, greater setback applies - add plat not as stated above, prior to final. - Proposing: 18 ft. or Greater for Easements. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Non-compliance</p>
<p>SIDEWALKS</p>	<p>Required</p>
<p>* 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets **Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p>BUFFERS</p>	<p>Required</p>
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along 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. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	<p>Applied</p>
<p>* No curb cut, access, or lot frontage permitted along N.29th Street (Rooth Road). **City's Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. "** Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168" * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Make sure Section referenced is Section 110-72 as this is a Public Subdivision. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p></p>	<p>NA</p>
<p></p>	<p>Applied</p>
<p></p>	<p>NA</p>
<p></p>	<p>Required</p>
<p></p>	<p>Required</p>

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

LOT REQUIREMENTS	
<p>* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area - Lots 28-29 & Lots 8-9 have a Gas Line easement that runs at an angle. Need to clarify area of Buildable lots. - Lot 1 has only a 22 ft. frontage to the street. - Lot 2 has only a 42.50 ft frontage to the street. - As per the Curve Table, of the Curve Data shows dimensions that fall below the minimum Street Frontage. - The property is currently zoned A-O (Agricultural & Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26. -Lot width and lot frontage for the new R-1 should be 5,000 sqft lot and 45 ft of frontage **Zoning Ordinance: Section 138-356</p>	Applied
	Non-compliance
ZONING/CUP	
<p>* Existing: A-O (Agricultural and Open Space District) Proposed: R-1 (Low Density Residential) District - Finalize the rezoning request to finalize the subdivision requirements prior to final. * A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted (REZ2026-0018) and is scheduled to be heard by the Planning and Zoning Commission on 03/17/2026. -Rezoning was approved. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Applied
	Applied
PARKS	
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on February 13, 2026, plat depicts 37 residential lots, Park fees of \$25,900 (based on 37 lots X \$700) to be paid prior to recording.</p> <p>If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	Required
	Required
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Required
	Applied

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"> - Street names will need to be revised prior to final/recording. - HOA's need to be reviewed prior to recording - 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain. - Site plan may be required as applicable to establish if buildable lots on 1,2,27, 28 and 8. As per engineer gas easement will remain and subdivision will be public. - 10 ft. of Additional R.O.W. is being provided on N. 29th Street. To provide Exhibit. - Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates) - Need to provide paving details for street. <p>**Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</p> <ul style="list-style-type: none"> - two variance requests will be heard at the Planning and Zoning meeting of June 2, 2026 and CC TBD <p>**Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording.</p> <p>*Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUESTS.</p>	Applied

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



LOCATION

STONE RIDGE ESTATES
SUBDIVISION

INDIAN HILL AVE

**PROPOSED IMPERIO ESTATES
PHASE II SUBDIVISION**

47
29TH VILLAGE SUBDIVISION

LOT 1 LOT 2
29TH SUNRISE
VALLEY
SUBDIVISION

SANTA CRUZ SUBDIVISION

TERRANOVA FULLERTON
PLACE
LOT 1

N 29TH ST

N 29TH ST

N 26TH ST

N 25TH LN

COMMON LOT A

COMMON LOT A

WOO

WOO

29

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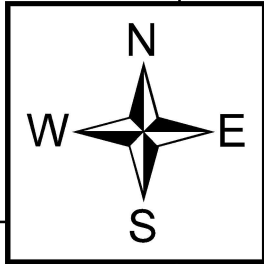
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CITY OF McALLEN

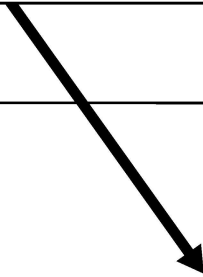
Planning & Zoning Commission Meeting

Subdivision Name	<i>Mendoza Acres Subdivision</i>
Owner Name	<i>Luige & Belen Mendoza</i>
Engineering Firm	<i>SOTEX Engineering, LLC</i>
Existing Zoning	<i>ETJ</i>
Proposed Zoning	<i>ETJ</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



LOCATION



49-5

**PROPOSED MENDOZA
ACRES SUBDIVISION**

J. LEAL
SUBDIVISION
LOT 1

N TROSPER RD

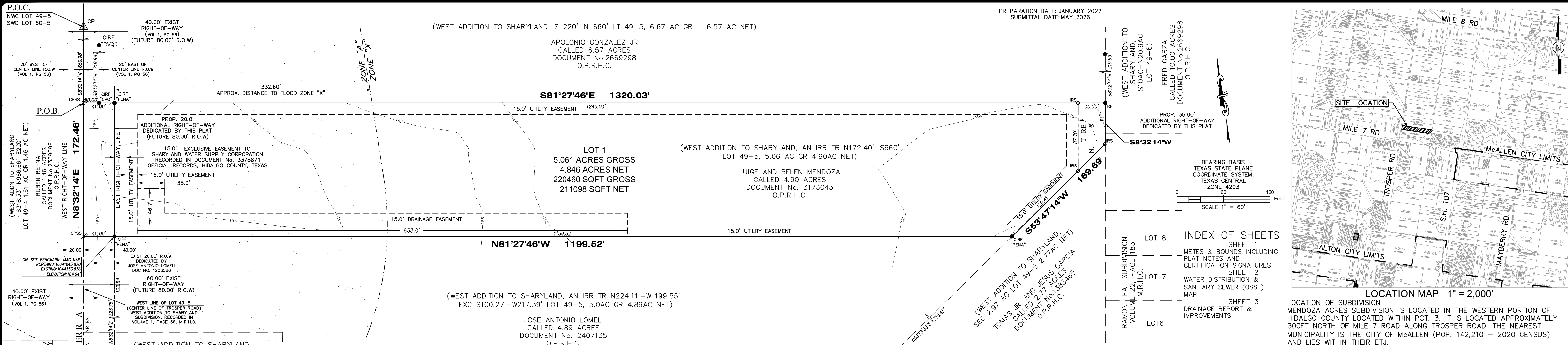
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PREPARATION DATE: JANUARY 2022
SUBMITTAL DATE: MAY 2026



INDEX OF SHEETS

LOT 8	SHEET 1
LOT 7	METES & BOUNDS INCLUDING PLAT NOTES AND CERTIFICATION SIGNATURES
LOT 6	SHEET 2
LOT 5	WATER DISTRIBUTION & SANITARY SEWER (OSSF) MAP
	SHEET 3
	DRAINAGE REPORT & IMPROVEMENTS

LEGEND

●	1/2" IRON ROD FOUND "CRP" 78"
○	1/2" IRON ROD SET "C.L.S. RPLS #6388"
○	IRON PIPE FOUND "RP"
○	COTTON PICKER SPINDLE SET "CPSS"
○	COTTON PICKER SPINDLE FOUND "CPSS"
○	CALCULATED POINT "CP"
---	RECORD BEARING & DISTANCE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	RIGHT OF WAY
D.R.H.C.T.	DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
ESMT.	EASEMENT
UTIL.	UTILITY
COR.	CORNER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.W.	SOUTHWEST
VOL.	VOLUME
PG.	PAGE
SWD.	SPECIAL WARRANTY DEED
()	RECORD CALL

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE LUIGE MENDOZA AND BELEN MENDOZA, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MENDOZA ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS, WATER LINES, STORM SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS GROUP ON _____

ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) & ZONE "A" (SHADED) (REFER TO PLAT NOTE 5 FOR BUILDING IMPROVEMENTS LOCATED WITHIN FLOOD ZONE "A")
ZONE "X" AREA (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
ZONE "A" AREA (SHADED), NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO COMMUNITY-PANEL NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.
- SETBACKS
FRONT: N. TROSPER ROAD: 50.00 FEET OR IN LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER
REAR: N. 104TH STREET: 35.00 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
SIDE: 15.00 FEET OR GREATER FOR EASEMENT, WHICHEVER IS GREATER
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS INCLUDED IN FLOOD ZONE "A" AS INDICATED ON THIS PLAT (ZONE A), EXCEPT AS PROVIDED HEREIN. FURTHER, EACH OWNER OF A LOT ANY PORTION OF WHICH IS IN ZONE A SHALL KEEP SUCH PORTION OF THE LOT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDING THAT IS INTENDED TO OCCUR WITHIN ZONE A. IN THE EVENT A LOT OWNER DESIRES TO DEPOSIT FILL OR CONSTRUCT STRUCTURES WITHIN ZONE A, SUCH LOT OWNER MUST FIRST OBTAIN WRITTEN VERIFICATION FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THAT SUCH FILL AND/OR STRUCTURES WILL BE FULLY COMPLIANT WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.
- ON-SITE DETENTION POND AREA WITHIN THE DEDICATED DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER.
- ACCESS DRIVEWAYS LOCATED WITHIN FLOOD ZONE "A" (SHADED) MUST BE CONSTRUCTED TO MATCH THE CENTER LINE ELEVATION OF TROSPER RD. UP TO THE BOUNDARY LINE OF FLOOD ZONE "A" (SHADE) AND FLOOD ZONE "X".
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --ON-SITE B.M. NO. 1--
ELEVATION: 164.64, DESCRIPTION: 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "PENA", GPS POINT, GRID COORDINATES NORTHING: 16641043.870, EASTING: 1044353.836, --CITY OF McALLEN BENCHMARK "ESTEBAN", ELEVATION: 161.02, DESCRIPTION: 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP, NORTHING: 16,639,423.28, EASTING: 1,046,887.25, --DATA COLLECTION BENCHMARK "ESTEBAN", ELEVATION 161.01, DESCRIPTION: 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP, NORTHING: 16,639,423.466, EASTING: 1,046,887.543 (RECORDED ON 7/7/2023, TIME: 2:22 P.M., OCCUPIED FOR 5 MINUTES, CONDITIONS: PARTLY CLOUDY), STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD88, GEOID12B)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 5,728 CUBIC-FEET OR 0.13 ACRE- FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINE IN DETENTION GREEN AREAS IN THE LOT.
- 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.
- 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.
- 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 LOT 1.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. THIS LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 213,561 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- LUIGE AND BELEN MENDOZA, THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, WITH CAST-IN-PLACE SAFETY END TREATMENTS OR FABRICATED AND POURED AND SHALL BE APPROVED CITY OF McALLEN, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- CITY OF McALLEN DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON N. TROSPER ROAD (FM 492). CITY OF McALLEN APPROVED ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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 RIGHT 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. OWNERS(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO THE UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 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.
- A 5 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. TROSPER RD. AND A 4FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON N. 104TH ST.
- UID BLANKET EASEMENT RESERVATION DOCUMENT NO. 1924-17307

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LUIGE MENDOZA OWNER 2017 ROMAN STREET MISSION, TEXAS 78573	DATE _____	BELEN MENDOZA OWNER 2017 ROMAN STREET MISSION, TEXAS 78573	DATE _____
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STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIGE MENDOZA 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 _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BELEN MENDOZA 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 _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
CITY OF McALLEN
MAYOR 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: _____

ATTESTED BY: _____ DATE: _____

CITY SECRETARY _____ DATE: _____

STATE OF TEXAS
CITY OF McALLEN PLANNING & ZONING
COMMISSION CERTIFICATION

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

DATED THIS _____ DAY OF _____, 2026

CHAIRMAN OF PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MENDOZA ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

DATED THIS _____ DAY OF _____, 2026

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MENDOZA ACRES SUBDIVISION LOCATED 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 _____ DATE _____
SHARYLAND WATER SUPPLY CORPORATION

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS (C) 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.

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

CERTIFICATE OF APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 2026.

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

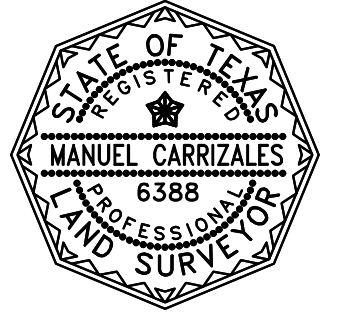
PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

DATED THIS THE _____ DAY OF _____, 2026.

MANUEL CARRIZALES, R.P.L.S. No. 6388
512-470-1489
Infcad@gmail.com



STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, ISRAEL GAONA, 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 _____, 2026

ISRAEL GAONA, PROFESSIONAL ENGINEER No. 136995
STATE OF TEXAS



PRINCIPAL CONTACTS: SHEET 1 OF 3

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LUIGE MENDOZA	2017 ROMAN STREET	MISSION, TEXAS 78573	(956) 662-9387
OWNER: BELEN MENDOZA	2017 ROMAN STREET	MISSION, TEXAS 78573	(956) 662-9387
ENGINEER: ISRAEL GAONA, P.E., CFM	538 S. TEXAS BLVD, SUITE 7	WESLACO, TEXAS 78596	(956) 472-0917
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: MENDOZA ACRES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Trosper Road: dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions required: - remove the word "Prop" on the ROW dedication, prior to final. **Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan</p>	Non-compliance
<p>N. 104th Street (N/S 1/4 Mile Street-east boundary): 35 ft. dedication from centerline for 70 ft. total ROW Paving: 40 ft. to 44 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 & **COM Thoroughfare Plan</p>	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>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106 -Based on application, proposed use is single family residence; therefore, service drive/alley is not applicable. **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front/N. Trosper Rd: 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. **Zoning Ordinance: Section 138-356</p>	Applied

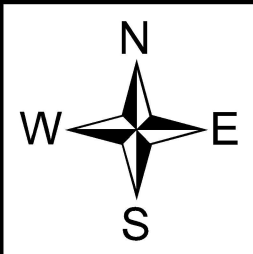
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>Rear/N. 104th Street: 35 ft. or greater for easements, whichever is greater. **Proposing: Rear/N. 104th Street: 35 ft., not to exceed 50 ft. **As per email submitted 11/14/22 by engineer, Hidalgo County is requiring a 35 ft. rear setback from N. 104th Street, which is based on half of the future ROW but not to exceed 50 ft. * Sides: 15 ft. or greater for easement, whichever is greater **Zoning Ordinance: Section 138-356 * Corner _____ **Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setbacks are required; greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
	<p>Applied</p>
	<p>NA</p>
	<p>Applied</p>
	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on N. Trospers Road and N. 104th Street. - 5 ft. sidewalk might be required on N. Trospers Road by engineering department. if so, please revise plat note #28 to show -5 ft wide minimum sidewalk required on N. Trospers Road, and 4 ft. wide minimum sidewalk required on 104th Street. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
	<p>Applied</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>

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

<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing ETJ Proposed ETJ ***Zoning Ordinance: Article V - If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process.</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - If Annexation is proposed, process must be finalized, prior to final along with the initial zoning process.</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. - As per Parks Department, properties in ETJ are not subject to Parks department.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>Applied</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>TBD</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Required</p>
<p>COMMENTS</p>	
<p>Comments: *Must comply with City's Access Management Policy. - The initial submittal was submitted on 10/12/2022. -Variance requests that were previously approved will have to re-submit application.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.</p>	<p>Applied</p>

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



LOCATION



49-5

PROPOSED MENDOZA ACRES SUBDIVISION

N TROSPER RD

J. LEAL SUBDIVISION LOT 1

SH 107

8
7
6
5
4
3

48-5

ADE LAS
1
2

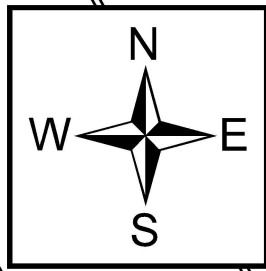
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	<i>Replat of Lot 50, Estancia Subdivision at Tres Lagos</i>
Owner Name	<i>Oscar & Gabriela Gomez</i>
Engineering Firm	<i>Melden & Hunt, Inc</i>
Existing Zoning	<i>R-1 (Single-Family Residential)</i>
Proposed Zoning	<i>R-1 (Single-Family Residential)</i>
Number of Lots	<i>2</i>

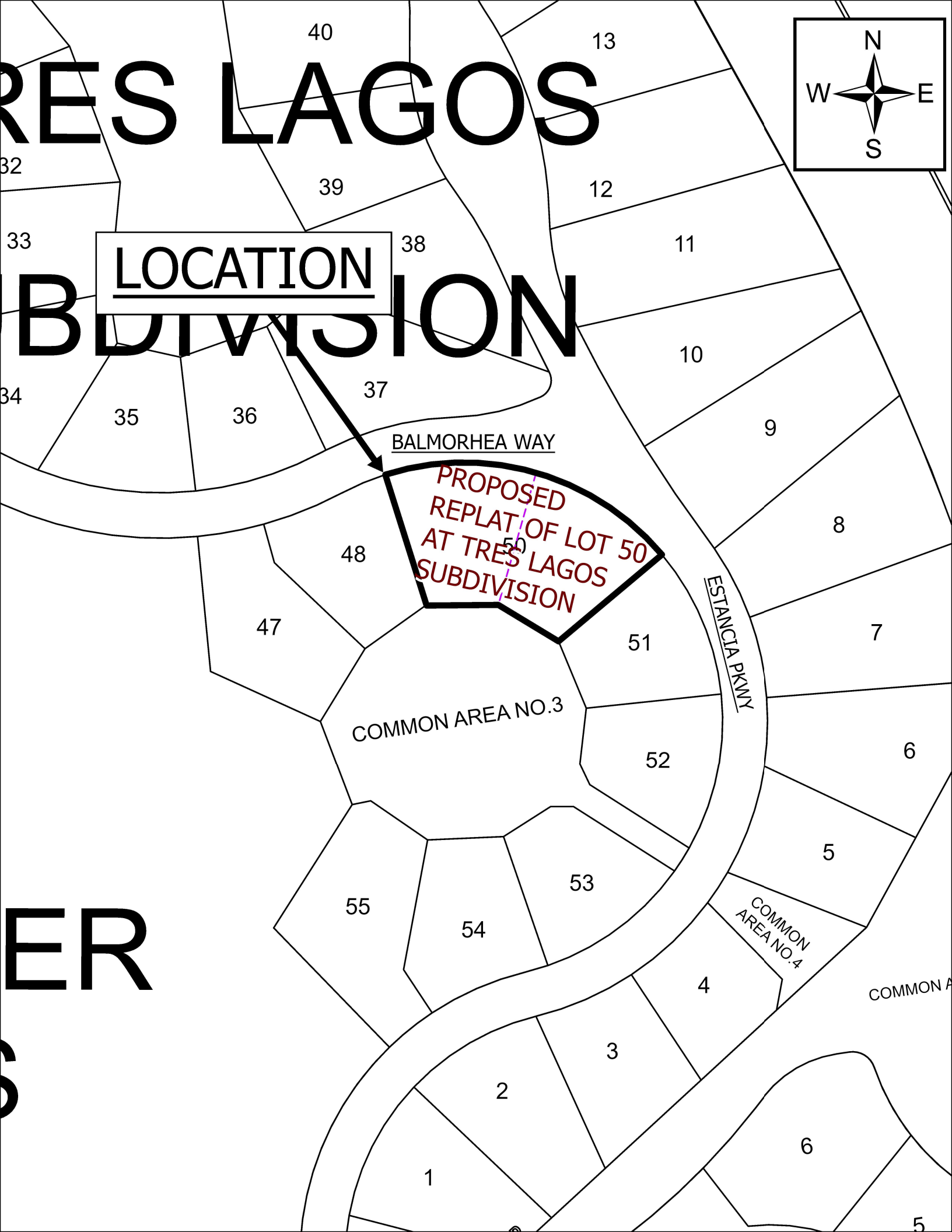
City of McAllen Planning Department

TRES LAGOS



LOCATION

B DIVISION



ER

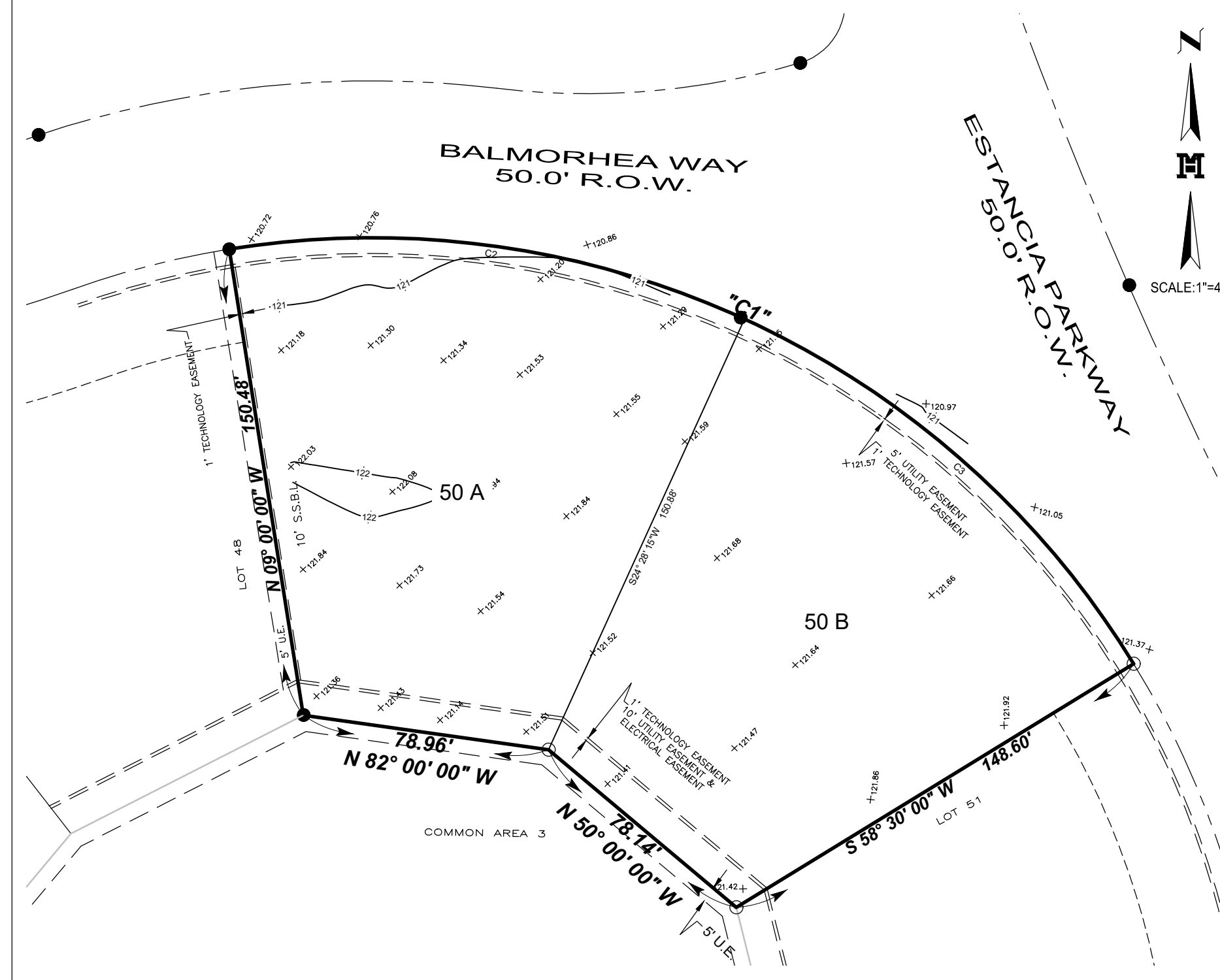
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COMMON A

5

SUBDIVISION MAP OF REPLAT OF LOT 50, ESTANCIA AT TRES LAGOS SUBDIVISION

BEING A REPLAT OF 0.869 ACRES ALL OF LOT 50,
ESTANCIA AT TRES LAGOS SUBDIVISION
CITY OF McALLEN, HIDALGO COUNTY, TEXAS



Curve Table					
Curve #	Delta	Radius	Length	Tangent	Chord Length
C1	067° 37' 01"	285.00'	336.34'	190.80'	317.16'
C2	033° 48' 31"	285.00'	168.17'	86.61'	165.74'
C3	033° 48' 31"	285.00'	168.17'	86.61'	165.74'

Lot Area Table		
Lot #	SQ. FT.	Area
50A	19021.91	0.437
50B	18824.80	0.432

- GENERAL NOTES:**
- THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 1295 D, MAP REVISED: JUNE 06, 2000;
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
 - MINIMUM SETBACKS SHALL BE:
FRONT: 20 FEET OR GREATER FOR EASEMENTS OR AS SHOWN ON FRONT SETBACK TABLE
REAR: 11 FEET OR GREATER FOR EASEMENTS.
INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

- CITY OF McALLEN BENCHMARK: NUMBER MC23. TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 2220 AND F.M. 1925. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652949.4951, 1067206.29414, ELEV=-128.79
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 5 FOOT MINIMUM SIDEWALK REQUIRED ON INTERIOR STREETS. AS PER APPROVED SIDEWALK PLAN FILED WITH THE CITY AT BUILDING PERMIT STAGE.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERAINS TO THIS FOR THE BENEFIT OF THE OWNER/RESERVOR. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVOR AND IS EXCLUSIVE.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

- 25 FEET x 25 FEET SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
- CITY OF McALLEN ACTING BY AND THROUGH THE PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
- UNITED IRRIGATION DISTRICT NOTES:
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

20. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:
 THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESTANCIA AT TRES LAGOS PHASE IV SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589. HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

21. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESTANCIA AT TRES LAGOS PHASE IV SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY DEED RECORDS, DEVELOPER/HOMEOWNER'S 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 _____ 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND STREETS. ANY AMENDMENT TO THE DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

22. 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.

23. ALL EASEMENTS DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

METES AND BOUNDS DESCRIPTION

A tract of land containing 0.869 of one acre [37,846.711 Square Feet] situated in the City of McAllen, Hidalgo County, Texas, being out of Estancia at Tres Lagos Subdivision, according to the plat thereof recorded under document number 2821590, Hidalgo County Map Records, said 0.869 of one acre [37,846.711 Square Feet] being part or portion out of a tract conveyed to Oscar Gomez and Gabriela Gomez, by virtue of a Warranty deed with Vendors Lien, recorded under document number 3534280, Hidalgo County Official Records, said 0.869 of one acre [37,846.711 Square Feet] also being more particularly described as follows:

- BEGINNING at the Northeast corner of said Lot 50 at a No. 4 rebar set for the Northeast corner of this herein described tract;
- THENCE, S 58° 30' 00" W along the East line of said Lot 50, and the West line of said Lot 51, a distance of 148.60 feet to a No.4 rebar set at the Southeast corner of said Lot 50, and the Southwest corner of said Lot 51, for the Southeast corner of this tract;
 - THENCE, N 50° 00' 00" W along the South line of said Lot 50, and the North line of said Common Area 3, a distance of 78.14 feet to a No.4 rebar set at an inside corner of said Lot 50, and an outside corner of said Common Area 3, for an inside corner of this tract;
 - THENCE, N 82° 00' 00" W along the South line of said Lot 50, and the North line of said Common Area 3, a distance of 78.96 feet to a No.4 rebar found at an inside corner of said Lot 50, and an outside corner of said Common Area 3, for an inside corner of this tract;
 - THENCE, N 09° 00' 00" W along the West line of said Lot 50 and the East line of said Lot 48, a distance of 150.48 feet to a No.4 rebar found at the Northwest corner of said Lot 50, and the Northeast corner of said Lot 48, for the Northwest corner of this tract;
 - THENCE, in a Northeasterly direction along the curve to the left with a central angle of 067° 37' 01", a radius of 285.00 feet, an arc length of 336.34 feet, a tangent of 190.85 feet and a chord that bears S 65° 21' 55" E a distance of 371.16 feet, along the North line of said Lot 50, for the POINT OF BEGINNING and containing 0.869 of one acre [37,846.711 Square Feet] of land more or less.

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE REPLAT OF LOT 50 ESTANCIA AT TRES LAGOS SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE 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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: _____
 PRESIDENT SECRETARY

I, 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

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

STATE OF TEXAS
 COUNTY OF TEXAS

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF LOT 50 ESTANCIA AT TRES LAGOS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREBY DEDICATES (a) ALL STREET RIGHT OF WAYS IDENTIFIED AS "PID STREET" ON THE ABOVE PLAT TOGETHER WITH ALL STREET IMPROVEMENTS LOCATED THEREIN TO THE CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT, AN IMPROVEMENT DISTRICT CREATED BY THE CITY OF McALLEN, TEXAS, PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE (THE "PID"), AND THE PID IN ACCEPTING SUCH DEDICATION AGREES THAT IT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SUCH PID STREETS WITH THE COST OF SUCH MAINTENANCE BEING PAID FROM THE ASSESSMENTS FOR MAINTENANCE LEVIED BY THE PID AGAINST THE PROPERTIES BENEFITED BY AND UTILIZING SAID PID STREETS; (b) TO THE USE OF THE PUBLIC ALL PUBLIC STREETS, 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.

 OSCAR GOMEZ
 4700 ESTANCIA PARKWAY
 McALLEN, TEXAS 78501
 HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

 NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

 MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
 STATE OF TEXAS
 DATE PREPARED: 05/06/2026
 ENGINEERING JOB # 26023.0

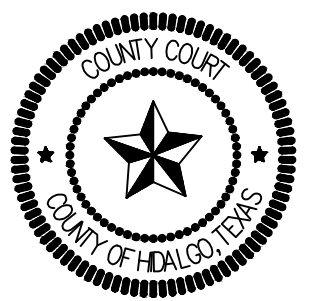


STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

 ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
 STATE OF TEXAS
 DATE SURVEYED: 02/23/2026
 SURVEY JOB # 26023.00



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

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

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX. 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: _____ L.H. DATE: 05-11-26
 REVISED BY: _____ DATE: _____
 SURVEYED CHECKED: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

Y:\Land Development\Residential\McAllen\26023-Repalt of Estancia Subdivision, Lot 50\Autocad files\26023.00.dwg



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/26/2026

SUBDIVISION NAME: REPLAT OF ESTANCIA AT TRES LAGOS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Balmorea Way: Dedication of 50 ft. total. Paving: 32 ft. Curb & gutter: both sides - Show ROW on both sides, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Estancia Parkway: Dedication of 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Show ROW on both sides, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **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
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. minimum or as shown on front setback table. - Add plat not as stated above, prior to final. - changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356	Non-compliance

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

<p>* Rear: 15 feet except 20 feet for the double fronting lots along future ware road (F.M. 2220) (Lots 7-18) or greater for easements. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>Interior Sides: 5 feet. or greater for easements. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>Side Corner: 10 feet or greater for easements. - Add plat note as stated above, prior to final. -changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 feet except where greater setback is required; greater setback applies. - Add plat note as stated above, prior to final. -Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>sidewalk required on interior streets, as per approved sidewalk plan filed with the city at building permit stage. 5' sidewalk required along ware road and Tres Lagos boulevard. - Add plat note as stated above, prior to final. -Changing of recorded plat notes will require a vacate and replat. **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	<p>Compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Compliance</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard and N. Ware Road. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>

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

<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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted at this time.</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. - Must be in compliance with agreement.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit is required to be paid prior to recording. **Park Fee is N/A per agreement on 10-30-2014</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. -Park Fee of \$700 per dwelling unit is required to be paid prior to recording. **Park Fee is N/A per agreement on 10-30-2014</p>	<p>Applied</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Required</p>

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

COMMENTS	
<p>Comments: *Must comply with City's Access Management Policy. - This is a replat, this subdivision will require a public hearing with legal notices to be mailed out (R-1) Zone. - If any restrictions are removed, this will trigger a Vacate & Replat process. - The subdivision name should be changed to plat of "Estancia at Tres Lagos Lot 50A & 50B Subdivision", prior to final. -The wording (Private Subdivision) not as bold & in smaller font should be added below the subdivision name.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

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

TRES LAGOS



LOCATION

B DIVISION

BALMORHEA WAY

**PROPOSED
REPLAT OF LOT 50
AT TRES LAGOS
SUBDIVISION**

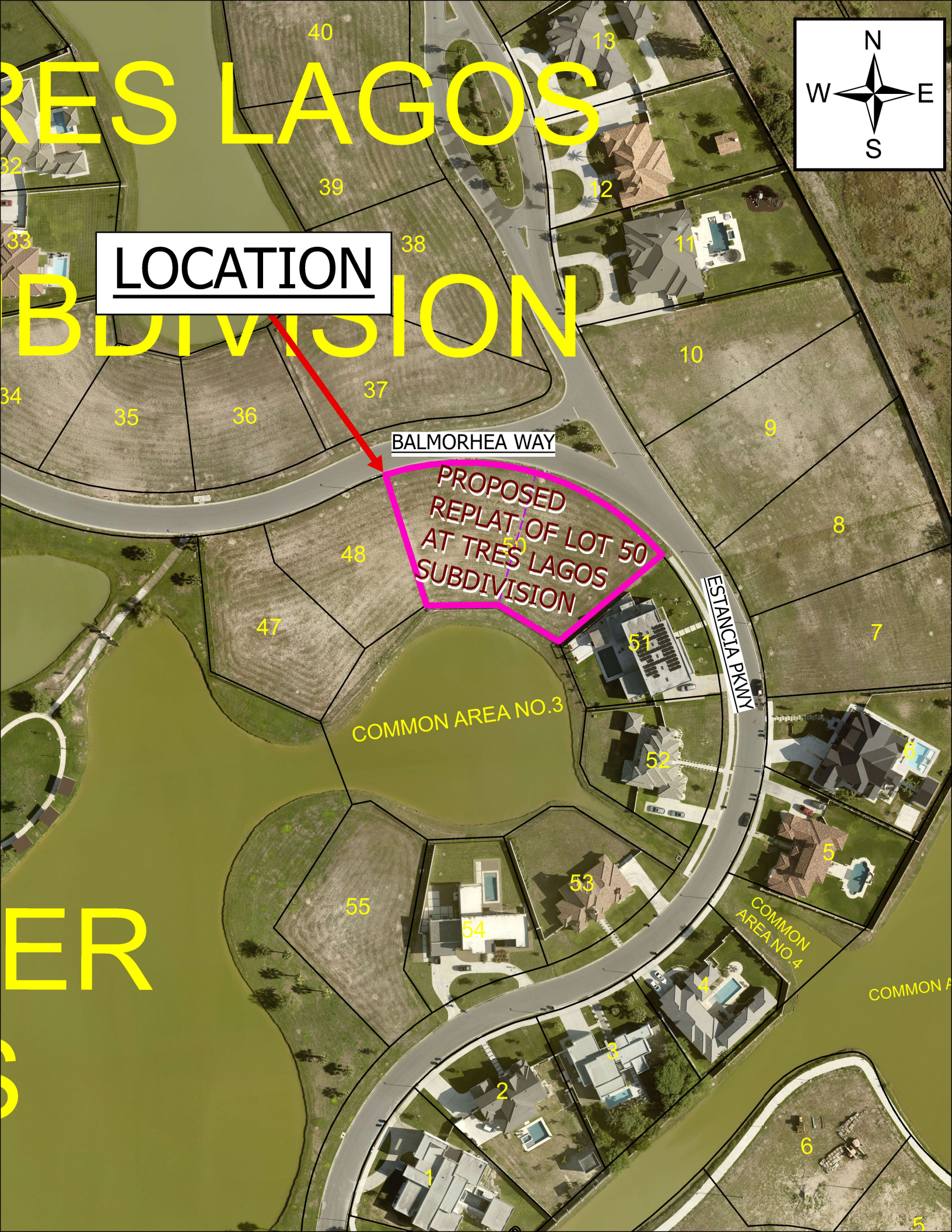
ESTANCIA PKWY

COMMON AREA NO.3

COMMON AREA NO.4

ER

S



CITY OF McALLEN

Planning & Zoning Commission Meeting

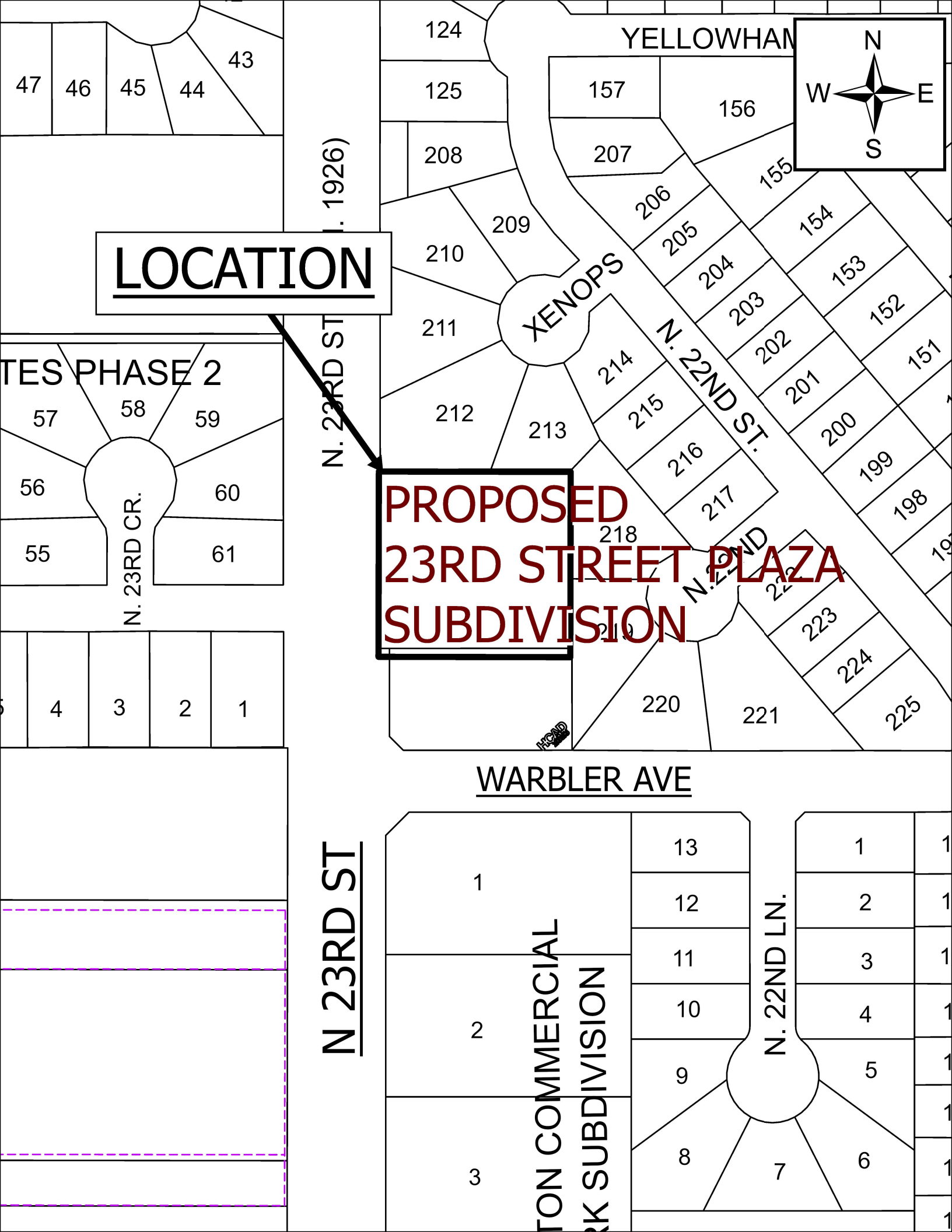
Subdivision Name	<i>23RD Street Plaza Subdivision</i>
Owner Name	<i>Luis Angel Trevino</i>
Engineering Firm	<i>MAS Engineering, LLC</i>
Existing Zoning	<i>C-3 Light Commercial</i>
Proposed Zoning	<i>Unknown</i>
Number of Lots	<i>1</i>

City of McAllen Planning Department



LOCATION

**PROPOSED
23RD STREET PLAZA
SUBDIVISION**



N. 23RD ST (1926)

YELLOWHAM

47 46 45 44 43

124
125
208

157
156
207

210
209
211

XENOPS

206
205
204

155
154
153
152

212
213

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202
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199
198
197

PHASE 2

57 58 59
56 60
55 61

N. 23RD CR.

218

N. 22ND ST

5 4 3 2 1

220

221

222
223
224
225

WARBLER AVE

N 23RD ST

1

2

3

TON COMMERCIAL
RK SUBDIVISION

13

12

11

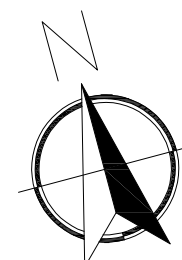
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8

N. 22ND LN.

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SCALE 1:30

MAP OF 23 RD. STREET PLAZA SUBDIVISION McALLEN, TEXAS

A 0.95 ACRE TRACT OF LAND OUT OF BLOCK 14, TRENTON PARK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 23, PAGES 29-30, MAP RECORDS OF SAID COUNTY.

METES AND BOUNDS

A 0.95 ACRE TRACT OF LAND OUT OF BLOCK 14, TRENTON PARK ESTATES, PHASE 2, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 23, PAGES 29-30, MAP RECORDS OF SAID COUNTY; SAID 0.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 14, THENCE WITH THE WEST LINE OF SAID BLOCK 14, THE EAST RIGHT OF WAY OF N. 23RD ST. (F.M. 1926), NORTH 110.0 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE CONTINUING WITH THE WEST LINE OF SAID BLOCK, NORTH 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 212, WOODHOLLOW SUBDIVISION PHASE VI AS RECORDED IN VOLUME 29, PAGE 199-N. FOR THE NORTHWEST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND BEARS WEST 0.40 FEET;

THENCE WITH THE SOUTH LINE OF LOTS 212 AND 213 OF SAID WOODHOLLOW SUBDIVISION PHASE VI, EAST 207.05 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT A CORNER OF SAID LOT 213, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF LOTS 218 AND 219 OF SAID WOODHOLLOW SUBDIVISION PHASE VI, SOUTH 200.00 FEET TO A ONE-HALF (1/2) DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242" FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF CRIS AUTO SERVICE'S TRACT AS DESCRIBED IN DOCUMENT NUMBER 2690093, OFFICIAL RECORDS, WEST 207.05 FEET TO THE PLACE OF BEGINNING, CONTAINING NINETY-FIVE HUNDRETHS (0.95) ACRE, MORE OR LESS.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, RPLS _____ DATE _____
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	LUIS ANGEL TREVIÑO	406 N. 48th ST.	McALLEN, TX. 78501 (956) 566-5382
ENGINEER:	MARIO A. SALINAS	3911 N. 10th ST. SUITE H.	McALLEN, TX. 78501 (956) 537-1311
SURVEYOR:	DAVID O. SALINAS	2021 DAFFODIL AVE.	McALLEN, TX. 78501 (956) 682-9081

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE 23 RD. STREET PLAZA 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, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

LUIS ANGEL TREVIÑO _____ DATE _____
406 N. 48th ST.
McALLEN TEXAS, 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS ANGEL TREVIÑO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION

THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2026.

NOTARY PUBLIC

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

MAYOR, CITY OF McALLEN _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

PRESIDENT _____ ATTEST: _____
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

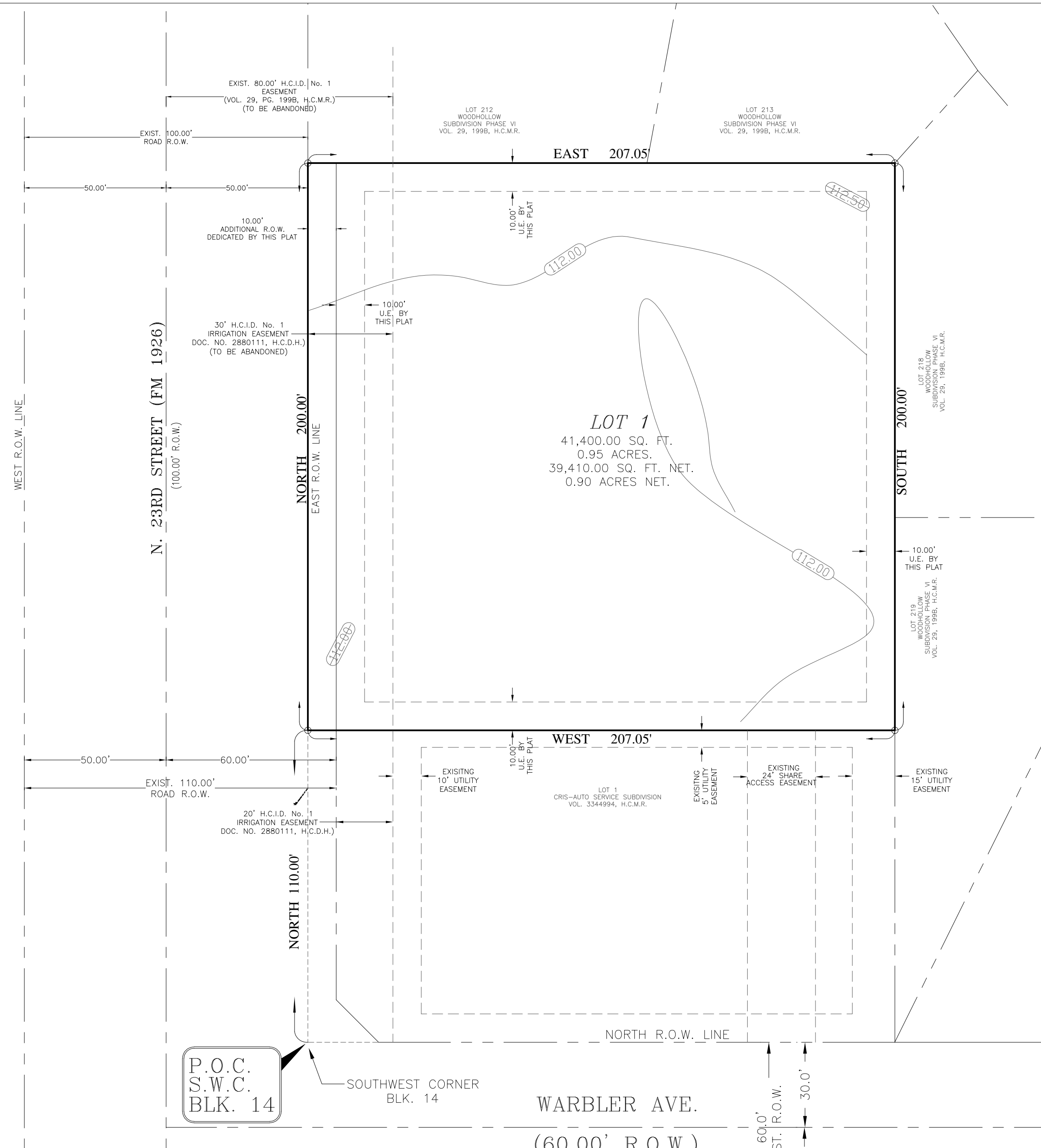
MARIO A. SALINAS _____ DATE _____
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H.
McALLEN, TEXAS 78501

DATE OF PREPARATION: APRIL 28, 2026

MAS ENGINEERING LLC.

CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH. ST. STE. H PH. (956) 537-1311
McALLEN, TEXAS. 78501 E-MAIL: MSALINAS6973@ATT.NET



P.O.C.
S.W.C.
BLK. 14

NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 60 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: 10 FT. OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- FLOOD ZONE STATEMENT: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, AS PER COMMUNITY-PANEL NUMBER: 480343 0005-C REVISED NOVEMBER 2, 1982.
- STORM WATER DETENTION OF 8,820 C.F. OR 0.20 AC-FT IS REQUIRED FOR THIS SUBDIVISION;
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF ONE LOT.
- A MINIMUM 5.0 FT. WIDE SIDEWALK IS REQUIRED ALONG NORTH 23RD STREET.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- NEAREST CITY OF McALLEN BENCHMARK, MC 49, SAID BENCHMARK IS LOCATED ON SOUTHWEST CORNER OF THE INTERSECTION OF 23RD & MILE 5 LINE ROAD, ELEVATION 110.82. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS, ANY PRIVATE SERVICE DRIVES/ACCESS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- A MINIMUM 24 FT. ACCESS EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE OWNERS AND NOT THE CITY OF McALLEN
- ALL EASEMENTS AND R.O.W.'S SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT, UNLESS OTHERWISE SHOWN.
- DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM.

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

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

BY: _____ DEPUTY

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE



VICINITY MAP





City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 5/21/2026

SUBDIVISION NAME: 23RD STREET PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd ST (FM 1926): 10 ft. dedication for 60 ft. from centerline for total ROW of 120 ft. Paving: By State Curb & gutter: By State - Need to Label the Centerline & Total R.O.W. after accounting for dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	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: 16ft. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
<ul style="list-style-type: none"> * Front: In accordance with the Zoning Ordinance or inline with existing structures or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> * Garage **Zoning Ordinance: Section 138-356 	NA
<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 N. 23rd ST (FM 1926) -Add a plat note as shown above prior to final. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
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. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along _____ -Refer to Traffic comment regarding driveway on N 23rd ST (FM1926) must be in alignment with Xenops Avenue to the west of N. 23rd ST. **Must comply with City Access Management Policy 	Required
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<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. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required

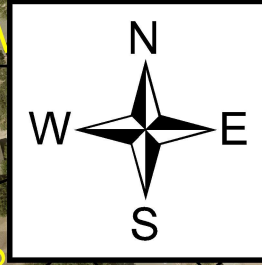
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: C-3 Proposed _____ -Application on file does not reflect a proposed zone. -Shall update propsoed zoning on the application prior to final. Clarify if the intent is to keep the current zone. ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval -The application on file indicates that rezoning is not proposed; however, the proposed zoning classification for the development is unclear. Please clarify the intended zoning district and revise the application and supporting documents accordingly prior to final approval. ***Zoning Ordinance: Article V</p>	<p>TBD</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. Commercial property does not apply</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Commercial property does not apply</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

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

COMMENTS	
Comments: - 24 ft. Access Easement must be shown on plat and connect to the existing share access easement to the south. -Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN 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

**PROPOSED
23RD STREET PLAZA
SUBDIVISION**

PHASES PHASE 2

**COMMERCIAL
SUBDIVISION**



N 23RD ST

WARBLER AVE

YELLOWHAM

XENOPS

N. 23RD CR.

N. 22ND LN.

47 46 45 44 43

124

125

208

210

211

212

213

214

215

216

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