

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 17, 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:

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-1 (Single Family Residential-OC), 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 REZ2026-0023:

2901 and 3221 Olga Avenue (PID: 270344, 547611)
2900 and 3300 Sarah Avenue (PID: 526268)

2. Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following property:

CASE REZ2026-0019:

1820 South Bentsen Road (PID: 280928)

3. Rezoing from C-3 (General Business-OC) District & R-1 (Single-Family Residential-OC) District under the old code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following property:

CASE REZ2026-0024:

McAllen Third Suburban Citrus Groves, Lots 104 and 105, Block 3, Hidalgo County, Texas.
2501 Expressway 83

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

CASE REZ2026-0022:

J.G Ortegon Subdivision Unit No. 2, Lot 1
4600 South 23rd Street
Idela Commercial Center, Lot "A1"
4800 South 23rd Street
First Cash Pawn #358, Lot 1
4820 South 23rd Street
Hutton McAllen No.1, Lot 1
4603 South 23rd Street
Park Subdivision Lot's 1-21
4900,4910,5000,5002,5012,5100,5104,5108 South 23rd Street
5201 South 23rd Street (PID:185525)

5. **Rezoning from C-3 (General Business-OC) & 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 REZ2026-0020:

Bentsen Road Plaza Subdivision Lots 1-3, Hidalgo County, Texas
4401, 4421, and 4501 Expressway 83
Bentsen Road Plaza Common Area Subdivision, Lot A, Hidalgo County, Texas
1620 South Bentsen Road

6. **Rezoning from I-1 (Light Industrial-OC) District and I-2 (Heavy Industrial-OC) under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0021:

4100 and 4101 Idela Avenue (PID: 270312)
4200 Sarah Avenue (PID: 270342)

7. **Rezoning 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 REZ2026-0027:

8600 South Bentsen Road, Rear 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)
8900 South Bentsen Road, Rear 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018)

b) REZONING:

1. **Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 8.86 Acres tract of land out of Lot 47, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 8600 North 29th Street. (REZ2026-0018)**
2. **Rezone from R-2 (Duplex Fourplex-OC) District to R-2 (Medium-Density Residential - UDC) District: 7.07 acre tract, 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 of Lands, Hidalgo County, Texas; 11400 North Bicentennial Boulevard **(REZ2026-0026)**

3. Rezone from C-3 (General Business-OC) District and R-2 (Duplex Fourplex-OC) District to M-2 (Regional Mixed Use-UDC) District: a 3.43 acre tract 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 of lands, Hidalgo County, Texas; 11401 North 10th Street **(REZ2026-0025)**

c) **CONDITIONAL USE PERMITS:**

1. Request of David Servellon, for a Conditional Use Permit, for Life of Use, and adoption of an Ordinance for Institutional Use (Church) at Lot 11, Block 22 at McAllen Addition Subdivision, Hidalgo County, Texas; 217 South 16th Street. **(CUP2026-0005)**
(Withdrawn)
2. Request of OL Beverage Holdings, LLC, on behalf of RAL Properties, LTD, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a Bar (Ojos Locos) at Lot A2, Lots A2 & A3 Wichita Commercial Park Subdivision, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2026-0009)**
3. Request of Marlene Peña for a Conditional Use Permit, for one year, for a Portable Food Concession Stand (Snow cone Stand) at All of Lots 1 & 2, Wardlow Subdivision, Hidalgo County, Texas; 5 South 26th Street. **(CUP2026-0011)**

d) **SUBDIVISION:**

3) **CONSENT:**

- a) BENITEZ PARADISE SUBDIVISION, 10501 NORTH LA LOMITA ROAD, STEPHANIE VILLANUEVA BENITEZ, **(SUB2026-0041) (FINAL) RDE**
- b) CITRUS SOUTH RESIDENTIAL SUBDIVISION, 221 SOUTH 8TH STREET, HEIR FUND, LLC, **(SUB2026-0040) (FINAL) AEC**
- c) CEDAR VILLAGE SUBDIVISION, 1019 EAST CEDAR AVENUE, HABITAT DEVELOPERS, LLC, **(SUB2026-0037) (FINAL) SEC**
- d) PALMER PAVILION SUBDIVISION, 301 EAST HACKBERRY AVENUE, HIDALGO COUNTY, **(SUB2026-0036) (FINAL) S2E**
- e) PRAYER GARDENS SUBDIVISION, 2900 NORTH TAYLOR ROAD, ELIZABETH & RAFAEL DE LA GARZA, **(SUB2026-0038)(FINAL)SEA**

4) **SUBDIVISIONS:**

- a) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC, **(SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) M&H**

- b) MCALLEN OAKS PHASE I SUBDIVISION, (PREVIOUSLY THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I) 7901 NORTH 7TH STREET, DK3 INVESTMENT GROUP, LLC, **(SUB2024-0099)(REVISED FINAL)S2E**
- c) VERONA HEIGHTS SUBDIVISION, 2604 NORTH WARE ROAD, 11-11 DEVELOPMENTS, LLC, **(SUB2025-0180) (REVISED PRELIMINARY)SAMES**
- d) MY HOME CROSSING DREAMS SUBDIVISION, 11 SOUTH 29TH STREET, MY HOME, LLC, **(SUB2025-0120)(REVISED PRELIMINARY) (TABLED ON 02/17/2026) (TABLED ON 03/03/2026) MAS**
- e) SHEENA'S PLACE SUBDIVISION, 1001 FREDDY GONZALEZ ROAD, NANAK, LTD, **(SUB2026-0039)(PRELIMINARY) SPEC**
- f) RUSSELL CREEK PHASE II SUBDIVISION, 13801 NORTH 23RD STREET, THE CENTRE OFFICES, LLC, **(SUB2026-0033) (PRELIMINARY) M&H**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

Minutes for
January 21, 2026
meeting will be
provided on
April 07, 2026

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

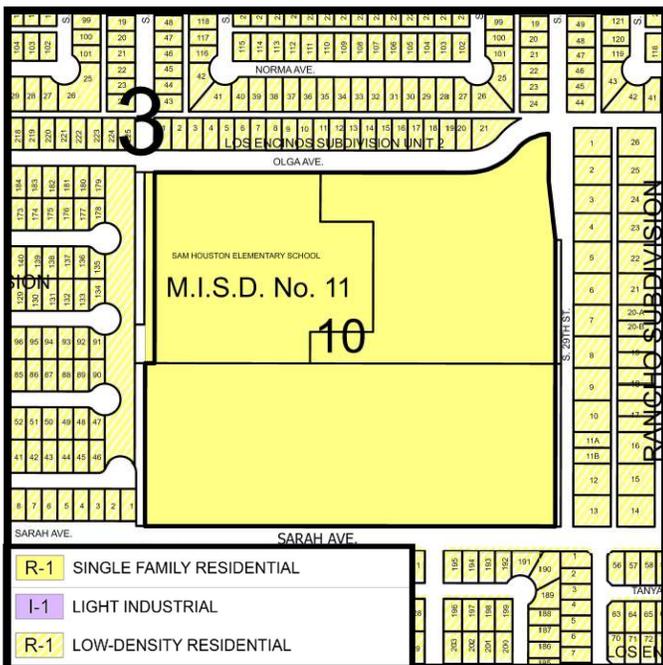
SUBJECT: REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL-OC), UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2026-0023:

2901 and 3221 Olga Avenue (PID: 270344, 547611)

2900 and 3300 Sarah Avenue (PID: 526268)

LOCATION: The subject properties are located along the south side of Olga Avenue, the north side of Sarah Avenue, and west of South 29th Street.



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 (Single-Family Residential-OC) District.

LAND USE: Surrounding land uses include single-family dwellings and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which is a land use designation that allows for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

DEVELOPMENT TRENDS: The development trend of this area include single-family homes.

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

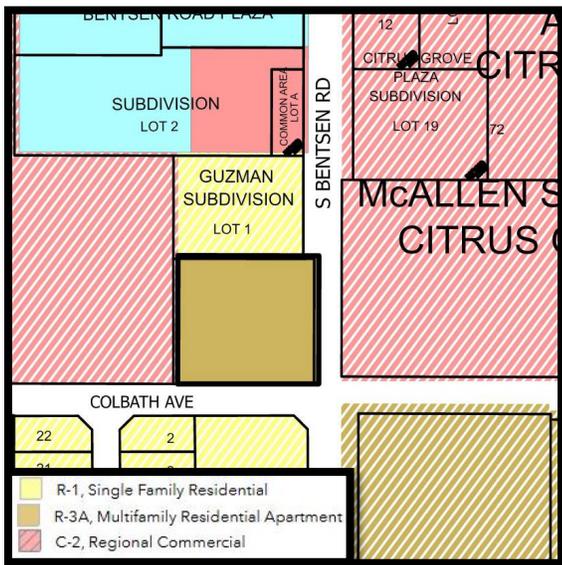
DATE: March 17, 2026

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

CASE REZ2026-0019:

1820 South Bentsen Road (PID: 280928)

LOCATION: The subject property are located on the northwest corner of Colbath Avenue and South Bentsen Road.



PROPOSAL: The City of McAllen is requesting to rezone the property 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 C-2 (Regional Commercial-UDC) District to the east and west, and R-1 (Low Density Residential-UDC) District to the north and south.

LAND USE: Surrounding land uses include single-family dwellings, commercial uses, vacant land, and a church.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial, which is a land use designation where the area consists of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend of this area is primarily single-family homes, and commercial 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 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

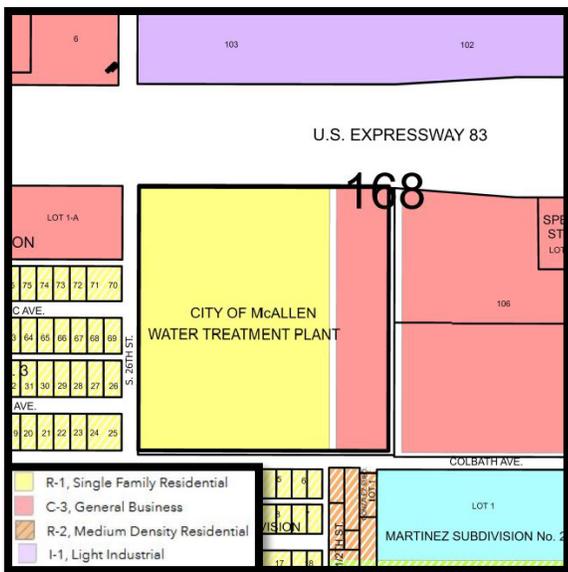
DATE: March 17, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTY:

CASE REZ2026-0024:

McAllen Third Suburban Citrus Groves, Lots 104 and 105, Block 3,
Hidalgo County, Texas.
2501 Expressway 83

LOCATION: The subject property is located along the southeast corner of Expressway 83 and South 26th Street.



PROPOSAL: The City of McAllen is requesting to rezone the property 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-3 (General Business-UDC) District to the east and west, and R-1 (Low Density Residential-UDC) District to the west and south, and I-1 (Light Industrial-OC) District to the north.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial, which is a land use designation where the area consists of nonresidential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend of this area is primarily single-family homes and commercial uses.

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

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

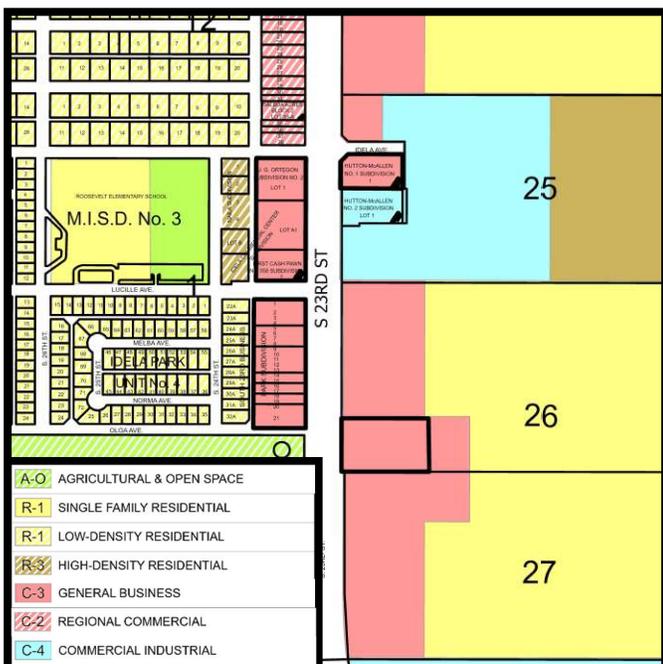
DATE: March 17, 2026

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 REZ2026-0022:

- J.G Ortegon Subdivision Unit No. 2, Lot 1
4600 South 23rd Street
- Idela Commercial Center, Lot A1
4800 South 23rd Street
- First Cash Pawn #358, Lot 1
4820 South 23rd Street
- Hutton McAllen No.1, Lot 1
4603 South 23rd Street
- Park Subdivision Lot's 1-21
4900,4910,5000,5002,5012,5100,5104,5108 South 23rd Street
- 5201 South 23rd Street (PID:185525)

LOCATION: The subject properties are located along the west side and east side of South 23rd Street, south of Idela Avenue.



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 A-O (Agricultural & Open Space–UDC) District to the southwest, C-2 (Regional Commercial–UDC) District and C-3 (General Business–OC) District to the north and in between the properties, R-1 (Low Density Residential–UDC) District and R-3 (High Density Residential–UDC) to the west, and R-1 (Single Family Residential–OC) District and C-4 (Commercial Industrial–OC) District to the east.

LAND USE: The surrounding land uses include commercial plazas, single-family homes, multi-family homes, vacant land, and a school.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Use Corridors and Mixed-Use Nodes. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Mixed-Use Nodes allow a combination of dense residential and nonresidential uses in a compact design to create a walkable environment.

DEVELOPMENT TRENDS: The development trends of this area are neighborhood scale shopping centers, single-family homes, and multifamily apartments.

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

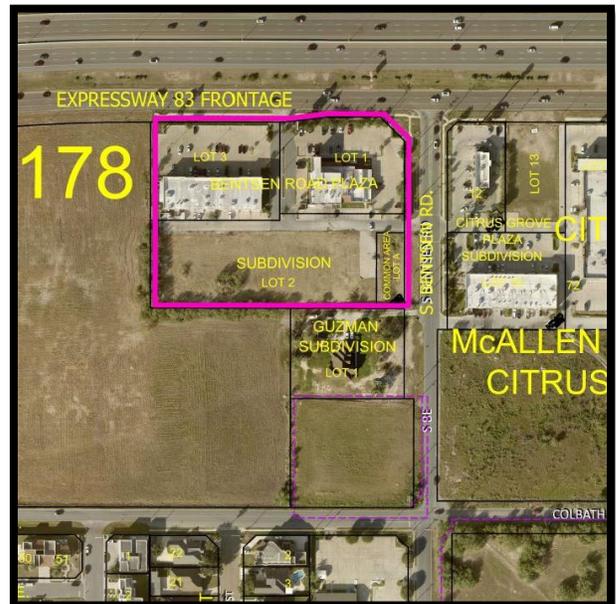
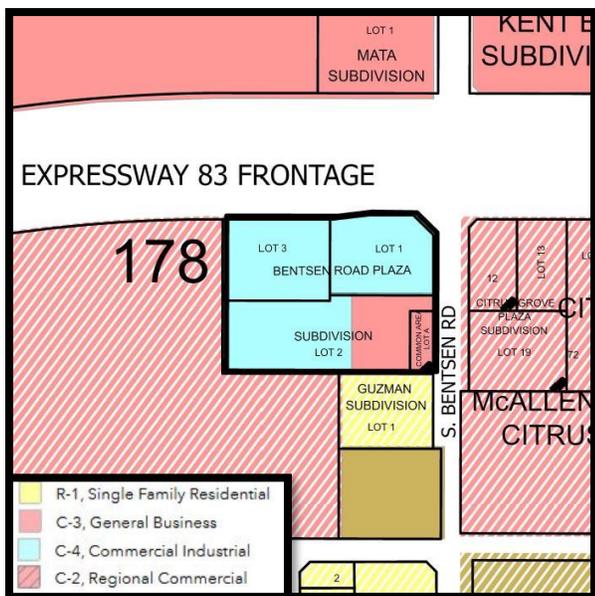
DATE: March 17, 2026

SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) & 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 REZ2026-0020:

Bentsen Road Plaza Subdivision Lots 1-3, Hidalgo County, Texas
4401, 4421, and 4501 Expressway 83
Bentsen Road Plaza Common Area Subdivision, Lot A, Hidalgo
County, Texas
1620 South Bentsen Road

LOCATION: The subject properties are located along Expressway 83 between South Ware Road and South Main 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-3 (General Business-OC) District to the north, C-2 (Regional Commercial-UDC) to the east, west and south, and R-1 (Low Density Residential-UDC) District to the south.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Regional Commercial, which is a land use designation where the area consists of nonresidential land uses that meet the needs of both local and regional residents.

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

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

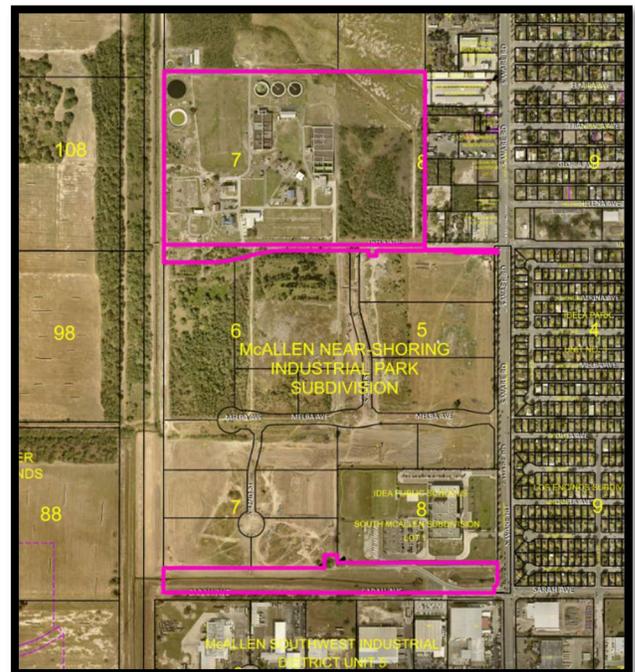
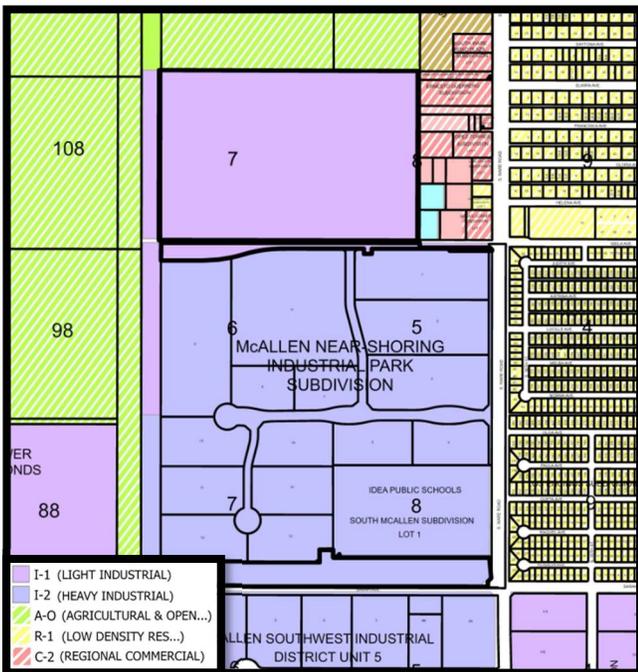
DATE: March 17, 2026

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

CASE REZ2026-0021:

4100 and 4101 Idela Avenue (PID: 270312)
4200 Sarah Avenue (PID: 270342)

LOCATION: The subject properties are located on the north side of Idela Avenue and Sarah Ave, west of South Ware Road.



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–UDC) District to the north and west, I-1 (Light Industrial–OC) District to the west, I-2 (Heavy Industrial–OC) District to the south and in between the subject properties, R-1 (Low Density Residential–UDC) District, C-2 (Regional Commercial–UDC) District, C-4 (Commercial Industrial–OC), and C-3L (Light Commercial–OC) to the east.

LAND USE: Surrounding uses include single-family homes, commercial businesses, industrial districts, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Public/Semi-Public and Industrial. Public/Semi-Public includes uses that are governmental, institutional or religious in nature, such as government buildings, community facilities, fire and police stations, schools, places of worship, and any land used by the City for storage or utilities. Industrial is largely confined to the southern portion of the City. This category should be located away from uses likely to cause compatibility concerns for both future businesses and residents.

DEVELOPMENT TRENDS: The development trend along Idela Avenue is single-family residences and industrial areas.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

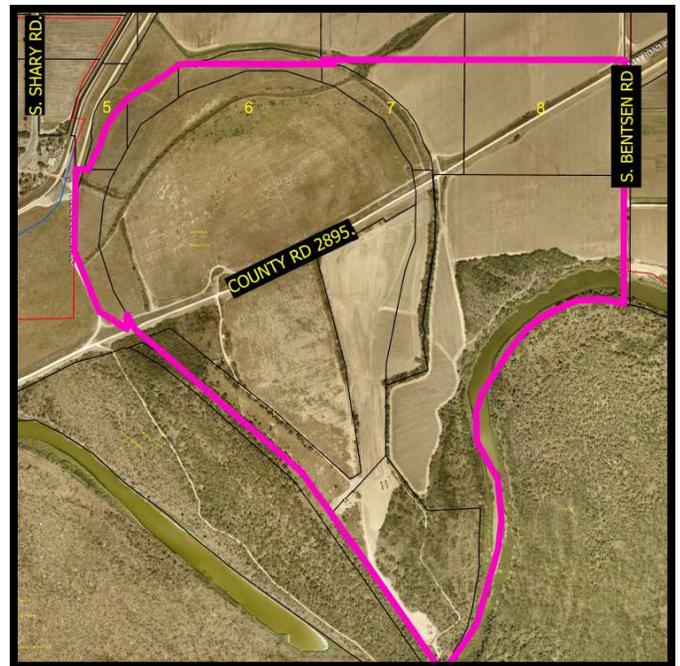
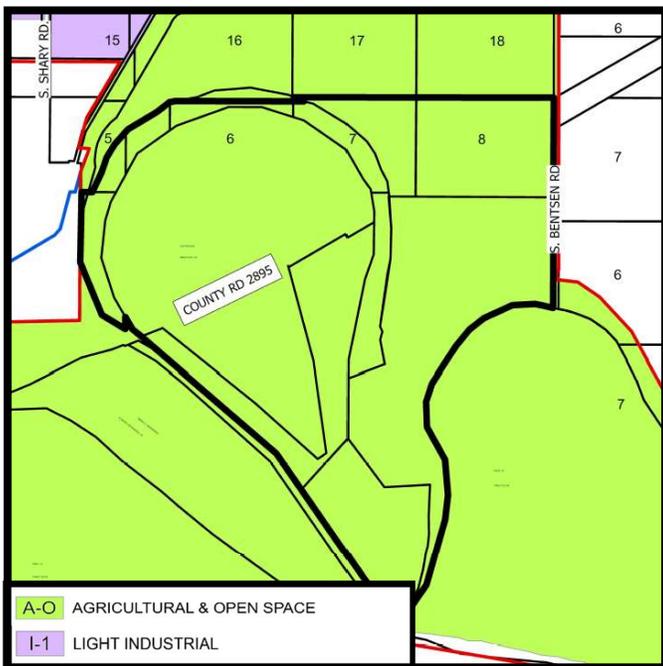
DATE: March 17, 2026

SUBJECT: REZONING 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 REZ2026-0027:

8600 South Bentsen Road, Rear 1, 2, 3, 4, 5, 6 (PID: 121429, 280725, 280726, 280728, 280729, 280730, 1309994)
8900 South Bentsen Road, Rear 1, 2, 3 (PID: 280723, 283065, 283064, 283066, 283067, 1112017, 1112018)

LOCATION: The subject properties are located south of State Highway 365, west of South Bentsen Road.



PROPOSAL: The City of McAllen is requesting to rezone the properties to A-O (Agricultural & Open Space–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 A-O (Agricultural & Open Space–OC) District.

LAND USE: Surrounding land use is vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space, which is a land use designation that denotes parks, recreational facilities, drainage ways, trails, and other open spaces that are currently in existence or planned.

DEVELOPMENT TRENDS: The development trend of this area is vacant land.

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

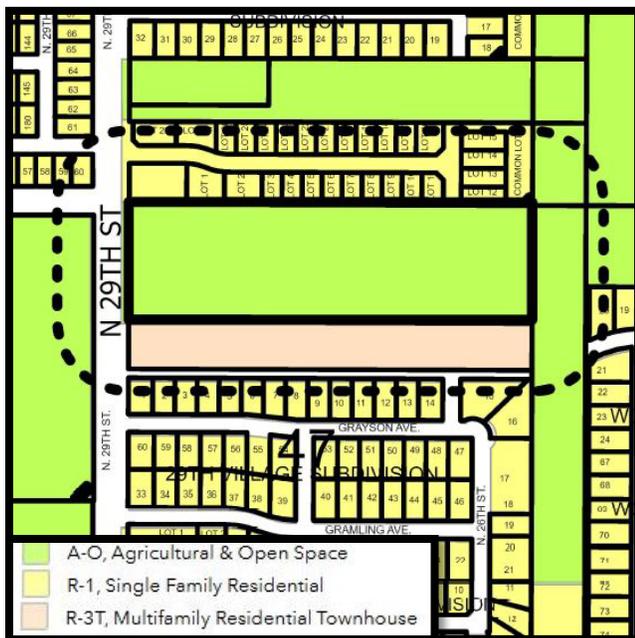
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY’S SUBDIVISION, HIDALGO COUNTY, TEXAS; 8600 NORTH 29TH STREET. (REZ2026-0018)

LOCATION: The subject property is located on the east side of North 29th Street, north of Grayson Avenue.



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

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

LAND USE: Surrounding land uses include, single-family and multi-family residential subdivisions, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Community, which is a land use designation primarily for single-family residential use. Some townhomes, duplexes and missing middle housing and small multifamily should be encouraged to create diversity in housing.

DEVELOPMENT TRENDS: The development trend of this area is single-family residential.

HISTORY: This is the initial rezoning request for this property.

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 constructions must comply with all development and conditional use permit requirements where applicable under the Unified Development Code.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

**EXHIBIT A
TRACT 1 – 8.86 ACRES
OUT OF LOT 47,
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION
VOLUME 24, PAGE 68,
MAP RECORDS OF HIDALGO COUNTY, TEXAS
FIELD NOTES**

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, RECORDED IN DOC.#2662793, OFFICIAL RECORDS 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 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).

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELDNOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



12/15/2025
DATE
IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10th AVENUE
EDINBURG, TEXAS 78539



CLAUDIA CONTRERAS
 1.075 AC, OUT OF LOT 38, LA LOMITA IRRIGATION AND
 CONSTRUCTION COMPANY'S SUBDIVISION
 VOL. 24, PG. 67, H.C.M.R.
 DOC#354196 H.C.D.R.

EXHIBIT B
 TITLE URVEY
 TRACT 1 - 8.86 ACRES
 OUT OF LOT 47, LA LOMITA IRRIGATION
 CONSTRUCTION COMPANY'S SUBDIVISION,
 VOLUME 24, PAGE 68,
 MAP RECORDS OF HIDALGO COUNTY, TEXAS
 TO ACCOMPANY FIELD NOTES

P.O.B.
 NORTHWEST CORNER OF LOT 47,
 LA LOMITA IRRIGATION AND
 CONSTRUCTION COMPANY SUBDIVISION
 VOLUME 24, PG 68, M.R.H.C.
 COTTON PICKER SPINDLE FOUND
 N:16628770.3409'
 E:1069341.1371'

IMPERIO ESTATES SUDIVISION
 DOC#3560027 H.C.D.R.

SCALE: 1"=100'
 BEARING-BASIS
 TX STATE PLANE
 COORDINATES NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA
 SYSTEMS NETWORK

TITLE COMMITMENT NOTES:

PROPERTY SUBJECT TO:

A.) EASEMENTS AND RESERVATIONS AND/OR OTHER MATTERS AS SHOWN ON PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS. (AFFECTS PROPERTY, PLOTTED)

B.) RIGHT OF WAY AGREEMENT DATED JUNE 15, 1957, BY AND BETWEEN RUPERTO AND WIFE, GONZALEZ AND GREGORIA CANTU DE GONZALEZ, RECORDED IN VOLUME 891, PAGE 557, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, QUITCLAIMED AND ASSIGNED UNDER DOCUMENT NO. 404445 (FILED AUGUST 22, 1994). (AFFECTS PROPERTY, BLANKET IN NATURE/UNPLOTTABLE).

C.) RIGHT OF WAY AGREEMENT DATED OCTOBER 16, 1958, BY AND BETWEEN HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AND COASTAL TRANSMISSION CORPORATION, RECORDED IN VOLUME 928, PAGE 429, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, QUITCLAIMED AND ASSIGNED UNDER DOCUMENT NO. 404445 (FILED AUGUST 22, 1994). (AFFECTS PROPERTY, PLOTTED).

D.) EASEMENT AND RIGHT OF WAY IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY, DATED 02/29/1996, RECORDED UNDER CLERK'S FILE NO. 518371, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (AFFECTS PROPERTY, BLANKET IN NATURE/UNPLOTTABLE).

E.) ORDINANCE NO. 2008-50 DATED 06/25/2008, FILED 08/15/2008, RECORDED UNDER CLERK'S FILE NO. 1919563, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (AFFECTS PROPERTY).

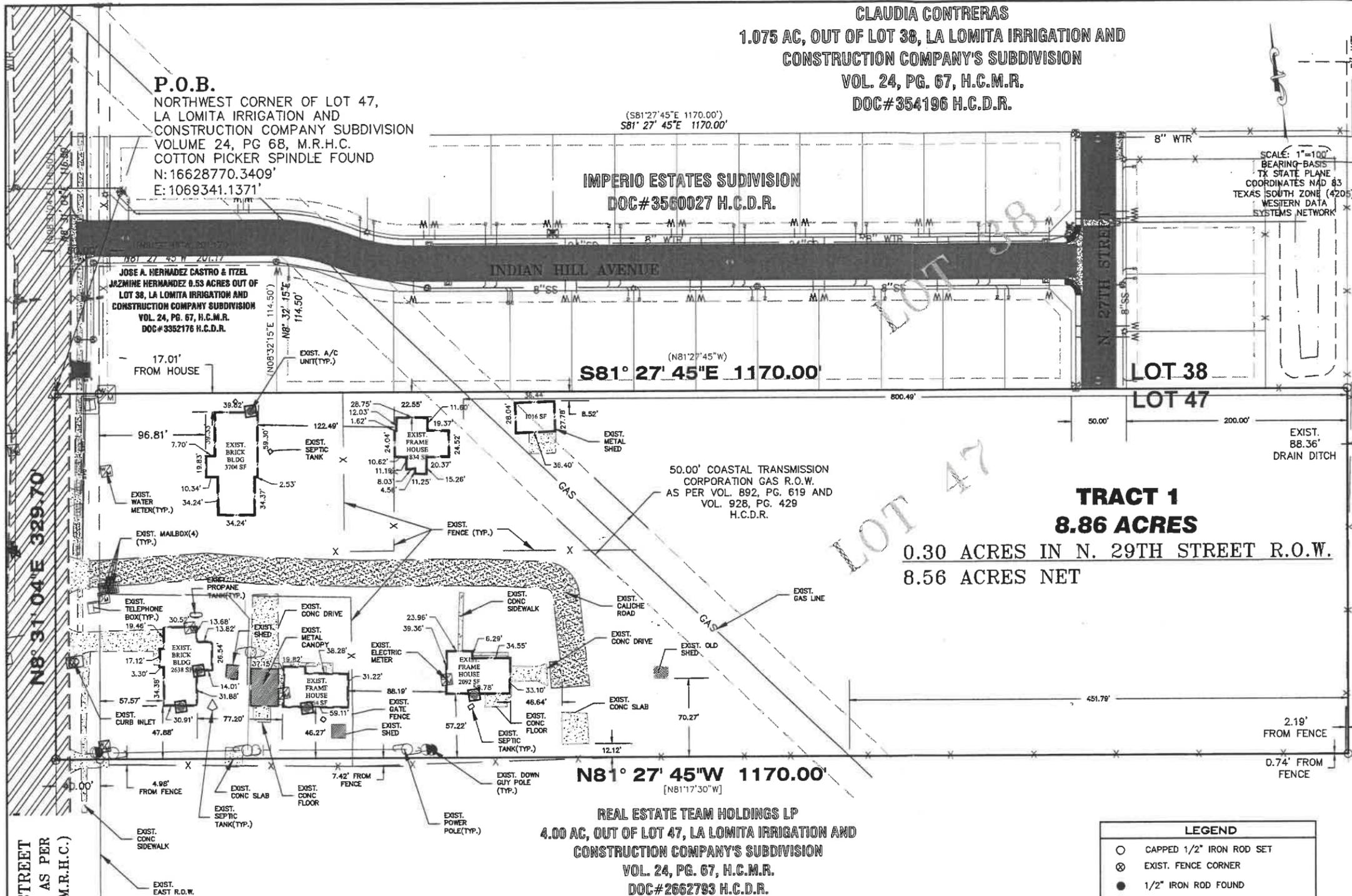
G.) STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

RIGHTS OF WAY, EASEMENTS, TERMS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY TITLE REPORT WITH G.F. NO. MCA24020430, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, ISSUED NOVEMBER 25, 2025.

SURVEYOR'S NOTES:

- 1) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 2) THE PROPERTY SHOWN IS IN ZONE X, AREAS OUTSIDE OF 500-YEAR FLOOD-PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 4803340325D, REVISED MAY 17, 2001.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER 2025, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



NORTHWEST BLUELINE
DRAIN DITCH
150.00 FOOT R.O.W.
(AS PER DOC. 529229
O.R.H.C.)

NORTHWEST BLUELINE
DRAIN DITCH
150.00 FOOT R.O.W.
(AS PER DOC. 546346
O.R.H.C.)

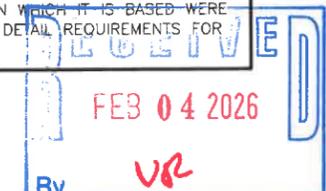
LEGEND	
○	CAPPED 1/2" IRON ROD SET
⊗	EXIST. FENCE CORNER
●	1/2" IRON ROD FOUND
⊙	3/8" IRON ROD FOUND
△	CALCULATED POINT
▲	COTTON PICKER SPINDLE SET
XXXX	MEASURED
(XXXX)	PLAT CALL (DOC.#3560027 M.R.H.C.)
[XXXX]	DEED CALL (DOC.#2662793 O.R.H.C.)

N. 29 TH STREET
(100.00 R.O.W. AS PER
DOC.#3560027,M.R.H.C.)

RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7828
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE, EDINBURG TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

DATE: DECEMBER, 2025
 PROJECT: SUB 25 038
 PAGE: 1 OF 1

IVAN GARCIA
 REG. PROFESSIONAL LAND
 SURVEYOR NO. 6496



Memo

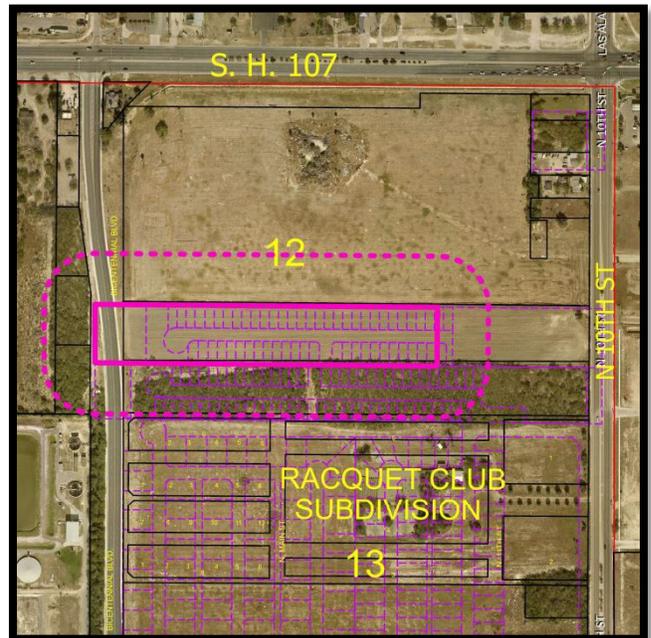
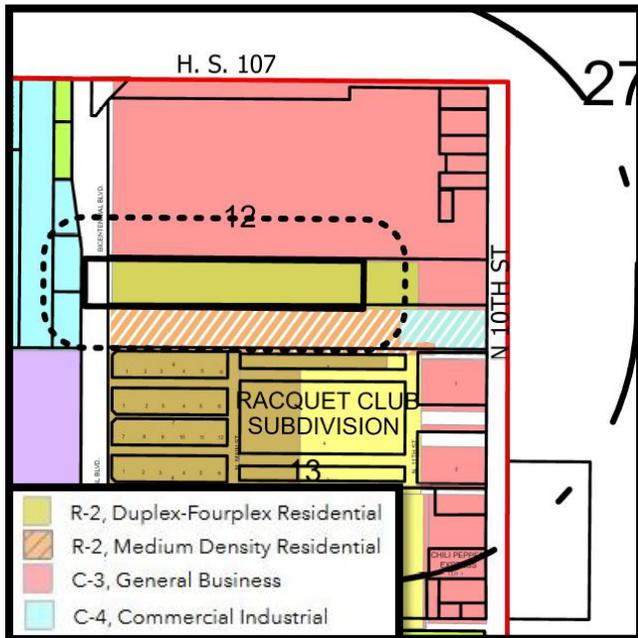
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

SUBJECT: REZONE FROM R-2 (DUPLEX FOURPLEX-OC) DISTRICT TO R-2 (MEDIUM DENSITY-UDC) DISTRICT: 7.07 ACRE TRACT, 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 OF LANDS, HIDALGO COUNTY, TEXAS; 11400 NORTH BICENTENNIAL BOULEVARD (REZ2026-0026)

LOCATION: The subject property is located between North 10th Street and North Bicentennial Boulevard.



PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium-Density Residential-UDC) District for a proposed townhome subdivision.

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north and east, R-2 (Medium-Density Residential-UDC) to the south, and C-4 (Commercial Industrial-OC) District to the west.

LAND USE: Surrounding land uses include, single and multifamily residential homes, commercial uses, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along North 10th Street is general business.

HISTORY: This is the initial rezoning request for this property.

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 current zoning and development trends to the south, which is a mix of multifamily residential and single-family homes.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 7.07 ACRE TRACT

A MEASURED 7.07 ACRE TRACT OF LAND, MORE OR LESS, 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 SAID 10.50 ACRE TRACT BEING DESCRIBED AND CONVEYED TO MOUAYAD DEVELOPMENT, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3700561, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, SAID 7.07 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the southeast corner of said Lot 12 Section 27 on State Highway No. 336 (N. 10th Street) THENCE North 08 degrees 36 minutes 33 seconds East, along the east line of said Lot 12 Section 27 a distance of 219.50 feet to a calculated point thence North 80 degrees 55 minutes 31 seconds West along the south line of said 10.50 acre tract a distance of 646.73 feet to a calculated point [N:16636548.4171, E:1077747.2222] for the Southeast corner of this tract of land and the **POINT OF BEGINNING**

THENCE North 80 degrees 55 minutes 31 seconds West, over and across said Lot 12 and along the south line of said 10.50 acre tract at a distance of 1212.80 feet pass the existing east right of way line of North Bicentennial Boulevard, continuing a total distance of 1337.80 feet to a calculated point at the west line of said Lot 12 Section 27 and the southwest corner of said 10.50 acre tract for the southwest corner of this tract of land;

THENCE North 08 degrees 36 minutes 33 seconds East, along the west line of said Lot 12, Section 27, and the west line of said 10.50 acre tract a distance of 228.79 feet to a calculated point at the northwest corner of said 10.50 acre tract for the northwest corner of this tract of land;

THENCE South 81 degrees 01 minutes 29 seconds East, over and across said Lot 12, Section 27, and along the north line of said 10.50 acre tract, at 125.00 pass the existing east right of way line of North Bicentennial Boulevard, continuing at a distance of 126.60 feet pass a 1/2" iron rod found on line, continuing at a distance of 1,339.66 to a calculated point for the northeast corner of this tract of land;

THENCE South 09 degrees 04 minutes 29 seconds West, across said Lot 12, Section 27 and across said 10.50 acre tract a distance of 231.11 feet to the **POINT OF BEGINNING**, containing 7.07 acres of land, more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.



12-16-2025

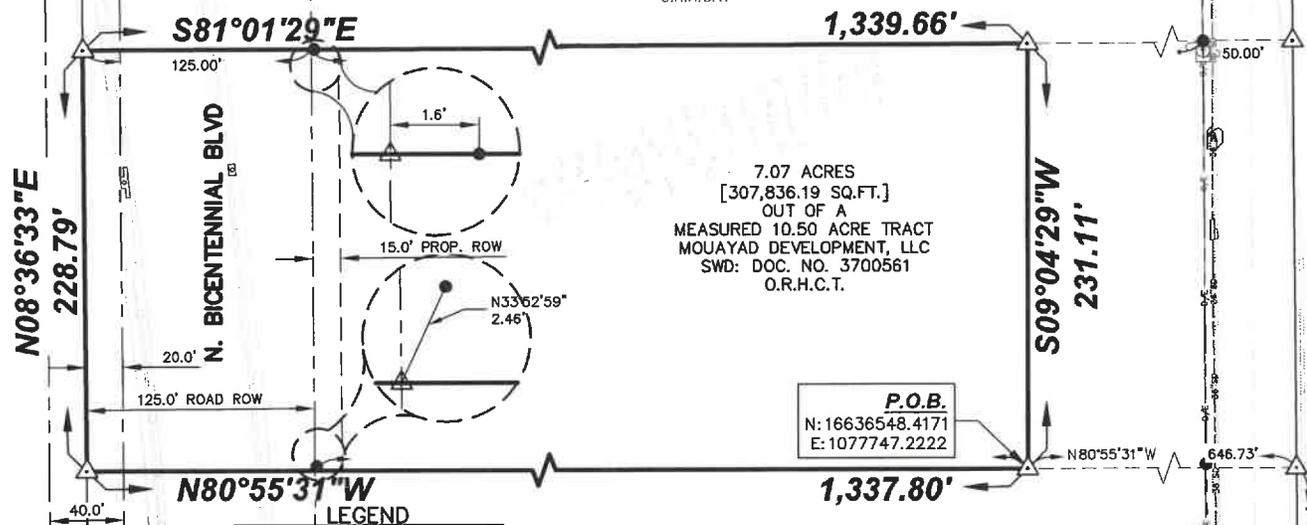
Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

Date



RECEIVED
02-12-20

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



7.07 ACRES
[307,836.19 SQ.FT.]
OUT OF A
MEASURED 10.50 ACRE TRACT
MOUAYAD DEVELOPMENT, LLC
SWD: DOC. NO. 3700561
O.R.H.C.T.

P.O.B.
N: 16636548.4171
E: 1077747.2222

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



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

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

P.O.C.
SE CNR.
LOT 12, SECT. 27

LOT 12
LOT 13

C K 1

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

- | | | | |
|-----|--|------------|--|
| --- | BOUNDARY LINE | ⊗ | - FIRE HYDRANT |
| --- | RIGHT OF WAY LINE | ⊙ | - SANITARY SEWER MANHOLE |
| --- | LOT LINE | TFS | - TRAFFIC SIGN |
| --- | PROPERTY LINE | ⊕ | - IRRIGATION STAND PIPE |
| --- | EASEMENT LINE | POB | - POINT OF BEGINNING |
| --- | OVERHEAD ELECTRIC LINE | SE | - SOUTHEAST |
| --- | GUARD RAIL LINE | CNR. | - CORNER |
| --- | ROADWAY CENTERLINE | SECT. | - SECTION |
| --- | CONCRETE CURB AND GUTTER | R.O.W. | - RIGHT OF WAY |
| --- | CONCRETE | VOL. | - VOLUME |
| --- | ASPHALT | PG. | - PAGE |
| ● | - FOUND 1/2" IRON ROD OR AS NOTED | DOC. | - DOCUMENT |
| ○ | - SET 1/2" IRON ROD W/PINK CAP
STAMPED "CLS RPLS #6388" | AFH: | - AFFIDAVIT OF HEIRSHIP |
| △ | - CALCULATED POINT | SWD: | - SPECIAL WARRANTY DEED |
| ⊗ | - FOUND "X" MARK | DWW: | - DEED WITHOUT WARRANTY |
| ⊙ | - FOUND 2" IRON PIPE OR AS NOTED | O.R.H.C.T. | - OFFICIAL RECORDS
HIDALGO COUNTY TEXAS |
| ⊕ | - POWER POLE | M.R.H.C.T. | - MAP RECORDS HIDALGO
COUNTY TEXAS |
| ⊖ | - MAIL BOX | D.R.H.C.T. | - DEED RECORDS
HIDALGO COUNTY TEXAS |
| ⊗ | - GUY WIRE | | |
| ⊙ | - TELEPHONE PEDESTAL | | |
| ⊕ | - CABLE PEDESTAL | | |

PLAT SHOWING:

A 7.07 ACRE 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

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 4803340325D, 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 - ZONE2

SHEET 02 OF 02



**Carrizales
Land
Surveying, LLC**

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

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

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

12-16-2025

DATE



Memo

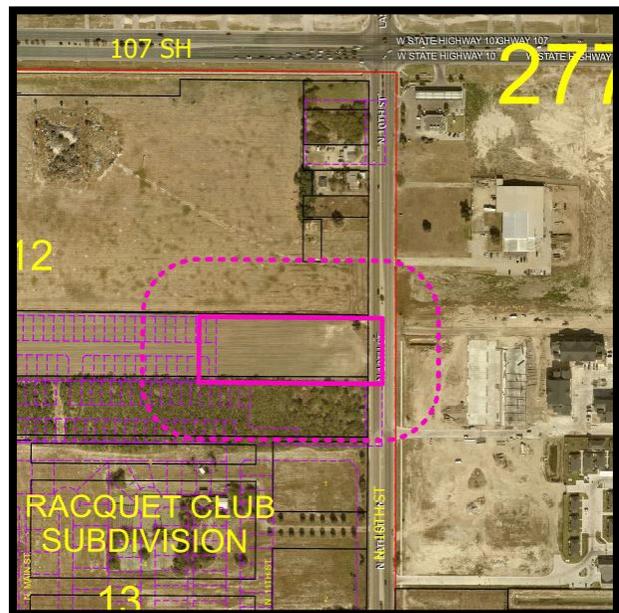
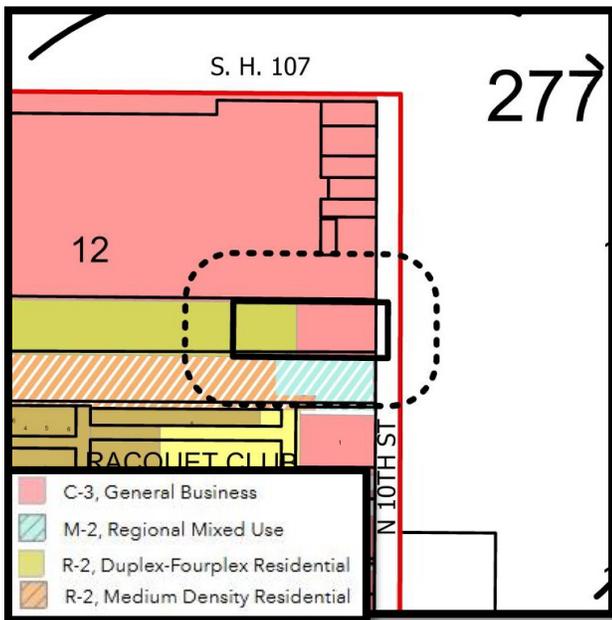
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT AND R-2 (DUPLEX FOURPLEX-OC) DISTRICT TO M-2 (REGIONAL MIXED USE-UDC) DISTRICT: A 3.43 ACRE TRACT 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 OF LANDS SUBDIVISION, HIDALGO COUNTY, TEXAS; 11401 NORTH 10TH STREET (REZ2026-0025)

LOCATION: The subject property is located on between North 10th Street and Bicentennial Boulevard.



PROPOSAL: The applicant is requesting to rezone the property to M-2 (Regional Mixed-Use-UDC) District for a proposed commercial, restaurant and loft/single bedroom area.

ADJACENT ZONING: The adjacent properties are zoned C-3 (General Business-OC) District to the north, M-2 (Regional Mixed-Use-UDC) and R-2 (Medium Density Residential-UDC) to the south and C-4 (Commercial Industrial-OC) District to the west.

LAND USE: Surrounding land uses include, single and multifamily residential homes, commercial uses, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along North 10th Street is general business.

HISTORY: This is the initial rezoning request for this property.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 3.43 ACRE TRACT

A MEASURED 3.43 ACRE TRACT OF LAND, MORE OR LESS, 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 SAID 10.50 ACRE TRACT BEING DESCRIBED AND CONVEYED TO MOUAYAD DEVELOPMENT, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3700561, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, SAID 3.43 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the southeast corner of said Lot 12 Section 27 on State Highway No. 336 (N. 10th Street) **THENCE** North 08 degrees 36 minutes 33 seconds East, along the east line of said Lot 12 Section 27 a distance of 219.50 feet to a calculated point [N:16636446.4140, E:1078385.8530] for the Southeast corner of this tract of land and the **POINT OF BEGINNING**

THENCE North 80 degrees 55 minutes 31 seconds West, over and across said Lot 12, Section 27 at a distance of 50.00 feet pass a calculated point on the west right of way line of said State Highway No. 336 (N. 10th Street), referencing a 1/2" iron rod with a cap stamped "RDE" found at a bearing of North 03 degrees 40 minutes 42 seconds East, a distance of 2.15 feet, continuing at a distance of 646.73 to a calculated point for the Southwest corner of this tract of land;

THENCE North 09 degrees 04 minutes 29 seconds East, across said Lot 12, Section 27 a distance of 231.11 feet to a calculated Point for the Northwest corner of this tract of land;

THENCE South 81 degrees 01 minutes 29 seconds East, over and across said Lot 12, Section 27, at a distance of 594.84 feet pass a 1/2" iron rod found on the west right of way line of said State Highway No. 336 (N. 10th Street), continuing a total distance of 644.84 feet to a calculated point on the east line of said Lot 12, Section 27 for the Northeast corner of this tract of land;

THENCE South 08 degrees 36 minutes 33 seconds West, along the east line of said Lot 12, Section 27 a distance of 232.24 feet to the **POINT OF BEGINNING**, containing 3.43 acres of land, more or less.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.



12-16-2025

Manuel Carrizales
Registered Professional Land Surveyor
Texas Registration Number 6388

Date



RECEIVED
02.13.26



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

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

S81°01'29"E

N09°04'29"E
231.11'

3.43 ACRES
[149,608.22 SQ.FT.]
OUT OF A
MEASURED 10.50 ACRE TRACT
MOJAYAD DEVELOPMENT, LLC
SWD: DOC. NO. 3700561
O.R.H.C.T.

644.84'

50.00'

S08°36'33"W
232.24'

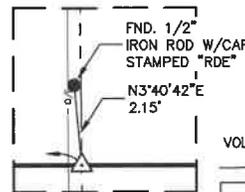
N80°55'31"W
LEGEND

- | | | | |
|--|--|--|--|
| | 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.

646.73'

SEE DETAIL "A"



DETAIL "A"
NOT TO SCALE

P.O.B.
N: 16636446.4140
E: 1078385.8530

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

P.O.C.
SE CNR.
LOT 12, SECT. 27

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 4803340325D, 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

SHEET 02 OF 02

PLAT SHOWING:
A 3.43 ACRE 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
R.P.L.S. #6388

12-16-2025

DATE



**CASE NUMER CUP2026-0005
HAS BEEN WITHDRAWN**

Memo

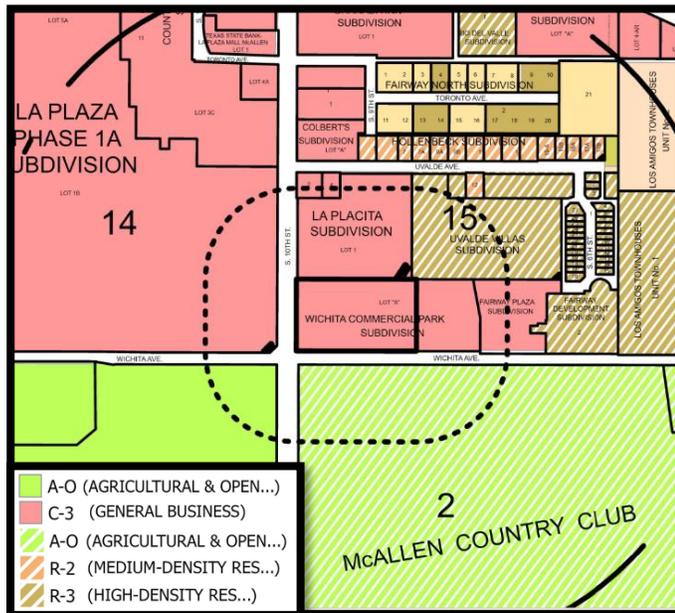
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

SUBJECT: REQUEST OF OL BEVERAGE HOLDINGS, LLC, ON BEHALF OF RAL PROPERTIES, LTD, FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR (OJOS LOCOS) AT LOT A2, LOTS A2 & A3 WICHITA COMMERCIAL PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 2121 SOUTH 10TH STREET. (CUP2026-0009)

BRIEF DESCRIPTION: The subject property is located on the northeast corner of South 10th Street and Wichita Avenue. The property is zoned C-3 (General Business-OC) District. Surrounding land uses include C-3 (General Business-OC) District to the north, east, and west, and A-O (Agricultural & Open Space-UDC) to the south. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Lots A2 and A3 Wichita Commercial Park Subdivision was recorded on November 18, 1994. The first Conditional Use Permit for this location was approved by City Commission on December 14, 2020. The current permit will expire on March 24, 2026, and the applicant submitted a new application on February 06, 2026.

ANALYSIS: The bar's current and proposed days and hours are Sunday to Wednesday from 11 a.m. to 12 a.m. and Thursday to Saturday from 11 a.m. to 2 a.m. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes.

The establishment must also meet the requirements set forth in Section 138-118(a)(4):

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of a residential use/zone;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 65 parking spaces are required and are provided as per site plan;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

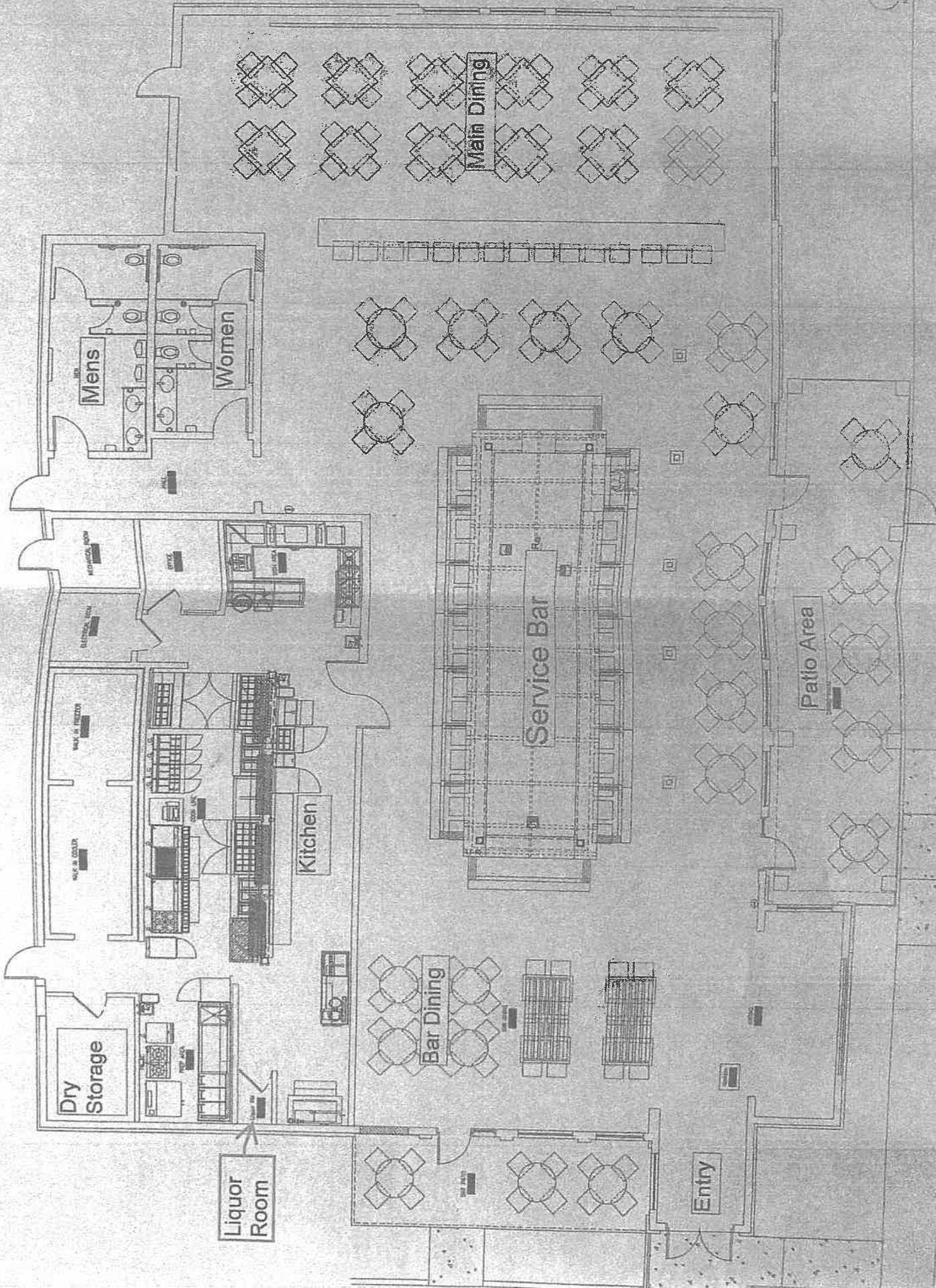


S. 10th Street

Wichita Ave.

2121 S. 10th







Los Patis
RESTAURANTE
CANTINA

TACOS, CERVEZA Y WINGS

MUCHO...

WINGS
CERVEZA
TACOS



CUP2026-0009
• NOTICE •
BAR
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

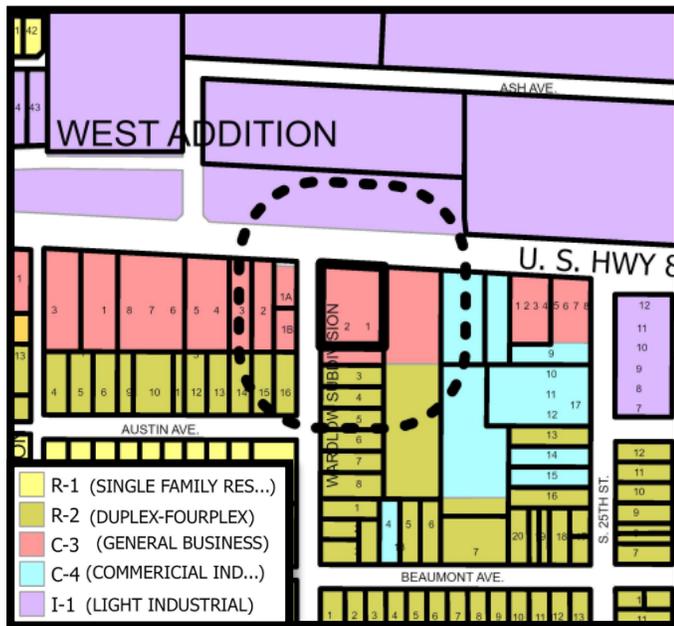
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: March 17, 2026

SUBJECT: REQUEST OF MARLENE PEÑA FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (SNOW CONE STAND) AT ALL OF LOTS 1 & 2, WARDLOW SUBDIVISION, HIDALGO COUNTY, TEXAS; 5 SOUTH 26TH STREET. (CUP2026-0011)

BRIEF DESCRIPTION: The subject property is located southeast corner of U.S. Business Highway 83 and South 26th Street. The property is zoned C-3 (General Business-OC) District. Surrounding land uses include C-3 (General Business-OC) District to the south, east, and west, and I-1 (Light Industrial-OC) to the north. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: Wardlow Subdivision was recorded on December 28, 1926. This is the first Conditional Use Permit submitted for this applicant and location.

ANALYSIS: The applicant is proposing to operate a portable food concession stand on the property. The stand's proposed days and hours of operation are Monday to Sunday from 12 p.m. to 9 p.m.

The portable building must also meet the requirements set forth in Section 138-118(a)(9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. 9 parking spaces are required and 17 parking spaces are provided;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

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

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

RECOMMENDATION: Staff recommends approval of the request subject to requirements in Section 138-118(a)(9) of the Zoning Ordinance and requirements set by the Building and Fire Departments.

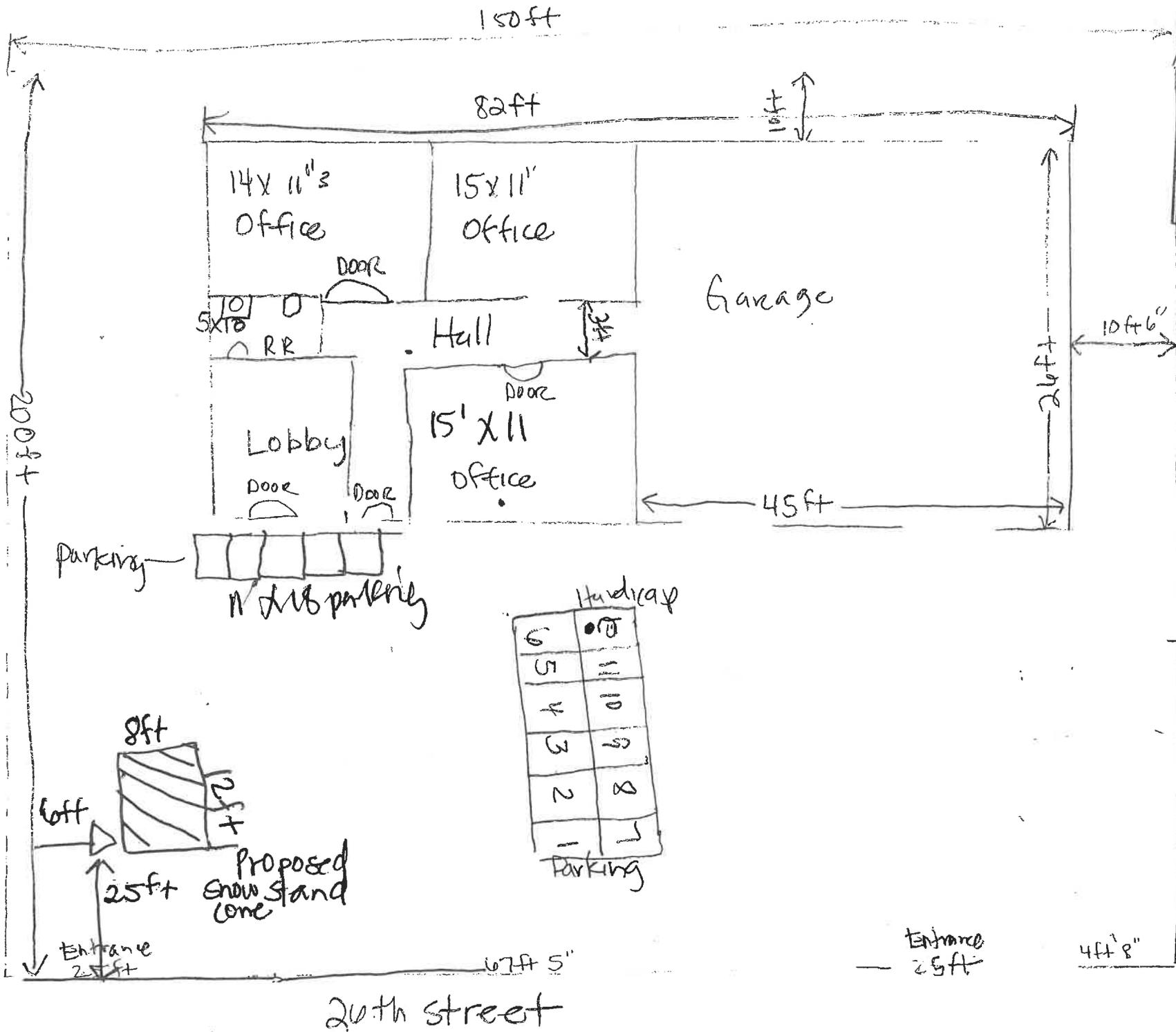
Google Maps

Stand
8X12



Google Maps

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



RECEIVED
 FEB 09 2026
 By



ROLLIN HARD
AUTO SALES
(956) 803-0720

COMPRE AGUI

PAGUE AGUI

PAY HERE

BODY SHOP

CUP2028-0011
* NOTICE *
PORTABLE
TOILET
FOR THIS
PROPERTY



CUP2026-0011
• NOTICE •
PORTABLE
FOOD
FOR THIS
PROPERTY
CITY OF McALLEN PLANNING DEPT.
336-681-1250
WWW.MCALLEN.NET

ROLLIN HARD
AUTO SALES
(956) 803-0720

COMPRE AGUI

PAY HERE

0-1-034200

BODY SHOP

SUB 2025-0191

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>BENITEZ PARADISE</u>	
	Legal Description <u>BEING A 1.67 TRACT OF LAND OUT OF LOT 172, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS</u>	
	Location <u>APPROXIMATELY 1,900 FEET SOUTH FROM THE INTERSECTION OF SPRAGUE ROAD AND LA LOMITA ROAD</u>	
	City Address or Block Number <u>10501 N La Lomita Rd</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres <u>1.67</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u>	
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>262587</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>STEPHANIE VILLANUEVA BENITEZ</u> Phone <u>956-467-9401</u>	
	Address <u>3528 BUDDY OWNENS BLVD</u> E-mail <u>ROSENDO@VILLANUEVAHOMES.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>STEPHANIE VILLANUEVA BENITEZ</u> Phone <u>956-212-4132</u>	
	Address <u>3528 BUDDY OWNENS BLVD</u> E-mail <u>ROSENDO@VILLANUEVAHOMES.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>STEPHANIE VILLANUEVA BENITEZ</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u>	
	Address <u>921 S. 10TH ST.</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA PE., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u>	
	Address <u>921 S. 10TH ST.</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>	

RECEIVED
 DEC 05 2025
 By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

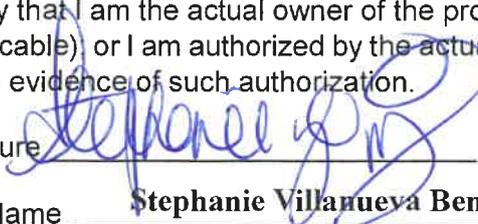
PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 10/28/25

Print Name Stephanie Villanueva Benitez

Owner Authorized Agent

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

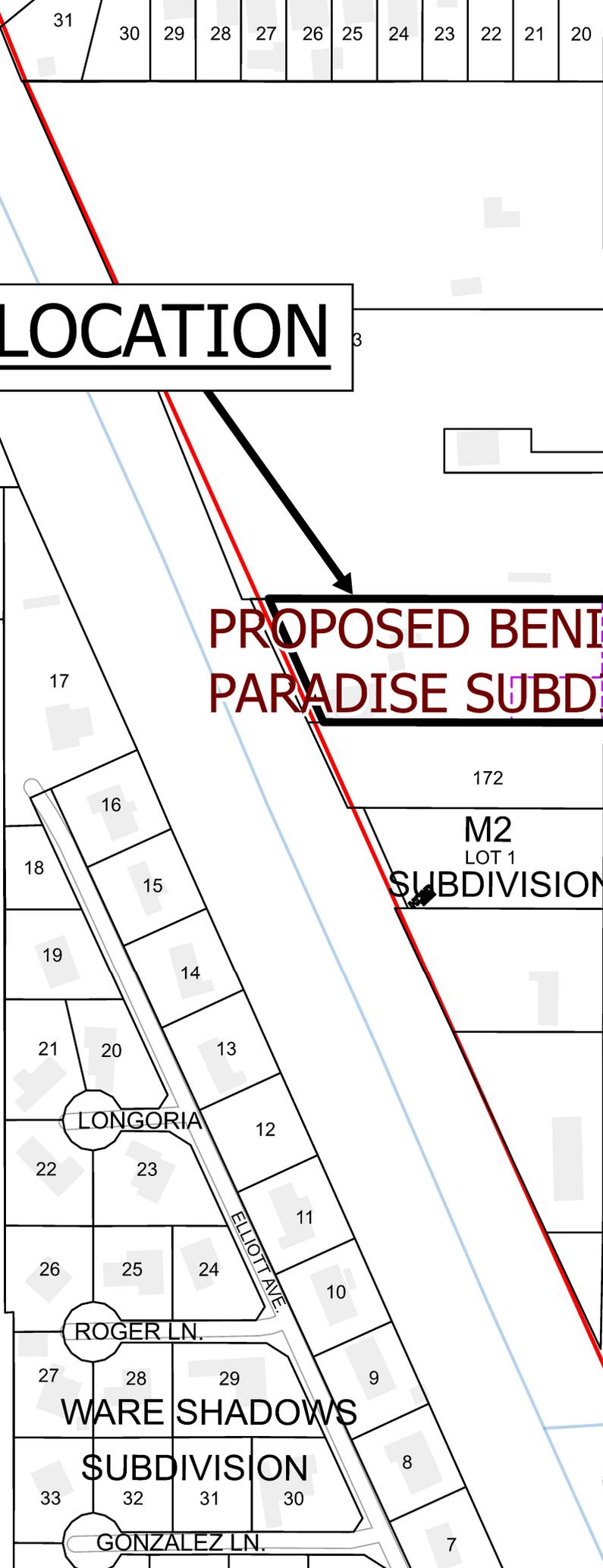


LOCATION

**PROPOSED BENITEZ
PARADISE SUBDIVISION**

23

**PR
SU
2**



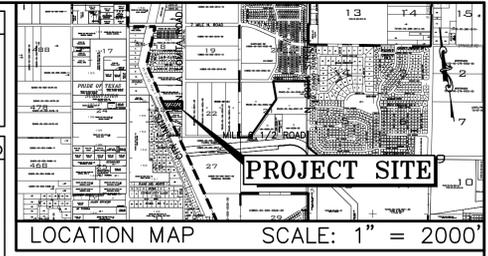
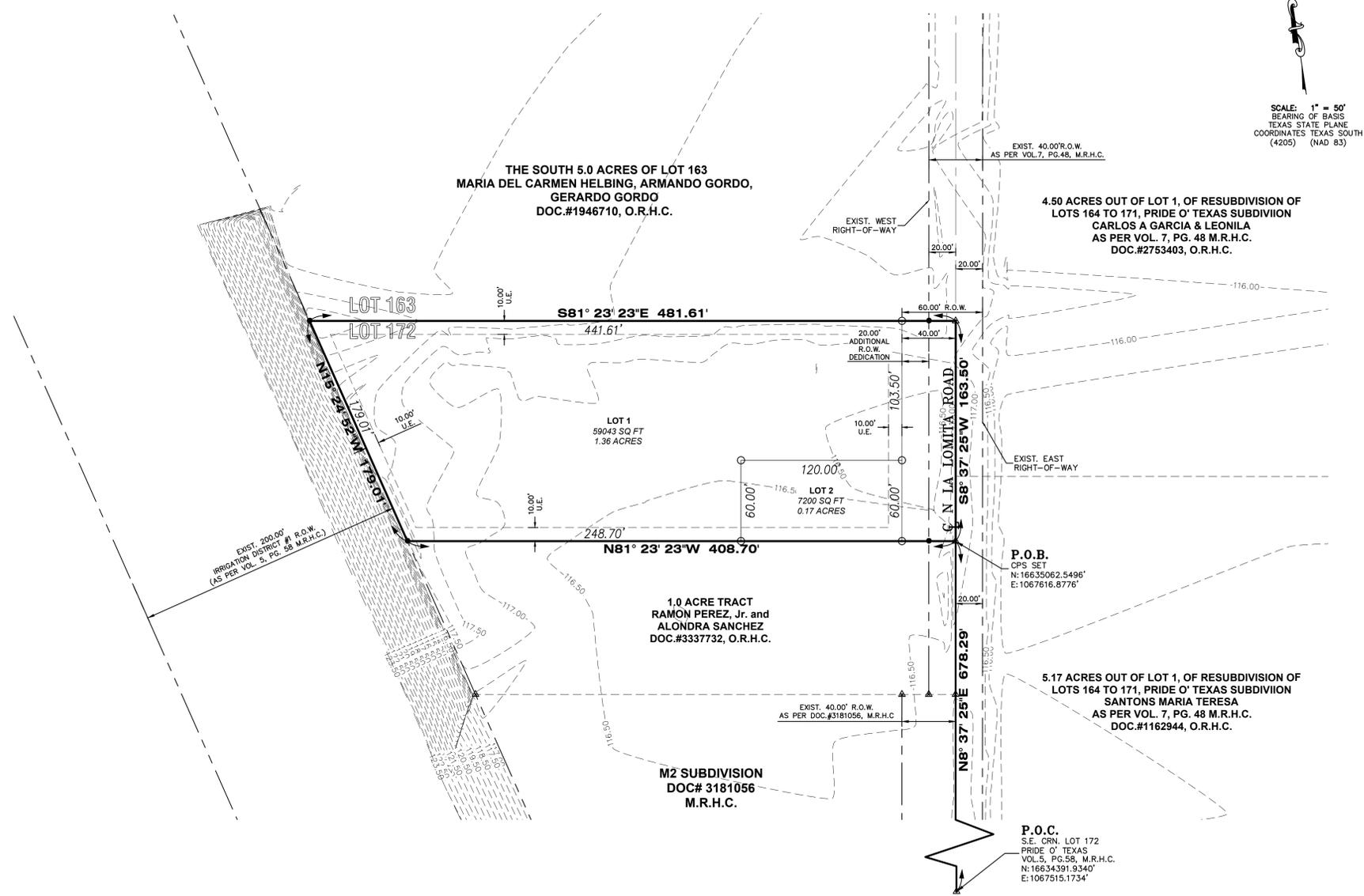
**M2
LOT 1
SUBDIVISION**

N LA LOMITA RD

6 1/2 MILE LINE RD

BENITEZ PARADISE SUBDIVISION

BEING A 1.67 ACRES MORE OR LESS SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, SAID 1.67 ACRES TRACT BEING OUT OF LOT 172, PRIDE O' TEXAS, RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.67 ACRES MORE OR LESS SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, SAID 1.67 ACRES TRACT BEING OUT OF LOT 172, PRIDE O' TEXAS, RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.67 ACRES TRACT BEING CONVEYED TO MARTIN VILLANUEVA RECORDED IN DOCUMENT NO. 3502916, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.67 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 172, SAME BEING A POINT AT THE EXISTING CENTERLINE OF N. LA LOMITA ROAD, A DISTANCE OF 678.28 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND AND POINT OF BEGINNING;

THENCE, N 08° 37' 25" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 172, SAME BEING ALONG THE CENTERLINE OF N. LA LOMITA ROAD, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND AND POINT OF BEGINNING;

THENCE, N 81° 23' 23" W ACROSS THE SAID LOT 172, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO RAMON PEREZ JR. AND ALONDRA SANCHEZ RECORDED IN DOCUMENT NO. 3337732, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. LA LOMITA ROAD, PASSING AT A DISTANCE OF 40.00 FEET A 1/2-INCH IRON ROD FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 408.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 15° 24' 52" W ALONG THE WEST BOUNDARY LINE OF SAID LOT 172, SAME BEING THE EXISTING 200-FOOT IRRIGATION DISTRICT #1 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 179.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET (FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 67° 41' 30" W 0.42 FEET) AT THE NORTHWEST CORNER OF SAID LOT 172, SAME BEING THE SOUTHWEST CORNER OF LOT 163 OF SAID PRIDE O' TEXAS SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 23" E ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 172 AND 163, PASSING AT A DISTANCE OF 461.20 FEET A 1/2-INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. LA LOMITA ROAD, CONTINUING A TOTAL DISTANCE OF 481.61 FEET A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF SAID LOT 172, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 163, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 37' 25" W ALONG THE EAST LINE OF SAID LOT 172, SAME BEING ALONG THE CENTERLINE OF SAID N. LA LOMITA ROAD, A DISTANCE OF 183.50 FEET TO THE POINT AND PLACE OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, CONTAINING 1.67 ACRES TRACT OF LAND, OF WHICH 0.880 ACRES (EAST 20.00 FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. LA LOMITA ROAD, LEAVING A NET OF 1.59 ACRES TRACT OF LAND.

- GENERAL PLAT NOTES:**
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
 - MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 45 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: 6 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
 - THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
 - DRAINAGE DETENTION OF 2.180 CF OR 0.05 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MISSION-MCALLEN LATERAN DRAIN DITCH.
 - 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 10'X10' SIGHT OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
 - CITY OF MCALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:1061100.60350 EASTING:16628009.54221 ELEV.=140.02
 - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
 - 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.
 - 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.
 - 4FT WIDE MINIMUM SIDEWALK REQUIRED ON N. LA LOMITA ROAD.

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 **BENITEZ PARADISE 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.

STEPHANIE VILLANUEVA BENITEZ
15900 N. 35TH
MCALLEN, TEXAS 78504

DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2026 SUBJECT TO THE FOLLOWING:

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

PRESIDENT _____ SECRETARY _____

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

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

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

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.
REG. PROFESSIONAL ENGINEER No. 115662

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHANIE VILLANUEVA BENITEZ, 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.
GENERAL MANAGER

DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

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

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

DATE _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): STEPHANIE VILLANUEVA BENITEZ	808 S. SHARY ROAD, STE. #5 #330 MISSION, TX. 78572	78572
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

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

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

PLAT SHEET
BENITEZ PARADISE SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT: SUB 25 060

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: H.G./G.F.
SCALE: 1" = 50'
DATE: FEBRUARY 27, 2026
PROJECT: SUB 25 060
REVISIONS:
PAGE NO. 1-OF-1

Y: RDE SUBDIVISIONS 2025\SUB 25-060 - WILLANUEVA LA LOMITA\DWG\SUB 25-060_SHT 2 PLAT SHEET.dwg JOEY 3/3/2026 9:15 AM



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2026

SUBDIVISION NAME: BENITEZ PARADISE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. La Lomita Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Proposed: 20 ft. additional street R.O.W. dedication for 40 ft. R.O.W. from centerline - Label existing ROW dedications, from centerline, total, etc., prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan *Any abandonments must be done by a separate process, cannot be done by plat.</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 **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 **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	NA

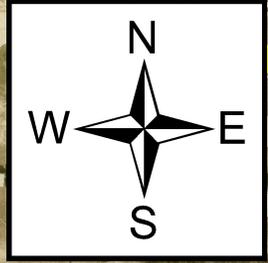
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: 45 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. - Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. La Lomita Road. * Engineering Department may require 5 ft. wide minimum sidewalk prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	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 Proposed: R-1 ***Zoning Ordinance: Article V **Disclaimer: If the property is rezoned to UDC zoning prior to final, requirements are subject to change. * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	Required
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation for 2 Lot Single Family Subdivision is waived.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA
COMMENTS	
<p>Comments: - Provide legal description of all adjacent lots on all sides prior to recording. - Irrigation district's signature block, if it's presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates) - For all the recorded easements documents that are shown on the plat, provide these documents for staff review prior to recording. *Disclaimer: Any abandonment must be done by a separate instrument, not by the plat. *Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION

**PROPOSED BENITEZ
PARADISE SUBDIVISION**

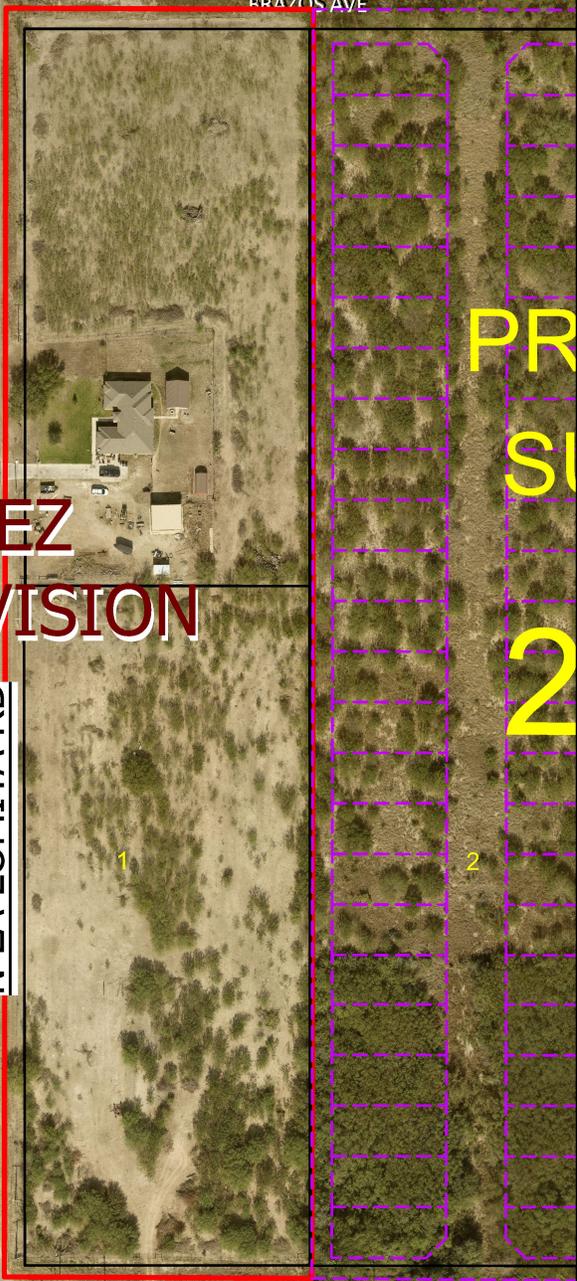
23

PR
SU
2

M2
LOT 1
SUBDIVISION

N LA LOMITA RD

6 1/2 MILE LINE RD



Sub 2005-0093

City of McAllen Planning Department

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

Project Information

Subdivision Name Citrus South Residential Subdivision
 Legal Description Hidalgo Canal CO-MC W 125' OF N 162' OF W 4.46 AC OF SW 7.52 AC OF 3 BLK SE 1/4 8
 Location 221 South 8th Street, McAllen, Texas
 City Address or Block Number 221 S 8th Street
 Total No. of Lots 3 Total Dwelling Units 3 Gross Acres 0.465 Net Acres 0.372
 Public Subdivision / Private and Gated / Private but Not Gated within ETJ: Yes / No
 For Fee Purposes: Commercial (Acres) / Residential (3 Lots) Replat: Yes / No
 Existing Zoning R1 Proposed Zoning R-2 Applied for Rezonin: Yes: Date
 Existing Land Use Residential Proposed Land Use Residential
 Irrigation District # 1 Water CCN: MPU / Sharyland Water SC Other
 Agricultural Exemption: Yes / No Parcel # 189508
 Estimated Rollback Tax Due Tax Dept. Review

Owner

Name HEIR FUND LLC Phone (956) 492-5638
 Address 1007 Sycamore Avvenue E-mail ireneuribe00@yahoo.com
 City McAllen State TX Zip 78501

Developer

Name HEIR FUND LLC Phone (956) 492-5638
 Address 1007 Sycamore Avvenue E-mail ireneuribe00@yahoo.com
 City McAllen State TX Zip 78501
 Contact Person

Engineer

Name Lucas Castillo Phone (956) 379-3857
 Address 500 S 11th St E-mail lcastillo.atlas@gmail.com
 City McAllen State TX Zip 78503
 Contact Person

Surveyor

Name Homero Gutierrez Phone (956) 369-0988
 Address P.O. Box 548 E-mail
 City McAllen State TX Zip 78505

RECEIVED

JUN 10 2025

BY: mk

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

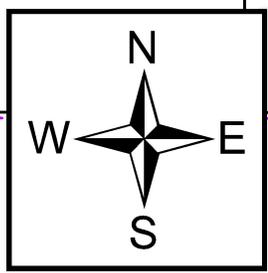
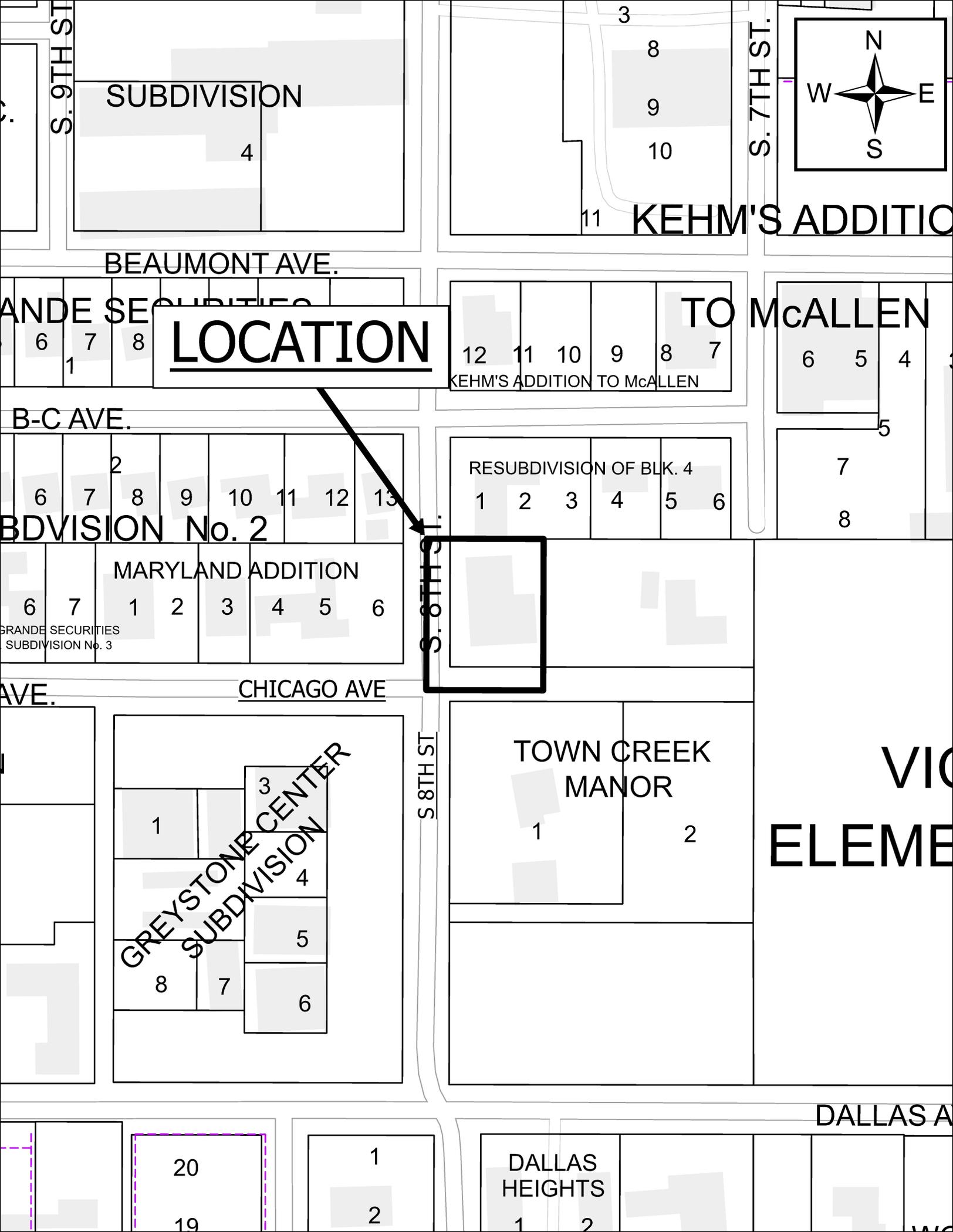
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 05/01/25

Print Name Xitlali Gonzalez

Owner Authorized Agent

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



LOCATION

SUBDIVISION

4

KEHM'S ADDITION TO McALLEN

BEAUMONT AVE.

GRANDE SECURITIES SUBDIVISION No. 2

TO McALLEN

KEHM'S ADDITION TO McALLEN

B-C AVE.

SUBDIVISION No. 2

RESUBDIVISION OF BLK. 4

MARYLAND ADDITION

GRANDE SECURITIES SUBDIVISION No. 3

CHICAGO AVE

S. 6TH ST.

TOWN CREEK MANOR

GREYSTONE CENTER SUBDIVISION

VICINITY ELEMENTARY

DALLAS AVE.

DALLAS HEIGHTS

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

IRENE URIBE (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

HERIBERTO MANRIQUE DE LARA (MEMBER) DATE
HEIR FUND LLC
1007 SYCAMORE AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, IRENE URIBE AND HERIBERTO MANRIQUE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES



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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

MAYOR DATE
CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

METES AND BOUNDS DESCRIPTION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-7; DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 5- ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN (DOCUMENT NO. 3600374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH 8TH STREET AND CHICAGO AVENUE, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THE POINT OF COMMENCEMENT (P.O.C) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID SOUTH 8TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, THENCE, N 08° 40' 59" E, WITH THE SAID SOUTH 8TH STREET EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, A DISTANCE OF 445.50 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 08°45'39" E (NORTHERLY RECORDED), WITH THE SAID SOUTH 8TH STREET EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE, THE WEST LOT LINE OF SAID LOT 3 AND OF SAID 5- ACRE TRACT, AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 162.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°14'21" E (EASTERLY RECORDED), WITH THE APPARENT NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST A HALF-INCH IRON PIPE (N: 16598460.620, E: 1073400.101) FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID SOUTH 8TH STREET, CONTINUING ALONG AN EXISTING LOW MORTAR BLOCK WALL, AND WITH THE SAID NORTH LOT LINE OF SAID 5- ACRE TRACT AND OF SAID 0.465-OF AN ACRE TRACT FOR A TOTAL A DISTANCE OF 125 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°45'39" W (SOUTHERLY RECORDED), ALONG AN EXISTING CHAINLINK FENCE FOR 63 FEET FOLLOWED BY A WOODEN/CEDAR FENCE, AND WITH THE APPARENT EAST LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 134.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE (EXISTING 28-FOOT ROAD AND UTILITY EASEMENT, VOLUME 913, PAGE 430, DEED RECORDS, HIDALGO COUNTY, TEXAS) OF SAID CHICAGO AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 162.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CHICAGO AVENUE EXISTING 28-FOOT ROAD AND UTILITY EASEMENT FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°14'21" W, ALONG AN EXISTING WOODEN/CEDAR FENCE, AND WITH THE SAID CHICAGO AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE, AND THE APPARENT NORTH LOT LINE OF LOT 1, TOWN CREEK MANOR (VOLUME 34, PAGE 195B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 0.465-OF AN ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE SAID POINT FOR THE SOUTHWEST CORNER OF SAID 0.465-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 0.465-OF AN ACRE OF LAND, OF WHICH 0.157 OF AN ACRE LIES IN EXISTING STREET RIGHT-OF-WAY AND UTILITY EASEMENT, AND 0.0072 OF AN ACRE (312.50 SQUARE FEET) DEDICATED 25-FOOT CORNER CLIP VIA THIS PLAT, FOR A NET OF 0.308 OF AN ACRE, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT: DATE
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

LUCAS CASTILLO JR. DATE
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 119990



STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 2791

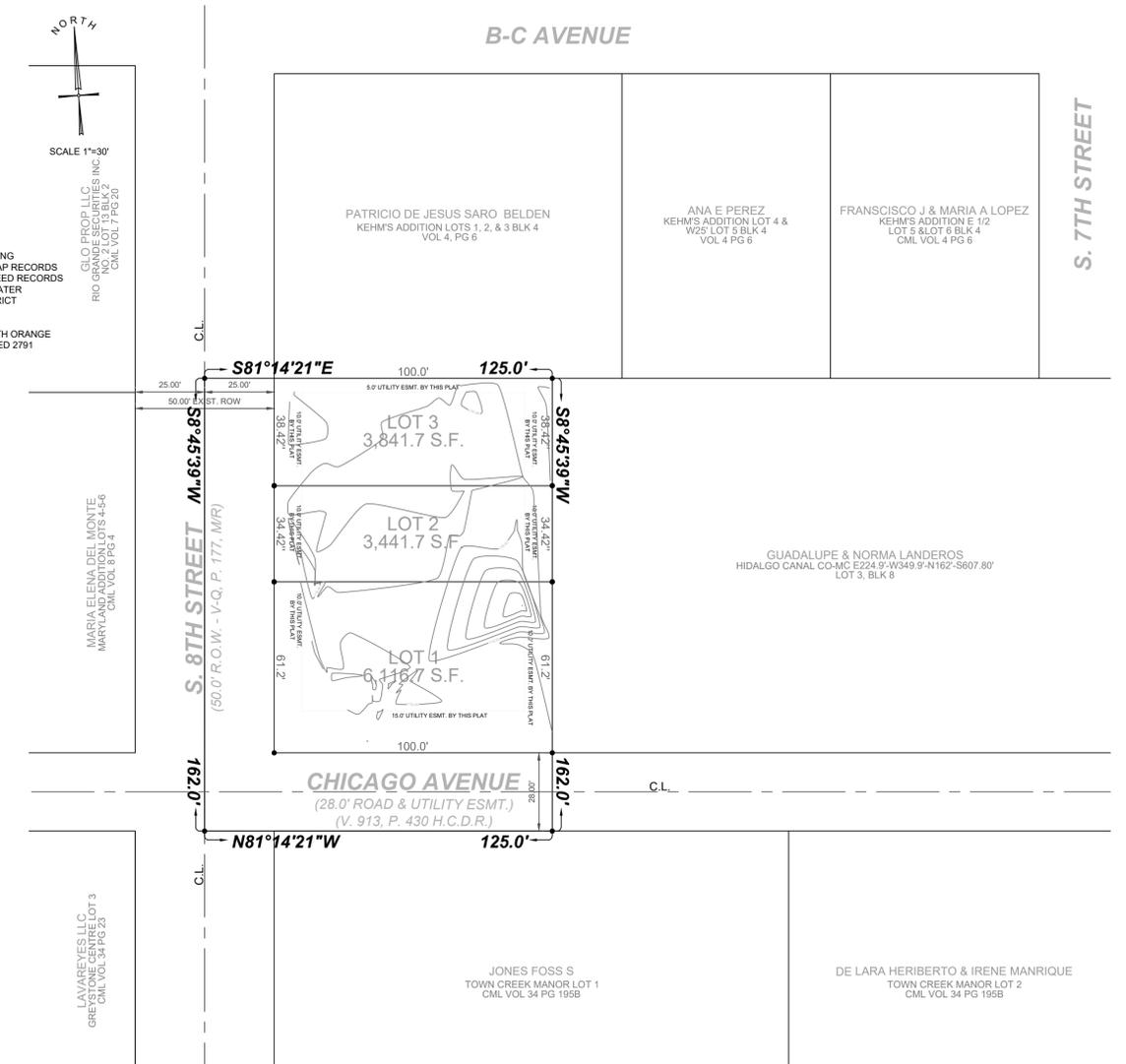


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

CITRUS SOUTH RESIDENTIAL SUBDIVISION

A 0.465-OF AN ACRE (20,250.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE WEST 125 OF THE NORTH 162 FEET OF THAT CERTAIN FIVE (5)-ACRE TRACT OUT OF LOT 3 OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8 OF THE HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS.

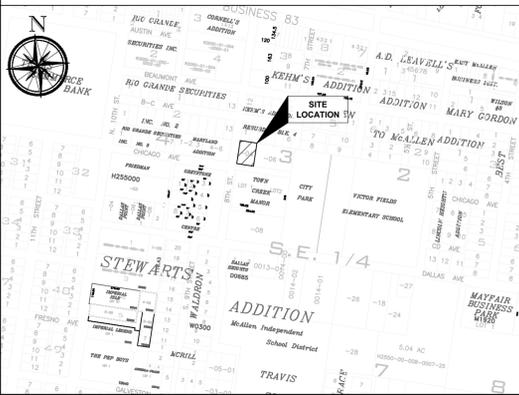


- LEGEND
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
H.C.M.R. HIDALGO COUNTY MAP RECORDS
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
● FOUND NO. 4 REBAR
○ FOUND 3/4 IRON PIPE
○ SET NO. 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 2791

GENERAL NOTES

- 1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
2. SETBACKS:
FRONT: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE UDC, OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
4. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
5. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
6. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. 8TH STREET & CHICAGO AVENUE.
8. DRAINAGE DETENTION IS 592 CUBIC FEET. LOT 1A IS REQUIRED TO DETAIN 170 CUBIC FEET. LOT 1B IS REQUIRED TO DETAIN 152 CUBIC FEET. LOT 2A IS REQUIRED TO DETAIN 270 CUBIC FEET.
9. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
STATION NAME: MC 78
LOCATION: AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUS 83 & 10TH ST.
TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
NORTHING: 16599549.8298 EASTING: 1072753.74452
HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
ORTHOMETRIC HEIGHT: 121.67 FT
10. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG CHICAGO AVENUE & S 8TH STREET.

LOCATION MAP SCALE: 1"=500'



ATLAS ENGINEERING CONSULTANTS, LLC
ATLAS ENGINEERING CONSULTANTS, LLC
1906 FIRM NO. 1787
1600 SOUTH 11TH ST.
MCALLEN, TEXAS 78501
DATE PREPARED: APRIL 30, 2025
DATES REVISED: 7/11/2025
10/22/2025
11/05/2025



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2026

SUBDIVISION NAME: CITRUS SOUTH RESIDENTIAL SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. 8th Street: Dedication needed for 25 ft. from centerline for Total 50 ft. of R.O.W. Paving: 32 ft. Curb & gutter: Both Sides - Provide a copy of the referenced document being shown on the plat for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Chicago Ave.: Dedication for 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides *Provide staff with copy of the referenced document to finalize requirements. -Applicant submitted documents indicated that Chicago Avenue is a private street. Street ROW should remain as is, no dedication needed. **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>	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>	Applied
<p>* 1,200 ft. Block Length * 200 ft. Block Length for R-2 Zone Districts - Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a</p>	Applied
<p>**Subdivision Ordinance: Section 134-118</p>	
<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>	NA
ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106</p>	Applied

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

SETBACKS	
* Front: In accordance with the UDC, or greater for easements, whichever greater applies. **Unified Development Code Section 2.2.3.D.4	Applied
* Rear: In accordance with the UDC, or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the UDC, or greater for easements, whichever greater applies. **Unified Development Code Section 2.2.3.D.4	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.3.D.4	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 8th Street & Chicago Ave. **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.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Chicago Ave. & S.8th Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied

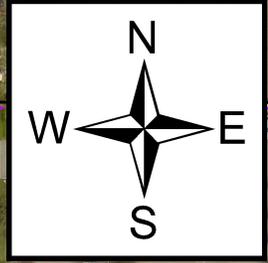
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<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>Applied</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. - Lots to front along S. 8th Street. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area - Minimum lot width is 20 ft. and minimum lot area is 2,250 square feet for town house development/ NEW UDC - Minim lot width for single family home is 5,000 sqft with a lot width of 45 ft of frontage/ new UDC ***Unified Development Code Section 2.2.3.D.4 **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) - Parcel went through a rezoning application and was presented and approved by the P&Z board on 06/03/25. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>Completed</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted proposes 3 lots and 3 dwelling units. A park fee of \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</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>Applied</p>
<p>As per Traffic Department, TG waived for two townhouses and 1 single-family dwelling unit * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: - Parcel went through a rezoning application and was presented and approved by the PNZ board on 06/03/2025. *Must comply with City's Access Management Policy.</p>	<p>Applied</p>

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

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

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



LOCATION



S. 6TH ST.

S 8TH ST.

S. 7TH ST.

S. 9TH ST.

SUBDIVISION

KEHM'S ADDITION

BEAUMONT AVE.

TO McALLEN

GRANDE SECURITIES

KEHM'S ADDITION TO McALLEN

B-C AVE.

RESUBDIVISION OF BLK. 4

SUBDIVISION No. 2

MARYLAND ADDITION

GRANDE SECURITIES
SUBDIVISION No. 3

CHICAGO AVE

VIC

ELEME

TOWN CREEK
MANOR

GREYSTONE CENTER
SUBDIVISION

DALLAS A

DALLAS
HEIGHTS

20

19

1

2

1

2

SUB 2025-0039

COPY

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Cedar Village</u>
	Legal Description <u>E. 1.0 Acre of Lot 2, Rancho de la Fruta Subdivision No. 2</u>
	Location <u>North side of Cedar Avenue, approximately 150 feet east of N. "H" Street</u>
	City Address or Block Number <u>1019 E Cedar Ave</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>8</u> Gross Acres <u>1.00</u> Net Acres <u>.95</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Condominiums</u>
	Irrigation District # <u> </u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>267085</u>	
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>	
Owner	Name <u>Habitat Developers, LLC</u> Phone <u>956-578-3919</u> <small>Ricardo D. Martinez, Managing Member</small>
	Address <u>302 S. 10th St.</u> E-mail <u>daniel@habitatdevelopers.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>
Developer	Name <u>Same as Owner</u> Phone <u> </u>
	Address <u> </u> E-mail <u> </u>
	City <u> </u> State <u> </u> Zip <u> </u>
	Contact Person <u> </u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>
	Address <u>510 S. Broadway St.</u> E-mail <u>sec@spooreng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>
Surveyor	Name <u>Robles & Associates - Reynaldo Robles</u> Phone <u>956-968-2422</u>
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>

KF

RECEIVED

MAR 7 2025

OK

Y7C3

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

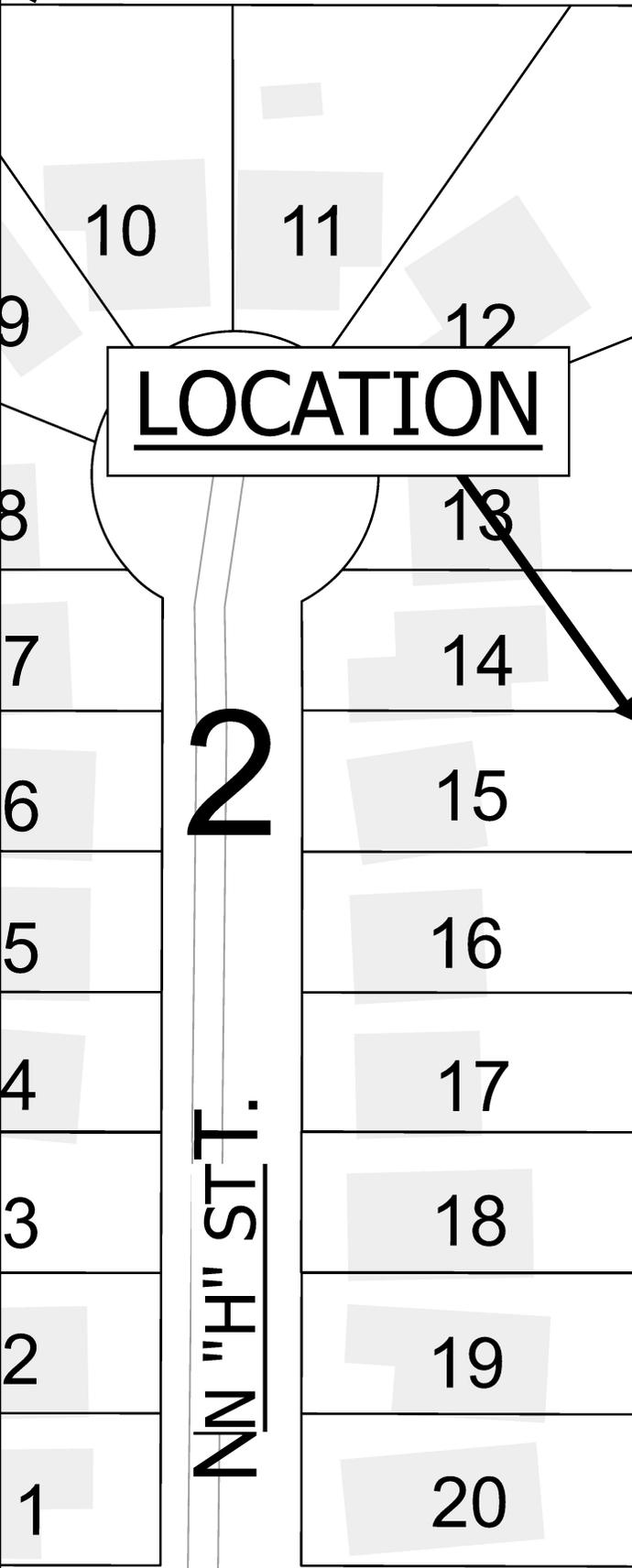
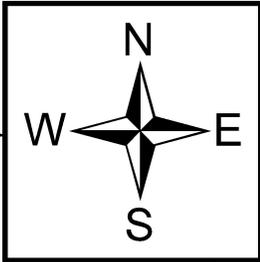
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date March 5, 2025

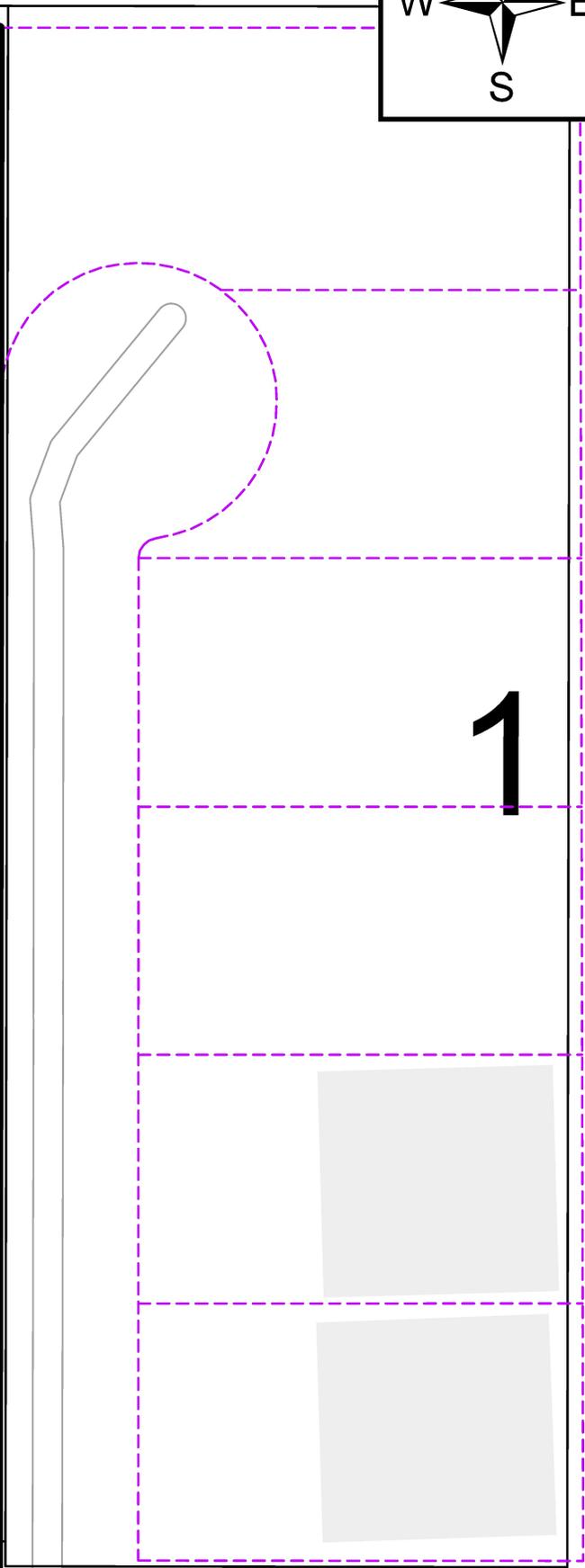
Print Name Steve Spoor, P.E.

Owner Authorized Agent

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

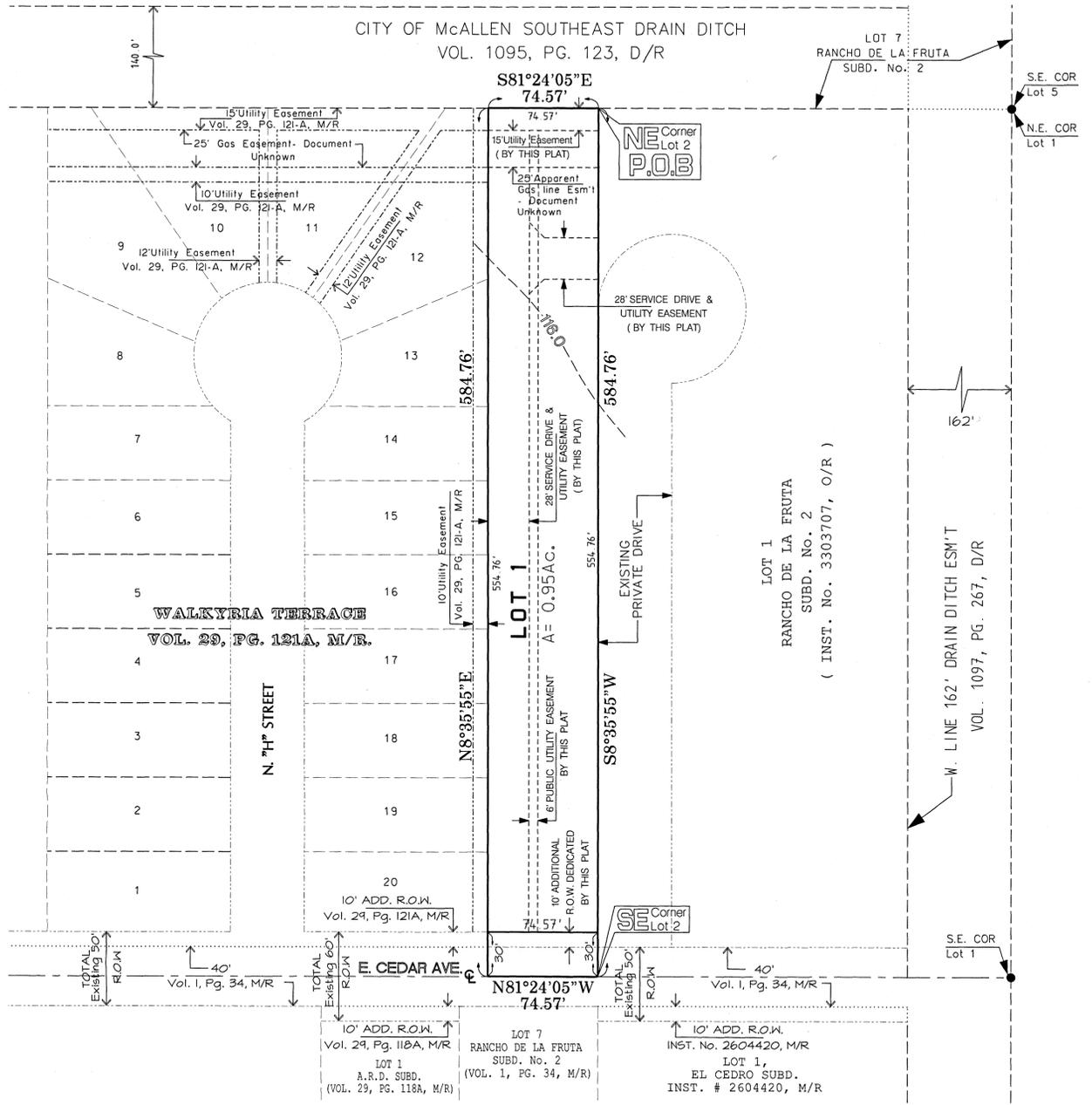


PROPOSED CEDAR VILLAGE SUBDIVISION



E. CEDAR AVE.

E CEDAR AVE



Mar. 03, 2025
1"=50'
Rev. Feb. 5, 2026

SUBDIVISION MAP OF CEDAR VILLAGE SUBDIVISION

McALLEN, TEXAS
BEING A SUBDIVISION OF THE EAST 1 ACRE OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 6, BLOCK 12, STEELE & PERSHING SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS.

APPROVAL MAP

Prepared by: Scale: 1"=500'
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE CEDAR VILLAGE 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, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I, WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HABITAT DEVELOPERS, LLC, a Texas Limited Liability Co.

BY: Ricardo D. Martinez, Managing Member
8916 N. 21st. St.
McAllen, Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricardo D. Martinez, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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, 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, 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 DATE
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752
DATE: 02-05-26

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 49.211(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 E. SESIN, P.E., C.F.M. DATE:
GENERAL MANAGER

METES & BOUNDS

THE EAST 1 ACRE OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOT 6, BLOCK 12, STEELE & PERSHING SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1 PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a steel rod found at the Northeast corner of Lot 2, for the Northeast corner of the following described tract of land, said point being on the South line of McAllen Southeast drain ditch right of way;
THENCE, with the East line of said Lot 2, South 08 Deg. 35 Min. 55 Sec. West, at 564.76 feet pass a steel rod set on the North line of East Cedar Avenue, and at 584.76 feet the Southeast corner of said Lot 2, for the Southeast corner hereof;
THENCE, with the South line of said Lot 2, in East Cedar Avenue, North 81 Deg. 24 Min. 05 Sec. West 74.57 feet to a point for the Southwest corner hereof; said point being on the projection of the East line of Lot 20, Walkyria Terrace, City of McAllen, recorded in Volume 29, Page 121A, Map Records;
THENCE, with the East line of Lots 20, 19, 18, 17, 16, 15, 14, 13, and 12, and their projections, North 08 Deg. 35 Min. 55 Sec. East, at 20.0 feet pass the North line of East Cedar Avenue;
at 30.0 feet pass the southeast corner of said Lot 20, and at 584.76 feet a point on the North line of Lot 2, for the Northwest corner hereof; said point being on the South line of said drain ditch right of way and being the Northeast corner of said Lot 12, Walkyria Terrace;
THENCE, with the North line of Lot 2, and the South line of said drain ditch right of way, South 81 Deg. 24 Min. 05 Sec. East, 74.57 feet to the POINT OF BEGINNING, containing 1.00 acre of land, more or less, of which the South 20.0 feet, comprising 0.03 acre, lies in East Cedar Avenue.

- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 10) BENCHMARK *MC79 LOCATED AT THE NORTHEAST CORNER OF BUSINESS 83 AND McCOLL RD. - ELEV:116.20
- 11) COMMON AREAS, LANDSCAPE EASEMENTS, AND SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- 12) A MINIMUM 24 FT. SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS, AND NOT THE CITY OF McALLEN.

- NOTES:
- 1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
 - 2) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 343 0005C REVISED NOVEMBER 02, 1982. ZONE B IS DESCRIBED AS AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
 - 3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT - 20 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
REAR - 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - 4) A 4.0 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG E. CEDAR AVE.
 - 5) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES.
 - 6) AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
 - 7) DRAINAGE DETENTION OF 0.12 AC-FT (5,420 C.F.) IS REQUIRED FOR THIS PROPERTY.
 - 8) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 3/6/2026

SUBDIVISION NAME: CEDAR VILLAGE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>East Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: - Needs to provide Doc. No's for the existing R.O.W. on the Plat, provide copies of these documents for staff review prior to recording. **Monies must be escrowed if improvements are not built prior to recording. *****Subdivision Ordinance: Section 134-105"</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>	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 _____ **Subdivision Ordinance: Section 134-118</p>	NA
<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

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multifamily properties. ** A minimum 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. - Add plat note "A Minimum 24 ft. Service Drive Easement will be established as part of the Site plan and will be maintained by Lot owners, not the City of McAllen" **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: In Accordance with Zoning Ordinance or greater for easements or approved site plan.	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along East Cedar Avenue. ****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	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

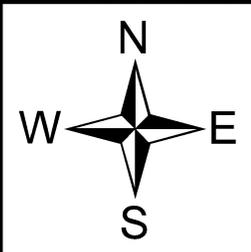
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Common Areas, private drives/streets, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Plat note #11: "Common areas, landscape easements, and private service drives must be maintained by the lot owners and not the City of McAllen." **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Required</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>Applied</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-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees must be paid prior to recording, depending on the number of dwelling units. Please confirm with staff the number of units, prior to recording.</p>	<p>Required</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</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>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>

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

COMMENTS	
Comments: - As per previous discussions, Subdivision application labels this development as a "Public Subdivision", please clarify prior to recording. - 25 ft. Final Gas Easement, Existing R.O.W., utility easements, etc. Provide copies of documents for staff review prior to recording. *Disclaimer: Subdivision was previously submitted to the City and known as 'Habitat Estates' and 'Cedar Place Subdivision' Subdivision Case was (SUB2021-0083) *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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



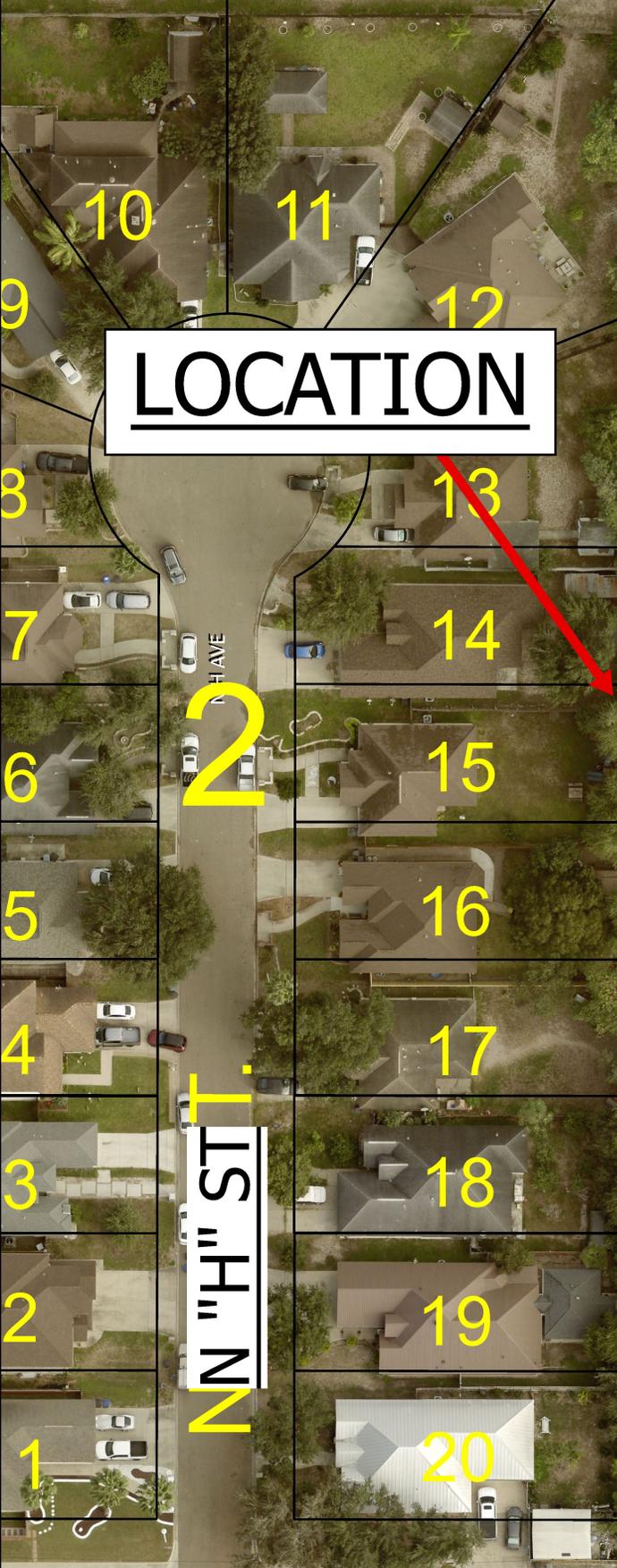
LOCATION

PROPOSED CEDAR VILLAGE SUBDIVISION

NN "H" ST.

E CEDAR AVE.

E CEDAR AVE



SUB2025-0044

City of McAllen Planning Department

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

Project Information	Subdivision Name	Palmer Pavilion Subdivision			
	Legal Description	9.99 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 11, STEELE AND PERSHING SUB OF PORCIONES 66 AND 67, VOLUME 8, PAGE 114-115, HIDALGO COUNTY MAP RECORDS.			
	Location	NORTH SIDE OF HACKBERRY AVE AND WEST SIDE OF MCCOLL RD			
	City Address or Block Number	301 E Hackberry Ave			
	Total No. of Lots	1	Total Dwelling Units	N/A	
	Gross Acres	9.99	Net Acres	7.99	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (9.99 Acres) / <input type="checkbox"/> Residential (___ Lots)		Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		
	Existing Zoning	R-3A	Proposed Zoning	R-3A	
	Applied for Rezoning		<input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____		
Existing Land Use	Parks	Proposed Land Use	Park		
Irrigation District #	2	Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other _____		
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Property ID:	1568078		
Estimated Rollback Tax Due	E	Tax Dept. Review	gh 3/12/25		
Owner	Name	Hidalgo County		Phone	956-784-3510
	Address	300 W Hall Acres Rd		E-mail	erika.zamora@co.hidalgo.tx.us
	City	Pharr	State	TX	Zip 78577
Developer	Name	Hidalgo County		Phone	956-784-3510
	Address	300 W Hall Acres Rd		E-mail	erika.zamora@co.hidalgo.tx.us
	City	Pharr	State	TX	Zip 78577
	Contact Person	Erika Zamora			
Engineer	Name	S2 Engineering PLLC		Phone	956-627-9671
	Address	2020 E Griffin Pkwy		E-mail	S2ENGINEERING.NS@GMAIL.COM S2ENGINEERING.LM@GMAIL.COM
	City	Mission	State	TX	Zip 78572
	Contact Person	Jose Noe Saldivar P.E.			
Surveyor	Name	S2 Engineering PLLC		Phone	956-627-6971
	Address	2020 E Griffin Pkwy		E-mail	S2ENGINEERING.LM@GMAIL.COM
	City	Mission	State	TX	Zip 78572

RECEIVED

MAR 12 2025

By NG

1	2	3	4	5	6	7
BLOCK B						
BON MARCHE						

SUBDIVISION					
1A	1	2	3	4	5
BLOCK A					

11

LOCATION

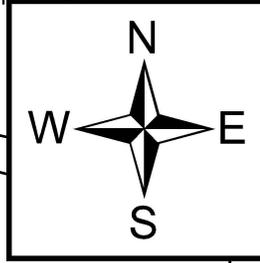
JASMINE AVE.

5

PROPOSED PALMER PAVILION SUBDIVISION

MUSTANG DR (N CYNTHIA ST)

CENTER PHASE 1



495 COMMERCE CENTER PHASE XV

SUBDIVISION PLAT VA McALLEN CLIN

E HACKBERRY AVE

HIDALGO COUNTY W.I.C. SUBDIVISION LOT 1	T.E.C. SUBDIVISION LOT 1	500 MAC SUBDIVISION LOT 1	LAR-LIN No. 2 TRESLER LOTA
	PENDERGRAS SUBDIVISION LOT 1		LAR-LIN NO. 7

SPRING GLEN SUBDIVISION	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11
	12
	13
	14

V.C.I. SUBDIVISION NO. 2	LOT 1	E. FIR AVE.
	LOT 2	
	3A	
	4A	
	5A	

MONACO PLAZA	1
--------------	---

THE CENTRE SUBDIVISION	2
3	

E. EBONY AVE.

MUJERES UNIDAS SUBDIVISION	LOT 2
----------------------------	-------

VALLEY / McALLEN SUBDIVISION

12

DRAIN DITCH

J.D. FRANZ SUBDIVISION	LOT 1	5	HOMEST MANUF HOME C
	LOT 1		DRAIN DITCH

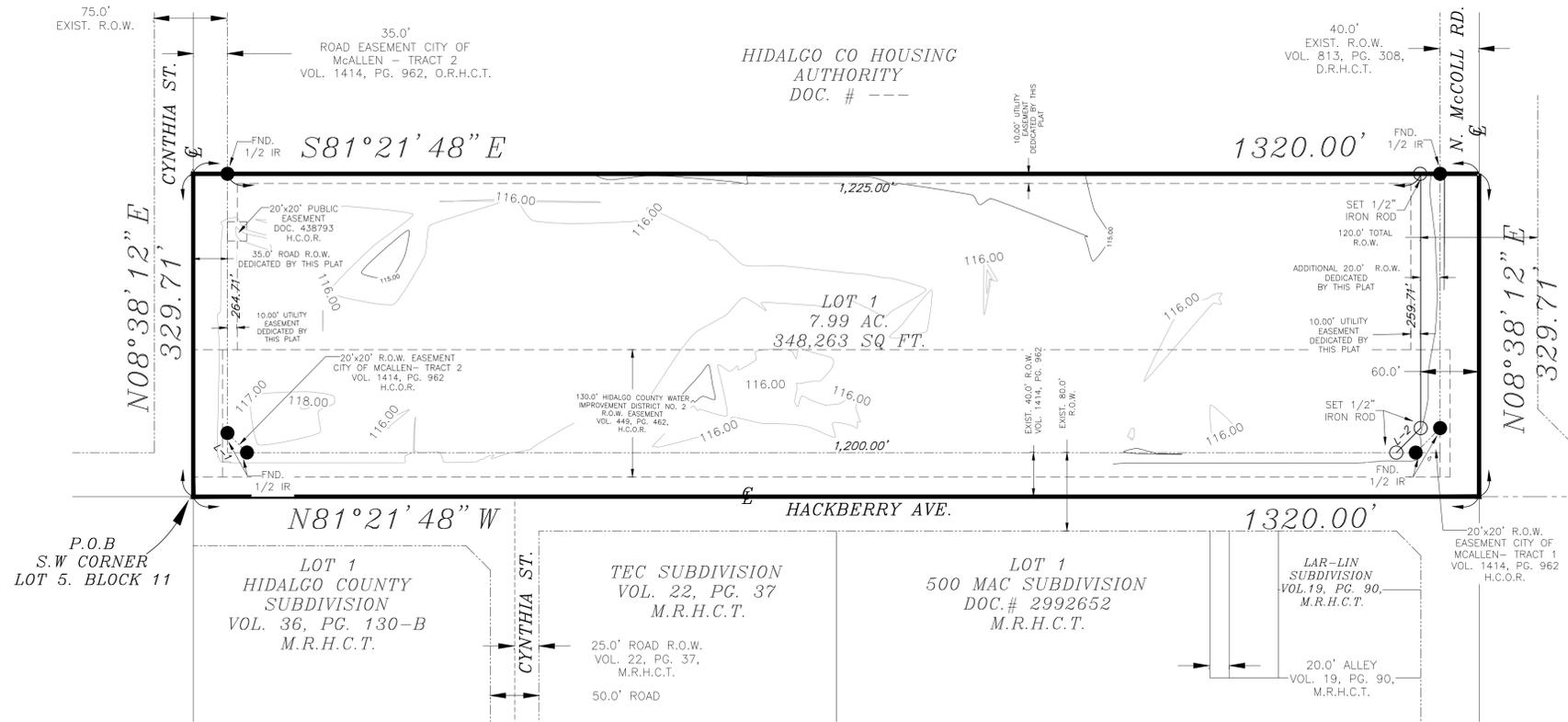
WEN	1	HURCH
	2	
	3	

INDUSTRIAL INDUSTRIAL AVENION HURCH

SUBDIVISION PLAT OF:

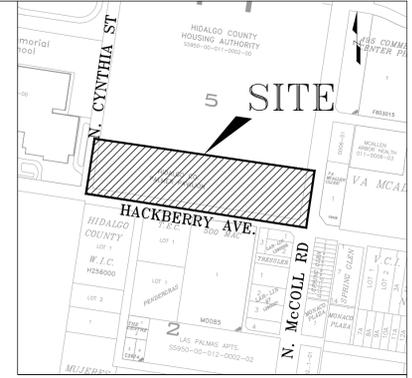
PALMER PAVILION SUBDIVISION

BEING A 9.99 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS BEING OUT OF LOT 5, BLOCK 11, STEELE AND PERSHING'S SUBDIVISION OF PORCIONES 66 AND 67, AS RECORDED IN VOLUME 8, PAGE 114-115 OF DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.99 ACRE TRACT OF LAND BEING OUT OF TRACT OF LAND QUITCLAIM UNTO THE HOUSING AUTHORITY OF THE COUNTY OF HIDALGO, TEXAS BY A DEED EXECUTED JANUARY 17, 1957 AND FILED FOR RECORD JANUARY 25, 1966 AS DESCRIBED IN VOLUME 1136, PAGE 949 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.99 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.



METES AND BOUNDS:

- THENCE, NORTH 08° 38' 12" EAST, A DISTANCE OF 329.71 FEET ALONG THE WEST LINE OF SAID LOT 5 BEING THE WEST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. CYNTHIA STREET AND HACKBERRY AVENUE;
- THENCE, SOUTH 81° 21' 48" WEST, A DISTANCE OF 1,225.00 FEET ALONG THE WEST LINE OF SAID LOT 5 BEING THE WEST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. CYNTHIA STREET, AS DESCRIBED IN VOLUME 1414, PAGE 962 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS CONTINUING AND PASSING AT A DISTANCE OF 1,280.00 FEET A SET 1/2-INCH IRON ROD WHIT PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE EXISTING EAST RIGHT-OF-WAY OF SAID N. CYNTHIA STREET, AS DESCRIBED IN VOLUME 1414, PAGE 962 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS CONTINUING AND PASSING AT A DISTANCE OF 1,280.00 FEET A SET 1/2-INCH IRON ROD WHIT PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE EXISTING WEST RIGHT-OF-WAY OF SAID N. MCCOLL ROAD, AS DESCRIBED IN VOLUME 813, PAGE 308 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT, BEING THE EAST LINE OF SAID LOT 5, BEING THE EAST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. MCCOLL ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE, SOUTH 08° 38' 12" WEST, A DISTANCE OF 329.71 FEET ALONG THE EAST LINE OF SAID LOT 5 BEING THE EAST LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. MCCOLL ROAD TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE SOUTHWEST CORNER OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID N. CYNTHIA STREET AND HACKBERRY AVENUE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
- THENCE, NORTH 81° 21' 48" WEST, A DISTANCE OF 1,320.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5, BEING THE SOUTH LINE OF SAID HOUSING AUTHORITY OF THE COUNTY OF HIDALGO TRACT OF LAND AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID HACKBERRY AVENUE TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9.99 ACRES, OF WHICH 1.87 ACRES LIES WITHIN THE EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET TOTAL OF 8.12 ACRES.



LOCATION MAP SCALE 1" = 500'
 LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
 PALMER PAVILION SUBDIVISION IS LOCATED NORTH HIDALGO COUNTY, TEXAS, ON THE NORTH SIDE OF HACKBERRY AVE BETWEEN N. CYNTHIA ST AND N. MCCOLL RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 147,989 - 2024 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 2.

LEGEND

- 1/2" IRON PIN W/CAP FOUND
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET "S2 10194796"
- CONCRETE MONUMENTS SET
- △ CALCULATE POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°21'48" W	28.28'
L2	S 53°38'12" W	35.36'

- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
 - REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AN EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES:
 FRONT.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
 REAR.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
 SIDE.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
 CORNER.....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
 - ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
 - BENCHMARK NOTE: CITY OF MCALLEN No. MC 37, EAST SIDE OF MCCOLL ROAD AND SOUTH SIDE OF PECAN BLVD NEXT TO THE U.S. POST OFFICE. ELEVATION 115 FEET.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
 - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 - AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. MCCOLL RD.
 - 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. CYNTHIA STREET, HACKBERRY AVENUE, N. MCCOLL ROAD.
 - COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
 - PERIMETER SIDEWALKS MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT SUBDIVISION PROCESS.

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



PRELIMINARY
 KURT SCHUMACHER, R.P.L.S.
 R.P.L.S. No. 6333

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PALMER PAVILION SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.
 RESTITUTO A. ASCANO III, R.P.L.S.
 R.P.L.S. No. 6225



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

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS PALMER PAVILION SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

HIDALGO COUNTY PRECINCT 2
 300 WEST HALL ACRES
 PHARR, TX 78577

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

NOTARY PUBLIC- STATE OF TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS
 CITY OF MCALLEN
 PLANNING AND ZONING COMMISSION

I, OMAR SOTELO, DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF MCALLEN, HEREBY CERTIFY THIS PALMER PAVILION SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.
 DATED THIS _____ DAY OF _____, 20____

OMAR SOTELO
 DIRECTOR OF PLANNING

STATE OF TEXAS
 CITY OF MCALLEN
 MAYOR APPROVAL

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 _____

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2
 DATE THIS _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HICD2 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HICD2 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HICD2 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HICD2 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
 HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 2

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: HIDALGO COUNTY PRECINCT 2	300 WEST HALL ACRES	PHARR, TEXAS 78596	(956)787-1891
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787

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

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 TBPE F-22858 TBL5 10194796
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
 SZENGINEERINGPLLC.COM



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

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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2026

SUBDIVISION NAME: PALMER PAVILION SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. McColl Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement, prior to recording. - The engineer submitted an email stated that there is no issues with the overlap for the ROW. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Hackberry Avenue: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Need to show ROW on both sides, prior to recording. - Provide document numbers for existing ROW and provide a copy for staff review, 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>Mustang Dr. (N. Cynthia St.): Existing 75 ft. total ROW Paving: approximately 55 ft. Curb & gutter: both sides - Street name needs to show Mustang Dr. (N. Cynthia St) on plat, prior to recording. -Provide document numbers for existing ROW shown on plat and provide a copy for staff review. - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easement, prior to recording. Can be an email. -The engineer submitted an email stated that there is no issues with the overlap for the ROW. **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>	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

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. - Engineer must clarify if alley or service drive will be provided, prior to recording. 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 recording. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: (Proposing) 15 ft. or greater for easements Revisions required: -In accordance with the zoning ordinance/UDC or greater for approved site plan or easements, whichever greater applies. -Since the property was rezoned to the new UDC, therefore, please show as above, prior to final. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: (proposing) 5 ft. or greater for easements Revisions required: -In accordance with the zoning ordinance/UDC or greater for approved site plan or easements, whichever greater applies. -Since the property was rezoned to the new UDC, therefore, please show as above, prior to final. **Zoning Ordinance: Section 138-356</p>	Required
<p>Sides: In accordance with the zoning ordinance or greater for easements. --In accordance with the zoning ordinance/UDC or greater for approved site plan or easements, whichever greater applies. -Since the property was rezoned to the new UDC, therefore, please show as above, prior to final.</p>	Required
<p>* Corner:(Proposing) 10 ft. or greater for easements, whichever greater applies. -In accordance with the zoning ordinance/UDC or greater for approved site plan or easements, whichever greater applies. -Since the property was rezoned to the new UDC, therefore, please show as above, prior to final. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Garage **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 N. Cynthia Street, Hackberry Avenue, and N. McColl Road. - Sidewalk requirements may increase to 5 ft. per Engineering Department. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied

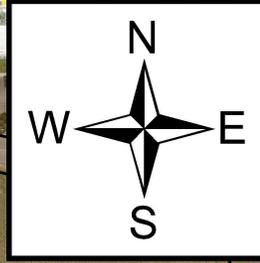
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. McColl Rd **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3 -The city rezoned the property to the new UDC. 10/21/2025- was approved by Planning and Zoning 11/10/2025- was approved by the city commission board	Applied
* Rezoning Needed Before Final Approval -The city rezoned the property and was approved by city commission. 10/21/2025- PNZ 11/10/2025- CC ***Zoning Ordinance: Article V	Applied

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

PARKS		
* Land dedication in lieu of fee.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording		NA
* Pending review by the Parkland Dedication Advisory Board and CC.		NA
TRAFFIC		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Required
* Traffic Impact Analysis (TIA) required prior to final plat.		Applied
COMMENTS		
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process, not by plat. -Application states this as a public subdivision. Signature blocks must comply with Section 110-72 (Public Subdivision) -All existing ROW must have a document number shown on plat. - Clarify if there are issues with overlap for ROW dedication and Hidalgo County Water Improvement District No. 2 ROW easements, prior to recording. -The engineer submitted an email stated that there is no issues with the overlap for the ROW. *Must comply with City's Access Management Policy. 	Applied	
RECOMMENDATION		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM WITH CONDITIONS NOTED.		Applied

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



LOCATION

11

5

PROPOSED PALMER PAVILION SUBDIVISION

E HACKBERRY AVE

MUSTANG DR (N CYNTHIA ST)

N McCOLL RD.

JASMINE AVE

HACKBER

TEC SUBDIVISION

LAR-LIN No. 2

V.C.I. SUBDIVISION NO. 2

HIDALGO COUNTY W.I.C. SUBDIVISION

500 MAG SUBDIVISION

SPRING GLEN SUBDIVISION

PENDERGRAS SUBDIVISION

LAR-LIN NO. 7

MONACO PLAZA

MUJERES UNIDAS SUBDIVISION

THE CENTRE SUBDIVISION

2

E EBONY AVE.

MONACO PLAZA

E FIR AVE.

VALLEY / McALLEN SUBDIVISION

J.D. FRANZ SUBDIVISION

5

HOMEST MACH HOME C

12

DRAIN DITCH

DRAIN DITCH

AVEN ON

HURCH ION

City of McAllen

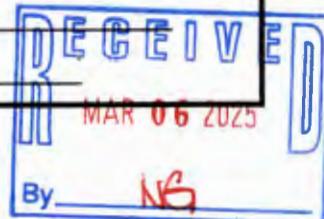
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	PRAYER GARDENS SUBD.		
	Legal Description	0.29 AC. O/D LOT 287, TOWN N. SHARY SUBD., H.C.T.		
	Location	2900 N Taylor Rd		
	City Address or Block Number	NONE ASSIGNED		
	Total No. of Lots	1	Total Dwelling Units	1
	Gross Acres	0.29	Net Acres	0.29
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres) / <input checked="" type="checkbox"/> Residential (1 Lots)		Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning	C3L	Proposed Zoning	R-1
	Applied for Rezoning	<input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date _____		
Existing Land Use	OPEN	Proposed Land Use	SINGLE FAMILY HOME	
Irrigation District #	UNITED	Water CCN:	<input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC / Other _____	
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
Parcel #	281503			
Estimated Rollback Tax Due	0	Tax Dept. Review	mmg 3/6/25	
Owner	Name	ELIZABETH : RAFAEL DE LA GARZA		
	Address	2916 N. TAYLOR RD.	Phone	215-6834
	City	MEXICO	E-mail	elidlg63@gmail.com
Developer	Name	SAME AS OWNER		
	Address	_____		
	City	_____		
	Contact Person	_____		
Engineer	Name	DAVID SALINAS	Phone	682-9081
	Address	2221 DUFFODI AVE.	E-mail	dsalinas@salinasengr.com
	City	MEXICO	State	TX
	Contact Person	DAVID / MICK		
Surveyor	Name	SAME AS ENGR.		
	Address	_____		
	City	_____		
	State	_____		

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____

Date

2/26/25

Print Name _____

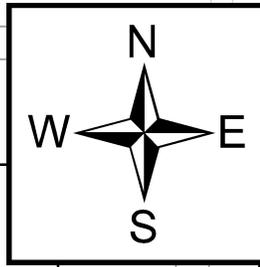
David Salinas

Owner

Authorized Agent

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

DAFFODIL AVE



LOCATION

TAYLOR RD

PROPOSED PRAYER GARDENS SUBDIVISION

1

2

3

4

5

6

7

8

LAS VEGAS

16T

15T

14T

13T

12T

17T

18T

40T

39T

41T

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
N.W.C.	NORTHWEST CORNER
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 20'

PRAYER GARDENS SUBDIVISION

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

BEING A 0.29 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: 25 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDE: 6 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG TAYLOR ROAD.
- A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. TAYLOR ROAD.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 1,034.01 CUBIC FEET, OR, 0.024 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- 6" OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8" MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MC76 IS LOCATED AT THE NORTH BOUND OF U.S. HIGHWAY 83, 110 FEET EAST FROM THE BC OF WARE RD. AND 5 FEET NORTH FROM THE BC OF U.S. HIGHWAY 83. THE MONUMENT IS 22 FEET SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV.=131.44
COORDINATES: N: 16611127.00275; E: 10626624.19162.
VERTICAL DATUM: NAVD 83
HORIZONTAL DATUM: NAD 83
- 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.
- UNITED IRRIGATION DISTRICT (UID) BLANKET IRRIGATION EASEMENT PER 05/23/1925, DOC. #1925-1900485.
UID FEE SIMPLE CANAL RIGHTS-OF-WAYS SHOWN AND DESCRIBED ON AMENDED JOHN H. SHARY SUBDIVISION, VOLUME 1, PAGE 42, AND PER 05/23-1917, DOC. #1917-560381

STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 2025.

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.

ATTEST: _____
PRESIDENT SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW 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.

STATE OF TEXAS COUNTY OF HIDALGO

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

OWNER: RAFAEL DE LA GARZA 9816 N. WARE ROAD McALLEN, TEXAS, 78504
OWNER: ELIZABETH DE LA GARZA 9816 N. WARE ROAD McALLEN, TEXAS, 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

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



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

STATE OF TEXAS CITY OF McALLEN

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

MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS CITY OF McALLEN

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

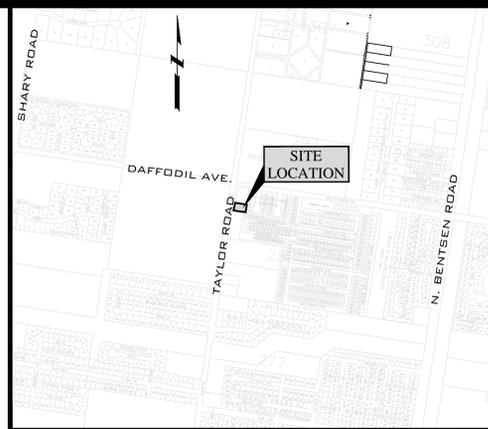
DAVID O. SALINAS, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR #5782 DATE

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 SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE: 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 0.29 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.29 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 287 LOCATED AT THE INTERSECTION OF DAFFODIL AVE. AND N. TAYLOR ROAD; THENCE, AS FOLLOWS

- SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 287, A DISTANCE OF 190.56 FEET, AND, THENCE, SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE 40.0 FEET PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID DAFFODIL AVE., AT A DISTANCE OFF 226.84 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 90.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 141.04 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 15 DEGREES 21 MINUTES 34 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD, A DISTANCE OF 21.67 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 41 MINUTES 37 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TAYLOR ROAD, A DISTANCE OF 69.45 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 138.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY BY ALFONSO QUINTANA, RPLS, DATED 04/05/22
N:\SUBDIVISIONPLATS\PRAYERGARDENS.SUB\0.29.032525



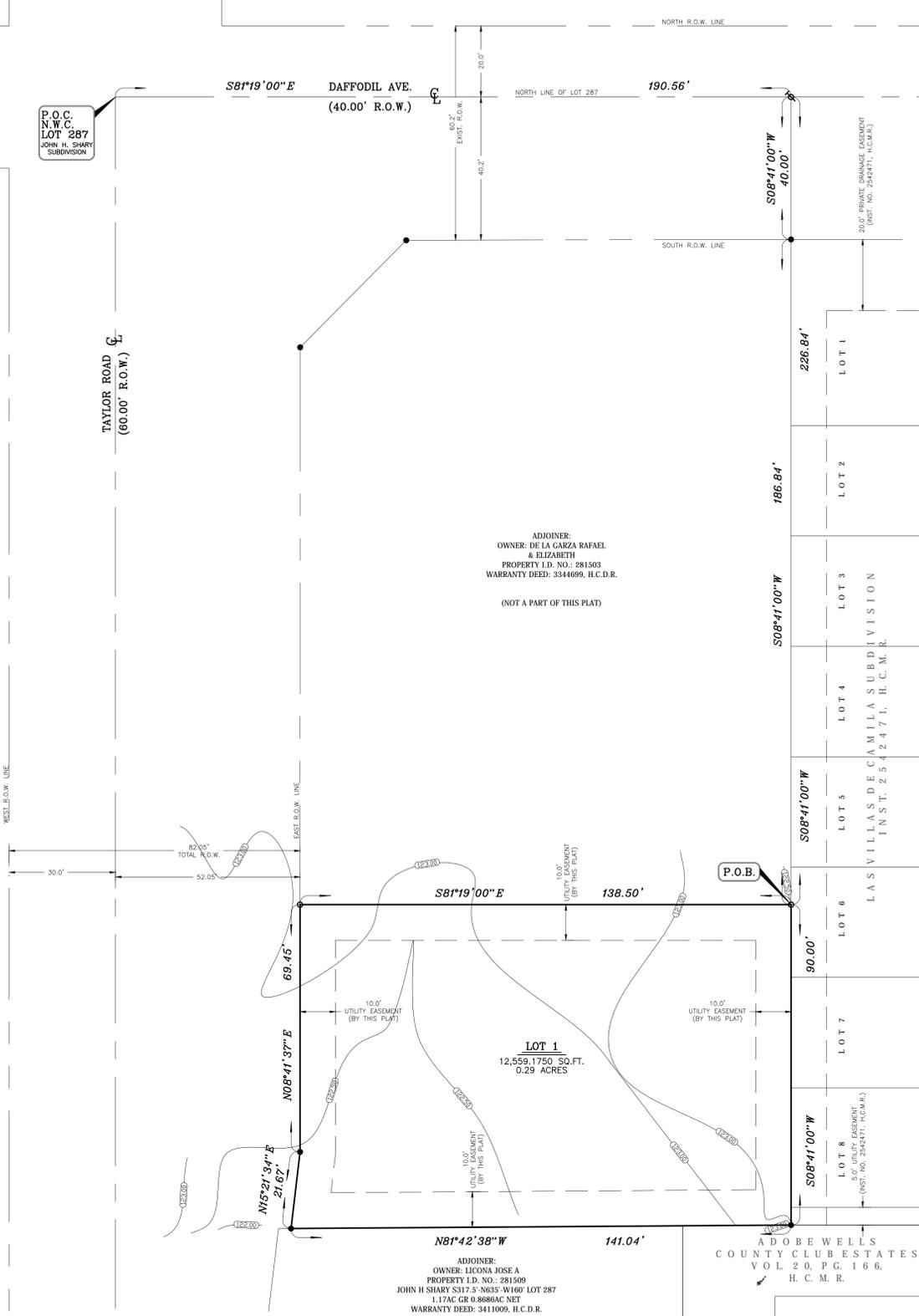
PRAYER GARDENS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JANUARY 22, 2026.
JOB NUMBER: SP-25-26283

OWNER: ELIZABETH DE LA GARZA 9816 N. WARE ROAD McALLEN, TEXAS 78504
OWNER: RAFAEL DE LA GARZA 9816 N. WARE ROAD McALLEN, TEXAS 78504

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX, REG. NO. 71973 ON JANUARY 22, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ELIZABETH DE LA GARZA	9816 N. WARE ROAD	McALLEN, TEXAS 78504	(956) 215-6834	NONE
OWNER: RAFAEL DE LA GARZA	9816 N. WARE ROAD	McALLEN, TEXAS 78504	(956) 655-0494	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

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

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



Reviewed On: 3/11/2026

SUBDIVISION NAME: PRAYER GARDENS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Taylor Rd.: 40 ft. R.O.W. dedication needed from centerline for 80 ft. Total R.O.W. Paving: 52 ft. Curb & gutter: Both Sides Revisions Required: - Please show ROW on the property that is being platted, prior to recording. - Need to provide pending DOC's on the plat for existing ROW. - Show legal descriptions on both sides prior to recording. - Need to provide copies of documents for all existing ROWS. *Disclaimer: R.O.W. dedication can't overlap onto existing property lines. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

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

SETBACKS	
Front: 25 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
Rear: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
Sides: 6 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Compliance
Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required on N. Taylor Rd. *Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Disclaimer: Once rezoning process is completed, Masonry Wall will be required on North side fronting the C-3L Zoning. **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. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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-3L (Light Commercial District) Proposed: R-1 (Single-Family Residential District) - The rezoning was approved with the new UDC. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>Land dedication in lieu of fee. - Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be \$700.00</p>	<p>Required</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>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: - Needs to provide pending Doc. No's on the plat for existing R.O.W. - Need to provide copies of documents for all existing R.O.W. & utility easements being shown on the plat for staff. - 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.</p>	<p>Applied</p>

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

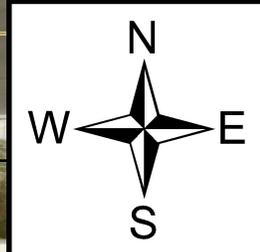
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

E MILE 2 RD

DAFFODIL AVE

DAFFODIL AVE



LOCATION

TAYLOR RD

PROPOSED PRAYER GARDENS SUBDIVISION

1
2
3
4
5
6
7
8

LAS VEGAS

N N 51ST ST

16T
15T
14T
13T
12T

17T
18T

40T
39T

N TAYLOR RD

N 51ST ST

41T

City of McAllen Planning Department

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

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

APR 09 2025

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

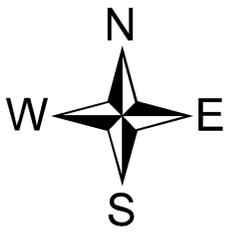
Signature  Date 4/4/2025

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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

LOCATION



MONTE CRISTO RD.

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

BL

OCK 5

6

7

8

1

9

5

MAN

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 DETAINEED 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.
GENERAL MANAGER

DATE

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
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

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

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

PRESIDENT SECRETARY

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

MAYOR, CITY OF McALLEN

DATE

ATTESTED BY: CITY SECRETARY

DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

TPBE FIRM # F-1435



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

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

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	85.87	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° 06' 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"	60.00	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	79° 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	27.83
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	N57° 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"</					



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/10/2026

SUBDIVISION NAME: LAS BRISAS PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

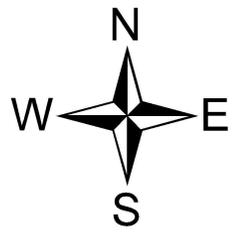
<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</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 prior to final. - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	NA

SETBACKS	
* Front: 20 feet minimum or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. - City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. - Revise plat note #16 as shown above, prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note as shown above, prior to final/Recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72	Required

<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>Required</p>
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>- Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road.</p> <p>- The subdivision must comply with minimum access points, as per agreement.</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area</p> <p>- Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement.</p> <p>- Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Required</p>
ZONING/CUP	
<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>
PARKS	
<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>
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>- As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>- As per Traffic, Master TIA approved with conditions.</p>	<p>Applied</p>
COMMENTS	
<p>Comments:</p> <p>- Any abandonments must be done by separate process, not by plat, prior to final.</p> <p>- Signature blocks must be revised to show correct subdivision name.</p> <p>- Clarify dotted line shown outside subdivision boundary line at the southwest corner.</p> <p>*Must comply with City's Access Management Policy.</p> <p>**At the Planning and Zoning Commission meeting of January 21, 2026, at the request of the</p>	<p>Applied</p>

<p>Engineer, the subdivision was removed from the agenda, they were pending Outfall/drainage requirements.</p> <p>**At the Planning and Zoning Commission meeting of January 6, 2026, the subdivision remained tabled for this Agenda.</p> <p>**At the Planning and Zoning Commission meeting of December 16, 2025, the subdivision remained tabled for this Agenda.</p> <p>**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</p>	
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

LOCATION



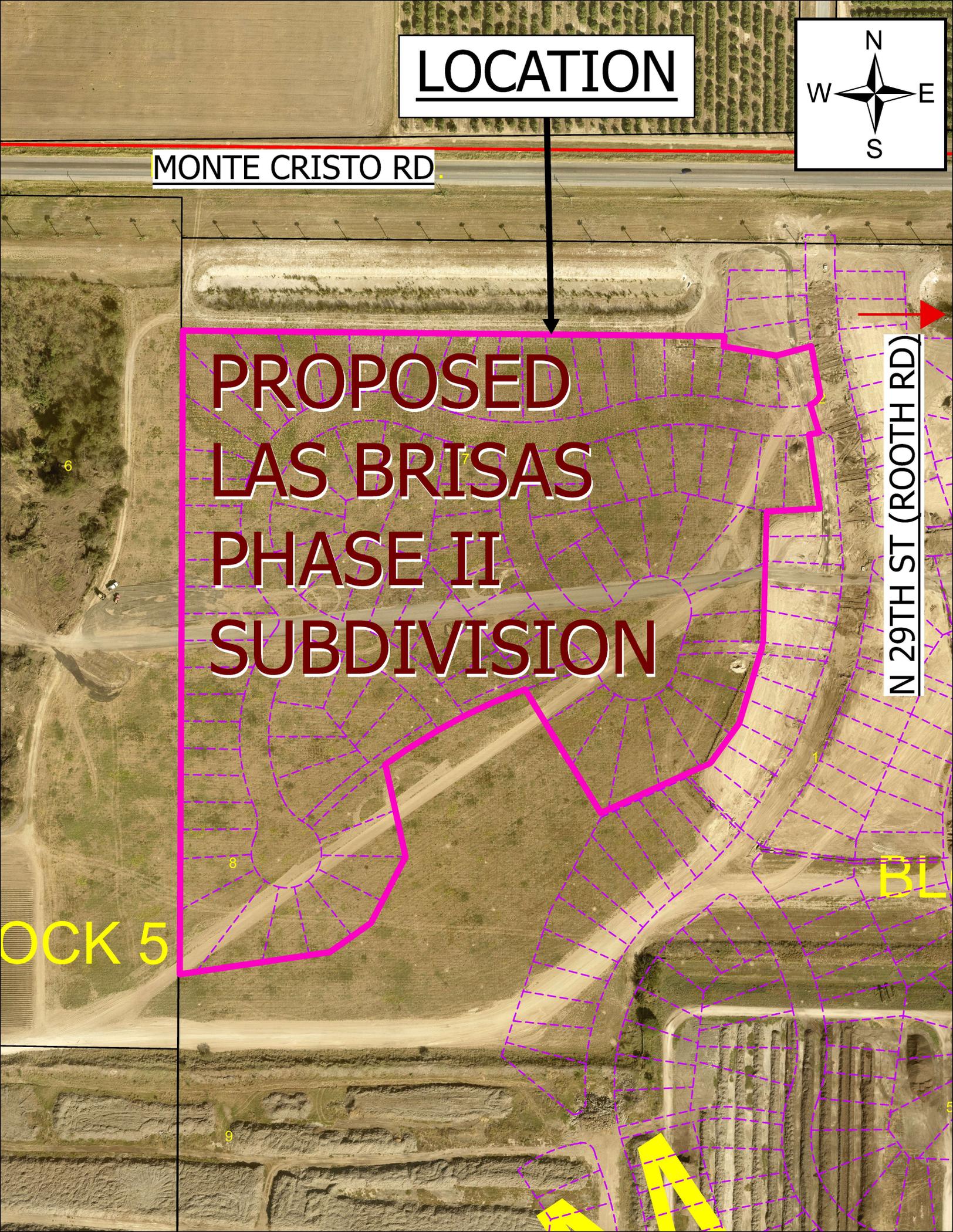
MONTE CRISTO RD.

PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

OCK 5

BL



SUB2024-0025

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>The Heights on Wisconsin Subdivision Phase 1</u>
	Legal Description <u>A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS</u>
	Location <u>SOUTH SIDE OF WISCONSIN RD APPROXIMATELY 0.25 MILES EAST OF 10TH STREET</u>
	City Address or Block Number <u>7901 N. 7th ST</u>
	Total No. of Lots <u>21</u> Total Dwelling Units <u>22</u> Gross Acres <u>1.917</u> Net Acres <u>1.917</u>
	<input type="checkbox"/> Public Subdivision/ <input checked="" type="checkbox"/> Private and Gated <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>22</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>OPEN LAND</u> Proposed Land Use <u>TOWNHOUSES</u>
	Irrigation District # <u>NO. 3</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>189866</u>	
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u>MR</u>	
Owner	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
Developer	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
	Contact Person <u>Sonia Flores</u>
Engineer	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.NS@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>
	Contact Person <u>JOSE N. SALDIVAR P.E.</u>
Surveyor	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.SA@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>

RECEIVED
 JUL 10 2024
 By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 7-2-24
 Print Name Jose N. Saldivar P.E.

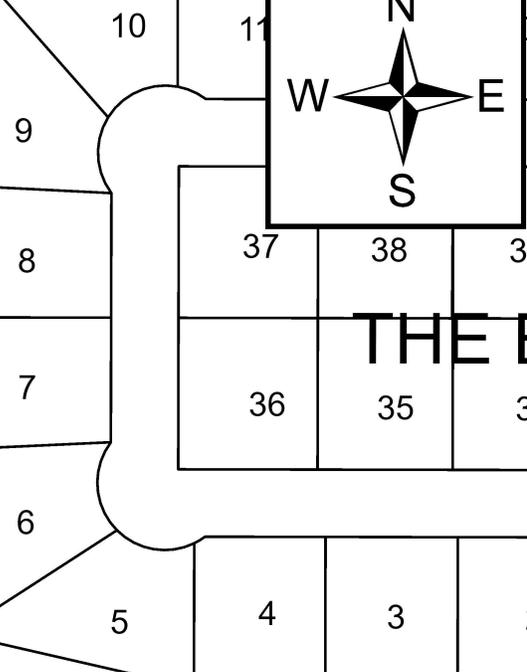
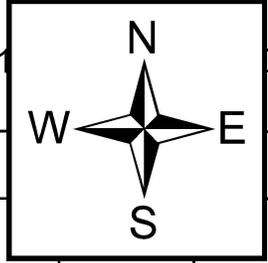
Owner Authorized Agent

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

CROSSING
CENTER

3

LOCATION



THE B

WISCONSIN RD. WISCONSIN RD

CROSSING
G CENTER
SE 2-C

1

**PROPOSED MCALLEN
OAKS PHASE I
SUBDIVISION**

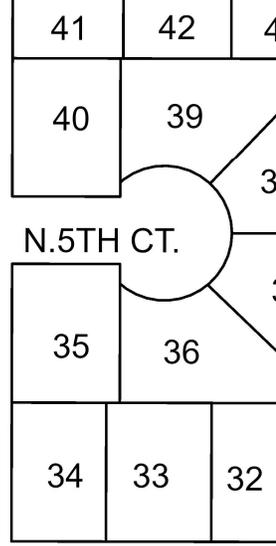
N. 7TH ST. N. 7TH ST.

WISCONSIN

ARBOLEDA

AUBURN A

PHASE 2



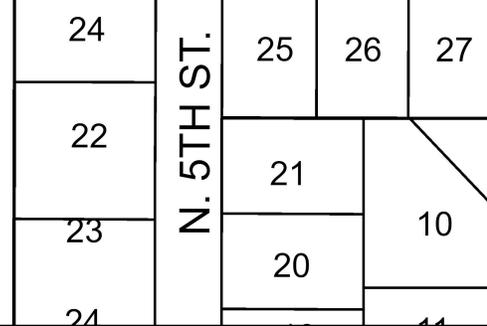
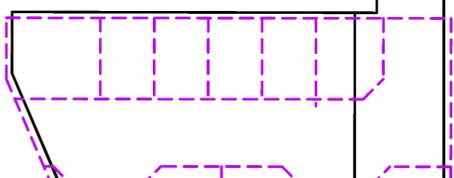
N. 5TH CT.

ZENAIDA A

N. 5TH ST.

4

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SUBDIVISION PLAT OF: McALLEN OAKS PHASE 1

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS:

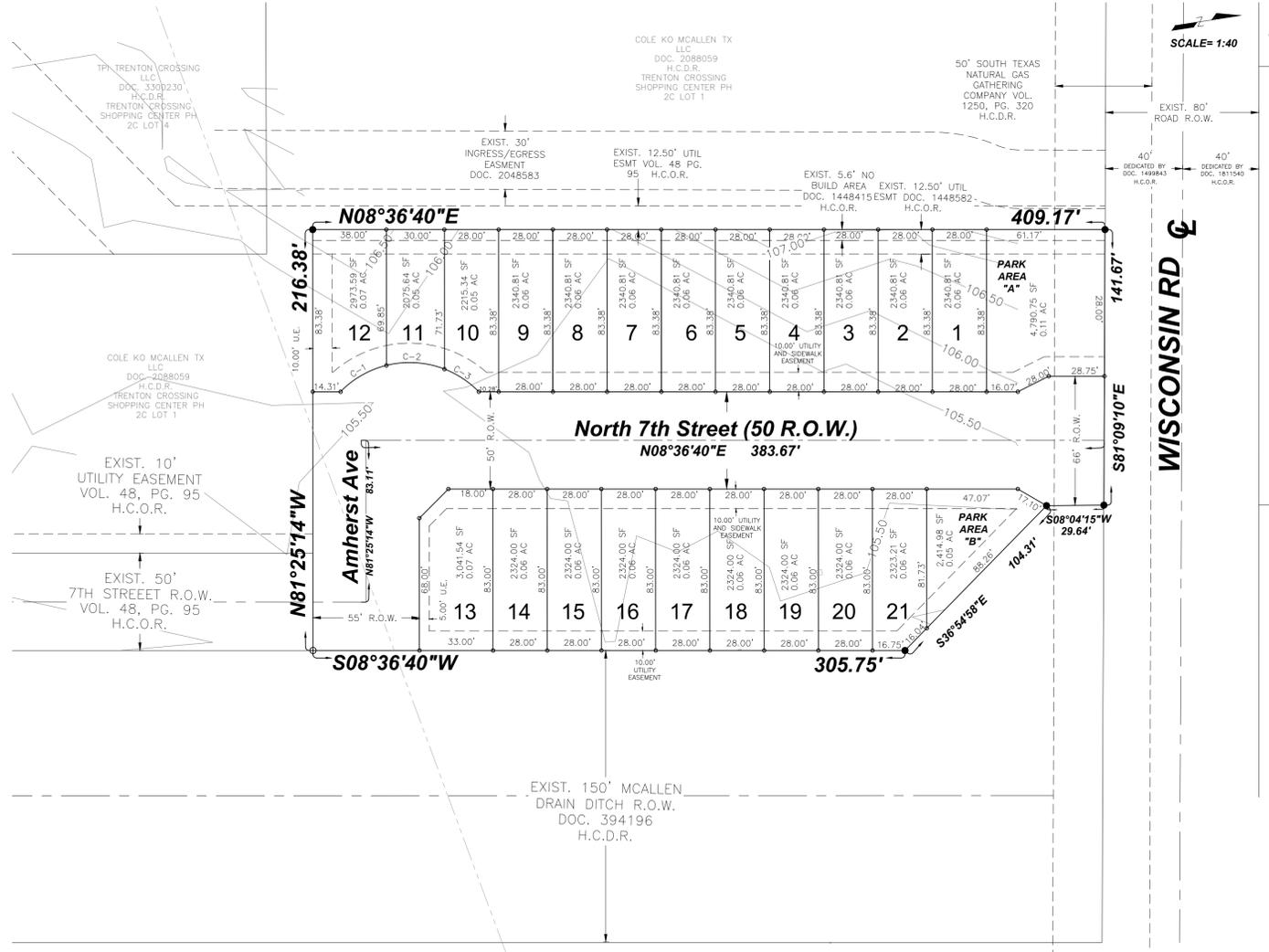
LEGEND	
⊗	1/2" IRON PIN W/CAP FOUND
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET "S2 5005"
⊠	CONCRETE MONUMENTS SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°24'17"W	21.21'



LOCATION MAP SCALE= 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
 McALLEN OAKS PHASE 1 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF WISCONSIN RD. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN (POPULATION 41,024 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.



SCALE= 1:40

WISCONSIN RD

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.917 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, RECORDED IN DOCUMENT No. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, THENCE, SOUTH 81°09'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD (80.00 FOOT RIGHT-OF-WAY), AT A DISTANCE OF 772.68 FEET TO A IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY RECORDED IN DOCUMENT No. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 36°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 104.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTIONED OUTSIDE CORNER;

THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT-OF-WAY) DEDICATED TO THE CITY OF McALLEN RECORDED IN VOLUME 48, PAGE 85 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°25'14" WEST, A DISTANCE OF 49.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 218.38 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°36'40" EAST, A DISTANCE OF 408.54 FEET PASSING A 1/2 INCH IRON ROD ALONG THE EAST LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 409.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.917 ACRES OF LAND, MORE OR LESS.

- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING). COMMUNITY-PANEL NUMBER: 480334-0425 C. REVISED DATE: NOVEMBER 16, 1982.
 - GENERAL NOTE FOR SINGLE FAMILY DETACHED DWELLING: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 60 - 153.
 - REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AN EXISTING CITY OF McALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES:
 FRONT10.00' OR GREATER FOR EASEMENTS
 REAR10.00' OR GREATER FOR EASEMENTS
 SIDEIN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 CORNER10.00' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
 GARAGE18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET.
 - NO MORE THAN ONE SINGLE-FAMILY DWELLING PER LOT.
 - ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
 - BENCHMARK NOTE: CITY OF McALLEN No. MC 50-1, EAST SIDE OF FM 336, APPROXIMATELY 0.13 MILES NORTH OF WISCONSIN RD
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
 - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
 - AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.
 - THIS DEVELOPMENT IS CONSIDERED PRIVATE SUBDIVISION.

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
"C1"	31.66	50.00'	27.63'	27.28' S21°07'58"E
"C2"	35.02	50.00'	30.53'	30.06' S12°11'10"W
"C3"	24.50	50.00'	21.38'	21.21' S41°56'08"W

STATE OF TEXAS
 COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE McAllen Oaks Phase 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



RESTITUTO A. ASCANO III, R.P.L.S.
 R.P.L.S. No. 6225
 S2 ENGINEERING, PLLC.
 2020 E GRIFFIN PKWY
 MISSION, TEXAS 78574

STATE OF TEXAS
 COUNTY OF HIDALGO

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

1-16-25



Jose N. Saldivar

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

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS McALLEN OAKS PHASE 1, DO HEREBY GRANT AND EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DOMINIC A. REYNA, MEMBER
 DK3 INVESTMENT GROUP LLC
 702 WEST EXPRESSWAY 83
 WESLACO, TX 78596

STATE OF TEXAS
 COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC- STATE OF TEXAS



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

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975-6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBL5 10194796
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
 SZENGINEERINGPLLC.COM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2026

SUBDIVISION NAME: MCALLEN OAKS PHASE I (PREVIOUSLY KNOWN AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides - Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. - Proposing 20 ft. paving face to face on both sides of island in the gate area. - Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>(Proposed) Amherst Ave.: Dedication as needed for 55 ft. ROW. Paving: 40 ft. Curb & gutter: both sides - Plans show a temporary turnaround further south of the subdivision and will be a temporary turnaround easement by separate document. Additional paving connecting to North 7th Street must be paved to access temporary turnaround. - Engineer submitted a variance request on May 29, 2024, requesting 50 ft. ROW with 40 ft. paving back-to-back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back-to-back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

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/multifamily properties **Subdivision Ordinance: Section 134-106 - As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place.		Applied
SETBACKS		
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210 * Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210 * Sides: In accordance with Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210 * Corner: 10 ft. or greater for easements, whichever is greater. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210 * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN		Applied
		Applied
SIDEWALKS		
* 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of North 7th Street & all sides of interior streets. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.		Required
		Required
BUFFERS		
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.		Applied
		Applied
		Required
NOTES		
* No curb cut, access, or lot frontage permitted along Wisconsin Road **Must comply with City Access Management Policy		Applied

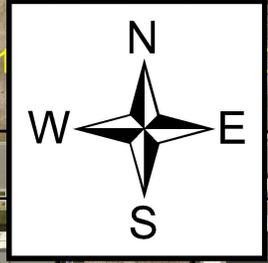
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ** Zoning Ordinance: Section 138-210</p>	<p>Applied</p>
<p>* Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Include a plat note as shown above, prior to recording.</p>	<p>Required</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</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. - Remove Plat note #19, as yes this is a Private Development, but it's not necessarily required to state this on the actual plat notes. - Provide HOA documents for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Remove Plat note #19, as yes this is a Private Development, but it's not necessarily required to state this on the actual plat notes. - Provide HOA documents for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private 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-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</p> <p>* Pending review by the City Manager's Office</p>	<p>Required</p>
<p>TRAFFIC</p>	<p>Applied</p>
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>- As per Traffic Department, Master Trip Generation approved no TIA required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Applied</p>
<p>COMMENTS</p>	<p>NA</p>
<p>Comments:</p> <ul style="list-style-type: none"> - To be taken in Revised Final form for name change. MCALLEN OAKS PHASE I (PREVIOUSLY KNOWN AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I) - Make sure to add that this is a Private Subdivision, add this Subdivision name as "(Private)" <p>*Disclaimer: Some plat notes and signature blocks still refer to the old name or a previous version of it.</p> <ul style="list-style-type: none"> - Need to come in to make changes to the application. Revised name. - There are some dimensions and scale that are missing the dimensional unit, it does not label 'ft.' (e.g. Arrow scale, Street R.O.W.'s, etc.) - Add additional plat note as follows: "25' X 25' sight obstruction easement required at all street intersections." - Need to label the dimension of section on the South where the turnaround was located. Add the wording "(Variable R.O.W.)" - Needs to label the P.O.B. - On the Location Map, please wording for "Phase I." Show all roads clearly/visibly shown. Show all HCAD parcel information for Subdivision. Remove the boundary lines for Phase II as this subdivision is not recorded yet. - On the County wording description that is directly below the Location Map, it still refers to the old Subdivision name "Oaks at Wisconsin." Need to revise to "The Heights on Wisconsin Phase I" - Remove Plat note #19 as this is a private subdivision, but a plat note specifically is not required. - Missing the Plat notes for the HOA for Private Subdivision - Section 134-168 - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; <p>Chairman, Planning & Zoning Commission _____ DATE</p> <ul style="list-style-type: none"> - Remove the signature section for the City Secretary as this is not required for recording. - Need to add date of preparation and revision dates as changes are being made on the plat. <p>*Disclaimer: Any abandonments must be done by separate instrument/document, cannot be abandoned by plat.</p> <p>*Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical Mylar, you must provide for their signature & required recording documents (i.e. Consolidated Water Improvement District Tax Certificates).</p> <p>*Must comply with City's Access Management Policy.</p>	<p>Required</p>
<p>RECOMMENDATION</p>	<p>Applied</p>
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED 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



CROSSING CENTER

3

LOCATION

WISCONSIN RD.

WISCONSIN RD

CROSSING CENTER SE 2-C

4

0

PROPOSED MCALLEN OAKS PHASE I SUBDIVISION

N. 7TH ST. N 7TH ST.

WISCONSIN RD

ARBOLEDA

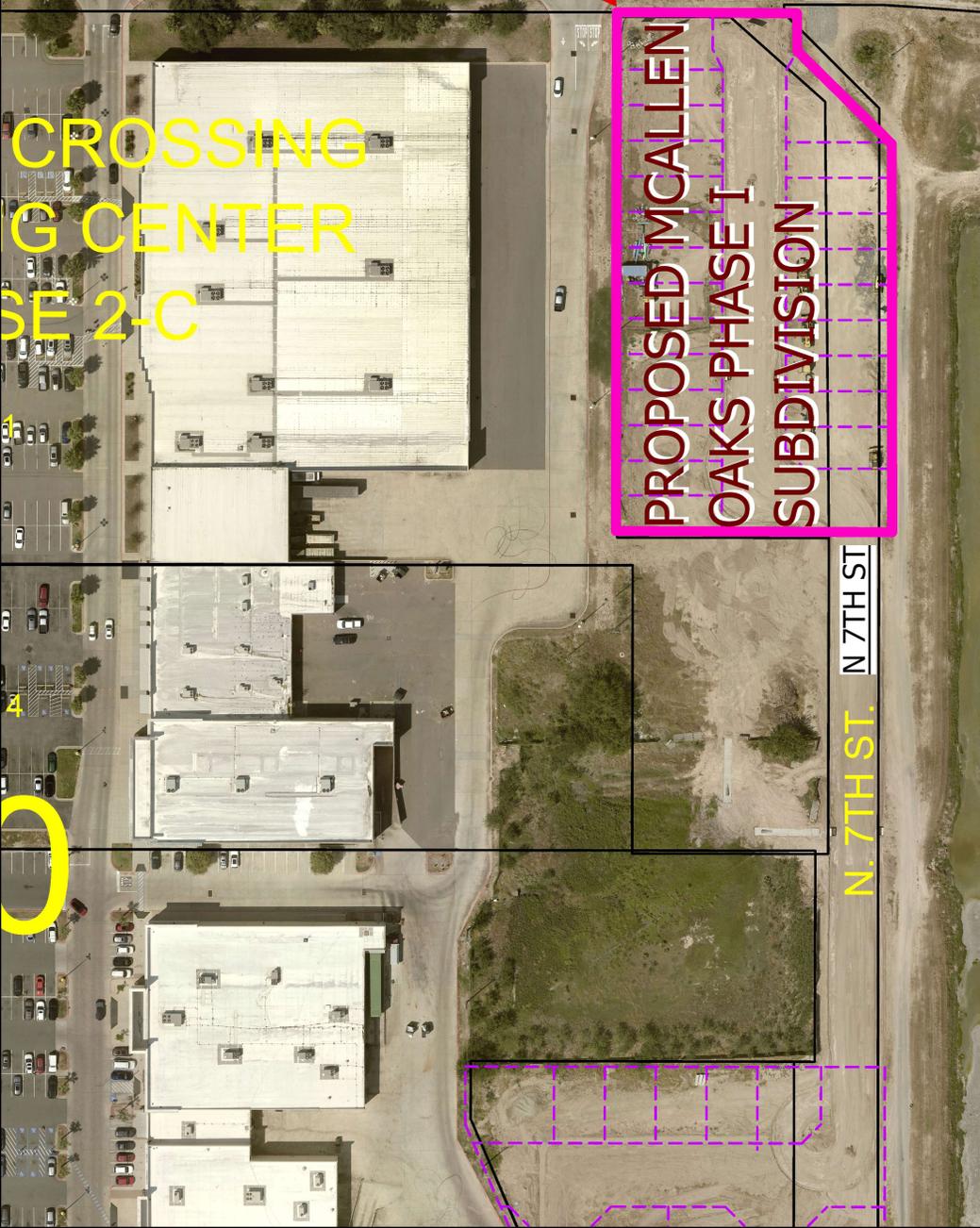
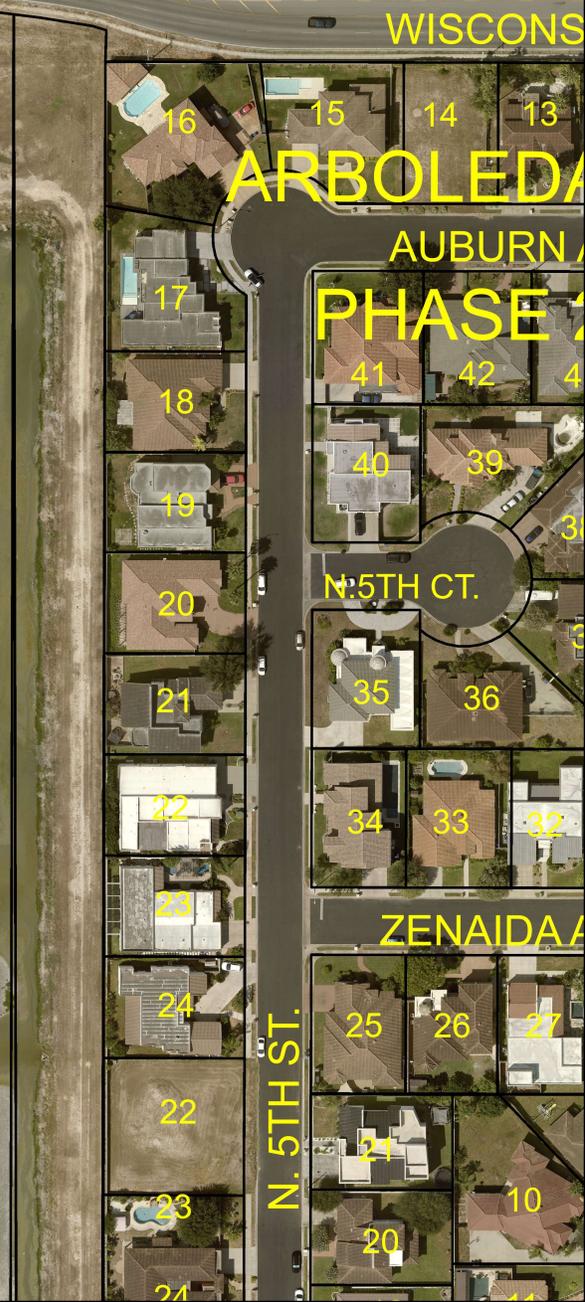
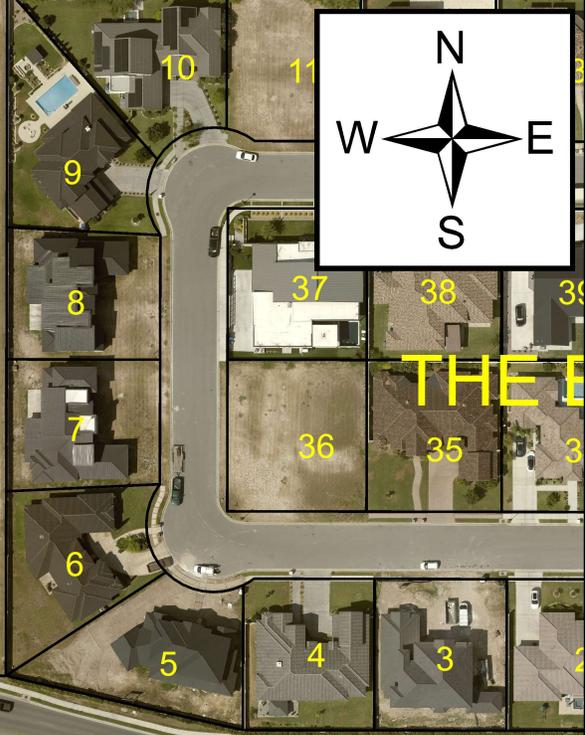
AUBURN

PHASE 2

N. 5TH CT.

ZENAIDA

N. 5TH ST.





SUB 2025-0180

City of McAllen Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>VERONA HEIGHTS SUBDIVISION</u>	
	Legal Description <u>LA LOMITA (HOIT) W170'-N87'-S165' & E622'-W792'-S165' LOT 129 2.70 AC GR 2.62 AC NET, LA LOMITA (HOIT) W170'-N70'-S148' LOT 129 0.27AC GR 0.21AC NET</u>	
	Location <u>2604 N WARE RD, MCALLEN, TX 78501</u>	
	City Address or Block Number <u>2604 N Ware Rd</u>	
	Total No. of Lots <u>26</u> Total Dwelling Units <u>24</u> Gross Acres <u>2.70</u> Net Acres <u>2.62</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>24</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R2</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>12/3/25</u>	
	Existing Land Use <u>AGRICULTURE</u> Proposed Land Use <u>R2 TOWN HOMES</u> <u>RESIDENTIAL SINGLE</u>	
	Irrigation District # <u>01</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210900, 210898</u>		
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>N/A</u>		
Owner	Name <u>11-11 DEVELOPMENTS LLC (RICARDO KALIFE)</u> Phone <u>52-81-1571-9453</u>	
	Address <u>2000 S. MAIN ST. SUITE 367</u> E-mail <u>Rikalife@yahoo.com</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>SAME AS OWNER</u> Phone <u> </u>	
	Address <u> </u> E-mail <u> </u>	
	City <u> </u> State <u> </u> Zip <u> </u>	
	Contact Person <u> </u>	
Engineer	Name <u>SAMES INC.</u> Phone <u>956-702-8880</u>	
	Address <u>200 S. 10TH ST., SUITE 1500</u> E-mail <u>luis@samengineering-surveying.com</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>LUIS MENDEZ</u>	
Surveyor	Name <u>SAMUEL D. MALDONADO</u> Phone <u>956-702-8880</u>	
	Address <u>200 S. 10TH ST., SUITE 1500</u> E-mail <u>smaldonado@samengineering-surveying.com</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	

RECEIVED

DEC 04 2025

BY: AV

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

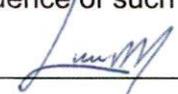
PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 10/24/2025

Print Name Luis A. Mendez

Owner Authorized Agent

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

VAR 2020-0006



City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

	<p>Legal Description <u>LA LOMITA (HOIT) W170'-N87'-S165' & E622'-W792'-S165' LOT 129 2.70 AC GR</u> <u>2.62 AC NET, LA LOMITA (HOIT) W170'-N70'-S148' LOT 129 0.27AC GR 0.21AC NET</u></p> <p>Proposed Subdivision (if applicable) <u>Verona Heights Subdivision</u></p> <p>Street Address <u>2604 Ware Rd. McAllen, TX, 78501</u></p> <p>Number of lots <u>24</u> Gross acres <u>2.69</u></p> <p>Existing Zoning <u>R-1</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>
Project	
Applicant	<p>Name <u>SAMES INC.</u> Phone <u>(956) 702-8880</u></p> <p>Address <u>200 S. 10th St. Suite 108</u> E-mail <u>luis@samengineering-surveying.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>
Owner	<p>Name <u>11-11 Development LLC</u> Phone <u>052 81 1571 9453</u></p> <p>Address <u>2000 S. Main St. sUITE 367</u> E-mail <u>rikalife@yahoo.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>02/10/2020</u></p> <p>Print Name <u>Luis Mendez</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00</p> <p>Accepted by <u>JC</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p>



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

PLEASE SEE ATTACHED LETTER FOR VARIANCE DESCRIPTION AND REASON

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

Please See attached for Variance Description and Reason

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.

please see attached for Variance Description and Reason

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.

Please See attached for Variance Description and Reason.



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

January 10, 2026

City of McAllen
301 N 15th Street
McAllen, Texas 78501
Engineering Department

RE: Variance Request: Request for Variance for Alley requirement as per comment on note Alley: dated 12/10/2025

Dear Planning and Engineering Department,

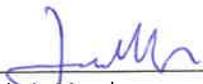
SAMES, Inc., on behalf of 11-11 Development LLC, respectfully submits this request for variance to the City of McAllen consideration regarding the Alley Requirement for the proposed Verona Heights Subdivision, located east of Ware Rd Right-of-Way, within the city limits.

Verona Subdivision consists of twenty-four (24) Townhome Residential lots within a ± 2.62 -acre net tract for the use of Single-Family Development. This request is seeking consideration to waive the Alley requirement noted on the last set of review comments given on 12/10/2025. According to City of McAllen Planning department "There is a 10 ft alley existing on the north side, revise the layout to provide a 10 ft alley dedication along north boundary for total of 20 ft. alley prior to final. Escrows will be needed prior to recording". The Owner is requesting this variance due to alley accumulate trash and non-maintenance have been given to this apparent alley for years, also there are no improvements on this alley. This may have an impact on the vision of Verona Heights Subdivision, the vision on this project is to have a comfortable and clean area for future residents. 11-11 Development LLC. Is willing to cooperate with City of McAllen on acquiring this tract of land (Alley) and making it part of Verona Heights Subdivision and platted as part of the proposed adjoining lots and dedicated as utility easement since there are power poles and sewer lines traveling along this area. This will also accommodate greater lot of depth to Verona Heights Subdivision which will serve as backyard area for future residents and at the same time this area will be clean and used by residents.

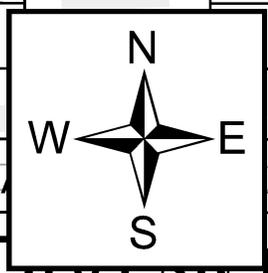
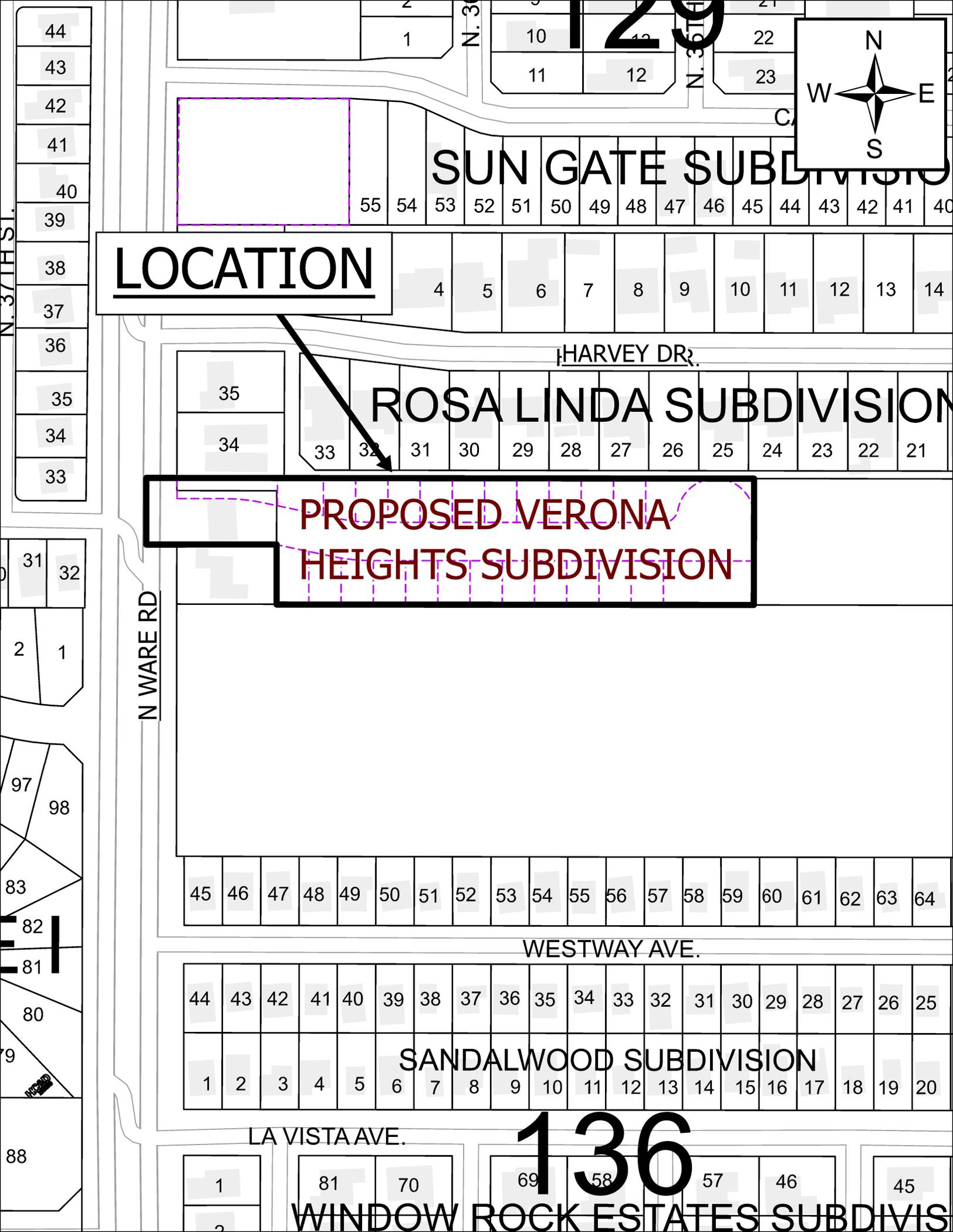
We respectfully request the City's consideration and approval of this variance to waive this requirement and consideration of acquiring this alley by making it part of Verona Heights Subdivision as mentioned.

Should there be any questions or comments regarding this request, we would be glad to discuss with the City of McAllen to provide any additional information necessary for the approval of this variance.

Best regards,



Luis A. Mendez
Project Manager
SAMES, Inc.



LOCATION

**PROPOSED VERONA
HEIGHTS SUBDIVISION**

SUN GATE SUBDIVISION

ROSA LINDA SUBDIVISION

SANDALWOOD SUBDIVISION

WINDOW ROCK ESTATES SUBDIVISION

HARVEY DR.

WESTWAY AVE.

LA VISTA AVE.

N WARE RD

N. 37TH

N. 36TH

129
136

44
43
42
41
40
39
38
37
36
35
34
33

31 32
2 1
97 98
83
82
81
80
79
88

10 11 12
22 23
55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40

4 5 6 7 8 9 10 11 12 13 14

35 34
33 32 31 30 29 28 27 26 25 24 23 22 21

45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64

44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

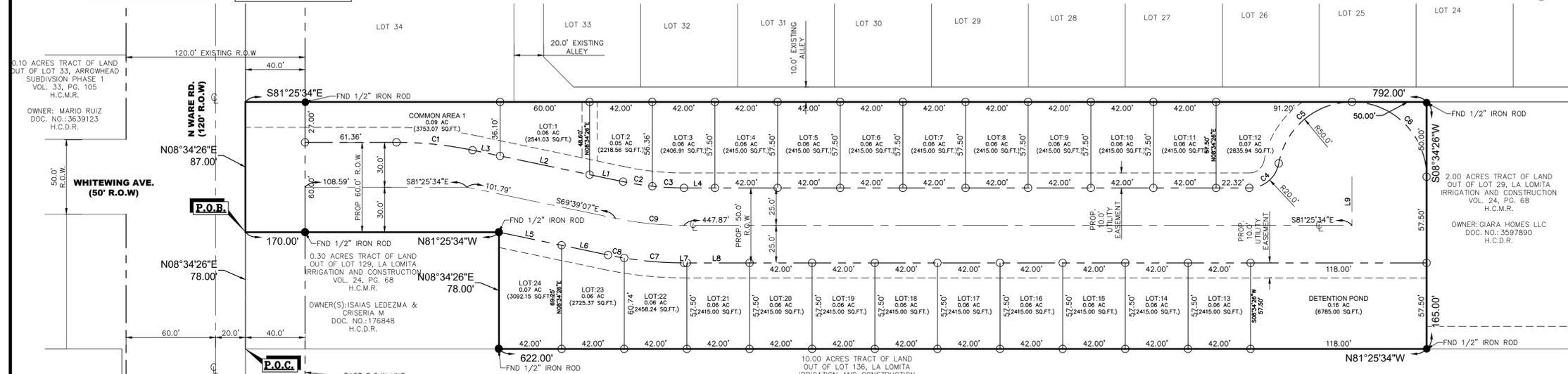
1 81 70 69 58 57 46 45

P.O.C. THE SOUTHWEST CORNER OF LOT 129, LA LOMITA IRRIGATION CONSTRUCTION COMPANY'S SUBDIVISION, H.C.M.R. N:16609586.0751 E:1063774.7273

P.O.B. THE SOUTHWEST CORNER OF A 2.69 ACRE TRACT, OUT OF LOT 129, LA LOMITA IRRIGATION CONSTRUCTION COMPANY'S SUBDIVISION, H.C.M.R. N:16609663.2034 E:1063786.3560

ROSA LINDA SUBDIVISION VOL. 17, PG. 42 H.C.M.R.

SCALE: 1' = 40'



VERONA HEIGHTS SUBDIVISION

BEING A 2.69 (117,420.00 SQ. FT.) OF AN ACRE TRACT OF LAND BEING PART OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO 11-11 DEVELOPMENTS LLC, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3620115, DEED RECORD OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

METES AND BOUNDS

COMMENCING; AT A SET PK NAIL, ALONG THE EAST RIGHT OF WAY OF N WARE ROAD, BEING THE SOUTHWEST CORNER OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16609586.0751, E=1063774.7273; THENCE, NORTH 08°34'26" EAST, ALONG THE EAST LINE OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, A DISTANCE OF 78.00 FEET, TO A SET PK NAIL, FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16609663.2034, E=1063786.3561;

PARCEL LINE TABLE with columns: Line #, Length, Direction. Rows L1 through L9.

CURVE DATA TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C9.

LEGEND with symbols for iron rods, stamped sameness, on-site benchmarks, right of way, found, map records, official records, point of commencement, point of beginning.

SURVEY NOTES: 1. BEARINGS SHOWN BASED ON KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS. 2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESES ARE BASED ON RECORDED DOCUMENT. 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS. 4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION COUNTY OF HIDALGO

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

SAUL D. MALDONADO, PE NO. 100320 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO, P.E. # 100320 ON 10/9/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO, R.P.L.S.-No. 6027, ON 10/24/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

PRINCIPAL CONTACTS: OWNER: RICARDO KALIFE, ADDRESS: 2000 S. MAIN ST. SUITE 367, McALLEN, TX 78504. ENGINEER: SAUL D. MALDONADO, P.E., ADDRESS: 200 S. 10TH ST., SUITE 1500, McALLEN, TX 78501. SURVEYOR: SAMUEL D. MALDONADO, RPLS, ADDRESS: 200 S. 10TH ST., SUITE 1500, McALLEN, TX 78501.

- GENERAL NOTES: 1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. 2. SETBACK AS FOLLOWS: (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES) FRONT... IN ACCORDANCE WITH ZONING ORDINANCE... REAR... IN ACCORDANCE WITH ZONING ORDINANCE... SIDES... IN ACCORDANCE WITH ZONING ORDINANCE... 3. FLOOD INSURANCE RATING: INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0005 C, REVISED NOVEMBER 02, 1982 ZONE C (MEDIUM SHADED). 4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR CENTER OF WARE ROAD... 5. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE... 6. BENCHMARK: 5/8 INCH ROD WITH CAP STAMPED "ICV CORP" AT THE WEST RIGHT-OF-WAY LINE OF WARE ROAD... 7. ALL LOTS CORNERS ARE SET WITH 1/2 INCH IRON ROD WITH CAP STAMPED "SAMERS". 8. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS... 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT... 10. MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON NORTH WARE ROAD. 11. THE PARKLAND DEDICATION FEE SHALL BE PAID PRIOR TO PLAT RECORDING... 12. THIS PROPERTY IS ZONED CG - COMMERCIAL GENERAL. 13. A 6' FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. 14. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES. 15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN. 16. A MINIMUM 24 FEET PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

STATE OF TEXAS COUNTY OF HIDALGO

I, 11-11 DEVELOPMENTS LLC (RICARDO KALIFE - MANAGING MEMBER), THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VERONA HEIGHTS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNERS : 11-11 DEVELOPMENTS LLC RICARDO KALIFE-MANAGING MEMBER ADDRESS: 2000 S MAIN ST, SUITE 367 McALLEN, TEXAS, 78504 HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 11-11 DEVELOPMENTS LLC (RICARDO KALIFE - MANAGING MEMBER), KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE ____ THE DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

Table with columns: NO., SHEET, REVISION, DATE, APPROVED. Includes Mayor, City of McAllen signature line.

DATE OF PREPARATION: OCTOBER 2025 SHEET 01 OF 02

SAMES logo and contact information: 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880. McALLEN, TEXAS 78501. FAX: (956) 702-8883. TEX. REG. ENGINEERING FIRM F-10602. TEX. REG. SURVEYING FIRM No. 101416-00.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/12/2026

SUBDIVISION NAME: VERONA HEIGHTS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. Ware Road: ROW dedication needed 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Show and clearly label centerline and the existing ROW on both sides to finalize the ROW requirement prior to final. - Add the document number for the existing ROW and provide a copy for staff review prior to final. - Show the ROW dedicated by this plat, the dimension from the centerline, and the total ROW including the dedication to verify compliance 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>Interior Streets: Dedication as required for 50 ft. Total ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be established prior to final. - Subdivision is proposed as a public subdivision, entrance R.O.W. shown as 60 ft. R.O.W. if proposing Private, subdivision is subject to increase R.O.W. requirements for gate areas, sidewalks, islands, gate details, etc. as applicable. - Provide for access street to the East development. ***Unified Development Code Section 5.3.9-1: Streets **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>* 1,200 ft. Block Length - Block Length requirement will be finalized once the zoning is finalized. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and was approved. **Subdivision Ordinance: Section 134-118</p>	NA

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

<p>* 200 - 800 ft. Block Length or twelve (12) lots for R-2 Zone Districts - The property is currently zoned R-2 (Medium Density Residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development was approved. - Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a</p>	<p>Non-compliance</p>
<p>* 300 ft. Maximum Cul-de-Sac - A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning was approved. - Cul-De-Sacs shall not exceed 300 feet in length unless no other alternative is available as determined by the City Engineer. ***Unified Development Code Section 5.3.9.</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>R.O.W.: 20 ft. Paving: 16 ft. - There is a 10 ft. alley existing on the north side. Revise the layout to provide a 10 ft. alley dedication along North boundary for total 20 ft. alley prior to final. Escrows will be needed prior to recording. - Clarify if an interior private service drive easement will be provided by plat or at time of site plan review. If the private service drive will be provided at time of site plan review, a plat note will be required and must be finalized prior to final. - The Engineer Submitted a Variance request asking that Alley requirements be waived for the North portion of this property. This item is to be presented at the March 17, 2026 P&Z meeting. - There is a plat note for 24 ft. Private Service Drive being shown on Plat Note #16. **Subdivision Ordinance: Section 134-106</p>	<p>TBD</p>
<p>SETBACKS</p>	
<p>* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4</p>	<p>Non-compliance</p>
<p>* Rear: 0 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4</p>	<p>Non-compliance</p>
<p>* Side: 5 ft. or greater for easements, whichever is greater applies. Revisions Required: Revise plat note as shown above, since this rezoned to new R-2, it doesn't fall under the previous setback requirements. **Unified Development Code Section 2.2.3.D.4</p>	<p>Non-compliance</p>
<p>* Corner _____ **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. - Need to add the plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4</p>	<p>Non-compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Required</p>

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Ware Road and along both sides of all interior streets. - Add a sidewalk note as shown above prior to final. ** Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Shown as Plat note #15 * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if Public subdivision is proposed. **Section 134-168 applies if Private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	Required
	Applied
	NA
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - The minimum lot area for a townhouse shall be two thousand, two-hundred fifty (2,250) square feet with a minimum lot width of twenty (20) feet. - Lot 2 does not meet the minimum lot area. **Unified Development Code Section 2.2.3.D.4 	Applied
	Non-compliance

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

ZONING/CUP	
* Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential District) Rezoning was approved for R-2 (Medium Density Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the submitted application, 24 dwelling units are proposed. A park fee of \$16,800 (24 x \$700) will be required prior to recording. - need to remove Plat note #11 as this is a requirement, but not necessarily a plat note. * Pending review by the City Manager's Office.	Required
	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Submit an ownership map of all vicinity parcels for staff review prior to final to verify no lot will be landlocked once this plat is recorded. - The location map is lacking parcel information, please add parcels info. - Irrigation district's signature block, if it's presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates) - Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. - Remove Plat notes #11 & #12. - Please shift the City Mayor's Signature Block & the Revision Box, as they are too close together. - In addition to a preparation date, include revision dates as changes are being made on these tracing reviews. - Plat mentions a Sheet 01 of 02, please clarify. - There are additional "Survey Notes" on the plat, please clarify 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. The Engineer Submitted a Variance request (VAR2026-0006) asking that Alley requirements be waived for the North portion of this property. This item is to be presented at the March 17, 2026, P&Z meeting. *Disclaimer: Previous Subdivision Case was (SUB2025-0065). Resubmitted due to change of Engineers. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Must comply with City's Access Management Policy.	Non-compliance

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

RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.</p> <p>THE ENGINEER SUBMITTED A VARIANCE APPLICATION, WHICH INCLUDED ONE (1) VARIANCE TO:</p> <p>1. VARIANCE REQUEST THAT ALLEY REQUIREMENTS BE WAIVED FOR THE NORTH PORTION OF THE PROPERTY.</p> <p>STAFF DID NOT HAVE OBJECTION TO THE REQUESTED VARIANCE.</p>	Applied



LOCATION

PROPOSED VERONA HEIGHTS SUBDIVISION

SUN GATE SUBDIVISION

ROSA LINDA SUBDIVISION

SANDALWOOD SUBDIVISION

WINDOW ROCK ESTATES SUBDIVISION

HARVEY DR.

WESTWAY AVE.

LA VISTA AVE.

N WARE RD

136

N. 37TH ST.
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SUB2025-0120

City of McAllen Planning Department

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

Project Information	Subdivision Name <u>My Home Crossing Dreams</u>	
	Legal Description <u>Being a 0.87 Acre tract of land, more or less, containing all of lot 6, and the west 157 ft of lot 7 and the north 3ft of the west 157 ft of Lot 8.</u>	
	Location <u>11 S 29th St</u>	
	City Address or Block Number _____	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>22</u> Gross Acres _____ Net Acres <u>0.87</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>0.87</u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>R3</u> Proposed Zoning <u>R3</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>May 24th 202</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>R3</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>G13100-00-000-0007-00, G13100-00-000-0008-00</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>My Home LLC</u> Phone <u>(956) 322-5987</u>	
	Address <u>2212 Primrose Ave Ste F</u> E-mail <u>auroravitamoderna@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>My Home LLC</u> Phone <u>(956) 322-5987</u>	
	Address <u>2212 Primrose Ave Ste F</u> E-mail <u>auroravitamoderna@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Oscar</u>	
Engineer	Name <u>Mario Salinas</u> Phone <u>(956) 537-1311</u>	
	Address <u>3911 N 10th St Ste H</u> E-mail <u>msalinas6973@att.net</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Mario Salinas</u>	
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>	
	Address <u>2221 W Daffodil Ave</u> E-mail <u>dsalinas@salinas-engineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	By <u>DS</u>	

RECEIVED
 AUG 21 2025
 By DS

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature *Mario A. Salinas* Date 8/11/25

Print Name Mario A. Salinas

Owner Authorized Agent

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



City of McAllen

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

VAR 2026-0001

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	<p>Legal Description <u>Being a 0.87 acre tract of land more or less, containing all of lot 6 and the west 157.00 feet of lot 7 & the north 3.0 feet of the west 50.50 feet</u></p> <p>Proposed Subdivision (if applicable) <u>My Home Crossing Dreams</u></p> <p>Street Address <u>11 S. 29th Street</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.87 acres</u></p> <p>Existing Zoning <u>R-3</u> Existing Land Use <u>R-3</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)</p>
Applicant	<p>Name <u>Mario Salinas</u> Phone <u>(956) 537-1311</u></p> <p>Address <u>3911 N. 10th Street Suite H</u> E-mail <u>msalinas6973@att.net</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>
Owner	<p>Name <u>My Home LLC</u> Phone <u>(956) 821-2837</u></p> <p>Address <u>2212 Primrose Ave</u> E-mail <u>aurora.vitacmoderna@gmail.com</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>1-13-26</u></p> <p>Print Name <u>Mario Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by <u>NM</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p>



City of McAllen Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

In line of the cul de sac developer is requesting to proposed a half street extension for 28th street. On the proposed half street want a curb cut on that street for project. For this half street make a street sign to say no parking on this 28th street.

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

Help the flow of traffic for the development and everyone around it.

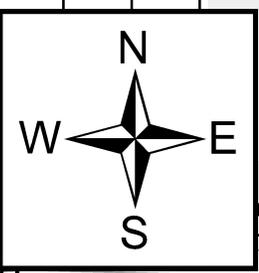
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The development will boost the area and more development or a small property

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.

No cul de sac proposed half street with curb cut on 28th street, adding some sort of no parking on that half street.

No. 3
48 47 46



ASH AVE.

LOCATION

U. S. HWY 83

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

BLK 1

**PROPOSED MY HOME
CROSSING DREAMS
SUBDIVISION**

GENTRY SUBDIVISION

1 4
BUCK SUBDIVISION

2 3

5 4 3 2 1
3 2 1
4
5 13
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10 9 8

10 11 12
1 2 3
4 4
5 5
6 6

11 12 13
1 2 3 4 5
10 9 8 6

UBDIVISION

BLK. 2

S 29TH ST

S 28TH ST

ALTAMIRA SUBDIVISION

S 27TH ST

MAP OF
MY HOME CROSSING DREAMS SUBDIVISION
HIDALGO COUNTY, TEXAS



BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM,
TEXAS SOUTH ZONE 4205
(NAD 83, NAVD 83, GEOID 12B)
0 60 120 Feet
SCALE 1" = 30'

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.87 ACRE TRACT OF LAND, MORE OR LESS, CONTAINING ALL OF LOT 6, AND, THE WEST 157.0 FEET OF LOT 7, AND, THE NORTH 3.0 FEET OF THE WEST 157.0 FEET OF LOT 8, AND, THE WEST 50.50 FEET OF THE EAST 133.0 FEET OF LOT 9, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 04, PAGE 07, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.87 TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 6 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID N. 29TH STREET; THENCE AS FOLLOWS:

SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH STREET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 280.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AUSTIN STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID AUSTIN STREET, A DISTANCE OF 65.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6 FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 82.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, A DISTANCE OF 195.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SIDE LOT 9 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SIDE LOT 9, A DISTANCE OF 50.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREE 42 MINUTES EAST, A DISTANCE OF 127.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH SOUTH LINE OF SAID LOT 7, A DISTANCE OF 147.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SIDE S. 29TH STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SIDE N. 29TH STREET, A DISTANCE OF 133.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.87 ACRES OF LAND, MORE OR LESS.

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
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

DATE:

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, DAVID O. SALINAS, 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.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
DAVID O SALINAS
FIRM No. 100657-00
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501
(956) 682-9081

DATE:

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

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: OSCAR A. HERNANDEZ GARCIA	2212 PRIMEROSE AVE., STE. F	MCALLEN, TEXAS, 78504	(956) 821-2837
ENGINEER: MARIO A. SALINAS	3911 N. 10th. ST. SUITE H	MCALLEN TEXAS 78501	(956) 537-1311
SURVEYOR: DAVID O SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 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 MY HOME CROSSING DREAMS SUBDIVISION AN ADDITION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY SOUTH 28TH STREET ARE BEING DEDICATED BY THIS PLAT.

MY HOME LLC. _____ DATE _____
2212 PRIMEROSE AVE, STE F
MCALLEN, TEXAS 78504
BY: OSCAR A. HERNANDEZ GARCIA, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR A. HERNANDEZ GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS _____ 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. ALSO 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 _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MAYOR, CITY OF McALLEN _____

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

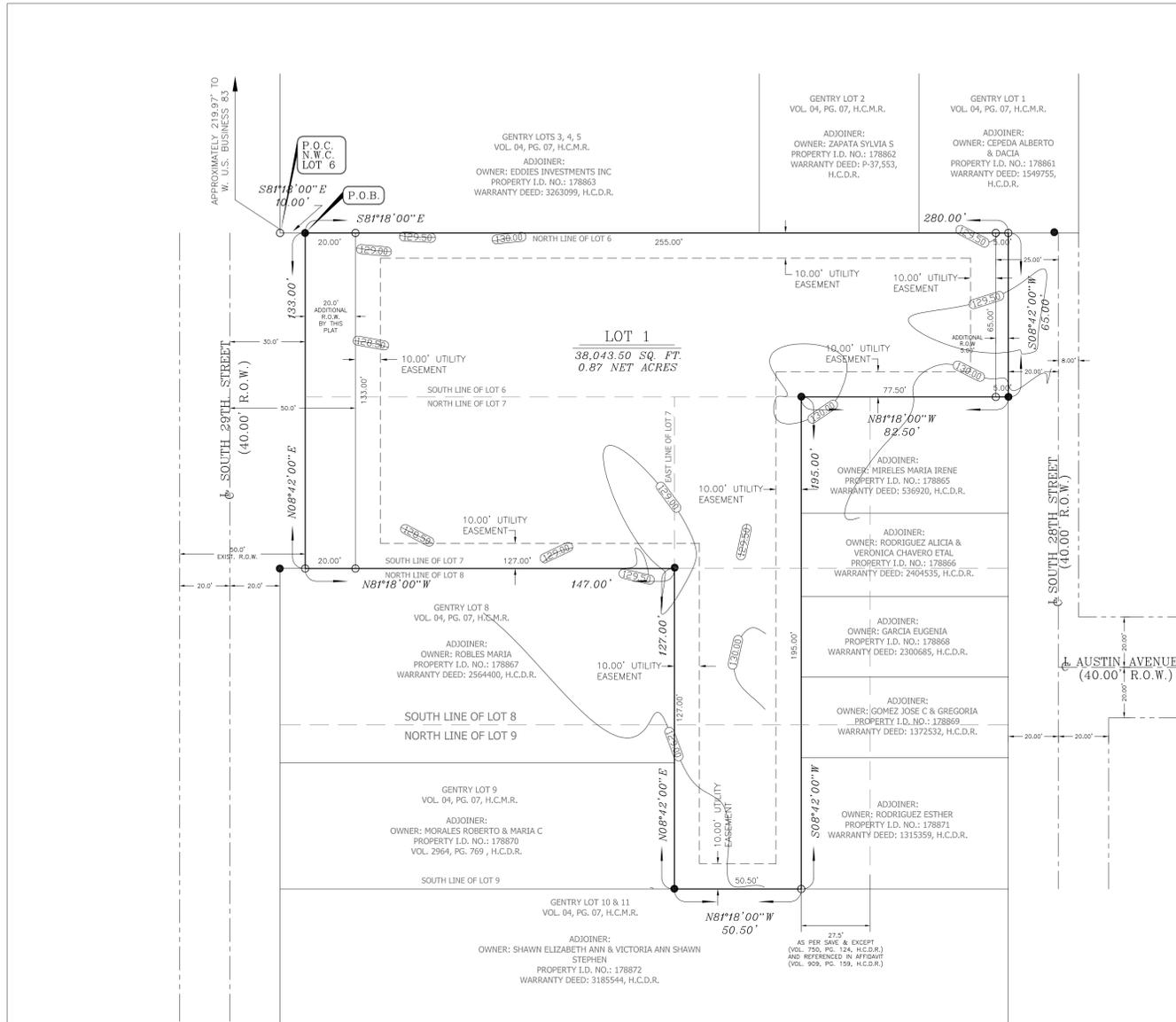
BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER _____

DATE _____

DATE OF PREPARATION OCTOBER 17 2025

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS693@ATT.NET



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE C" IS DEFINED AS AREAS OF MINIMAL FLOODING. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982.
- SETBACKS:
FRONT: 20 FT. OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER
REAR: 10 FT. OR GREATER FOR EASEMENT
SIDE: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK APPLIES.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. 29TH STREET AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED BOTH SIDES OF ALL INTERIOR STREETS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP THE CURB MEASURED AT FRONT CENTER OF EACH LOT..
- CITY OF McALLEN BENCHMARK: MC 76 IS LOCATED AT THE NORTH BOUND OF BUS 83, 110 FT EAST FROM THE BC OF WARE RD AND 5 FT NORTH FROM THE BC OF BUS 83, THE MONUMENT IS 22 FT SOUTH FROM THE R.R. TRACK RUNNING EAST - WEST. ELEV. 131.44 FEET HORIZONTAL DATUM NAD 83 LAT. 26° 12' 29.90909°N LONG. 098° 15' 39.49250°W. NORTHING 16601127.00278, EASTING 1062624.1962.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,745 CUBIC- FEET 0.13 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- NO PERMANENT STRUCTURES, 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 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.
- THE DRAINAGE DETENTION CONNECTION WILL BE REVIEWED AT THE TIME OF BUILDING.
- 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 MULTIFAMILY RESIDENTIAL ZONE/USES.
- COMMON AREAS AND ANY PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- ALL UTILITY EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.

LEGEND

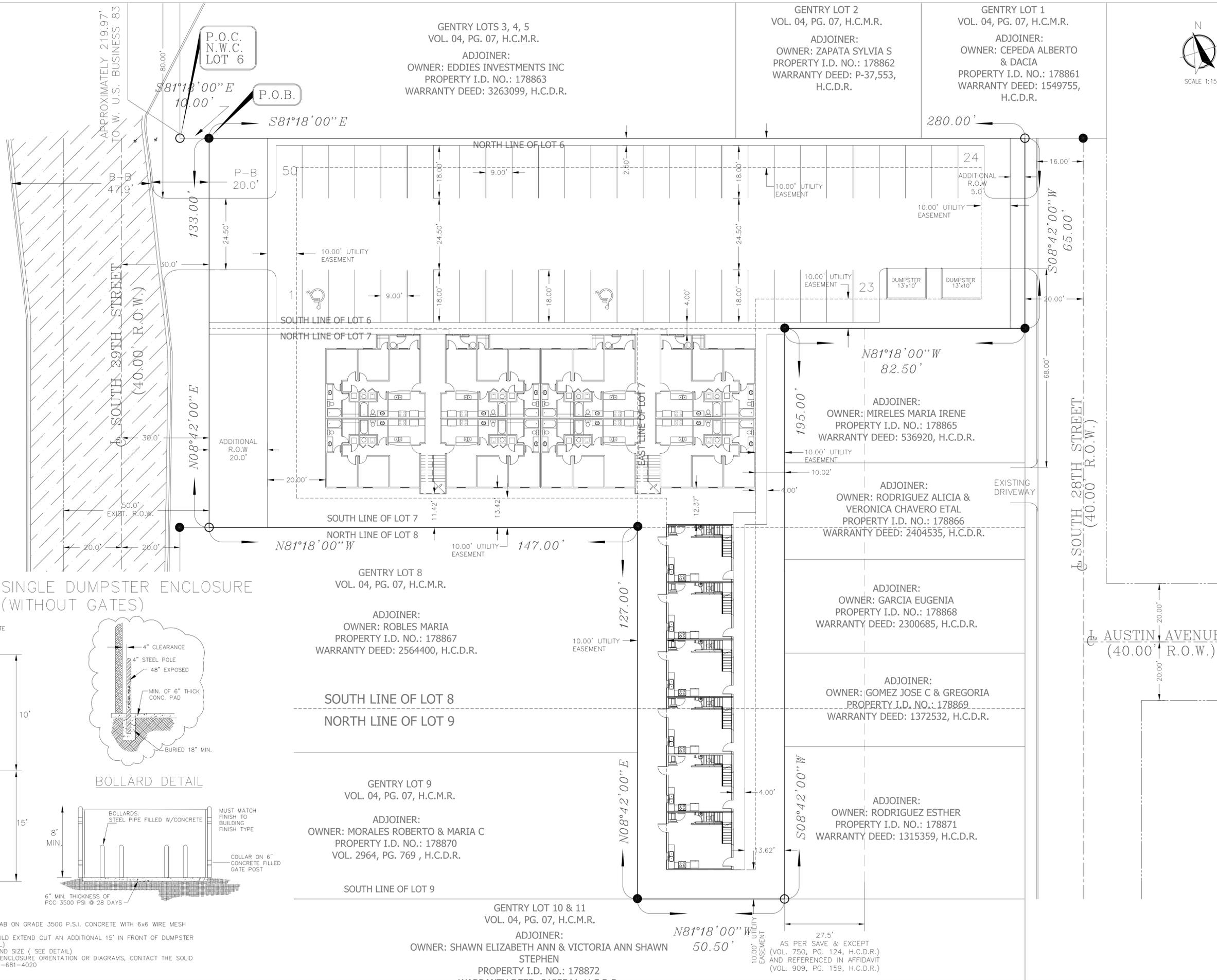
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- FOUND 1/2" IRON PIPE
- SET 60-D NAIL
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS



SCALE 1" = 500'

VICINITY MAP





PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
MY HOME, LLC

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH: (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

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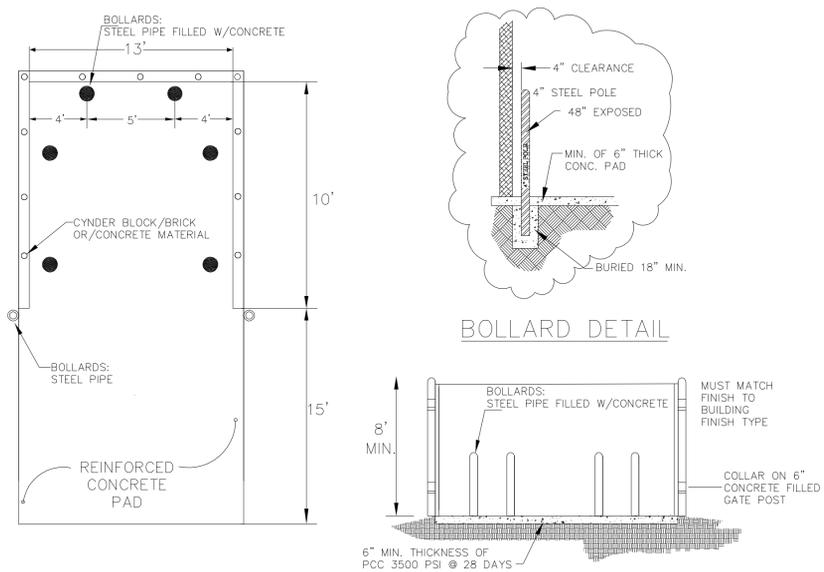
SHEET NAME:
SITE PLAN

REVISION: 3 BY: JB APPROVED BY: MAS

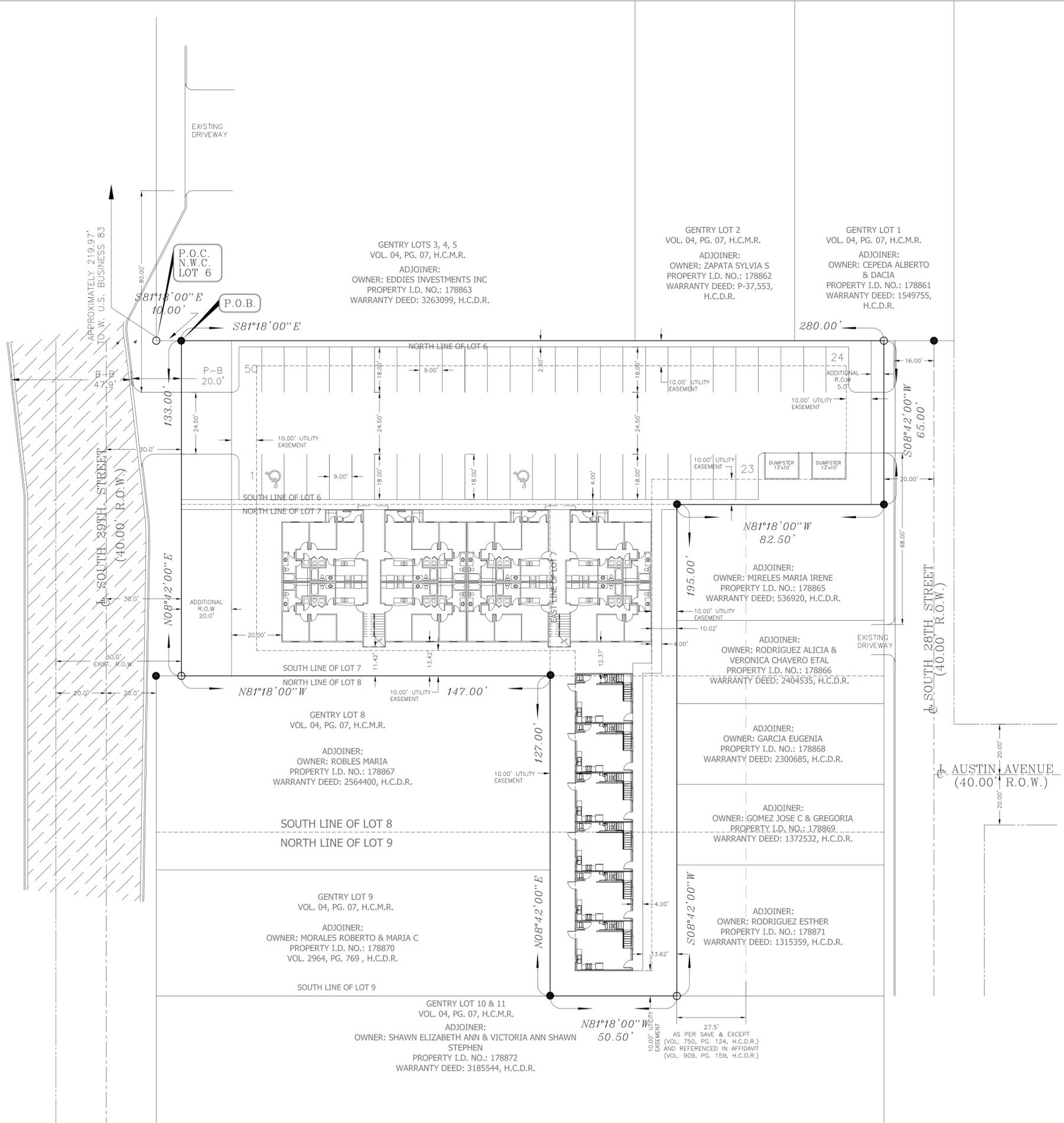
DATE OF PREPARATION:
10-17-2025

PROJECT No. SHEET No.
C-1

DETAIL 401: SINGLE DUMPSTER ENCLOSURE (WITHOUT GATES)



- NOTES:
- 6" THICK CONCRETE SLAB ON GRADE 3500 P.S.I. CONCRETE WITH 6x6 WIRE MESH OR #4 (#4) REBAR
 - CONCRETE APRON SHOULD EXTEND AN ADDITIONAL 15' IN FRONT OF DUMPSTER ENCLOSURE (SEE DETAIL)
 - BOLLARD PLACEMENT AND SIZE (SEE DETAIL)
 - FOR CLARIFICATION OF ENCLOSURE ORIENTATION OR DIAGRAMS, CONTACT THE SOLID WASTE DIVISION AT 956-681-4020



PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
MY HOME, LLC

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH: (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

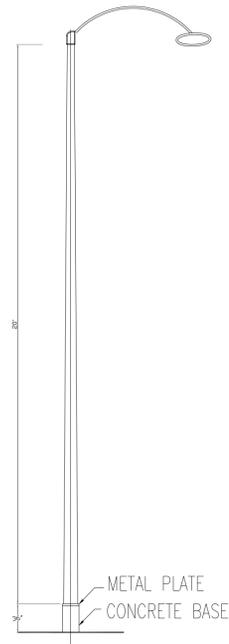
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SHEET NAME:
EXISTING DRIVEWAYS PLAN

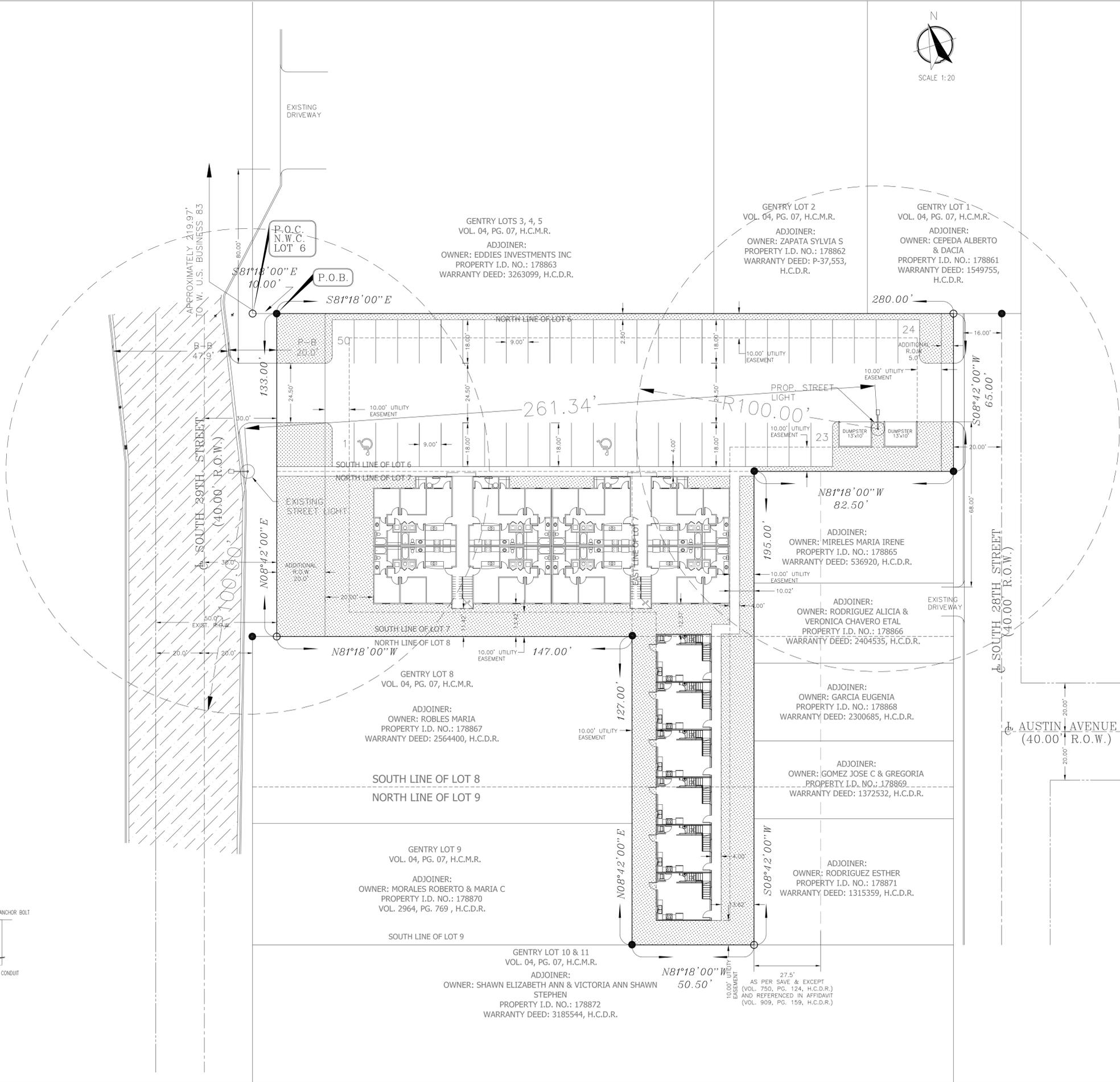
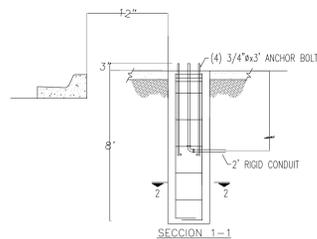
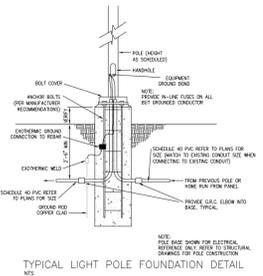
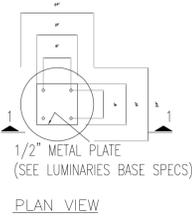
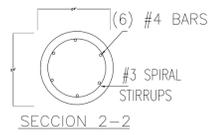
REVISION:	BY:	APPROVED BY:
1	JB	MAS

DATE OF PREPARATION:
12-17-2025

PROJECT No. SHEET No.
C-1.1



STREET LIGHT



MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH. (956) 537-1311
E-MAIL: MSALINAS973@ATT.NET

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

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PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
MY HOME, LLC

SHEET NAME:
STREET LIGHTING PLAN

REVISION: 3	BY: JB	APPROVED BY: MAS
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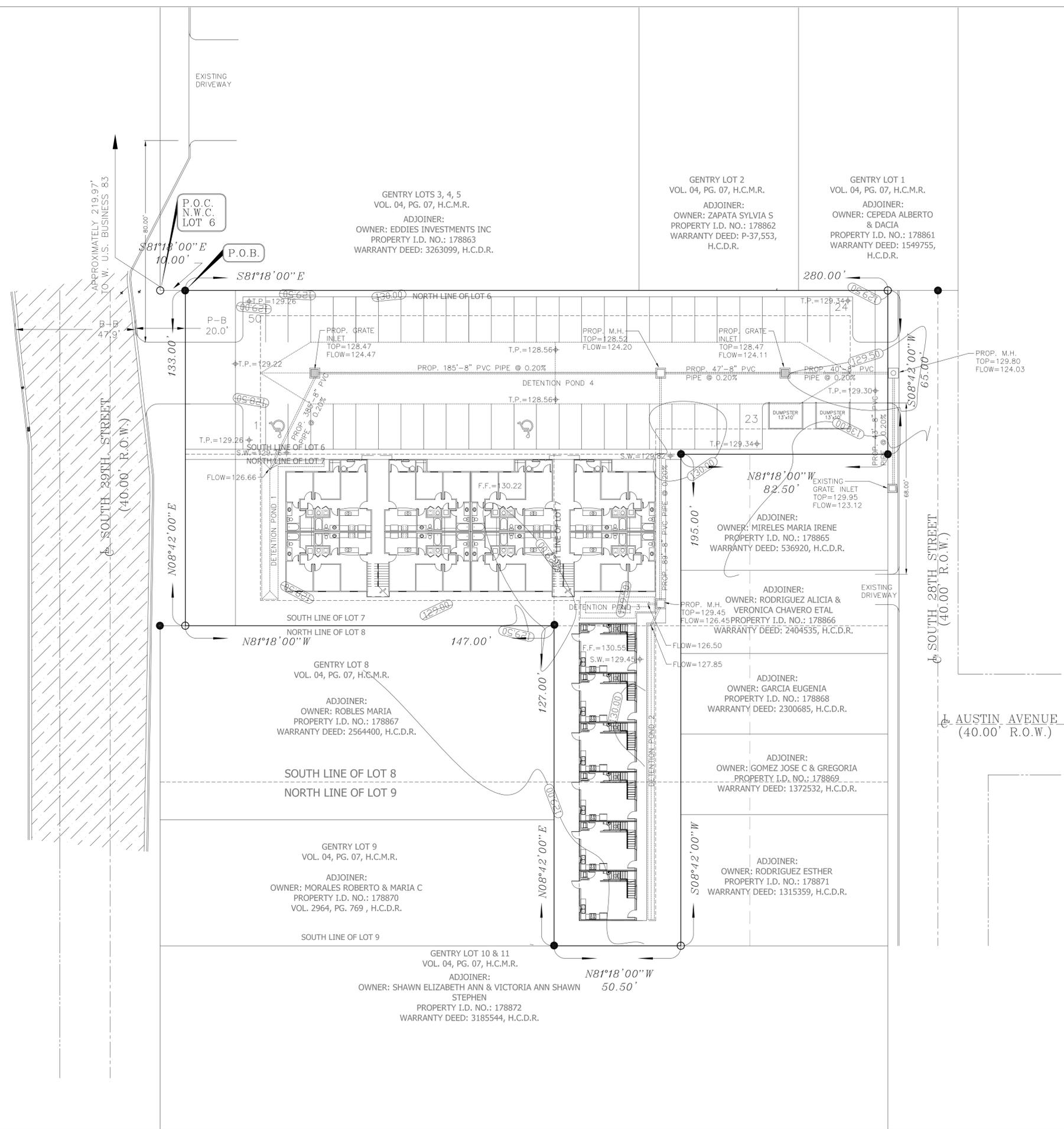
DATE OF PREPARATION:
10-17-2025

PROJECT No. _____ SHEET No. **C-4**



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
- ⊕ WV WATER VALVE
- ⊕ MH SINGLE POLE SIGN (TYPE ON PLAN)
- ⊕ MH SANITARY SEWER MANHOLE
- ⊕ MH STORM DRAIN MANHOLE
- ⊗ X FIRE HYDRANT



DETENTION STORAGE VOLUME	
NAME	VOLUME (C.F.)
I DET. POND-1	1,121.00
II DET. POND-2	569.00
III DET. POND-3	845.00
IV DET. POND-4	3,230.00
TOTAL	5,765.00

TOTAL VOL. REQ.	0.13 Ac-ft/5,745.00 C.F.
TOTAL VOL. PROV.	0.13 Ac-ft/5,765.00 C.F.

PROJECT NAME:
MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
MY HOME, LLC

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501

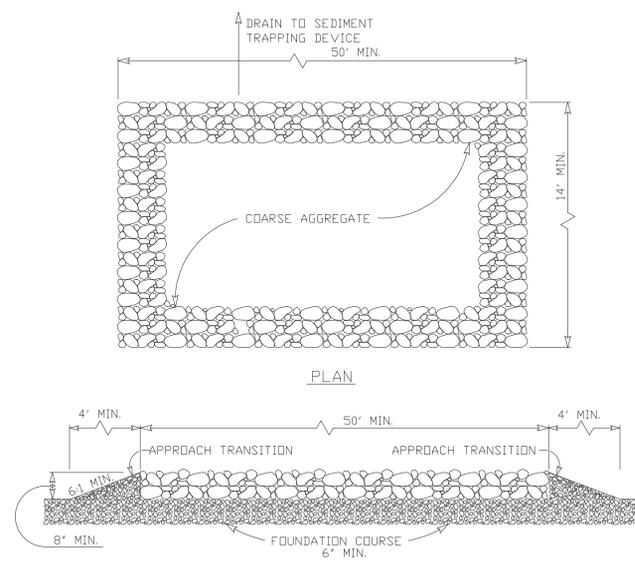
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SHEET NAME:
STORM SEWER PLAN

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION:
10-17-2025

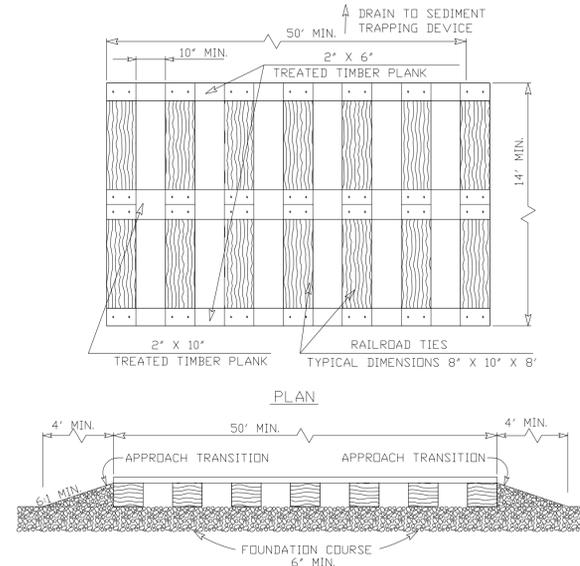
PROJECT No.	SHEET No.
	C-5



PROFILE

- NOTES:
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 24" LESS THAN 50'.
 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

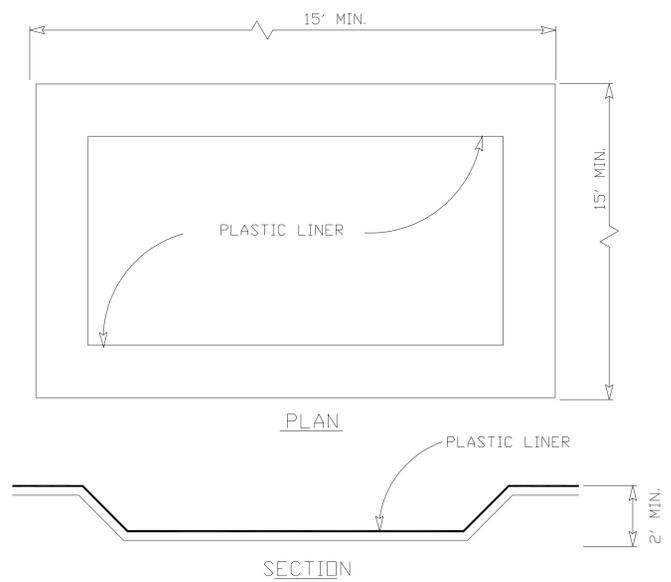
CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



PROFILE

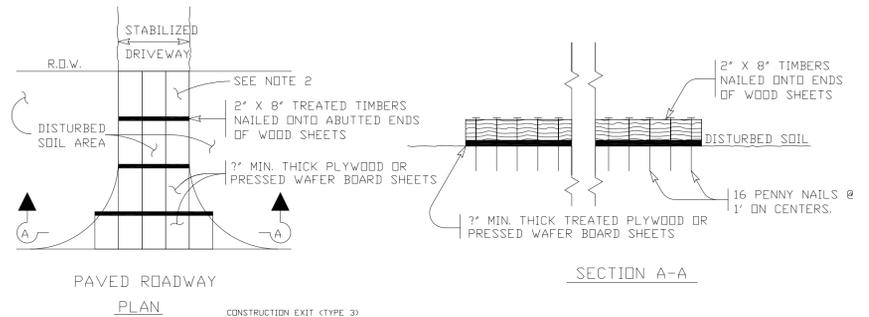
- NOTES:
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
 2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
 3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN. AND SHALL BE FREE FROM LARGE AND LOOSE KNOTS.
 4. THE APPROACH TRANSITIONS SHALL BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
 5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
 6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
 7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 2



SECTION

CONCRETE WASHOUT DETAIL



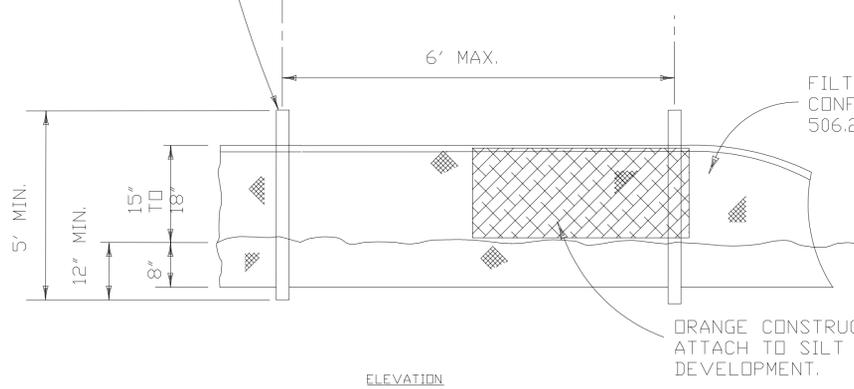
SECTION A-A

PAVED ROADWAY PLAN

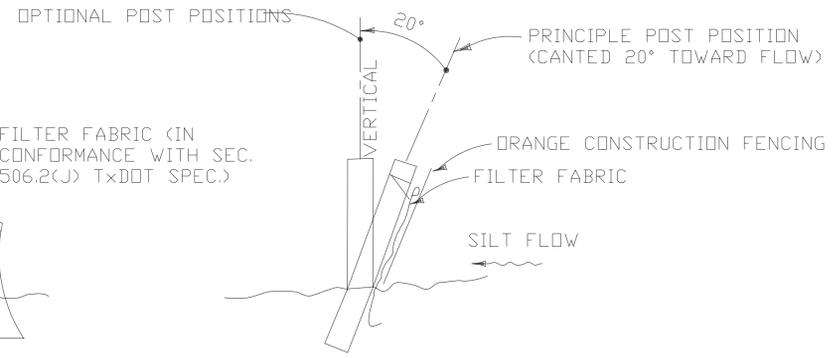
- NOTES:
1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
 2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF TWO TO FOUR INCHES SPREAD A MIN OF 4" THICK TO THE LIMITS SHOWN ON THE PLANS.
 3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
 4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 3

POST OPTIONS:
 SOFT WOOD 3" DIA. MIN.
 WOOD 2" X 4"
 HARDWOOD 1-1/2" X 1-1/5"
 'T' OR 'L' STEEL, 1.3 LBS/FT. MIN.



ELEVATION



SECTION

SILT & CONSTRUCTION FENCE DETAIL

PROJECT NAME:
 MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS:
 S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION:
 MY HOME, LLC

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499

3911 N 10TH STREET, SUITE H
 McALLEN, TEXAS. 78501

PH: (956) 537-1311
 E-MAIL: MSALINAS8973@ATT.NET

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SHEET NAME: SW3P DETAILS		
REVISION: 3	BY: JB	APPROVED BY: MAS
DATE OF PREPARATION: 10-17-2025		
PROJECT No.	SHEET No. C-6.1	



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/27/2026

SUBDIVISION NAME: MY HOME CROSSING DREAMS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W.
 Paving 32 ft. Curb & gutter both sides
 -Label existing R.O.W
 - Paving must be 96 ft. in diameter face to face.
 -See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final.
 - The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026.
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Non-compliance

South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W.
 Paving 65 ft. Curb & gutter both sides
 **Subdivision Ordinance: Section 134-105
 **Monies must be escrowed if improvements are required prior to final
 **COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length
 **Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Block Length for R-3 Zone Districts
 **Subdivision Article: Section 5.3

Applied

*300 ft. Maximum Cul-de-Sac
 - If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required.
 -Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb.
 - The engineer submitted a variance request to not provide a cul-de-sac on south 28th street and it will be heard at the P&Z meeting of March 3, 2026
 **Subdivision Article: Section 5.3

Non-compliance

PARKS

* Pending review by the Parkland Dedication Advisory Board and CC.
 Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department.
 -if the number of units changes, the park fee will be adjusted.

Required

* Land dedication in lieu of fee.
 * Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400). or as per Parks Department.
 - if the number of units changes, the park fee will be adjusted.

Required

* Park Fee of \$700 per lot/dwelling (22) unit to be paid prior to recording (\$15,400) or as per Parks Department.
 -if the number of units changes, the park fee will be adjusted.

Required

BUFFERS

*Perimeter buffers must be built at time of Subdivision Improvements.

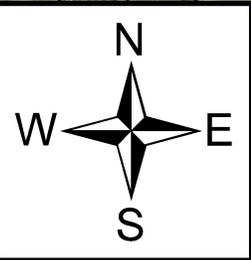
Required

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses

Applied

<p>**Landscaping Ordinance: Section 110-46</p> <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>	<p>Applied</p>
SIDEWALKS	
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p> <p>* 4 ft. wide minimum sidewalk required on South 29th Street and South 28th Street.</p> <p>-revise plat note as stated above, prior to final.</p> <p>- the subdivision does not have interior streets.</p> <p>Engineering will make this requirement, please clarify prior to final.</p> <p>-Need to finalize width prior to final but is the ordinance requirements.</p> <p>**Subdivision Ordinance: Section 134-120</p>	<p>Required</p> <p>Non-compliance</p>
ALLEYS	
<p>ROW: 20ft. Paving 16ft.</p> <p>*Alley/service drive easement required for commercial/multifamily properties.</p> <p>-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.</p> <p>**Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
SETBACKS	
<p>Front: 20 ft. or greater for easements, or approved site plan, whichever is greater.</p> <p>Revision needed:</p> <p>- Please revise plat note as shown above.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>Sides: Proposing 6 ft. or greater for easements, whichever greater applies.</p> <p>- New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage 18 ft. except where greater setbacks required, greater setbacks applies.</p> <p>-Add plat note as stated above, prior to final</p> <p>**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>Rear: 10 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>- Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb.</p> <p>- If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required.</p>	<p>Applied</p>

<p>- Please confirm if the subdivision will have an HOA. -- The Engineer submitted a variance request to not provide a cul-de-sac on north 28th street. It is scheduled to be heard on 02/17/2026 and city commission on 03/23/2026.</p>	
NOTES	
<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>	TBD
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	TBD
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - please add as shown above on plat note. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
TRAFFIC	
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	TBD
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Non-compliance
ZONING/CUP	
<p>* Rezoning Needed Before Final Approval - A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. ***Zoning Ordinance: Article V</p>	Applied
<p>* Existing: R-3 Proposed R-3 ***Zoning Ordinance: Article V</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS AND DISAPPROVAL OF THE VARIANCE REQUEST.</p>	Applied



No. 3
48 47 46

ASH AVE.

U. S. HWY 83

LOCATION



**PROPOSED MY HOME
CROSSING DREAMS
SUBDIVISION**

GENTRY SUBDIVISION

ALTAMIRA SUBDIVISION

UBDIVISION

BLK. 1

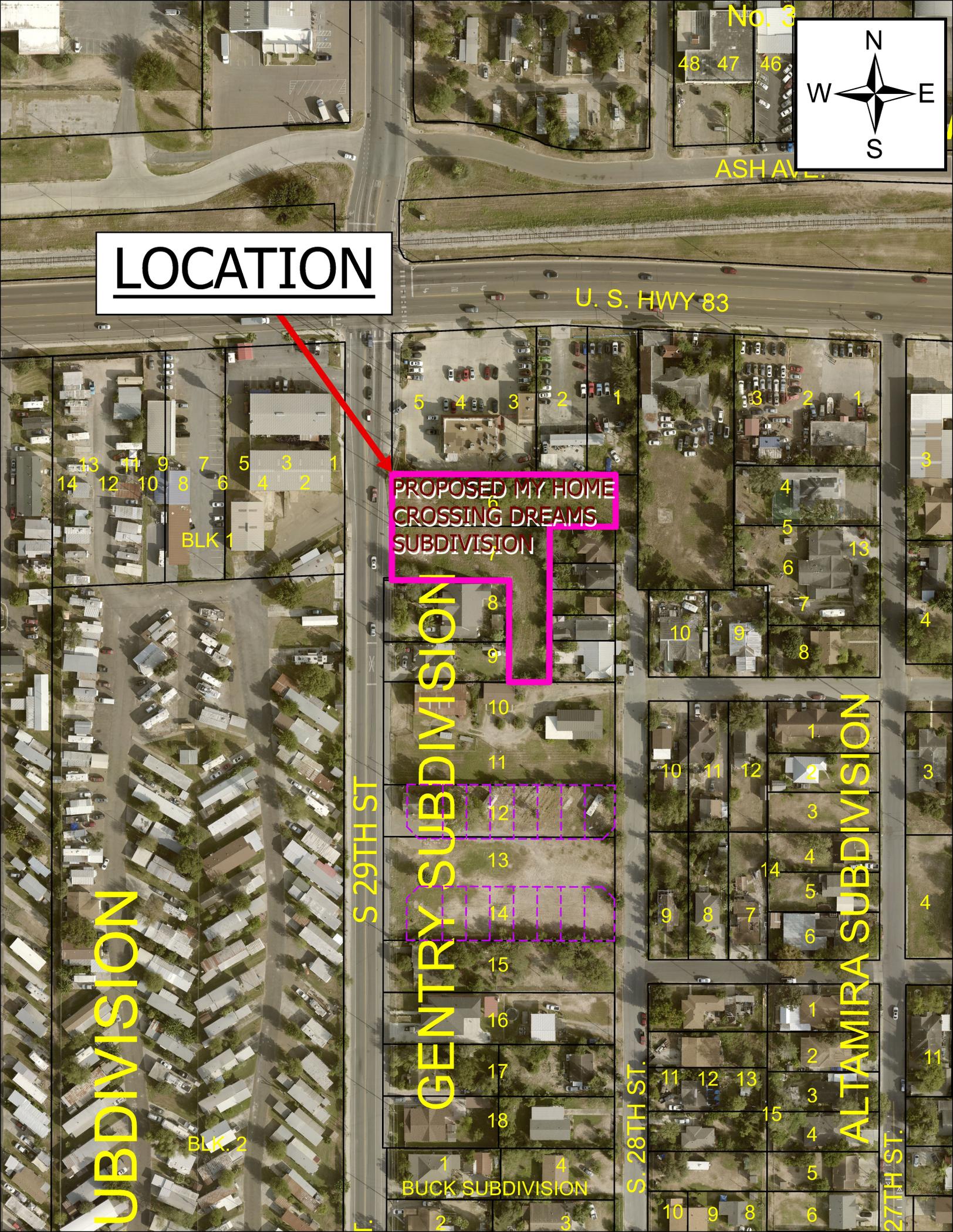
BLK. 2

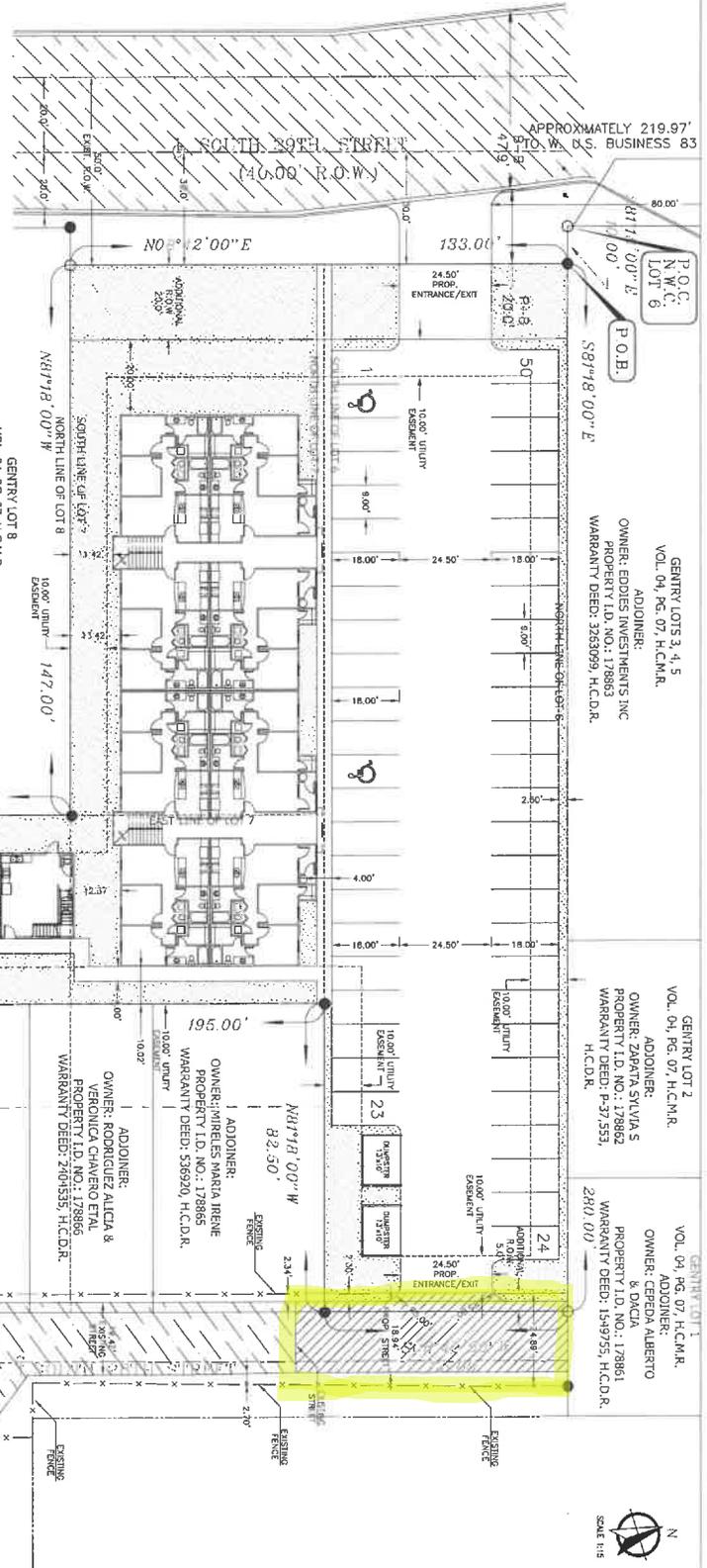
S 29TH ST

S. 28TH ST.

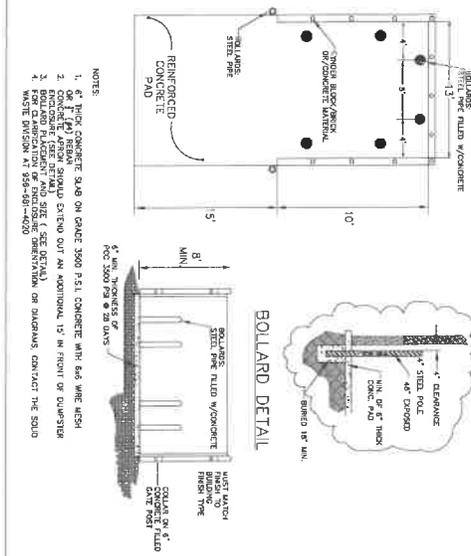
27TH ST.

BUCK SUBDIVISION





DETAIL 401: SINGLE DUMPSTER ENCLOSURE (WITHOUT GATES)



OWNER: ROBES MARIA
 PROPERTY I.D. NO.: 178867
 WARRANTY DEED: 2554400, H.C.D.R.

ADJOINER:
 OWNER: GARCIA EUGENIA
 PROPERTY I.D. NO.: 178865
 WARRANTY DEED: 2580085, H.C.D.R.

ADJOINER:
 OWNER: RODRIGUEZ ALICIA & VERONICA CHAVERO ET AL.
 PROPERTY I.D. NO.: 178866
 WARRANTY DEED: 2404535, H.C.D.R.

ADJOINER:
 OWNER: RODRIGUEZ MARIA IRBINE
 PROPERTY I.D. NO.: 178865
 WARRANTY DEED: 536920, H.C.D.R.

ADJOINER:
 OWNER: GOMEZ JOSE C. & GREGORIA
 PROPERTY I.D. NO.: 178869
 WARRANTY DEED: 1372532, H.C.D.R.

ADJOINER:
 OWNER: RODRIGUEZ ESTHER
 PROPERTY I.D. NO.: 178871
 WARRANTY DEED: 1315359, H.C.D.R.

ADJOINER:
 OWNER: MOJALES ROBERTO & MARIA C
 PROPERTY I.D. NO.: 178870
 VOL. 2954, PG. 769, H.C.D.R.

ADJOINER:
 OWNER: SHAWN ELIZABETH ANN & VICTORIA ANN SHAWN
 STEPHEN
 PROPERTY I.D. NO.: 178872
 WARRANTY DEED: 3185544, H.C.D.R.

ADJOINER:
 OWNER: EDDIES INVESTMENTS INC
 WARRANTY DEED: 3263999, H.C.D.R.

ADJOINER:
 OWNER: ZAPATA SYLVIA S
 PROPERTY I.D. NO.: 178862
 WARRANTY DEED: P-37,553,
 H.C.D.R.

ADJOINER:
 OWNER: CEREBA ALBERTO & DAIDA
 PROPERTY I.D. NO.: 178861
 WARRANTY DEED: 1549755, H.C.D.R.

GENTRY LOT 8
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 9
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 10 & 11
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOTS 3, 4, 5
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 2
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 1
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 6
 VOL. 04, PG. 07, H.C.M.R.

GENTRY LOT 7
 VOL. 04, PG. 07, H.C.M.R.

ADJOINER:
 OWNER: SHAWN ELIZABETH ANN & VICTORIA ANN SHAWN
 STEPHEN
 PROPERTY I.D. NO.: 178872
 WARRANTY DEED: 3185544, H.C.D.R.

ADJOINER:
 OWNER: MOJALES ROBERTO & MARIA C
 PROPERTY I.D. NO.: 178870
 VOL. 2954, PG. 769, H.C.D.R.

ADJOINER:
 OWNER: SHAWN ELIZABETH ANN & VICTORIA ANN SHAWN
 STEPHEN
 PROPERTY I.D. NO.: 178872
 WARRANTY DEED: 3185544, H.C.D.R.

PROJECT NAME:	MY HOME CROSSING DREAMS SUBDIVISION
ADDRESS:	S 29TH STREET McALLEN, TEXAS
CLIENT INFORMATION:	MY HOME, LLC

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499

3911 N 10TH STREET, SUITE H
 McALLEN, TEXAS. 78501

PH. (956) 537-1311
 E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING OR ANY OTHER PROJECT OR TO COPY, TRACE OR IN ANY OTHER WAY REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

REVISIONS:	BY:	DATE OF REVISION:
4	JB	01-12-2026
DATE OF PREPARATION: 01-12-2026		
PROJECT NO.	C-1	SHEET NO.
SHEET NAME: SITE PLAN		

SUB 2020-0039

*New



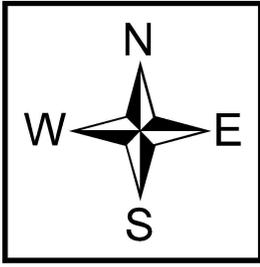
City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Sheena's Place</u>
	Legal Description <u>North 4.0 Acres of the East 10.0 acres of Lot 12, Section 278</u> <u>Texas-Mexican Railway Co. Subdivision</u>
	Location <u>The Southwest corner of N. 10th Street and Freddy Gonzalez Drive</u>
	City Address or Block Number <u>1001 Freddy Gonzalez Rd</u>
	Total No. of Lots <u>1</u> Total Dwelling Units _____ Gross Acres <u>4.0</u> Net Acres <u>3.26</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>4.0</u> Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Agricultural</u> Proposed Land Use <u>Commercial</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>297599</u>	
Estimated Rollback Tax Due <u>N/a</u> Tax Dept. Review _____	
Owner	Name <u>Nanak, Ltd, a Texas limited partnership</u> Phone <u>956-655-1870</u>
	Address <u>108 Bluebird Avenue</u> E-mail <u>sotxdgn@aol.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Developer	Name <u>Same as Owner</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooreng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>
Surveyor	Name <u>Robles & Associates - Reynaldo Robles</u> Phone <u>956-968-2422</u>
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>



LOCATION

**PROPOSED
SHEENA'S PLACE
SUBDIVISION**

FREDDY GONZALEZ RD

N 10TH ST

EBONY PLAZA
SUBDIVISION

LOT 2

LOT 3

LOT 4

25

27

28

29

31

32

33

7

6

5

4

3

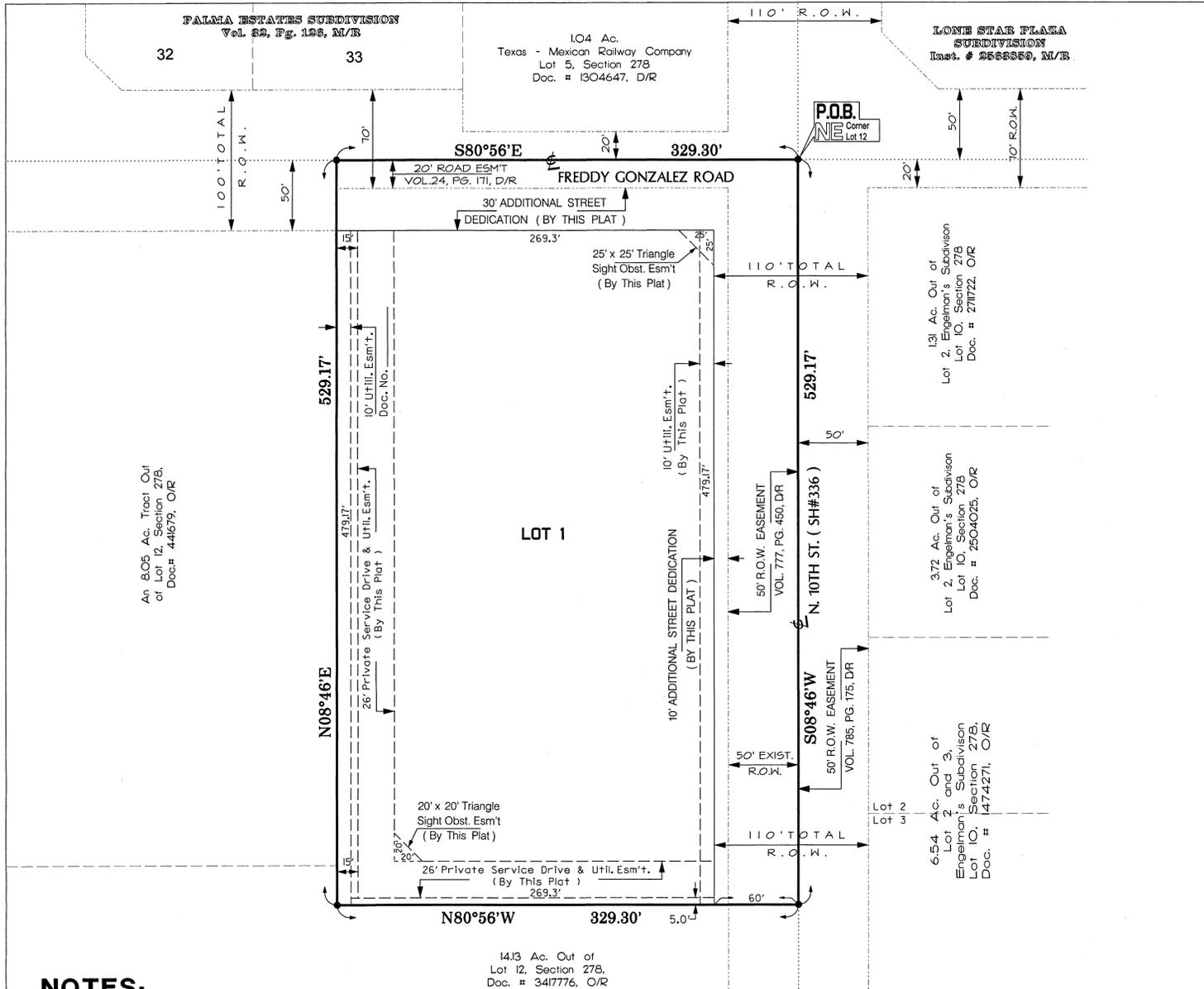
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1

MESTATE

**AS TORRE
SUBDIVISIO**

LOT 1



SUBDIVISION MAP OF SHEENA'S PLACE SUBDIVISION

BEING A SUBDIVISION OF THE NORTH 4.0 ACRES OF THE EAST 10.0 ACRES OF LOT 12 SECTION 278, TEXAS - MEXICAN RAILWAY COMPANY'S SURVEY HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 168 - 171, DEED RECORDS. CONTAINING 4.0 AC. OF LAND, MORE OR LESS

SPOR ENGINEERING CONSULTANTS, INC.
 Consulting Engineers - Civil Land Planning
 FIRM # F-6003
 202 South 4th Street McALLEN, TEXAS 78501
 SEC@sporeng.com (956) 683 1000

STATE OF TEXAS: COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS SHEENA'S PLACE 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, 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.

Nanak, Ltd., a Texas Limited Partnership
 Nanak, Ltd., a Texas Limited Partnership
 Nanak Management L.L.C., its general partner
 By: PARVEEN JAIN - Member / Director
 108 Bluebird Ave.
 McAllen, Texas 78054
 Nanak Management L.L.C., its general partner
 By: SUDESH K. JAIN - Member / Director
 108 Bluebird Ave.
 McAllen, Texas 78054

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEEN JAIN AND SUDESH K. JAIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS: COUNTY OF HIDALGO:

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

REYNALDO ROBLES, RPLS # 4032
 ROBLES AND ASSOCIATE, PLLC
 107 W. HUISACHE ST.
 WESLACO, TEXAS 78596
 TBPELS FIRM No. 10096700
 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.

REGISTERED PROFESSIONAL ENGINEER
 P. E. REGISTRATION No. 56752
 DATE: 03-09-26

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 WHERE IN 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 49.211(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 E. SESIN, P.E., C.F.M.
 GENERAL MANAGER DATE

NOTES:

- SETBACKS
 MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 A. FRONT - 60 FEET OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
 B. REAR - 10 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
 C. SIDES - ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN WHICHEVER IS GREATER.
 D. CORNER - 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000. ZONE "X" UNSHADED IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 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 ALONG NORTH 10TH STREET AND FREDDY GONZALEZ ROAD;
- BENCHMARK.- STATION NAME: MC# 46 SET BY ARANDA & ASSOC. LOCATED ON NORTH 10TH STREET AND FREDDY GONZALEZ. ELEV:104.17
- 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.
- STORM WATER DETENTION OF 0.79AC-FT (34,540 C.F.) IS REQUIRED FOR THIS SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

THE NORTH 4.0 ACRES OF THE EAST 10.0 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 168 - 171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 12, for the northeast corner of the following described tract of land; said point being in the intersection of N. 10th Street (S.H. 336) and Freddy Gonzalez Road; THENCE, with the East line of Lot 12, in N. 10th Street, South 08 Deg. 46 Min. West, 529.17 feet to the southeast corner of the North 4.0 acres of the East 10.0 acres of Lot 12, for the southeast corner hereof; THENCE, with the South line of the North 4.0 acres of the East 10.0 acres of Lot 12, North 80 Deg. 56 Min. West, 329.30 feet to the southwest corner of the North 4.0 acres of the East 10.0 acres of Lot 12 for the southwest corner hereof; THENCE, with the West line of the North 4.0 acres of the East 10.0 acres of Lot 12, North 08 Deg. 46 Min. East at 509.17 feet pass the South line of Freddy Gonzalez Road, and at 529.17 feet, the northwest corner of the North 4.0 acres of the East 10.0 acres of Lot 12, for the northwest corner hereof; THENCE, with the North line of Lot 12, in Freddy Gonzalez Road, South 80 Deg. 56 Min. East, 329.30 feet to the POINT OF BEGINNING; containing 4.00 acres of land, more or less.

- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN
- COMMON AREAS ANY PRIVATE SERVICE DRIVES ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 3/12/2026

SUBDIVISION NAME: SHEENA'S PLACE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street: 60 ft. from centerline for a total of 120 ft. total Row Paving: By State Curb & gutter: By State -Include label of total ROW after dedication, prior to final. -Provide a copy of existing ROW for staff review, prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Freddy Gonzalez Rd: 50 ft. from centerline for a total of 100 ft. ROW Paving; 65 ft. Curb & gutter: Both Sides -Include label of total ROW after dedication, prior to final. -Provide a copy for existing ROW for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
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	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 60 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - 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	Non-compliance

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

SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or in line with existing structures or greater for easements whichever greater applies -Revise plat note as shown above, prior to final. Proposing: 60 feet or greater for easements, or approved site plan, or in line with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. - Proposing: 10 feet or greater for easement or approved site plan. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides : In accordance with the Zoning Ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. -Proposing: According to Zoning Ordinance or greater for easements, or approved site plan whichever is greater. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with the zoning ordinance or greater for easements whichever greater applies. -Revise plat note as shown above prior to final. - Proposing 10 feet or greater for easements or approved site plan, whichever is greater **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage **Zoning Ordinance: Section 138-356</p>	NA
<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 10th Street and Freddy Gonzalez Road. **Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department 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>	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **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>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied

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

<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>Applied</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>
<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: C-3 ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval - If zoning is proposed to be changed, rezoning process would be required. ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. - Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Commercial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. - Commercial developments do not apply to Parks.</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>
<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. *Must comply with City's Access Management Policy.</p>	<p>Applied</p>

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL	Applied

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



LOCATION

FESTATE

ASTORRE SUBDIVISION

LOT 2

LOT 3

LOT 4

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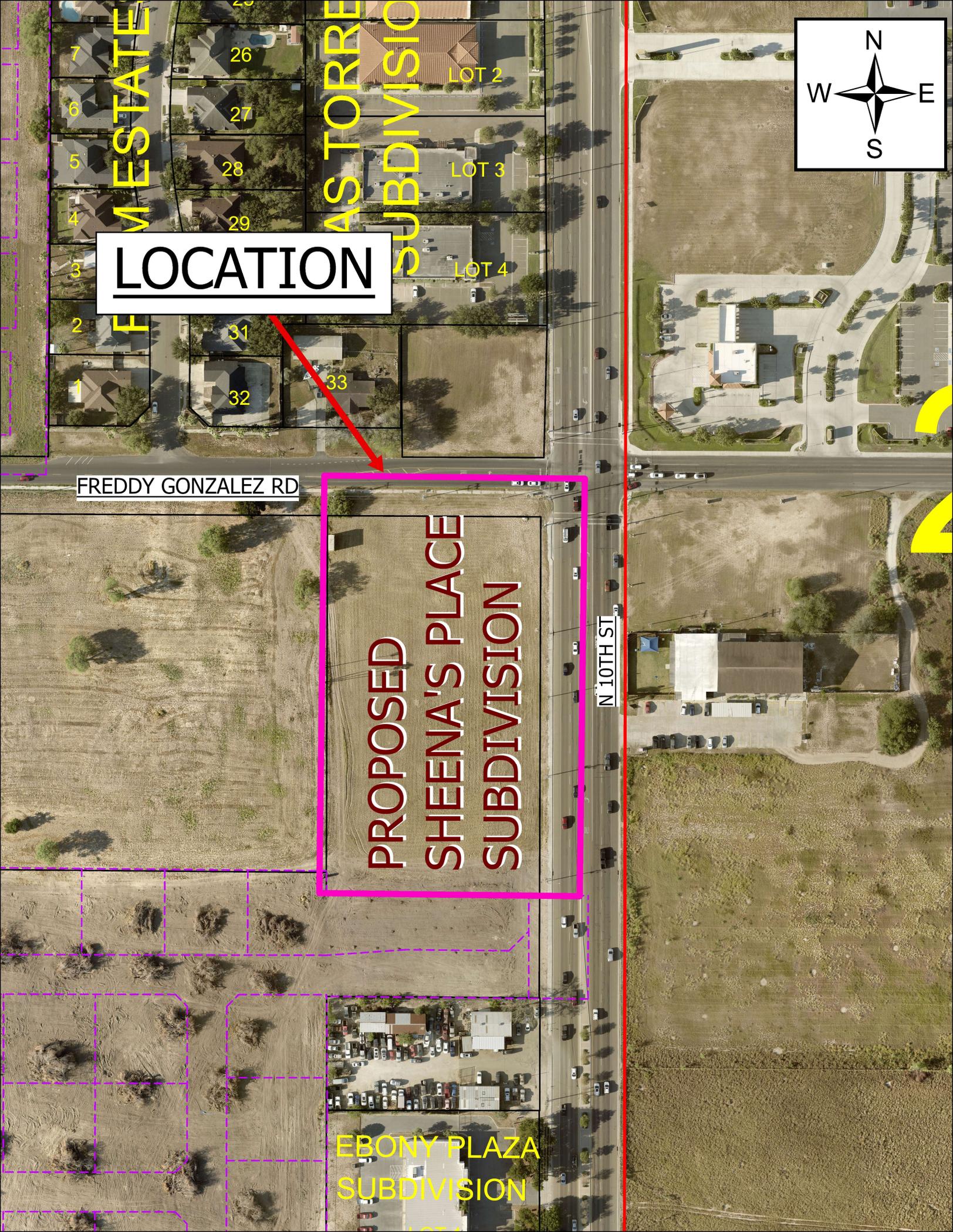
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FREDDY GONZALEZ RD

PROPOSED SHEENA'S PLACE SUBDIVISION

N 10TH ST

EBONY PLAZA SUBDIVISION



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>Russell Creek Phase II</u> Legal Description <u>9.268 acres o/o Tract 1, Lot 3, Section 233 Texas-Mexican Railway Company</u> Location <u>N Depot Rd & Russell Rd, McAllen, Tx</u> City Address or Block Number <u>13801 Av 23rd St</u> Total No. of Lots <u>64</u> Total Dwelling Units <u>64</u> Gross Acres <u>9.268</u> Net Acres <u>8.441</u> <input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>64</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u> Existing Land Use <u>Vacant</u> <u>R-1</u> Proposed Land Use <u>Single Family Residential</u> Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u> Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294701 & 294702</u> Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>
Owner	Name <u>The Centre Offices, LLC</u> Phone <u>(956) 381-0981</u> Address <u>8015 N. Expwy 77 Ste. G1</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com</u> City <u>Olmito</u> State <u>TX</u> Zip <u>78575</u>
Developer	Name <u>The Centre Offices, LLC</u> Phone <u>(956) 381-0981</u> Address <u>8015 N. Expwy 77 Ste. G1</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com</u> City <u>Olmito</u> State <u>TX</u> Zip <u>78575</u> Contact Person <u>Alejandro Najera</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-1981</u> Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Mario Reyna</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>

RECEIVED
FEB 23 2026
 By VR

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

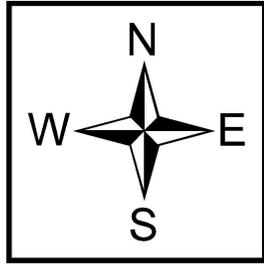
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 01/09/2026

Print Name Melden & Hunt, Inc.

Owner Authorized Agent

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



LOCATION

MILE 9
RUSSELL RD

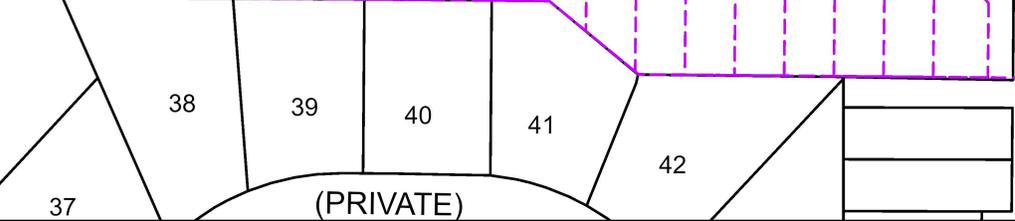
DEPOT
STATION
LOT 1

**PROPOSED
RUSSELL
CREEK
PHASE II
SUBDIVISION**

LOT 1

3

N 23RD ST



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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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 RIGHT OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS COUNTY OF HIDALGO

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

MANAGER _____ DATE _____

A TEXAS LIMITED LIABILITY COMPANY STREET ADDRESS McALLEN, TEXAS 785____

STATE OF TEXAS COUNTY OF HIDALGO

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

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

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

THE STATE OF TEXAS COUNTY OF HIDALGO

(I/WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RUSSELL CREEK SUBDIVISION PHASE II, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF WARRIOR STREET (VINE AVENUE), WARE ROAD (F.M. 2220) FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

MANAGER _____ DATE _____

A TEXAS LIMITED LIABILITY COMPANY STREET ADDRESS McALLEN, TEXAS 785____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR 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: _____



METES & BOUNDS :
A 9.268 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT I, OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO JANE CROSS ENTERPRISES, INC., A TEXAS CORPORATION, BY VIRTUE OF WARRANTY DEED RECORDED IN INSTRUMENT NUMBER: 2013-2460638, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (ORHCT), AND INCLUDING A CALLED 0.20 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO ETHELYN JANE CROSS AND DONALD C. WILLIAMSON BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1516023, ORHCT, SAID 9.268 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND (IN 16446091.6700, E-1075206.5840), AT THE INTERSECTION OF RUSSELL ROAD AND N DEPT ROAD FOR THE NORTHEAST CORNER OF SAID LOT 3, AND OF SAID TRACT I, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 3, AND THE EAST LINE OF SAID TRACT I, A DISTANCE OF 675.44 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO MICHEL W. TRAYLOR & ASHLEY LEE JUNG BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-2495561, ORHCT, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 88 DEGREES 39 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID TRACT I, AND ALONG THE NORTH BOUNDARY LINE OF SAID 1.0 ACRE TRACT, AT A DISTANCE OF 30.00 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 259.73 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID TRACT I, AND ALONG THE WEST BOUNDARY LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 167.71 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 89 DEGREES 28 MINUTES 28 SECONDS EAST, OVER AND ACROSS SAID TRACT I, AND ALONG THE EAST BOUNDARY LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 259.73 FEET TO A CALCULATED POINT LOCATED AT THE EAST LINE OF SAID LOT 3 AND TRACT I FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3 AND TRACT I A DISTANCE OF 226.81 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 58 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID TRACT I, AT 30.00 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 260.46 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND; (L5)

THENCE, NORTH 64 DEGREES 58 MINUTES 00 SECONDS WEST, OVER AND ACROSS SAID LOT 3 AND TRACT I, A DISTANCE OF 167.30 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

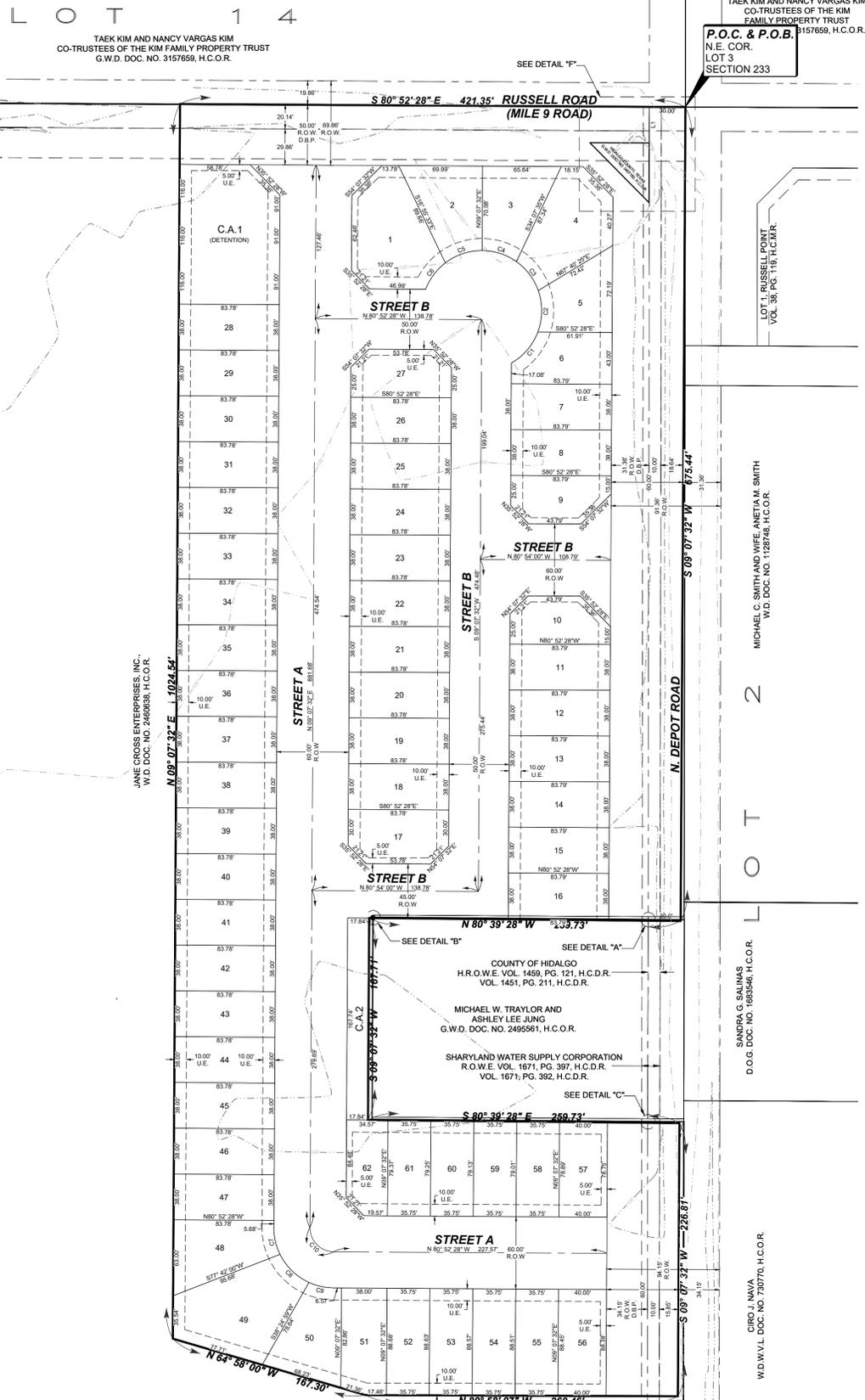
THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, OVER AND ACROSS SAID LOT 3 AND TRACT I, AT 1.00454 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1,024.54 FEET TO A CALCULATED POINT LOCATED AT THE NORTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID TRACT I, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 52 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, AND THE NORTH LINE OF SAID TRACT I, A DISTANCE OF 421.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.268 ACRES OF LAND MORE OR LESS.

GENERAL NOTES

- 1. THE SITE LIES IN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN. ZONE "X" SHOWN ON COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 06, 2000 MAP REVISED TO REFLECT LOMR: MAY 30, 2002
- 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT: 20 FEET OR GREATER FOR EASEMENT SIDE: 10 FEET OR GREATER FOR EASEMENT INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENT GARAGE: 10 FEET OR GREATER FOR EASEMENT 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 4. A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N DEPOT ROAD, AND 4 FT. SIDEWALK ALONG RUSSELL ROAD AND BOTH SIDE OF ALL INTERNAL STREETS
- 5. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT x 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- 6. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.
- 7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. AND WARRIOR DR. (VINE AVE.)
- 8. 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.
- 9. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST CREEK PHASE I (SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
- 10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR RUSSELL CREEK SUBDIVISION PHASE I RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
- 11. COMMON AREA 1 (DETENTION AND COMMON AREA 2 (LANDSCAPING) SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION
- 12. HOMEOWNERS ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT WARE PHASE I SUBDIVISION HOMEOWNERS ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS 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 134-168(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 113 THE OWNERS 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.
- 13. COMMON AREA LOT 1 FOR LANDSCAPING DETENTION PURPOSES ONLY AND COMMON AREA FOR LANDSCAPING PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF McALLEN.
- 14. A TREE TO BE PROVIDED ON EACH LOT (FRONT) EACH TREE MUST HAVE A MINIMUM 2.5" CALIPER.
- 15. TWO PARKING SPACES ARE REQUIRED WITH ONE PARKING SPACE BEYOND THE FRONT YARD SETBACK.
- 16. FIRE HYDRANTS TO HAVE A MINIMUM 3.0' CLEARANCE.
- 17. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF _____

DRAWN BY: A.A. DATE 09/29/2025
DRAWN BY: A.G.P. DATE 02/02/2026
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE



FINAL PLAT OF RUSSELL CREEK SUBDIVISION PHASE II

BEING A SUBDIVISION OF 9.268 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OUT OF TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, H.C.M.R.

TAEK KIM AND NANCY VARGAS KIM CO-TRUSTEES OF THE KIM FAMILY PROPERTY TRUST
P.O.C. & P.O.B. N.E. COR. LOT 3 SECTION 233

MICHAEL C. SMITH AND WIFE ANETIA M. SMITH
W.D. DOC. NO. 1128748, H.C.O.R.

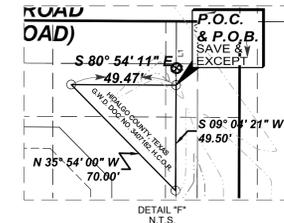
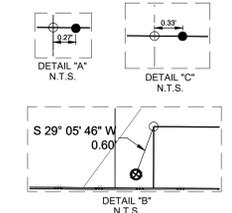
SANDRA G. SALINAS
D.O.G. DOC. NO. 188356, H.C.O.R.

CIRILO J. NAVA
W.D. W.V.L. DOC. NO. 75070, H.C.O.R.

SANDRA G. SALINAS
D.O.G. DOC. NO. 143589, H.C.O.R.

Curve Table with columns: Curve #, Delta, Radius, Length, Chord Direction, Chord Length, Tangent. Includes a scale of 1" = 60'.

- LEGEND: FOUND No. 4 REBAR, FOUND No. 5 REBAR, SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- G.W.D. - GENERAL WARRANTY DEED
- E.R.O.W. - EASEMENT AND RIGHT OF WAY
- R.O.W.E. - RIGHT-OF-WAY EASEMENT
- H.R.O.W.E. - HIGHWAY RIGHT OF WAY EASEMENT
- C.S.W.D. - CORRECTION SPECIAL WARRANTY DEED
- W.D.W.L. - WARRANTY DEED WITH VENDOR'S LIEN
- D.O.G. - DEED OF GIFT
- S.W.D. - SPECIAL WARRANTY DEED
- W.D. - WARRANTY DEED
- G.D. - GIFT DEED
- DOC. NO. - DOCUMENT NUMBER
- VOL. - VOLUME
- P.G. - PAGE
- AC. - OF ONE ACRE
- D.B.P. - DEDICATED BY THIS PLAT



STATE OF TEXAS COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 09/08/2023 ENGINEERING JOB NO. 20145.00



STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-27-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE SURVEYED: 11-27-18 T-1047, PAGE 07 SURVEY JOB NO. 18207 08



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

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



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/6/2026

SUBDIVISION NAME: RUSSELL CREEK PHASE II SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Russell Road (Mile 9 Road): Dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions required: -Show centerline - Existing Transmission powerline poles along Russell Road appears to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmissions powerlines poles as applicable, prior to final. - Russell Creek Phase I, shows a 20 foot existing ROW from centerline. Russell Road Phase II, Does not show the same. Please clarify, prior to final. -The two subdivisions to the west of the property shows a 25 ft M.V.E.C easement and ROW, please clarify if that easement will travel to the property. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>N. 23rd Street (Depot Road): Dedication for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions required: - Label street name as shown above, prior to final. - Please label how existing ROW was dedicated. Provide document numbers for existing ROW and provide copies for staff review, prior to final. -Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. -Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. - Please label "Total, existing, etc." prior to final -As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Street: 50 ft. of R.O.W Paving: 32 ft. Curb & gutter: both sides Revisions Required: - Street names to be finalized, prior to recording. - Russell Creek Subdivision provided a stub out between lots 58 & 59. Russell Creek Phase II, approximately between lots 30 and 31 does not show the connection. Please revise layout, 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

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

<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 600 ft. Maximum Cul-de-Sac -As per traffic dept. Must provide a cu-de-sac on the south most proposed street. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	
<p>*Front: 25 ft or greater for easements -Revisions required: - add plat note as stated above, prior to final. *(Proposing): 20 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater for easements. Revisions required: - revise plat note as stated above, prior to final. - There is no rear setback on setback plat note, please revise accordingly. (Proposing): 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: 6ft or greater for easements. Revisions required: - add plat note as stated above, prior to final. (Proposing) 5 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Corner: 10 ft or greater for easements Revisions required: - Add plat note as stated above, prior to final. - Add a separate plat note regarding corner lots. -Sides are repeated twice. (Proposing) 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road) and both sides of interior streets. Revisions Required: - Revise plat note as stated above, prior to final. -May increase to 5 ft. as per Engineering Department **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 - Revisions required: - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Revisions Required: - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Russell Road and North 23rd Street (Depot Road) Revisions Required: - Add plat note as stated above, prior to final. -Plat note reference N. ware road and vine, please revise prior to final. **Must comply with City Access Management Policy</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<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>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<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>	Required
<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>	Required

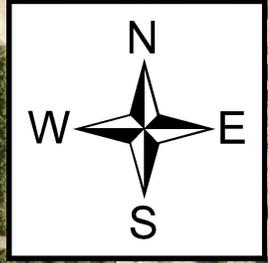
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LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area Revisions required: - Minimum lot width should be 5,000 sq ft. with a frontage of 50 ft. Lots do not meet the requirements. **Zoning Ordinance: Section 138-356	Applied
	Non-compliance
ZONING/CUP	
* Existing: R-1 (Single-Family Residential- OC) Proposed: R-1 (Single-Family Residential- OC) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -No rezoning has been submitted at this time.	Applied
	Applied
PARKS	
* Land dedication in lieu of fee. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 62 lots. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 62 lots. * Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of \$700 per dwelling unit to be paid prior to recording. A park fee of \$43,400 (62 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 62 lots.	Required
	Required
	Required
TRAFFIC	
* 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.	Non-compliance
	Required

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COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Subdivision must be recorded with PUD.-As per traffic dept. Must provide a cu-de-sac on the south most proposed street. 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.-Street names to be finalized, prior to recording.-Russell Creek Subdivision provided a stub out between lots 58 & 59. Russell Creek Phase II, approximately between lots 30 and 31 does not show the connection. Please revise layout, prior to final.-Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc.-Submit gate details as applicable, finalize prior to final.-If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.</p>	Applied

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LOCATION

**MILE 9
RUSSELL RD**

**DEPOT
STATION
LOT 1**

**PROPOSED
RUSSELL
CREEK
PHASE II
SUBDIVISION**

LOT 1

3

N 23RD ST

