

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MARCH 3, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

**CALL TO ORDER -**

**PLEDGE OF ALLEGIANCE -**

**INVOCATION -**

**1) MINUTES:**

- a) Approval of December 16, 2025 meeting minutes.
- b) Approval of January 6, 2026 meeting minutes.

**2) PUBLIC HEARING**

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

**1. Rezoning from C-3 (General Business-OC) and R-2 (Duplex-Fourplex-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 REZ2025-0257**

Main Place Subdivision, Lot 5 and Quincy Subdivision, Lots 1–4, Hidalgo County, Texas  
1501-1613 Expressway 83

Quincy Subdivision, Lots 6-7, Hidalgo County, Texas  
1701-1705 Expressway 83

Valram Heights Subdivision Lots 1A-2B, Hidalgo County, Texas and PID 211089  
2601-2901 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lots 2-3, O'Neal Subdivision, | Lot 1, Hidalgo County, Texas  
and PID 211078, 211081, 211079, 195365  
3317-3621 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lot 1, Hidalgo County, Texas and PID 211084  
3100-3212 Colbath Avenue

Speedy Stop Subdivision, Lot A, Hidalgo County, Texas and PID 230736 and 230735  
1600-1606 South 23rd Street

Velez Subdivision, Lot 1, Hidalgo County, Texas  
1713 Quebec Avenue

Quincy Subdivision, Lot 18, Hidalgo County, Texas

1600 Richmond Avenue

Quincy Subdivision, Lots 12-15, Hidalgo County, Texas

1612-1704 Richmond Avenue

Main Place Subdivision, Lot 4, and South Main Street Subdivision, Block 1 Lot 9, Hidalgo County, Texas

1400–1405 Savannah Avenue

South Main Street Subdivision, Block 4 Lots 1-2, Hidalgo County, Texas

1717-1721 Savannah Avenue

South Main Street Subdivision, Block 2 Lots 8-10, Hidalgo County, Texas

1401-1409 Toronto Avenue

Jones Subdivision, Lot 1, Hidalgo County, Texas

1821 South Bicentennial Boulevard

Main Place Subdivision, Lots 2-3 and Common Area, Hidalgo County, Texas

1800-1812 South 16th Street

Main Place Subdivision, Lot 1, and South Main Street Block 1 Lots 10-12, Hidalgo County, Texas

1800-1916 South Main Street

Quincy Subdivision, Lot 5, Hidalgo County, Texas

1617 Expressway 83

- 2. Rezoning from C-1 (Office Building-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0260**

South Main Street Subdivision Lots 3-4, Block 4, Hidalgo County, Texas

1711-1715 Savannah Avenue

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

**CASE REZ2025-0261**

South Main Street Subdivision Lots 1-8, Block 1, Hidalgo County, Texas

1409-1517 Savannah Avenue

South Main Street Subdivision Lots 13-20, Block 1, and Lots 1-7, Block 2, Hidalgo County, Texas

1408-1517 Toronto Avenue

South Main Street Subdivision Lots 5-13, Block 4, Hidalgo County, Texas

1601-1705 Savannah Avenue

South Main Street Subdivision Lots 14-26, Block 4, and Lots 1-13, Block 3, Hidalgo County, Texas

1600-1721 Toronto Avenue

- 4. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0012**

El Collado Lot 12, Hidalgo County, Texas

2538 and 2540 Savannah Avenue

- 5. Rezoning from R-2 (Duplex Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0258**

Quincy Subdivision Lots 16-17, Hidalgo County, Texas  
1604 & 1608 Richmond Avenue

- 6. Rezoning from R-3A (Multi-Family Residential Apartments-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0011**

McAllen Builders Subdivision Lot 73, Hidalgo County, Texas  
2132 South 32nd Street

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

**CASE REZ2026-0013**

Colbath Plaza Lot 1, Hidalgo County, Texas  
1901 South Taylor Road

- 8. Rezoning from A-O (Agricultural and Open Space – OC) District under the Old Code (OC) to A-O (Agricultural and Open Space – UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0245**

1450 South Jackson Road (PID: 509982)  
1208 East Jackson Avenue (PID: 508228 & 655625)

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

**CASE REZ2026-0263**

Toys R Us Subdivision, Lot 1A, Hidalgo County, Texas  
1109 Expressway 83  
1101 Expressway 83 (PID: 503420)  
CW Manhattan No. 1 Subdivision, Lot A, Hidalgo County, Texas  
901 Expressway 83  
Red Lobster Subdivision, Lot 1, Hidalgo County, Texas  
701 Expressway 83  
Tex-Mex Ut. No. 2 Subdivision, Lot 1 and PID 211084  
3100-3212 Colbath Avenue  
Savannah Park Subdivision, Lots 1A-2A & 4A, Hidalgo County, Texas  
601 & 617 U.S Expressway 83  
Circuit City Subdivision, Lot 2A, Hidalgo County, Texas  
501 Expressway 83  
Circuit City Subdivision, Lot 1, Hidalgo County, Texas

507 Expressway 83  
McAllen Methodist Hospital Subdivision, Lot 1, Hidalgo County, Texas  
301 Expressway 83  
Property ID 230478; McAllen Methodist Hospital Subdivision, Lots 4-AR & 5-BR; Parc Pointe, Lot A; Studio Plaza Subdivision, Lot 1; Savannah Professional Subdivision, Lots 1 & 2; Funville Subdivision, Lots 1-6 and Lots 9-11, Hidalgo County, Texas  
501-809 Savannah Avenue  
McAllen Methodist Hospital Lot 2B, Hidalgo County, Texas  
1800 South 5th Street  
Savannah Park Subdivision, Lot 5A, Hidalgo County, Texas  
1800 South 6th Street  
International Bank Subdivision, Lot 1-A, Artie Eugenia Subdivision, Lot 1; HLH Enterprise Inc, Lot 1 A; Funville Lot 12A; Granada Inn, Lot 1; La Copa Hotel-S 10th St, Lot 1; Texas State Bank La Plaza Mall, Lot 1, & PIDS 189483, 184345, 154238, 154242, Hidalgo County, Texas  
1700-2020 South 10th Street  
1823 South 11th Street (PID: 1124935 & 696092)  
La Plaza Subdivision, Lot 3A, Hidalgo County, Texas  
1500 Wichita Avenue  
1700 Uvalde Avenue (PID: 189497)  
1700 Wichita Avenue (PID: 189495)  
La Plaza PH 1A Subdivision, Lots 1B, 2B, 4A, 6B, 3C and 7, Hidalgo County, Texas  
2200 South 10th Street

**10. Rezoning from C-1 (Office Building Office-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2025-0259**

David Farb Subdivision, Lot A, Hidalgo County, Texas  
101 Expressway 83  
Tavarez Medical Center Subdivision, Lot 1, Hidalgo County, Texas  
100 Ridge Road  
Ridgeview Place Unit No. 1, Lots 1-4, Hidalgo County, Texas  
1901 - 1913 South 1st Street  
Ridgeview Place Unit No. 1, Lots 5 & 6, Hidalgo County, Texas  
105 - 109 East Toronto Avenue  
Ridgeview Place Unit No. 1, Lots 7A & 8A, Hidalgo County, Texas  
201 - 205 East Toronto Avenue  
Medical Estates Unit No. 2, Lot 1, Hidalgo County, Texas  
110 East Savannah Avenue  
Medical Estates Unit No. 1, Lot 1, Hidalgo County, Texas  
222 East Ridge Avenue  
HCA Rio Grande Regional Subdivision, Lots 1 & 2, Hidalgo County, Texas  
1801 - 1809 South Cynthia Street  
1901 South Cynthia Street (PID 513301)  
Med Plex South Subdivision, Lots A, B & C, Hidalgo County, Texas  
1913 - 2101 South Cynthia Street  
500 East Ridge Rd (PID 552572)  
Medcath Subdivision, Lot A, Hidalgo County, Texas  
1900 South D Street

Timberwalk Subdivision, Lot 1, Hidalgo County, Texas  
510 East Ridge Rd  
Timberwalk Subdivision No. 2, Lot A, Hidalgo County, Texas  
1817 South D Street  
Timberwalk Subdivision No.3, Lot 1, Hidalgo County, Texas  
1901 South D Street  
Ridgeview Place Unit No. 3, Lot 2, Hidalgo County, Texas  
2010 South Cynthia Street

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

**CASE REZ2026-0001**

3001 Expressway 83 (PID: 531528)

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

**CASE REZ2026-0002**

Judco No. 2 Subdivision Lots 1-2, Hidalgo County, Texas  
3025 Expressway 83  
3101 Expressway 83  
Foodmaker Subdivision Lot A, Hidalgo County, Texas  
1601 South 23rd Street  
1605 South 23rd Street (PID: 185472)  
Martinez Subdivision Lot 1, Hidalgo County, Texas  
1609 South 23rd Street  
D. Castilla Subdivision Lot 1, Hidalgo County, Texas  
1809 South 23rd Street  
Martinez Subdivision Unit 2 Lot 1, Hidalgo County, Texas  
1900 South 23rd Street  
2900 Colbath Road (PID: 211087)

**13. Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-1 (Single-family Residential-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0016**

Villa Hermosa Subdivision, Hidalgo County, Texas  
1200-1332 E. Agusta Avenue (Lots 10-40, Common Area, Block 1)  
3400-3525 South "M" Street (Lots 1-9 and Lots 41-52, Block 1)  
3400-3500 South Jackson Road (Lots 1 and 2, Block 2)  
Georgetown Park Subdivision, Hidalgo County, Texas  
3400-3533 South "K" Center Street (Lots 1-21 and Common Lots A and B)  
3402-3534 South "K" Lane (Lots 22-54)  
3400-3528 South "L" Street (Lots 55-84 and Common Lot C)  
1400 East El Rancho Road (PID 568175)

1400 East El Rancho Road Rear (PID 568148)

1412 East El Rancho Road (PID 568149)

**14. Rezoning from C-2 (Neighborhood Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties**

**CASE REZ2026-0017**

4200 South McColl Road (PID: 817895)

**b) REZONING:**

1. Rezone from R-1 (Single Family Residential - OC) District to C-1 (Local Commercial-UDC) District: Lot 13, Block 9, Milmor Subdivision, Hidalgo County, Texas; 1320 Kendlewood Avenue **(REZ2026-0014)**
2. Rezone from I-1 (Light Industrial-OC) District to A-O (Agricultural and Open Space-UDC) District: 10.94 Acres out of Lot 1, Section, 3, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 7401 South 10th Street Rear 5. **(REZ2025-0270)**
3. Rezone from R-3A (Multifamily Residential Apartment-OC) District to R-1 (Low Density Residential-UDC) District: A 24.457-acre tract of land out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 801 South Taylor Road. **(REZ2026-0015)**
4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 9, Hackberry Terrace Subdivision, Hidalgo County, Texas; 220 Hackberry Avenue **(REZ2025-0275)**

**c) CONDITIONAL USE PERMITS:**

1. Request of Perla M. Ruiz, for a Conditional Use Permit, for one year, for a Home Occupation (Salon) at Lot 163, Cascada at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 14103 Wichita Falls. **(CUP2026-0003)**
2. Request of Muhammad Akhtar on behalf of MFLP Properties for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop (Vape Time McAllen, LLC.) at Lot A, Tiffany Plaza Subdivision, Hidalgo County, Texas; 1001 South 10th Street Suite Q **(CUP2025-0131)**
3. Request of Jhossep J. Gil Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Bar (Toloa Rooftop) at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue Suite 360. **(CUP2025-0002)**

**d) SUBDIVISION:**

1. EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION, 506 N 6TH ST., FAITH DEVELOPMENT LEASING, LLC, **(SUB2026-0031) (FINAL) STIG**

2. BALBOA ACRES SUBDIVISION LOT 5, BLK 19 (EAST HALF), 3111 DAYTONA AVENUE, ANARCASIS DAVILA (SUB2026-0035) (FINAL) SEA
3. BALBOA ACRES SUBDIVISION LOT 5, BLK 19 (WEST HALF) 3113 DAYTONA AVENUE, ANARCASIS DAVILA (SUB2026-0034) (FINAL) SEA
4. RANCHO LOT 45A SUBDIVISION, 5408 S. 27TH STREET, ADOLFO CORTINA JR, (SUB2025-0126) (REVISED PRELIMINARY) SEA

**3) CONSENT:**

- a) THE WARE DISTRICT SUBDIVISION, 3700 LARK AVENUE, RENE GONZALEZ (SUB2026-0032) (FINAL) RPLX

**4) SUBDIVISIONS:**

- a) LAS BRISAS PHASE II SUBDIVISION, 3105 MONTE CRISTO ROAD, RHODES DEVELOPMENT, INC. (SUB2025-0111) (FINAL) (TABLED ON 02/17/2026) M&H
- b) MEDITERRANEAN SUBDIVISION, 13931 N. WARE ROAD, ANCER PROPERTIES, LLC, (SUB2024-0026) (REVISED FINAL) TRE
- c) MY HOME CROSSING DREAMS, 11 S. 29TH STREET, MY HOME, LLC, (SUB2025-0120) (REVISED PRELIMINARY) (TABLED ON 02/17/2026) MAS
- d) MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION, 1619 GALVESTON AVENUE, MARC & ANGELA MILLIS, (SUB2025-0131) (REVISED PRELIMINARY) (TABLED ON 01/21/26) (REMAINED TABLED ON 02/17/2026) SEA
- e) ALHAMBRA ON 10TH SUBDIVISION PHASE II, 11401 N. 10TH STREET, MOUAYAD DEVELOPMENT, LLC (SUB2026-0022) (PRELIMINARY) RPLX
- f) COASTAL KING - MCALLEN SUBDIVISION, 11600 N. 23RD STREET, COASTAL KING, LTD/ROBERT HART, (SUB2026-0024) (PRELIMINARY) RGE
- g) MCMEXICO ESC SUBDIVISION, 2700 MILITARY HWY, MCMEXICO ESC, LLC, (SUB2026-0027) (PRELIMINARY) ECP
- h) MCALLEN FLEX COMPLEX SUBDIVISION, 2100 N. MCCOLL ROAD, PAMOTA, LLC, (SUB2026-0021) (PRELIMINARY) RE
- i) 3V'S SUBDIVISION, 1916 N. TAYLOR ROAD, ERIK A. NELSON VILLARREAL (SUB2026-0028) (PRELIMINARY) TRE
- j) CASCADA AT CHAMPION LAKES SUBDIVISION, 3300 AGUSTA AVENUE, VILLA DE SANTIAGO, LLC (SUB2026-0025) (PRELIMINARY) STIG
- k) IMPERIO ESTATES PHASE II SUBDIVISION, 8600 N. 29TH STREET, HOLLYWOOD DEVELOPMENT & CONSTRUCTION, LLC (SUB2026-0029) (PRELIMINARY) RDE
- l) NUBE AT TAYLOR SUBDIVISION, 1301 S. TAYLOR ROAD, ALPEG PROPERTIES, LLC (SUB2026-0023) (PRELIMINARY) QHA

**m) SECOND ACT SUBDIVISION, 1708 KENDLEWOOD AVENUE, RGVSF PROPERTIES, LLC, (SUB2026-0026) (PRELIMINARY) BIG**

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

**5) DISCUSSION:**

**6) INFORMATION ONLY:**

**ADJOURNMENT:**

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, December 16, 2025 at 3: 30p.m.at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel	Vice Chairperson
	Jesse Ozuna	Member
	Raul Sesin	Member
	Reza Badiozzamani	Member
Absent:	Marco Suarez	Chairperson
	Emilio Santos	Member
	Jose L. Caso	Member
Staff Present:	Michelle Rivera	Deputy City Manager
	Martin Canales	Assistant City Attorney III
	Omar Sotelo	Planning Director
	Eduardo Garza	Development Coordinator
	Kaveh Forghanparast	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Samantha Trevino	Planner II
	Porfirio Hernandez	Planner II
	Nicolas Lopez	Planner II
	Even Gonzalez	Development Engineer
	Miguel Hernandez	Planner Technician I
	Carmen White	Administrative Assistant
	Ofelia Camacho	Administrative Assistant

**CALL TO ORDER** – 3:37 pm Mr. Gabriel Kamel, Vice Chairperson

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Jesse Ozuna

**1) MINUTES:**

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

Being no discussion, Mr. Jesse Ozuna motioned to approve September 24,2025 minutes. Chairperson Mr. Jose Caso second the motion with four members present and voting.

**2) PUBLIC HEARING:**

**a) REZONING:**

1. Rezone from R-4 (Mobile Home & Modular Home-OC) District to C-2 (Regional Commercial-UDC) District: a 1.12 Acre and 0.372 Acre tract of land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 200 & 216 Date Palm Avenue. **(REZ2025-0267)**

Mr. Porfirio Hernandez stated that the subject property is the subject property is located on the northwest corner of Date Palm Avenue and North 2nd Street. The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for retail office use.

The adjacent properties are zoned R-4 (Mobile Home & Modular Home–OC) District to the north, east and west, C-3 (General Business–OC) District to the south and I-1 (Light Industrial-OC) District to the east.

Surrounding land uses include, single-family residences, mobile homes, commercial businesses and Fireman’s Park.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also support townhomes, duplexes and multifamily housing options. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

The development trend in this area along North 2nd Street is commercial, industrial, and mobile home park.

The earliest zoning record found for the properties, indicating an R-4 zoning designation, dates back to 1979.

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.

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

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

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

Vice Chairperson Mr. Gabriel Kamel. asked if there was anyone present in opposition of the proposed rezoning request.

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

2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. **(REZ2025-0252)**

Mr. Nicolas Lopez stated that the subject property is The subject property is located along the northwest corner of Erie Avenue and South 28th Street and is currently zoned R-1 (Single-Family Residential-OC) District. PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District for a proposed duplex apartment.

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

and R-2 (Duplex-Fourplex Residential-OC) District to the west.

Surrounding land uses include single-family residences and duplexes.

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

The development trend in this area is primarily single-family residential and duplex-fourplex residential.

This tract was zoned R-2 (Duplex-Fourplex Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

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

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

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

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

Board member Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

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

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 917 North 9th Street. **(REZ2025-0255)**

Mr. Nicolas Lopez stated that the subject property is located on the south side of Jasmine Avenue, west of North 9th Street. PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north and east, R-2 (Duplex-Fourplex Residential-OC) District to the south, and C-3 (General Business-OC) to the west.

Surrounding land uses include, single-family residences, duplex residences, and office/retail.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also supports townhomes, duplexes and multifamily housing options.

The development trend along this area is single-family residences, duplexes, and commercial.

The earliest zoning record found for the property, indicating an R-2 zoning designation, dates back to 1979.

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

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

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

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

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

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

4. **Rezone from R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial-UDC) District: 0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas; 301 South Taylor Road (REZ2025-0253)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the east side of South Taylor Road south of U.S. Highway 83 and is currently zoned R-3A (Multifamily Residential Apartments-OC) District.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed coffee/ European pastry shop.

The adjacent properties are R-4 (Mobile Home and Modular Home-OC) District to the north, R-3A (Multi-Family Residential-OC) District to the east and R-2 (Medium Density Residential-UDC) District to the south. The property on the west side of South Taylor is outside the City Limits.

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

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

The development trend of this area is primarily single-family residential and mobile homes.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The C-2 designation would allow for higher intensity uses that would not be compatible with the surrounding neighborhood residences including, bars, mechanic shops, retail plazas etc.

Any future constructions must comply with all development and conditional use permit requirements

where applicable under the UDC.

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

Staff recommends disapproval of the rezoning request to C-2 (Regional Commercial-UDC) District, alternatively staff recommends approval to C-1 (Local Commercial-UDC).

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

Rene Guillen, 4504 W Maple Avenue, was clarifying the business he was going to built

After brief discussion, Mr. Reza Badiozzamani moved to approve with staffs recommendation. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

5. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: A 0.10-acre tract of land out of Lots 5-9, Block 2, Guerra's Addition Subdivision, Hidalgo County, Texas; 808 South 19th Street **(REZ2025-0254)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the west side of South 19th Street and south of Houston Avenue and is currently zoned R-2 (Duplex-Fourplex Residential -OC) District.

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

The adjacent properties are R-3T (Multifamily Residential Townhouse-OC) District to the north and east, and R-2 (Duplex-Fourplex Residential-OC) District to the west and south.

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

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

The development trend of this area is primarily single-family residential homes and townhomes.

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

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

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

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

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

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

After Board members voting, Reza Badiozzamani questioned the rezoning case what was being proposed for this townhome.

6. Rezone from R-3T (Multi-Family Residential Townhomes-OC) District to R-3 (High-Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County, Texas; 3400-3622 Zinnia Avenue (**REZ2025-256**)

Ms. Samantha Trevino stated that the subject property the subject property is located along the east side of North Ware Road, south of Dove Avenue and is currently zoned R-3T (Multi-Family Residential Townhouse-OC) District

The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District in order to build townhomes.

The adjacent properties are R-1 (Single-Family Residential-OC) District in all directions, and C-3L (Light Commercial-OC) District to the north.

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

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

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

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (Medium Density Residential-UDC) District is equivalent to the existing R-3T- Multi-Family Residential Townhouse-OC) District.

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

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

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

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

Anne Anderson 3508 Yacca Avenue. She was questioning the rezoning case regarding the proposal of this item, because she mentions where her property will be affected.

Being no discussion, Mr. Reza Badiozzamani moved to approve. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

7. Rezone from R-4 (Mobile Home & Modular Home-OC) District to R-1 (Low Density Residential-UDC) District: 0.16 of an acre tract of land out of Lot 8, Section, 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 302 Date Palm Avenue (**REZ2025-0266**)

Mrs. Samantha Trevino stated that the subject property is located along the north side of Date Palm Avenue, between North 2nd Street and North 4th Street and is currently zoned R-4 (Mobile Home & Modular Home-OC) District.

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

The adjacent properties are C-3 (General Business-OC) District to the south, and R-4 (Mobile Home & Modular Home-OC) District to the north, east and west.

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

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

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

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

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

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

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

#### **b) CONDITIONAL USE PERMITS:**

1. Request of Dalinda Alcantar on behalf of Boys & Girls Club of McAllen, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Boys and Girls Club of McAllen) at Lot 67 & W 3 AC of Lot 70 Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2400 Jordan Road. (**CUP2025-0103**)

Ms. Samantha Trevino stated that the subject property is located along the south side of Jordan Road, east of South 26th Street and is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east, R3-A (Multi-family Residential Apartment-OC) District and R-2 (Duplex-Fourplex Residential-OC) District to the north and R-1 (Single-Family Residential-

OC), R-1 (Low-Density Residential-UDC), and R-2 (Medium-Density Residential-UDC) District to the west and A-O (Agricultural and Open Space-UDC) District to the South. An institutional use is permitted in an R-1(OC) District and in compliance with all requirements.

A CUP for an institutional use application was submitted October 10, 2025. The property was previously occupied and used as James Bonham Elementary School.

The applicant is proposing to convert the existing building into a Boys and Girls Club of McAllen Facility along with an addition of a Community Center, gym, cafeteria, and sports facility.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has direct access to Jordan Road.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Parking requirement will be calculated at the time of building permit as per the Unified Development Code: 1 parking space is required for every 500 square feet of indoor space and 1 parking space will be required for every 2500 square feet of outdoor activity space.
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

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

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

Staff recommends approval of the Conditional Use Permit request for Life of the Use subject to compliance with the stated conditions, including Section 138-118 of the Zoning Ordinance, Fire and Building Department requirements.

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

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

2. Request of Ahmed Alsabahi, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Blazin Smoke Shop) at Lot 1B, McAllen Convention Center Subdivision, Hidalgo County, Texas; 3400 Expressway 83, Suite 120. **(CUP2025-0113)**

Ms. Samantha Trevino stated that the subject property the subject property is located along the southeast corner of Ithaca Avenue and South Ware Road. The property is zoned C-3 (General Business-OC) District and the adjacent zoning is C-3 District to the north, east and south and A-O (Agricultural and Open Space-OC) District. Surrounding land uses include commercial uses and a public park. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

This is the first Conditional Use Permit (smoke shop) application submitted for this location.

The vape shop is proposed to operate from a 1761 square foot commercial suite. The proposed hours of operation for the smoke shop are from 9 A.M. to 2:00 A.M. from Monday to Sunday. A minimum of 18 parking spaces are required based on the square feet of retail plaza. Inspections from the Health Department have been completed, and the Fire Department is still pending review.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of publically owned land to the west (West Side Park).
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access through Ithaca Avenue and South Ware Road.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there are approximately 180 parking spaces being provided as common parking for the plaza. A minimum of 18 parking spaces are required for this vape shop.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

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

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

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

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

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

After brief discussion, Mr. Raul Sesin moved to disapprove with a favorable recommendation. Board member Mr. Jesse Ozuna second the motion with four members present and voting.

3. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83  
**(CUP2025-0095)**

Mr. Nicolas Lopez stated that the subject property the subject property is located on the Southwest corner of Expressway 83 and South 26th Street. The property is zoned C-3 (General Business) District. Surrounding land uses includes single-family residential, and General Business District. A portable building is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

This was the first Conditional Use Permit application for this property.

The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office use for a vehicle dealership;
2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet.;
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
4. Portable buildings shall be with garbage and trash collection services.

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

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

Staff recommends approval of the request, for one-year subject to compliance with requirements set forth in Section 138-118(3) of the Zoning Ordinance, all other applicable Ordinance, including Building Code, and Fire Safety Code requirements.

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

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

4. Request of David M. Rossow, for a Conditional Use Permit for two years, and adoption of an Ordinance, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 35. **(CUP2025-0112)**

Mr. Nicolas Lopez stated that the subject property the property is located at the southeast corner of Nolana Avenue and North 10th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District in all directions. Surrounding land uses include retail, office, restaurant, apartments, and medical office. A vaporizer store is permitted in the C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.

The original CUP for a smoke shop for the subject property was approved by City Commission on November 14, 2022 for one year. The latest CUP application for smoke shop was approved on February 26, 2024 for one year.

The applicant is proposing to operate a vaporizer store only, and storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 9:30 a.m. to 1:00 a.m., Monday through Sunday.

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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The subject property is within 400 feet of multifamily residential properties.

- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Nolana Avenue and North 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. The 1,350 square feet commercial suite requires five parking spaces, which is provided within 55 shared parking spaces for the plaza.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on noncompliance with requirement number 1: The subject property is within 400 feet of multifamily residential properties.

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

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

### **3) CONSENT:**

- a) Ali Subdivision, 4617 N. Jackson Road, Abraham Ali Mendiola, **(SUB2025-0177) (FINAL) SSMV**
- b) Matias Estates Subdivision, 11600 N. 29TH Street, Matias Gonzalez, **(SUB2025-0175) (FINAL) M&H**

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

#### 4) SUBDIVISIONS

- a) Hidden Grove Estates Subdivision, 8601 N 2ND St, J&D Produce, Inc., (SUB2025-0172)  
(FINAL) M&H (Tabled on 12/02/2025)

Ms. Natalie Moreno stated that the property located on North 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. curb & gutter on both sides. Revisions needed: The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording. Please provide staff with copy of existing R.O.W. documents for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior Street: 50 ft. R.O.W. Paving: 40ft. curb & gutter on both sides. A 40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. Knuckle to be provided on the internal street. Need to label the Center Line (C.L.) of internal street. Need to provide Gate Details for staff review prior to final. Street name will be established prior to final. Finalize street name requirement prior to final. Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft. paving face to face on each side and 4 ft. sidewalk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. Variance was approved on 11.24.25. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. 600ft.Maximum Cul-de-Sac. Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 600 ft. maximum block length requirement. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. The variance was approved on 11.24.25 Subdivision Ordinance: Section 134-105. \* Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356" Rear: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Sidewalks. 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: Revise plat #6 as shown above prior to recording. Plat references incarnate word and North 3rd Street; please make correction, prior to recording. Subdivision Ordinance: Section 134-120" Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 2nd Street. As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision

is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: HOA covenants would need to be submitted for staff review. Need to add a plat note with a space to cross-reference the recorded HOA document number. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot dedication min. 25 frontage on street. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, full park fees must be paid, prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$2,800) are based on the \$350 per 8 proposed dwelling units, which is needed prior to recording, and \$350 per 8 dwelling units must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. The variance request was denied, Full Park fees must be paid, prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has been approved, no TIA required. The engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. The requests are 1. 58.73 ROW with 20ft of paving and 4 ft. sidewalk on the north side only. 3. cul-de-sac requirement exceeding. Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. Contour lines on the plat are missing the elevations. Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork, etc. Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. If there were multiple owners on the LLC, owner's authorization letters would be required for each owner. Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. Needs to provide for a knuckle on the interior street by lot 8. Please clarify with staff to determine how Lot 3 will be developed. Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest

Subdivision and was withdrawn by the Engineer on April 21, 2023. Must comply with City's Access Management Policy.

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

Board Member Raul Sesin moved to approve to remove item from being tabled. Mr. Jesse Ozuna second the motion with four members present voting.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in final form. Mr. Raul Sesin second the motion with four members present and voting.

**b) The Villages at Dallas Subdivision, 601 Dallas Avenue, Smart Pecunia, LLC  
(SUB2025-0137) (REVISED FINAL) RDE**

Ms. Natalie Moreno stated that the property located on Dallas Avenue: R.O.W to remain as existing 52.7 feet Paving 40 feet curb & gutter on both sides. As per the P&Z meeting of October 8, 2024 under a different engineer, the subdivision was approved with the existing R.O.W. being shown as 52.7 feet with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. As per previous final approval, this condition will apply. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as needed for 60 feet total R.O.W. Paving 40 feet curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. ROW 20 feet Paving 16 feet. A 32 ft. alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle area common Lot C on the most recent submittal. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: 10ft. or greater for easements Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies Zoning Ordinance: Section 138-356. Corner: 10ft or greater for easements Zoning Ordinance: Section 138-356. Garage 18 feet except where greater setback is required, greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Dallas Avenue and both sides on all interior streets. Minimum sidewalks width is subject to increase as per the Engineering department. On Dallas Avenue, the subdivision was previously under a different engineer approved in final form with the condition that the sidewalk is to be re-adjusted to be the R.O.W. This requirement will apply to this plat. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Revisions required: Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. \*Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.

Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Existing R-3T Proposed R-3T Zoning Ordinance Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. A plat notes to reflect the approved variance must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. A plat notes to reflect the approved variance must be finalized prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip generation was approved. Traffic Impact Analysis (TIA) required prior to final plat. Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. If any revisions are submitted for the plat, it will require REVISED FINAL approval. The subdivision was heard at the planning and zoning commission meeting of 12/16/2025 in revised final form due to a utility easement within some lots was not needed.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with four members present voting.

- c) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, Inc  
**(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**

Mr. Julio Constantino stated that the property is located Interior Streets: 50 ft. ROW Paving: 32 ft. curb & gutter on 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. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provided 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. Front: 20 feet minimum or greater for easements Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. 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. All setbacks are subject to increase for easements or approved site plan. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, 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. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Julio Constantino requested item to remain tabled.

- d) Vacating a portion of Racquet Club and Replat to Park West, 11201 N. 10th Street, Domain Development, Corp (**SUB2025-0008**) (**REVISED FINAL**) **M&H**

Mr. Julio Constantino stated that the property located on North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state curb & gutter by the state. Provide a copy for existing ROW documents, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents for staff review as applicable, prior to final/recording. Remove the words "After Dedication" and leave wording as Total R.O.W. Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final/recording. As per the engineer, the water line belongs to the City. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Interior Streets (for residential lots): Dedication as required for 50 ft. total ROW Paving: 32 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. curb & gutter on both sides. The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a

variance to not dedicate R.O.W. nor escrow for this road. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving: 40 ft. curb & gutter on both sides. The street is proposed to be public along Lot 1 and private along Lot 2. All gates detail must fit in the private street ROW. If additional ROW is required prior to final, layout must be revised prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving 40 ft. curb & gutter on both sides. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. If private service drive is proposed in lieu of alley, a plat note must be added and finalized prior to final/recording. Subdivision Ordinance: Section 134-106. Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-86: 25 ft. or greater for easements. Revisions Needed: Revise the setback note as shown above prior to final/recording. Zoning Ordinance: Section 138-356. Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Lots 2-86: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements. Revisions Needed: Proposing: ""5 ft. or greater for easements"" The Engineer submitted a variance application (VAR2025-0045) submitted on 11/17/25 for a variance proposing side setbacks from 6 ft. to 5 ft. To be presented at the P&Z meeting of 12/16/25. Zoning Ordinance: Section 138-356. Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Lots 2-86: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets. Sidewalk requirement for N. 10th Street may increase to 5 ft. as per the Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road. Landscaping Ordinance: Section 110-46. \* 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Site plan review is required for Lot 1. Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify/Revise plat note #14 as applicable, prior to final/recording. There is not lot labeled as 89 as mentioned on the plat note. 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. Homeowner's Association Covenants must be submitted 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. Lots fronting public/private streets. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final/recording. Subdivision Ordinance: Section 134-1. Minimum lot

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width and lot area. Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage; clarify/finalize prior to final. Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. If they do not meet the requirement, must be revised prior to final/recording. Zoning Ordinance: Section 138-356. Existing: R-3T, C-3 Proposed: R-1. It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. Applications for zoning change received on October 14, 2024, were approved at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission. (REZ2024-0052) New rezoning (REZ2025-0234) application was submitted for rezoning from R-1 to R-1 (UDC), application was withdrawn on 12/11/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. Revise the application to reflect the zoning for Lot 1 prior to final/recording. Applications for zoning change received on October 14, 2024; to be presented at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission were approved. Zoning Ordinance: Article V. As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19". As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 19, 2024, plat depicts 85 residential lots; a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation approved, TIA Level III was triggered. TIA waiver was granted for this subdivision with Conditions. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Application and the plat must depict the same names. Verify and review the bearings/metes and bounds to match what is shown on the plat. There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2 & 4 that are different from what is shown on the survey. Revise/clarify plat notes #3, 8, 13,14,17,19, and 20. Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. Must comply with City's Access Management Policy.

Staff recommended approval of the subdivision in revised final form, subject to the conditions noted. Staff has no objection to variance request to side setback variance.

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in revised final form, subject to the conditions noted. Mr. Jesse Ozuna second the motion with four members present voting.

- e) Vacating a portion of Racquet Club and Replat to the Villages at Park West, 1400 Sprague Road, Domain Development, Corp (**SUB2025-0007**) (**REVISED FINAL**) **M&H**

Mr. Julio Constantino stated that the North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. - 105 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. Clarify Document labeled as ""Deed Without Warranty."" The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. curb & gutter on both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. curb & gutter on both sides. Additional R.O.W. required at the gate area. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision layout is proposing a 24 ft. alley for interior lots only. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft. private alley for internal blocks ONLY. Variance was approved at the CC meeting of November 25, 2024. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan. The Engineer submitted a variance application (VAR2025-0046) requesting side setback to be reduced from 6 ft. to 5 ft. To be presented at the P&Z meeting of December 16, 2025. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a

multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Submit a site plan or clarify to determine requirement, prior to final. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #14 as shown above, prior to final/recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-2, R-3T, C-3 Proposed: R-3A. Applications for zoning change received, approved at the P&Z meeting of 11/19/24. A rezoning application (REZ2025-0232) was submitted to change zoning from R-3A to R-3 (UDC) but was withdrawn at the request of the engineer on 12/11/25. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots; a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG approved, TIA Level 1 triggered. TIA Waived with conditions. Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. Application would need to be corrected to reflect the finalized name of the subdivision. Must comply with City's Access Management Policy.

Staff recommended approval of the subdivision in revised final form, subject to the conditions noted. Staff has no objection to variance request to side setback variance.

As per Mr. Julio Constantino item will be tabled by the board.

Being no discussion, board member Mr. Raul Sesin motion to table this item. Mr. Jesse Ozuna second the motion with four members present and voting.

**f) Trinity Oaks Subdivision, 9900 N. 29TH Street, Jakob & Andrea Waldbusser,  
(SUB2025-0178) (PRELIMINARY) QHA**

Mr. Julio Constantino stated that the Freddy Gonzalez Road Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. curb & gutter on both sides. Need to verify alignment of Freddy Gonzalez Rd. prior to final. Label existing R.O.W. after accounting for dedications from: Centerline, Existing, Total, etc. prior to final. Show R.O.W. dedication ranges throughout the section of the road prior to final to verify compliance. All R.O.W. requirements must be addressed prior to final. Provide copies of the Documents being shown on the plat for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. Provide barricades as required on the East end of Freddy Gonzalez Road. COM Thoroughfare Plan. N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W. R.O.W. dedication required for proposed roundabout. Paving: 65 ft. curb & gutter on both sides. Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street OR provide documents in regards to how the City acquired R.O.W. on N. 29th Street. Disclaimer: Plat of Saddle Creek Unit 3 provided the City with 20 ft. Dedication by Plat, with 40 ft. from Centerline. Needs to provide document numbers for the existing R.O.W. on the plat, and provide copies of documents for staff review prior to final. Needs to label the Total R.O.W., Existing R.O.W., etc. Clarify with staff on the Variable Width R.O.W. being shown throughout the West boundary of the plat. All R.O.W. requirements must be addressed prior to final. Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: N. 29th Street/Freddy Gonzalez Rd.: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Need to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback section above. Revisions Needed: Add note as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., N. 29th Street, and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter

buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 29th Street & Freddy Gonzalez Road. Must comply with Traffic Department requirements prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District). Proposed: R-1 (Single-Family Residential District) Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fee required at \$700 per dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (9). Need to correct the Mayor's Signature Block with correct wording, it should read; Mayor, City of McAllen Remove the Signature line for the City Secretary, this signature is not part of the Code. Need to correct the Planning & Zoning Chairman's Signature Block with correct wording as per Section 134-61 (e) (7). Need to correct the Planning & Zoning Commission Chairman's Signature Block with correct wording, it should read; Signature line should be as follows. Chairman, Planning & Zoning Commission. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. On the Location map, you need to add all the relevant parcel information such as recorded subdivisions. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates). In addition to preparation date, include Revision dates as the plat changes are being made, wherever applicable. For all the recorded R.O.W. documents that are shown on the plat, provide these documents for staff review prior to recording. Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Reza Badiozzamani moved to approve the subdivision in preliminary form, subject to conditions noted. Mr. Raul Sesin second the motion with four members present and voting.

**g) Benitez Paradise Subdivision, 10421 N. La Lomita Road, Stephanie Villanueva Benitez, (SUB2025-0183) (PRELIMINARY) RDE**

Mr. Julio Constantino stated that the property located on North 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. Revise street name as shown above where applicable, prior to final. Label existing ROW dedications, from centerline, total, etc., prior to final. Verify any callouts located along the R.O.W. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements. Revise plat note as shown above. Zoning Ordinance: Section 138-356 Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 Sides: 6 ft. or greater for easements. Revise plat note as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide

minimum sidewalk required on N. La Lomita Road. Engineering Department may require 5 ft. wide minimum sidewalk prior to final. Add plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. 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. \* Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356 Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V Disclaimer: If the property is rezoned to UDC zoning prior to final, requirements are subject to change. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Provide legal description of all adjacent lots on all sides prior to final. Application submitted on 12/03/25 makes reference to a development consisting of a 1 lot subdivision, but plat submitted makes reference to a 2 lot subdivision. Please clarify with staff, if proposing a 2 lot subdivision, please pay an additional \$25.00. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates). For all the recorded easements documents that are shown on the plat, provide these documents for staff review prior to recording. Please Verify North Arrow and scale on the plat it does not appear to be shown. Disclaimer: Any abandonment must be done by a separate instrument, not by the plat. Must comply with City's Access Management Policy.

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

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

**h) Verona Heights Subdivision, 2604 N. Ware, 11-11 Development, LLC, (SUB2025-0180) (PRELIMINARY) SAMES**

Mr. Julio Constantino stated that the property located North 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 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. Clarify the discrepancy between the plat and the survey prior to final. The existing ROW from Lot 129 on plat is shown as 39 ft. and on the survey is shown as 40 ft. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 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. Need to Provide for access street to the East development. 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. Requirements subject to change. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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 is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts 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 is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. 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 is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Cul-De-Sacs shall not exceed 600 feet in length, turn around requirements as per Fire Department. Subdivision Ordinance: Section 134-105. 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. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies. Revise the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Rear in accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Need to add the plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 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. 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. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (OC) Proposed: R-2 (UDC). Finalize the rezoning request to finalize the subdivision requirements prior to final. 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 is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Finalize the rezoning request to finalize the subdivision requirements prior to final. 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 is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. Zoning Ordinance: Article V. 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. 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. 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. Requirements may be subject to change. 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 its 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. 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.

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

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

**i) Zuma Subdivision, 11001 N. Bentsen Palm Drive, Zuma Development Co, LLC,  
(SUB2025-0107) (REVISED PRELIMINARY) CHLH**

Mr. Julio Constantino stated that the property located Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides. Revisions Needed: Revise street name as shown above prior to final. Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping' Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: Revise street name as shown above prior to final. Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from? Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide. Housekeeping. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Please clarify the R.O.W. area shown on the plat. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not

constructed prior to recording." 1,200 ft. Block Length. Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front Mile 7 Road (F.M. 2221): Proposing 10 ft. or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change front setback notes to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: Proposing 10 ft. or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change rear setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Pending Items: Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change side setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: Proposing 10 ft. or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change corner setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Mile 7 Road, North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: Finalize wording for note prior to final. Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown above prior to final. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: Please remove plat note #15 prior to final, as it is a requirement not a required plat note. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: Please remove plat note #12 prior to final, as it is a requirement not a required plat note. Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final. 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 subdivision is proposed to be public. Section 134-168 applies if subdivision is proposed to be private. Clarify note #13 as this a commercial development, remove plat note prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Clarify note #14 as this a commercial development, remove plat note prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: Commercial. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. 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. Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat. Subdivision is missing the 'Legend Table,' needs to be shown on the plat. In addition to preparation date, please include revision dates as changes are being made, where applicable. Pending parcel information for area located on the South-West portion of the Plat. On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. At the request of the Engineer, Zuma is being presented in revised preliminary form with the Variance request. Pending submittal of Doc. No's for the West Side/HCID#6 Easement. Any variances requested must be processed/finalized prior to final. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Previous Subdivision Case was (SUB2022-0048) &(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. Must comply with City's Access Management Policy.

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

As per Mr. Julio Constantino, would like for item to be tabled.

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

**j) Balboa Acres Subdivision, West Half of Lot 7, Block 29, 3501 Francisca Avenue, Raul Macias, (SUB2025-0182) (PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on Francisca Avenue: 60 ft. ROW (existing). Paving: 37.8 ft. B-B (existing) Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 feet. Paving: Existing conditions remain. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies.

Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Avenue. Subdivision Ordinance: Section 134-120. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for west half of Lot 7 Block 29 shows a 50 ft. width Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District). As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing Plat notes remain the same. Public Hearing is required for the subdivision of the lot. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

**k) Balboa Acres Subdivision, East Half of Lot 7, Block 29, 3417 Francisca Avenue, Raul Macias, (SUB2025-0176) (PRELIMINARY) SEA**

Francisca Avenue: 60 ft. ROW (existing). Paving: 37.8 ft. B-B Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Front: 25ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides in accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance. Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Francisca Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. \*Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Survey for east half of Lot 7 Block 29 shows a 50 ft. width. Zoning Ordinance: Section 138-356. Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District. As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public Hearing is required for the subdivision of the lot. Canopy/structure will be relocated to comply with setbacks as per Engineer. Must comply with other departments requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

Being no discussion, items J & K were voted together. Board member Mr. Raul Sesin motion to approve subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Mr. Jesse Ozuna second the motion with four members present voting.



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

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

**m) LKR Subdivision, 18613 N. Citrus Drive, LKR Investments Family, (SUB2025-0171)  
(PRELIMINARY) VHT**

Ms. Natalie Moreno stated that the property located on North Citrus Dr. Dedication of 30 feet from centerline for a total of 60 feet. Paving: 40 ft. Curb & gutter: Both sides. Provide a solid lot line but not as bold as boundary line after accounting for ROW dedication. Citrus Dr shall reflect N. Citrus Dr on plat prior to final. Label centerline and lot line to finalize R.O.W. documents as applicable for staff review prior to final. Include document numbers on plat and provide any R.O.W documents as applicable 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. ROW: 20ft. Paving: 16ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front 45 feet or greater for easements, whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Rear 10 feet or greater for easements, whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Sides 6 feet or greater for easements whichever greater applies. Revise plat note to reflect above prior to final. Zoning Ordinance: Section 138-356. Garage 18ft except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Citrus Dr. May increase to 5ft as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #2 to reflect as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Finalize plat area as map plat and survey do not match. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexed to the city, a rezoning application & park requirements would apply. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Per application, proposed single family residential. Survey & plat dimensions do not match, revise prior to final. Update location map showing the adjacent properties with legal descriptions prior to final. Remove Edinburg from location map.

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

Being no discussion, Board member Mr. Raul Sesin motion to approve subdivision in preliminary form subject to conditions noted, drainage and utility approvals. Mr. Jesse Ozuna second the motion

with four members present voting.

**n) Bravac Park Subdivision, 421 S. Ware Road, Southmost Solutions, LLC (SUB2024-0122)  
(REVISED PRELIMINARY) SEA**

Mr. Marcos Johnson stated that the property is located South Ware Road: 60 ft. from centerline for 120 ft. total ROW. Paving: by the state Curb & gutter: by the state. Provide copies of ROW documents referenced on plat for staff review, prior to final. Label centerline on plat, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Erie Avenue: 25 ft. from centerline for 50 ft. total ROW. Paving: approximately 30 ft. Curb & gutter: both sides. Provide document number for existing ROW dedication and provide a copy 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. South 35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides. Label centerline and provide a copy of existing ROW dedication 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Proposing: A minimum 24 ft. private service drive easement will be established at part of the site plan and will be maintained by the lot owners and not the City of McAllen. Engineer must get with property to the north to determine service drive location to provide for extension and internal circulation as required by Traffic Department. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: (South Ware Road): In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, wording to be finalized prior to final. Lot 2 has frontage on 3 streets and must clarify setbacks, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Ware Road, Erie Avenue, and South 35th Street. Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. 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 service drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: C-2 Proposed: M-2. (Mixed Use). Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26.

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. Any abandonments must be done by separate process, not by plat. Engineer must clarify access easement agreement with the property to the north to determine location to establish internal connection and access maintenance responsibility. Engineer must clarify annotation of 60 ft. roadway on Lot 2 and use. Engineer submitted a request for a name going from Erie Marketplace to Bravca Park. Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&Z Board Meeting 1-6-26 and City Commission on 1-26-26. Must comply with City's Access Management Policy.

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

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

**o) North McAllen Lots 10A, Block 17 Subdivision, 508 N. 11th Street, Mitala Garza Adame, (SUB2025-0149 (REVISED PRELIMINARY) HLG**

Mr. Marcos Johnson stated that the property is located North 11th Street: 65 ft. ROW Existing. Paving: 40 ft. Curb & gutter: both sides. Revisions Required: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sides: 6 ft. or greater for easements revise plat notes as stated above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks applies. Revise note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 11th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Clarify the number of units proposed to establish required park fee, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Clarify the number of units proposed to establish required park fee, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Public Hearing will be required. Please remove plat note #10, prior to final as it does not apply. Show legal descriptions of adjacent properties, prior to final. Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision". Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. Engineer submitted application for name change from Capricorn to North

McAllen. Must comply with City's Access Management Policy.

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

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

**p) Military Industrial Park Subdivision, 1300 Military Hwy, MCC Industrial Park, LLC  
(SUB2025-0130) (REVISED PRELIMINARY) VHT**

Ms. Natalie Moreno stated that the property located on West Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86. Curb & gutter by state. Provide any existing R.O.W. on plat with documents for staff to review, prior to final. Please label centerline and existing R.O.W. on both sides to determine R.O.W dedication, prior to final. Clarify if this section on Military Hwy is a state designated roadway, prior to final to establish any requirements as needed. The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Interior Streets: Minimum 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides. Label all street R.O.W. width on this plat to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides. Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134-105 of the subdivision ordinance. Once plat is revised clarifying extension of the N/S interior to the subdivision to the north, staff will establish Cul-De-Sac to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan E/W Stub Out Street: 60ft. Paving: 40 ft. Curb & gutter: both sides. Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround with minimum 96 ft. paving diameter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Existing 40' County R.O.W: Dedication for 60 ft. R.O.W. Paving 40 ft. Curb & gutter both sides. The plat does not provide for any R.O.W. Dedication, Clarify and Finalize alignment/ requirement, prior to final. An abandonment has been submitted and is in process. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length need to finalize street layout to assure block length do not exceed 1, 2000 ft in length. Subdivision Ordinance: Section 134-118 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide the length of the Cul-De-Sac on plat to determine compliance. The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. Subdivision Ordinance: Section 134-105. Please provide Cul-De-Sac length. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. Engineer must clarify if alley or service drive will be provided. Alley or service drive cannot be a dead end. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as stated above. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Please add plat note as referenced above. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Add plat note as shown above. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies.

Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets. Add plat note as stated above, prior to final. Sidewalks might increase to 5 ft. per engineering, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note as stated above. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as stated above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. Add plat note as stated above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please identify area at the N/W corner of plat that is not labeled. Need lot number or letter. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Please update application to reflect the current zone and relevant information. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Does not pertain to commercial development. Comments. Must comply with City's Access Management Policy. Please add plat notes regarding setbacks on plat. In-between Lot 8 and Lot 9, please indicate if temporary turnaround will be provided. No dead ends are permitted provide Cul-de-sac length clarify the bolded lines on Lot 8. Clarify if the north lot of lot 9 is detention, if so, please indicate as detention area. Any abandonments must be by separate instrument and not by this plat. Need to provide an ownership map of surrounding properties to assure no land lock property exists or if additional streets will be required, prior to final. Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please. The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026.

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

Mr. Kaveh Forghanparast from planning department clarified the situation regarding the proposed property by being subdivided.

After a lengthy discussion, regarding the multiple variance requests. Board member Mr. Raul Sesin motion to approve the cul-de-sac request, subdivision in revised preliminary form and disapproval on the ROW on Military Hwy. Mr. Jesse Ozuna second the motion with four members present and voting.

## 6) DISCUSSION:

No discussion.

**7) INFORMATION ONLY:**

No Information was given to board members.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Reza Badiozzamani adjourned the meeting at 4:23p.m. with Mr. Jesse Ozuna seconding the motion with four members present and voting.

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Gabriel Kamel, Vice Chairperson

ATTEST: \_\_\_\_\_  
Ofelia Camacho, Administrative Assistant

PLANNING & ZONING COMMISSION  
ATTENDANCE SHEET

12/16/25

<u>PRINT NAME</u>	<u>PHONE #</u>	<u>ADDRESS</u>
Tony Aguirre	867-0035	701 Xanthus Ave
Rosalva Tello	(956) 579-8827	416 S. 28th St McAllen TX
Natalie Treviño	(956) 532-5334	416 S 28th St McAllen TX
Gilberto Treviño	(956) 532-5334	416 S 28th St McAllen TX
Frank Rodriguez	(956) 330-2303	809 S. 19 1/2 St.
Alexandra Martinez	(956) 682-0688	809 S. 19 1/2 St.
Carol Dray	(956) 451-6067	2701 Myna Ave
Ann Anderson	(956) 827-3707	6704 N. 26th St, McAllen
Daniel Morales	956 458-6001	310 DATE PALM AVE
LAGE HERRERA	956-624-1065	917 N 9th St.
Oralia Mendez	956-432-2896	2104 Sunset Ln Mission TX
Francina Garza	956-780-5152	921 S. Closter Rd
Ruth Croillen	956 407-0562	4504 W Maple Av McAllen TX
Tyler Brockman	956 821 8362	<del>2005</del> 2005 Providence Ave TX
Inia Salinas-Luna	956 665 9205	1300 W. Esperanza Ave
Jessica Soliz	956-624-2631	1500 Elm. Dr. Mission TX
Julie Wilkins	956-451-8485	3311 Sandy Ln McAllen
Luz Alendez	956 702-8880	200 S McAllen TX
Jalrik Alcazar	512, 787, 2516	2620 W Habertn McAllen TX
Curtis Brockman	458-1950	2713 Denton Creek Ave
Dalia C Brockman	956 458 6025	2713 Denton Creek
Javier Cruz	956-458-0022	2900 So 23rd St.
Blas DelaGarcia	6381-0981	1121 Nyssa Ave.
Bill Lyckman	956-739-0014	7626 N 25th St McAllen
PAUL R. RODRIGUEZ	655-1406	4401 S. H ST

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, January 6, 2026 at 3: 30p.m.at the McAllen City Hall, 3<sup>rd</sup>. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez Gabriel Kamel Emilio Santos Jesse Ozuna	Chairperson Vice Chairperson Member Member
Absent:	Raul Sesin Reza Badiozzamani Jose L. Caso	Member Member Member
Staff Present:	Austin Stevenson Omar Sotelo Eduardo Garza Kaveh Forghanparast Julio Constantino Natalie Moreno Marcos Johnson Samantha Trevino Porfirio Hernandez Nicolas Lopez Even Gonzalez Miguel Hernandez Ofelia Camacho	City Attorney Planning Director Development Coordinator Senior Planner Planner III Planner III Planner III Planner II Planner II Planner II Development Engineer Planner Technician I Administrative Assistant

**CALL TO ORDER** – 3:37 pm Mr. Gabriel Kamel, Vice Chairperson

**PLEDGE OF ALLEGIANCE**

**INVOCATION.** Mr. Emilio Santos Jr.

**1) MINUTES:**

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

Being no discussion, Mr. Gabriel Kamel motioned to approve November 4, 2025 meeting minutes. Mr. Emilio Santos Jr. second the motion with four members present and voting.

**2) PUBLIC HEARING:**

**a) REZONING:**

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

Ms. Mia Fuentes stated that the subject property is the subject property is located on the northeast corner of South Ware Road and Erie Avenue. The applicant is requesting to rezone the property to

M-2 (Regional Mixed Use-UDC) District under the new McAllen Unified Development Code (UDC) for hotel/ restaurant use. The adjacent properties are zoned C-3 (General Business-OC) District to the north, south, west and southeast, R-1 (Single Family Residential-OC) & A-O (Agricultural & Open Space District to the east and R-3A (Multi-family Residential Apartment-OC) District to the west.

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

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

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

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

The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area. The subject property is along South Ware Road, a major roadway on the thoroughfare map which makes it suitable for higher density mixed uses.

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

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

Staff recommends approval of the rezoning request.

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

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

**b) CONDITIONAL USE PERMITS:**

1. Request of Eloy Morin, on behalf of Texas Borders Hemp Company, LLC, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a Smoke Shop at North ½ of Lot 19 Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. **(CUP2025-0115)**

Ms. Mia Fuentes stated that the subject property is the subject property is located west of North 10th Street and south of Redwood Avenue. The property is zoned C-3 (General Business-OC) District and

the adjacent zoning is C-3 District in all directions. Surrounding land uses include commercial uses and multi-family and single-family residences. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.

The applicant submitted an application for a Conditional Use Permit on November 21, 2025. The proposed days and hours for the Smoke Shop are Monday through Sunday from 10:00 AM to 12:00 AM. A Conditional Use Permit for a previous Smoke Shop at the same location was disapproved by the Planning & Zoning Commission in August 2024, but approved by City Commission on September 9, 2024.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is within 400 ft. of the above mentioned land uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to North 10th Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Six parking spaces are required, and three spaces are provided on site;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

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

After a brief discussion, Mr. Gabriel Kamel disapproval with a favorable recommendation. Mr. Emilio Santos Jr. second the motion with four members present and voting.

2. Request of Ramon R. Martinez, on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, of a Food Truck Park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. **(CUP2025-0118)**

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

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

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

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

8) Mobile food vendor courts shall provide on premise parking areas sufficient to accommodate staffing needs and seating areas.

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

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

Staff recommends approval of this conditional use permit request.

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

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

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

### 3) CONSENT:

- a) Habitat at Hackberry, 3302 Hackberry Ave, Habitat Developers, LLC **(SUB2024-0119)**  
**(Revised Final) 6-Month Ext. SPEC**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items request. Vice Chairperson Mr. Gabriel Kamel second the motion with four members present and voting.

### 4) SUBDIVISIONS

- a) Las Brisas Phase II, 3105 Monte Cristo Road, Rhodes Development, Inc. **(SUB2025-0111)**  
**(Final) M&H (Tabled on 12/16/2025)**

Mr. Julio Constantino stated that the property located on 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. 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Please provide dimensions of Cul-de-Sacs. Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. Subdivision Ordinance: Section 134-105. Front: 20 feet minimum or greater for easements. Zoning Ordinance: Section 138-356. Rear: 11 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Remove side from corner setback. Zoning Ordinance: Section 138-356. 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. All setbacks are subject to increase for easements or approved site plan. 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. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, 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. Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. The subdivision must comply with minimum access points, as per agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Lots 44, 46, 77, 79 don't appear to meet minimum lot frontage as per Agreement, plat must be revised to comply, prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic, Master TIA approved with conditions. Any abandonments must be done by separate process, not by plat, prior to final. Signature blocks must be revised to show correct subdivision name. Clarify dotted line shown outside subdivision boundary line at the southwest corner. Must comply with City's Access Management Policy. At the Planning and Zoning Commission meeting of 12/02/25, this item was tabled, pending clarification on outfall & drainage requirements. At the Planning and Zoning Commission meeting of 12/16/25, this item remained tabled.

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

No motion was given, case will remain tabled as per Director of Planning Department, Omar Sotelo.

- b) Vacating a Portion of Racquet Club and Replat to Villages at Park West, 1400 Sprague Road, Domain Development, CORP  
(SUB2025-0007) (REVISED FINAL) M&H (Tabled on 12/16/2025)**

North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW  
Paving: 65 ft. 105 ft. Curb & gutter: both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. Clarify Document labeled as ""Deed Without Warranty."" The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan.

Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: both sides. Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan

Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides. Additional R.O.W. required at the gate area. The engineer submitted a variance application. (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan.

600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision layout is proposing a 24 ft. alley for interior lots only. The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft private alley for internal blocks ONLY. Variance was approved at the CC meeting of November 25, 2024. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan. Engineer submitted Variance request on December 18, 2025 proposing: 20 ft. or greater for easements or approved site plan except 10 ft. front setback for unenclosed carports only for Lots 1-88. If variance request for the front setback for unclosed carports for Lots 1-88, front setback note wording must be finalized prior to recording. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan. The Engineer submitted a variance application (VAR2025-0046) requesting side setback to be reduced from 6 ft. to 5 ft. To be presented at the P&Z meeting of December 16, 2025. Zoning Ordinance: Section 138-356 Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. 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

Sidewalks. 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Submit a site plan or clarify to determine

requirement, prior to final. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #14 as shown above, prior to final/recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Revise Plat note # 15 with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2, R-3T, C-3 Proposed: R-3A. Applications for zoning change received, approved at the P&Z meeting of 11/19/24. A rezoning application (REZ2025-0232) was submitted to change zoning from R-3A to R-3 (UDC) but was withdrawn at the request of the engineer on 12/11/25. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling unit's increases, additional park fees will apply. A plat notes to reflect the approved park fee variance is needed prior to recording. Proposing: Plat note regarding parkland dedication is shown as Plat Note #19. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG approved, TIA Level 1 triggered. TIA Waived with conditions. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. Application would need to be corrected to reflect the finalized name of the subdivision. At the Planning and Zoning Commission meeting of 12/16/25, this item was tabled as per the request of the Engineer, due to a change to the conditions of their variance request, in which they will be adding an additional request for the Front Setbacks (Carports). Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final form, subject to the conditions noted. Staff has no objection to variance request to side setback variance.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised final form, subject to the conditions noted, also the variance request. Mr. Emilio Santos Jr. second the motion with four members present and voting.

**c) Zuma Subdivision, 11001 N. Bentsen Palm Drive, Zuma Development Co, LLC. (SUB2025-0107) (REVISED PRELIMINARY) CHLH (Tabled on 12/16/2025)**

Mr. Julio Constantino stated that the property located Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides. Revise street name as shown above prior to final. Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping'. Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North Bentsen Palm Drive: 5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W. Paving: 52 ft. Curb & gutter: Both Sides. Revise street name as shown above prior to final. Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from. Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide 'Housekeeping'. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. 40 ft. Curb & gutter: Both Sides. Please clarify the R.O.W. area shown on the plat. Need to provide an Area map to verify for street alignments/offsets. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording." 1,200 ft. Block Length. Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length requirement, plat submitted shows an approximate 1,455.83' block length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front Mile 7 Road (F.M. 2221): Proposing 10 ft. or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change front setback notes to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Proposing 10 ft. or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would

apply. Finalize wording for note prior to final. If annexed change rear setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change side setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: Proposing 10 ft. or greater for easements. Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. If annexed change corner setback notes to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Sidewalks 4 ft. wide minimum sidewalk required along Mile 7 Road, North Bentsen Palm Drive and N/S collector street. Finalize wording for note prior to final. Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Include note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please remove plat note #15 prior to final, as it is a requirement not a required plat note. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Please remove plat note #12 prior to final, as it is a requirement not a required plat note. Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final. 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 subdivision is proposed to be public. Section 134-168 applies if subdivision is proposed to be private. Clarify note #13 as this a commercial development, remove plat note prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Clarify note #14 as this a commercial development, remove plat note prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: Commercial. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. 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. Subdivision is missing the 'Metes and

Bounds,' needs to be shown on the plat. Subdivision is missing the 'Legend Table,' needs to be shown on the plat. In addition to preparation date, please include revision dates as changes are being made, where applicable. Pending parcel information for area located on the South-West portion of the Plat. On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. At the request of the Engineer, Zuma is being presented in revised preliminary form with the Variance request. Pending submittal of Doc. No's for the West Side/HCID#6 Easement. Any variances requested must be processed/finalized prior to final. At the Planning and Zoning Commission meeting of 12/16/25, this item was tabled, pending the document to be provided for the West Portion of the Property regarding the Existing Irrigation Easement. Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. Previous Subdivision Case was (SUB2022-0048) & (SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. Must comply with City's Access Management Policy.

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

If no document provided for the west portion of the property regarding the irrigation easement, staff recommends item be tabled, however, if a document is submitted, board's clarification on the requested variance required.

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

Vice Chairperson Mr. Gabriel Kamel moved to have item removed from being tabled. Mr. Emilio Santos Jr. second the motion with four members present and voting.

Austin Stevenson our City attorney he clarified regarding items being tabled multiple times, however it was requested to be withdrawn.

Mr. Jesse Ozuna moved to withdraw item from the agenda. Vice chairperson Mr. Gabriel Kamel second the motion with four members present and voting.

**d) The Hills at Sharyland Lot 20A, 9306 N. 56th Lane, Aldape Development, LLC  
(SUB2024-0092) (REVISED PRELIMINARY) MAS**

Mr. Julio Constantino stated that the property located North 56th Street: 30 ft. R.O.W. dedication required for future 60 ft. R.O.W. 15 ft. existing R.O.W. is shown on the plat as per approved variance for future 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 10-15 ft. of R.O.W. dedication for N. 56th Street. At the meeting of April 25, 2022 the City Commission approved the variance request for R.O.W. dedication requirements for N. 56th Street. The Actions on this variance will apply to this subdivision. Please provide document number of recorded R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 60 ft. of R.O.W. (The recorded plat of the Hills proposed 50 ft. R.O.W. with 40 ft. of paving and sidewalk easements provided on both sides.) Paving: 40 ft. Curb & gutter: both sides. Variances approved by P&Z for 50 ft R.O.W. with 10 ft. sidewalk & utility easements will apply. The Actions on this variance will apply to this subdivision. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for

R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multifamily residential districts. Residential subdivision with commercial service. As per public works, this project does not provide for service drives, to be done at the time of site plan review. Subdivision Ordinance: Section 134-106. Front: 20 feet except 15 feet for unenclosed carport or greater for easement. Scripter error on recorded plat. At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 15 ft. front setback for unenclosed carports. Zoning Ordinance: Section 138-356. Rear: 10.00 feet or greater for easement. Zoning Ordinance: Section 138-356. Sides: 6.00 feet or greater for easement. Zoning Ordinance: Section 138-356. Corner: 10.00 feet or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18.00 feet except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 56th street per recorded plat and a 4 ft. sidewalk on both sides of interior streets on N. 56th Ln & Ozark Ave. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 56th street. Buffer lots side only to N. 56th St. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. 56th Street. Property only sides only up to N. 56th Street. Must comply with City Access Management Policy Common Areas, any private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A. Proposed: R-3A. R-3A (Apartment Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted as part of the annexation process, Park fees were waived. Pending review by the Parkland Dedication Advisory Board and CC. For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG Waived for replat of the two lots. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic department, TG Waived for replat of the two lots. Need to revised application as per the revised name. For Aldape Development, LLC please verify how many owners will be requiring signatures. This would also need to be reflected on the Notary signatures. Please add the legal for the parcels for the surrounding lots. If Pioneer Estates gets recorded, legal would need to be updated to be shown on the plat & Vicinity Map. Needs to add a plat note for the HOA acknowledgement that this replat is part of the original subdivision, finalize prior to final. Plat note shown may require revision. Lot Layout Has Changed & Name has Changed. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the subdivision in revised final form, subject to the conditions noted. Vice Chairperson Mr. Gabriel Kamel second the motion with four members present voting.

- e) Condominiums at Freddy Gonzalez (Previously Townhomes at Freddy Gonzalez) Subdivision, 1200 Freddy Gonzalez, Auriel investments  
**(SUB2025-0048) (REVISED PRELIMINARY) M&H**

Mr. Marcos Johnson stated that the property located on Freddy Gonzalez Road - 20 ft. R.O.W. dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. Label Centerline to determine dedication requirements, prior to final. Label the arrow dimensions for "Total R.O.W." and from centerline prior to final. Include document numbers for existing R.O.W. on the plat, provide documents for staff review prior to final. If R.O.W. varies, show arrow dimensions where R.O.W. varies on the plat. Disclaimer: Any abandonments must be done by a separate document/instrument, cannot be done by plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. COM Thoroughfare Plan. Street A (Private), Street B (Private), Street C (Private), Street D (Private), Street E (Private), Street F (Private). Dedication as needed for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. Plat shows 40 ft. R.O.W. (Street A) & 30 ft. R.O.W. (B-F) for interior streets with a partial 'cul-de-sac' at the End. Show R.O.W. dedication as needed above and clarify the 'cul-de-sac'. Review and revise as applicable prior to final. Street names will be established prior to final, need to add the "(Private)" wording on it. Subdivision is proposed as private, gate details are required and R.O.W. is subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Need to submit gate details as applicable. A secondary access shall be required for gated streets providing access to 30 or more dwelling units. Streets B-F are dead-ending into the proposed Alleys, please clarify prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 900 ft. Block Length for R-3T Zone Districts. Plat layout submitted on March 14, 2025 does not comply with block length requirement, please revise accordingly. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The preliminary plat considered from July 2023 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide 'Cul-de-sac' details regarding R.O.W. and paving details to assure compliance prior to final. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Proposing: Front: 20 Feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides in accordance with the zoning ordinance or greater for easements, whichever is greater applies. Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner:10 ft. or greater for easements, whichever is greater applies. Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Include note as shown above prior to final. Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Freddy Gonzalez road and along both sides of all interior streets. Include note as shown above prior to final.

Disclaimer: Sidewalk requirements may increase to 5 ft. as per Engineering department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 6 ft. opaque buffer required from

adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Freddy Gonzalez road for lots 1-5. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Needs to finalize plat note prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Proposing Plat note #15. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Plat note #20: "No curb cut, access or lot frontage permitted along Freddy Gonzalez road for lots 1 through 5. Disclaimer: Need to clarify with staff if lots are facing public streets or alleys on the plat. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot 42 dimension being shown as 13.17 ft. fronting Street F. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District). Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to residential properties, for a 42 Lot Townhouse development, fee would be \$29,400.00. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Proposing Plat note# 19 in regards to 50% park fees to be paid prior to recording and at time of building permit issuance. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to add the wording for (Private Subdivision) under the title of the plat. Verify owner's signature being shown on the plat. There are two notary signatures being shown on the plat. Boundary of the plat refers to plat sheet 2 of 2 but there is only one sheet of the plat. On the location map, needs to add frame on the word 'site' so that it is clearly shown. Add names of the subdivisions surrounding this development. You can remove the City Secretary signature. We don't require the Irrigation District signature block, but if it's on the plat you need to get their signature. For plat notes 14,15, & 22 please refer to Section 134-168 for public subdivisions. Needs to provide staff with all copies of the recorded easements/R.O.W.'s being shown on the plat for staff review prior to final. Needs to show the Contour Elevations on the map. Disclaimer: The Surveyor's Seal has a small misspelling, it currently reads "Registered" instead of the word "Registered" on the Seal. Application on file refers to gross acreage as 5.734 a.c. and warranty deed description refers to 5.743 a.c. Need to clarify discrepancy prior to final. Variance application (VAR2025-0008) is currently under review. Must comply with City's Access Management Policy.

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

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

**6) DISCUSSION:**

No discussion.

**7) INFORMATION ONLY:**

No Information and updates given.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 3:44p.m. with Mr. Emilio Santos seconding the motion with four members present and voting.

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Marco Suarez, Chairperson

ATTEST: \_\_\_\_\_  
Ofelia Camacho, Administrative Assistant

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) AND R-2 (DUPLEX-FOURPLEX-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 REZ2025-0257:**

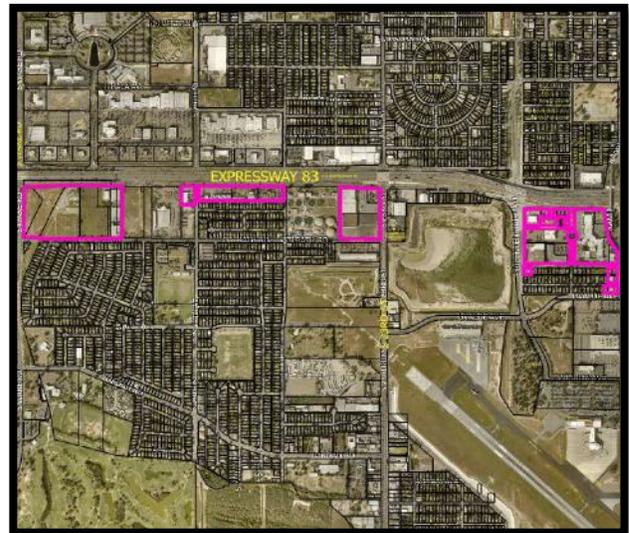
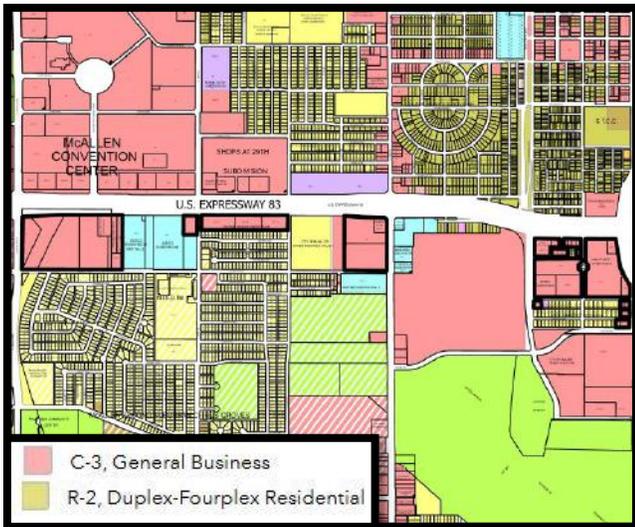
- Main Place Subdivision Lot 5 and Quincy Lots 1-4, Hidalgo County, Texas:  
1501-1613 Expressway 83
- Quincy Subdivision Lots 6-7  
1701-1705 Expressway 83
- Valram Heights Subdivision Lots 1A-2B and Property ID: 211089, Hidalgo County, Texas:  
2601-2901 Expressway 83
- Tex-Mex Ut. No. 2 Subdivision Lots 2-3, O’Neill Subdivision Lot 1 and Property IDs: 211078, 211081, 211079, 195365, Hidalgo County, Texas:  
3317-3621 Expressway 83
- Tex-Mex Ut. No. 2 Subdivision Lot 1 and Property ID: 211084, Hidalgo County, Texas:  
3100-3212 Colbath Avenue
- Speedy Stop Subdivision Lot A and Property IDs: 230736, 230735, Hidalgo County, Texas:  
1600-1606 South 23<sup>rd</sup> Street
- Velez Subdivision Lot 1, Hidalgo County, Texas:  
1713 Quebec Avenue
- Quincy Subdivision Lot 18, Hidalgo County, Texas:  
1600 Richmond Avenue
- Quincy Subdivision Lots 12-15, Hidalgo County, Texas:  
1612-1704 Richmond Avenue
- Main Place Subdivision Lot 4 and South Main Street Subdivision Block 1 Lot 9, Hidalgo County, Texas:  
1400-1405 Savannah Avenue
- South Main Street Subdivision Block 4 Lots 1-2, Hidalgo County, Texas:  
1717-1721 Savannah Avenue
- South Main Street Subdivision Block 2 Lots 8-10, Hidalgo County, Texas:  
1401-1409 Toronto Avenue
- Jones Subdivision Lot 1, Hidalgo County, Texas:  
1821 South Bicentennial Boulevard
- Main Place Subdivision Lots 2-3 and Common Area, Hidalgo County,

Texas:

1800-1812 South 16<sup>th</sup> Street  
Main Place Subdivision Lot 1 and South Main Street Subdivision Block 1  
Lots 10-12, Hidalgo County, Texas:  
1800-1916 South Main Street  
Quincy Subdivision Lot 5, Hidalgo County, Texas:  
1617 Expressway 83

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**LOCATION:** The subject properties are located along Expressway 83 between South Ware Road and South Main Street and are Zoned C-3 (General Business-OC) District and R-2 (Duplex-Fourplex-OC) District.



**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), C-4 (Commercial Industrial-OC), R-1 (Single-Family Residential-OC), R-1 (Low-Density Residential-UDC), and R-2 (Duplex-Fourplex-UDC) Districts.

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

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these 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 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 constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

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

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

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

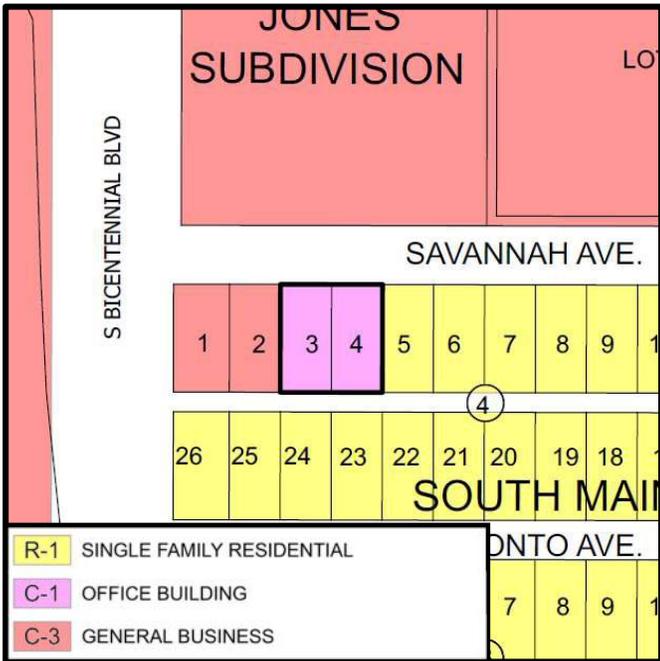
**DATE:** March 3, 2026

**SUBJECT: REZONING FROM C-1 (OFFICE BUILDING–OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL–UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2025-0260:**

South Main Street Subdivision Lots 3-4, Block 4, Hidalgo County, Texas  
1711-1715 Savannah Avenue

**LOCATION:** The subject properties are located along the southside of Savannah Avenue, east of South Bicentennial Boulevard, and is currently zoned C-1 (Office Building–OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the properties to C-1 (Local 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 and west, and R-1 (Single-Family Residential–OC) District to the east and south.

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

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these property 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, offices, and commercial plazas.

**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 to C-1 (Local Commercial–UDC) District.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 03, 2026

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

**CASE REZ2025-0261:**

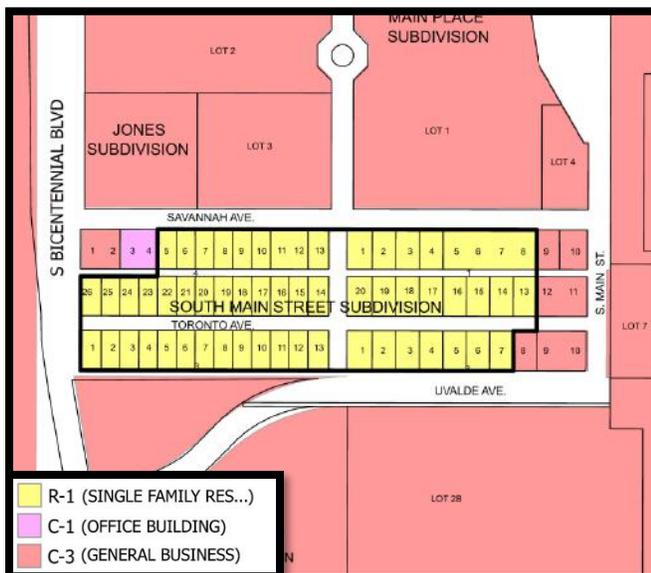
South Main Street Subdivision Lots 1-8, Block 1, Hidalgo County, Texas  
1409-1517 Savannah Avenue

South Main Street Subdivision Lots 13-20, Block 1, and Lots 1-7, Block 2,  
Hidalgo County, Texas  
1408-1517 Toronto Avenue

South Main Street Subdivision Lots 5-13, Block 4, Hidalgo County, Texas  
1601-1705 Savannah Avenue

South Main Street Subdivision Lots 14-26, Block 4, and Lots 1-13, Block 3,  
Hidalgo County, Texas  
1600-1721 Toronto Avenue

**LOCATION:** The subject properties are located on the south side of Savannah Avenue and along the east side of South Bicentennial Road.



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

**ADJACENT ZONING:** The adjacent properties are zoned C-3 (General Business-OC) District and C-1 (Office Building Office-OC) District to the west.

**LAND USE:** Surrounding uses include single-family homes, commercial business, and a major retail center.

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

**DEVELOPMENT TRENDS:** The development trend along Savannah Avenue is single-family residences and commercial businesses.

**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 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 3, 2026

**SUBJECT:** REZONING FROM R-2 (DUPLIX-FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

**CASE REZ2026-0012:**

El Collado Lot 12, Hidalgo County, Texas  
2538 and 2540 Savannah Avenue

**LOCATION:** The subject property is located on the northeast corner of South 26<sup>th</sup> Street and Savannah Avenue.



**PROPOSAL:** The City of McAllen is requesting to rezone the properties to R-2 (Medium-Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

**ADJACENT ZONING:** The adjacent properties are zoned R-1 (Low Density Residential-UDC) District in all directions.

**LAND USE:** Surrounding uses include single-family and agricultural land.

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

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

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

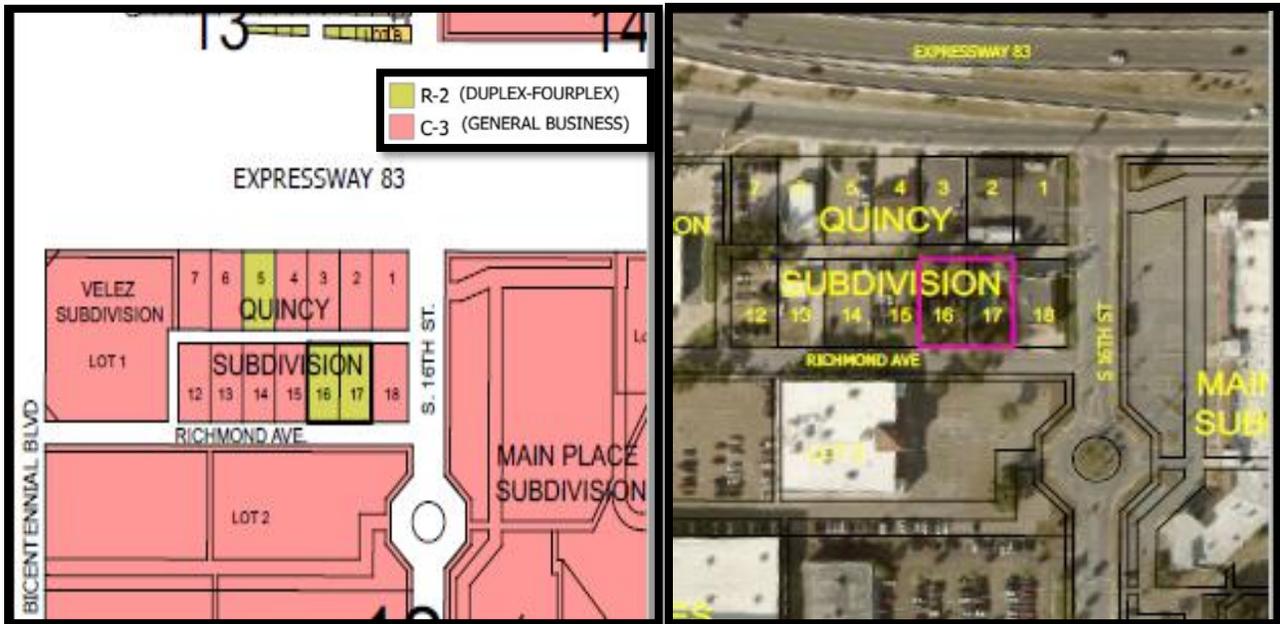
**DATE:** March 03, 2026

**SUBJECT: REZONING FROM R-2 (DUPLEX FOURPLEX RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2025-0258:**

Quincy Subdivision Lots 16-17, Hidalgo County, Texas  
1604 & 1608 Richmond Avenue

**LOCATION:** The subject properties are located on the north side of Richmond Avenue and on the west side of South 16<sup>th</sup> Street.



**PROPOSAL:** The City of McAllen is requesting to rezone the properties to R-2 (Medium-Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

**ADJACENT ZONING:** The adjacent properties are zoned C-3 (General Business-OC) District to the south, east, and west, and R-2 (Duplex Fourplex Residential-OC) District to the north.

**LAND USE:** The current use of this property is multi-family residential and the surrounding land uses include commercial business and single-family residences.

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

**DEVELOPMENT TRENDS:** The development trend along Richmond Avenue is commercial businesses.

**ANALYSIS:** The requested zoning is not consistent with the future land use designation outlined in the Envision McAllen Future Land Use Plan; however, the proposed zoning is consistent with the current use of the property.

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

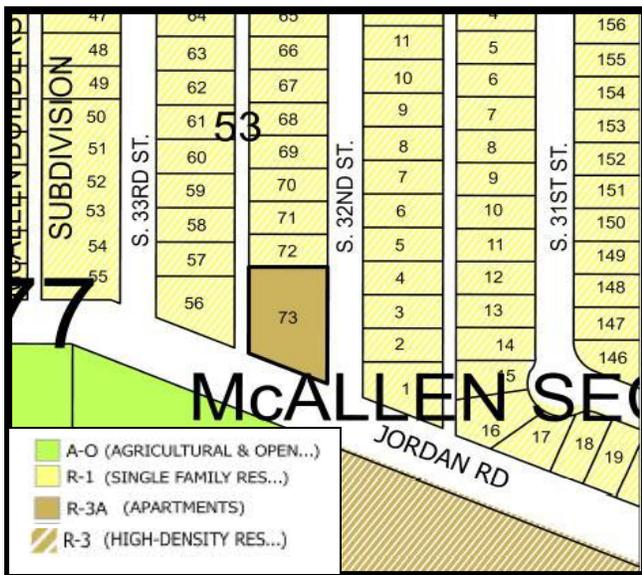
**DATE:** March 3, 2026

**SUBJECT:** Rezoning from R-3A (Multi-Family Residential Apartments-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

**CASE REZ2026-0011:**

McAllen Builders Subdivision Lot 73, Hidalgo County, Texas  
2132 South 32nd Street

**LOCATION:** The subject property is located on the north side of Jordan Road, on the corner of south 32<sup>nd</sup> street.



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

**ADJACENT ZONING:** The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the northeast and northwest, A-O(Agriculture & Open Space Distirct-OC) District to the southwest and R-3 (High Density Residential-UDC) District to the southeast.

**LAND USE:** Surrounding uses include single-family and multi-family residences, and agricultural land.

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

**DEVELOPMENT TRENDS:** The development trend along Jordan Road is single-family residential.

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

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

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

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

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

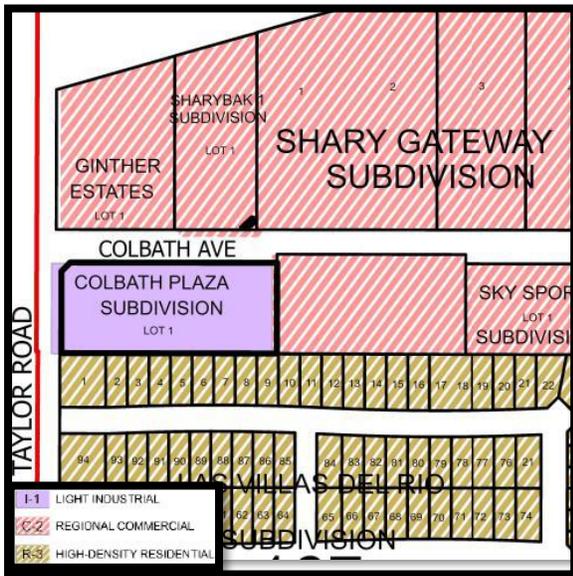
**DATE:** March 3, 2026

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

**CASE REZ2026-0013:**

Colbath Plaza Lot 1, Hidalgo County, Texas  
1901 South Taylor Rd.

**LOCATION:** The subject property is located on the southeast corner of South Taylor Road and Colbath Avenue.



**PROPOSAL:** The City of McAllen is requesting to rezone the property 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 C-2 (Regional Commercial-UDC) District to the north and east, and R-3 (High Denstiny Residential-UDC) District to the south.

**LAND USE:** Surrounding land uses include single-family homes and commercial businesses.

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

**DEVELOPMENT TRENDS:** The development trend in this area along South Taylor Road is a mix of single-family residences and commercial businesses, and along Coldbath Road is primarily commercial.

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

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 3, 2026

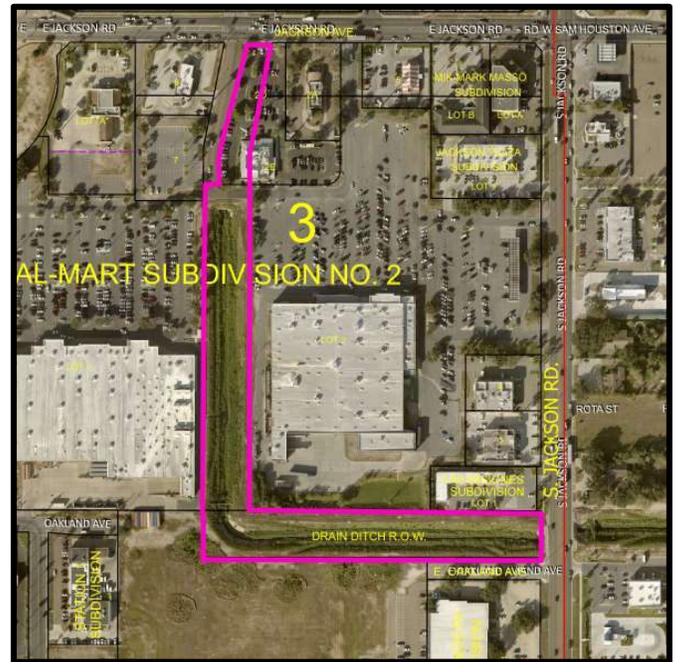
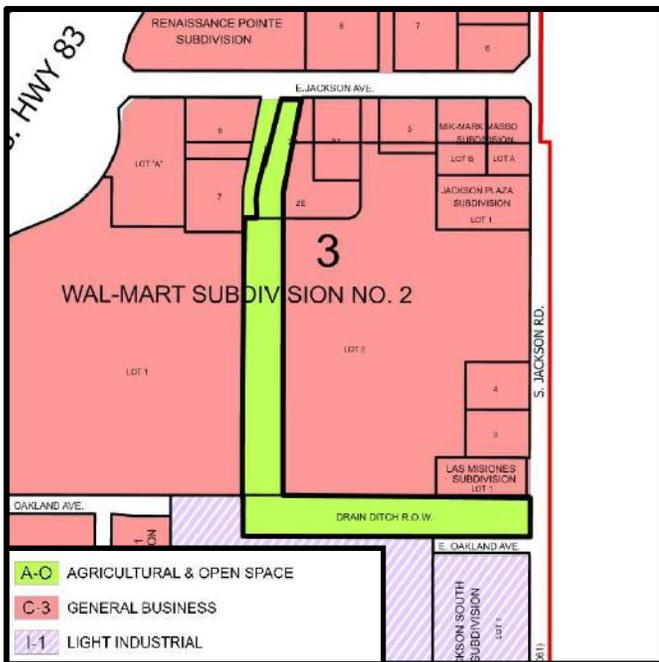
**SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2025-0245:**

**1450 SOUTH JACKSON ROAD (PID: 509982)**

**1208 EAST JACKSON AVENUE (PID: 508228, 655625)**

**LOCATION:** The subject properties are located along the west side of South Jackson Road, south of East Jackson Avenue and zoned A-O (Agricultural and Open Space-OC) District.



**PROPOSAL:** The City of McAllen is requesting to rezone the properties to A-O (Agricultural and 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 C-3 (General Business-OC) District to the north, east, and west, and I-1 (Light Industrial-UDC) District to the south.

**LAND USE:** The subject properties are mainly vacant, being used as a canal with a portion of the zone being part of a parking lot. Surrounding uses include big box retail stores, commercial plazas, and a call center.

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these property as Regional Commercial, which is a land use designation that consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors that connect outside the City limits.

**DEVELOPMENT TRENDS:** The development trend along this area include community scale shopping centers.

**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 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 3, 2026

**SUBJECT: REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICTS UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASEREZ2026-0263:**

Toys R Us Subdivision, Lot 1A, Hidalgo County, Texas  
1109 Expressway 83

1101 Expressway 83 (PID: 503420)

CW Manhattan No. 1 Subdivision, Lot A, Hidalgo County, Texas  
901 Expressway 83

Red Lobster Subdivision, Lot 1, Hidalgo County, Texas  
701 Expressway 83

Tex-Mex Ut. No. 2 Subdivision, Lot 1 and Property ID: 211084  
3100-3212 Colbath Avenue

Savannah Park Subdivision, Lots 1A-2A & 4A, Hidalgo County, Texas  
601 & 617 U.S Expressway 83

Circuit City Subdivision, Lot 2A, Hidalgo County, Texas  
501 Expressway 83

Circuit City Subdivision, Lot 1, Hidalgo County, Texas  
507 Expressway 83

McAllen Methodist Hospital Subdivision, Lot 1, Hidalgo County, Texas  
301 Expressway 83

Property ID: 230478; McAllen Methodist Hospital Subdivision, Lots 4-AR & 5-BR; Parc Pointe, Lot A; Studio Plaza Subdivision, Lot 1; Savannah Professional Subdivision, Lots 1 & 2; Funville Subdivision, Lots 1-6 and Lots 9-11, Hidalgo County, Texas  
501-809 Savannah Avenue

McAllen Methodist Hospital Lot 2B, Hidalgo County, Texas  
1800 South 5<sup>th</sup> Street

Savannah Park Subdivision, Lot 5A, Hidalgo County, Texas  
1800 South 6<sup>th</sup> Street

International Bank Subdivision, Lot 1-A, Artie Eugenia Subdivision, Lot 1; HLH Enterprise Inc, Lot 1 A; Funville Lot 12A; Granada Inn, Lot 1; La Copa Hotel-S 10<sup>th</sup> St, Lot 1; Texas State Bank La Plaza Mall, Lot 1, & PIDS: 189483, 184345, 154238, 154242, Hidalgo County, Texas

1700-2020 South 10<sup>th</sup> Street  
1823 South 11<sup>th</sup> Street (PIDS: 1124935 & 696092)

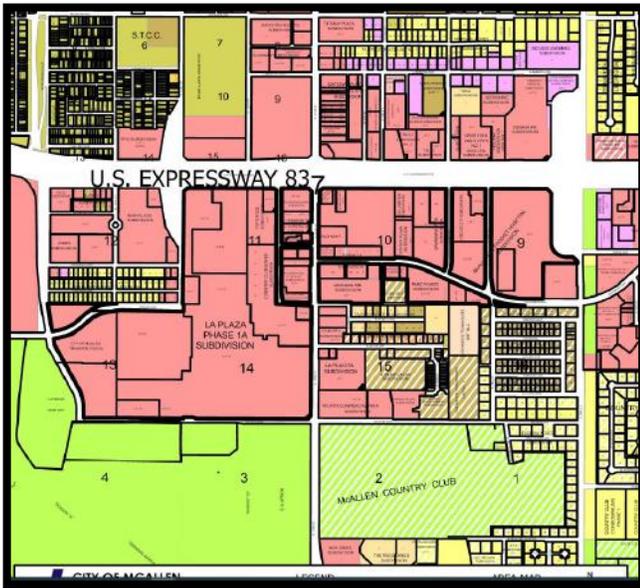
La Plaza Subdivision, Lot 3A, Hidalgo County, Texas  
1500 Wichita Avenue

1700 Uvalde Avenue (PID: 189497)

1700 Wichita Avenue (PID: 189495)

La Plaza PH 1A Subdivision, Lots 1B, 2B, 4A, 6B, 3C and 7, Hidalgo County, Texas  
2200 South 10<sup>th</sup> Street

**LOCATION:** The south subject properties are located along the south side of Expressway 83 between Bicentennial Boulevard and South 2<sup>nd</sup> Street and are Zoned C-3 (General Business-OC) District.



**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) to the north, R-3 (High Density-UDC), R-3A (Multifamily Residential Apartments-OC), R-3C (Multi-family Residential Condominiums-OC), and R-3T (Multi-family Residential Townhouse-OC) Districts to the south.

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

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these 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 around 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 to C-2 (Regional Commercial-UDC) District.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

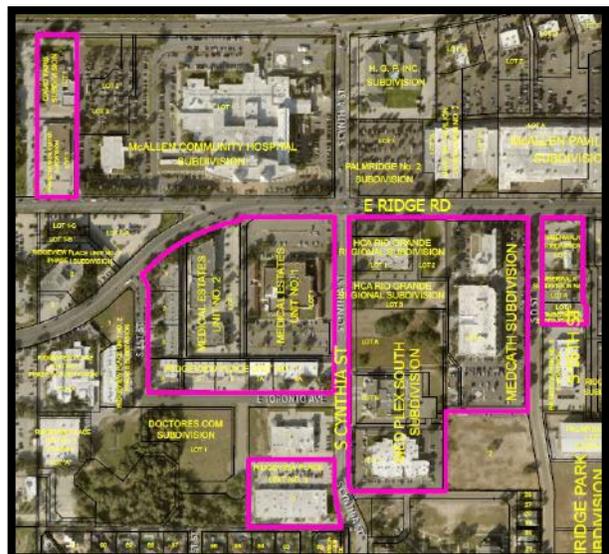
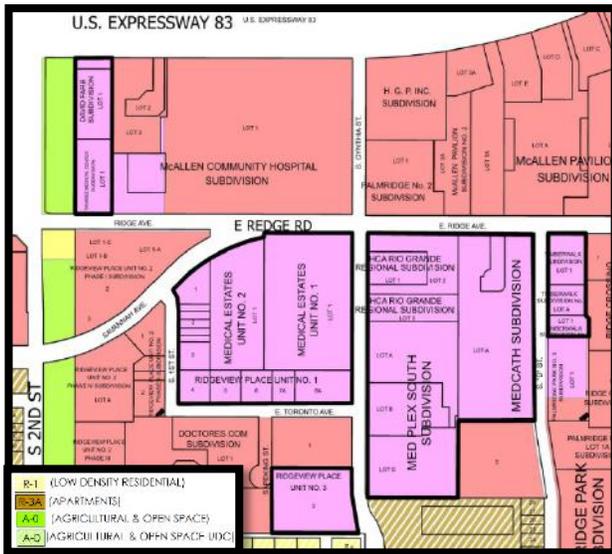
**SUBJECT: REZONING FROM C-1 (OFFICE BUILDING OFFICE-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2025-0259:**

David Farb Subdivision, Lot A, Hidalgo County, Texas  
101 Expressway 83  
Tavarez Medical Center Subdivision, Lot 1, Hidalgo County, Texas  
100 Ridge Road  
Ridgeview Place Unit No. 1, Lots 1-4, Hidalgo County, Texas  
1901 - 1913 South 1st Street  
Ridgeview Place Unit No. 1, Lots 5 & 6, Hidalgo County, Texas  
105 - 109 East Toronto Avenue  
Ridgeview Place Unit No. 1, Lots 7A & 8A, Hidalgo County, Texas  
201 - 205 East Toronto Avenue  
Medical Estates Unit No. 2, Lot 1, Hidalgo County, Texas  
110 East Savannah Avenue  
Medical Estates Unit No. 1, Lot 1, Hidalgo County, Texas  
222 East Ridge Avenue  
HCA Rio Grande Regional Subdivision, Lots 1 & 2, Hidalgo County, Texas  
1801 - 1809 South Cynthia Street  
1901 South Cynthia Street (Prop ID: 513301)  
Med Plex South Subdivision, Lots A, B & C, Hidalgo County, Texas  
1913 - 2101 South Cynthia Street  
500 East Ridge Rd (Prop ID: 552572)  
Medcath Subdivision, Lot A, Hidalgo County, Texas  
1900 South D Street  
Timberwalk Subdivision, Lot 1, Hidalgo County, Texas  
510 East Ridge Rd  
Timberwalk Subdivision No. 2, Lot A, Hidalgo County, Texas  
1817 South D Street  
Timberwalk Subdivision No.3, Lot 1, Hidalgo County, Texas  
1901 South D Street  
Ridgeview Place Unit No. 3, Lot 2, Hidalgo County, Texas  
2010 South Cynthia Street

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**LOCATION:** The subject properties are located on the south side of U.S. Expressway 83, east of South 2<sup>nd</sup> Street



**PROPOSAL:** The City of McAllen is requesting to rezone the properties to C-1 (Local 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, R-1 (Low-Density Residential-UDC) District, R-3 (High Density Residential-UDC) District, and A-O (Agricultural and Open Space-OC) District.

**LAND USE:** Surrounding land uses include hospitals, medical offices, single-family, and multi-family apartments.

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

**DEVELOPMENT TRENDS:** The development trend in this area is office, medical and hospital use.

**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

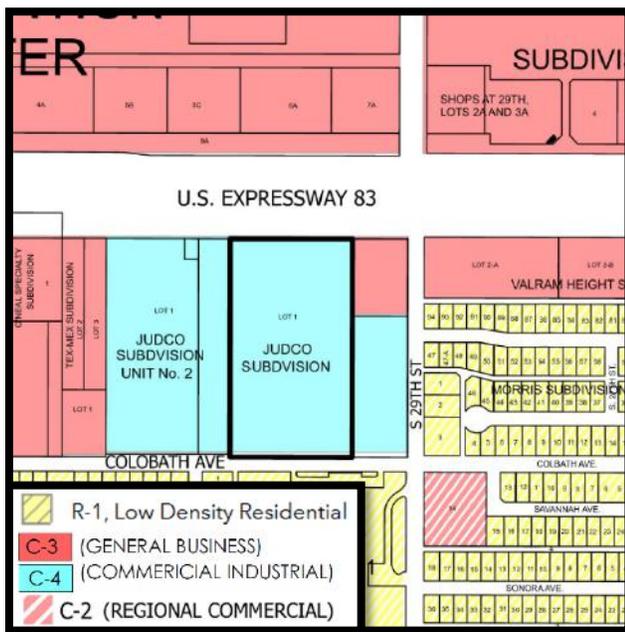
**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0001:**  
3001 Expressway 83 (PID: 531528)

**LOCATION:** The subject property is located on the south side of Expressway 83, west of South 29<sup>th</sup> Street.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to I-1 (Light Industrial-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 and east, C-4 (Commercial Industrial-OC) District to the east and west, and R-1 (Low Density Residential-UDC) to the south.

**LAND USE:** Surrounding land uses include vacant land, parking area, single family, and commercial uses.

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

**DEVELOPMENT TRENDS:** The development trend along this area is commercial, industrial and residential.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

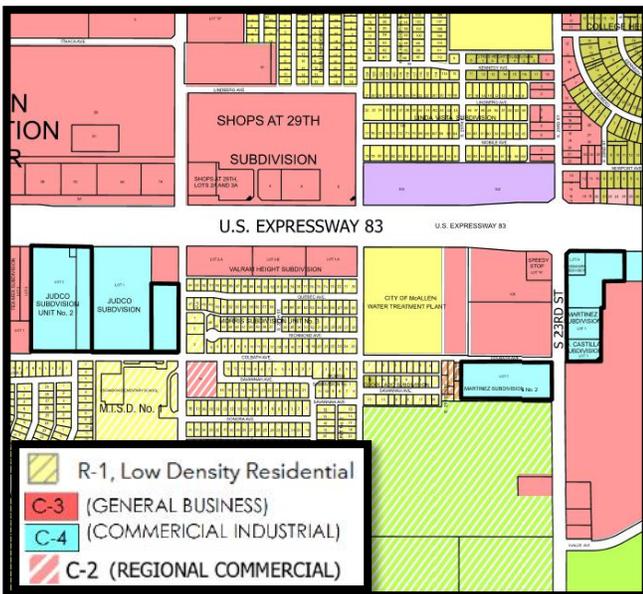
**Memo**

**TO:** Planning and Zoning Commission  
**FROM:** Planning Staff  
**DATE:** March 3, 2026  
**SUBJECT:** **REZONING FROM C-4 (COMMERCIAL INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL -UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0002:**

- Judco No. 2 Subdivision Lots 1-2, Hidalgo County, Texas  
3025 Expressway 83  
3101 Expressway 83
- Foodmaker Subdivision Lot A, Hidalgo County, Texas  
1601 South 23<sup>rd</sup> Street
- Martinez Subdivision Lot 1, Hidalgo County, Texas  
1609 South 23<sup>rd</sup> Street
- D. Castilla Subdivision Lot 1, Hidalgo County, Texas  
1809 South 23<sup>rd</sup> Street
- Martinez Subdivision Unit 2 Lot 1, Hidalgo County, Texas  
1900 South 23<sup>rd</sup> Street  
2900 Colbath Road (PID: 211087)  
  
1605 South 23<sup>rd</sup> Street (PID: 185472)

**LOCATION:** The subject properties are located on the south side of Expressway 83, between South Bicentennial Boulevard and South Ware Road



**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-4 (Commercial Industrial-OC) District, C-3 (General Business-OC) District, and R-1 (Low Density Residential-UDC).

**LAND USE:** Surrounding land uses include vacant land, retail, parking area, single family residential homes, and restaurants.

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

**DEVELOPMENT TRENDS:** The development trend along this area is a mix of commercial, industrial and residential.

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

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT AND R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

**CASE REZ2026-0016:**

Villa Hermosa Subdivision, Hidalgo County, Texas

1200-1332 E. Augusta Avenue (Lots 10-40, Common Area, Block 1)

3400-3525 South "M" Street (Lots 1-9 and Lots 41-52, Block 1)

3400-3500 South Jackson Road (Lots 1 and 2, Block 2)

Georgetown Park Subdivision, Hidalgo County, Texas

3400-3533 South "K" Center Street (Lots 1-21 and Common Lots A & B)

3402-3534 South "K" Lane (Lots 22-54)

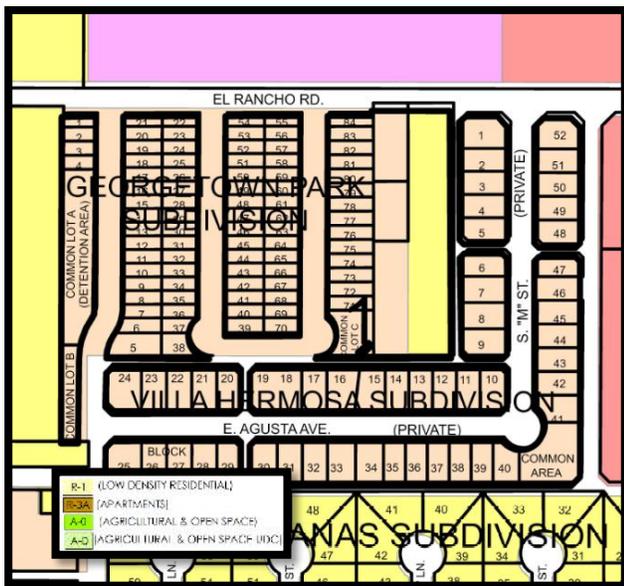
3400-3528 South "L" Street (Lots 55-84 and Common Lot C)

1400 East El Rancho Road (PID: 568175)

1400 East El Rancho Road Rear (PID: 568148)

1412 East El Rancho Road (PID: 568149)

**LOCATION:** The subject properties are located on the south side of East El Rancho Road, west of South Jackson Road.



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

**ADJACENT ZONING:** The adjacent properties are zoned C-3 (General Business–OC) District, R-1 (Single-Family Residential-OC) District, and C-1 (Office Building Office-OC) District.

**LAND USE:** Surrounding land include townhomes, single-family homes, and multi-family apartments.

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

**DEVELOPMENT TRENDS:** The development trend in this area is townhomes, single-family homes, and multi-family 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 constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT:** Rezoning from C-2 (Neighborhood Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties

**CASE REZ2026-0017:**

**4200 South McColl Road (PID: 817895)**

**LOCATION:** The subject property is located on the southwest corner of South McColl Road and East Orangewood Drive.



**PROPOSAL:** The City of McAllen is requesting to rezone the property to C-1 (Local 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 R-1 (Single-Family Residential-UDC) to the north and east, and A-O (Agriculture & Open Space A-O) District to the south and west.

**LAND USE:** Surrounding land uses include vacant land family homes, and vacant land.

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

**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 maintains the commercial zoning of the property.

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

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

**RECOMMENDATION:** Staff recommends approval of the rezoning request.

**Memo**

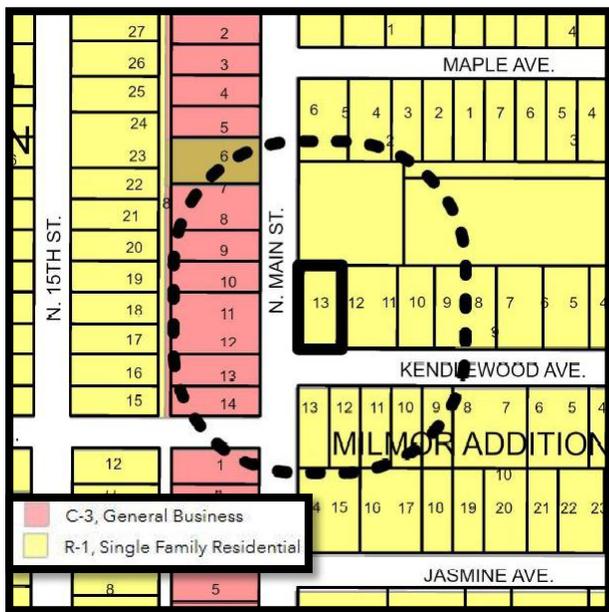
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: LOT 13, BLOCK 9, MILMOR SUBDIVISION, HIDALGO COUNTY, TEXAS; 1320 KENDLEWOOD AVENUE (REZ2026-0014)**

**LOCATION:** The subject property is located on the north west corner of North Main Street and Kendlewood Avenue, and is currently zoned R-1 (Single-Family Residential-OC) District.



**PROPOSAL:** The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed show room.

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

**LAND USE:** Surrounding land uses include single-family residential homes to the north, south and east and commercial uses to the west.

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. Old Towne is an area of residential, commercial, business and office uses that occur just north of the Downtown core and is intended as a lower-intensity area that complements Downtown activity, the preservation of contributing structures such as historic homes, should be a priority.

**DEVELOPMENT TRENDS:** The development trend of this area is primarily residential uses with some commercial uses to the west of North Main Street.

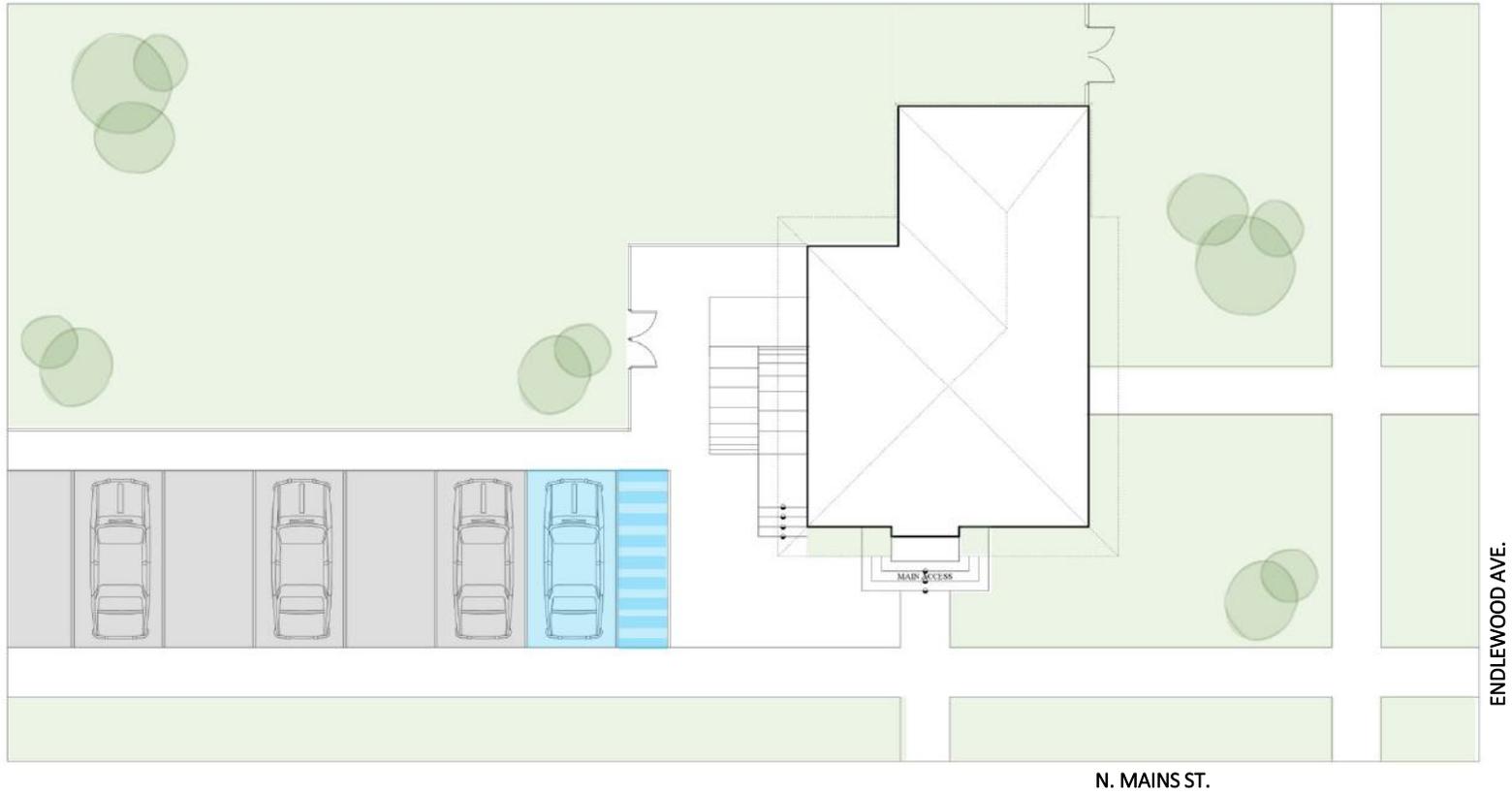
**HISTORY:** This is the initial rezoning request for this property.

**ANALYSIS:** The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan, however, it does not follow the development trend on the east side of North Main Street.

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 received one phone call in opposition to the rezoning request. The customer stated that they were told that that area along North Main Street was not allowed to be rezoned commercial. A petition was also submitted in opposition of the request.

**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to C-1 (Local Commercial-UDC) District since it does not follow the development trend of the area on the east side of North Main Street.







ZONING CHANGE WRITTEN PROTEST - GROUP

ZONING CASE # REZ2026-0014

NAME JOSEPH GARZON

PHONE # 956-607-0600

E-MAIL \_\_\_\_\_

TOTAL PAGES SUBMITTED 3

	Protesting Party Printed Name	Address of Property Affected	Protesting Party Signature
1	Lisbet Hardison	1221 Kendlewood Ave McAllen, TX	Lisbet Hardison
2	Lisa Hernandez	1800 Kendlewood Ave McAllen, TX	[Signature]
3	Cynthia Garzon	1301 KENDLEWOOD E McAllen TX	[Signature]
4	JOSEPH GARZON	1301 KENDLEWOOD McAllen TX	[Signature]
5	Jacqueline Worley	McAllen, TX 1308 Kendlewood Ave	Jacqueline Worley
6	JUAN ALONSO	1309 Kendlewood	[Signature]
7	Rubi Montemayor	1309 Kendlewood Ave	Rubi Montemayor
8	DORRIS MULLIN	1205 KENDLEWOOD	Dorris Mullin
9	MILES J. MULLIN	1205 KENDLEWOOD	[Signature]
10	ISMAEL HERNANDEZ	1200 KENDLEWOOD	[Signature]
11	Pete Ruiz	1300 Kendwood	[Signature]
12	Carol J. Brown	1218 Kendlewood Ave McAllen TX 78501	Carol J. Brown

## ZONING CHANGE WRITTEN PROTEST - GROUP

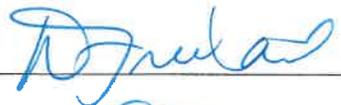
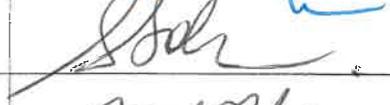
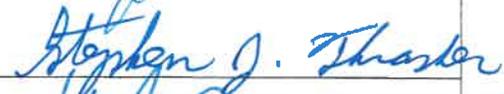
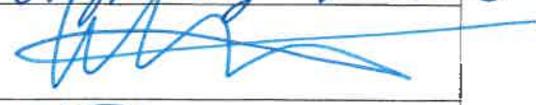
ZONING CASE # REZ2026-0014

NAME JOSEPH GALZONCA

PHONE # 956-609-0600

E-MAIL \_\_\_\_\_

TOTAL PAGES SUBMITTED 3

	Protesting Party Printed Name	Address of Property Affected	Protesting Party Signature
1	DIANE FREELAND	1213 KENDLEWOOD	
2	CHRIS FREELAND	1213 KENDLEWOOD	
3	JUDI LYON	1212 JASMINE AVE	
4	LARRY LYON	1212 JASMINE AVE	
5	ANGELI MILLS	1305 JASMINE AVE	
6	MAN MILLS	1305 JASMINE AVE	
7	STACY SOLIS	1312 JASMINE AVE.	
8	JANET SOLIS	1312 JASMINE	
9	JOE PEREZ	1310 JASMINE AVE	
10	STEPHEN THRASHER	1325 KENDLEWOOD	
11	MARK MONTALVO	1212 KENDLEWOOD	
12	PAM MORRIS	1318 KENDLEWOOD	

# ZONING CHANGE WRITTEN PROTEST - GROUP

ZONING CASE # REZ2026-0014

NAME JOSEPH GARZONIA

PHONE # 956-607-0600

E-MAIL \_\_\_\_\_

TOTAL PAGES SUBMITTED \_\_\_\_\_

	Protesting Party Printed Name	Address of Property Affected	Protesting Party Signature
1	Edna Olivarez	1208 Jasmine Ave	Edna R. Olivarez
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

## ZONING CHANGE WRITTEN PROTEST - GROUP

ZONING CASE # REZ2026-0014

NAME Hilda Edwards  
 PHONE # 956-821-2940  
 E-MAIL he@vthht.com  
 TOTAL PAGES SUBMITTED 2

	Protesting Party Printed Name	Address of Property Affected	Protesting Party Signature
1	Mel Johnstone	1208 Nyssa	Mel Johnstone
2	Edelia Williams	1300 Nyssa	
3	NATHAN ERSEVEN	1316 Nyssa Ave	
4	Maria L. Canales	1313 Nyssa Ave	Maria L. Canales
5	Harley Bogolek	1212 Nyssa Ave.	Harley D
6	Cesar Suarez	1217 Nyssa Ave	
7	Jose J. Peña	1207 Nyssa Ave	Jose J. Peña
8	Annette Dennett	1201 Nyssa Ave	Annette Dennett
9	Israel Mendoc	1304 Nyssa Ave	Israel Mendoc
10	ARANTZA G. VELA	1120 Nyssa Ave	Ar Vel
11	Alissa Villanueva	1121 Nyssa Ave	Al Villanueva
12	Deborah Garcia	1104 Nyssa Ave	Deborah Garcia

ZONING CHANGE WRITTEN PROTEST - GROUP

ZONING CASE # REZ2026-0014

	Protesting Party Printed Name	Address of Property Affected	Protesting Party Signature
1	Fermin Pérez	1101 Nyssa, McAllen	Fermin Pérez
2	Bernice Fritz	1315 Orange, McA.	Bernice Fritz
3	Rose Gonzalez	1309 Nyssa Ave	Rose Gonzalez
4	Danny Gonzalez	1309 Nyssa Ave	Danny Gonzalez
5	David Zepeda	1305 Nyssa Ave	David Zepeda
6	Aurora Zepeda	1305 Nyssa	Aurora Zepeda
7	Enrique Zepeda	1305 Nyssa	Enrique Zepeda
8	Rodel Kittkaman	1209 Nyssa	Rodel Kittkaman
9	Dominga Archer	1200 W Orange	Dominga Archer
10	Armelinda Reyes Hojas	1201 Orange Ave	Armelinda Reyes
11	SALOMON	1204 Jaenue	Salomon
12			
13			
14			
15			



JAVIER VILLALOBOS, Mayor  
 VICTOR "SEBY" HADDAD, Mayor Pro Tem & Commissioner District 5  
 TONY AGUIRRE JR., Commissioner District 1  
 JOAQUIN "J.J." ZAMORA, Commissioner District 2  
 ROLANDO "ROLLY" RIOS, Commissioner District 3  
 RODOLFO "RUDY" CASTILLO, Commissioner District 4  
 PEPE CABEZA DE VACA, Commissioner District 6

ISAAC J. TAWIL, City Manager

February 27, 2026

1320 Kendlewood Avenue  
 Petition in Opposition for REZ2026-0014

---

200 Ft. Radius: 216,969.81 Sq. Ft.  
 Subject Property: 9,443.51 Sq. Ft.  
 Total Area of Opposition: 26,953.04 Sq. Ft.

---

$\frac{200 \text{ Ft Radius} - \text{Subject Property}}{\text{Total Adjust Area}}$	$\frac{\text{Total Area of Opposition}}{\text{Total Adjusted Area}}$	$= 0.*** \times 100 =$	Percentage of Opposition
$\frac{216,969.81 \text{ Sq. Ft.} - 9,443.51 \text{ Sq. Ft.}}{207,526.30 \text{ Sq. Ft.}}$	$\frac{26,953.04 \text{ Sq. Ft.}}{207,526.30 \text{ Sq. Ft.}}$	$= 0.1298 \times 100 =$	<b>12.99%</b> Percentage of Opposition

---

Prepared By: Planning Department

N. 15TH ST.

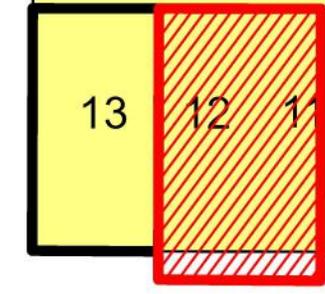
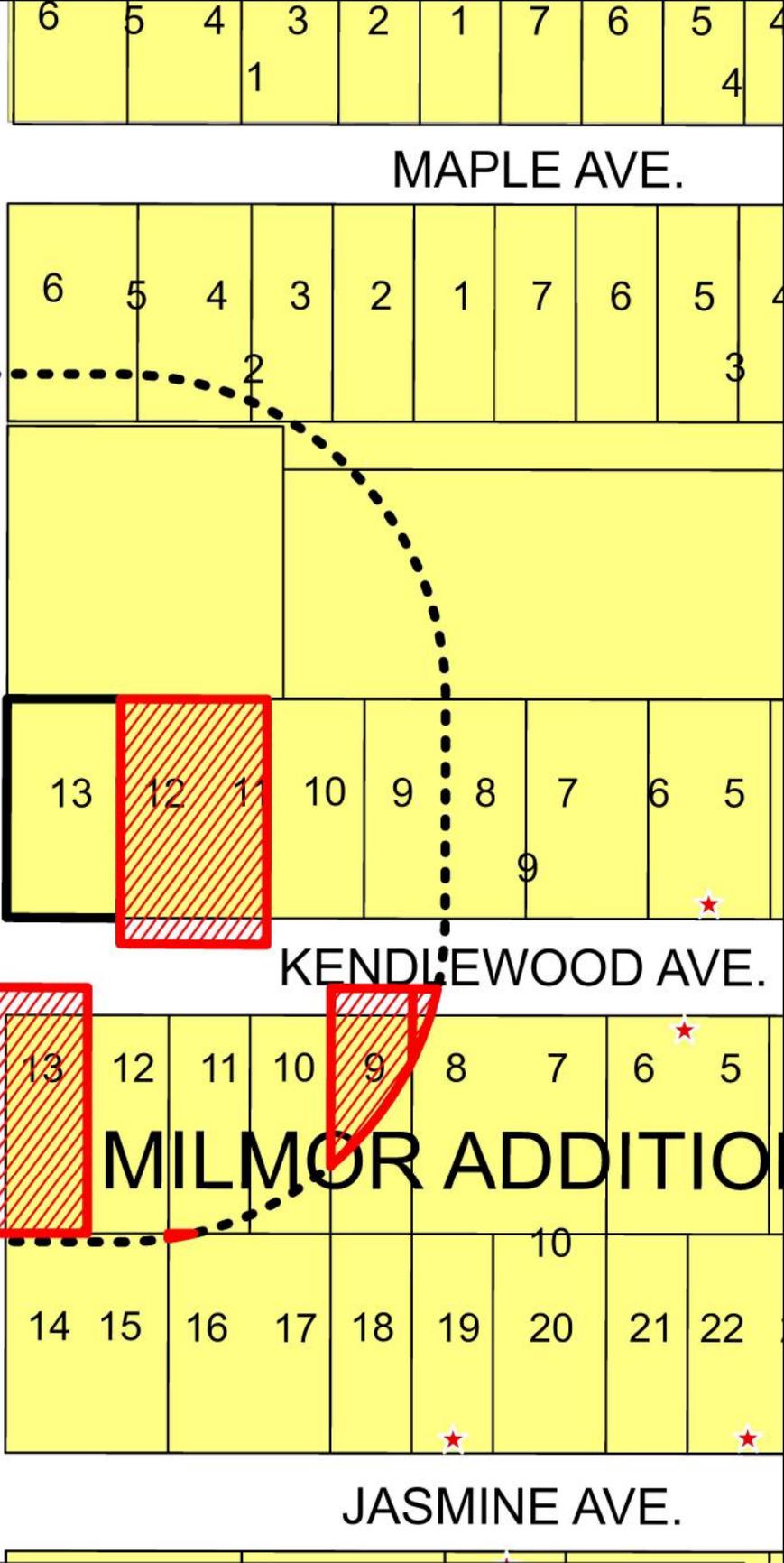
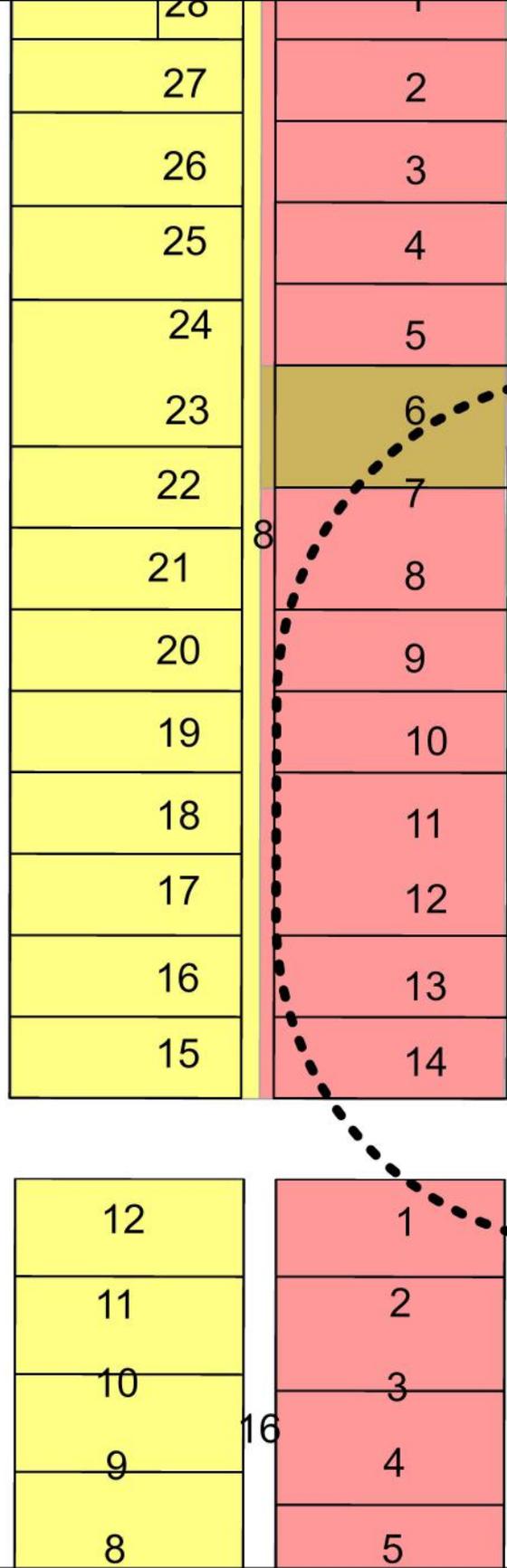
N. MAIN ST.

MAPLE AVE.

KENDLEWOOD AVE.

JASMINE AVE.

MILMOR ADDITION



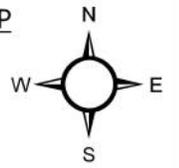
8

16

 **CITY OF MCALLEN  
PLANNING DEPARTMENT**

LEGEND  
SCALE: N.T.S.

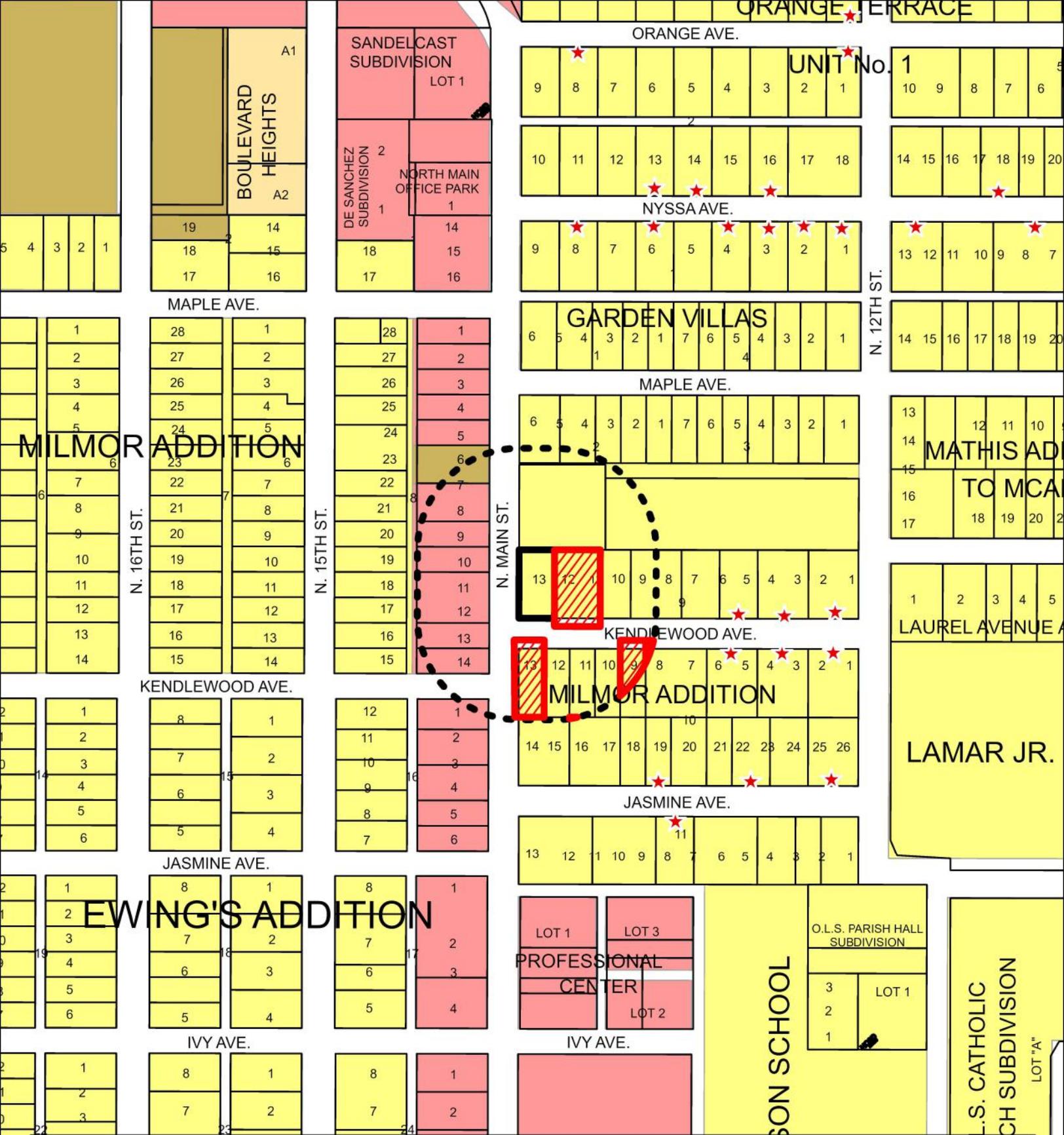
AREA MAP



-  SUBJECT PROPERTY
-  200 FT. NOTIFICATION BOUNDARY

-  OPPOSITION WITHIN 200FT
-  SIGNED OPPOSITION PETITION OUT OF THE 200FT RADIUS

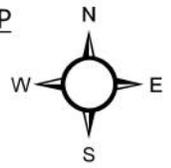
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.



**CITY OF MCALEN  
PLANNING DEPARTMENT**

**LEGEND  
SCALE: N.T.S.**

**AREA MAP**



- SUBJECT PROPERTY
- SIGNED OPPOSITION PETITION OUT OF THE 200FT RADIUS
- 200 FT. NOTIFICATION BOUNDARY
- OPPOSITION WITHIN 200FT

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

**Memo**

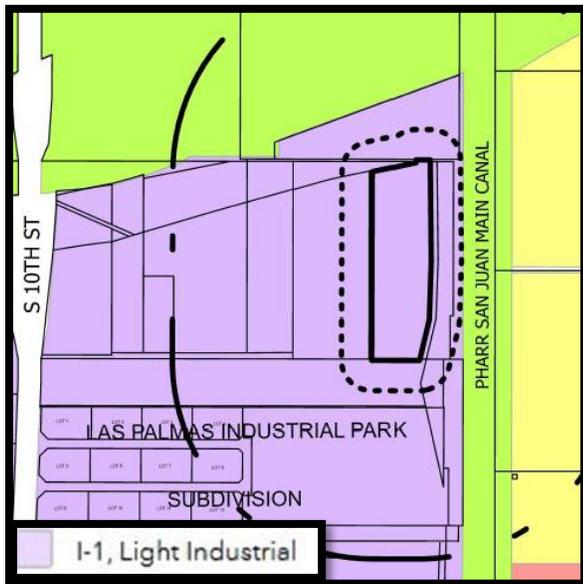
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONE FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT: 10.94 ACRES OUT OF LOT 1, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7401 SOUTH 10TH STREET REAR 5. (REZ2025-0270)**

**LOCATION:** The subject property is located on the east side of South 10<sup>th</sup> Street, north of Dicker Road and is currently zoned I-1 (Light Industrial-OC) District.



**PROPOSAL:** The applicant is requesting to rezone the property to A-O (Agricultural and Open Space-UDC) District to be used as agriculture for farm animals.

**ADJACENT ZONING:** The adjacent properties are zoned I-1 (Light Industrial-OC) in all directions.

**LAND USE:** Surrounding land uses include, commercial uses, and vacant land.

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Light Industrial. The Light Industrial category 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. Light Industrial allows for major manufacturing and major employers, along with some supportive commercial uses.

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

**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.

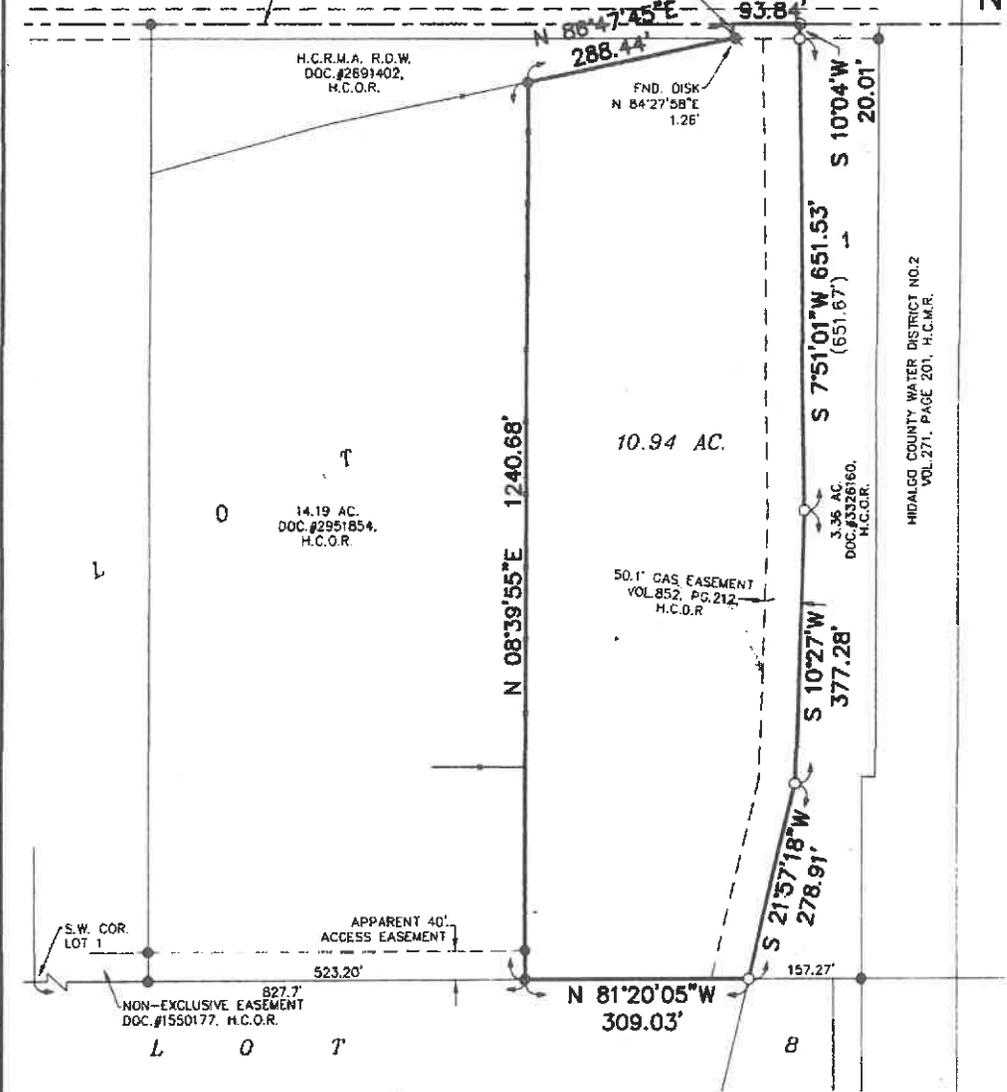
**RECOMMENDATION:** Staff recommends disapproval of the rezoning request to A-O (Agricultural and Open Space-UDC) District.

LEGEND

- Found 1/2" iron rod
- Found aluminum disk
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- + Sheet metal fence line
- ( ) Adjoiner Dead call

LOT 16  
SECTION 4

Q 40' COUNTY ROAD  
(UNIMPROVED ROAD)



BASIS OF BEARINGS: TEXAS  
PLANE COORDINATE  
SYSTEM SOUTH ZONE

SURVEY PLAT OF  
10.94 ACRES OF LAND OUT OF  
LOT 1, SECTION 3,  
HIDALGO CANAL COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
AS PER MAP RECORDED IN VOLUME Q, PAGE 177, H.C.D.R.

ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.) OF FIRM COMMUNITY PANEL NO. 480334 0475 B, DATED JANUARY 2, 1981

*Reynaldo Robles*  
REYNALDO ROBLES, R.P.L.S. #4032

PREPARED FOR: JOHNNY JOHNSON

**RA** ROBLES &  
ASSOCIATES, PLLC  
PROFESSIONAL LAND SURVEYORS

P.O. Box 476  
107 W. HUISACHE ST.  
WESACO, TEXAS 78386

PHONE (956) 888-2422  
FAX (956) 888-2011  
FIRM No. 10098700

SURVEYED: 06-09-22	DRAWN BY: JR/06-22-22
--------------------	-----------------------

SCALE 1"=200'	JOB No. 21111
---------------	---------------

TITLE COMMITMENT No.	REVISED:
----------------------	----------

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

COPYRIGHT 2022

BY: *A.V.*

DEC 03 2025

RECEIVED



ROBLES &  
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476

WESLACO, TEXAS 78598-0476

PHONE (956) 968 - 2422

FAX (956) 969 - 2011

DESCRIPTION OF 10.94 ACRES OF LAND OUT OF  
LOT 1, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS

Being 10.94 acres of land situated in Hidalgo County, Texas and being out of Lot 1, Section 3, Hidalgo Canal Company's Subdivision, as per map recorded in Volume "Q", Page 177. Hidalgo County Deed Records, and said 10.94 acre tract of land being out of a 30.46 acre tract of land described in Document # 1550177 of the Hidalgo County Official Records, and said 10.94 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the south line of said Lot 1 for the southwest corner of said tract herein described; said point bears SOUTH 81°20'05" EAST 827.70 feet from the southwest corner of said Lot 1;

THENCE, NORTH 8°39'55" EAST, 1240.68 feet with the east line of a 14.19 acre tract of land described in Document #2951854 of the Hidalgo County Official Records, to a 1/2 inch iron rod found for the northeast corner of said 14.19 acre tract and the northwest corner of said tract herein described;

THENCE, NORTH 86°47'45" EAST, 288.44 feet with the south line of a tract of land described in Document #2691402 of the Hidalgo County Official Records to a point of the south right-of-way line of an unimproved 40 foot county road for the east corner of said tract described in Document #2691402 and an inside corner of said tract herein described; from which a found aluminum disk bears NORTH 84°27'58" EAST 1.26 feet;

THENCE, NORTH 8°39'55" EAST, 20.00 feet to a point on the north line of said Lot 1 and the center line of said 40 foot county road for a corner of said tract herein described;

THENCE, SOUTH 81°20'05" EAST, 93.84 feet with the north line of said Lot 1, the south line of Lot 4, Section 14, and the center line of said 40 foot county road to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;

THENCE, SOUTH 10°04' WEST, 20.01 feet with the west line of a 3.36 acre tract of land described in Document #3326160 of the Hidalgo County Official Records, to a 1/2-inch iron rod with a plastic cap stamped "R&A" set on the south right-of-way of said 40 foot county road for an angle point of said 3.36 acre tract and said tract herein described;

THENCE, SOUTH 7°51'01" WEST, 651.53 feet (adjoiner deed 651.67 feet) with the west line of said 3.36 acre tract to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an angle point of said 3.36 acre tract and of said tract herein described;

THENCE, SOUTH 10°27' WEST, 377.28 feet with the west line of said 3.36 acre tract to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an angle point of said 3.36 acre tract and of said tract herein described;

THENCE, SOUTH 21°57'18" WEST, 278.91 feet with the west line of said 3.36 acre tract to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the southwest corner of said 3.36 acre tract and southeast corner of said tract herein described;

THENCE, NORTH 81°20'05" WEST, 309.05 feet with the south line of said Lot 1 and the north line of Lot 8 to the POINT OF BEGINNING and containing 10.94 acres of land more or less

Surveyed: 6-09-2022

Basis of bearings: Texas State Plane Coordinate System South Zone

21111

6-22-2022

BY: *R.A.*

DEC 03 2025

RECEIVED

*Reynaldo Robles*  
Reynaldo Robles, R.P.L.S. #4032

**Memo**

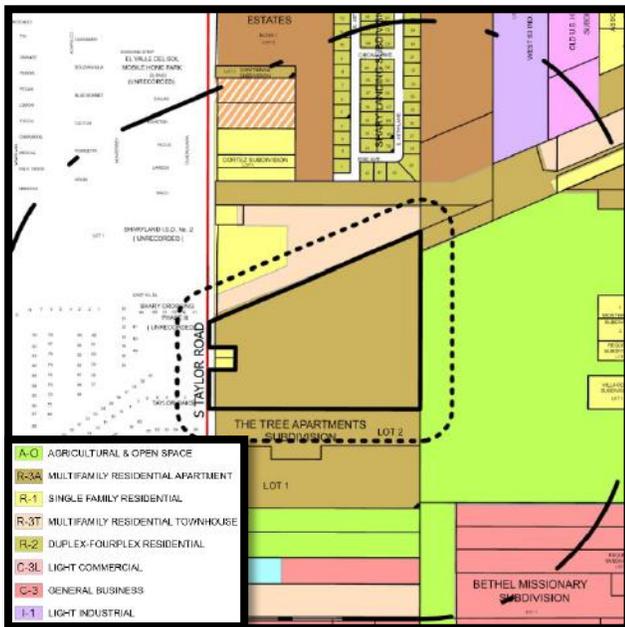
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT:** REZONE FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT A 24.457-ACRE TRACT OF LAND OUT OF LOT 197, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 801 SOUTH TAYLOR ROAD. (REZ2026-0015)

**LOCATION:** The subject property is located on the east side of South Taylor Road, and is currently zoned R-3A (Multi-family Residential Apartment-OC) District.



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

**ADJACENT ZONING:** The adjacent properties are zoned R-3T (Multi-family Residential Townhouse-OC) District to the north, A-O (Agriculture & Open Space-OC) to the east and R-3A (Multi-family Residential Apartments-OC) to the east.

**LAND USE:** The property is currently vacant. Surrounding land uses include single-family dwellings to the west and vacant land in all directions. There are proposed townhome subdivision to the north and proposed apartments to the south.

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

**DEVELOPMENT TRENDS:** The development trend of this area along South Taylor Road is low, medium, and high density residential development.

**HISTORY:** The tract was zoned R-3A (Multi-family Residential Apartments-OC) District under the comprehensive zoning in 1979.

**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 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.



PROJECT NO. R25034

STATE OF TEXAS  
COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN.



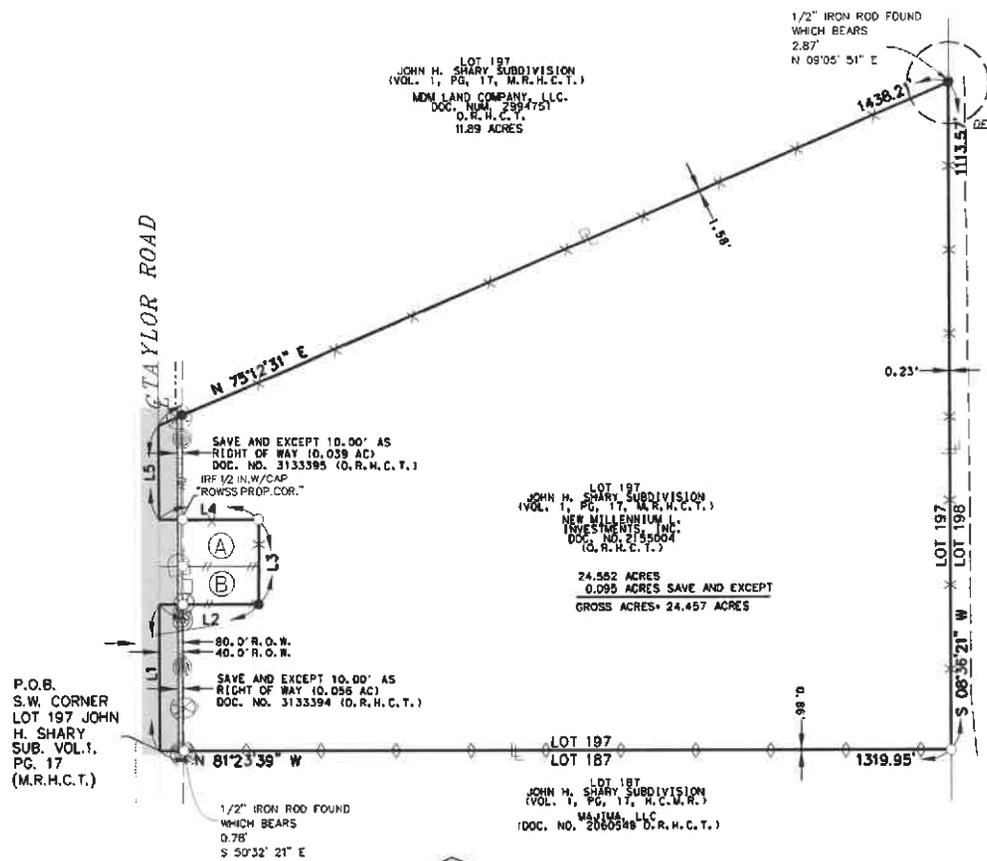
06/26/2025

VICTOR H. TREVINO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

© COPYRIGHT 2025 ROW SURVEYING SERVICES, LLC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

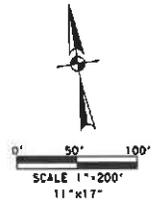
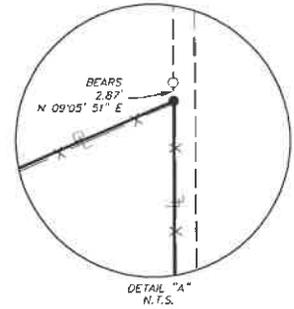
### BOUNDARY SURVEY

BEING A 24.457 ACRE TRACT OF LAND OUT OF LOT 197 JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOT 188 SUBDIVISION  
(VOL. 1, PG. 17, M.R.H.C.T.)  
NEW MILLENNIUM INVESTMENTS, INC.  
DOC. NO. 2745004  
(O.R.H.C.T.)  
MICHAEL JENKINS, SURVEYOR  
(O.R.H.C.T.)

24.582 ACRES  
0.095 ACRES SAVE AND EXCEPT  
GROSS ACRES= 24.457 ACRES



#### LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED ○
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROSS PROP. COR." UNLESS OTHERWISE NOTED ●
- RIGHT OF WAY P.O.C. P.O.B. R.O.W. P.O.C. P.O.B.
- MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
- DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T.
- WOOD FENCE //
- OVERHEAD ELECTRIC POWER POLE --- ONE ---
- SIGN [Symbol]
- FIRE HYDRANT [Symbol]
- MAIL BOX [Symbol]
- WATER VALVE [Symbol]
- WIRE FENCE [Symbol]
- CINDER BLOCK FENCE [Symbol]
- WATER SERVICE [Symbol]
- ASPHALT [Symbol]
- PROPERTY LINE [Symbol]
- LOT LINE [Symbol]

#### ADJOINERS:

- (A) ALBERTA ADAMES VOL. 2433, PG. 794. (O.R.H.C.T.)
- (B) HECTOR ARMANDO GUZMAN, JR. DOC. NO. 3157268 (O.R.H.C.T.)

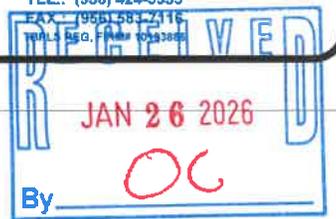
LINE	BEARING	DISTANCE
L1	N 08°36' 21" E	243.92
L2	S 81°23' 39" E	166.89
L3	N 08°55' 19" E	140.98
L4	N 81°23' 39" W	166.77
L5	N 08°36' 21" E	157.56

- NOTES:
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
  - THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
  - BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
  - FLOOD ZONE DESIGNATION: ZONE "C". AREAS OF MINIMAL FLOODING. (NO SHADING) NUMBER: 480334 0400 C. MAP REVISED: NOVEMBER 16, 1982.



**ROW SURVEYING SERVICES, LLC.**

900 S. STEWART RD. SUITE 13  
MISSION, TEXAS 78572  
TEL.: (966) 424-3335



**Memo**

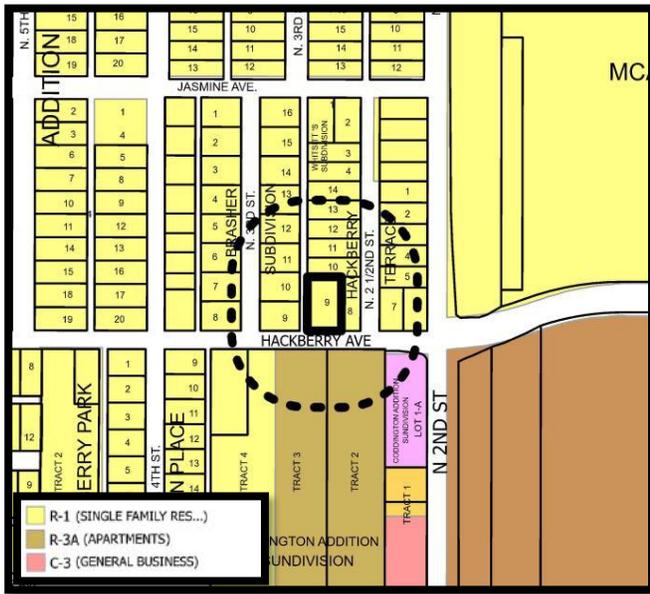
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 9, HACKBERRY TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 220 HACKBERRY AVENUE (REZ2025-0275)**

**LOCATION:** The subject property is located on the north side of Hackberry Avenue, east of North 2<sup>nd</sup> ½ Street.



**PROPOSAL:** The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for residential use.

**ADJACENT ZONING:** The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the north, east, and west, and R-3A (Multi-Family Residential Apartment-OC) District to the south.

**LAND USE:** Surrounding land uses include, single-Family residences, commercial businesses, Mobile Home Parks and a school.

**COMPREHENSIVE PLAN:** The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also supports townhomes, duplexes and multi-family housing options.

**DEVELOPMENT TRENDS:** The development trend along Hackberry Avenue and North 2<sup>nd</sup> Street is single-family residential, multi-family, and commercial.

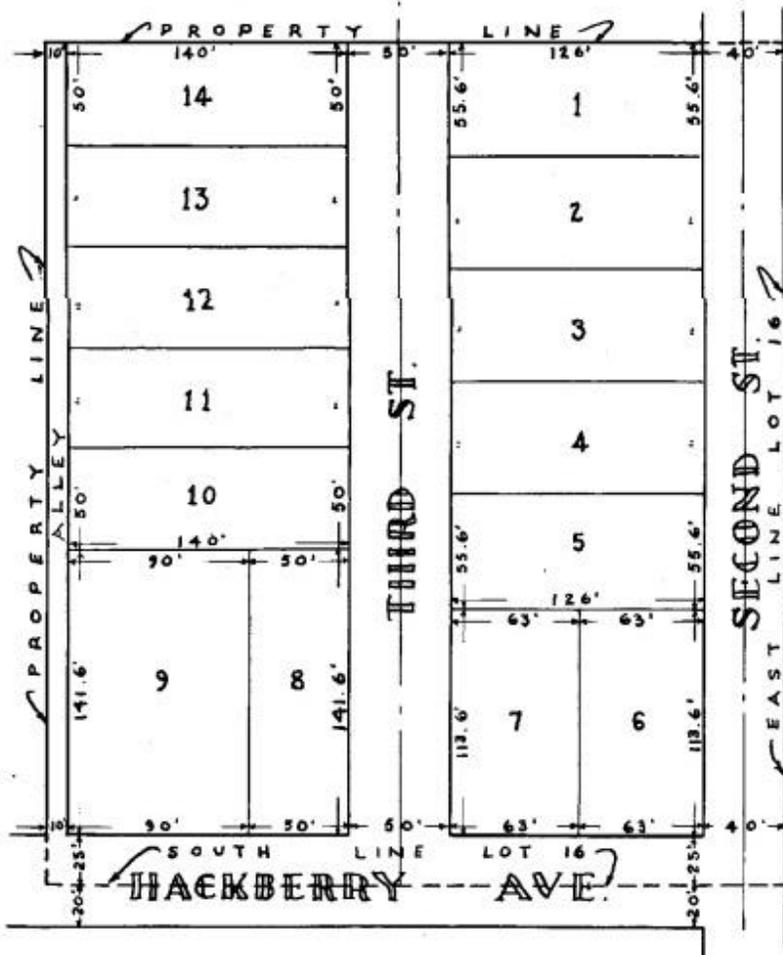
**HISTORY:** The subdivision was recorded in April 1946. The earliest zoning record found for the property, indicating an R-1 zoning designation, dates back to 1979.

**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 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.



I, H. E. Snow, a Civil Engineer, do hereby certify that the foregoing map of Hackberry Terrace is a true and correct plat of the subdivision of 3.5 Acres in the Southeast part of Lot 16, Section 9, Hidalgo Canal Co.'s Subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas, as surveyed by me on the ground.

*H. E. Snow*  
H. E. Snow  
Civil Engineer

Subscribed and sworn to before me this 12th day of April, A.D. 1946.  
*Guy L. Johnson*  
Guy L. Johnson  
Notary Public in and for Hidalgo County, Texas.  
Commission Expires June 1, 47.

STATE OF TEXAS  
COUNTY OF HIDALGO:

Know all men by these presents that I, E. Orval Brown, owner of the property hereon described and designated as Hackberry Terrace, being a subdivision of 3.5 Acres in the South East part of Lot 16, Section 9, Hidalgo Canal Co.'s subdivision of Porciones 64, 65 & 66, Hidalgo County, Texas, do hereby adopt, dedicate and confirm the foregoing map of Hackberry Terrace and do hereby dedicate to the public the streets and alleys designated thereon for use as public thoroughfares and for the purpose of constructing and maintaining over, under and across said streets and alleys at all times, electric power lines, telephone lines, drain ditches, pipe lines and other conduits necessary in the public interest.

*E. Orval Brown*  
E. Orval Brown

STATE OF TEXAS  
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared E. Orval Brown, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of April, A.D., 1946.

*Guy L. Johnson*  
Guy L. Johnson  
Notary Public in and for Hidalgo County, Texas  
Commission Expires June 1, 1947

This Plat Approved by the McAllen Zoning and Planning Board April 15th, 1946

*J. T. Gilbert*  
Chairman  
*Alb. Contreras*  
Secretary

MAP OF  
**HACKBERRY TERRACE**  
BEING A SUBDIVISION OF 3.5 ACRES IN THE S.E. PART OF LOT 16, SECTION 9, HIDALGO CANAL CO.'S SUBDIVISION OF PORCIONES 64, 65, 66, HIDALGO COUNTY, TEXAS

**Memo**

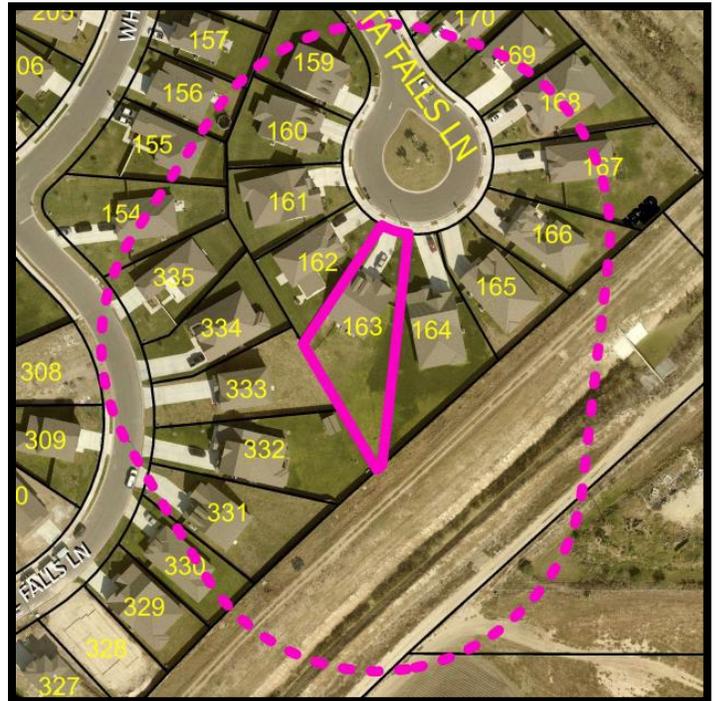
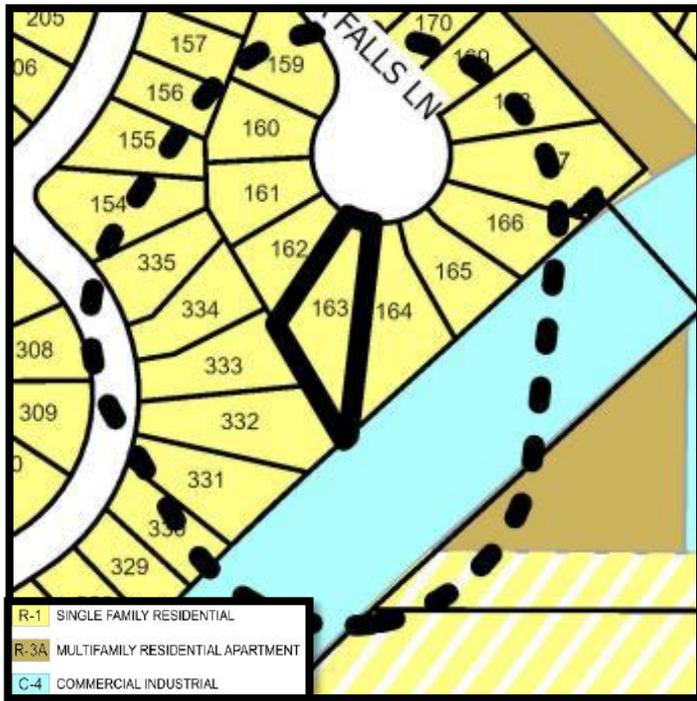
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 3, 2026

**SUBJECT:** Request of Perla M. Ruiz, for a Conditional Use Permit, for one year, for a Home Occupation (Salon) at Lot 163, Cascada at Tres Lagos Phase II Subdivision, Hidalgo County, Texas; 14103 Wichita Falls Lane. (CUP2026-0003)

**BRIEF DESCRIPTION:** The subject property is located along the cul-de-sac of Wichita Falls Lane south of White River Drive and is zoned R-1(Single Family Residential-OC), on the north east side is zoned R-3A (Multi Family Residential Apartment-OC) District and C-4 (Commercial Industrial-OC) District.



**HISTORY:** Cascada at Tres Lagos Phase II was recorded on November 11, 2022. An initial Condition Use Permit application was submitted on January 16, 2026.

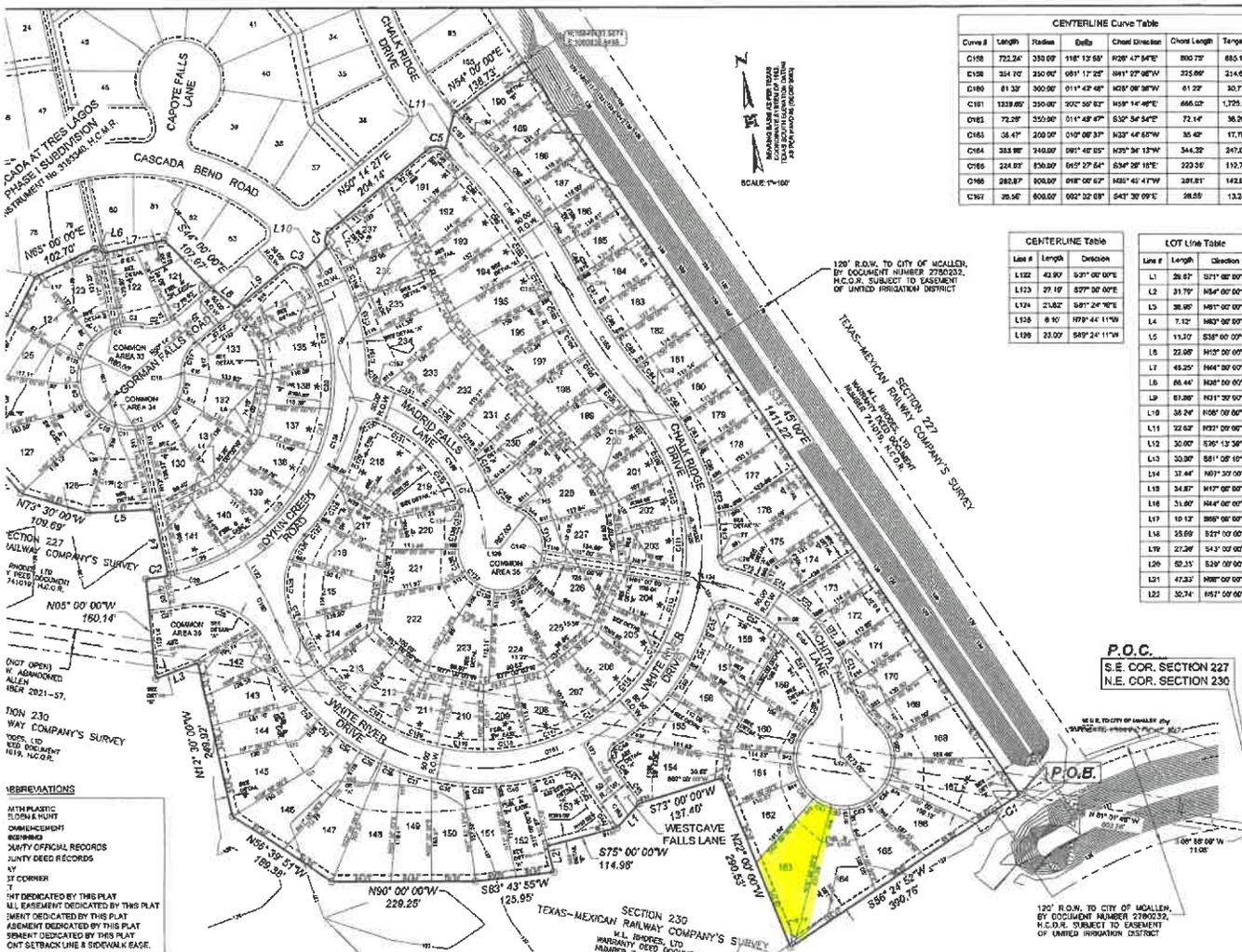
**ANALYSIS:** The applicant is proposing to operate a Home Salon under the name Pearl’s Blossom Beauty. Their proposed hours of operation are by appointments only from 9 a.m. to 8 p.m., Monday through Sunday.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the Conditional Use Permit. Fire Department inspection is still pending. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant proposes one employee only;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage,
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the City Traffic Engineer; The applicant stated that customers would visit by appointment only within the house of 9 a.m. to 8 p.m.;
- 7) No retail sale is allowed (items can be delivered). No retail is proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff has received two calls in opposition of the request. The residents were concerned because of the increased foot traffic, numerous packages, multiple employees, and two businesses are already operating at the residence, including the proposed travel agency and a marketing business.

**RECOMMENDATION:** Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a) (1) of the Zoning Ordinance and Fire Department requirements.



**CENTERLINE Curve Table**

Curve #	Length	Radius	Offset	Chord Distance	Chord Length	Tangent
C10	72.24	330.00	181° 12' 58"	828° 47' 54"	800.73	65.18
C11	234.12	330.00	161° 17' 28"	1841° 27' 00"	235.60	214.63
C12	81.32	300.00	151° 42' 48"	881° 08' 30"	81.32	30.77
C13	133.88	330.00	151° 42' 48"	1481° 14' 48"	133.88	175.51
C14	72.24	330.00	151° 42' 48"	828° 47' 54"	72.24	30.26
C15	35.47	200.00	114° 09' 30"	453° 44' 54"	35.47	17.78
C16	383.88	330.00	161° 17' 28"	4259° 34' 18"	384.32	347.69
C17	224.87	330.00	161° 17' 28"	2537° 24' 18"	225.30	192.70
C18	282.87	300.00	161° 17' 28"	3181° 41' 18"	283.31	142.85
C19	25.36	600.00	102° 32' 02"	547° 30' 09"	25.36	12.28

**LOT Curve Table**

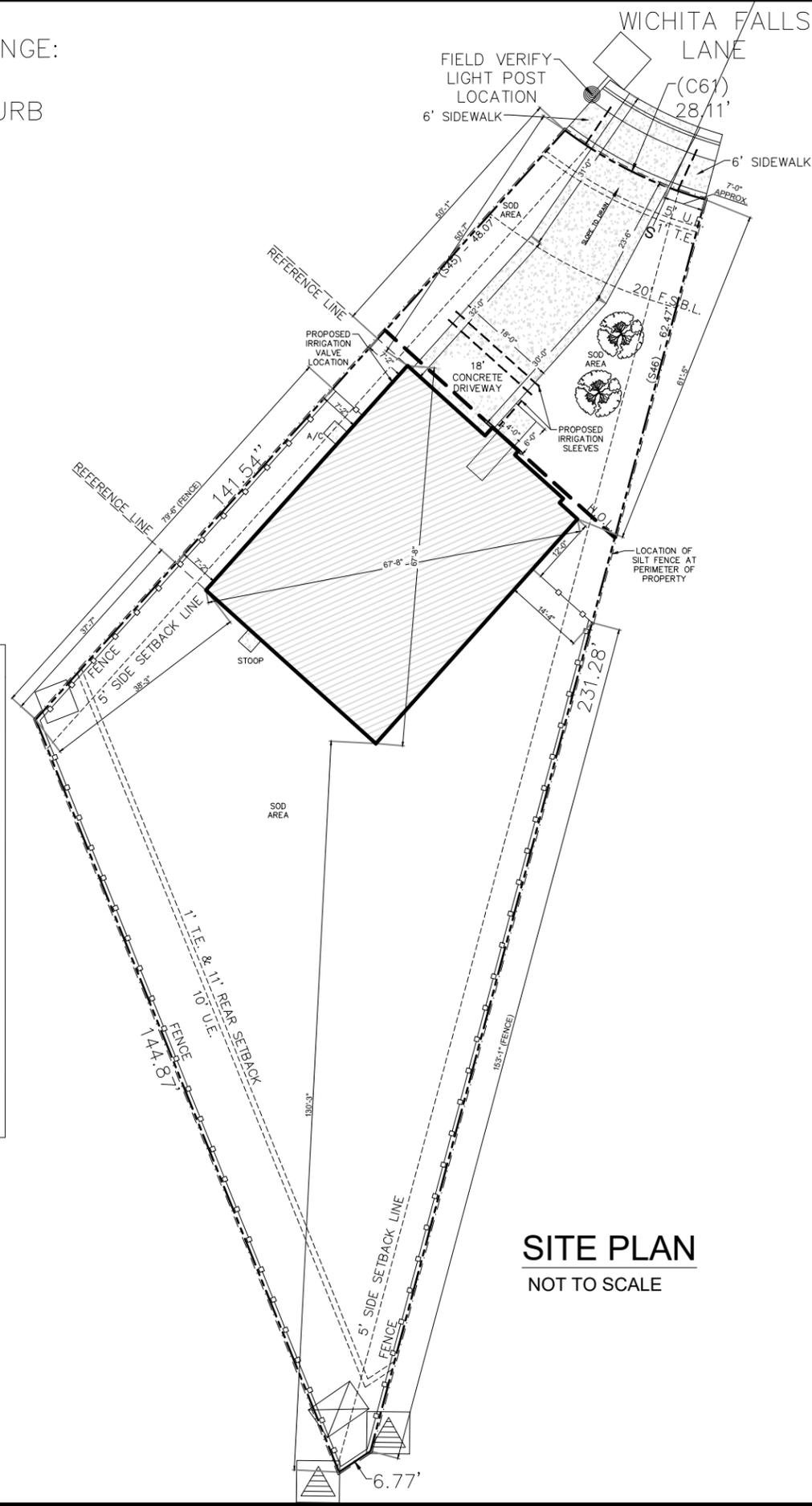
Curve #	Length	Radius	Offset	Chord Distance	Chord Length	Tangent
C1	19.36	60.00	102° 32' 02"	457° 11' 09"	19.36	9.30
C2	44.72	60.00	102° 32' 02"	914° 22' 18"	44.72	21.60
C3	30.00	60.00	102° 32' 02"	600° 00' 00"	30.00	14.60
C4	15.00	60.00	102° 32' 02"	300° 00' 00"	15.00	7.30
C5	30.00	60.00	102° 32' 02"	600° 00' 00"	30.00	14.60
C6	45.00	60.00	102° 32' 02"	900° 00' 00"	45.00	21.90
C7	60.00	60.00	102° 32' 02"	1200° 00' 00"	60.00	29.20
C8	75.00	60.00	102° 32' 02"	1500° 00' 00"	75.00	36.50
C9	90.00	60.00	102° 32' 02"	1800° 00' 00"	90.00	43.80
C10	105.00	60.00	102° 32' 02"	2100° 00' 00"	105.00	51.10
C11	120.00	60.00	102° 32' 02"	2400° 00' 00"	120.00	58.40
C12	135.00	60.00	102° 32' 02"	2700° 00' 00"	135.00	65.70
C13	150.00	60.00	102° 32' 02"	3000° 00' 00"	150.00	73.00
C14	165.00	60.00	102° 32' 02"	3300° 00' 00"	165.00	80.30
C15	180.00	60.00	102° 32' 02"	3600° 00' 00"	180.00	87.60
C16	195.00	60.00	102° 32' 02"	3900° 00' 00"	195.00	94.90
C17	210.00	60.00	102° 32' 02"	4200° 00' 00"	210.00	102.20
C18	225.00	60.00	102° 32' 02"	4500° 00' 00"	225.00	109.50
C19	240.00	60.00	102° 32' 02"	4800° 00' 00"	240.00	116.80
C20	255.00	60.00	102° 32' 02"	5100° 00' 00"	255.00	124.10
C21	270.00	60.00	102° 32' 02"	5400° 00' 00"	270.00	131.40
C22	285.00	60.00	102° 32' 02"	5700° 00' 00"	285.00	138.70
C23	300.00	60.00	102° 32' 02"	6000° 00' 00"	300.00	146.00
C24	315.00	60.00	102° 32' 02"	6300° 00' 00"	315.00	153.30
C25	330.00	60.00	102° 32' 02"	6600° 00' 00"	330.00	160.60
C26	345.00	60.00	102° 32' 02"	6900° 00' 00"	345.00	167.90
C27	360.00	60.00	102° 32' 02"	7200° 00' 00"	360.00	175.20
C28	375.00	60.00	102° 32' 02"	7500° 00' 00"	375.00	182.50
C29	390.00	60.00	102° 32' 02"	7800° 00' 00"	390.00	189.80
C30	405.00	60.00	102° 32' 02"	8100° 00' 00"	405.00	197.10
C31	420.00	60.00	102° 32' 02"	8400° 00' 00"	420.00	204.40
C32	435.00	60.00	102° 32' 02"	8700° 00' 00"	435.00	211.70
C33	450.00	60.00	102° 32' 02"	9000° 00' 00"	450.00	219.00
C34	465.00	60.00	102° 32' 02"	9300° 00' 00"	465.00	226.30
C35	480.00	60.00	102° 32' 02"	9600° 00' 00"	480.00	233.60
C36	495.00	60.00	102° 32' 02"	9900° 00' 00"	495.00	240.90
C37	510.00	60.00	102° 32' 02"	10200° 00' 00"	510.00	248.20
C38	525.00	60.00	102° 32' 02"	10500° 00' 00"	525.00	255.50
C39	540.00	60.00	102° 32' 02"	10800° 00' 00"	540.00	262.80
C40	555.00	60.00	102° 32' 02"	11100° 00' 00"	555.00	270.10
C41	570.00	60.00	102° 32' 02"	11400° 00' 00"	570.00	277.40
C42	585.00	60.00	102° 32' 02"	11700° 00' 00"	585.00	284.70
C43	600.00	60.00	102° 32' 02"	12000° 00' 00"	600.00	292.00
C44	615.00	60.00	102° 32' 02"	12300° 00' 00"	615.00	299.30
C45	630.00	60.00	102° 32' 02"	12600° 00' 00"	630.00	306.60
C46	645.00	60.00	102° 32' 02"	12900° 00' 00"	645.00	313.90
C47	660.00	60.00	102° 32' 02"	13200° 00' 00"	660.00	321.20
C48	675.00	60.00	102° 32' 02"	13500° 00' 00"	675.00	328.50
C49	690.00	60.00	102° 32' 02"	13800° 00' 00"	690.00	335.80
C50	705.00	60.00	102° 32' 02"	14100° 00' 00"	705.00	343.10
C51	720.00	60.00	102° 32' 02"	14400° 00' 00"	720.00	350.40
C52	735.00	60.00	102° 32' 02"	14700° 00' 00"	735.00	357.70
C53	750.00	60.00	102° 32' 02"	15000° 00' 00"	750.00	365.00
C54	765.00	60.00	102° 32' 02"	15300° 00' 00"	765.00	372.30
C55	780.00	60.00	102° 32' 02"	15600° 00' 00"	780.00	379.60
C56	795.00	60.00	102° 32' 02"	15900° 00' 00"	795.00	386.90
C57	810.00	60.00	102° 32' 02"	16200° 00' 00"	810.00	394.20
C58	825.00	60.00	102° 32' 02"	16500° 00' 00"	825.00	401.50
C59	840.00	60.00	102° 32' 02"	16800° 00' 00"	840.00	408.80
C60	855.00	60.00	102° 32' 02"	17100° 00' 00"	855.00	416.10
C61	870.00	60.00	102° 32' 02"	17400° 00' 00"	870.00	423.40
C62	885.00	60.00	102° 32' 02"	17700° 00' 00"	885.00	430.70
C63	900.00	60.00	102° 32' 02"	18000° 00' 00"	900.00	438.00
C64	915.00	60.00	102° 32' 02"	18300° 00' 00"	915.00	445.30
C65	930.00	60.00	102° 32' 02"	18600° 00' 00"	930.00	452.60
C66	945.00	60.00	102° 32' 02"	18900° 00' 00"	945.00	459.90
C67	960.00	60.00	102° 32' 02"	19200° 00' 00"	960.00	467.20
C68	975.00	60.00	102° 32' 02"	19500° 00' 00"	975.00	474.50
C69	990.00	60.00	102° 32' 02"	19800° 00' 00"	990.00	481.80
C70	1005.00	60.00	102° 32' 02"	20100° 00' 00"	1005.00	489.10
C71	1020.00	60.00	102° 32' 02"	20400° 00' 00"	1020.00	496.40
C72	1035.00	60.00	102° 32' 02"	20700° 00' 00"	1035.00	503.70
C73	1050.00	60.00	102° 32' 02"	21000° 00' 00"	1050.00	511.00
C74	1065.00	60.00	102° 32' 02"	21300° 00' 00"	1065.00	518.30
C75	1080.00	60.00	102° 32' 02"	21600° 00' 00"	1080.00	525.60
C76	1095.00	60.00	102° 32' 02"	21900° 00' 00"	1095.00	532.90
C77	1110.00	60.00	102° 32' 02"	22200° 00' 00"	1110.00	540.20
C78	1125.00	60.00	102° 32' 02"	22500° 00' 00"	1125.00	547.50
C79	1140.00	60.00	102° 32' 02"	22800° 00' 00"	1140.00	554.80
C80	1155.00	60.00	102° 32' 02"	23100° 00' 00"	1155.00	562.10
C81	1170.00	60.00	102° 32' 02"	23400° 00' 00"	1170.00	569.40
C82	1185.00	60.00	102° 32' 02"	23700° 00' 00"	1185.00	576.70
C83	1200.00	60.00	102° 32' 02"	24000° 00' 00"	1200.00	584.00
C84	1215.00	60.00	102° 32' 02"	24300° 00' 00"	1215.00	591.30
C85	1230.00	60.00	102° 32' 02"	24600° 00' 00"	1230.00	598.60
C86	1245.00	60.00	102° 32' 02"	24900° 00' 00"	1245.00	605.90
C87	1260.00	60.00	102° 32' 02"	25200° 00' 00"	1260.00	613.20
C88	1275.00	60.00	102° 32' 02"	25500° 00' 00"	1275.00	620.50
C89	1290.00	60.00	102° 32' 02"	25800° 00' 00"	1290.00	627.80
C90	1305.00	60.00	102° 32' 02"	26100° 00' 00"	1305.00	635.10
C91	1320.00	60.00	102° 32' 02"	26400° 00' 00"	1320.00	642.40
C92	1335.00	60.00	102° 32' 02"	26700° 00' 00"	1335.00	649.70
C93	1350.00	60.00	102° 32' 02"	27000° 00' 00"	1350.00	657.00
C94	1365.00	60.00	102° 32' 02"	27300° 00' 00"	1365.00	664.30
C95	1380.00	60.00	102° 32' 02"	27600° 00' 00"	1380.00	671.60
C96	1395.00	60.00	102° 32' 02"	27900° 00' 00"	1395.00	678.90
C97	1410.00	60.00	102° 32' 02"	28200° 00' 00"	1410.00	686.20
C98	1425.00	60.00	102° 32' 02"	28500° 00' 00"	1425.00	693.50
C99	1440.00	60.00	102° 32' 02"	28800° 00' 00"	1440.00	700.80
C100	1455.00	60.00	102° 32' 02"	29100° 00' 00"	1455.00	708.10
C101	1470.00	60.00	102° 32' 02"	29400° 00' 00"	1470.00	715.40
C102	1485.00	60.00	102° 32' 02"	29700° 00' 00"	1485.00	722.70
C103	1500.00	60.00	102° 32' 02"	30000° 00' 00"	1500.00	730.00
C104	1515.00	60.00	102° 32' 02"	30300° 00' 00"	1515.00	737.30
C105	1530.00	60.00	102° 32' 02"	30600° 00' 00"	1530.00	744.60
C106	1545.00	60.00	102° 32' 02"	30900° 00' 00"	1545.00	751.90
C107	1560.00	60.00	102° 32' 02"	31200° 00' 00"	1560.00	759.20
C108	1575.00	60.00	102° 32' 02"	31500° 00' 00"	1575.00	766.50
C109	1590.00	60.00	102° 32' 02"	31800° 00' 00"	1590.00	773.80
C110	1605.00	60.00	102° 32' 02"	32100° 00' 00"	1605.00	781.10
C111	1620.00	60.00	102° 32' 02"	32400° 00' 00"	1620.00	788.40
C112	1635.00	60.00	102° 32' 02"	32700° 00' 00"	1635.00	795.70
C113	1650.00	60.00	102° 32' 02"	33000° 00' 00"	1650.00	803.00
C114	1665.00	60.00	102° 32' 02"	33300° 00' 00"	1665.00	810.30
C115	1680.00	60.00	102° 32' 02"	33600° 00' 00"	1680.00	817.60
C116	1695.00	60.00	102° 32' 02"	33900° 00' 00"	1695.00	824.90
C117	1710.00	60.00	102° 32' 02"	34200° 00' 00"	1710.00	832.20
C118	1725.00	60.00	102° 32' 02"	34500° 00' 00"	1725.00	839.50
C119	1740.00	60.00	102° 32' 02"	34800° 00' 00"	1740.00	846.80
C120	1755.00	60.00	102° 32' 02"	35100° 00' 00"	1755.00	854.10
C121	1770.00	60.00	102° 32' 02"	35400° 00' 00"	1770.00	861.40
C122	1785.00	60.00	102° 32' 02"	35700° 00' 00"	1785.00	868.70
C123	1800.00	60.00	102° 32' 02"	36000° 00' 00"	1800.00	876.00
C124	1815.00	60.00	102° 32' 02"	36300° 00' 00"	1815.00	883.30
C125	1830.00	60.00	102° 32' 02"	36600° 00' 00"	1830.00	890.60
C						

SITE PLAN SUBJECT TO CHANGE:  
 LOT 163  
 F.F.=18" ABOVE TOP OF CURB  
 STAKES MINIMUM OF 3"

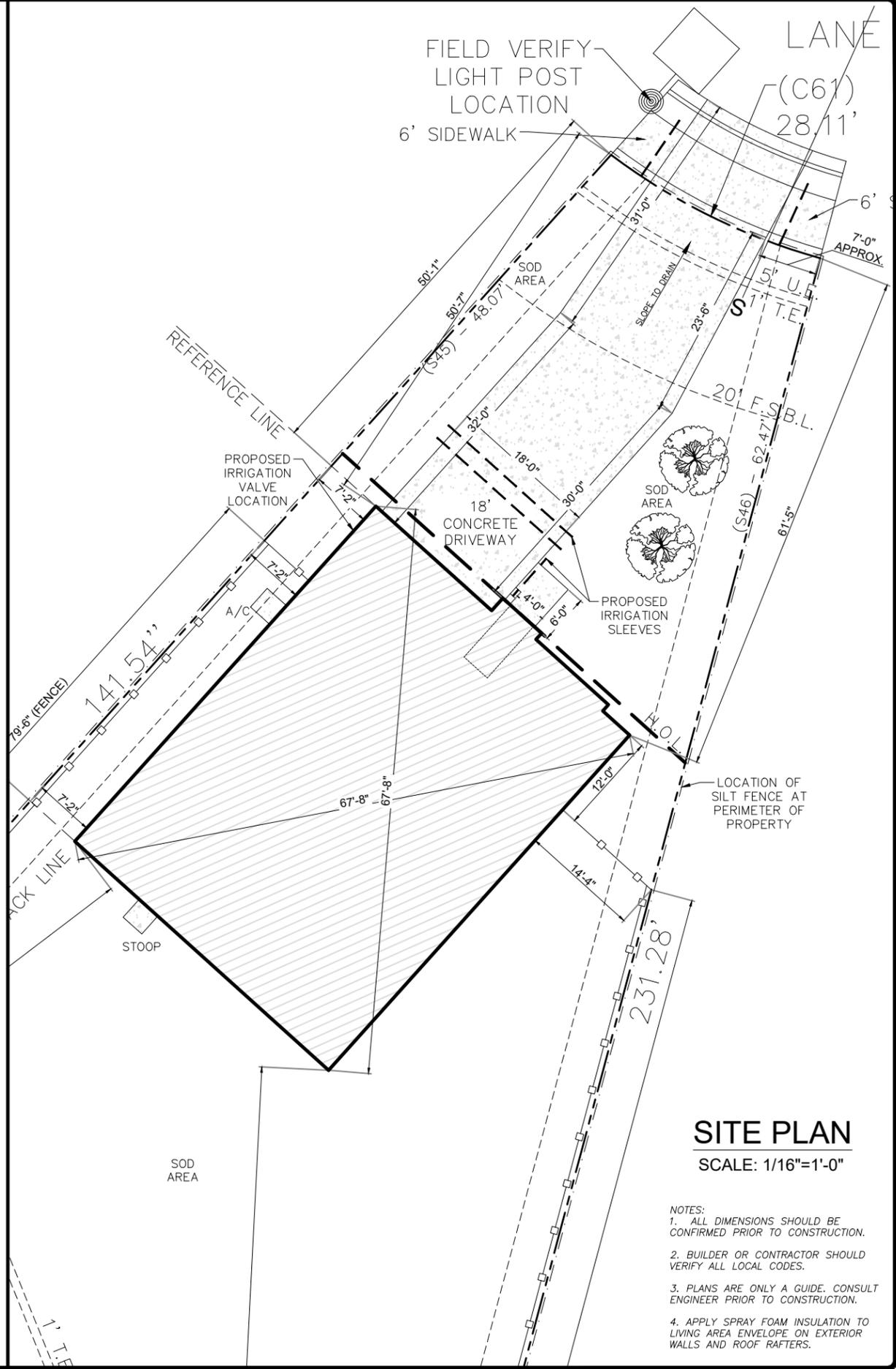
AREAS	
FOUNDATION	2,230 S.F.
FLATWORK	1,210 S.F.
IRRIGATION/SOD	5,168 S.F.
GRADING	5,168 S.F.
IRRIGATION SLEEVES	62 L.F.
LOT AREA	12,959 S.F.

INDICATE	
NEW FENCING	
EXISTING FENCE	
UTILITIES	
GATE	
FLOWERBEDS	
A/C PADS	
METER CAN	
DIRT NEEDED	
TRANSFORMER	

SITE LEGEND	
	- STREET DRAIN
	- FIRE HYDRANT
	- LANDSCAPE
	- TRANSFORMER
	- LARGE SERVICE BOX
	- SECONDARY PEDESTAL
	- SMALL SERVICE BOX
	- PEDESTAL
	- SECONDARY VAULT
	- LIGHT FIXTURE
	- IRRIGATION SLEEVES
	- SETBACK LINE
	- SILT FENCE LINE
	- PROPERTY LINE
	- FENCE LINE
	- HOUSE ORIENTATION LINE (H.O.L.)
	- FOUNDATION OUTLINE
	- FRONT SET BACK LINE
	- TECHNOLOGY EASEMENT
	- UTILITY EASEMENT
	- ELECTRICAL EASEMENT
	- DRAINAGE EASEMENT
	- SEWER SERVICE



**SITE PLAN**  
 NOT TO SCALE



**SITE PLAN**  
 SCALE: 1/16"=1'-0"

- NOTES:
1. ALL DIMENSIONS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
  2. BUILDER OR CONTRACTOR SHOULD VERIFY ALL LOCAL CODES.
  3. PLANS ARE ONLY A GUIDE. CONSULT ENGINEER PRIOR TO CONSTRUCTION.
  4. APPLY SPRAY FOAM INSULATION TO LIVING AREA ENVELOPE ON EXTERIOR WALLS AND ROOF RAFTERS.

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(956) 380-6500  
 WWW.ESPERANZAHOMES.COM  
 200 S 10TH ST STE 1700 MCALLEN, TEXAS, 78501  
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DEVELOPMENT:  
 CASCADA PH. 2  
 LOT 163

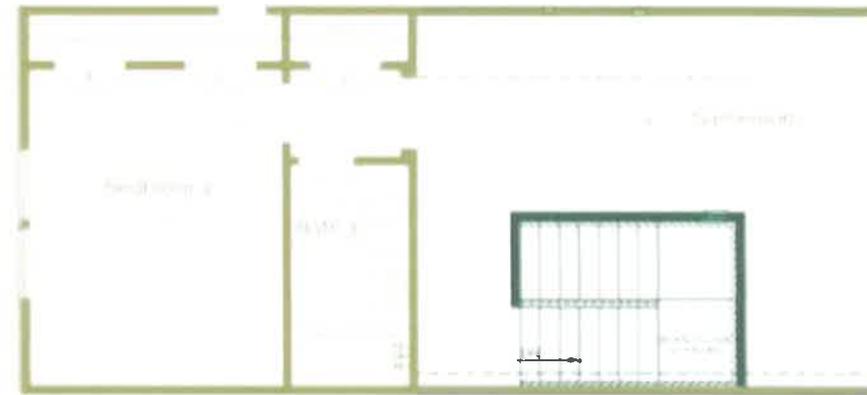
REVISIONS	BY

DRAWN:	DATE:
CHECKED:	8/21/2023

MODEL  
 SAN MARCOS TDB  
 TRADITIONAL  
 SHEET  
**1**  
 OF 1 SHEETS



FIRST FLOOR



SECOND FLOOR



**CUP2026-0003**  
**NOTICE**  
**HOME**  
**OCCUPATION**  
**FOR THIS**  
**PROPERTY**  
CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET

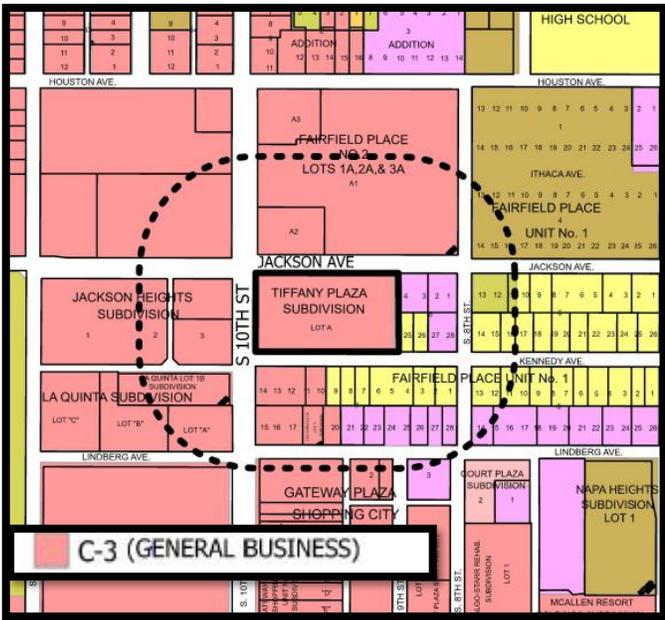




Memo

**TO:** Planning and Zoning Commission  
**FROM:** Planning Staff  
**DATE:** March 3, 2026  
**SUBJECT:** Request of Muhammad Akhtar on behalf of MFLP Properties for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Vape Shop (Vape Time McAllen, LLC.) at Lot A, Tiffany Plaza Subdivision, Hidalgo County, Texas; 1001 South 10<sup>th</sup> Street Suite Q (CUP2025-0131)

**BRIEF DESCRIPTION:** The subject property is located on the corner of South 10<sup>th</sup> Street and Jackson Avenue. The property is zoned C-3 (General Business-OC) District. Surrounding land uses include C-3 (General Business-OC) District to the north, south, and west, R-1 (Single-Family Residential-OC) District to the south and east, and C-1 (Office Building-OC) to the east. A vape shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The applicant submitted an application for a Conditional Use Permit on December 19, 2025. The proposed days and hours of operation are seven days a week and 24 hours a day.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is within 400 ft. of a residential use/zone;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to South 10<sup>th</sup> Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Ten parking spaces are required, and 198 spaces are provided on site;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

**RECOMMENDATION:** Staff recommends disapproval of the conditional use permit request due to non-compliance with requirement #1: distance to a residential zone/use of Section 138-118/(a)(4)

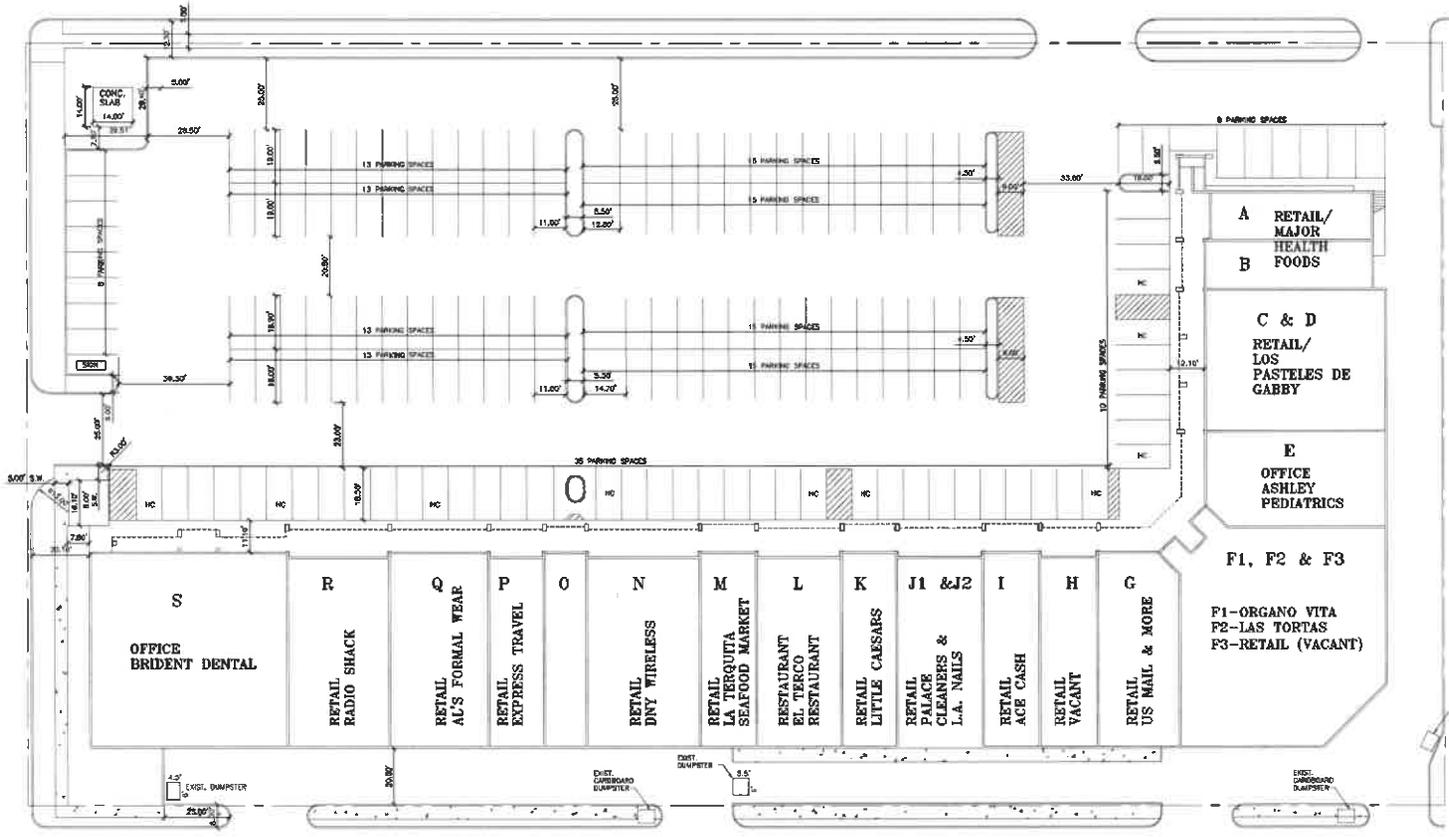
DEC 19 2025  
 BY: *CE*

EXISTING PARKING SPACES	
REGULAR	= 163
HC	= 10
TOTAL	= 173



SOUTH 10TH STREET

JACKSON AVENUE



KENNEDY AVE.

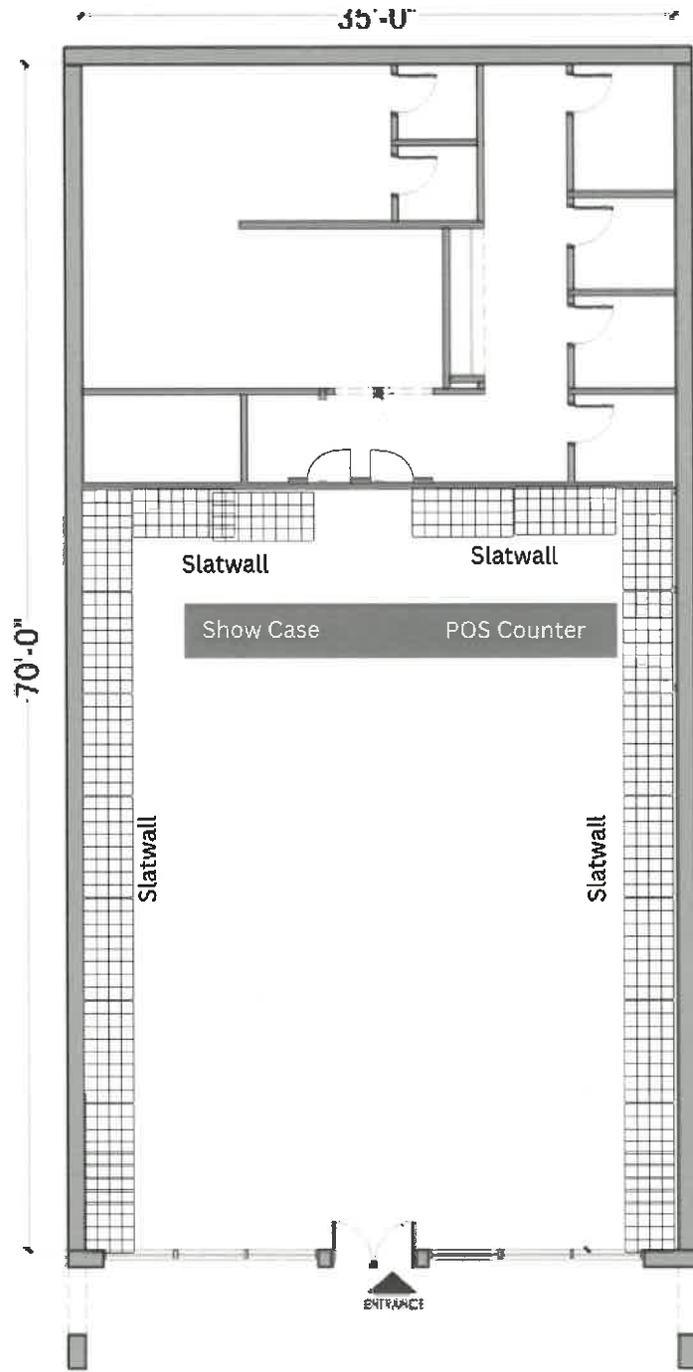
PROJECT NAME:	TIFFANY PLAZA
ADDRESS:	JACKSON AVE. & SOUTH 10TH ST.
CLIENT INFORMATION:	TIFFANY PLAZA

**MAS ENGINEERING LLC**  
 CONSULTING ENGINEERING  
 FIRM NO. F-15499  
 200 SOUTH 10 STREET SUITE 905  
 MCALLEN, TEXAS, 78501  
 PH. (956) 537-1311  
 E-MAIL: MSALMAS697@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



REVISIONS:	REV:	APPROVED BY:
1	MG	MAS
DATE:		
03-11-2014		
PROJECT NO.:	SHEET NO.:	
	C-1	



1001 S 10TH ST, MCALLEN, TX 78501, USA  
(SUITE Q)

DEC 19 2025

BY: CW

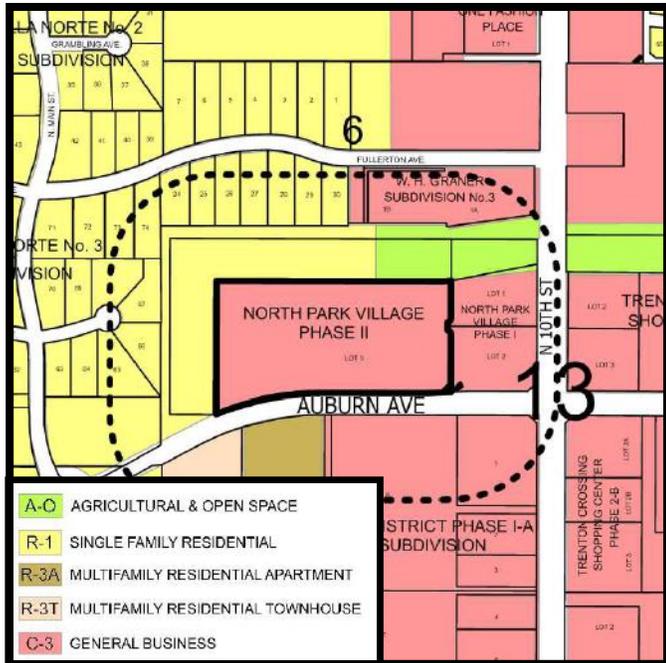




**Memo**

**TO:** Planning and Zoning Commission  
**FROM:** Planning Staff  
**DATE:** March 3, 2026  
**SUBJECT:** REQUEST OF JHOSSEP J. GIL MARTINEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (TOLOA ROOFTOP) AT LOT 3, NORTH PARK VILLAGE PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE SUITE 360. (CUP2026-0002)

**BRIEF DESCRIPTION:** The subject property is located on the north side of Auburn Avenue, west of North 10<sup>th</sup> Street. The property is zoned C-3 (General Business–OC) District. Surrounding land uses include A-O (Agriculture and Open Space–OC) District to the north, R-1 (Single-Family Residential–OC) District to the north and west, R-3A (Multi-family Residential Apartment–OC) District and R-3T (Multi-family Residential Townhouse–OC) District to the south, and C-3 (General Business–OC) District to the east and south. A Bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** North Park Village Phase II was recorded on September 30, 2021. A Conditional Use Permit application for a bar was originally submitted on October 5, 2021; however, the applicant later requested to withdraw the application to proceed with a restaurant use instead and was issued a Certificate of Occupancy for that use on February 21, 2023.

**ANALYSIS:** The applicant is proposing to operate a bar under the name Toloa Rooftop. Their proposed hours of operation are Tuesdays and Wednesdays from 5 p.m. to 12 a.m., Thursdays through Saturdays from 5 p.m. to 2 a.m., Sundays from 11 a.m. to 3 p.m., and closed on Mondays.

The proposed bar must comply with the following conditions from 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. Property is within 400 feet of 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.
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.
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, letters or emails in opposition to the request.

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

# SUBDIVISION PLAT OF NORTH PARK VILLAGE PHASE II

BEING A SUBDIVISION OF 15.969 ACRES OUT OF LOT 6, BLOCK 13,  
HIDALGO CANAL COMPANY SUBDIVISION,  
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME Q,  
PAGES 175-177, HIDALGO COUNTY DEED RECORDS,  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTH PARK VILLAGE PHASE II TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER 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.

*M. J. A.*  
AUREL INVESTMENTS, LLC  
SHAYI MAHTANI, MEMBER  
100 E. NOLANA AVE. STE 130  
McALLEN, TX 78504

DATE November 19th, 2019

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Shayli Mahtani* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF November, 2019.

*W. J. G.*  
NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:



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

*M. J. A.*  
CHAIRMAN, PLANNING COMMISSION

DATE 8/10/21

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.

*J. M. H.*  
MAYOR, CITY OF McALLEN

DATE 8/20/21

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS 13th DAY OF November, 2019

*Fred L. Kurth*  
FRED L. KURTH, PROFESSIONAL ENGINEER No. 54151  
STATE OF TEXAS

DATE PREPARED: 11-13-19  
ENGINEERING JOB NO. 18063.00



THE 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.

DATED THIS THE 13th DAY OF November, 2019

*Fred L. Kurth*  
FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 08-09-18  
T-1056, PG. 25-29  
SURVEYING JOB NO. 18063.00



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

ON: 9/30/21 AT 3:44 AM  
INSTRUMENT NUMBER 3762337  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
By *Armedal* DEPUTY

### GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C. MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT - WISCONSIN ROAD: 40 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
INTERIOR SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 167,501 C.F. (3.845 AC. FT.) TO BE PROVIDED WITH WIDENED CITY OF McALLEN'S LATERAL DRAIN DITCH. THE WIDENED DITCH WILL DETAIN AS FOLLOWS:  
1. OVERALL DETENTION: 226,353 C.F. OR 5.196 AC.-FT. OR 8.383 C.Y. PER APPROVED OVERALL PLAN.  
2. PHASE I DETENTION: 58,892 C.F. OR 1.35 AC.-FT. OR 2.179 C.Y. PER APPROVED PHASE I PLAN.  
3. PHASE II DETENTION: 167,501 C.F. OR 3.845 AC.-FT. OR 6.203 C.Y. PER PROPOSED PHASE II PLAN.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG WISCONSIN ROAD.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- A 6' OPAQUE BUFFER WILL BE REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONUSES.
- AN 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-B.M. NO. 1 - SET SQUARE CUT ON TOP OF INLET LOCATED EAST OF EAST PROPERTY LINE.  
NORTHING: 1662570.061, EASTING: 1075281.660, ELEVATION: 107.11  
-CITY OF McALLEN BENCHMARK: 160.50, 1' FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLERTON ROAD. 3" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).
- THERE IS A 24.0-FOOT COMMON ACCESS, UTILITY EASEMENT, AND SERVICE DRIVE AS SHOWN IN LOT 3. MAINTENANCE WHICH WILL BE DONE BY LOT OWNER AND NOT THE CITY OF McALLEN.

STATE OF TEXAS  
COUNTY OF HIDALGO

THE UNDERSIGNED, LIENHOLDER HOLDING A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS NORTH PARK VILLAGE PHASE II SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO 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.

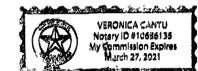
SECURITY INTEREST HOLDER: LONE STAR NATIONAL BANK  
520 E. NOLANA AVE.  
McALLEN, TEXAS 78504

*S. David Deanda, Jr.*  
S. DAVID DEANDA, JR., TRUSTEE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *S. David Deanda, Jr.* 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 13th DAY OF November, 2019.

*Veronica Cantu*  
NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES:



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE 13th DAY OF November, 2019

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

*O.E. Brand Jr.*  
O.E. BRAND JR., PRESIDENT

*John Mark Freeland*  
JOHN MARK FREELAND, SECRETARY

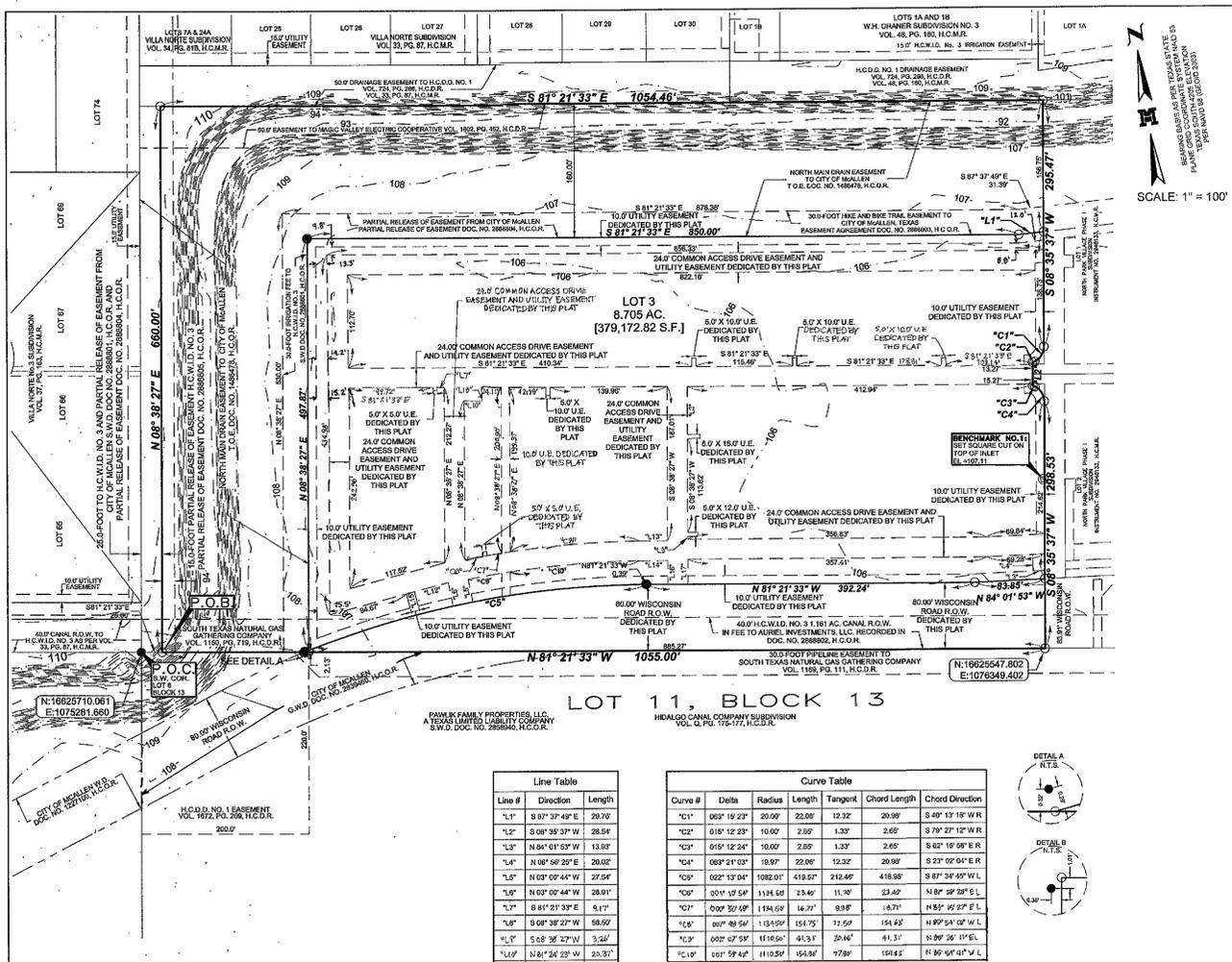
APPROVED BY DRAINAGE DISTRICT.

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 (G). 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*  
RAUL E. SESIN, P.E. C.E.M.  
GENERAL MANAGER

DATE 09/16/2021



**Line Table**

Line #	Direction	Length
1.1	S 81° 21' 33" E	29.79
1.2	S 08° 39' 37" W	28.54
1.3	N 84° 01' 53" W	13.83
1.4	N 06° 58' 23" E	20.02
1.5	N 02° 07' 44" W	27.54
1.6	N 02° 07' 44" W	28.01
1.7	S 81° 21' 33" E	4.17
1.8	S 08° 39' 37" W	58.50
1.9	S 08° 39' 37" W	3.22
1.10	N 81° 24' 23" W	23.51
1.11	S 83° 39' 10" W	41.69
1.12	S 81° 34' 08" E	33.91
1.14	N 81° 34' 08" W	33.67
1.15	N 06° 02' 28" W	17.80
1.16	S 08° 39' 37" W	28.50
1.17	S 08° 39' 37" W	30.18
1.18	S 26° 30' 37" W	11.07

**Curve Table**

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
*C1	063° 19' 23"	20.00	22.00	12.32	20.99	S 40° 13' 18" WR
*C2	015° 12' 23"	10.00	2.69	1.33	2.69	S 79° 27' 12" WR
*C3	015° 12' 24"	10.00	2.69	1.33	2.69	S 62° 19' 59" ER
*C4	063° 21' 03"	18.97	22.08	12.32	20.98	S 23° 02' 04" ER
*C5	022° 13' 04"	1082.01	419.51	212.46	419.99	S 87° 34' 49" WL
*C6	007° 12' 54"	1134.50	23.49	11.79	23.49	N 8° 28' 28" FL
*C7	009° 50' 49"	1184.50	16.71	8.38	16.71	N 85° 45' 27" FL
*C8	007° 49' 54"	1134.50	154.75	11.59	154.43	N 89° 54' 02" WL
*C9	002° 07' 53"	1162.50	41.91	20.94	41.31	N 88° 26' 11" FL
*C10	107° 59' 42"	1103.50	154.94	7.89	154.82	N 86° 04' 41" VL

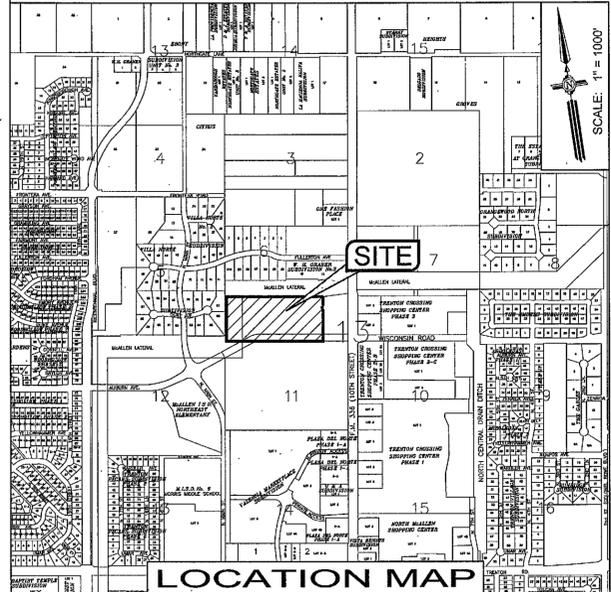
### METES AND BOUNDS DESCRIPTION:

BEING A SUBDIVISION OF 15.969 ACRES OUT OF LOT 6, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 15.969 ACRES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A NO. 4 REBAR FOUND [NORTHING: 1662570.061, EASTING: 1075281.660] ON THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 13.

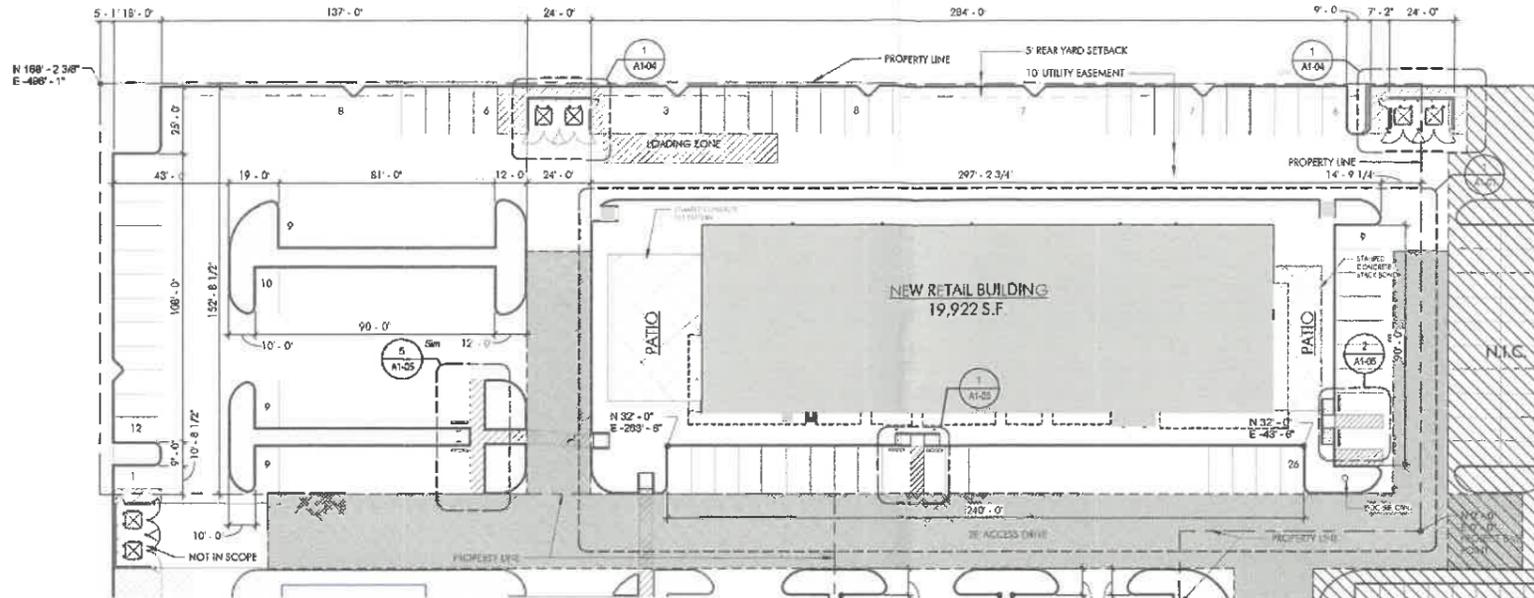
THENCE, S 81° 21' 33" W ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 13, AND THE NORTH LINE OF LOT 11, BLOCK 13 OF SAID HIDALGO CANAL COMPANY SUBDIVISION, A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

- THENCE, N 08° 39' 37" E A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET AT THE SOUTH LINE OF VILLA NORTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 87, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT.
- THENCE, S 81° 21' 33" E ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 6, BLOCK 13 AND THE SOUTH LINE OF SAID VILLA NORTE SUBDIVISION, A DISTANCE OF 1,054.46 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 08° 39' 37" W A DISTANCE OF 285.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT.
- THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 063° 19' 23", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 22.08 FEET, A TANGENT OF 12.32 FEET, AND A CHORD THAT BEARS S 40° 13' 18" W A DISTANCE OF 20.98 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT.
- THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 015° 12' 23", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 2.65 FEET, A TANGENT OF 1.33 FEET, AND A CHORD THAT BEARS S 79° 27' 12" W A DISTANCE OF 2.69 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE, S 08° 39' 37" W A DISTANCE OF 28.54 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 015° 12' 24", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 2.65 FEET, A TANGENT OF 1.33 FEET, AND A CHORD THAT BEARS S 62° 19' 59" E A DISTANCE OF 2.65 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT.
- THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 063° 21' 03", A RADIUS OF 18.97 FEET, AN ARC LENGTH OF 22.08 FEET, A TANGENT OF 12.32 FEET, AND A CHORD THAT BEARS S 23° 02' 04" E A DISTANCE OF 20.98 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT.
- THENCE, S 08° 39' 37" W A DISTANCE OF 298.53 FEET TO A NO. 4 REBAR SET [NORTHING: 1662554.802, EASTING: 1076349.402] ON THE SOUTH LINE OF SAID LOT 6, BLOCK 13 AND THE NORTH LINE OF SAID LOT 11, BLOCK 13, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 81° 21' 33" W ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 13 AND THE NORTH LINE OF SAID LOT 11, BLOCK 13, A DISTANCE OF 1,055.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.969 ACRES OF LAND, MORE OR LESS.

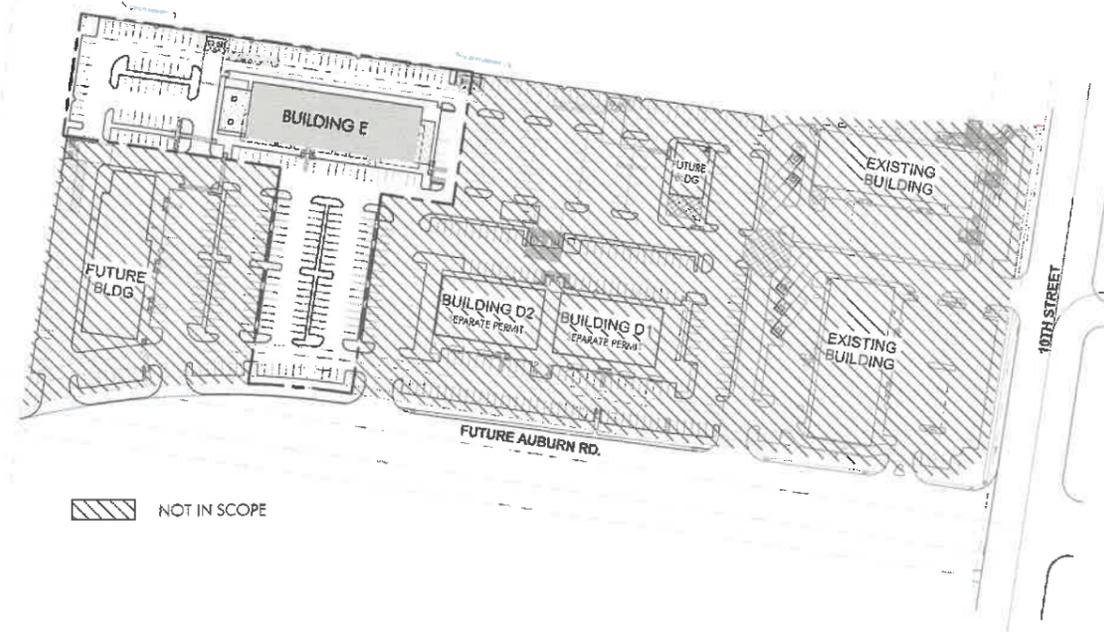


**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

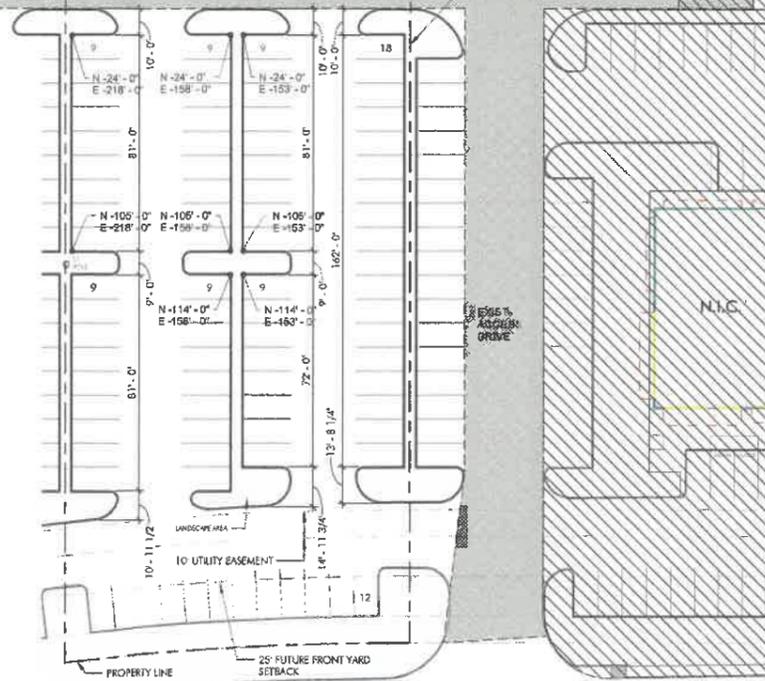
DRAWN BY: SA DATE 11-13-19  
SURVEYED, CHECKED: J.L.G. DATE 11-13-19  
FINAL CHECK: J.L.G. DATE 11-13-19



DEVELOPMENT SYNOPSIS						
SCOPE OF WORK	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %	
	112,587 S.F.	2,585 AC.	19,222 S.F.	211 CARS	10.98 / 1,000	17.07%



**SITE PLAN- TRUE NORTH | 1**  
1" = 100'-0"



FIRE LANE ACCESS

**SITE PLAN | 2**  
1" = 30'-0"

**GENERAL SITE PLAN NOTES**

- COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR CONSTRUCTION OF ALL DRIVEWAYS IN STREET RIGHT-OF-WAYS.
- SPECIAL CARE SHALL BE TAKEN WITH NEW CONSTRUCTION ALONG ADJACENT PROPERTY LINES. ADJACENT PROPERTY SHALL BE ALTERED ONLY AS SPECIFICALLY REQUIRED IN THESE DRAWINGS AND SPECIFICATIONS, AND RESTORED TO ORIGINAL CONDITION IF ANY DAMAGE OCCURS.
- REFER TO CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL UTILITY SERVICES TO AND ON THE SITE.
- REPAIR ALL LANDSCAPING AND GRASS AREAS DAMAGED BY CONSTRUCTION. BACK FILL WITH TOP SOIL AND GRASS PER LANDSCAPE SPECIFICATIONS.
- DO NOT RESTRICT ACCESS TO ADJACENT BUILDINGS, SITES, OR ROADWAYS.
- CONFORM TO THE REQUIREMENTS IN THE CIVIL DRAWINGS RELATED TO THE POLLUTION PROTECTION PLAN AND THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.
- OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO PERFORM DEMOLITION WORK WITHIN THE PROPERTY LINE AND IN THE STREET RIGHT-OF-WAY.
- COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND PLUGGING OF PUBLIC UTILITIES SERVING STRUCTURES TO BE DEMOLISHED.
- ARRANGE FOR RELOCATION OF POWER POLES AND UTILITIES REQUIRING DEMOLITION IN ORDER TO PERFORM NEW CONSTRUCTION.
- PROVIDE AND MAINTAIN ALL SIGNS AND BARRICADES AND TRAFFIC CONTROLS AS REQUIRED BY SAFETY TO ALL PEDESTRIANS, VEHICLES, SURROUNDING BUILDINGS AND UTILITIES THROUGH ALL PHASES OF THE CONSTRUCTION.
- REPAIR DAMAGE TO EXISTING SITE OR SURROUNDING IMPROVEMENTS, PUBLIC OR PRIVATE, CAUSED BY CONTRACTOR'S WORK.
- MAINTAIN OPEN TRENCHES AT PERIMETER, AT EXISTING PAVING, OR AROUND NEW CONSTRUCTION FREE OF STANDING WATER AT ALL TIMES.
- UNLESS OTHERWISE NOTED, PERIMETER LANDSCAPING / BUTTING CURBS SHALL BE FINE GRADED TO TOP OF CURB. PROVIDE FERTILE, FRIABLE, SANDY LOAM FILL TO TOP OF CONCRETE CURB AT ALL AREAS DESIGNATED AS LANDSCAPE AREAS. REFER ALSO TO LANDSCAPE DRAWINGS.
- ACCESSIBLE PARKING SPACES AS SHOWN ON THE SITE PLAN ARE DESIGNATED BY ABOVE GRADE SIGN AT EACH SPACE PER STATE AND LOCAL APPLICABLE CODES AND STANDARDS. MARKING SPACE BETWEEN SPACES TO HAVE 4" WIDE PAINTED WHITE STRIPES AT 12" O.C. PROVIDE CONCRETE RAMP AT WALKS AS DESIGNATED ON PLANS.
- SLOPE GRADING RAMP AT 1:12 MINIMUM. REFER TO PLANS. SCORE RAMP SURFACE AT 3" O.C. PROVIDE NONSKID FINISH ACCESSIBLE AND DELIVERY RAMPS.
- SET IRRIGATION SLEEVES 24" BELOW GRADE AT PAVED DRIVE OR SIDEWALK AREAS. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS. RE: LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- PIPES INDICATED AS "ELEC. PVC" ARE FOR FUTURE USE AND STUBBED UP TO 4" TO 6" BELOW FINISH GRADE AND CAPPED. MARK EACH END WITH AN IRON PIN. INSTALL PULL WIRES IN ELEC. PVC SLEEVES.
- SIDEWALKS UNLESS NOTED OTHERWISE ARE A MINIMUM 4-1/2" THICK WITH #3 @ 18" O.C. TYPICAL.
- PROVIDE BONDING AGENT EQUAL TO EPOXY BONDOR #1 OR #2 AND BONDOR #11 BY EPOXY INDUSTRIES INC. TO BOND CURBS TO PAVING PER MANUFACTURER'S INSTRUCTIONS.
- DEMOLITION OF STREET CURBS AS SHOWN ON THIS PLAN AND ON CIVIL DRAWINGS ARE TO BE THE MINIMUM REQUIREMENT FOR NEW CONSTRUCTION. REPLACE OR REPAIR OTHER CURBS REQUIRING DEMOLITION TO FACILITATE NEW CONSTRUCTION.
- PUMP OPEN TRENCHES AT PERIMETER OR EXISTING PAVING OR AROUND NEW CONSTRUCTION FREE OF STANDING WATER AT ALL TIMES.

**FIRE SPRINKLER NOTES**

- THIS PROJECT IS TO INCLUDE A COMPLETE FIRE SPRINKLER PROTECTION SYSTEM. A LICENSED FIRE SPRINKLER ENGINEER OR LICENSED FIRE SPRINKLER CONTRACTOR IS TO PROVIDE DRAWINGS AND CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS BUILDING TO COMPLY WITH THIS SPACE LAYOUT, NFPA 13, ALL STATE AND LOCAL CODE REQUIREMENTS. THIS IS A DEFERRED SUBMITTAL.

**GENERAL PIPE SLEEVE NOTES**

- REFER TO PLUMBING OR ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION AND RELATED DETAILS FOR ALL GAS, POWER, TELEPHONE AND CABLE SLEEVES.
- SLEEVES INDICATED AS "ELEC. PVC" ARE FOR FUTURE USE AND SHALL BE PLACED 24" BELOW GRADE AND CAPPED. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS. INSTALL PULL WIRES INSIDE ELECTRICAL SLEEVES.
- SLEEVES INDICATED AS "IRRIGATION PVC" ARE FOR USE BY THE IRRIGATION CONTRACTOR AND SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR. SET IRRIGATION SLEEVES 24" BELOW GRADE AT PAVED DRIVES OR SIDEWALKS. PROVIDE IRON PINS AT EACH END TO MARK LOCATIONS.

**GENERAL PAVING NOTES**

- WHERE EXISTING CONCRETE PAVING IS TO BE REMOVED, SAW CUT TO LIMITS INDICATED TO A DEPTH OF NOT LESS THAN 2 INCHES. BREAK OUT REMAINING CONCRETE AND EXPOSE 18" OF EXISTING REINFORCING. CUT REINFORCING CLEANLY, SO THAT THE REINFORCING IS LEFT IN PLACE WITH THE PAVEMENT TO REMAIN. BEND STEEL OUT OF THE WAY. REMOVE AND DISPOSE OF THE EXISTING PAVEMENT INDICATED. REFER TO DETAIL.
- WHERE EXISTING CONCRETE CURB IS TO BE REMOVED, SAW CUT EXISTING CURB 1-1/2 INCHES DEEP MIN. AND REMOVE TWO FEET OF EXISTING PAVING FOR NEW CONNECTION.
- DEMOLITION OF STREET CURBS AS SHOWN ON ARCHITECTURAL AND CIVIL DRAWINGS IS TO BE THE MINIMUM REQUIREMENT FOR NEW CONSTRUCTION. REPLACE OR REPAIR OTHER CURBS REQUIRING DEMOLITION AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
- PAVEMENT REPAIR:
  - AT TRENCHED AREAS RESTORE SUB GRADE TO PROPER ELEVATION. COMPACT THE 6-INCHES IMMEDIATELY BELOW THE PAVING TO 95% STANDARD PROCTOR DENSITY WITHIN ±5% OF OPTIMUM MOISTURE.
  - STRAIGHTEN AND CLEAN EXISTING STEEL. INSTALL PERFORMED EXPANSION JOINT PER ASTM D1752. IF 18-INCHES OF EXISTING STEEL IS NOT AVAILABLE, MAKE CONNECTION WITH HORIZONTAL DOWELS. DOWELS SHALL BE #5 BARS, 24-INCHES LONG, 24-INCHES O.C., DRILLED AND EMBEDDED 6-INCHES INTO CENTER OF EXISTING PAVEMENT WITH 90° ROC OR EQUAL.
- PROPOSED PAVING SHALL ALIGN WITH EXISTING PAVING.
- SLOPE SURFACE OF PROPOSED PAVING UNIFORMLY AND WITHOUT DEPRESSIONS.
- CONCRETE PSI SHALL MATCH ADJACENT CONCRETE. IF EXISTING PSI IS UNKNOWN USE 3,500 PSI.

ISSUE	DATE	DESCRIPTION
	09/23/2019	ISSUE FOR PERMIT

BY: *AM*

JAN 15 2026

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Boucher Design Group LLC  
Members A.I.A.  
6802 Maple Ridge, Suite 200  
Bellaire, Texas 77401  
Tel. 713.785.3644  
www.bdgap.com

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**NORTH PARK VILLAGE- BUILDING E**

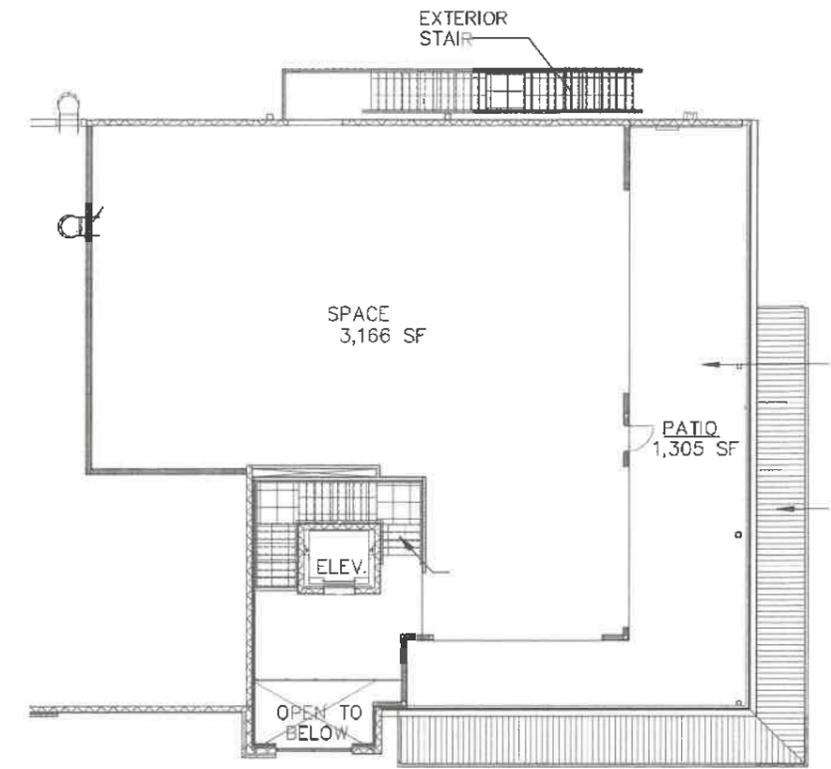
1200 WISCONSIN RD.  
BLDG. 300, McAllen, TX

DATE	09/23/2019
PROJECT NO.	1802802
DRAWN BY	CA, AEDH, EM
CHECKED BY	PH

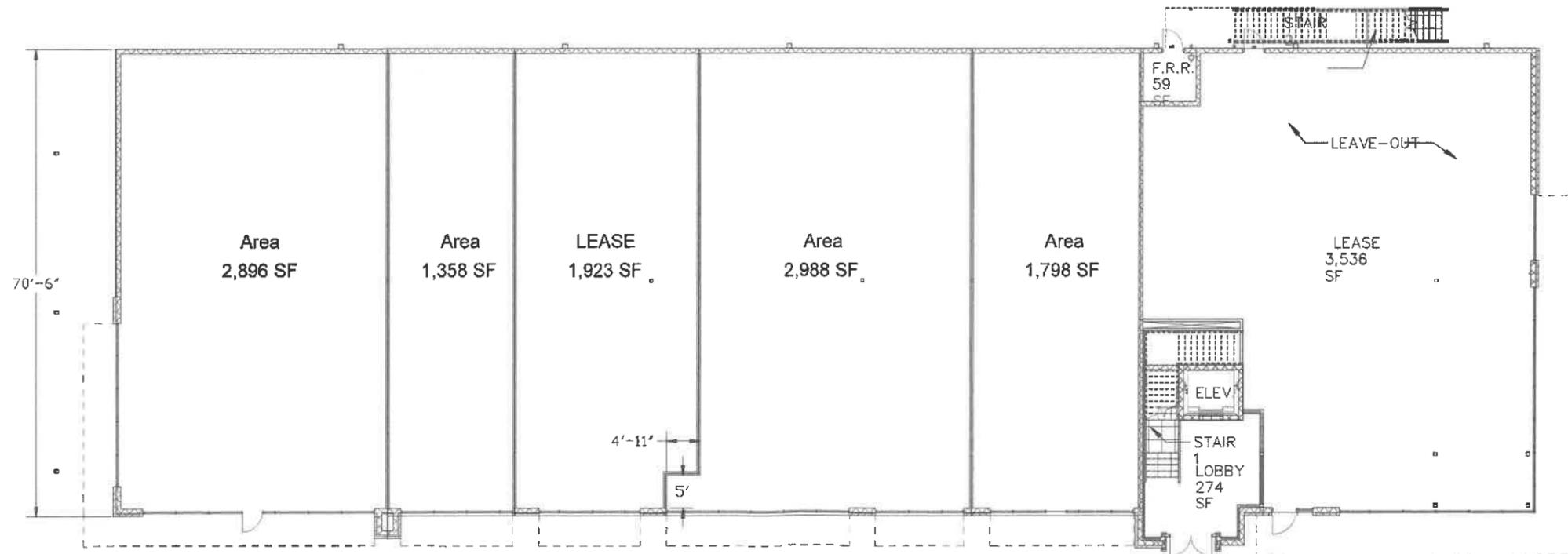
**SITE PLAN**

**A1-00**

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SECOND FLOOR



FIRST FLOOR

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BY: AV.

SUB 2025-0135

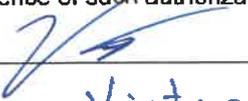
# City of McAllen Planning Department

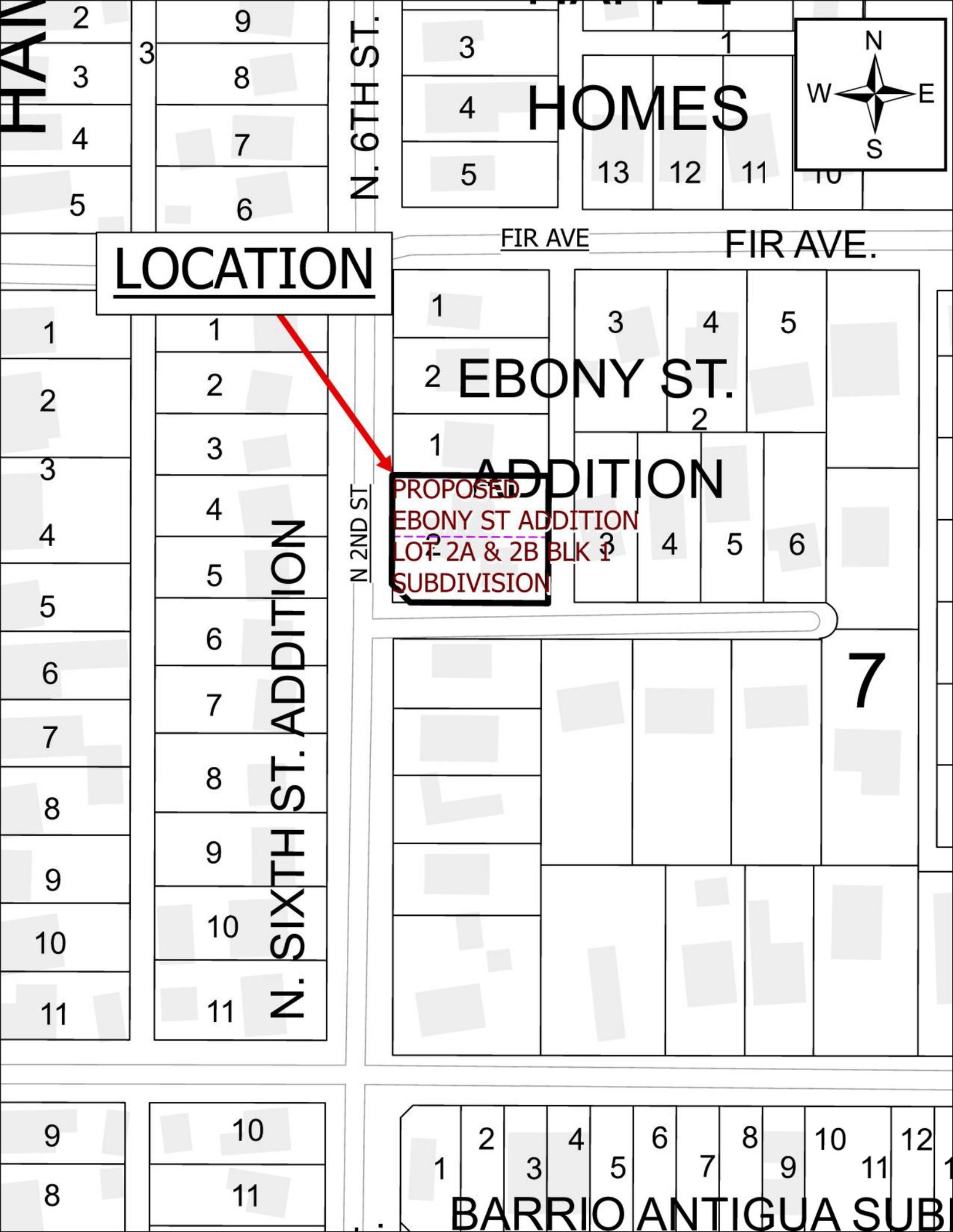
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
SUBDIVISION PLAT REVIEW APPLICATION

<b>Project Information</b>	Subdivision Name <u>Ebony Street Addition Lot 2A+2B, Block 1 subdivision.</u>
	Legal Description <u>BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS</u>
	Location <u>506 N. 6th ST. McALLEN, TEXAS 78501</u>
	City Address or Block Number <u>506 N 6th St</u>
	Total No. of Lots <u>2</u> Total Dwelling Units <u>2</u> Gross Acres _____ Net Acres <u>.30</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres)/ <input checked="" type="checkbox"/> Residential ( <u>2</u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>RESIDENTIAL HOME</u> Proposed Land Use <u>SINGLE FAM. USE</u>
	Irrigation District # <u>HCWID No.3</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>E270000001000200</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
<b>Owner</b>	Name <u>FAITH DEVELOPMENT LEASING, LLC</u> Phone <u>956-450-0203</u>
	Address <u>4000 N. RAUL LONGORIA RD.</u> E-mail <u>contact@faith-yourpropertydeveloper.com</u>
	City <u>SAN JUAN</u> State <u>TEXAS</u> Zip <u>78589</u>
<b>Developer</b>	Name <u>FAITH DEVELOPMENT LEASING, LLC</u> Phone <u>956-450-0203</u>
	Address <u>4000 N. RAUL LONGORIA RD.</u> E-mail <u>contact@faith-yourpropertydeveloper.com</u>
	City <u>SAN JUAN</u> State <u>TEXAS</u> Zip <u>78589</u>
	Contact Person <u>GERARDO GARZA</u>
<b>Engineer</b>	Name <u>VICTOR H. TREVINO</u> Phone <u>(956)424-3355</u>
	Address <u>900 S. STEWART, SUITE 13</u> E-mail <u>victor@southtexasig.com</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u>
	Contact Person <u>(956)424-3355</u>
<b>Surveyor</b>	Name <u>VICTOR H. TREVINO</u> Phone <u>(956)424-3355</u>
	Address <u>900 S. STEWART, SUITE 13</u> E-mail <u>victor@southtexasig.com</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u>

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 SEP 24 2025  
 By OC

## Proposed Plat Submittal

<b>Minimum Developer's Requirements Submitted with Application</b>	<p style="text-align: center;"><b><u>In Person Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Title Report</li> <li>- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps</li> <li>- 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>- 6 Folded blue-line prints of the proposed plat</li> <li>- 2 Warranty Deeds (identifying owner on application)</li> <li>- AutoCAD 2005 DWG file and PDF of plat</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)</li> </ul>	<p style="text-align: center;"><b><u>Email Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- 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</li> <li>- Title Report</li> <li>- Sealed Survey</li> <li>- Location Map</li> <li>- Plat &amp; Reduced Plat</li> <li>- Warranty Deed</li> <li>- DWG File</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p><small>*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents*</small></p> <p><small>*Submit documents to <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p> <p style="text-align: center;"><b>*ORIGINAL APPLICATION &amp; FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</b></p>
	<p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>- Metes and bounds</li> <li>- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</li> <li>- North arrow, scale and vicinity map</li> <li>- Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul> <p><small>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 <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p>	
<b>Owner(s) Signature(s)</b>	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>9/22/25</u></p> <p>Print Name <u>Victor Treviño</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	



**LOCATION**

**PROPOSED  
EBONY ST ADDITION  
LOT 2A & 2B BLK 1  
SUBDIVISION**

**HOMES**

**EBONY ST.**

**ADDITION**

**N. SIXTH ST. ADDITION**

**BARRIO ANTIGUA SUB**





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/27/2026

<b>SUBDIVISION NAME: EBONY STREET ADDITION LOT 2A &amp; 2B, BLOCK 1 SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
N. 6th Street: Existing 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides Revision needed: - Show/label centerline on plat, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Ebony Avenue: 50 ft. total dedication needed. Paving: 32 ft. Curb & gutter: both sides Revisions Required: - Show centerline on plat with the Lettering CL, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required **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
<b>ALLEYS</b>	
ROW 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied

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

<b>SETBACKS</b>	
* Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
Rear: 10 ft. or greater for easements, whichever greater applies. -Please add plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Applied
Sides: 5 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
Corner: 10 ft. or greater for easement, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. 6th Street & Ebony Street. Add plat note as stated above, prior to recording. - May increase to 5 ft. as per engineering department. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 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
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along _____ **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.	Compliance
* 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

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

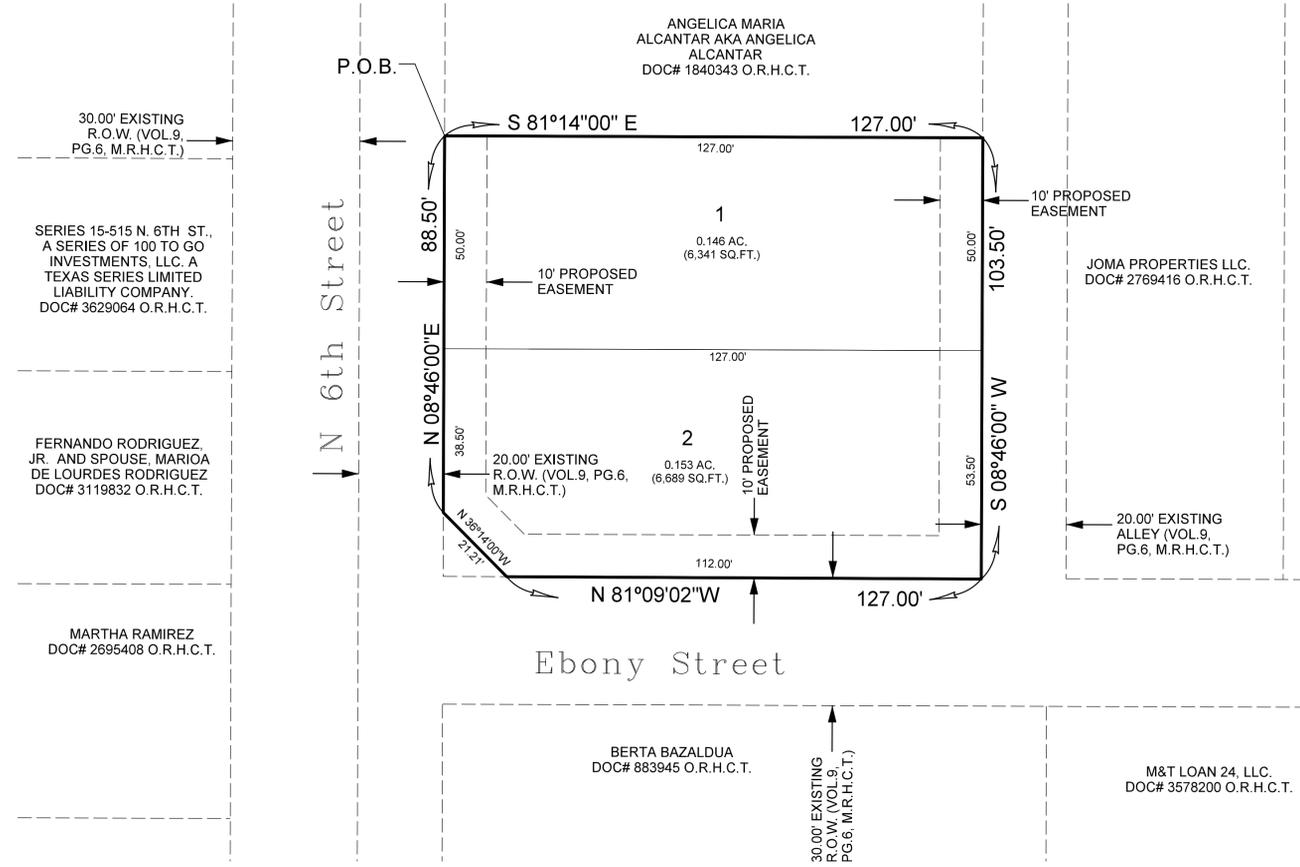
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></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><b>ZONING/CUP</b></p>	
<p>* Existing R-1 Proposed R-1 (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><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                   \$700 PER DWELLING UNIT.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording                   \$700 PER DWELLING UNIT MUST BE PAID.</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.                   \$700 PER DWELLIN UNIT</p>	<p>Applied</p>
<p><b>TRAFFIC</b></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><b>COMMENTS</b></p>	
<p>Comments:                  - Public hearing required with noticed may be applicable, prior to recording.                  - Dimensions on survey and plat are not corresponding                  - Replat name change should be "Ebony Street Addition Lot 2A &amp; 2B, Block 1 Subdivision"                  - Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required.                  -Please add legal description on vicinity map of recorded subdivisions all around, prior to recording.                  -Remove Plat note #5 as this development is residential.                  - Please remove the word "proposed" on plat. If it is dedicated by plat please add a plat note or show on plat that is it dedicated by this plat.                   *Must comply with City's Access Management Policy.</p>	<p>Required</p>

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

<b>RECOMMENDATION</b>	
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**

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30.00' EXISTING R.O.W. (VOL.9, PG.6, M.R.H.C.T.)

SERIES 15-515 N. 6TH ST., A SERIES OF 100 TO GO INVESTMENTS, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY, DOC# 3629064 O.R.H.C.T.

FERNANDO RODRIGUEZ, JR. AND SPOUSE, MARIOA DE LOURDES RODRIGUEZ DOC# 3119832 O.R.H.C.T.

MARTHA RAMIREZ DOC# 2695408 O.R.H.C.T.

ANGELICA MARIA ALCANTAR AKA ANGELICA ALCANTAR DOC# 1840343 O.R.H.C.T.

JOMA PROPERTIES LLC. DOC# 2769416 O.R.H.C.T.

20.00' EXISTING ALLEY (VOL.9, PG.6, M.R.H.C.T.)

BERTA BAZALDUA DOC# 883945 O.R.H.C.T.

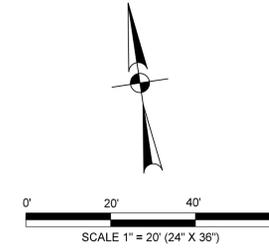
M&T LOAN 24, LLC. DOC# 3578200 O.R.H.C.T.

P.O.B.

N 6th Street

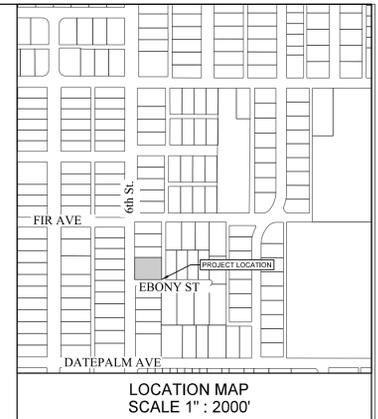
Ebony Street

30.00' EXISTING R.O.W. (VOL.9, PG.6, M.R.H.C.T.)



**LEGEND:**

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED
- R.H.C.T. OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- R.O.W. RIGHT-OF-WAY
- H.C.D.D. HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT



**GENERAL NOTES**

1. FLOOD ZONE STATEMENT: FLOOD ZONE: THE PROPERTY SHOWN HEREON LIES IN ZONE "C". ZONE "C" IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 48034 (48034). MAP REVISED: NOVEMBER 15, 1992.
2. SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE: FRONT: 20 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES. REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES. SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES. CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES. GARAGE: 18 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES. ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1" ABOVE TOP OF CURB AT CENTER OF LOT.
4. CITY OF McALLEN BENCHMARK: "MC 54" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLENN LIND OFFICE, PEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION +117.05 FEET (NWDB). B.M. (SPIKE ON POWER POLE) ELEV: 117.05
5. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT SHALL BE ESTABLISHED AS PART OF THE SITE PLAN AND SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED 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.
8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD SHALL BE ALLOWED TO BE CONSTRUCTED OR ERECT 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.
9. 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.
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS, THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.
11. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.
12. 6 FT. GRADE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONED AREAS.
13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONED AREAS.
14. COMMON AREAS: ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

**METES & BOUNDS**

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 3.624 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:  
 BEGINNING AT AN IRON FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, EBONY STREET ADDITION, AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, SOUTH 81°14'00" EAST AT A DISTANCE 127.00 FEET;  
 THENCE, SOUTH 08°46'00" WEST AT A DISTANCE 103.50 FEET;  
 THENCE, NORTH 81°09'02" WEST AT A DISTANCE 112.00 FEET;  
 THENCE, NORTH 08°46'00" EAST AT A DISTANCE 83.50 FEET, ALONG THE EAST LINE OF SAID OF LOT 1, TO THE POINT OF BEGINNING OF THIS TRACT BEING A COMPUTED AREA OF 3.624 ACRES.

**H.C.D.D. NO. 1**

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 46.211(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

PAUL E. SEBIL, P.E., C.F.M. DATE

**CITY OF McALLEN**

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HEREBY CERTIFY THAT EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF McALLEN DATE

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DESIGNATE 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 DESIGNATED 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.

FAITH DEVELOPMENT AND LEASING, LLC (OWNER) DATE  
 JERRY GARZA, MANAGER  
 400 N. LONGORIA RD.  
 SAN JUAN, TEXAS 78859

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY GARZA, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 \_\_\_ DAY OF \_\_\_\_\_  
 NOTARY PUBLIC

**ENGINEER & SURVEYOR CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS:  
 I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS LIC. NO. 128195



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS:  
 I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

VICTOR H. TREVINO, R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR # 6968



FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUARDIA, JR.  
 HIDALGO COUNTY CLERK  
 ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

**EBONY STREET ADDITION LOT 2A & 2B, BLOCK 1 SUBDIVISION**

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 04, 2025

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FAITH DEVELOPMENT AND LEASING, LLC	4000 N. LONGORIA RD.	SAN JUAN, TEXAS 78859	(956) 781-3990	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132	
SURVEYOR:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132	

SOUTH TEXAS INFRASTRUCTURE GROUP  
 800 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBE REG # 1500



SHEET

1



HAN

N. 6TH ST.

HOMES

LOCATION

FIR AVE

FIR AVE.

EBONY ST.

PROPOSED  
EBONY ST ADDITION  
LOT 2A & 2B BLK 1  
SUBDIVISION

N 2ND ST

N. SIXTH ST. ADDITION

7

BARRIO ANTIGUA SUBI



# City of McAllen

## Planning Department

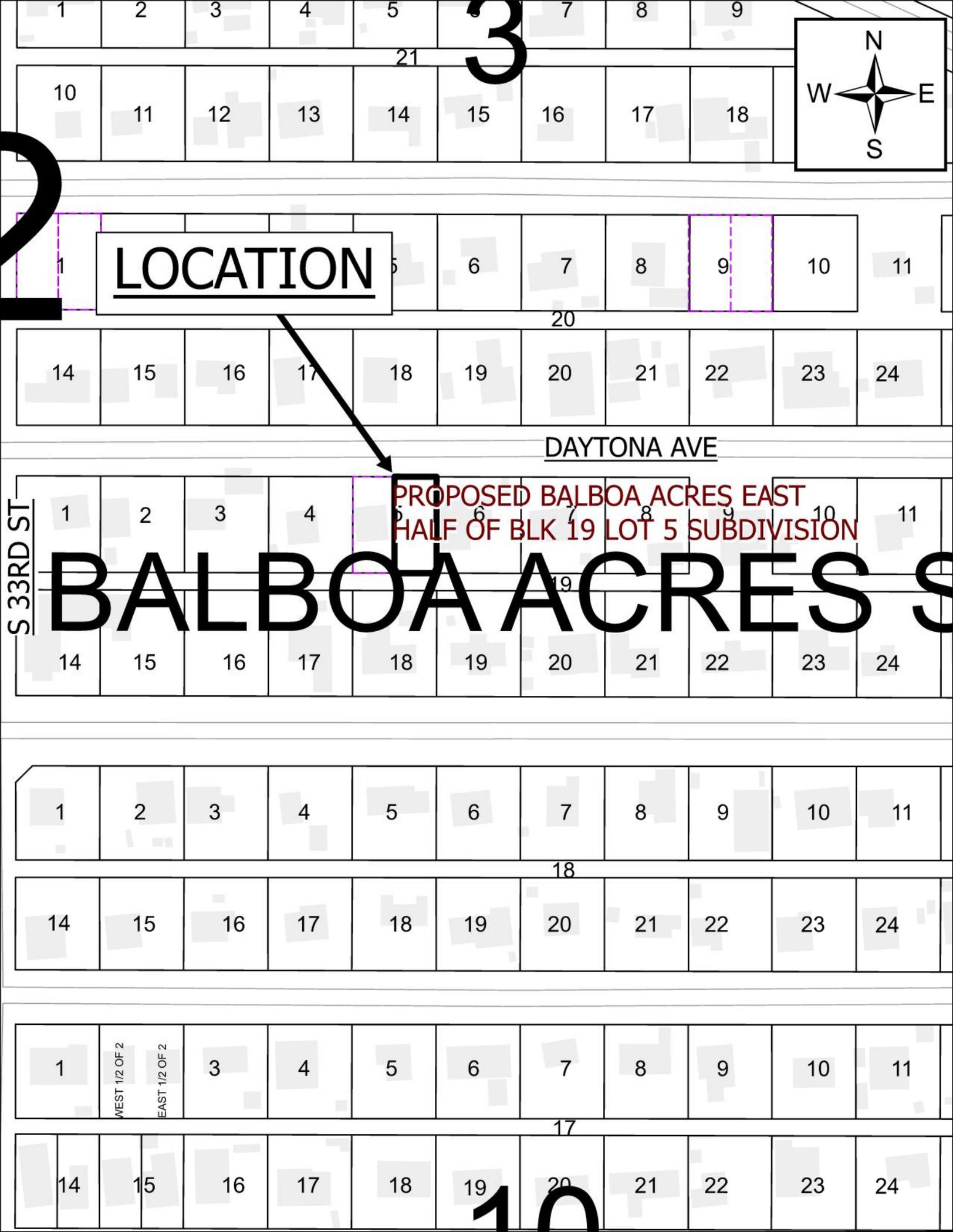
SUB 2025-0184

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

Project Information	Subdivision Name <u>BALBOA ACRES</u>
	Legal Description <u>ALL OF THE E. 1/2 OF LOT 5, B1K. 19, BALBOA ACRES</u>
	Location <u>3113 DAYTONA AVE.</u>
	City Address or Block Number <u>3111 Daytona Ave.</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.12</u> Net Acres <u>0.12</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 checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL</u>
	Irrigation District # <u>3</u> Water CCN: <input checked="" type="checkbox"/> MGPU / <input type="checkbox"/> Sharyland Water SC Other <u>    </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>120638</u>	
Estimated Rollback Tax Due <u>None</u> Tax Dept. Review <u>B0300-00-019-0005-00</u>	
Owner	Name <u>ANARCASIS DAVILA</u> Phone <u>    </u>
	Address <u>3113 DAYTONA AVE.</u> E-mail <u>    </u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</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>David Salinas</u> Phone <u>682-9081</u>
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinaseng.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>David</u>
Surveyor	Name <u>SAME AS REG.</u> Phone <u>    </u>
	Address <u>    </u> E-mail <u>    </u>
	City <u>    </u> State <u>    </u> Zip <u>    </u>

DEC 23 2025

BY: OW



**LOCATION**

**PROPOSED BALBOA ACRES EAST  
HALF OF BLK 19 LOT 5 SUBDIVISION**

**BALBOA ACRES S**

**S 33RD ST**

**DAYTONA AVE**

**10**

**2**

**3**

17

18

20

21

10

14

1

14

1

14

1

14

11

15

2

15

2

15

WEST 1/2 OF 2  
EAST 1/2 OF 2

15

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LOT 17,  
BLOCK 20

LOT 18,  
BLOCK 28  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 19,  
BLOCK 20

**SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS**  
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
dsalinas@salinasengineering.com  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

NORTH R.O.W. LINE

**DAYTONA AVENUE**  
(60.00' R.O.W.)

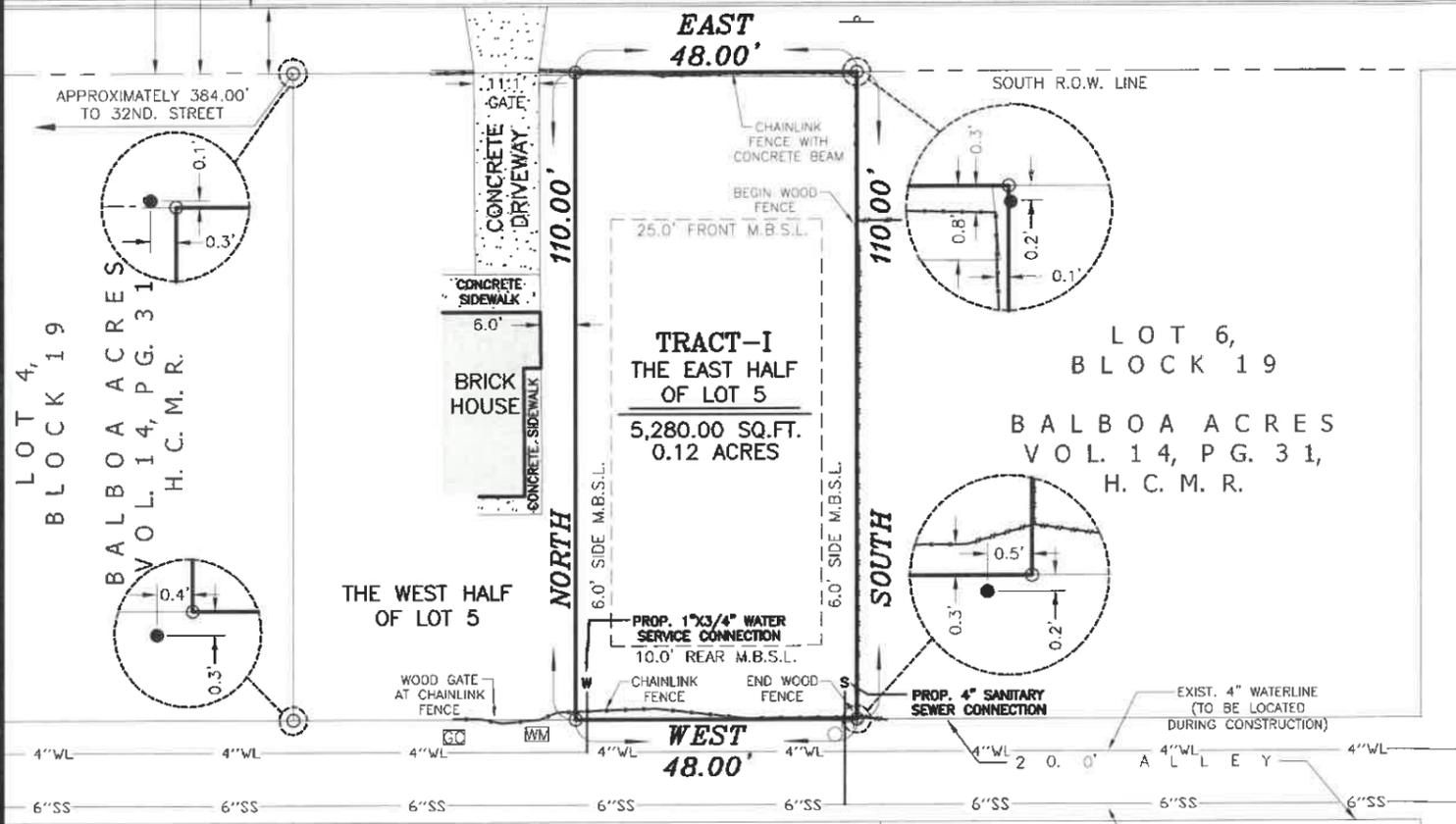
SCALE: 1" = 30'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SPEED SIGN
- PP POWER POLE
- ☒ GAS CONNECTION
- WM WATER METER
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of Balboa Acres, An Addition to the City of McAllen, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.



LOT 4,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 17,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 18,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 19,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 3113 DAYTONA AVE. in McALLEN, Texas, described as follows: ALL OF THE EAST HALF OF LOT 5 (TRACT-I)

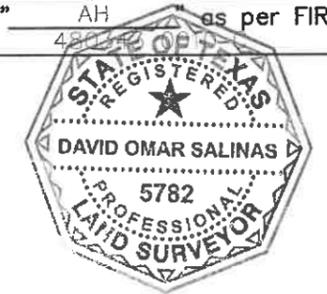
Lot       , Block 19, of BALBOA ACRES,  
AN ADDITION TO THE CITY OF McALLEN HIDALGO CO.

Texas, according to the plat recorded in Volume 14, Page 31, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "AH" as per FIRM (Flood Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. 4804

H.C.  
DRN. BY  
DEC. 23, 2025  
DATE

S-25-26391  
JOB NO.

  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782





**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 2/24/2026

<b>SUBDIVISION NAME: BALBOA ACRES (EAST HALF)</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Daytona Avenue: 60 ft. ROW Paving: 37.6 BB Curb & gutter: Both Sides **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	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: Existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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

<p>* Corner                  **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	NA
	Applied
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Daytona Avenue.                  **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	NA
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	NA
	NA
	NA
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area Survey for East half of Lot 5 Block 19 shows 48 ft. width                  **Zoning Ordinance: Section 138-356</p>	Applied
	Applied

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

<b>ZONING/CUP</b>		
* Existing: R-1 (Low density Residential District) Proposed: R-1 (Low density Residential District) ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		Applied
<b>PARKS</b>		
* Land dedication in lieu of fee.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording		Required
* Pending review by the Parkland Dedication Advisory Board and CC.		NA
<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		Applied
<b>COMMENTS</b>		
Comments: - Existing Plat notes remain the same - Public Hearing is required for the subdivision of the lot - Must comply with other departments requirements prior to recording as may be applicable *Must comply with City's Access Management Policy.		Applied
<b>RECOMMENDATION</b>		
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**

**DAYTONA AVE**

**PROPOSED BALBOA ACRES EAST  
HALF OF BLK 19 LOT 5 SUBDIVISION**

**S 33RD ST**

**BALBOA ACRES**



# City of McAllen

## Planning Department

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

Project Information	Subdivision Name	BALBOA ACRES		
	Legal Description	ALL OF THE W. 1/2 OF LOT 5, Bk. 19, BALBOA ACRES		
	Location	3113 DAYTOWA AVE.		
	City Address or Block Number	3113 DAYTOWA AVE.		
	Total No. of Lots	1	Total Dwelling Units	1
	Gross Acres	0.12	Net Acres	0.12
	<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 checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning	R-1	Proposed Zoning	R-1
	Applied for Rezoning	<input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____		
Existing Land Use	OPEN HOME			
Proposed Land Use	RESIDENTIAL			
Irrigation District #	3	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 #	120638
Estimated Rollback Tax Due	None		Tax Dept. Review	B0300-00-019-0005-00
Owner	Name	ANARCASIS DAULA		
	Address	3113 DAYTOWA AVE.		
	City	McAllen	State	TX
Developer	Name	SAME AS OWNER		
	Address	_____		
	City	_____	State	_____
	Contact Person	_____		
Engineer	Name	David Salinas		
	Address	2221 DAFFODIL AVE.		
	City	McAllen	State	TX
	Contact Person	David		
Surveyor	Name	Same as Reg.		
	Address	_____		
	City	_____	State	_____
	Zip	_____		

DEC 23 2025

BY:

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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](mailto: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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

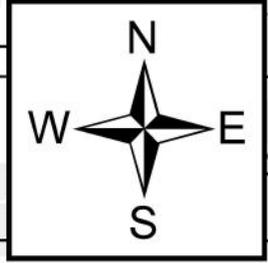
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 12/23/25

Print Name Anarcasis Davila

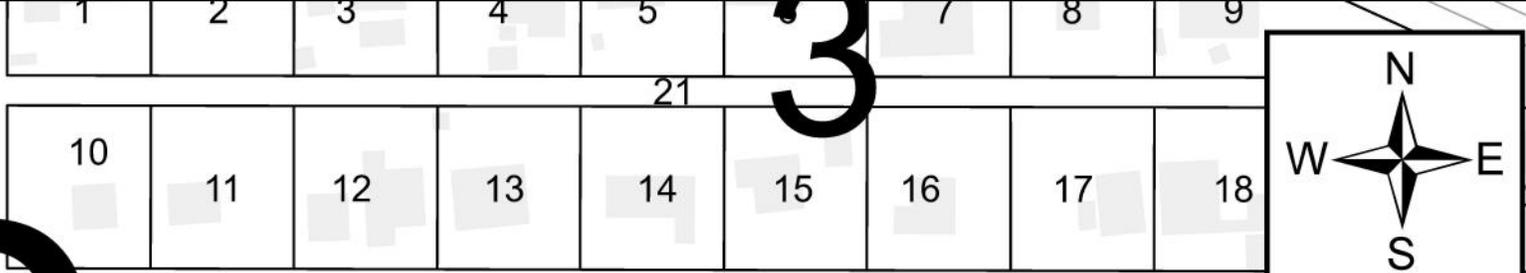
Owner  Authorized Agent

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

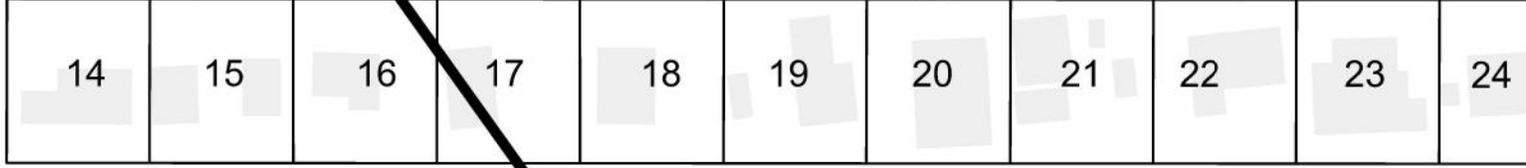


3

2



**LOCATION**

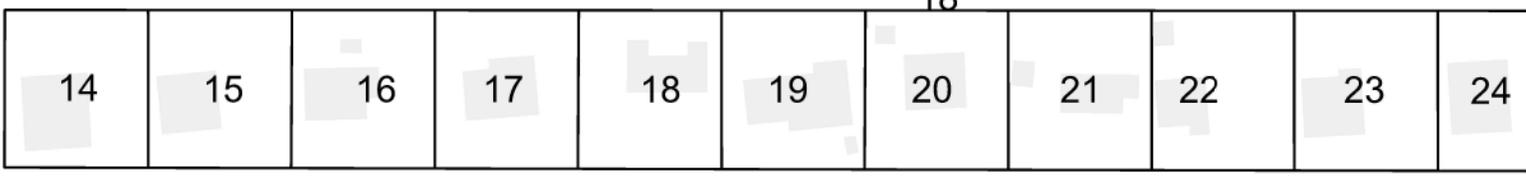
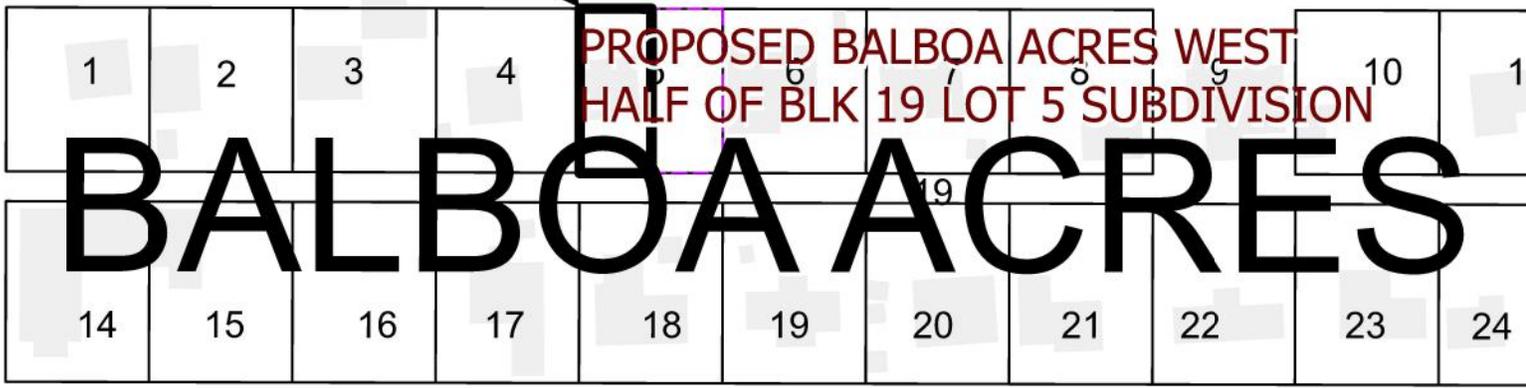


DAYTONA AVE

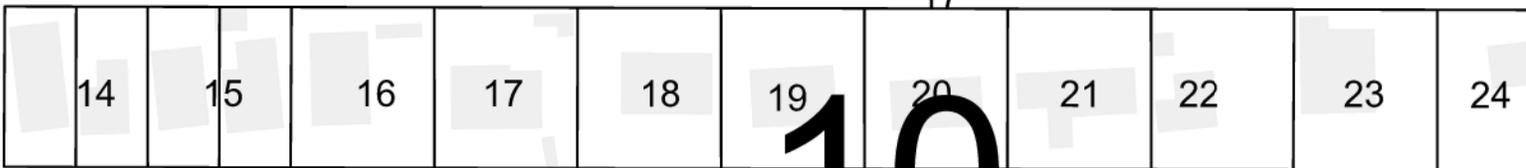
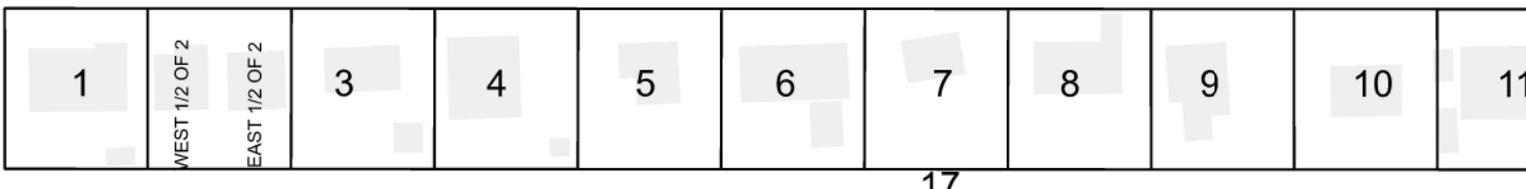
S 33RD ST

PROPOSED BALBOA ACRES WEST  
HALF OF BLK 19 LOT 5 SUBDIVISION

**BALBOA ACRES**



S. 33RD ST.



10

LOT 17,  
BLOCK 20

LOT 18,  
BLOCK 28  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 19,  
BLOCK 20

**SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS**  
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
dsalinas@salinasengineering.com  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

NORTH R.O.W. LINE

DAYTONA AVENUE  
(60.00' R.O.W.)

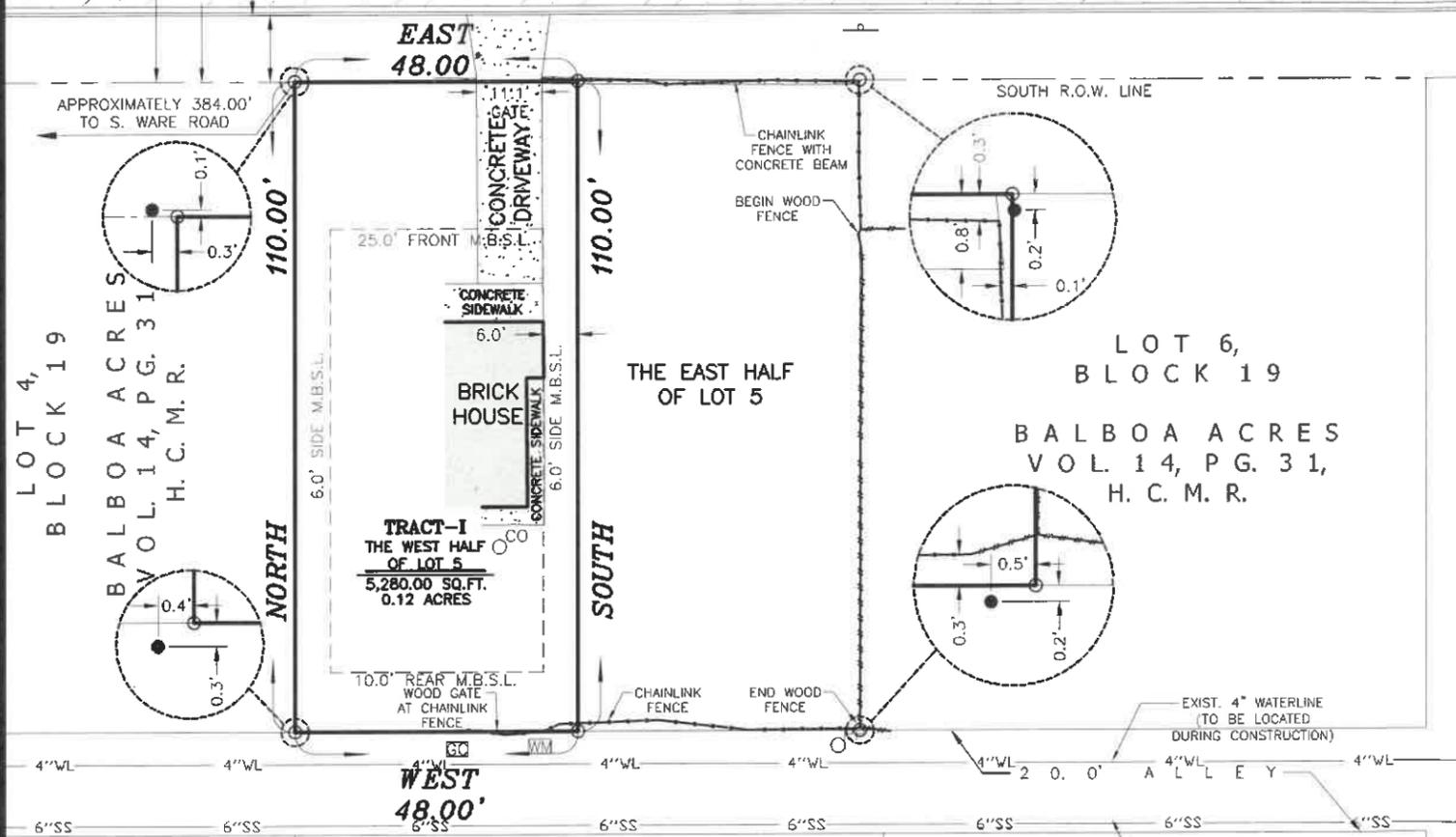
SCALE: 1" = 30'

**GENERAL PLAT NOTES:**

1. Bearing Basis: Recorded plat of Balboa Acres, An Addition to the City of McAllen, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is **INVALID** as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- CLEANOUT
- PP POWER POLE
- GC GAS CONNECTION
- WM WATER METER
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE



LOT 4,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 17,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

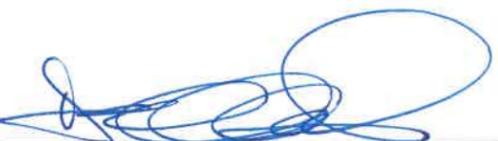
LOT 18,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

LOT 19,  
BLOCK 19  
BALBOA ACRES  
VOL. 14, PG. 31,  
H. C. M. R.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 3113 DAYTONA AVE. in McALLEN, Texas, described as follows: ALL OF THE WEST HALF OF LOT 5 (TRACT-1)

Lot         , Block 19, of BALBOA ACRES,  
AN ADDITION TO THE CITY OF McALLEN, HIDALGO CO.  
Texas, according to the plat recorded in Volume 14, Page 31, of the MAP Records of  
Hidalgo County, Texas. I further certify that this property lies in Zone "AH" as per FIRM (Flood  
Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. 480343.

H.C.  
DRN. BY  
DEC. 23, 2025 S-25-26391-A  
DATE JOB NO.

  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782





**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 2/24/2026

<b>SUBDIVISION NAME: BALBOA ACRES (WEST HALF)</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Daytona Avenue: 60 ft. ROW Paving: 37.6 ft. BB Curb & gutter: Both Sides **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	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: Existing Conditions Remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied

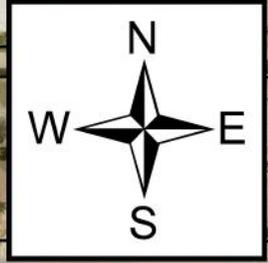
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<p>* Corner                  **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.                  **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	NA
	Applied
	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on Daytona Avenue                  **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                  **Landscaping Ordinance: Section 110-46</p>	NA
<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>	NA
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy</p>	NA
<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.</p>	NA
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<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>	NA
<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>	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area Survey for west half of lot 5 block 19 shows 48 ft. width.                  **Zoning Ordinance: Section 138-356</p>	Applied

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

<b>ZONING/CUP</b>		
* Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District) ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		Applied
<b>PARKS</b>		
* Land dedication in lieu of fee.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording		Required
* Pending review by the Parkland Dedication Advisory Board and CC.		Applied
<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		Applied
<b>COMMENTS</b>		
Comments: - Existing Plat notes remain the same - Public Hearing is required for the subdivision of the lot - Must comply with other departments requirements prior to recording as may be applicable *Must comply with City's Access Management Policy. *Must comply with City's Access Management Policy.		Applied
<b>RECOMMENDATION</b>		
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**

**DAYTONA AVE**

**S 33RD ST**

**PROPOSED BALBOA ACRES WEST  
HALF OF BLK 19 LOT 5 SUBDIVISION**

**BALBOA ACRES**

**S. 33RD ST.**

WEST 1/2 OF 2  
EAST 1/2 OF 2

2

3

10

SUB 2025-0126

# City of McAllen

## Planning Department

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

**Project Information**

Subdivision Name RANCHO LOT 45A SUBD.  
 Legal Description ALL OF THE S. 1/2 OF LOT 45, RANCHO SUBD., McAllen  
 Location 1/2-500' NORTH OF SARTH ALONG THE W. SIDE OF S. 27<sup>TH</sup> ST.  
 City Address or Block Number 5408 S 27<sup>TH</sup> ST  
 Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.14 Net Acres 0.14  
 Public Subdivision /  Private and Gated /  Private but Not Gated within ETJ:  Yes /  No  
 For Fee Purposes:  Commercial ( \_\_\_ Acres) /  Residential ( 1 Lots) Replat:  Yes /  No  
 Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning  No /  Yes: Date \_\_\_\_\_  
 Existing Land Use SINGLE FAM. HM. Proposed Land Use SINGLE FAM. HM.  
 Irrigation District # None Water CCN:  MGPU /  Sharyland Water SC Other \_\_\_\_\_  
 Agricultural Exemption:  Yes /  No Parcel # 20950-00-000-0045-01  
 Estimated Rollback Tax Due 0<sup>00</sup> Tax Dept. Review 266980

**Owner**

Name ADOLFO CORTINA JR Phone 750-9317  
 Address 121 E. GARCIA ST E-mail ADOLFO.CORTINA@icloud.com  
 City PHARR State TX Zip 78577

**Developer**

Name SAME AS OWNER Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Contact Person \_\_\_\_\_

**Engineer**

Name DAVID SALINAS Phone 682-9081  
 Address 2221 DORFODIL AVE. E-mail dsalinas@salinas-engineering.com  
 City McAllen State TX Zip 78501  
 Contact Person DAVID / MICK

**Surveyor**

Name SAME AS ENGINEER Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

var 2026-0002



# City of McAllen

## Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

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

<b>Project</b>	Legal Description <u>ALL OF THE S. 1/2 OF LOT 45,</u> <u>RAUCHO SUBD., McALLEN</u>
	Proposed Subdivision (if applicable) <u>RAUCHO SUBD., LOT 45A</u>
	Street Address <u>5404 S. 27<sup>TH</sup>.</u>
	Number of lots <u>1</u> Gross acres <u>0.14</u> Existing Zoning <u>R-1</u> Existing Land Use <u>RESIDENTIAL</u>
<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)	
<b>Applicant</b>	Name <u>ADOLFO CORTINA</u> Phone <u>250-9317</u>
	Address <u>121 E. GARCIA</u> E-mail _____
	City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u>
<b>Owner</b>	Name <u>SAME AS APPLICANT</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
	Signature <u>[Signature]</u> Date <u>1/16/26</u> Print Name <u>David Quintana</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
<b>Office</b>	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00
	Accepted by <u>J.C.</u> Payment received by _____ Date _____
Rev 06/21	
  BY: <u>AV.</u>	



# 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.

None of the lots along 27<sup>th</sup> Street of this subd. provided add'l street row nor do they have sidewalks

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

Additional property is left to improve and enjoy if variances are granted.

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 provision of a sidewalk and dedication of 5' of add'l row does not affect public health or safety

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.

All lands in this area are platted where the improvements being requested were not imposed on other property owners.

RANCHO SUD DIVISION

22

LOT 31A

48

LOT 31B

21

32

47

LOCATION

20-A

LOT 33A

46

20-B

LOT 33B

19

34

45

PROPOSED RANCHO LOT 45A

18

35

44

17

36

43-A

43-B

16

37

42

15

38

41

14

39

40

S. 28TH ST.

S. 27TH ST.

SARAH AVE.

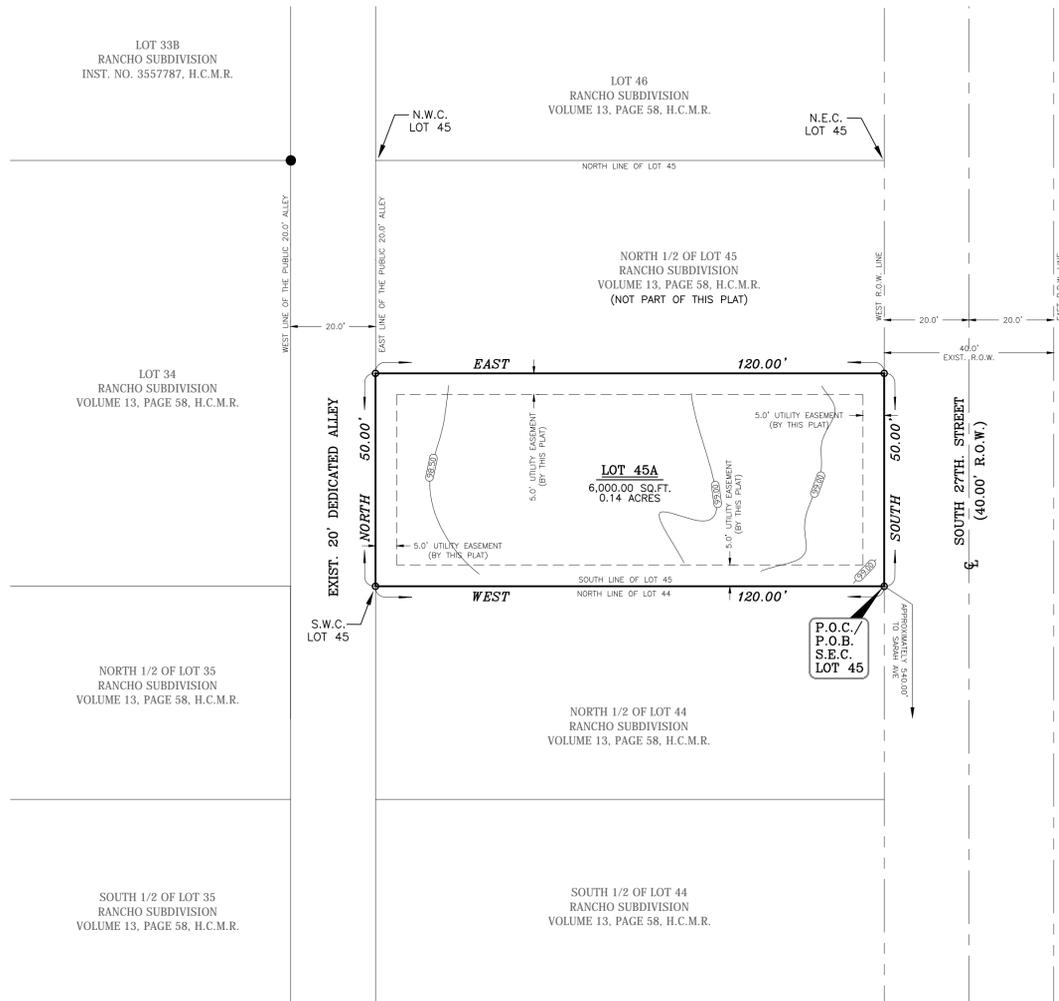
SO



PAR

11





ADDRESSEE:  
OWNER: CITY OF McALLEN  
PROPERTY I.D. NO.: 270346  
RIO BRAVO TRACT E. 1/2 OF LOT 11 &  
LOT 12 EXC N30°-S31.5'-W40°-E87° BLK 3  
WARRANTY DEED: NOT AVAILABLE, H.C.D.R.

SCALE: 1" = 20'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"

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.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 20'

LEGEND

- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- 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.M.R. HIDALGO COUNTY MAP RECORDS

## RANCHO SUBDIVISION LOT 45A

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

BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 1/2 OF LOT 45, RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C. ZONE "B": AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF CURB ALONG SOUTH 27TH. STREET.
- MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ALONG SOUTH 27TH. STREET
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 424.68 CUBIC FEET, OR, 0.009 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 550.0 CU. FT..
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAYBE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- B.M.-McALLEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD. ELEV.=98.55, NAVD 88. NORTHING:16586158.14727, EASTING: 1060517.89051
- 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.
- 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.

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

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

BY: \_\_\_\_\_ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ADOLFO CORTINA, JR.	121 E. GARCIA	PHARR, TEXAS 78577	(956) 250-9317	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

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 SEPTEMBER 10, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **RANCHO SUBDIVISION LOT 45A** 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: ADOLFO CORTINA, JR.  
121 E. GARCIA  
PHARR, TEXAS 78577

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ADOLFO CORTINA, JR.**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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.

**MONICA GUERRA**  
Notary ID #11673539  
My Commission Expires  
August 2, 2027

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

STATE OF TEXAS  
CITY OF McALLEN

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

\_\_\_\_\_  
MAYOR DATE

STATE OF TEXAS  
CITY OF McALLEN

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

\_\_\_\_\_  
CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

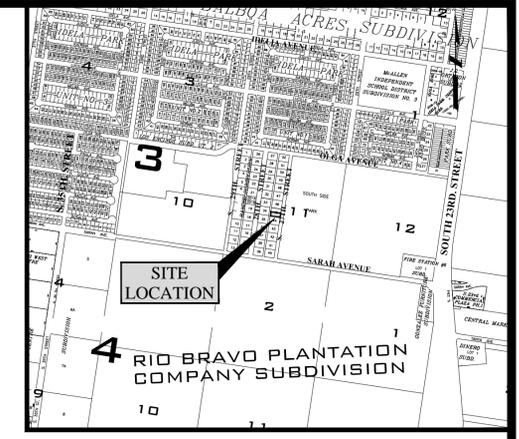


APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 1/2 OF LOT 45, RANCHO SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.14 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 45 LOCATED ON INTERSECTION WITH THE WEST LINE OF S. 27TH. STREET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 120.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 45 LOCATED ON INTERSECTION WITH THE EAST LINE OF A 20.0 FOOT PUBLIC DEDICATED ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 45, A DISTANCE OF 50.0 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, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 45 AND THE EAST LINE OF SAID ALLEY, A DISTANCE OF 120.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 45 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 45 AND THE WEST LINE OF SAID S. 27TH. STREET, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RANCHO SUBD., McALLEN, H.C.T.  
N:\SUBDIVISIONPLATS\LOT45A, REPLAT OF LOT 45 RANCHO SUBD.\0.14.082725

## RANCHO SUBDIVISION LOT 45A

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: SEPTEMBER 10, 2025.  
JOB NUMBER: SP-25-26351

OWNER: ADOLFO CORTINA, JR.  
121 E. GARCIA  
PHARR, TEXAS 78577

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(P-6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78737 (512) 239-5263



Reviewed On: 2/26/2026

<b>SUBDIVISION NAME: RANCHO LOT 45A</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. 27th Street: 5 ft. dedication for 25 ft. for a 50 ft. R.O.W Paving 32 ft. Curb &amp; gutter both sides</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk.</p> <p>**To be heard at the Planning and Zoning Commission meeting of March 3, 2026.</p> <p>**Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <hr/> <p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <hr/> <p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <hr/> <p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <hr/> <p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts - Property is zoned R-1 **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac - No Cul-de-sac proposed **Subdivision Ordinance: Section 134-105</p>	<p>TBD</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>Applied</p> <hr/> <p>NA</p> <hr/> <p>NA</p>

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

<b>ALLEYS</b>	
ROW 20 ft. Paving existing conditions remain *Alley/service drive easement required for commercial properties. - Proposed is Single-family residential, per application. If the use changes, alley improvements will be required. **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: In accordance with the zoning Ordinance or greater for easements or inline with existing structures, whichever greater applies. Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356  * Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356  * Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356  * Corner: **Zoning Ordinance: Section 138-356  * Garage: 18.0 ft except where greater setback is required; greater setbacks applies. **Zoning Ordinance: Section 138-356  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Applied
	Applied
	NA
	Applied
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on South 27th Street.  ** Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including: 1. A variance request to not provide an additional 5 ft. of R.O.W. 2. A variance request to not provide for Sidewalk.  **To be heard at the Planning and Zoning Commission meeting of March 3, 2026.  **Subdivision Ordinance: Section 134-120  * Perimeter sidewalks must be built or money escrowed if not built at this time.	TBD
	Applied
<b>BUFFERS</b>	
* 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.	Compliance
	Compliance
	Applied

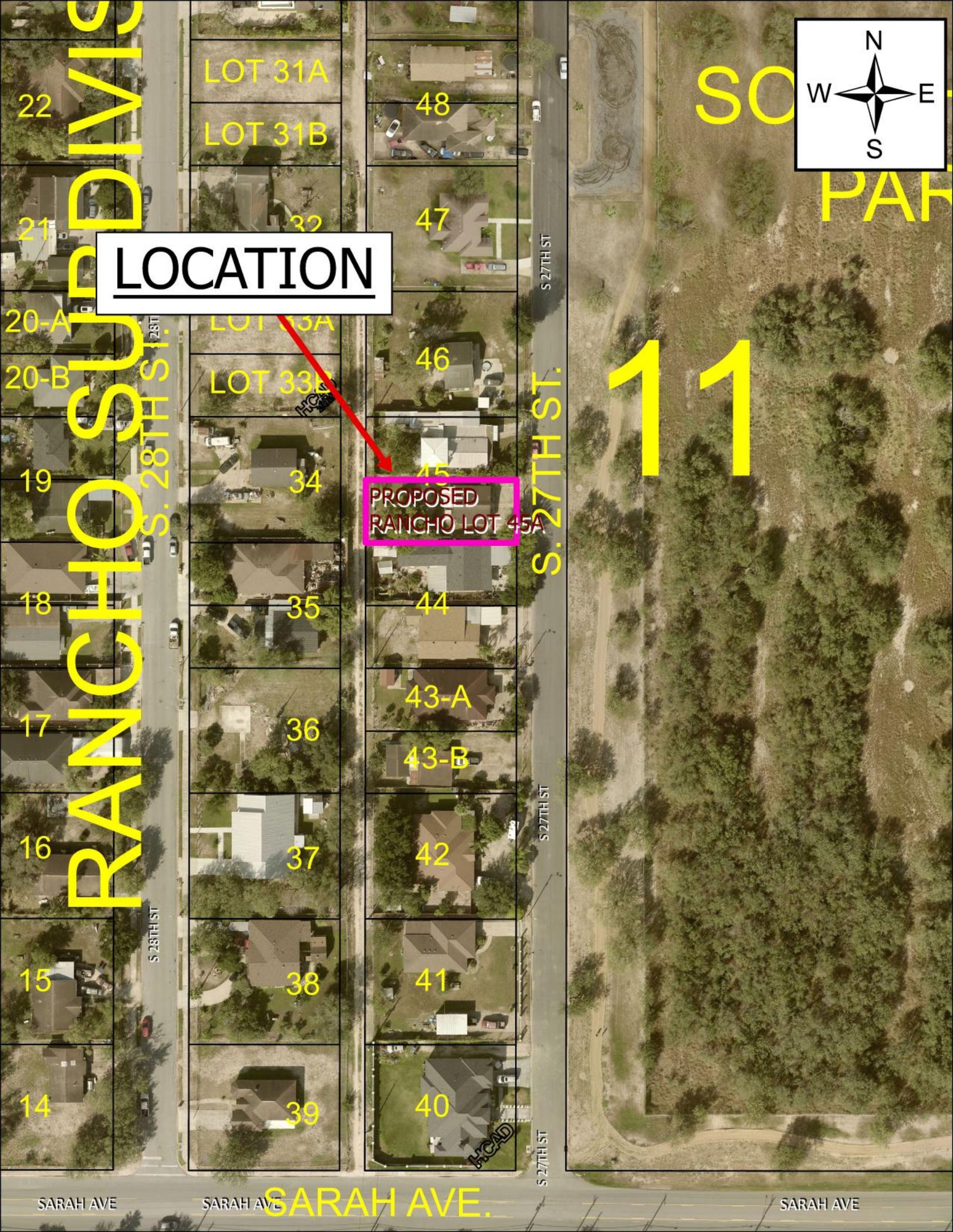
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>-propose use is single family residential</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>-propose use is single family residential</li> </ul>	NA
<ul style="list-style-type: none"> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>--Subdivision does not include north 1/2 of Lot 45; Clarify before final.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing R-1 Proposed R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rezoning</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>-* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation For one lot single family residential use will be waived.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA

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

<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Public hearing with notices will be required for the re-subdivision</li> <li>-Subdivision does not include north 1/2 of Lot 45; Clarify before final.</li> </ul> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2026-0002) including:</p> <ol style="list-style-type: none"> <li>1. A variance request to not provide an additional 5 ft. of R.O.W.</li> <li>2. A variance request to not provide for Sidewalk.</li> </ol> <p>**To be heard at the Planning and Zoning Commission meeting of March 3, 2026.</p> <p>*Must comply with City’s Access Management Policy.</p>	<p>Required</p>
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.</p> <p>THE ENGINEER SUBMITTED A VARIANCE APPLICATION, WHICH INCLUDED TWO (2) VARIANCES TO:</p> <ol style="list-style-type: none"> <li>1. VARIANCE REQUEST TO NOT PROVIDE AN ADDITIONAL 5 FT. OF R.O.W.</li> <li>2. VARIANCE REQUEST TO NOT PROVIDE SIDEWALK.</li> </ol> <p>STAFF RECOMMENDS DISAPPROVAL OF BOTH VARIANCE REQUESTS.</p>	<p>Applied</p>

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



RANCHO SUDIVIS

22

21

20-A

20-B

19

18

17

16

15

14

LOT 31A

LOT 31B

32

48

47

46

45

PROPOSED RANCHO LOT 45A

34

35

44

43-A

43-B

36

37

42

38

41

39

40

LOCATION



SO

PAR

11

S. 28TH ST.

S 27TH ST

S. 27TH ST.

S 27TH ST

S 27TH ST

SARAH AVE

SARAH AVE

SARAH AVE.

SARAH AVE



# City of McAllen

SUB2025-0116

## Planning Department

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

<b>Project Information</b>	Subdivision Name <u>The ware District Subdivision</u> <span style="float: right;">(m)</span>	
	Legal Description <u>A tract of land containing 3.364 acres, 3.923 acres (3.922 acres deed call) being a part or portion out of Lot 77, La Lomita Irrigation and Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas.</u>	
	Location <u>Northwest corner of Lark Avenue and N. Ware Road (FM 2220)</u>	
	City Address or Block Number <u>3700 LARK AVE.</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>3.923</u> Net Acres <u>3.364</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>    </u> Acres) / <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
<b>Owner</b>	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 <u>    </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Restaurant and Plaza</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>210680</u>	
	Estimated Rollback Tax Due <u>4,212.48</u> Tax Dept. Review <u>UPG</u>	
	Name <u>Carmen M. Gonzalez, LLC</u> Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>2128 Pelican Avenue</u> E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>	
City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>		
<b>Developer</b>	Name <u>Rene Gonzalez</u> Phone <u>c/o (956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>2128 Pelican Avenue</u> E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>c/o Kelley Heller-Vela and Della Robles</u>	
<b>Engineer</b>	Name <u>Rioplex Engineering LLC</u> Phone <u>(956) 330-2433 and/or (956) 867-3287</u>	
	Address <u>1200 Auburn Avenue, Suite 280</u> E-mail <u>c/o khv@rioplexengineering.com</u> <u>dr@rioplexengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Kelley Heller-Vela and Della Robles</u>	
<b>Surveyor</b>	Name <u>Carrizales Land Surveying LLC</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 Gondola Ave.</u> E-mail <u>mannyrpls@cls.land</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

KF

RECEIVED  
AUG 08 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](mailto: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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

Signature Kelley A. Heller-Vela Date 08.08.2025

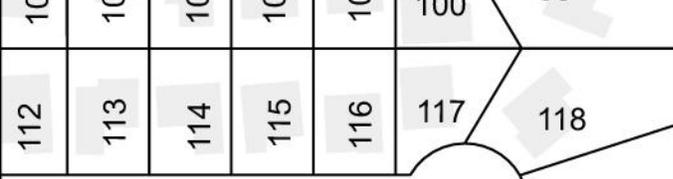
Print Name Kelley A. Heller-Vela

Owner  Authorized Agent

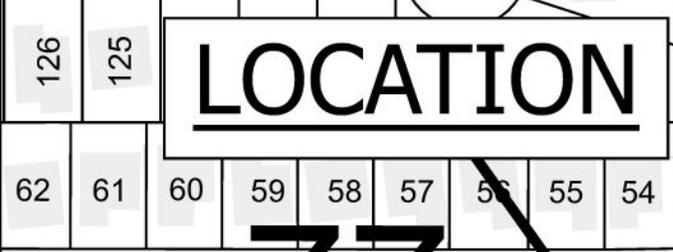
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

CAN AVE.

PHASE 2

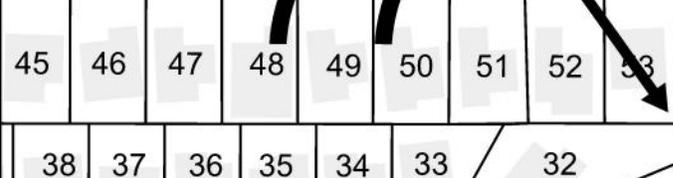


DLE AVE.



**LOCATION**

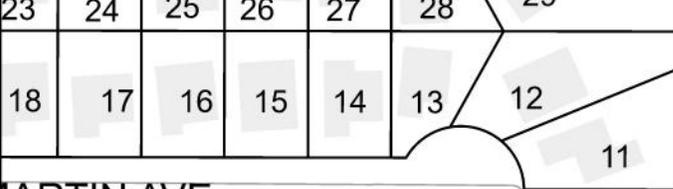
SALE AVE.



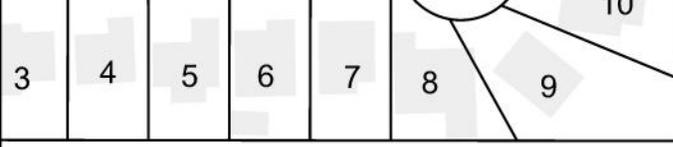
KEY SUBDIVISION

MYNAH AVE.

PHASE I



MARTIN AVE.



ARK AVE.

LARK AVE

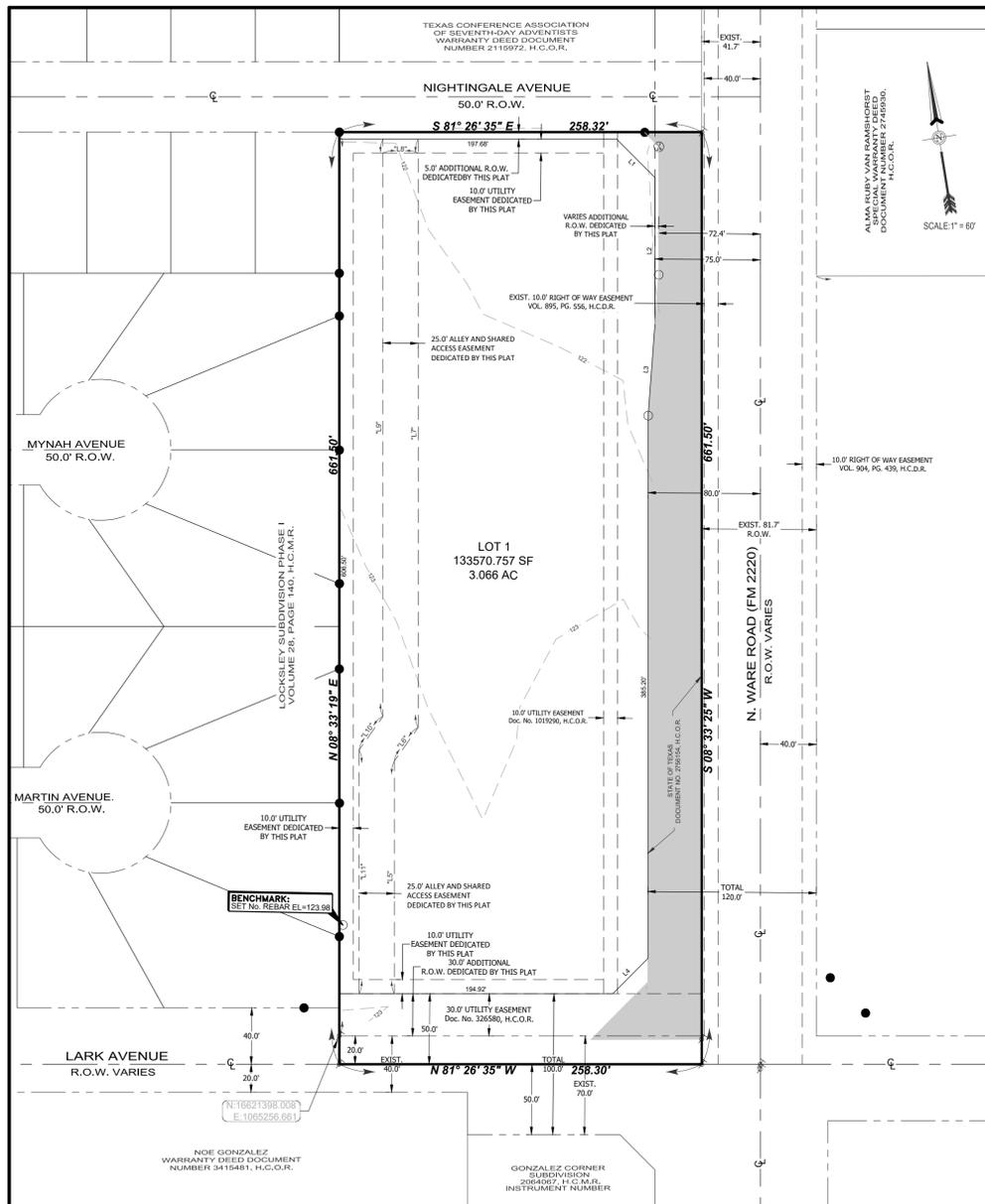
**PROPOSED  
THE WARE DISTRICT  
SUBDIVISION**

N WARE RD

GONZALEZ CORNER  
SUBDIVISION

LOT 1





- GENERAL NOTES :
- THIS SUBDIVISION IS IN FLOOD ZONE "C"; AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
  - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE: FRONT: 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. SIDES: 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.
  - CITY OF McALLEN BENCHMARK: NUMBER MC 53, SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 4 LINE ROAD, 30" ALUMINUM PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP. GEODETIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) = 116621278.7204, E=1065626.59002, ELEV.=125.83.
  - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 48.054 C.F. - 1.103 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA AT BUILDING PERMIT STAGE.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
  - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
  - 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD, LARK AVENUE, AND NIGHTINGALE AVENUE.
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION OR OUTFALL CONNECTION TO TDDOT FACILITY.
  - 25' X 25' SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10' X 10' CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
  - COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

# SUBDIVISION MAP OF THE WARE DISTRICT SUBDIVISION

BEING A SUBDIVISION OF A 3.923 ACRES [170,872.130 Sq. Ft.] OUT OF LOT 77 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION VOLUME 24, PAGE 68 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.364 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF: 3.923 ACRES (3.922 ACRES DEED CALL) BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.923 ACRES (3.922 ACRES DEED CALL) WERE CONVEYED TO CARMEN M. GONZALEZ, LLC BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 3150108, HIDALGO COUNTY OFFICIAL RECORDS, SAVE AND EXCEPT 0.559 OF ONE ACRE CONVEYED TO STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2756154, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.923 ACRES (3.922 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF-WAYS OF N. WARE ROAD AND LARK AVENUE; THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF N. WARE ROAD AND LARK AVENUE, A DISTANCE OF 41.70 FEET TO A NAIL SET AT THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; THENCE, N 81° 25' 32" W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 77 AND THE SOUTH LINE OF SAID 3.922 ACRES, A DISTANCE OF 258.30 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF LOCKSLEY SUBDIVISION PHASE I, RECORDED IN VOLUME 28, PAGE 10A, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N 08° 34' 28" E (N 08° 34' 28" E DEED CALL) ALONG THE EAST LINE OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 20.00 FEET PASS A NAIL SET (NORTHING: 1662198.008, EASTING: 1065256.661) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF LARK AVENUE, AT A DISTANCE OF 90.50 FEET PASS THE SOUTHERNMOST NORTHEAST CORNER OF LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, ALL OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 185.50 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF LOT 11 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 531.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 31 AND THE SOUTHEAST CORNER OF LOT 32 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 561.25 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 32 AND THE SOUTHEAST CORNER OF LOT 53 OF SAID LOCKSLEY SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 661.50 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 53 OF SAID LOCKSLEY SUBDIVISION AND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S 81° 25' 32" E ALONG THE NORTH LINE OF SAID CERTAIN TRACT AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, AT A DISTANCE OF 217.47 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID SAVE AND EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.32 FEET (258.30 FEET DEED CALL) TO A NAIL SET AT THE NORTHEAST CORNER OF SAID SAVE AND EXCEPT TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. WARE ROAD, A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.923 ACRES (3.922 ACRES DEED CALL) TOTAL, SAVE AND EXCEPT 0.559 OF ONE ACRE, LEAVING 3.364 ACRES GROSS, OF WHICH 0.114 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 4 ROAD (LARK AVENUE), LEAVING A NET OF 3.250 ACRES OF LAND, MORE OR LESS. SAVE AND EXCEPT A TRACT OF LAND CONTAINING 0.559 OF ONE ACRE SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 0.559 OF ONE ACRE WAS CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NO. 2756154, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.559 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE); THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE), A DISTANCE OF 41.70 FEET; THENCE, N 08° 34' 28" E A DISTANCE OF 17.86 FEET TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; THENCE, N 81° 40' 28" W A DISTANCE OF 78.85 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT THENCE, N 53° 27' 10" E ALONG A CUTBACK LINE, A DISTANCE OF 57.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT; THENCE, N 08° 34' 47" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 401.98 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT; THENCE, N 12° 52' 08" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 100.28 FEET, TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT; THENCE, N 08° 34' 47" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 90.91 FEET TO AN INSIDE CORNER OF THIS TRACT; THENCE, N 36° 01' 42" W ALONG A CUTBACK LINE, A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, S 81° 25' 32" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, A DISTANCE OF 40.83 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD (F.M. 2220), A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.559 OF ONE ACRE OF LAND, MORE OR LESS.

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 WARE DISTRICT SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

CARMEN M GONZALEZ, GOVERNING AUTHORITY  
CARMEN M GONZALEZ, LLC  
2128 PELICAN AVENUE  
McALLEN, HIDALGO, TEXAS 78504

DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARMEN M GONZALEZ, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

RIO PLEX ENGINEERING, LLC  
TEXAS REGISTRATION F-26964



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

DATE PREPARED: 08/08/2025  
ENGINEERING JOB # R25-012

STATE OF TEXAS  
COUNTY OF HIDALGO

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



MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388  
STATE OF TEXAS  
TEXAS FIRM NUMBER 10194417  
DATE SURVEYED: 04/07/2025  
SURVEY JOB # 25060

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE \_\_\_\_\_



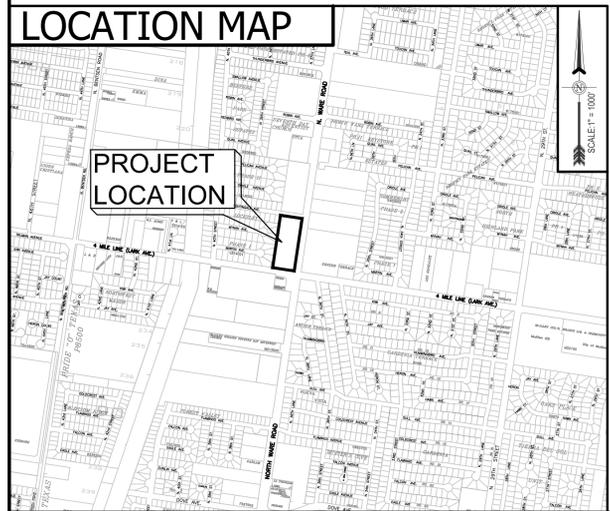
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

Lot Line Table			Access Easement line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	38.67'	N36° 25' 54"W	"L5"	164.68'	N08° 33' 19"E
L2	103.72'	N08° 33' 25"E	"L6"	29.30'	N43° 59' 34"E
L3	65.42'	N12° 52' 08"E	"L7"	417.65'	N08° 33' 19"E
L4	35.36'	N53° 34' 00"E	"L8"	25.00'	S81° 26' 35"E
			"L9"	409.66'	N08° 33' 19"E
			"L10"	29.30'	N43° 59' 34"E
			"L11"	172.97'	N08° 33' 19"E



- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND NO. 5 REBAR
  - FOUND SQUARE ROD
  - FOUND PIPE
  - ⚓ SET NAIL
  - SET NO. 4 REBAR WITH PLASTIC CAP-STAMPED MELDEN & HUNT, INC
  - 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
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - S.E. COR. - SOUTHEAST CORNER
  - AC. - OF ONE ACRE
  - ( ) - RECORDED DEED CALL
  - LL - LOT LINE
  - PL - PROPERTY LINE

**RIO PLEX ENGINEERING**

FIRM No. 26964  
1200 Auburn Ave., Suite 280 Office # (956) 631-8327  
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: CARMEN M. GONZALEZ, LLC	2128 PELICAN AVENUE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

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 \_\_\_\_\_



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 2/24/2026

<b>SUBDIVISION NAME: THE WARE DISTRICT SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Ware Road (FM 2220) : ROW dedication needed for 75ft from centerline for a total of 150 feet R.O.W.                      Paving: by State Curb &amp; gutter: by State                      if not by state, 85 feet of pavement with curb and gutter on both sides will be required.                      -Dedication will still be needed on the north sliver portion. 72.4 ft is till shown.                      Provide a copy of the documents referenced on the plat for staff review prior to recording.                      - please add number of the additional dedication on plat.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Required
<p>Lark Avenue: Dedication needed 50 feet from centerline for the total of 100 feet R.O.W.                      Paving 65ft Curb &amp; gutter Both Sides                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Nightingale Avenue 50 feet of R.O.W existing: 5 feet of R.O.W dedication required for 30 feet from centerline for future 60 feet of R.O.W.                      Paving 40 feet Curb &amp; gutter both sides.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb &amp; 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 &amp; 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>	NA
<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>	Applied

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

<b>ALLEYS</b>		
ROW: 20 feet Paving: 16 feet Revisions required: -Commercial development requires alleys. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106		Applied
<b>SETBACKS</b>		
Front: In accordance with the zoning ordinance or greater for approved site plan or easements whichever greater applies **Zoning Ordinance: Section 138-356		Compliance
Rear: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies Revisions required: **Zoning Ordinance: Section 138-356		Applied
Sides: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies **Zoning Ordinance: Section 138-356		Applied
Corner: In accordance with the zoning ordinance or greater for approved site plan or easements whichever greater applies. **Zoning Ordinance: Section 138-356		Applied
* Garage **Zoning Ordinance: Section 138-356		NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN		Applied
<b>SIDEWALKS</b>		
* 4 ft. wide minimum sidewalk required on North Ware Road, Lark Avenue and Nightingale Avenue *May increase to 5 feet depending on the engineering department, prior to recording. **Subdivision Ordinance: Section 134-120		Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.		Applied
<b>BUFFERS</b>		
* 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
<b>NOTES</b>		
* No curb cut, access, or lot frontage permitted along **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

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

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<b>ZONING/CUP</b>	
<p>* Existing: C-3 (General Business) Proposed C-3 (General Business)</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval.</p> <p>- No rezoning was submitted.</p> <p>***Zoning Ordinance: Article V</p>	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>-This is a commercial development.</p>	Applied
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	Applied
<p>-this is a commercial development</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	Applied
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Compliance
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Applied
<b>COMMENTS</b>	
<p>Comments:</p> <p>- If any abandonments proposed or needed, must be by separate instrument process and not by plat.</p> <p>-Please provide any documents referenced on the plat for staff's review, prior to recording.</p> <p>*Must comply with City's Access Management Policy.</p>	Applied

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

<b>RECOMMENDATION</b>	
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**

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CAN AVE.

PHASE 2

105 104 103 102 101 100 99 112 113 114 115 116 117 118

OLE AVE.

LOCATION

126 125 62 61 60 59 58 57 56 55 54

77

SALE AVE.

45 46 47 48 49 50 51 52 53

KEY SUBDIVISION

MYNAH AVE.

PHASE I

23 24 25 26 27 28 29

18 17 16 15 14 13 12 11

MARTIN AVE.

3 4 5 6 7 8 9 10

ARK AVE.

LARK AVE

PROPOSED THE WARE DISTRICT SUBDIVISION

N WARE RD

GONZALEZ CORNER SUBDIVISION

LOT 1

55-A

55-B

N. 36TH ST.

54

53

52

51

50

49

# City of McAllen Planning Department

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

<b>Project Information</b>	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 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"/> MPMU / <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>
<b>Owner</b>	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>
<b>Developer</b>	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>
<b>Engineer</b>	Name <u>Melden &amp; 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>
<b>Surveyor</b>	Name <u>Melden &amp; 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: CU

## 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](mailto: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](mailto: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.

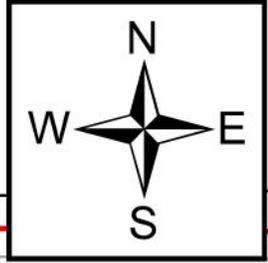
Signature  Date 4/4/2025

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

CARLOS LIMA DATE  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

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

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

PRESIDENT SECRETARY

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

MAYOR, CITY OF McALLEN DATE

ATTESTED BY: CITY SECRETARY DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

TPBE FIRM # F-1435



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

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

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

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

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

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

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

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES:

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.



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

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



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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	272.37	S70° 02' 44"W	271.44	137.01
C5	24° 15' 35"	300.00	127.02	S79° 51' 15"E	126.08	64.48
C6	32° 58' 36"	400.00	230.22	N84° 12' 48"W	227.06	118.40
C7	20° 40' 24"	450.00	162.37	N89° 38' 36"E	161.49	82.06
C8	21° 41' 34"	450.00	170.37	S69° 10' 25"E	169.36	86.22
C9	168° 00' 12"	200.00	586.44	S37° 40' 16"W	397.81	1,903.40
C10	18° 01' 39"	200.00	62.93	S55° 20' 39"E	62.67	31.73
C11	41° 11' 51"	350.00	251.68	N43° 45' 33"W	246.27	131.55
C12	71° 55' 04"	280.00	351.48	S18° 40' 42"W	328.84	203.13
C13	43° 02' 27"	300.00	225.36	S11° 32' 25"E	220.10	118.30
C14	109° 25' 09"	85.00	162.33	S87° 48' 08"E	138.76	120.09
C15	170° 53' 59"	35.00	104.40	N57° 01' 27"W	69.78	439.80
C16	7° 40' 01"	625.00	83.63	S24° 30' 32"W	83.51	41.88
C17	144° 54' 00"	45.00	113.80	S86° 47' 39"E	85.81	142.29
C18	30° 33' 52"	145.00	77.35	N29° 37' 24"W	76.44	39.62
C19	11° 50' 31"	300.00	62.03	S38° 59' 04"E	61.32	31.13
C20	4° 47' 34"	925.00	77.38	S2° 15' 12"E	77.30	38.71
C21	93° 18' 52"	20.00	32.57	N42° 00' 28"E	29.09	21.19
C22	10° 53' 44"	275.00	52.30	S85° 53' 14"E	52.22	26.23
C23	12° 42' 55"	275.00	61.03	S74° 04' 55"E	60.30	30.64
C24	0° 19' 08"	425.00	2.36	N67° 53' 01"W	2.36	1.18
C25	6° 08' 51"	425.00	45.67	N71° 07' 01"W	45.58	22.82
C26	6° 01' 45"	425.00	44.72	N77° 12' 19"W	44.70	22.38
C27	5° 55' 17"	425.00	43.92	N83° 10' 52"W	43.90	21.98
C28	6° 39' 37"	425.00	49.40	N89° 28' 17"W	49.38	24.73
C29	6° 39' 22"	425.00	49.37	S83° 52' 14"W	49.34	24.71
C30	11° 14' 22"	425.00	9.19	S79° 55' 22"W	9.19	4.60
C31	5° 02' 02"	425.00	37.34	N81° 49' 12"E	37.33	18.68
C32	6° 30' 37"	425.00	48.29	N87° 35' 31"E	48.27	24.17
C33	7° 23' 39"	425.00	54.85	S85° 27' 21"E	54.81	27.48
C34	7° 52' 30"	425.00	58.43	S77° 49' 12"E	58.39	29.28
C35	7° 52' 30"	425.00	58.41	S69° 59' 37"E	58.37	29.25
C36	7° 05' 27"	425.00	52.60	S62° 27' 39"E	52.56	26.33
C37	0° 35' 17"	425.00	4.36	S58° 37' 17"E	4.36	2.18
C38	10° 09' 53"	225.00	39.92	N63° 24' 35"W	39.86	20.01
C39	10° 39' 32"	225.00	41.86	N73° 49' 17"W	41.80	20.99
C40	12° 16' 53"	225.00	48.23	N85° 17' 30"W	48.14	24.21
C41	12° 09' 35"	225.00	47.75	S82° 29' 16"W	47.68	23.87
C42	9° 35' 31"	225.00	37.67	S71° 36' 43"W	37.62	18.88
C43	7° 41' 43"	225.00	30.22	S62° 58' 06"W	30.20	15.13
C44	7° 38' 28"	225.00	30.01	S55° 18' 01"W	29.98	15.03
C45	6° 49' 51"	225.00	34.68	S47° 03' 52"W	34.64	17.37
C46	7° 38' 56"	225.00	30.04	S38° 49' 28"W	30.02	15.04
C47	7° 14' 09"	225.00	28.41	S31° 22' 56"W	28.40	14.23
C48	12° 01' 55"	225.00	47.25	S21° 44' 54"W	47.18	23.71
C49	11° 40' 36"	225.00	45.85	S9° 53' 38"W	45.77	23.01
C50	11° 51' 05"	225.00	46.54	S1° 52' 12"E	46.46	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	52.27	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	S1° 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	S27° 00' 49"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' 14"	60.00	25.00	N12° 13' 37"W	24.82	12.68
C74	23° 54' 49"	59.90	25.00	N24° 04' 54"W	24.82	12.68
C75	15° 28' 55"	59.90	16.19	N43° 48' 45"W	16.14	8.14
C76	2° 36' 33"	89.95	4.10	S60° 02' 21"E	4.10	2.05
C77	32° 05' 49"	90.00	45.00	S32° 48' 55"E	49.76	25.89
C78	8° 11' 58"	255.00	36.49	S12° 40' 02"E	36.46	18.28
C79	16° 54' 00"	255.00	75.21	S23° 59' 46"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	27.53
C115	14° 07' 43"	120.00	29.59	N37° 50' 29"W	29.52	14.87
C116	10° 13' 43"	120.00	21.42	N25° 39' 46"W	21.39	10.74
C117	6° 12' 26"	120.00	13.00	N17° 26' 41"W	12.99	6.51
C118	16° 02' 15"	70.00	19.59	S22° 21' 36"E	19.53	9.86
C119	20° 27' 45"	70.00	25.00	S40° 36' 36"E	24.87	12.63
C120	20° 27' 46"	70.00	25.00	S61° 04' 22"E	24.87	12.63
C121	20° 27' 46"	70.00	25.00	S81° 32' 08"E	24.87	12.63
C122	20° 51' 47"	70.00	25.49	N77° 48' 08"E	25.35	12.89
C123	20° 39' 55"	70.00	25.25	N25° 02' 14"E	25.11	12.78
C124	21° 38' 18"	70.00	26.44	N35° 53' 45"E	26.28	13.38
C125	4° 18' 28"	70.00	5.26	N22° 54' 45"E	5.26	2.63
C126	2° 12' 20"	600.00	23.10	S21° 51' 41"W	23.10	11.55
C127	2° 02' 04"	600.00	21.31	S23° 58' 53"W	21.39	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	67.87	S75° 00' 44"E	60.22	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 &amp; 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 &amp; 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 &amp; 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 &amp; 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 &amp; 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
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.            *Alley/service drive easement required for commercial/multi-family properties            **Subdivision Ordinance: Section 134-106</p>	NA

<b>SETBACKS</b>	
* 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
<b>SIDEWALKS</b>	
* 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
<b>BUFFERS</b>	
* 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
<b>NOTES</b>	
* 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>
<b>LOT REQUIREMENTS</b>	
<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>
<b>ZONING/CUP</b>	
<p>* Existing: R-1 Proposed: R-1</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	<p>Applied</p> <p>NA</p>
<b>PARKS</b>	
<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>
<b>TRAFFIC</b>	
<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>
<b>COMMENTS</b>	
<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&amp;Z meeting</p>	
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

# LOCATION



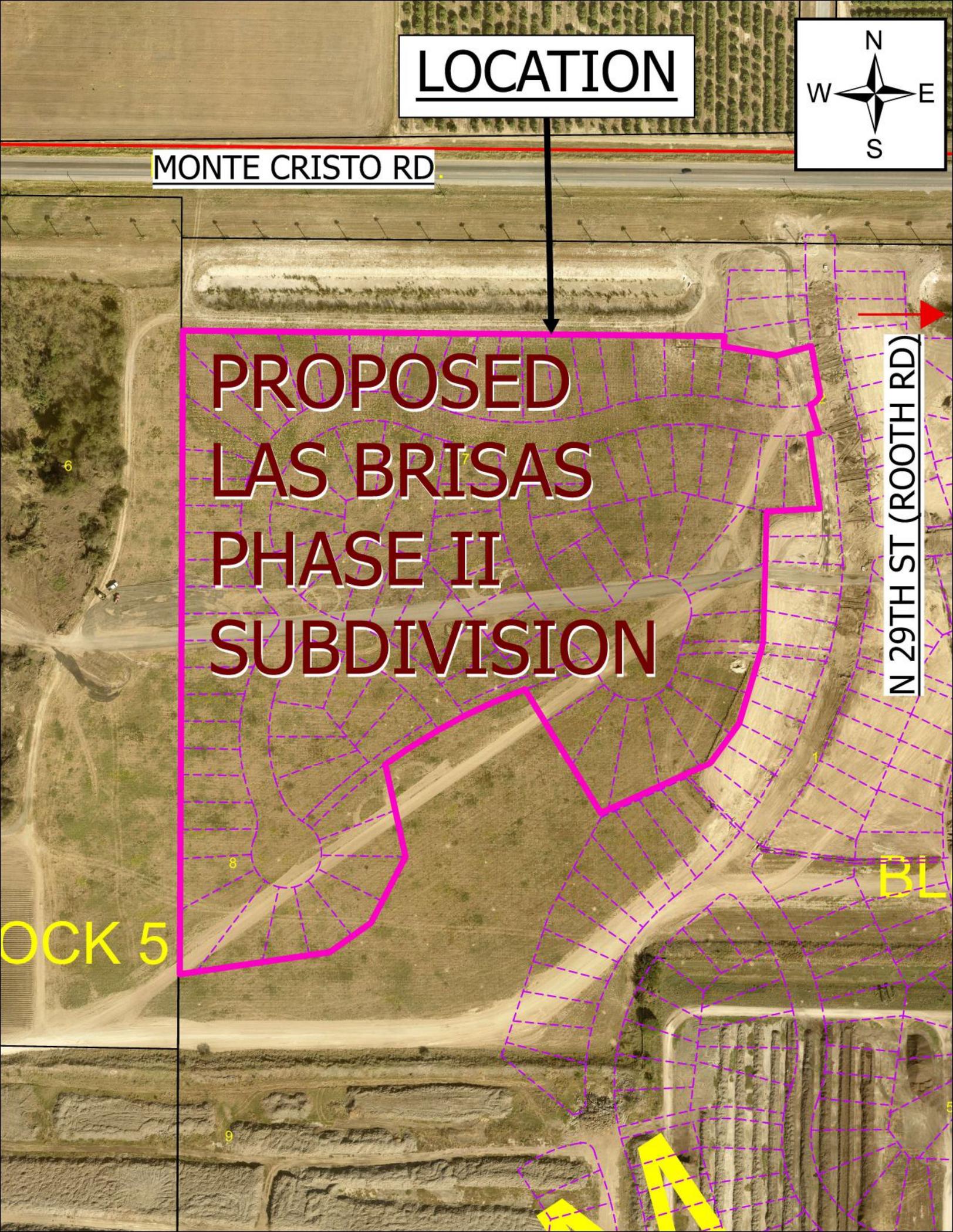
MONTE CRISTO RD

# PROPOSED LAS BRISAS PHASE II SUBDIVISION

N 29TH ST (ROOTH RD)

BLOCK 5

BL



**City of McAllen**  
**Planning Department**

SUB2023-0110

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

Project Information	Subdivision Name <u>Mediterranean Subdivision</u>
	Legal Description <u>Survey plat showing a 4.687-acre tract of land, more or less, out of lots 52 thru 54, out of lots 35-68, inclusive, section 22A, Tex-Mex Subdivision, Hidalgo County, Texas, Volume 12, Page 55, H.C.M.R.</u>
	Location <u>West side of Ware Rd, Approx. 258 feet south of Mile 9 North Rd.</u>
	City Address or Block Number <u>13931 N. WARE RD</u>
	Total No. of Lots <u>15</u> <sup>KF</sup> Total Dwelling Units <u>13</u> <sup>KF</sup> Gross Acres <u>4.687</u> Net Acres <u>3.602</u> <small>05/16/24 05/16/24</small>
	<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>1.454</u> Acres) / <input type="checkbox"/> Residential ( <u>9</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-2</u> <sup>C-3</sup> Proposed Zoning <u>R-3T</u> <sup>C-3</sup> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>05/16/24</u>
	Existing Land Use <u>General business / duplex</u> Proposed Land Use <u>business / duplex-fourplex residential</u>
	Irrigation District # <u>United Irrigation</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294163</u> (C-3)	
Estimated Rollback Tax Due <u>not on tax roll</u> Tax Dept. Review <u>UPG</u>	
Owner	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78512</u>
Developer	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Jorge Ancer</u>
Engineer	Name <u>Iden Treviño - Treviño Engineering</u> Phone <u>(956) 283-8847</u>
	Address <u>2211 E. Griffin Pkwy Ste 160</u> E-mail <u>ident@trevinoengineering.com</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78512</u>
	Contact Person <u>Karime Farachala - karime@trevinoengineering.com</u>
Surveyor	Name <u>Homero Luis Gutierrez</u> Phone <u>(956) 369-0988</u>
	Address <u>P.O. BOX 548</u> E-mail <u>homero.gutierrez@sbcglobal.net</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>

KF

RECEIVED  
OCT 09 2023  
BY: [Signature]

## 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](mailto: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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

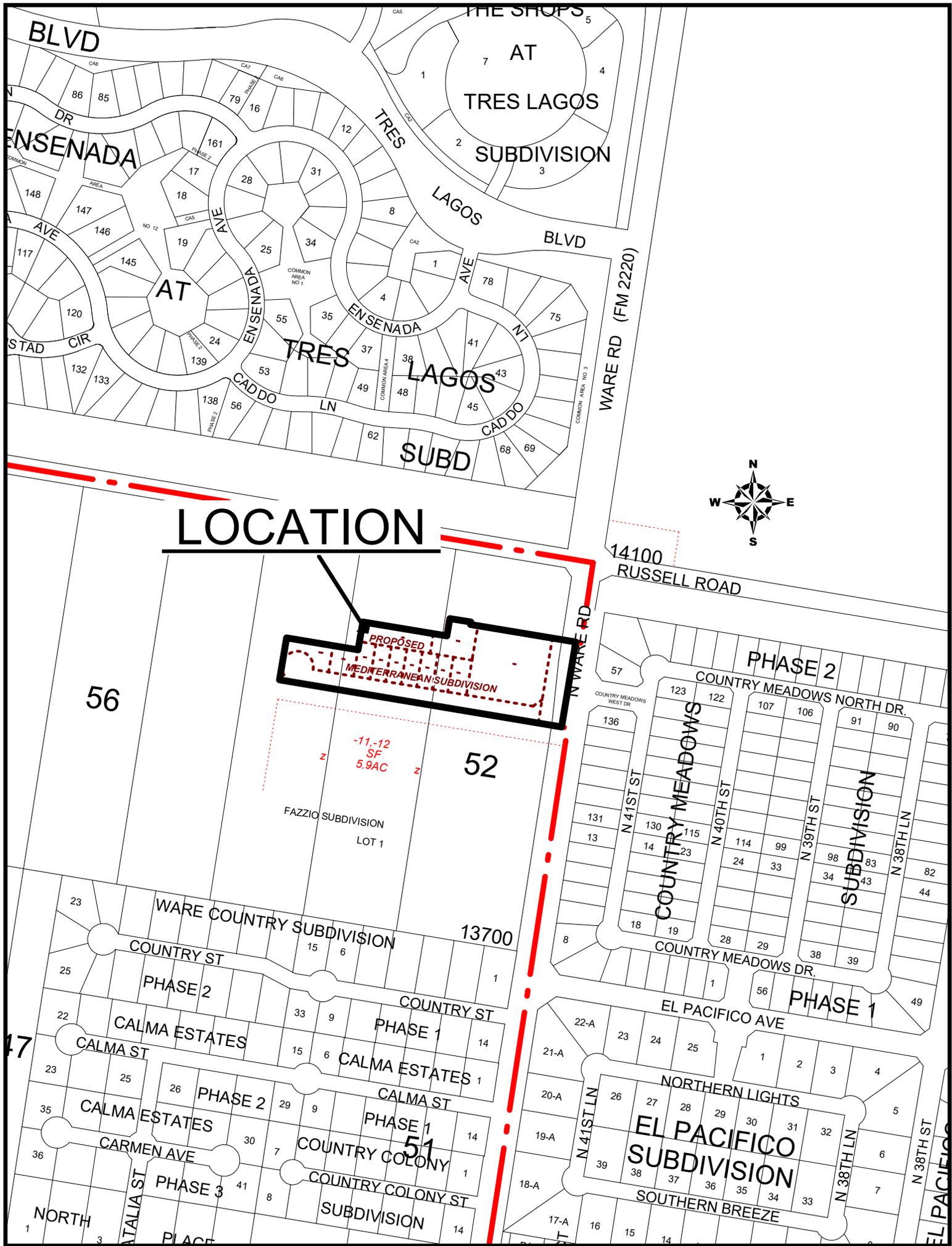
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/09/2023

Print Name IDEN I. TREVINO, PE

Owner  Authorized Agent

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



# LOCATION

PROPOSED  
MEDITERRANEAN SUBDIVISION

-11,-12  
SF  
5.9AC

FAZZIO SUBDIVISION  
LOT 1



BLVD

ENSENADA

AT

TRES LAGOS

SUBD

THE STOPS  
7 AT  
TRES LAGOS  
SUBDIVISION

WARE RD (FM 2220)

56

52

14100  
RUSSELL ROAD

PHASE 2

COUNTRY MEADOWS  
SUBDIVISION

COUNTRY MEADOWS  
SUBDIVISION

WARE COUNTRY SUBDIVISION  
13700

COUNTRY ST

COUNTRY ST

PHASE 2

PHASE 1

CALMA ESTATES

CALMA ESTATES

CALMA ESTATES

CALMA ESTATES

CARMEN AVE

COUNTRY COLONY ST

PHASE 3

COUNTRY COLONY ST

EL PACIFICO AVE

NORTHERN LIGHTS  
EL PACIFICO  
SUBDIVISION

SOUTHERN BREEZE

51

47

NORTH

ATALIA ST

PLACE

N 41ST LN

N 38TH LN

N 38TH LN

EL PACIFICO

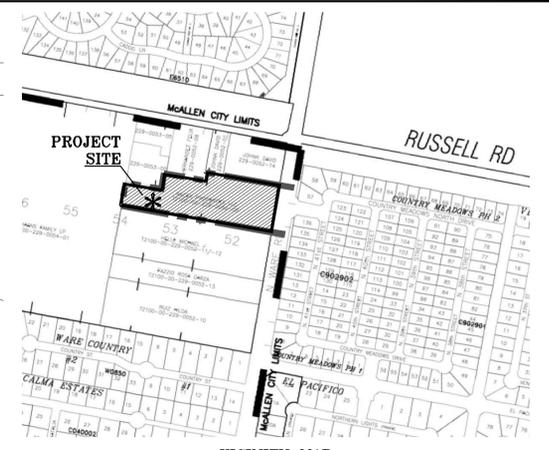
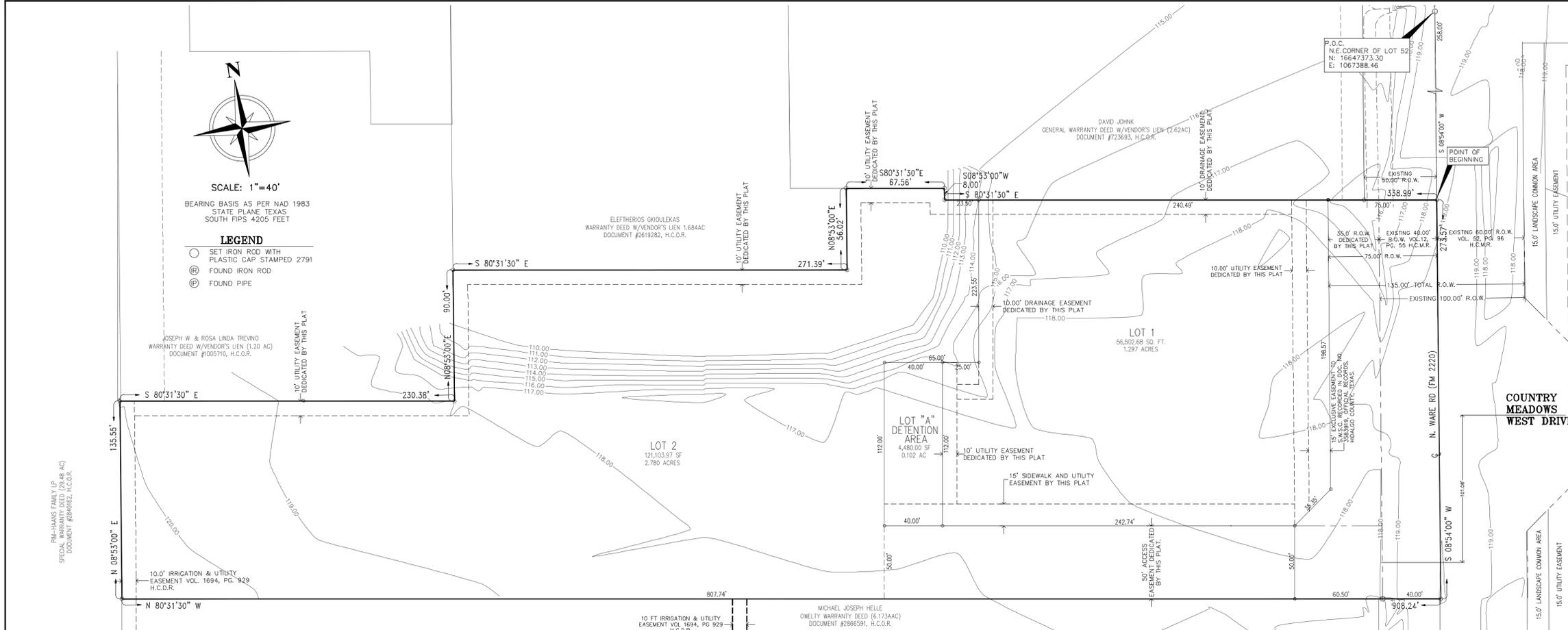


SCALE: 1"=40'

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET

LEGEND

- SET IRON ROD WITH PLASTIC CAP STAMPED 2791
Ⓜ FOUND IRON ROD
Ⓟ FOUND PIPE



METES AND BOUNDS

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE...

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A COTTON PICKER SPINDLE (N:16647373.30, E:1067388.46) FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD (FM 2220) AND THE APPARENT EXISTING 60'-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 9 NORTH ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 52; THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 52, A DISTANCE OF 273.87 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF A 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNNK (DOCUMENT NO. 723693, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EASTERMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

GENERAL NOTES

- 1. THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000
2. BENCHMARK =
3. COMMERCIAL MINIMUM BUILDING SETBACKS
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MEDITERRANEAN 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.

ANCER PROPERTIES, LLC.
ANCER PROPERTIES, LLC
MARIA DALIA ANCER, ITS PRESIDENT
ANCER PROPERTIES, LLC
ANCER PROPERTIES, LLC
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON: [Notary Seal]

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM GENERAL MANAGER HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_

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

ANCER PROPERTIES, LLC
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT
ATTEST:
PRESIDENT SECRETARY

CITY OF McALLEN PLANNING & ZONING

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

CITY OF McALLEN MAYOR

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

MEDITERRANEAN SUBDIVISION

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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 LUIS GUTIERREZ RPLS NO. 2791 DATE



STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVINO, 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.

IDEN I. TREVINO, PE NO. 92036 DATE



SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MEDITERRANEAN SUBDIVISION LOCATED AT CITY OF McALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION 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 BE FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA DATE

Table with 4 columns: PRINCIPAL CONTACTS, ADDRESS, CITY & ZIP, PHONE. Rows for OWNER (ANCER PROPERTIES, LLC), ENGINEER (IDEN I. TREVINO, P.E.), and SURVEYOR (HOMERO LUIS GUTIERREZ, RPLS).



TREVIÑO ENGINEERING FIRM No. F-7906 TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160 Mission, Texas 78572 idenf@trevinoengineering.com

DATE OF PREPARATION: JULY 10, 2025 REVISION DATE: OCTOBER 07, 2025



<p>N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W.                  Paving _40 ft._ Curb &amp; gutter: Both Sides.                  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. The applicant stated that there is no existing N/S street along the west side of the property. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.</p> <p>* 1,200 ft. Block Length                  ** Block length applies to C-3 portion of the subdivision.                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts.                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.                  **Subdivision Ordinance: Section 134-105</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including a variance to the maximum 600 ft. Cul-de-Sac length requirement. The applicant stated that the current street length is 817.96 ft. If the variance is approved it will be subject to 40 ft. of paving for the interior street.                  ** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.</p>	<p>NA</p> <p>Applied</p> <p>NA</p> <p>Required</p>
<p><b>ALLEYS</b></p>	
<p>R.O.W.: 20 ft. Paving: 16 ft.                  Revisions Needed:                  Lot 1 &amp; 2: Commercial C-3 (General Business District) &amp; C-2 (Regional Commercial District), respectively.                  - Proposing Plat note #17: "A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen."                  *Alley/service drive easement required for commercial properties.                  - Plat note will need to include wording for Lot 2.                  **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
<p><b>SETBACKS</b></p>	
<p>Front:                  Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies.                  Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies.                  Revisions Needed:                  -Add plat notes as shown above.                  **Zoning Ordinance: Section 138-356,134-367                  **Unified Development Code Section 2.2.6-1: C-2</p>	<p>Required</p>

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

<p>Rear:                  Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                  Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies.                  Revisions Needed:                  - Add plat notes as shown above.                  **Zoning Ordinance: Section 138-356                  **Unified Development Code Section 2.2.6-1: C-2</p>	<p>Required</p>
<p>Sides:                  Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                  Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies.                  Revisions Needed:                  - Add plat note as shown above.                  **Zoning Ordinance: Section 138-356                  **Unified Development Code Section 2.2.6-1: C-2</p>	<p>Required</p>
<p>Corner:                  Lot 1: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.                  Lot 2: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies.                  Revisions Needed:                  - Add plat note as shown above.                  **Zoning Ordinance: Section 138-356                  **Unified Development Code Section 2.2.6-1: C-2</p>	<p>Required</p>
<p>Lots 1 &amp; 2:                  * Garage: N/A Commercial Development.                  **Zoning Ordinance: Section 138-356                    *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN                  Lot 1 is proposed to be commercial and Lots 2-13 townhome lots.</p>	<p>NA</p>
<p><b>SIDEWALKS</b></p>	<p>Required</p>
<p>* 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets                  **Subdivision Ordinance: Section 134-120                    * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p><b>BUFFERS</b></p>	<p>Required</p>
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>

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

NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road for Lot 1.                      **Must comply with City Access Management Policy                      ***As per Traffic Department, Lot 1 will not be granted access off Ware Road.</p> <p>Commercial Lot:                      * Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.                      - Shown as Plat note #11</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                      - Remove Plat note #21 - proposing Commercial Development.                      **Section 134-168 applies if private subdivision is proposed.                      ***Section 110-72 applies if public subdivision is proposed.                      ****Landscaping Ordinance: Section 110-72                      *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                      - Proposing Commercial Development.                      ***Section 134-168 applies if private subdivision is proposed.                      ****Section 110-72 applies if public subdivision is proposed.</p>	Applied
	Required
	Applied
	Required
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.                      Revisions Needed:                      -Lot referenced as ""Lot A Detention Area"" does not exhibit any frontage on a public street, revise prior to final/recording.                      *Common areas and detention areas must meet a minimum of 25 ft. of frontage and be labeled accordingly.                      -Finalize lot frontage requirements prior to final. Will be required to modify as a drainage easement OR common area, as per staff requirements prior to final/recording.                      Variance application (VAR2025-0047) submitted in regard to Lots not fronting a public street and gaining access through a 50 ft. access easement. Was approved at the P&amp;Z meeting of February 17, 2026. To be presented at the March 9, 2026 CC meeting.                      **Subdivision Ordinance: Section 134-1"</p> <p>* Minimum lot width and lot area.                      ***Zoning Ordinance: Section 138-356</p>	Required
	Applied

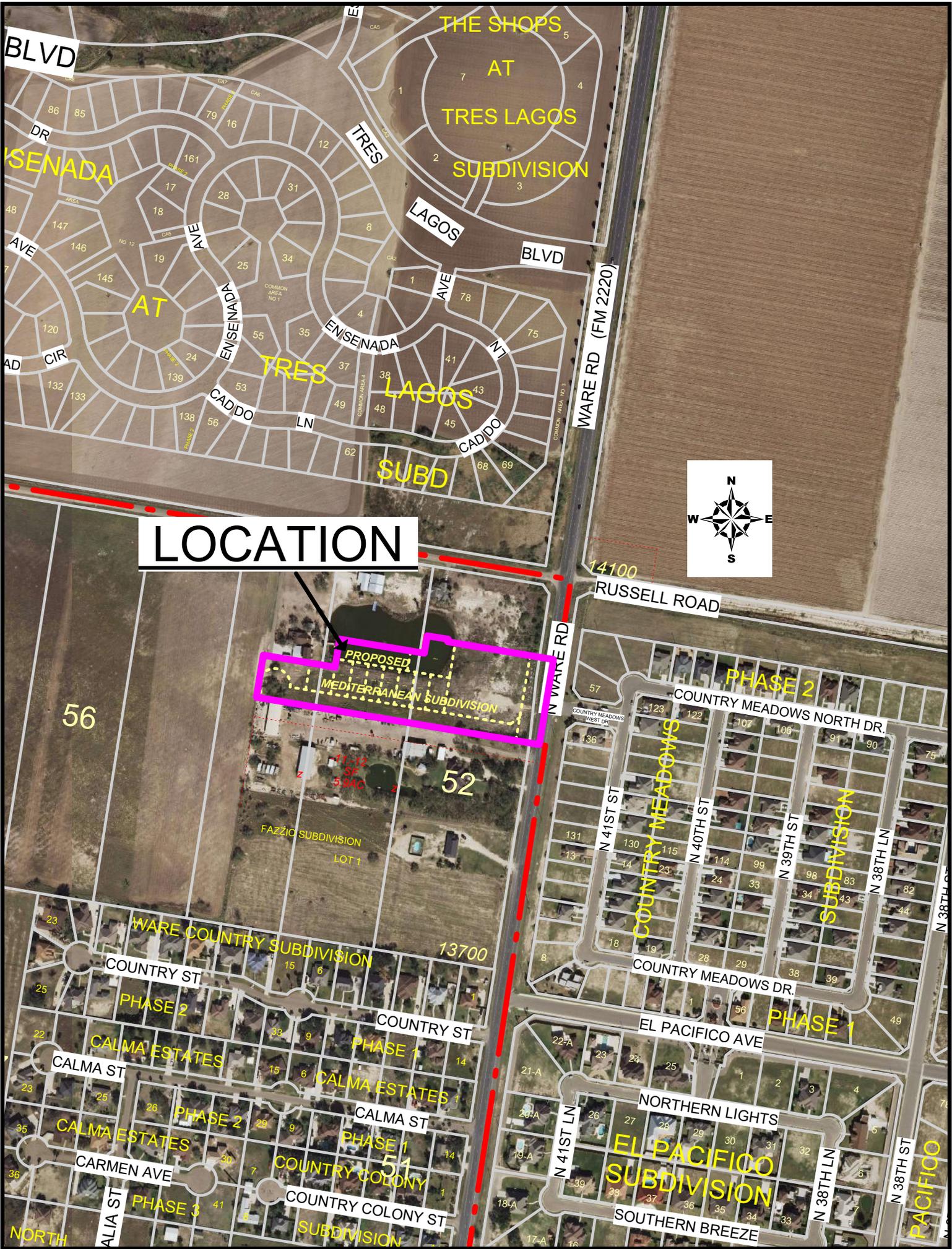
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<b>ZONING/CUP</b>	
<p>* Existing: R-2(Duplex-Fourplex) District and C-3 (General Business) District                      Proposed: R-3T(townhouse residential) District and C-3 (General Business) District                      ***Zoning Ordinance: Article V                      **Annexation and initial zoning approved by City Commission on August 28, 2023.                      **Two rezoning requests (REZ2024-0028 &amp; REZ2024-0031) to rezone the middle and rear sides of the property to R-3T zone were approved by the City Commission on June 24, 2024.</p> <p>- The project engineer must verify that the requested and approved zoning metes and bounds matches the proposed lot lines prior to final/recording.</p> <p>* Rezoning Needed Before Final Approval                      ***Zoning Ordinance: Article V                      ****Annexation and initial zoning approved by City Commission on August 28th, 2023.                      ****Two rezoning requests (REZ2024-0028 &amp; REZ2024-0031) to rezone the middle and rear sides of the property to R-3T zone were approved by the City Commission on June 24, 2024.</p>	Applied
	Applied
<b>PARKS</b>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.                      As per the developer, Lot 1 is proposed to be commercial and Lots 2-11 are for townhomes.                      As per Parks Department, park fee of \$700 per dwelling unit must be paid prior to recording.                      For Lot 2-11, Park Fee of \$7,000 (10 x \$700) will be required prior to recording. If the number of units change prior to recording, park fees will be adjusted accordingly.                      - Revise the submitted application on file to reflect the correct number of dwelling units prior to final/recording.</p> <p>* Pending review by the City Manager's Office.</p>	NA
	Required
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation is approved, TIA Waived.</p> <p>* As per Traffic Department, TIA Level I is waived with conditions. The development must comply with the conditions of approval prior to recording.</p>	Applied
	NA

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

COMMENTS	
<p>Additional Comments:</p> <ul style="list-style-type: none"> <li>- Use a bold line only for the original subdivision boundary to distinguish it from the lot lines prior to final/recording.</li> <li>- Lot lines and legal description of all adjacent lots on all sides are needed, including the east side of N. Ware Road, prior to final/recording.</li> <li>- Please provide a copy of any referenced documents for staff review prior to final/recording.</li> <li>- Revise the submitted application on file to reflect the additional changes.</li> <li>- Revise Lot Detention area to Easement/Common Area prior to final/recording.</li> </ul> <p>*Must comply with City’s Access Management Policy.                      *Any abandonments must be done by separate process, not by plat.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2024-0024) including:</p> <ol style="list-style-type: none"> <li>1. A variance request to provide 50 ft. ROW for the interior streets in lieu of 60 ft. ROW requirement.</li> <li>2. A variance to the maximum 600 ft. Cul-de-Sac length requirement.</li> <li>3. A variance to not dedicate ROW for a N/S Collector street along the west boundary of the subdivision for a future collector street. Staff reviewed the subdivision location and determined that the west boundary of this subdivision does not abut the N/S Collector location. Based on staff review, it seems that the west lot line of Lot 54 of Section 229, Tex-Mex Survey (which is the east lot line of Lot 55) would be the location of a future N/S collector street.</li> <li>4. A variance to the minimum 125 ft. street jog requirement.</li> </ol> <p>** Planning and Zoning Commission recommended approval to the requested variances on June 18, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street. The City Commission approved the variance requests on July 8, 2024, subject to a 15 ft. sidewalk and utility easement on all lots along the north side of the interior street with 50 ft. ROW and 40 ft. of paving.</p> <p>** Project Engineer, on behalf of the developer, submitted a variance application (VAR2025-0047) including:</p> <ol style="list-style-type: none"> <li>1. A variance request to a lot not to front a public street.</li> </ol> <p>**Planning and Zoning Commission recommended approval of the Variance request on February 17, 2026. To be presented to CC at the meeting of March 9, 2026.</p>	<p>Required</p>
RECOMMENDATION	
<p>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**



**LOCATION**



**PROPOSED  
MEDITERRANEAN SUBDIVISION**

**COUNTRY MEADOWS NORTH DR**

**COUNTRY MEADOWS DR**

**EL PACIFICO AVE**

**COUNTRY ST**

**CALMA ST**

**CALMA ST**

**CALMA ST**

**CARMEN AVE**

**ALIA ST**

**COUNTRY COLONY ST**

**COUNTRY COLONY ST**

**COUNTRY COLONY ST**

14100

**RUSSELL ROAD**

57

**COUNTRY MEADOWS NORTH DR**

**COUNTRY MEADOWS WEST DR**

**N 41ST ST**

**N 40TH ST**

**N 39TH ST**

**N 38TH LN**

52

**FAZZIO SUBDIVISION LOT 1**

13700

51

51

51

11.12  
SF  
5.940

2

2

15

9

6

7

41

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SUB2025-0120

# City of McAllen Planning Department

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

<b>Project Information</b>	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 29<sup>th</sup> 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 24<sup>th</sup> 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 _____		
<b>Owner</b>	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>	
<b>Developer</b>	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>	
<b>Engineer</b>	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>	
<b>Surveyor</b>	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>	
	Address <u>2221 W Daffodil Ave</u> E-mail <u>dsalinas@salinasengineering.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	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 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](mailto: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](mailto: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 15<sup>th</sup> 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)

<b>Project</b>	Legal Description	<u>Being a 0.87 acre tract of land more or less, containing</u>		
		<u>all of lot 6 and the west 157.00 feet of lot 7 &amp; the north 3.0 feet of</u>		
		<u>the west 50.50 feet</u>		
	Proposed Subdivision (if applicable)	<u>My Home Crossing Dreams</u>		
	Street Address	<u>11 S. 29<sup>th</sup> Street</u>		
	Number of lots	<u>1</u>	Gross acres	<u>0.87 acres</u>
	Existing Zoning	<u>R-3</u>	Existing Land Use	<u>R-3</u>
	<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)			

<b>Applicant</b>	Name	<u>Mario Salinas</u>	Phone	<u>(956) 537-1311</u>
	Address	<u>3911 N. 10<sup>th</sup> Street Suite H</u>	E-mail	<u>msalinas@973eatt.net</u>
	City	<u>McAllen</u>	State	<u>TX</u>
			Zip	<u>78501</u>

<b>Owner</b>	Name	<u>My Home LLC</u>	Phone	<u>(956) 821-2837</u>
	Address	<u>2212 Primrose Ave</u>	E-mail	<u>andrew.vitacoderna@gmail.com</u>
	City	<u>McAllen</u>	State	<u>TX</u>
			Zip	<u>78504</u>

<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.	
	Signature	<u>[Signature]</u> Date <u>1-13-26</u>
Print Name	<u>Mario Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent	

<b>Office</b>	<b>*FOR OFFICE USE ONLY*</b>	
	APPLICATION FILING FEE:	<input type="checkbox"/> \$250.00
	Accepted by <u>NM</u>	Payment received by _____ Date _____
	Rev 06/21	



# City of McAllen Planning Department

## REASON FOR APPEAL

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

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

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

Reason for Appeal

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

In line of the cul de sac developer is requesting to proposed a half street extension for 28<sup>th</sup> 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 28<sup>th</sup> 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 28<sup>th</sup> 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

5 4 3 2 1

**PROPOSED MY HOME  
CROSSING DREAMS  
SUBDIVISION**

8 9 10 11 12 13 14 15 16 17 18

3 2 1

4 5 6 7 8

10 9

13

10 11 12

1 2 3 4 5 6

9 8 7

14

1 2 3 4 5 6

11 12 13

10 9 8

**UBDIVISION**

**GENTRY SUBDIVISION**

**ALTAMIRA SUBDIVISION**

1 4  
**BUCK SUBDIVISION**

BLK. 2

S 29TH ST

S 28TH ST

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 SAID 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 SAID 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 GRID.

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

DATE OF PREPARATION OCTOBER 17 2025

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.  
2212 PRIMEROSE AVE, STE F  
MCALLEN, TEXAS 78504  
BY: OSCAR A. HERNANDEZ GARCIA, MANAGING MEMBER

DATE: \_\_\_\_\_

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

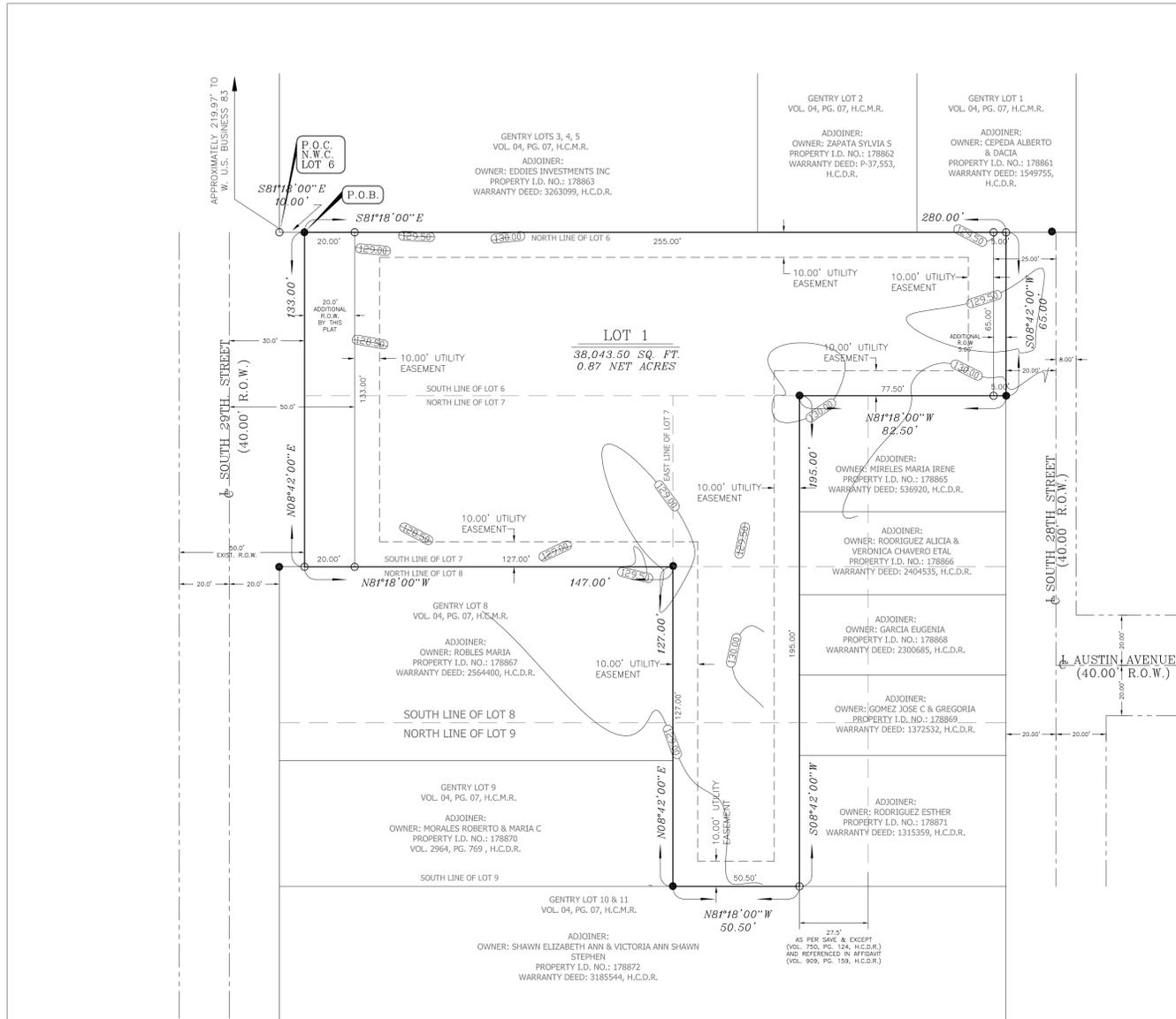
DATE: \_\_\_\_\_

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: \_\_\_\_\_



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



**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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/27/2026

<b>SUBDIVISION NAME: MY HOME CROSSING DREAMS</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>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 &amp; 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</p>	Non-compliance
<p>South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W.            Paving 65 ft. Curb &amp; gutter both sides            **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>* 600 ft. Block Length for R-3 Zone Districts            **Subdivision Article: Section 5.3</p>	Applied
<p>*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&amp;Z meeting of March 3, 2026            **Subdivision Article: Section 5.3</p>	Non-compliance
<b>PARKS</b>	
<p>* 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.</p>	Required
<p>* 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.</p>	Required
<p>* 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.</p>	Required
<b>BUFFERS</b>	
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p>	Applied

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

<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>
<b>SIDEWALKS</b>	
<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>
<b>ALLEYS</b>	
<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>
<b>LOT REQUIREMENTS</b>	
<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>
<b>SETBACKS</b>	
<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><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	<p>Applied</p>
<p>Rear: 10 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<b>COMMENTS</b>	
<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>	
<p><b>NOTES</b></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>TBD</p>
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy</p>	<p>TBD</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<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>	<p>TBD</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>Applied</p>
<p><b>TRAFFIC</b></p>	
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<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>	<p>Applied</p>
<p>* Existing: R-3 Proposed R-3                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p><b>RECOMMENDATION</b></p>	
<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>	<p>Applied</p>



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

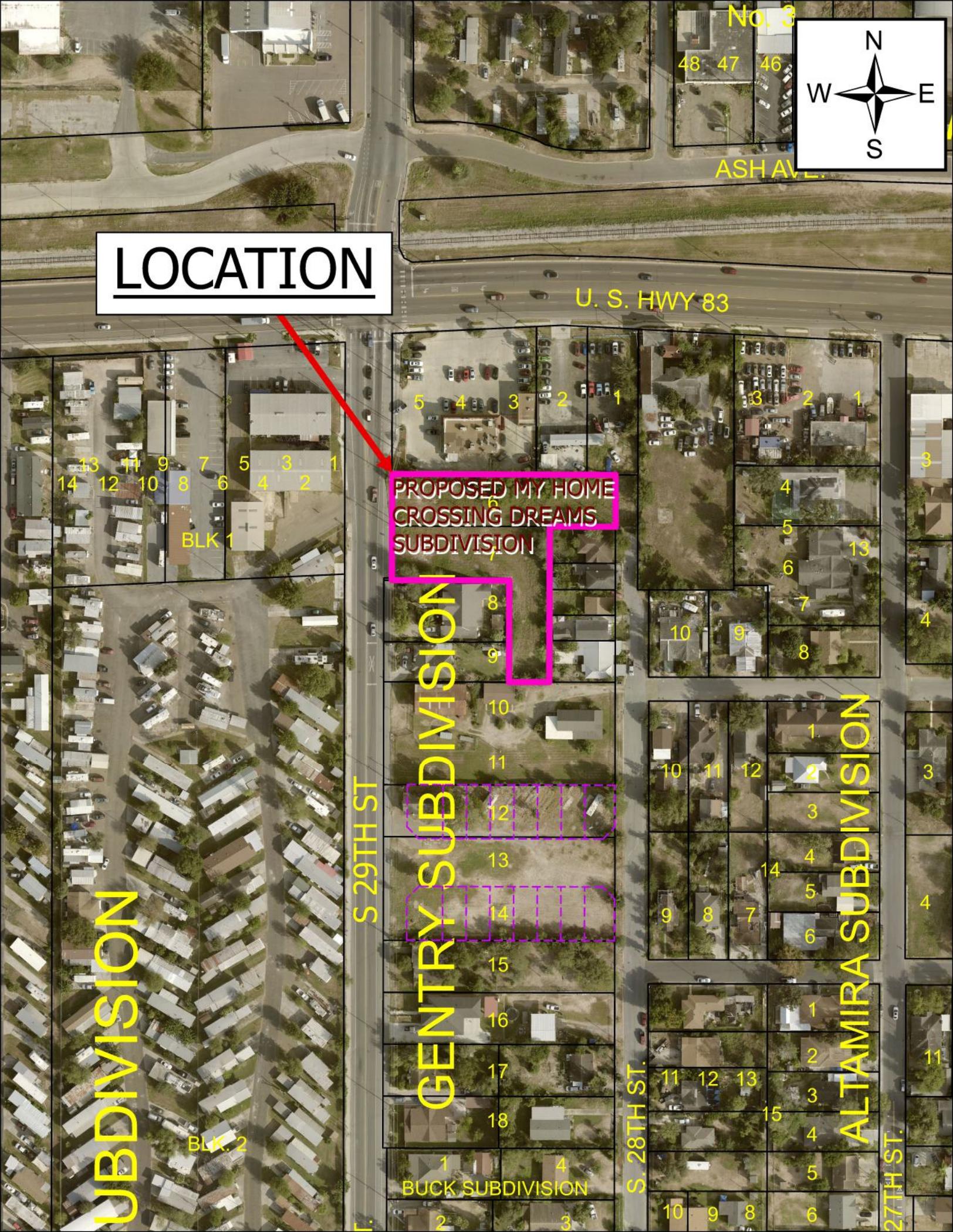
BLK. 2

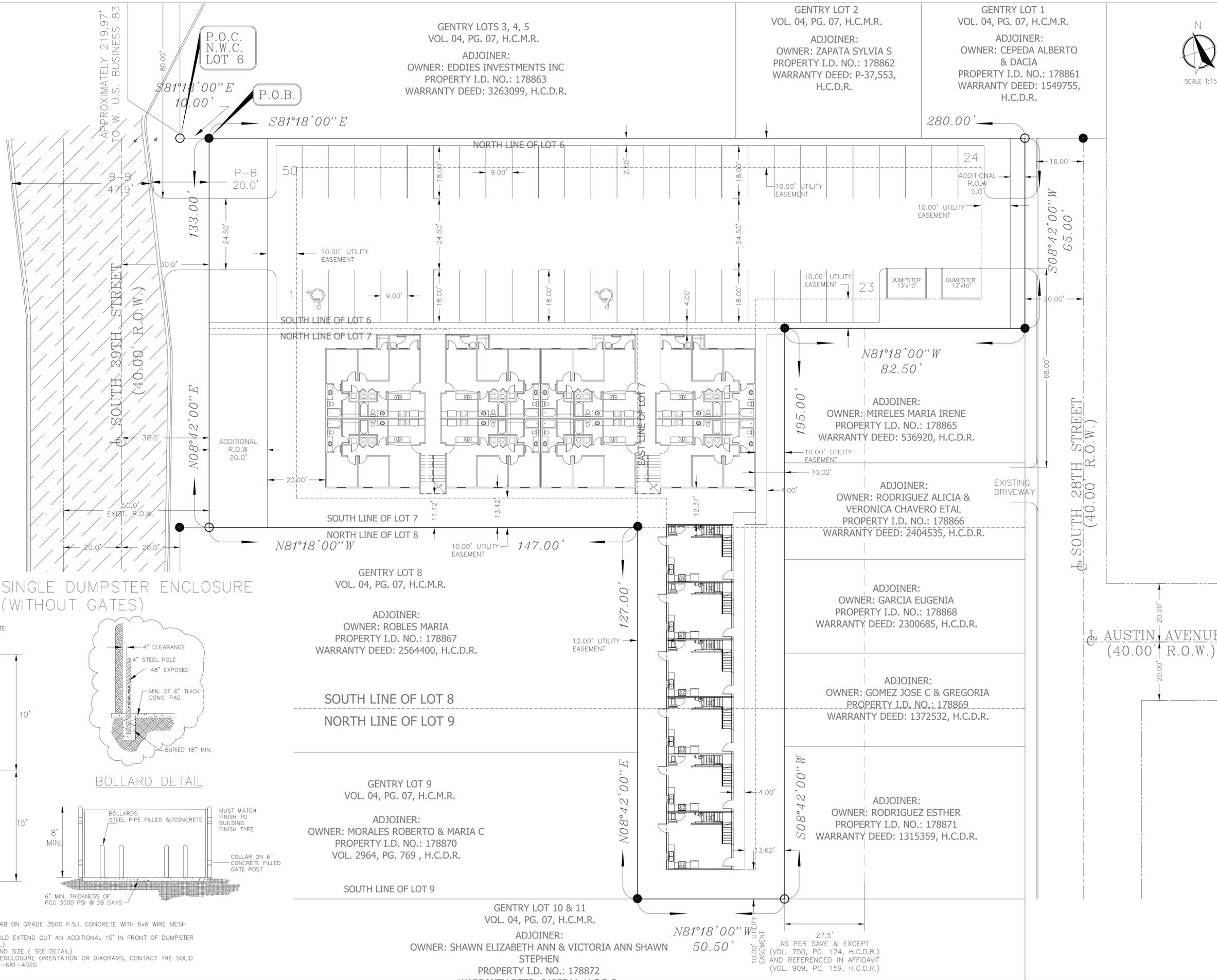
**BUCK SUBDIVISION**

S 29TH ST

S. 28TH ST.

27TH ST.





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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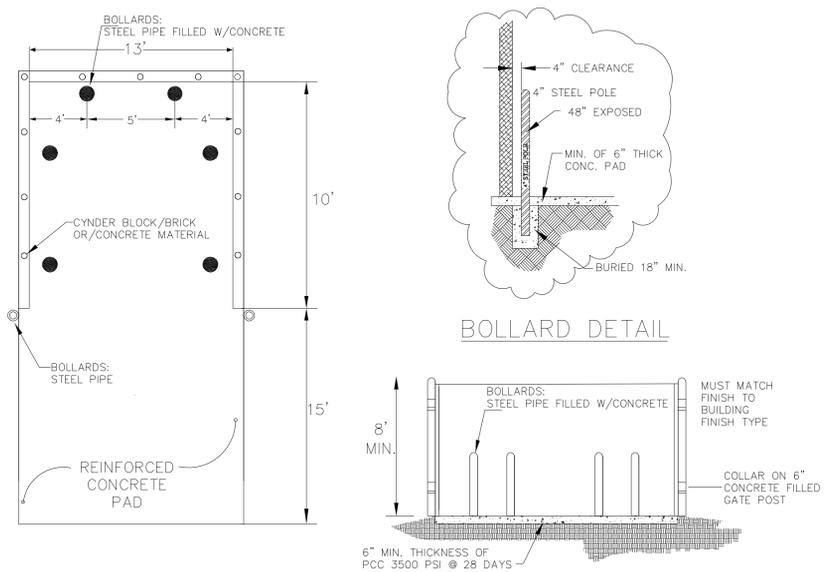
SHEET NAME:  
**SITE PLAN**

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 2" (#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

GENTRY LOT 8  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: ROBLES MARIA  
PROPERTY I.D. NO.: 178867  
WARRANTY DEED: 2564400, H.C.D.R.

SOUTH LINE OF LOT 8  
NORTH LINE OF LOT 9

GENTRY LOT 9  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: MORALES ROBERTO & MARIA C  
PROPERTY I.D. NO.: 178870  
VOL. 2964, PG. 769, H.C.D.R.

SOUTH LINE OF LOT 9

GENTRY LOT 10 & 11  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: SHAWN ELIZABETH ANN & VICTORIA ANN SHAWN  
STEPHEN  
PROPERTY I.D. NO.: 178872

GENTRY LOT 2  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: ZAPATA SYLVIA S  
PROPERTY I.D. NO.: 178862  
WARRANTY DEED: P-37,553,  
H.C.D.R.

GENTRY LOT 1  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: CEPEDA ALBERTO & DACIA  
PROPERTY I.D. NO.: 178861  
WARRANTY DEED: 1549755,  
H.C.D.R.

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

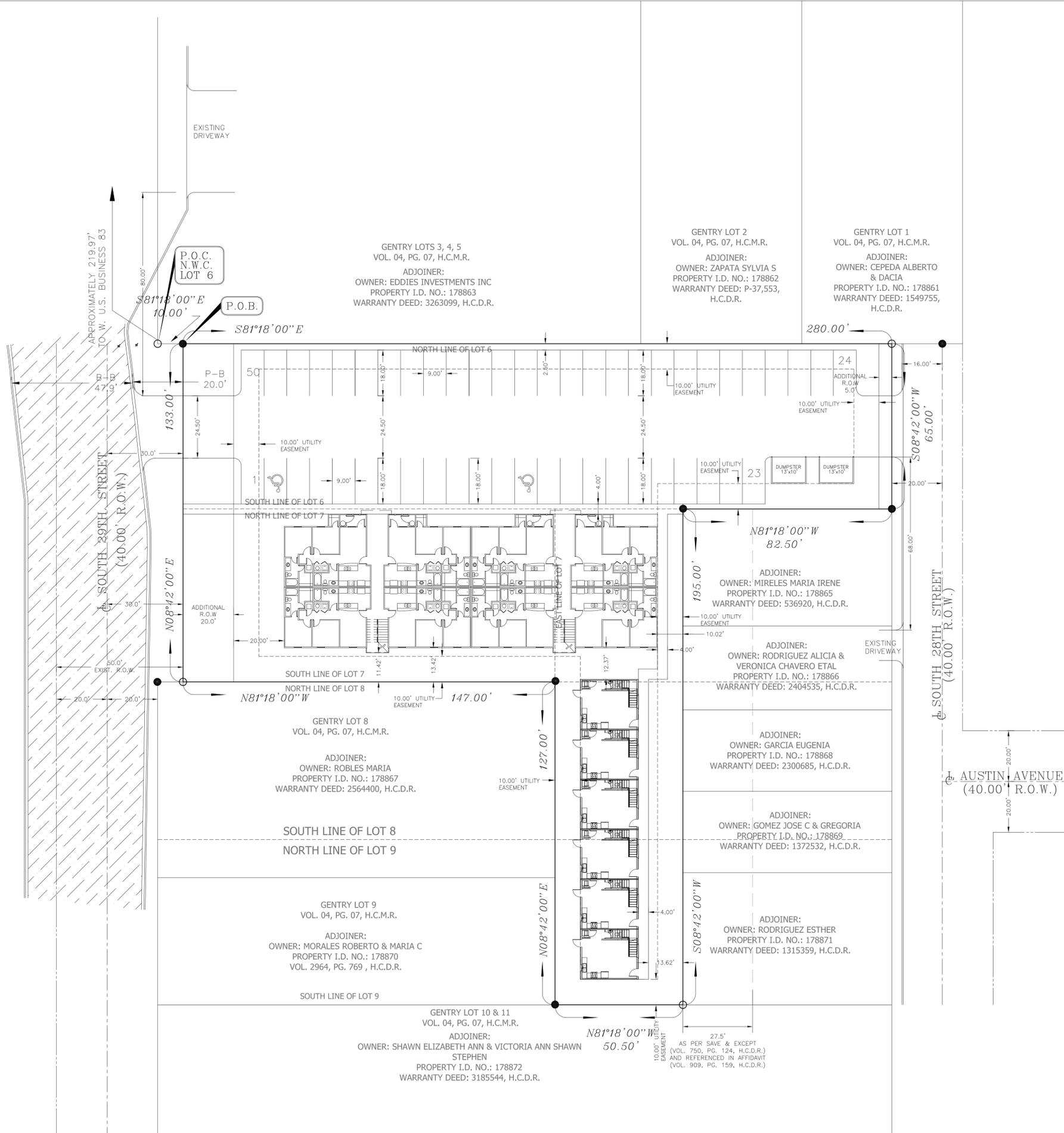
ADJOINER:  
OWNER: RODRIGUEZ ALICIA &  
VERONICA CHAVERO ETAL  
PROPERTY I.D. NO.: 178866  
WARRANTY DEED: 2404535, H.C.D.R.

ADJOINER:  
OWNER: GARCIA EUGENIA  
PROPERTY I.D. NO.: 178868  
WARRANTY DEED: 2300685, 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.

AS PER SAVE & EXCEPT  
(VOL. 750, PG. 124, H.C.D.R.)  
AND REFERENCED IN AFFIDAVIT  
(VOL. 909, PG. 159, 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

PH: (956) 537-1311  
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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

GENTRY LOTS 3, 4, 5  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: EDDIES INVESTMENTS INC  
PROPERTY I.D. NO.: 178863  
WARRANTY DEED: 3263099, H.C.D.R.

GENTRY LOT 2  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: ZAPATA SYLVIA S  
PROPERTY I.D. NO.: 178862  
WARRANTY DEED: P-37,553,  
H.C.D.R.

GENTRY LOT 1  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: CEPEDA ALBERTO  
& DACIA  
PROPERTY I.D. NO.: 178861  
WARRANTY DEED: 1549755,  
H.C.D.R.

GENTRY LOT 8  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: ROBLES MARIA  
PROPERTY I.D. NO.: 178867  
WARRANTY DEED: 2564400, H.C.D.R.

GENTRY LOT 9  
VOL. 04, PG. 07, H.C.M.R.  
ADJOINER:  
OWNER: MORALES ROBERTO & MARIA C  
PROPERTY I.D. NO.: 178870  
VOL. 2964, PG. 769, H.C.D.R.

GENTRY LOT 10 & 11  
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: MIRELES MARIA IRENE  
PROPERTY I.D. NO.: 178865  
WARRANTY DEED: 536920, H.C.D.R.

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

ADJOINER:  
OWNER: GARCIA EUGENIA  
PROPERTY I.D. NO.: 178868  
WARRANTY DEED: 2300685, H.C.D.R.

ADJOINER:  
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PROPERTY I.D. NO.: 178869  
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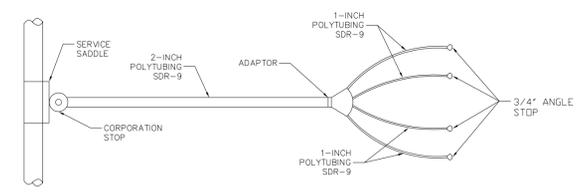
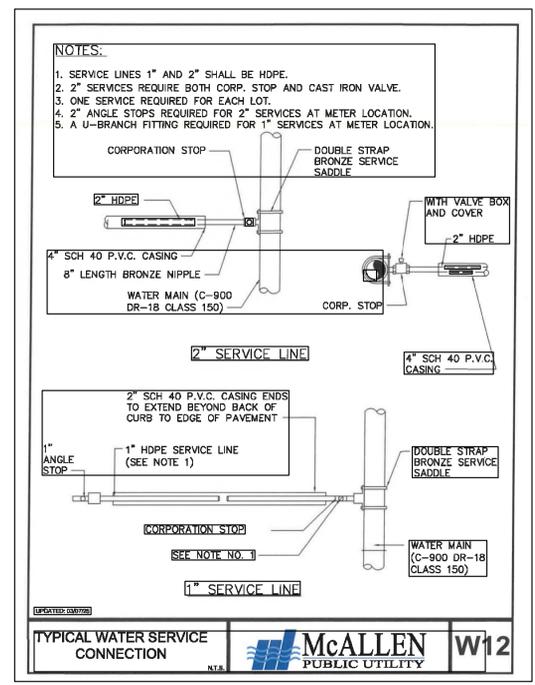
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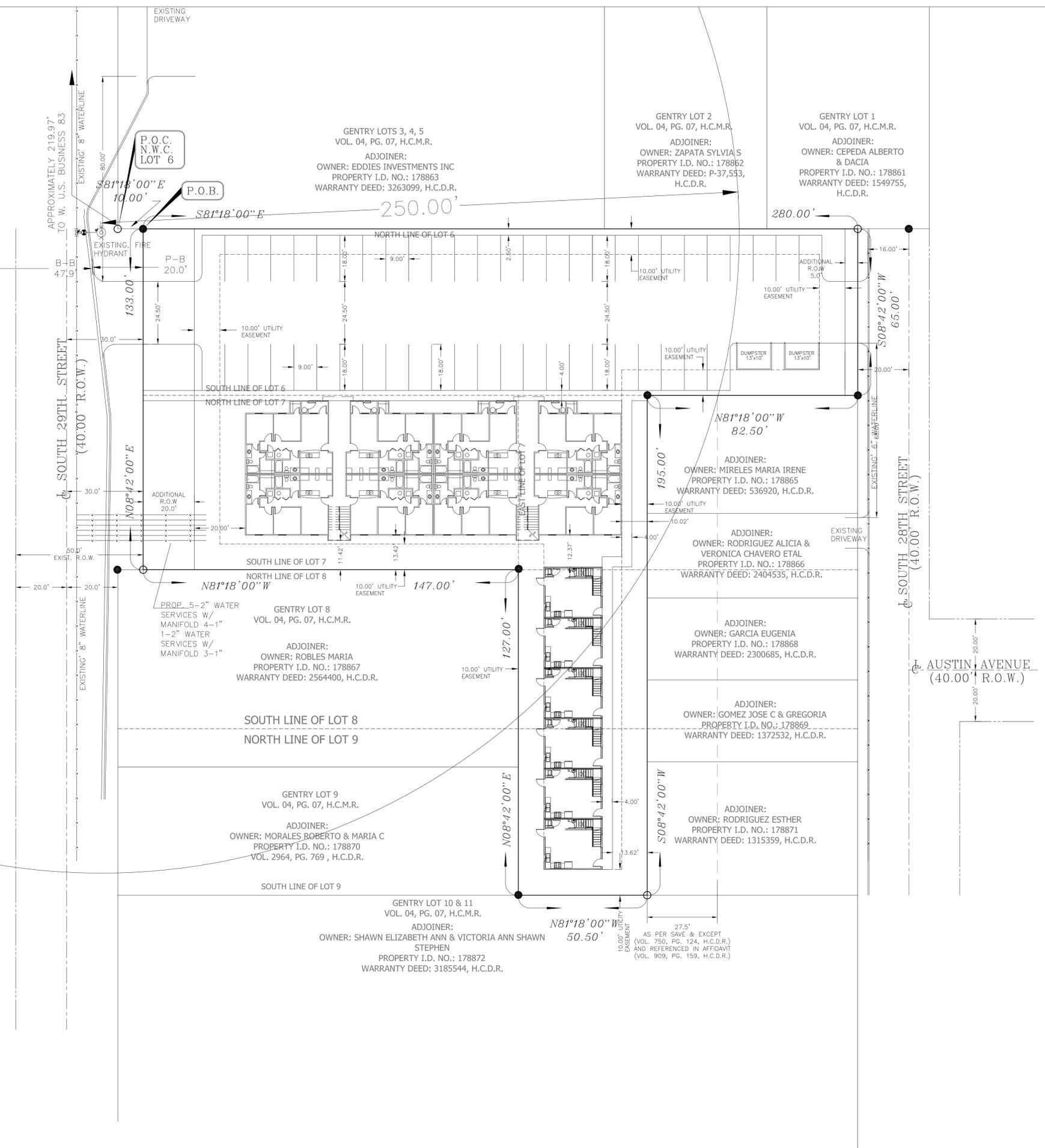
**LEGEND**

- 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 SANITARY SEWER MANHOLE
- ⊗ MH STORM DRAIN MANHOLE
- ⊗ X FIRE HYDRANT

N  
SCALE 1:20



**4** MULTIPLE WATER SERVICE INSTALLATION  
SCALE: NOT TO SCALE



PROJECT NAME: MY HOME CROSSING DREAMS SUBDIVISION

ADDRESS: S 29TH STREET McALLEN, TEXAS

CLIENT INFORMATION: MY HOME, LLC

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

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

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

SHEET NAME: **WATER PLAN**

REVISION: 3 BY: JB APPROVED BY: MAS

DATE OF PREPARATION: 10-17-2025

PROJECT No. SHEET No. C-2

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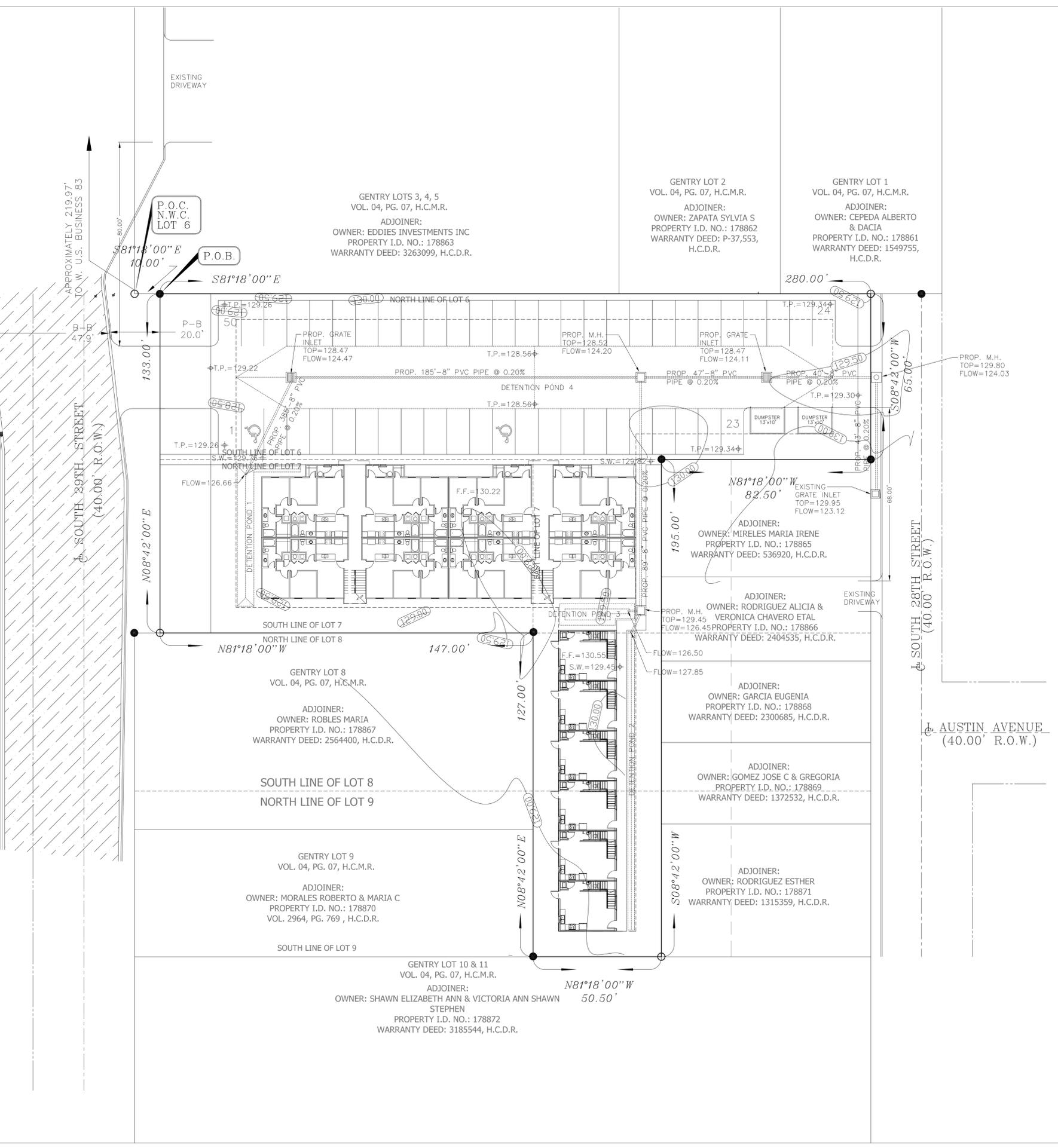






**LEGEND**

- 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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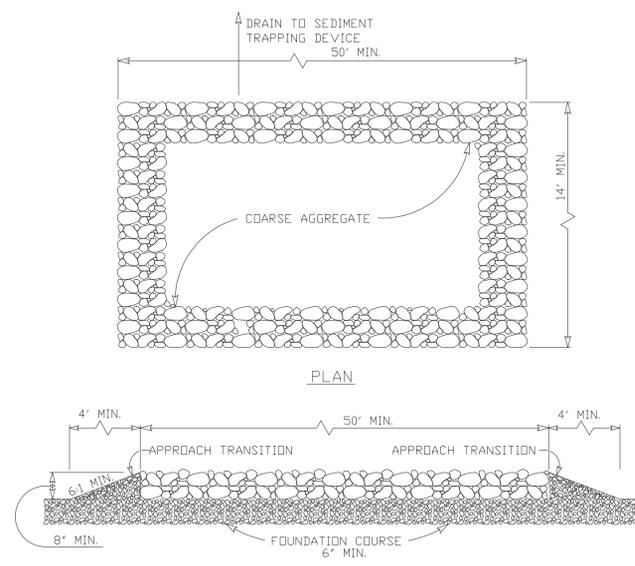


SHEET NAME:  
**STORM SEWER PLAN**

REVISION:	BY:	APPROVED BY:
3	JB	MAS

DATE OF PREPARATION:  
10-17-2025

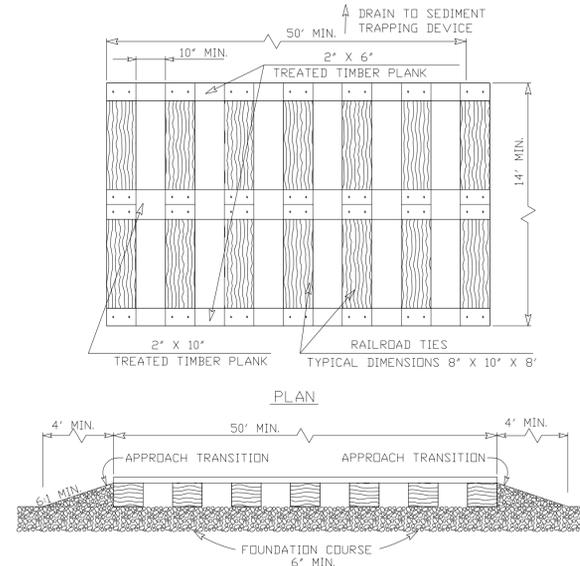
PROJECT No.	SHEET No.
	C-5



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.

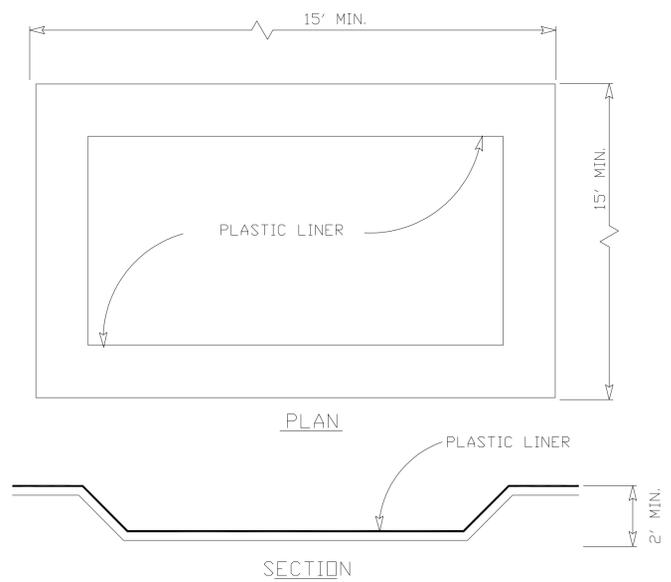
CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



PROFILE

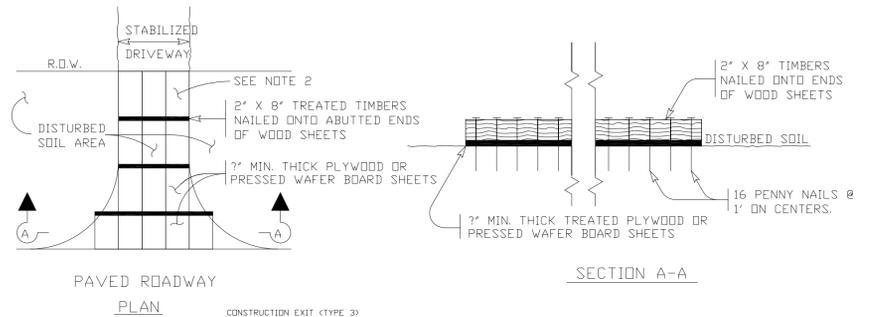
- NOTES:
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
  2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
  3. THE TREATED TIMBER PLANKS SHALL 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



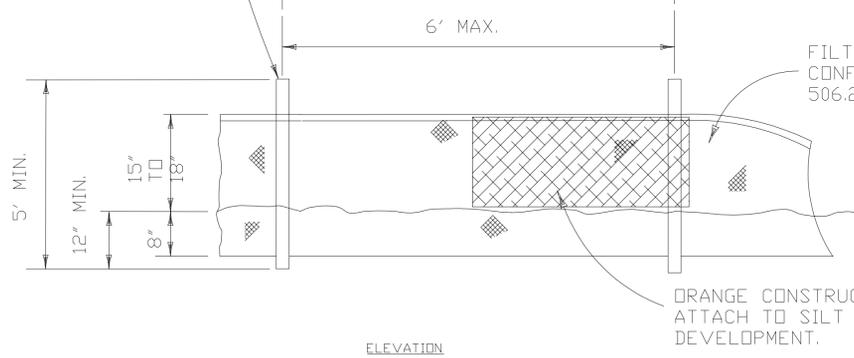
SECTION

CONCRETE WASHOUT DETAIL

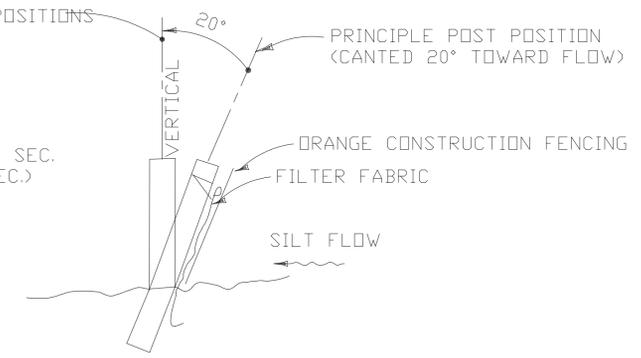


SECTION A-A

- 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

- 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

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

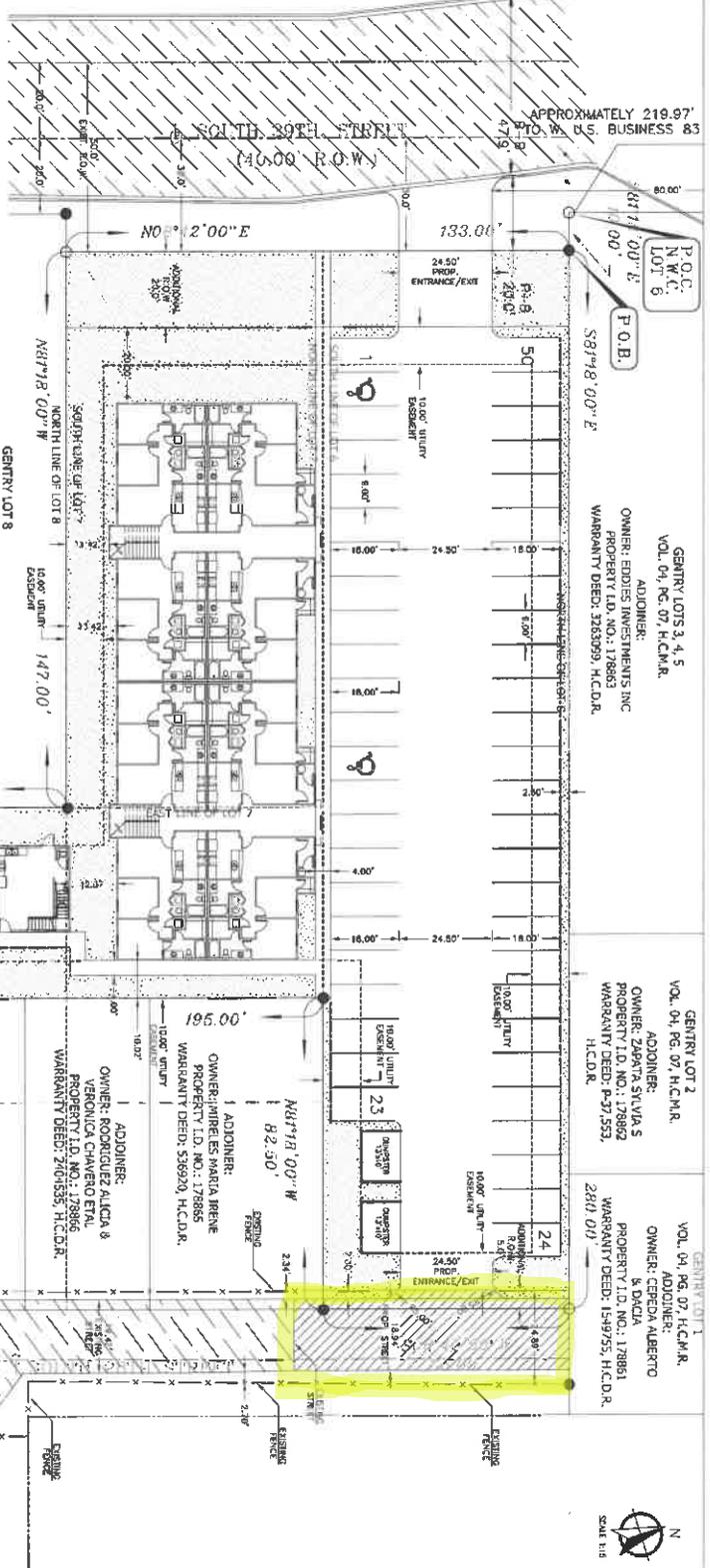
PH: (956) 537-1311  
 E-MAIL: MSALINAS8973@ATT.NET

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

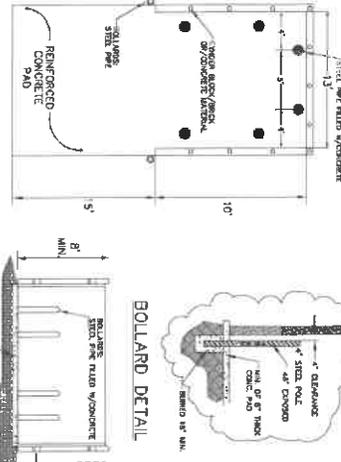
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SHEET NAME: <b>SW3P DETAILS</b>		
REVISION: 3	BY: JB	APPROVED BY: MAS
DATE OF PREPARATION: 10-17-2025		
PROJECT No.	SHEET No. C-6.1	

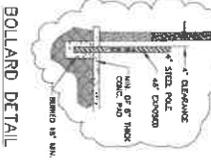




**DETAIL 401: SINGLE DUMPSTER ENCLOSURE (WITHOUT GATES)**



- NOTES:**
1. 4" DIA. CONCRETE SLAB ON GAGE 3600 P.S.I. CONCRETE WITH 4# BAR WITH 1" DIA. REBAR SPACING 24" ON CENTER.
  2. ENCLOSURE SET DETAIL PER DETAIL 401.
  3. PER CONSULTATION OF DESIGNER, CONSULTATION OF SUBMITTALS CONTACT THE BIDDING AGENT AT 955-581-4228.



**OWNER: MARGARET ROBERTO & MARIA C**  
 VOL. 04, PG. 07, H.C.M.R.  
 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.

**OWNER: GARCIA ELISABETH**  
 VOL. 04, PG. 07, H.C.M.R.  
 PROPERTY I.D. NO.: 178889  
 WARRANTY DEED: 2580885, H.C.D.R.

**ADJOINER:**  
 OWNER: GONZALEZ JOSE C & GREGORIA ROSPERITY L.D. NO.: 178868  
 WARRANTY DEED: 1372532, H.C.D.R.

**OWNER: RODRIGUEZ ALCIA & VERONICA CHAVERO ETUL**  
 VOL. 04, PG. 07, H.C.M.R.  
 PROPERTY I.D. NO.: 178866  
 WARRANTY DEED: 2404535, H.C.D.R.

**ADJOINER:**  
 OWNER: RODRIGUEZ ALCIA & VERONICA CHAVERO ETUL  
 PROPERTY I.D. NO.: 178866  
 WARRANTY DEED: 2404535, H.C.D.R.

**ADJOINER:**  
 OWNER: MARGARET ROBERTO & MARIA C  
 PROPERTY I.D. NO.: 178870  
 WARRANTY DEED: 2584400, H.C.D.R.

**ADJOINER:**  
 OWNER: EDDIE'S INVESTMENTS INC  
 PROPERTY I.D. NO.: 178882  
 WARRANTY DEED: 3283299, H.C.D.R.

**ADJOINER:**  
 OWNER: ZAPATA SYLVIA S  
 PROPERTY I.D. NO.: 178892  
 WARRANTY DEED: P-37/553, H.C.D.R.

**ADJOINER:**  
 OWNER: CECILIA ALBERTO & DAIDA  
 PROPERTY I.D. NO.: 178881  
 WARRANTY DEED: 1548755, H.C.D.R.

<p><b>MAS ENGINEERING LLC.</b>          CONSULTING ENGINEERING          FIRM NO. F-15499</p> <p>3911 N 10TH STREET, SUITE H          McALLEN, TEXAS. 78501</p> <p>PH. (956) 537-1311          E-MAIL: MSALINAS6973@ATT.NET</p> <p>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 PORTION OR TO COPY, TRACE OR IN ANY OTHER WAY REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p>		<p>PROJECT NAME:          MY HOME CROSSING DREAMS SUBDIVISION</p> <p>ADDRESS:          S 29TH STREET McALLEN, TEXAS</p> <p>CLIENT INFORMATION:          MY HOME, LLC</p>					
<p>DATE OF PREPARATION:          01-12-2026</p> <p>PROJECT NO.          C-1</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>BY</th> <th>APPROVED BY</th> </tr> <tr> <td>4</td> <td>JB</td> <td>MAS</td> </tr> </table> <p>SHEET NAME:          SITE PLAN</p>	NO.	BY	APPROVED BY	4	JB	MAS
NO.	BY	APPROVED BY					
4	JB	MAS					

Sub 2025-0131

# City of McAllen Planning Department

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

**Project Information**

Subdivision Name McAllen, O.T. Lots 1A and 2A, Block 58 Sub  
1619 Galveston Ave. Sub D

Legal Description All of Lots 1-12, Blk. 3, O.T. of  
McAllen

Location NWC Houston Ave. : S. 17<sup>th</sup> St.

City Address or Block Number 1619 Galveston Ave

Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 2.06 Net Acres 2.06

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

For Fee Purposes:  Commercial (2.06 Acres) /  Residential (      Lots) Replat:  Yes /  No

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

Existing Land Use 2-Com. Build. Proposed Land Use 2-Com. Build.

Irrigation District # N/A Water CCN:  IMPU /  Sharyland Water SC Other     

Agricultural Exemption:  Yes /  No Parcel # 229111

Estimated Rollback Tax Due      Tax Dept. Review     

**Owner**

Name MARC & ANGELA MILLS Phone 408-0084

Address 1305 JASMINE AVE. E-mail MARC@millsreg.com

City McAllen State TX Zip 78501

**Developer**

Name SAME AS OWNER Phone     

Address      E-mail     

City      State      Zip     

Contact Person     

**Engineer**

Name David D. Salinas Phone 682-9091

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinaseng.com ECR

City McAllen State TX Zip 78501 I.A.G. COM

Contact Person David / Mick

**Surveyor**

Name SAME AS ENGR. Phone     

Address      E-mail     

City      State      Zip     

SEP 19 2025

## 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](mailto:subdivisions@mcallen.net)

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

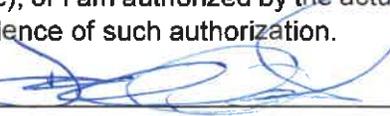
### **PLAT TO SHOW:**

- 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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

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

Signature  Date 9/16/25

Print Name David Oscar Salinas

Owner  Authorized Agent

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

VAR 2025-0044



# City of McAllen

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

## Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

<b>Project</b>	Legal Description	<u>LOTS 1-12, MEALLEN O.T. AND PART OF AN ABANDONED ALLEY</u>	
	Proposed Subdivision (if applicable)	<u>MEALLEN O.T. LOTS 1A-2A,</u>	
	Street Address	<u>1619 GALVESTON AVE.</u>	
	Number of lots	<u>2</u>	Gross acres
Existing Zoning	<u>C-3</u>	Existing Land Use	<u>BUILDINGS</u>
<input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot) <u>(FORMER SCHOOL)</u>			

<b>Applicant</b>	Name	<u>MARC MILLIS</u>	Phone	<u>408-0084</u>
	Address	<u>1305 JASMINE AVE.</u>		
	City	<u>MEALLEN</u>	State	<u>TX</u>
	Zip	<u>78501</u>		
E-mail	<u>MARC@MILLISREG.COM</u>			

<b>Owner</b>	Name	<u>SAME AS APPLICANT</u>		
	Address	_____		
	City	State	Zip	
	E-mail	_____		

<b>Authorization</b>	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.	
	Signature	<u>[Signature]</u> Date <u>11/11/25</u>
Print Name	<u>David D. Salinas</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent	

<b>Office</b>	<b>*FOR OFFICE USE ONLY*</b>	
	APPLICATION FILING FEE:	<input type="checkbox"/> \$250.00
	Accepted by <u>NM</u>	Payment received by <u>Natake</u> Date <u>11/12/25</u>
	Rev 06/21	NOV 11 2025

BX. \_\_\_\_\_



# 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.

VARIANCE ON ROW : FUTURE PAVEMENT DUE TO CLOSE PROXIMITY OF BUILDING : OTHER IMPROVEMENTS ALONG BOTH SIDE OF HOUSTON XVE.  
 SAME ARGUMENT ALONG GALVESTON.

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

THE VARIANCE WOULD PERMIT THE FUTURE AND FURTHER DEVELOPMENT OF THIS SITE W/ OUT THE BURDEN OF DEDICATED LANDS : STREET WIDENING COSTS WAREE SUCH ROW : PAVEMENT IS NOT LIKELY.

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

THE VARIANCE WILL NOT AFFECT THE RIGHTS OR WELFARE OF ADJ. PROPERTY OWNERS.

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

THE VARIANCE HAS NO IMPACT ON ADJ PROPERTIES AND IS REALISTIC TO THE EXISTING ROAD CONDITIONS - THESE LANDS ARE OLD : ESTABLISHED W/ RESPECT TO FUTURE ROADS

## Natalie Moreno

---

**From:** David Salinas <dsalinas@salinasengineering.com>  
**Sent:** Tuesday, November 11, 2025 1:26 PM  
**To:** Natalie Moreno  
**Cc:** Mickael Salinas; Monica Guerra; Marc Millis; Omar Sotelo; Eduardo Garza  
**Subject:** McAllen O.T. Lots 1A and 2A, Block 58 Variance

Natalie, per your request, please find below a more detailed explanation of the Variance being requested for McAllen O.T. Lots 1A and 2A, Block 58:

### City Comments

#### **ALONG GALVESTON AVE:**

Total Existing ROW on Galveston Ave: 50.0 feet (25 feet on each side of centerline)  
Total Existing Pavement on Galveston Ave.: 38 feet B-B (or 19 feet on each side of centerline)

Total ROW requested by City on Galveston Ave.: 60.0 feet (30.0 feet each way from centerline)  
Total Pavement requested by City on Galveston Ave: 40' B-B (20.0 feet each way from centerline)

#### **VARIANCE REQUESTED ALONG GALVESTON AVE.**

**No additional dedication by plat of 5.0 feet along south side (plat side) of Galveston Ave.  
To not provide any additional pavement of 1.0 foot**

#### **ALONG HOUSTON AVE.**

Total Existing ROW on Houston Ave: 40.0 feet (20 feet on each side of centerline)  
Total Existing Pavement on Houston Ave.: 34 feet B-B (or 17 feet on each side of centerline)

Total ROW requested by City on Galveston Ave.: 80.0 feet (40.0 feet each way from centerline)  
Total Pavement requested by City on Galveston Ave: 52' B-B (26.0 feet each way from centerline)

#### **VARIANCE REQUESTED ALONG GALVESTON AVE.**

**No additional dedication by plat of 20.0 additional feet along north side (plat side) of Houston Ave.  
To not provide any additional pavement of 9.0 feet**

Please confirm these numbers and if good this will help clarify the variances being requested. We can meet up to discuss to be sure your clear. Let me know if you have any questions.

Thank you.

David

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

McAllen, Texas, 78501

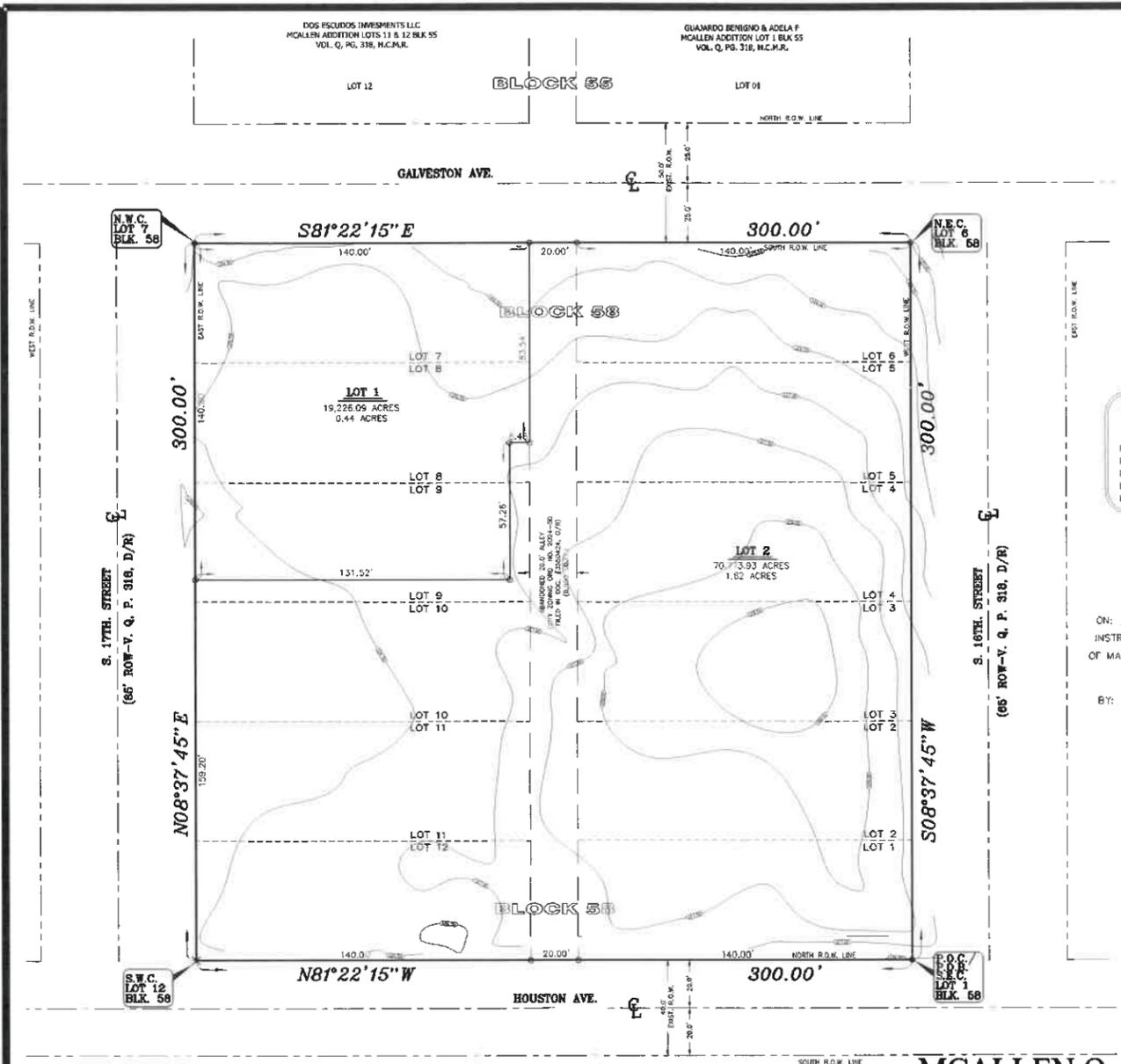
(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

[dsalinas@salinasengineering.com](mailto:dsalinas@salinasengineering.com)





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

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

BY: \_\_\_\_\_ DEPUTY

SCALE: 1" = 20'



**STATE OF TEXAS  
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58** 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 SUBMISSION 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: ALMONDINE PROPERTIES LLC.  
MARC MILLIS, MANAGER  
1305 JASMINE AVE  
MCALLEN, TEXAS 78501

OWNER: ALMONDINE PROPERTIES LLC.  
ANGELA MILLIS, MANAGER  
1305 JASMINE AVE  
MCALLEN, TEXAS 78501

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC MILLIS AND ANGELA MILLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
CITY OF MCALLEN**

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

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

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



**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

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



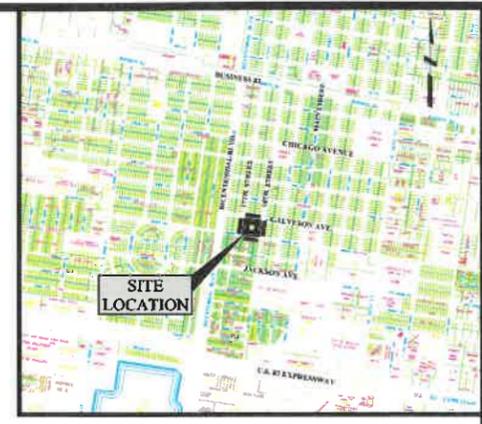
**APPROVED BY DRAINAGE DISTRICT:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE: 1" = 1000'

**METES AND BOUNDS DESCRIPTION**

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1-12, BLOCK 58, INCLUDING AN ABANDONED 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY MCALLEN CITY ORDINANCE NO. 2024-50, ALL OUT OF THE O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- (1) THENCE, NORTH 81 DEGREES 22 MINUTES 15 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS 1 AND 12, AND, THE SOUTH LINE OF SAID ABANDONED ALLEY, AND, FURTHER BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HOUSTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO AN "X" CUT FOUND ON THE SOUTHWEST CORNER OF SAID LOT 12 LOCATED AT THE INTERSECTION OF S. 17TH. STREET, AND, HOUSTON AVE. FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 08 DEGREES 37 MINUTES 45 SECONDS EAST, COINCIDENT WITH THE WEST LINES OF SAID LOT 12 THRU 7, AND, BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. 17TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 7 LOCATED ON INTERSECTION WITH S. 17TH. STREET, AND, GALVESTON AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 81 DEGREES 22 MINUTES 15 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 7 AND 6, AND, THE NORTH LINE OF SAID 20.0 FOOT ABANDONED ALLEY, AND, BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID GALVESTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID LOT 6 LOCATED ON THE INTERSECTION WITH GALVESTON AVE., AND, S. 16TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 08 DEGREES 37 MINUTES 45 SECONDS WEST, COINCIDENT WITH THE WEST RIGHT-OF-WAY OF SAID LOTS 6 THRU 1, AND, BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. 16TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: ART SALINAS, RPLS SURVEY  
N:\SUBDIVISION\PLATS\16196\GALVESTONAVE. SUB\2.06.091625

**MCALLEN O. T.  
LOTS 1A AND 2A, BLOCK 58**

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

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1-12, BLOCK 58, INCLUDING A FORMER 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY CITY ORDINANCE NO. 2024-50, ALL OUT OF O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

**GENERAL PLAT NOTES:**

1. MINIMUM SETBACK LINES - FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C. ZONE "C": AREAS OF MINIMAL FLOODING. (NO SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF CURB MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 17TH. STREET FOR LOT 1, AND, SOUTH 16TH. ALONG FOR LOT 2.
4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON SOUTH 16TH STREET, GALVESTON AVENUE, HOUSTON AVENUE, AND SOUTH 17TH STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 16763.78 CUBIC FEET, OR, 0.389 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. LOT 1 SHALL DETAIN A MINIMUM OF 3,580.61 CU. FT., AND, LOT 2 SHALL DETAIN A MINIMUM OF 13,183.71 CU. FT. (PRO-RATED VOLUMES).
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAYBE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. B.M.-MCALLEN SURVEY CONTROL POINT NO. 82, LOCATED IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 15 FT. WEST FROM THE BC OF BROADWAY AVE. AND 81 FT. NORTH FROM THE BC OF JACKSON AVE.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
11. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
12. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARC MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408-0084	NONE
OWNER: ANGELA MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408-0084	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

**MCALLEN O. T.  
LOTS 1A AND 2A, BLOCK 58**

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: JAN. 22, 2026.  
JOB NUMBER: SP-25-26351

OWNER: ALMONDINE PROPERTIES LLC.  
MARC MILLIS, MANAGER  
ANGELA MILLIS, MANAGER  
1305 JASMINE AVE  
MCALLEN, TEXAS 78501

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(P-6875) (TEPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
THRU 1500 PARK 35 CIRCLE BLDG. A, SUITE 150, MC-235, AUSTIN, TEXAS 78753 (912) 238-5263



Reviewed On: 2/25/2026

<b>SUBDIVISION NAME: MCALLEN O.T. LOTS 1A &amp; 2A, BLOCK 58 SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W.                      Paving 52 ft. Curb &amp; gutter both sides                      Revisions Required:                      - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final.                      - Provide any existing R.O.W on plat with documents numbers and provide a copy to staff for review, prior to final.                      - Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&amp;Z 03/3/2026 and CC on 03/23/2026.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>S. 16th Street: 65 ft. existing R.O.W                      Paving 40 ft. Curb &amp; gutter both sides                      Revision needed:                      -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final.                      - Provide documents of existing R.O.W., 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>Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W                      Paving 40 ft. Curb &amp; gutter both sides                      *Revisions required:                      - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final.                      - If the existing R.O.W remains, a variance request may need to be submitted.                      - - Engineer submitted a variance request to not dedication ROW. Variance will be heard on for P&amp;Z 03/03/2026 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</p>	Non-compliance
<p>S. 17th Street: 65 ft. existing R.O.W                      Paving 40 ft. Curb &amp; gutter both sides                      -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final.                      - provide existing R.O.W from the property to the west                      - Provide documents from the existing R.O.W., 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 &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan                  * 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118                  * 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118                  * 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	Applied
	Applied
	Applied
	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                  -Plat reference abandoned alley R.O.W. by document number #3550424                  -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive must not be a 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 maintained by the lot owners and not the city of McAllen                  *Alley/service drive easement required for commercial properties                  **Subdivision Ordinance: Section 134-106</p>	Applied
<b>SETBACKS</b>	
<p>* Front: In accordance with the zoning ordinance or greater for easements or inline with existing structures, whichever is greater.                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: In accordance with the zoning ordinance or greater for easements. whichever greater applies.                  -Add plat note as stated above.                  **Zoning Ordinance: Section 138-356</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
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street.                  - Add plat note as shown above, prior to final                  -Sidewalk requirement may increase to 5 ft. 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>	Required

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<b>BUFFERS</b>	
* 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
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along -	TBD
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Non-compliance
* 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.	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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee. - This does not pertain to commercial use	NA

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

<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>-This does not pertain to commercial development.</li> </ul>	<p>NA</p>
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> <li>-does not pertain to commercial development</li> </ul>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	<p>Required</p>
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	<p>TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Must comply with City’s Access Management Policy.</li> <li>- Public hearing for re subdivision is required, prior to final.</li> <li>- Provide centerline on all adjacent streets.</li> <li>- Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable, prior to final</li> <li>- Engineer submitted a variance request to not dedication ROW on request #1 Galveston Avenue and request #2 Houston Avenue. Variance will be heard on for P&amp;Z 03/03/2026 and city commission 03/23/2026.</li> </ul>	<p>Applied</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITES APPROVAL, AND RECOMMENDS APPROVAL OF THE VARIANCE REQUEST #1 TO THE ROW ON GALVESTON AVENUE, AND DISAPPROVAL OF THE VARIANCE REQUEST #2 TO THE ROW ON HOUSTON AVENUE.</p>	<p>Applied</p>

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



M

**LOCATION**



**PROPOSED  
MCALLEN O.T.  
LOTS 1A & 2A  
BLOCK 58  
SUBDIVISION**

BICENTENNIAL BLVD.

S. 17TH ST.

S. 16TH ST.

FRESNO AVE.

GALVESTON AVE.

S 16TH ST

H HOUSTON AVE

SOUTH McALLEN

NELSON ADDIT

**4**  
ADDITION

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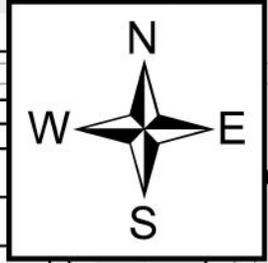
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JACKSON AVE.

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**LOCATION**

**MCALLEN  
ADDITION  
ALL OF  
BLK 58**

BICENTENNIAL BLVD.  
**S BICENTENNIAL BLVD**

**S MAIN ST**

ERIE AVE.

FRESNO AVE

GALVESTON AVE

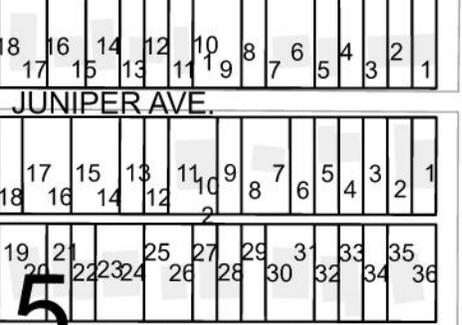
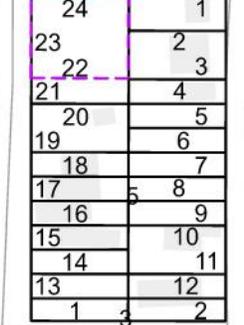
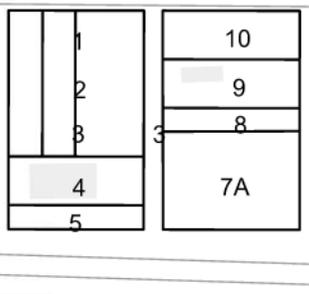
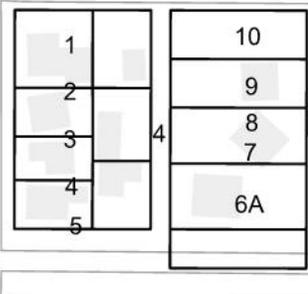
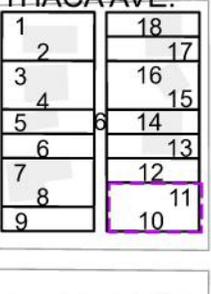
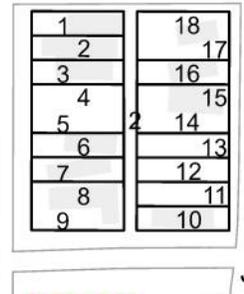
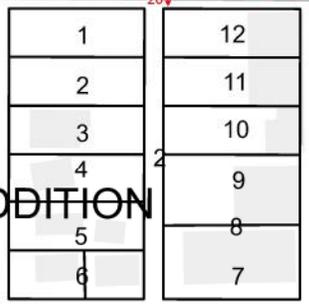
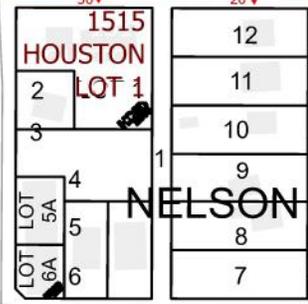
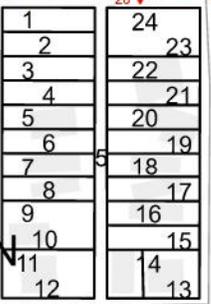
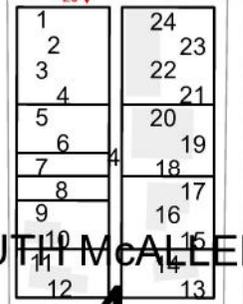
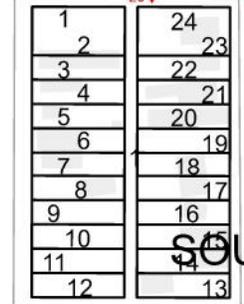
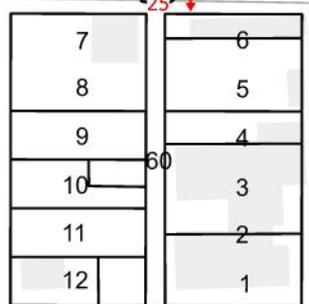
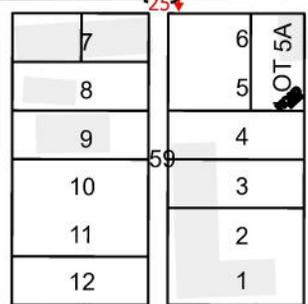
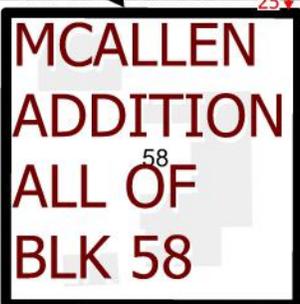
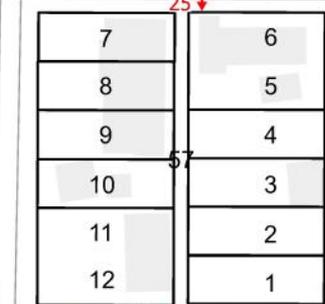
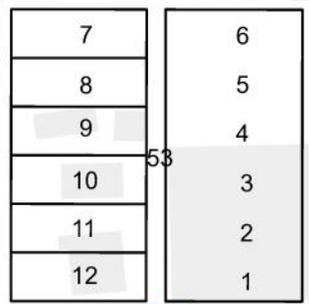
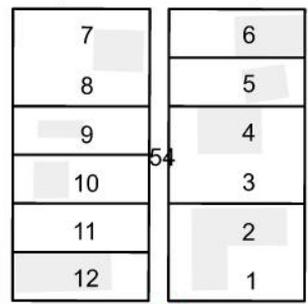
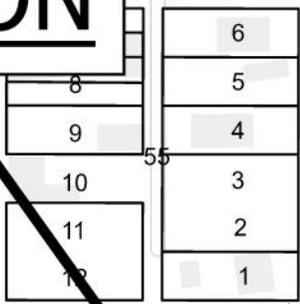
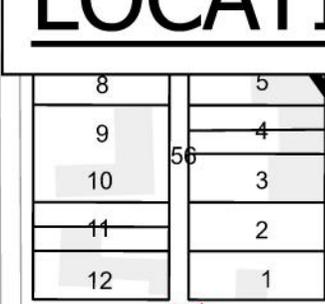
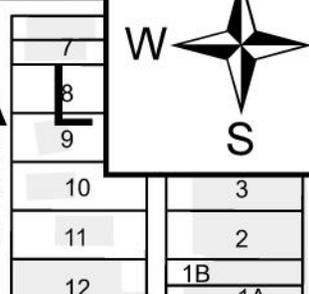
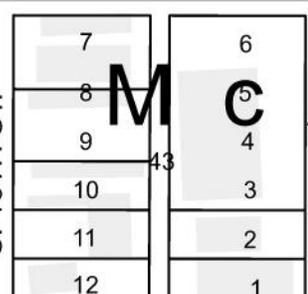
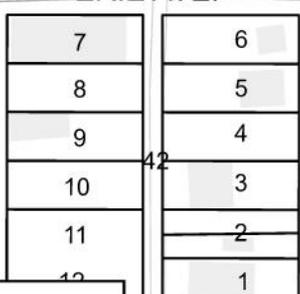
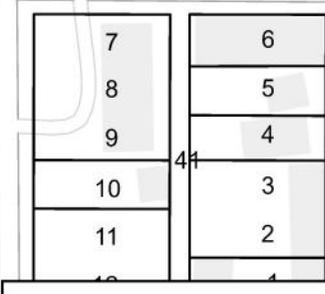
HOUSTON AVE

ITHACA AVE.

JACKSON AVE.

JUNIPER AVE.

**S.T.C.C.**



**SOUTH MCALLEN**

1515 HOUSTON LOT 1

NELSON ADDITION

**4**

**3**

**5**

**6**

SUB 2026-0022

# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

<b>Project Information</b>	Subdivision Name <u>Alhambra on 10th Subdivision Phase II</u>	
	Legal Description <u>10.50 ac. of land more or less, out of the South 20.08 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Subdivision, Volume 24, Pages 168-171, Hidalgo County Deed Records</u>	
	Location <u>West side of North 10th Street, approx. 1,750' north of Sprague Avenue</u>	
	City Address or Block Number <u>11401 N 10th St</u>	
	Total No. of Lots <u>59</u> Total Dwelling Units <u>57</u> Gross Acres <u>10.50</u> Net Acres <u>10.50</u>	
	<input type="checkbox"/> Public Subdivision / <input checked="" type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>2.85 Acres</u> ) / <input checked="" type="checkbox"/> Residential ( <u>57 Lots</u> ) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>Old R2 &amp; Old C3</u> Proposed Zoning <u>New R-2 &amp; New M2</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes &amp; Commercial</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 checked="" type="checkbox"/> No Parcel # <u>297501</u>		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
<b>Owner</b>	Name <u>Mouayad Development LLC;</u> <u>Mouayad Yazji, Governing Member</u> Phone <u>c/o (956) 330-2433 Kelley, (956) 867-3287 Della</u>	
	Address <u>526 S. Closner, Suite A</u> E-mail <u>c/o khv@rioplexengineering.com dr@rioplexengineering.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u>	
<b>Developer</b>	Name <u>Mouayad Development LLC</u> Phone <u>c/o (956) 330-2433</u>	
	Address <u>400 Cornell Avenue</u> E-mail <u>m.yazji@live.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Mouayad Yazji, Governing Member</u>	
<b>Engineer</b>	Name <u>Rioplex Engineering LLC</u> Phone <u>c/o (956) 330-2433 Kelley, (956) 867-3287 Della</u>	
	Address <u>1200 Auburn Ave., Ste. 280</u> E-mail <u>c/o khv@rioplexengineering.com dr@rioplexengineering.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Kelley Heller-Vela and Della Robles</u>	
<b>Surveyor</b>	Name <u>Carrizales Land Surveying LLC</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 Gondola Avenue</u> E-mail <u>mannyrpls@cls.land</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u>	

FEB 09 2026

BY: CW



SH 107

**LOCATION**

12

**PROPOSED ALHAMBRA ON  
10TH SUBDIVISION PHASE II**

BICENTENNIAL BLVD.

N 10TH ST

2 3 6 4 5 6

1 2 3 4 5 6

7 8 9 10 11 12

1 2 3 4 5 6

**RACQUET CLUB  
SUBDIVISION**

N. MAIN ST

N. 11TH ST

13

1

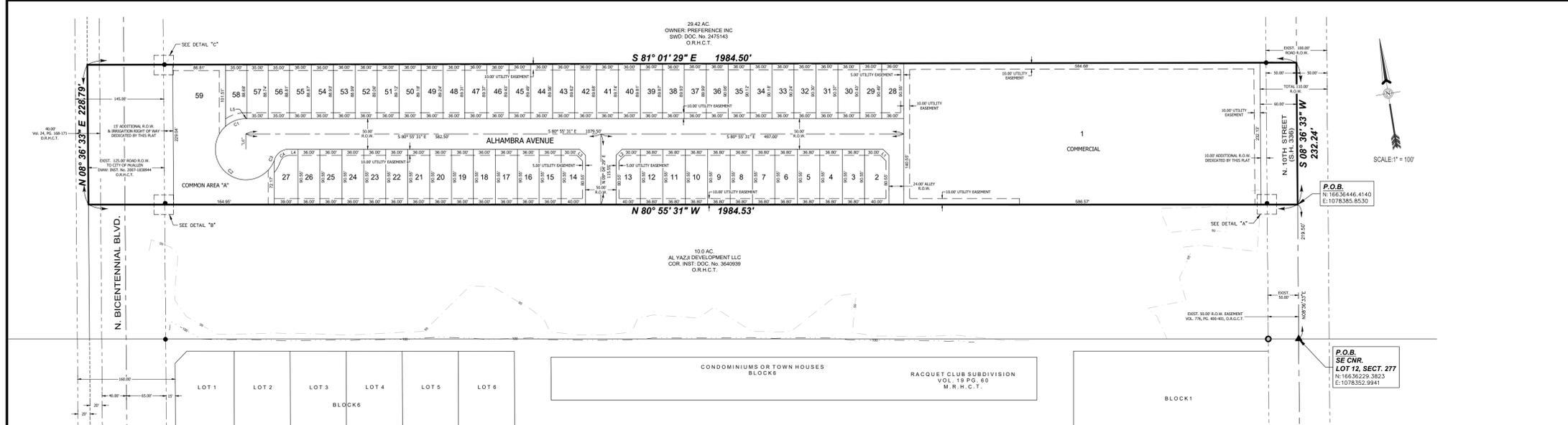
2

BICENTENNIAL BLVD.

CHILI PEPPER  
EXPRESS  
LOT 1

SPRAGUE RD.

NURSERY



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	136641.09	3.114	26	3259.98	0.075	51	3207.12	0.074
2	3572.20	0.082	27	3414.01	0.078	52	3204.87	0.074
3	3332.42	0.077	28	3258.85	0.075	53	3202.62	0.074
4	3332.42	0.077	29	3256.60	0.075	54	3200.38	0.073
5	3332.42	0.077	30	3254.35	0.075	55	3198.13	0.073
6	3332.42	0.077	31	3252.10	0.075	56	3195.88	0.073
7	3332.42	0.077	32	3249.85	0.075	57	3193.63	0.073
8	3332.42	0.077	33	3247.60	0.075	58	3191.38	0.073
9	3332.42	0.077	34	3245.35	0.075	59	3189.13	0.073
10	3332.42	0.077	35	3243.10	0.075			
11	3332.42	0.077	36	3240.85	0.075			
12	3332.42	0.077	37	3238.60	0.075			
13	3572.20	0.082	38	3236.35	0.074			
14	3572.20	0.082	39	3234.10	0.074			
15	3259.98	0.075	40	3231.85	0.074			
16	3259.98	0.075	41	3229.60	0.074			
17	3259.98	0.075	42	3227.35	0.074			
18	3259.98	0.075	43	3225.10	0.074			
19	3259.98	0.075	44	3222.85	0.074			
20	3259.98	0.075	45	3220.60	0.074			
21	3259.98	0.075	46	3218.35	0.074			
22	3259.98	0.075	47	3216.10	0.074			
23	3259.98	0.075	48	3213.85	0.074			
24	3259.98	0.075	49	3211.60	0.074			
25	3259.98	0.075	50	3209.35	0.074			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	38.71	50.00	042° 04' 09"	S78° 02' 24"W	35.89	19.33
C2	180.08	50.00	206° 21' 40"	S46° 10' 30"E	97.37	213.50
C3	1.83	50.00	002° 05' 54"	N29° 35' 43"E	1.83	0.92
C4	30.77	25.00	070° 31' 44"	S69° 48' 37"W	28.87	17.68

**METES AND BOUNDS DESCRIPTION:**

A 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, AND DESCRIBED AS THE NORTH 10.08 ACRES OUT OF THE SOUTH 20.08 ACRE OF SAID LOT 12, SECTION 277 IN DEED RECORDED IN VOLUME 2063, PAGE 555, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING ALSO DESCRIBED AND CONVEYED TO MARIA ELENA FALCO, TRUSTEE OF THE SARAH ANN VILLEDA TRUST II, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 488740, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, SAID 10.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

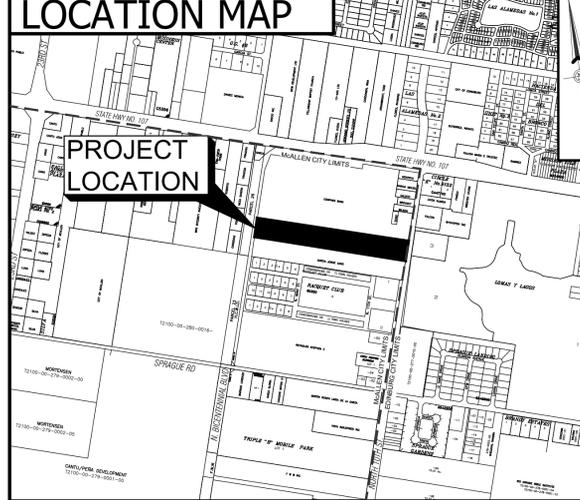
COMMENCING AT A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID LOT 12 SECTION 27 ON STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET) THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12 SECTION 27 A DISTANCE OF 219.50 FEET TO A CALCULATED POINT [N:1663646.4140, E:1078385.8530] 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 TO A CALCULATED POINT ON THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET), REFERENCING A 1/2" IRON ROD WITH A CAP STAMPED "RDE" FOUND AT A BEARING OF NORTH 09 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 2.15 FEET, CONTINUING AT A DISTANCE OF 1,859.52 FEET PASS A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD REFERENCING A 1/2" IRON ROD FOUND NORTH 33 DEGREES 52 MINUTES 59 SECONDS EAST A DISTANCE OF 2.46 FEET, CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT AT THE WEST LINE OF SAID LOT 12 SECTION 27, ON BICENTENNIAL BOULEVARD 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 A DISTANCE OF 228.79 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 125.00 PASS A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, CONTINUING AT A DISTANCE OF 126.60 FEET PASS A 1/2" IRON ROD FOUND ON LINE, CONTINUING AT A DISTANCE OF 1,934.50 FEET PASS A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 336 (N. 10<sup>TH</sup> STREET), CONTINUING A TOTAL DISTANCE OF 1,984.50 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 10.50 ACRES OF LAND, MORE OR LESS



PRINCIPAL CONTACTS ADDRESS CITY & ZIP PHONE  
 OWNER: MOUAYAD H YAZJI 400 CORNELL AVE MCALLEN, TX 78504 C/O (956) 330-2433  
 ENGINEER: KELLEY HELLER-VELA, P.E. 1200 AUBURN AVE, SUITE 280 MCALLEN, TX 78504 (956) 330-2433  
 SURVEYOR: MANNY CARRIZALES, R.P.L.S. 4807 GONDOLA AVE. EDINBURG, TX. 78542 (956) 567-2167

## SUBDIVISION MAP OF ALHAMBRA ON 10th PHASE II SUBDIVISION (PRIVATE)

BEING A SUBDIVISION OF A 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.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

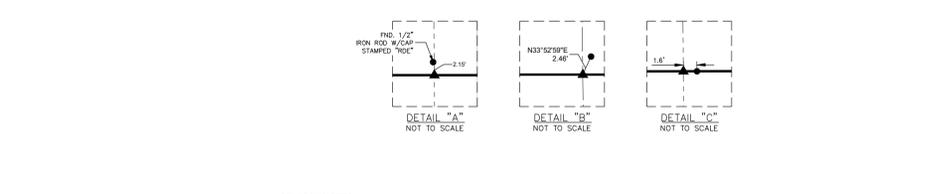
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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 \_\_\_\_\_

**RIO PLEX ENGINEERING, L.L.C.**

FIRM No. 26964  
 1200 Auburn Ave., Suite 280 McAllen, Tx. 78504  
 Office # (956) 631-8327  
 rioplexengineering.com



- GENERAL NOTES:**
- THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
  - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
    - FRONT:
      - LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
      - LOTS 2-69: 20 FT. OR GREATER FOR EASEMENTS
    - REAR:
      - LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
      - LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
    - SIDES:
      - LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
      - LOTS 2-69: 5 FT. OR GREATER FOR EASEMENTS
    - CORNER:
      - LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
      - LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
    - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
  - CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=1663620.035, E=1076277.683, ELEV.=102.61.
  - REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 82,768 C.F. - 1,900 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
  - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
  - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
  - 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
  - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
  - COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
  - AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ALHAMBRA ON 10th PHASE II SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE 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 134-138 SHALL BE NULL & VOID.
  - DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
  - HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th PHASE II SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_, H.C.D.R.
  - ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
  - PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR ALHAMBRA ON 10th PHASE II SUBDIVISION IS \$46,900.00, BASED ON \$700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON \_\_\_\_\_, WITH THE CONDITIONS LISTED.
  - LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-58 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALHAMBRA ON 10th PHASE II SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

MOUAYAD YAZJI, GOVERNING PERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 MOUAYAD DEVELOPMENT LLC  
 400 CORNELL AVE  
 McALLEN, HIDALGO, TEXAS 78504

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

DATE PREPARED: 12/19/2025  
 ENGINEERING JOB # R25-007

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388  
 STATE OF TEXAS

DATE SURVEYED: 04/07/2025  
 SURVEY JOB # 25020

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT: \_\_\_\_\_ DATE \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 \_\_\_\_\_ DATE \_\_\_\_\_

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

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



Reviewed On: 2/25/2026

<b>SUBDIVISION NAME: ALHAMBRA ON 10TH SUBDIVISION PHASE II</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW                      Paving: By State Curb &amp; gutter: By State                      Revisions needed:                      - Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final.                      - Provide a copy of the existing ROW documents for staff review prior to final.                      **Subdivision Ordinance: Section 134-105 and/or UDC                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW                      Paving: 65-105 ft. Curb &amp; gutter: both sides                      Revisions needed:                      - Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final.                      - Provide documents referenced on plat, prior to final                      - Show legal description on the east side of the property, prior to final.                      **Subdivision Ordinance: Section 134-105 and/or UDC                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Street: ROW dedication needed for 60 ft. total ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revisions required:                      - Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded.                      -If there will be a stub out from the south side of the proposed subdivision, please provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final.                      -Name of street will be finalized by staff prior to final, plat currently shows Alhambra Avenue. Name is subject to change.                      -Please clarify if there will be a stub out on the south side, 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>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Applied

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

<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan                  * 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118                  * 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118                  *600 ft. Maximum Cul-de-Sac Length.                  *300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved.                  -Provide the Cul-de-Sac radius for staff review prior to final.                  - If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9                  -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>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 Length.                  *300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved.                  -Provide the Cul-de-Sac radius for staff review prior to final.                  - If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9                  -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><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving:16 ft.                  - Provide alley according to Public Works Department's requirements prior to final.                  - Plat shows the multifamily development alley being a dead end, please revise as accordingly.                  -Alley or service drive cannot dead-end.                  -Engineer must clarify if alley or service drive will be provided for lots 1 and the multifamily development in the rear, prior to final.                  *Alley/service drive easement required for commercial properties/ multifamily                  **Subdivision Ordinance: Section 134-106 and/or UDC</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>*Front: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures, whichever greater applies.                  *Front: Lots 2-58, 20 ft. or greater for easements                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  ***Front: (Proposing) Lots 2-69 20 ft. or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Rear: Lot 1- In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Rear: Lot 2-58 - 10 ft. or greater for easements                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  *Rear (Proposing) lots 2-69 - 10 ft or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

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<p>*Sides: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Sides: 2-58 - 6 ft. or greater for easements.                  -Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                  - Pending rezoning for approval to the new UDC to the 5ft.                   (Proposing) 2-69- 5ft or grater for easements.                   **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*Corner Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements.                  *Corner 2-58 - 10ft or greater for easements.                  Revisions needed:                  - Please revise setbacks as shown above, prior to final.                  - Please correct number of lots, prior to final.                   *Corner (Proposing) 2-69 - 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>
<p><b>SIDEWALKS</b></p>	
<p>*5 ft. wide minimum sidewalk required on North 10th street, Bicentennial Boulevard and 4 ft. wide minimum sidewalk requirements on both sides of interior streets.                  Revisions needed:                  - revise plat note as shown above, prior to final.                  -Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard.                  **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  - Add plat note as shown above, prior to final.</p>	<p>Non-compliance</p>

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<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- Add plat note as shown above, prior to final.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
	<p>Applied</p>
	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets</p> <p>- Plat shows no access to a public street for lots 2 through 59. Please revise the plat accordingly.</p> <p>**Subdivision Ordinance: Section 134-1</p>	<p>Non-compliance</p>
<p>* Minimum lot width and lot area</p> <p>- if rezoning is approved to the new UDC, the minimum requirements for a townhouse development is lot width of 20 ft and the minimum lot area is 2,250 sqft.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing R-2 &amp; C-3 (OLD CODE) Proposed R-2 &amp; M2 (UDC)</p> <p>***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p> <p>The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026.</p> <p>- If rezoning is approved, new requirements may be applicable.</p>	<p>Non-compliance</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>- Park Fee of \$700 per dwelling unit to be paid prior to recording.</p> <p>A park fee of \$40,600 (58 x \$700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.</p> <p>-58 Lots</p>	<p>Non-compliance</p>

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<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-- Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded.</li> <li>-Application references the subdivision being private. Please clarify if there will be any issues with the subdivision on the south side, prior to final.</li> <li>-Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final.</li> <li>-Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited.</li> <li>-Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final.</li> <li>-Remove plat note #20, therefore it is not needed.</li> <li>-The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026, going from R-2 &amp; C-3 (OLD CODE) to M-2 and R2 (UDC)</li> <li>- If rezoning is approved, new requirements may be applicable.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

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



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

<b>Project Information</b>	Subdivision Name <u>Coastal King - McAllen Subdivision</u>
	Legal Description <u>4.65 Acre tract of land out Lot 10, Section 280, Texas-Mexican Railway Company's Survey</u>
	Location <u>Southeast corner of the North 23rd St. and W. State Hwy 107 Intersection</u>
	City Address or Block Number <u>11600 N. 23rd Street</u>
	Total No. of Lots <u>3</u> Total Dwelling Units <u>0</u> Gross Acres <u>4.65</u> Net Acres <u>3.74</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>3.74</u> Acres)/ <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>Commercial</u> Proposed Land Use <u>Commercial</u>
	Irrigation District # <u>HCID1</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>    </u>	
Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>    </u>	
<b>Owner</b>	Name <u>Ray Smith Family Partnership/H. Ray Smith</u> Phone <u>(281) 605-9802</u>
	Address <u>9515 FM 155</u> E-mail <u>    </u>
	City <u>La Grange</u> State <u>Tx</u> Zip <u>78945</u>
<b>Developer</b>	Name <u>Coastal King, LTD/ Robert Hart</u> Phone <u>(361) 882-4100</u>
	Address <u>4123 S. Staples</u> E-mail <u>    </u>
	City <u>Corpus Christi</u> State <u>Tx</u> Zip <u>78411</u>
	Contact Person <u>    </u>
<b>Engineer</b>	Name <u>Ramiro Gutierrez</u> Phone <u>(956) 782-2557</u>
	Address <u>130 E. Park Ave.</u> E-mail <u>rgutierrez@rgec.net</u>
	City <u>Pharr</u> State <u>Tx</u> Zip <u>78577</u>
	Contact Person <u>    </u>
<b>Surveyor</b>	Name <u>Pablo Soto, Jr.</u> Phone <u>(956) 782-2557</u>
	Address <u>130 E. Park Ave.</u> E-mail <u>office@rgec.net</u>
	City <u>Pharr</u> State <u>Tx</u> Zip <u>78577</u>

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

\*Submit documents to [subdivisions@mcallen.net](mailto: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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

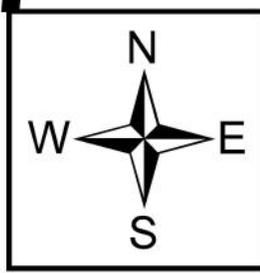
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Ramiro Gutierrez Date 2/5/2026

Print Name Ramiro Gutierrez, PE

Owner  Authorized Agent

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



**LOCATION**

**280**

SH 107

**PROPOSED  
COASTAL KING  
- MCALLEN  
SUBDIVISION**

PALM  
DEPOT  
LOT 1

LINDSEY  
SUBDIVISION  
LOT 1

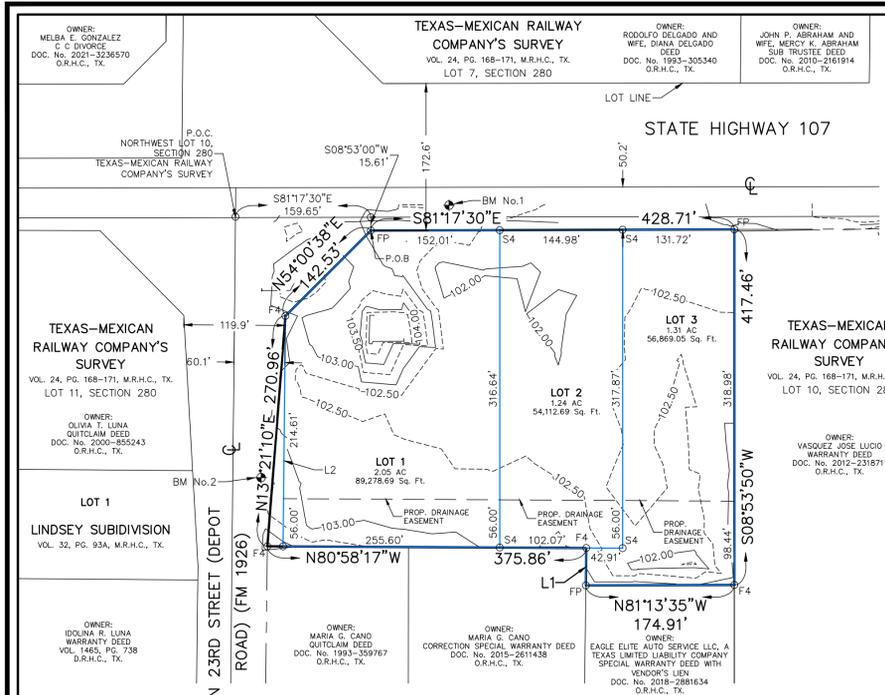
N 23RD ST

N. 23RD STREET (F.M. 1926)

LOT 1

ANGLE AUTO PLAZA  
SUBDIVISION

**10**



**METES AND BOUNDS DESCRIPTION:**

A 4.65 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 4.65 ACRE TRACT OF LAND IS VESTED TO FE-MA REAL ESTATE HOLDINGS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A GENERAL WARRANTY DEED DATED JULY 29, 2022, RECORDED IN DOCUMENT NO. 3368163, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND A SPECIAL WARRANTY DEED DATED OCTOBER 7, 2022 (EFFECTIVE) OCTOBER 10, 2022, RECORDED IN DOCUMENT NO. 3388925, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 4.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 159.65 FEET TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGE); THENCE, SOUTH 08 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.61 FEET TO A NO. 4 REBAR FOUND AT THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 428.71 FEET TO AN HALF INCH (1/2") IRON PIPE FOUND AT THE COMMON PROPERTY CORNER OF FE-MA REAL ESTATE HOLDING LLC AND JOSE LUCIO VASQUEZ (AS PER WARRANTY DEED RECORDED IN DOCUMENT NO. 2318711, O.R.H.C., TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 53 MINUTES 00 SECONDS WEST (RECORDED) SOUTH 08 DEGREES 53 MINUTES 50 SECONDS WEST (MEASURED), WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND EAGLE ELITE AUTO SERVICE LLC (AS RECORDED IN DOCUMENT NO. 2881634, O.R.H.C., TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

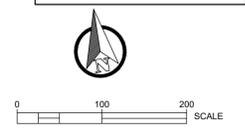
THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST (RECORDED) NORTH 81 DEGREES 13 MINUTES 35 SECONDS WEST (MEASURED), THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID EAGLE ELITE AUTO SERVICE LLC, A DISTANCE OF 175.08 FEET (RECORDED) 174.91 FEET (MEASURED) TO A NO. 4 REBAR FOUND AT THE COMMON PROPERTY CORNER OF SAID FE-MA REAL ESTATE HOLDING LLC AND EAGLE ELITE AUTO SERVICE LLC FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 28 MINUTES 00 SECONDS EAST (RECORDED) NORTH 9 DEGREES 14 MINUTES 22 SECONDS EAST (MEASURED), WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND MARIA G. CANO PROPERTY (AS PER CORRECTION SPECIAL WARRANTY DEED, DOCUMENT NO. 2611438, O.R.H.C., TEXAS), A DISTANCE OF 43.92 FEET (RECORDED) 44.51 FEET (MEASURED) TO A NO. 4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 48 MINUTES 00 SECONDS WEST (RECORDED) NORTH 80 DEGREES 58 MINUTES 17 SECONDS WEST (MEASURED) , WITH THE COMMON PROPERTY LINE OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID MARIA G. CANO (AS PER CORRECTION SPECIAL WARRANTY DEED, DOCUMENT NO. 2611438 AND QUIT CLAIM DEED, DOCUMENT NO. 359767, O.R.H.C., TEXAS) A DISTANCE OF 376.20 FEET (RECORDED) 375.86 FEET (MEASURED) TO A NO. 4 REBAR FOUND AT THE AT THE COMMON PROPERTY CORNER OF SAID FE-MA REAL ESTATE HOLDING LLC AND SAID MARIA G. CANO, ALSO BEING THE EXISTING EAST RIGHT-OF-WAY LINE OF NORTH 23<sup>RD</sup> STREET (DEPOT ROAD - FM 1926) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 13 DEGREES 21 MINUTES 10 SECONDS EAST, WITH THE EAST RIGHT OF WAY LINE OF SAID NORTH 23<sup>RD</sup> STREET (DEPOT ROAD - FM 1926), A DISTANCE OF 270.96 TO A NO. 4 REBAR FOUND FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 54 DEGREES 00 MINUTES 38 SECONDS, WITH THE EXISTING RIGHT OF WAY CLIP OF SAID STATE HIGHWAY 107 AND NORTH 23<sup>RD</sup> STREET (DEPOT ROAD - FM 1926), A DISTANCE OF 142.53 FEET TO A THE POINT OF BEGINNING AND CONTAINING 4.65 ACRES OF LAND, MORE OR LESS.



LINE No.	BEARING	DISTANCE
L1	N09°14'22"E	44.51'
L2	N09°28'29"E	270.61'

**OWNER:** MELBA E. GONZALEZ, C. DIVORCEE, DOC. No. 2021-3236970, O.R.H.C., TX.

**OWNER:** RODOLFO DELGADO AND WIFE, DIANA DELGADO, DEED, DOC. No. 1993-305340, O.R.H.C., TX.

**OWNER:** JOHN P. ABRAHAM AND WIFE, MERCY K. ABRAHAM, SUB TRUSTEE DEED, DOC. No. 2010-2161914, O.R.H.C., TX.

**OWNER:** OLIVIA T. LUNA, QUITCLAIM DEED, DOC. No. 2000-855243, O.R.H.C., TX.

**OWNER:** IDOLINA R. LUNA, QUITCLAIM DEED, VOL. 1465, PG. 738, O.R.H.C., TX.

**OWNER:** MARIA G. CANO, QUITCLAIM DEED, DOC. No. 1993-359767, O.R.H.C., TX.

**OWNER:** MARIA G. CANO, CORRECTION SPECIAL WARRANTY DEED, DOC. No. 2015-2811438, O.R.H.C., TX.

**OWNER:** VASQUEZ JOSE LUCIO, WARRANTY DEED, DOC. No. 2012-2318711, O.R.H.C., TX.

**OWNER:** EAGLE ELITE AUTO SERVICE L.L.C. A TEXAS LIMITED LIABILITY COMPANY, SPECIAL WARRANTY DEED WITH TENOR'S LIA, DOC. No. 2018-2881634, O.R.H.C., TX.

**HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
COMMUNITY-PANEL NUMBER 4803340325 D, MAP REVISED: MAY 17, 2001.
- SETBACKS:  
FRONT: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS  
CORNER: 15.00 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AT MID POINT OF THE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BM No. 1: "X" ON CURB INLET LOCATED APPROXIMATELY 200 FEET EAST FROM THE FM 1926 AND STATE HIGHWAY 107 INTERSECTION  
NORTH: 16638222.1700, EAST: 1074309.3170, ELEV: 102.77,  
BENCH MARKS ARE BASED ON NAD83, TEXAS STATE PLANES SOUTH ZONE
- BM No. 2: "X" ON GRATE INLET LOCATED APPROXIMATELY 305 FEET SOUTH FROM THE FM 1926 AND STATE HIGHWAY 107 INTERSECTION  
NORTH: 16637940.2400, EAST: 1074041.1810, ELEV: 103.59,  
BENCH MARKS ARE BASED ON NAD83, TEXAS STATE PLANES SOUTH ZONE.
- BASIS OF BEARINGS: AS PER TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH ZONE.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 43,271 CUBIC FEET (0.993 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPEVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF MCALLEN FOR THIS DEVELOPMENT.
- ALL DETENTION AREAS AND PRIVATE STORM SEWER SYSTEM WILL BE MAINTAINED BY LOT OWNERS.
- LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- EROSION & SEDIMENTATION CONTROL SHALL COMPLY WITH CURRENT T.P.D.E.S. & SWPPP GUIDELINES

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY**

COASTAL KING - MCALLEN SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE NORTHWEST SIDE OF HIDALGO COUNTY. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN. (POPULATION: 147,989). COASTAL KING - MCALLEN SUBDIVISION LIES WITHIN THE CITY LIMITS OF MCALLEN.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	E-MAIL
OWNER: COASTAL KING, LTD.	4123 S. STAPLES	CORPUS CHRISTI, TEXAS 78411	(361) 882-4100	
ENGINEER: RAMIRO GUTIERREZ, PE	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	rgutierrez@rgec.net
SURVEYOR: PABLO SOTO, JR., PE, RPLS	130 E. PARK AVE.	PHARR, TEXAS 78577	(956) 782-2557	office@rgec.net

ON: \_\_\_\_\_ AT \_\_\_\_\_  
AM/PM INSTRUMENT \_\_\_\_\_  
No. \_\_\_\_\_ OF \_\_\_\_\_  
THE MAP RECORDS OF HIDALGO  
COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

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

**R. Gutierrez Engineering Corporation**  
Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558  
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

INDEX OF SHEETS FOR COASTAL KING - MCALLEN SUBDIVISION

SHEET	DESCRIPTION	SHEET	DESCRIPTION	SHEET	DESCRIPTION	SHEET	DESCRIPTION
5	PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, PLAT NOTES, LOCATION MAP, ETJ OF A MUNICIPALITY.	6	TOPOGRAPHY MAP	7	DRAINAGE & UTILITY LAYOUT	8	DRAINAGE DETAILS
6	APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, OWNER'S DEDICATION, H.C.D. No. 1 CERTIFICATION, H.C.I.D. No. 1 CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION	7		8		9	UTILITY DETAILS

**LOCATION MAP**

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK AVE.  
PHARR, TEXAS 78577

DATE PREPARED: 04/10/2023  
DATE SURVEYED: 01/11/2021 SCALE: 1"=1000'

**CITY OF MCALLEN PLANNING AND ZONING CERTIFICATION**

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

CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF MCALLEN APPROVAL CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, TEXAS, 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: \_\_\_\_\_

**HIDALGO COUNTY IRRIGATION DISTRICT 1 CERTIFICATION**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT 1 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 1 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SECRETARY

**THE STATE OF TEXAS-COUNTY OF HIDALGO DRAINAGE DISTRICT No. 1 CERTIFICATION**

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLIES WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE \_\_\_\_\_ DATE \_\_\_\_\_  
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

**COUNTY CLERK CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, ARTURO GUJARDO, JR., COUNTY CLERK OF HIDALGO COUNTY, TEXAS, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M IN THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, DOCUMENT No. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT HART, OWNER OF A 4.65 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS OF HIDALGO COUNTY, TEXAS, DO HEREBY ADOPT THE FOREGOING MAP AND PLAN FOR SUBDIVIDING THE ABOVE DESCRIBED PROPERTY AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROBERT HART, OWNER OF COASTAL KING, LTD. \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ENGINEER CERTIFICATION**

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



**PRELIMINARY-SUBJECT TO REVISION**  
RAMIRO GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 65948  
R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK  
PHARR, TEXAS 78577

**SURVEYOR CERTIFICATION**

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



**PRELIMINARY-SUBJECT TO REVISION**  
PABLO SOTO, JR., R.P.L.S. No. 4541  
R. GUTIERREZ ENGINEERING CORPORATION  
130 E. PARK AVENUE  
PHARR, TEXAS 78577

PRELIMINARY SUBDIVISION PLAT OF  
**COASTAL KING - MCALLEN SUBDIVISION**  
A 4.65 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



Reviewed On: 2/25/2026

<b>SUBDIVISION NAME: COASTAL KING- MCALLEN SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>State Highway 107 (S.H. 107): 86 ft. from centerline for 172 ft. total existing R.O.W.                      Paving: by the state Curb &amp; gutter: by the state                      - Need to label the name of the Road as shown above prior to recording.                      - Show centerline and ROW dedication on both sides, prior to final.                      - Please label "Existing, Total, etc." on ROW.                      *Disclaimer: Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p> <p>N. 23rd Street (F.M 1926): Dedicate 60 ft. from centerline for a total of 120 ft. ROW.                      Paving: by state Curb &amp; gutter by state                      Revisions Required:                      - Show ROW dedication on both sides from centerline at several points along 23rd street prior to final.                      - Show ROW from centerline and total ROW after accounting for ROW dedication.                      - Please label "total, existing, etc" on ROW, prior to final.                      - show                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p> <p>Paving _____ Curb &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Applied
	Applied
	Non-compliance
	Non-compliance
	Applied
	Applied
	Applied

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

<b>ALLEYS</b>	
<p>ROW 20 ft. Paving 16 ft.                      *Alley/service drive easement required for commercial properties.                      -- Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                      - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies.                      - Add plat note as stated above, prior to final.                      *(Proposing) 15 ft or easement whichever is greater.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the zoning ordinance or greater for easements.                      - Add plat note as stated above, prior to final                      * (Proposing) 5 ft. or easement, whichever is greater.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides In accordance with the zoning ordinance, or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	Compliance
<p>* Corner: In accordance with the zoning ordinance, or greater for easements, whichever greater applies.                      - add plat note as stated above, prior to final.                      *(Proposing) 15 ft.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage                      - this is a commercial development,                      **Zoning Ordinance: Section 138-356</p>	NA
<p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on State Highway 107 (S.H.107) and N. 23rd Street (FM 1926)                      - Add plat note as stated above, prior to final.                      -May increase to 5 ft. as per Engineering Department and TXDOT Requirements.                      **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses                      - Add plat note as stated above, prior to final.                      **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                      - Add plat note as stated above, prior to final.                      **Landscaping Ordinance: Section 110-46</p>	Non-compliance

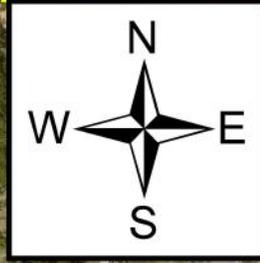
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* 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. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Non-compliance
* 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
* 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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing C-3 & C-4 Proposed C-3 & C-4 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - The rear portion of the 3 lots have a different zone. - If a rezoning will be submitted, new requirements will be established, prior to final.	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - This does not pertain to commercial properties.	NA
*Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"><li>- Show surrounding legal descriptions on location map on plat, prior to final.</li><li>- Provide the north arrow on location map.</li><li>- Plat must be legible of all easements, dimensions, ROW etc.</li><li>- Boundary line should be in black solid bold. Please revise as needed. Lot line should be black but in a thinner black line.</li><li>- remove the word "Proposed" prior to final.</li><li>- as per traffic department, Shared Access easements and Share Driveways will be required within the lot for internal traffic flow.</li><li>- As per utility department, the subdivision will need to go before the MPU Board for approval.</li></ul> <p>*Must comply with City's Access Management Policy.</p>	Required
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND DRAINAGE AND UTILITY APPROVAL.</p>	Applied

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



**LOCATION**

**280**

**SH 107**

**PROPOSED PALM  
COASTAL DEPOT  
- MCALLEN  
SUBDIVISION**

**LINDSEY  
SUBDIVISION  
LOT 1**

**N 23RD ST**

**N. 23RD STREET (F.M. 1926)**

**TRIPLE AUTOPLAZA  
SUBDIVISION**

**10**



Sub 2026-0027

# Planning Department

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

<b>Project Information</b>	Subdivision Name <u>McMexico ESC Subdivision</u>
	Legal Description <u>A tract of land 653,804 sq. feet or 15.009 acres situated in the City of McAllen, Hidalgo County, Texas. S990' - E660', Lot 11, Block 4, Rio Bravo Tract</u>
	Location <u>26.152617, -98.259456</u>
	City Address or Block Number <u>2700 Military Hwy</u>
	Total No. of Lots <u>3</u> Total Dwelling Units <u>0</u> Gross Acres <u>15.009</u> Net Acres <u>14</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input checked="" 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>15</u> Acres)/ <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-4</u> Proposed Zoning <u>I-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u>Same Time</u>
	Existing Land Use <u>Undeveloped</u> Proposed Land Use <u>Energy Storage System</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u>    </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Property ID: <u>R295000004001100</u>	
Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>    </u>	
<b>Owner</b>	Name <u>Bada Real Estate LLC</u> <small>(Attn: Alfredo Bada, President)</small> Phone <u>956-225-7755</u>
	Address <u>4201 Neuhaus Drive</u> E-mail <u>alfredo.bada@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
<b>Developer</b>	Name <u>McMexico ESC, LLC</u> Phone <u>415-626-1802</u>
	Address <u>600 Park Office Dr. Suite 285</u> E-mail <u>phubbard@ecoplexus.com</u>
	City <u>Durham</u> State <u>NC</u> Zip <u>27709</u>
	Contact Person <u>Peter Hubbard</u>
<b>Engineer</b>	Name <u>Ecoplexus, Inc.</u> Phone <u>415-626-1802</u>
	Address <u>600 Park Office Dr. Suite 285</u> E-mail <u>jbleier@ecoplexus.com</u>
	City <u>Durham</u> State <u>NC</u> Zip <u>27709</u>
	Contact Person <u>Jay Bleier</u>
<b>Surveyor</b>	Name <u>Blew &amp; Associates, P.A.</u> Phone <u>479-443-4506</u>
	Address <u>3825 N Shiloh Dr.</u> E-mail <u>energy@blewinc.com</u>
	City <u>Fayetteville</u> State <u>AR</u> Zip <u>72703</u>

RECEIVED

FEB 13 2026

BY: [Signature]

## 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](mailto: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](mailto: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 *John Gorman* Date 01/23/2026  
John Gorman [Jan 21, 2025 22:48:06 GMT+7]

Print Name John Gorman

Owner  Authorized Agent

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



No. 3  
SUBDIVISION

URSULA AVE.  
VANESSA AVE.

COMMON AREA  
INCINOS No. 4

TRADE ZONE SUBSTATION  
SUBDIVISION  
LOT 1

**PROPOSED  
MCMEXICO ESC  
SUBDIVISION**

**LOCATION**

**TRACT**

11

12

MILITARY HWY

BOTELO INDUSTRIAL PARK  
SUBDIVISION

F1 F2 F3 F4 F5 F6

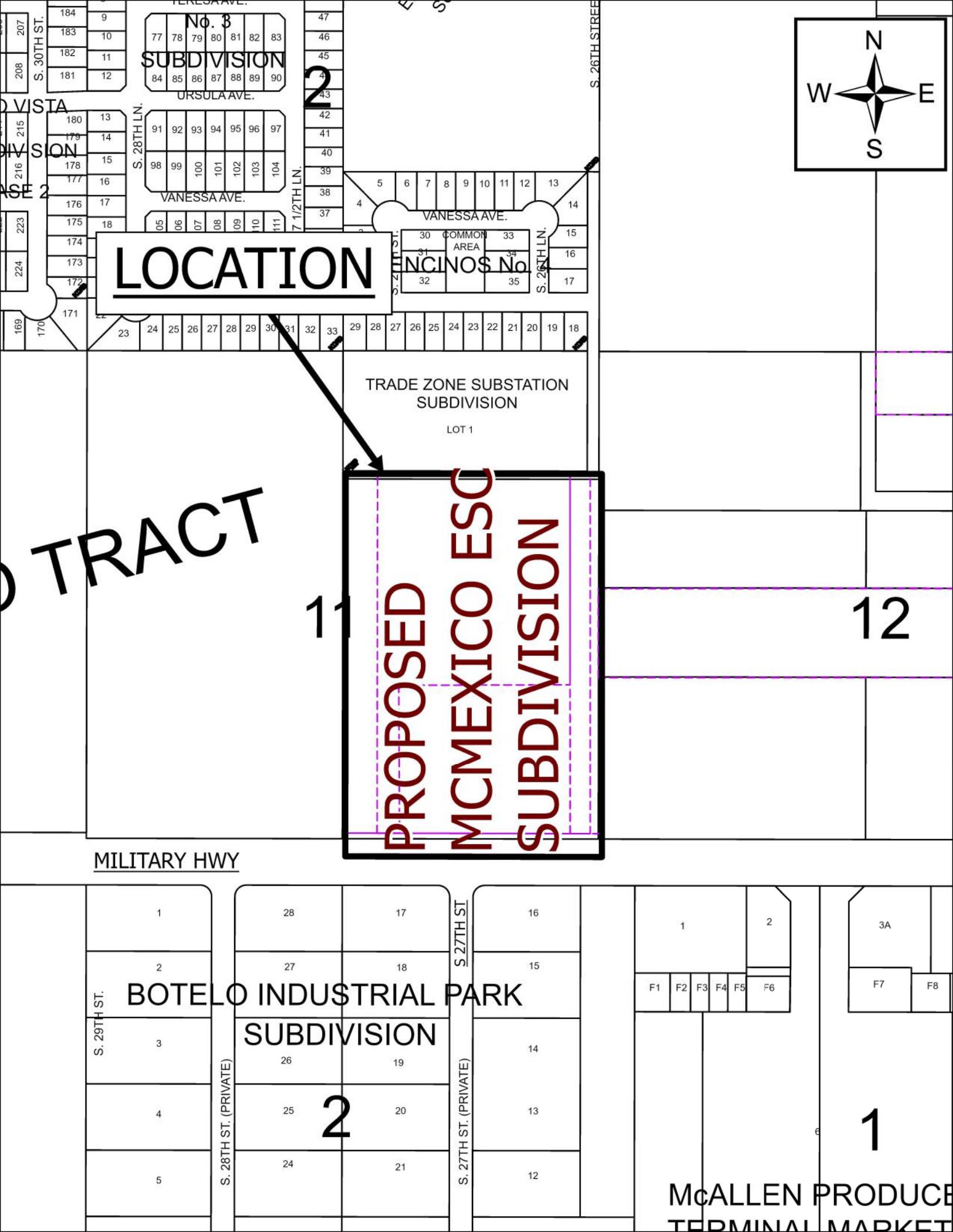
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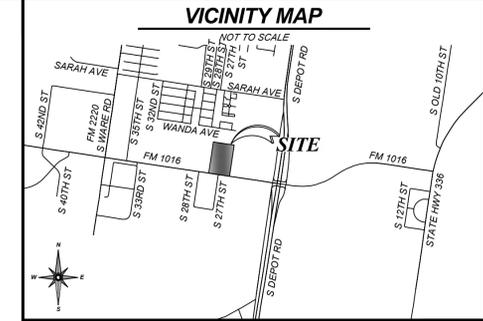
1

McALLEN PRODUCE  
TERMINAL MARKET



# MCMEXICO ESC SUBDIVISION

A LOT OF LAND CONTAINING 653,804 SQ.FEET, OR 15.009 ACRES ± SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT ELEVEN (11), BLOCK FOUR (4), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, HIDALGO COUNTY DEED RECORDS



BLEW & ASSOCIATES, P.A.  
3825 NORTH SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506 FAX:  
479.582.1883  
WWW.BLEWINC.COM

**BLEW**  
Surveying | Engineering | Environmental

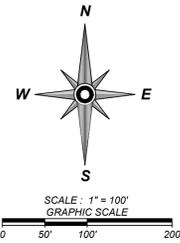
Coordinated by:  
Ecoplexus, Inc.  
600 Park Office Dr., Ste. 285  
Durham, NC 27708  
www.ecoplexus.com

**ecoplexus**

**MCMEXICO SUBDIVISION**  
for Ecoplexus, Inc.

## GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO(S). 4803340400C & 4803430010C, WHICH BEARS AN EFFECTIVE DATE OF 11/16/1982 & 11/02/1982 RESPECTIVELY AND IS IN A SPECIAL FLOOD HAZARD AREA.
- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON EAST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE EAST LINE OF LOT 11, BLOCK 4 PER PLAT RECORDED IN VOLUME "W", PAGE 197. THE BEARING IS DENOTED AS S08°29'16"W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 26°09'12.8510" LONGITUDE = -98°15'29.1927" CONVERGENCE ANGLE = 00°06'35.3529"



## METES AND BOUNDS DESCRIPTION

A LOT OF LAND CONTAINING 653,804 SQ.FEET, OR 15.009 ACRES ± SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT ELEVEN (11), BLOCK FOUR (4), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, HIDALGO COUNTY DEED RECORDS, AND BEING A PORTION OF THE 20.00 ACRE TRACT CONVEYED TO BADA REAL ESTATE, LLC A TEXAS LIMITED LIABILITY COMPANY, DESCRIBED IN DEED RECORDED JANUARY 31, 2012 AS INSTRUMENT NUMBER 2012-2276519. SAID 15.009 ACRES ± ACRES ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 11, BLOCK 4;  
THENCE S08°29'16"W ALONG THE EAST LINE OF SAID LOT 11, BLOCK 4 A DISTANCE OF 331.44' FEET TO A 1/2" REBAR WHICH IS THE POINT OF BEGINNING FOR THIS PARCEL;  
THENCE CONTINUING ALONG EAST LINE OF SAID LOT 11, BLOCK 4 S08°29'16"W PASSING A 1/2" REBAR AT 79.89' FEET, A 1/2" REBAR AT 430.90' FEET AND A 1/2" REBAR MARKING THE NORTH RIGHT-OF-WAY LINE OF F.M. 1016 AT 930.06' FEET, CONTINUING IN ALL A DISTANCE OF 990.06' FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, BLOCK 4 AND BEING THE SOUTHWEST CORNER OF THIS LOT;  
THENCE N81°21'09"W ALONG THE SOUTH LINE OF SAID LOT 11 AND WITHIN THE RIGHT-OF-WAY OF F.M. 1016, A DISTANCE OF 661.70' FEET TO THE SOUTHWEST CORNER OF THIS LOT;  
THENCE N08°34'11"E PASSING A 1/2" REBAR MARKING NORTH RIGHT-OF-WAY LINE OF F.M. 1016 AT 80.00' FEET, CONTINUING IN ALL A DISTANCE OF 988.20' FEET TO A 1/2" REBAR BEING THE NORTHWEST CORNER OF THIS LOT;  
THENCE S81°30'51"E A DISTANCE OF 860.28' FEET TO A 1/2" REBAR ON THE EAST LINE OF LOT 11, BLOCK 4 TO THE POINT OF BEGINNING, OF WHICH 39,699 SQ.FEET, OR 0.911 ACRES ± LIES IN THE RIGHT-OF-WAY OF F.M. 1016.

## AREA BREAKDOWN

**PORTION OF LOT 11, BLOCK 4**  
(VOLUME "W", PAGE 197)  
N/F: BADA REAL ESTATE LLC  
APN: 270365  
CONTAINING 653,804 SQ. FT. OR 15.009 ACRES±  
OF WHICH 67,600 SQ. FT. OR 1.552 ACRES± FALLS WITHIN THE RIGHT-OF-WAY,  
LEAVING 586,204 SQ. FT. OR 13.457 ACRES±

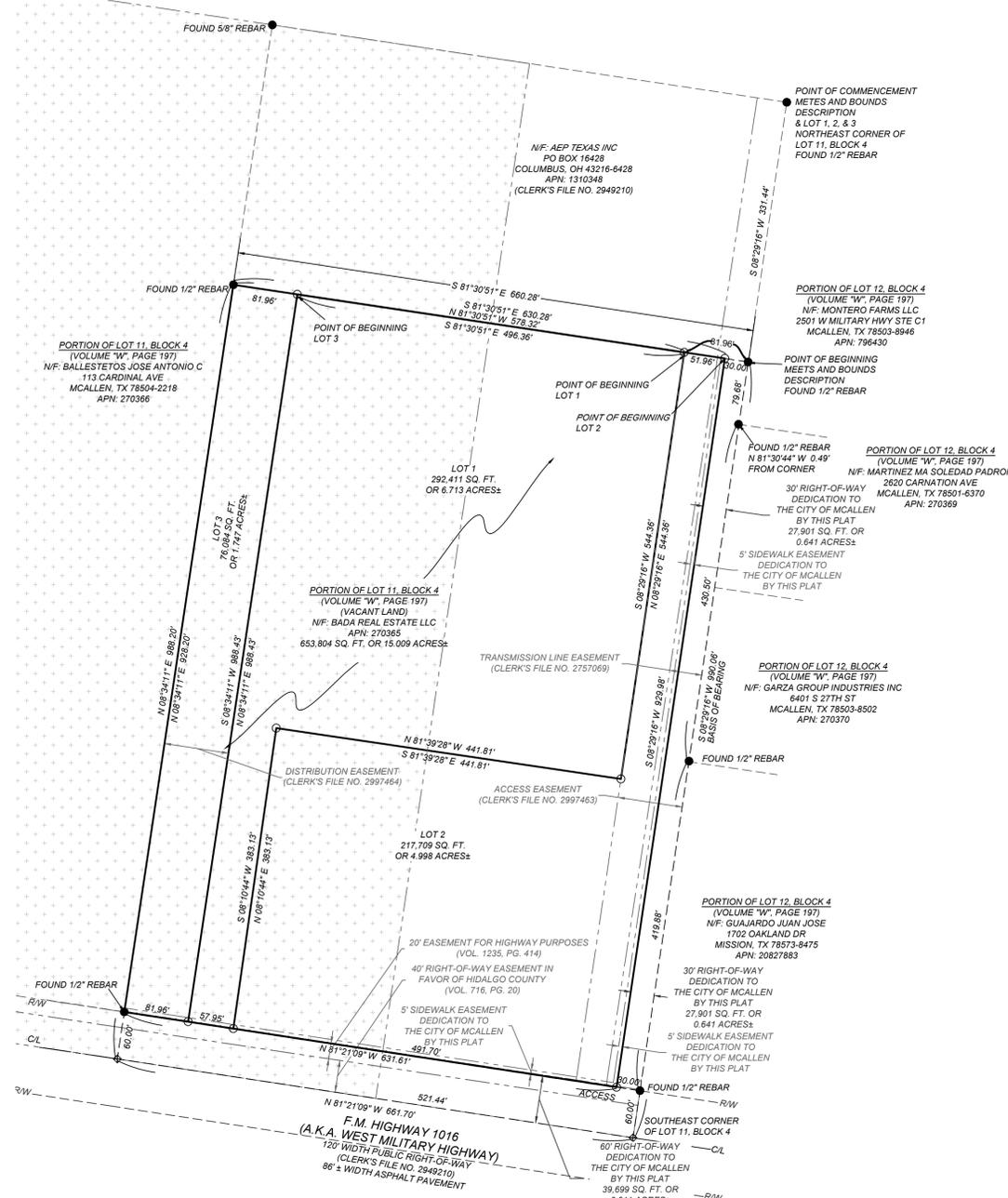
**LOT 1:** 292,411 SQ. FT. OR 6.713 ACRES±  
**LOT 2:** 217,709 SQ. FT. OR 4.998 ACRES±  
**LOT 3:** 76,084 SQ. FT. OR 1.747 ACRES±  
FOR A TOTAL AREA OF 586,204 SQ. FT. OR 13.457 ACRES±

## LEGEND OF SYMBOLS & ABBREVIATIONS:

- FOUND MONUMENT AS NOTED
- SET 5/8" CAPPED REBAR (WINNICKI, TX 7051)
- ⊕ COMPUTED POINT
- N/F: NOW OR FORMERLY
- LINETYPES & HATCHES:
- PARENT PROPERTIES- PROPERTY LINE
- - - - - PROPOSED LOT SPLIT PARCEL
- ADJACENT PROPERTY LINES
- - - - - EASEMENT LINE
- R/W --- RIGHT-OF-WAY LINE
- C/L --- CENTERLINE
- x - x - x FENCE LINE
- 3P --- 3P --- OVERHEAD POWER LINE
- AREA OF QUIT CLAIM DEED (VOLUME 418, PAGE 37)

## DEDICATIONS

- 5' SIDEWALK EASEMENT TO THE CITY OF MCALLEN REQUIRED ALONG F.M. HIGHWAY 1016 AND BOTH SIDES OF ALL INTERIOR STREETS.
- 60' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCALLEN ALONG F.M. HIGHWAY 1016 BY THIS PLAT.
- 30' RIGHT-OF-WAY DEDICATION TO THE CITY OF MCALLEN BY THIS PLAT.



## STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCMEXICO SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: BADA REAL ESTATE, LLC, a Texas Limited Liability Company

BY: Alfredo Bada, its President  
6400 South 28th Street, McAllen, Texas 78503

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 C.E

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

MAYOR, CITY OF MCALLEN

THIS SUBDIVISION PLAT OF MCMEXICO SUBDIVISION HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 C.E

CHAIRMAN, PLANNING AND ZONING COMMISSION

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

REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

THIS STATES THAT WE, BLEW & ASSOCIATES P.A., PROFESSIONAL LAND SURVEYORS IN THE STATE OF TEXAS, HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND AND FURTHER CERTIFY THAT TO THE BEST OF OUR INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, TSPS LAND TITLE SURVEY.

I, ROBERT J. WINNICKI, PROFESSIONAL SURVEYOR NO. 7051, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
ROBERT J. WINNICKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051  
STATE OF TEXAS  
TEXAS FIRM REGISTRATION NO. 10194275  
DATE SURVEYED: 07/29/2024

01/26/2026  
DATE





**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2026

<b>SUBDIVISION NAME: MCMEXICO ESC SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Military Hwy (FM:1016): Dedicate 75 ft. from centerline for a total ROW of 150 ft.                      Paving: By State Curb &amp; gutter: By State                      Revisions required:                      - Revise the Road name as shown above, prior to final.                      -Show R.O.W. on both sides of centerline and total R.O.W. to determine any ROW dedication required.                      - Needs to provide R.O.W. documents on the plat and provide copies for staff review prior to final.                      -You can remove the wording "City of McAllen" on ROW that is dedicated by this plat.                      -Needs to add parcel information of property to the south.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>S. 26th Street: Dedicate 30 ft. from centerline for a total ROW OF 60 ft.                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revisions required:                      - ROW dedication shows outside the boundary line, please clarify prior to final.                      - Label centerline and show R.O.W dedication.                      - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final.                      "Label "existing, total, etc" prior to final.                      - There is a 30 ft access easement on the east side of the property, giving access to the property on the north side. Dedication needed and access easements seem to overlap, please clarify with staff if there will be no issues with the overlap.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; 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 &amp; 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 &amp; 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>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts                      **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>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties.                  -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                  - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies.                  - Revision required:                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  Revisions required:                  - Add plat not as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the zoning ordinance, or greater for easements, whichever greater applies                  Revisions required:                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies.                  Revisions required:                  - Add plat note as stated above, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on Military Hwy (FM1016) and S. 26th Street.                  - Revisions required:                  - Add plat note as stated above, prior to final.                  -May increase to 5 ft. as per Engineering Department.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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

<b>BUFFERS</b>	
* 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	Non-compliance
* 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	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD
* 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. - Revisions required: - Add plat note as stated above, prior to final.	Non-compliance
* 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
* 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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets. Lot is fronting Military Hwy (FM1016) **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: I-1 (Light Industrial) Proposed: I-1 (Light Industrial) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - A rezoning for this property was heard and approved at the planning and zoning commission meeting of March 4, 2025, and approved at City Commission on March 24, 2025. ***Zoning Ordinance: Article V	Applied

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

<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - this does not pertain to commercial properties	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - This does not pertain to commercial development	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>-- There is a 30 ft access easement on the east side of the property, giving access to the property on the north side. Dedication needed and access easements seem to overlap, please clarify with staff if there will be no issues with the overlap.</li> <li>- Show adjacent property to the south side, prior to final.</li> <li>- Please label any "detentions" or "common area" on plat including the lot number.</li> <li>- Please provide all documents referenced on plat for staff review, prior to final.</li> <li>- Area of quick claim deed is not needed to be shown on plat, please remove on plat.</li> <li>- Add drainage District Signature block on plat.</li> <li>-Need to submit an ownership map of surrounding properties to assure no landlock property exists or additional streets required, prior to final</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FROM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.</p>	Applied

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



**LOCATION**

2

No. 3  
SUBDIVISION  
URSULA AVE

VANESSA AVE

INCINOS No. 4

TRADE ZONE SUBSTATION  
SUBDIVISION  
LOT 1

TRACT

1

**PROPOSED  
MCMEXICO ESC  
SUBDIVISION**

12

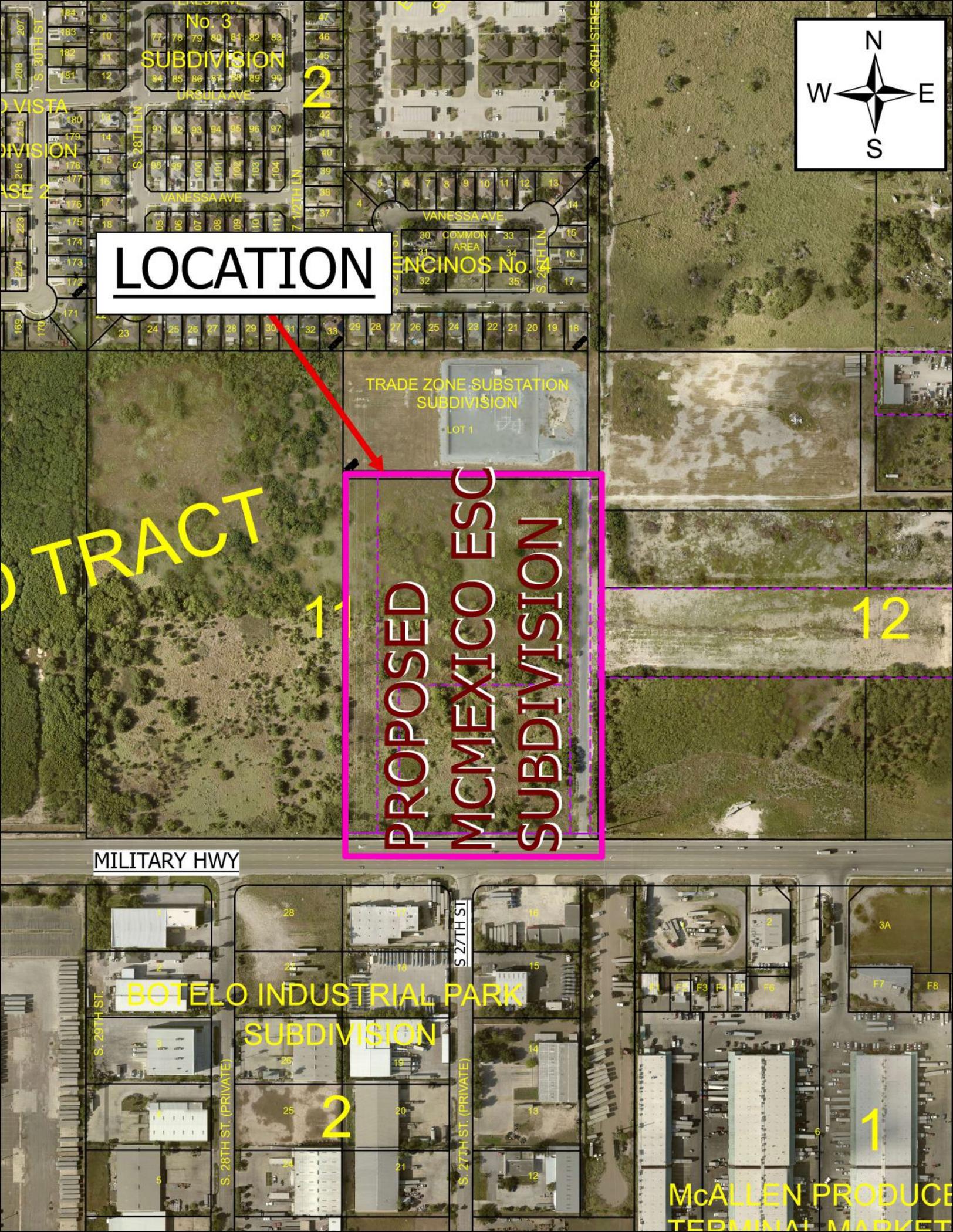
MILITARY HWY

BOTELO INDUSTRIAL PARK  
SUBDIVISION

2

1

McALLEN PRODUCE  
TERMINAL MARKET



SUB 2026-0021

# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name	<u>McALLEN FLEX COMPLEX SUBDIVISION</u>		
	Legal Description	<u>A 5.430 F AN ACRE TRACT OF LAND, OUT OF LOT 1, BLOCK 10, STEELE &amp; PERSHING SUBDIVISION, VOL. 8, PGS. 111-115 H.C.M.R.</u>		
	Location	<u>NORTHEAST INTERSECTION OF McCOLL ROAD AND E. UPAS AVE.</u>		
	City Address or Block Number	<u>2100 N McColl Rd</u>		
	Total No. of Lots	<u>5</u>	Total Dwelling Units	<u>          </u>
	Gross Acres	<u>5.43</u>	Net Acres	<u>4.549</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>5.43 Acres</u> )/ <input type="checkbox"/> Residential ( <u>      </u> Lots)		Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning	<u>COMM</u>	Proposed Zoning	<u>COMM</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>COMMERCIAL</u>
Irrigation District #	<u>2</u>	Water CCN: <input checked="" type="checkbox"/> MPMU/ <input type="checkbox"/> Sharyland Water SC	Other <u>          </u>	
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Parcel # <u>290116</u>			
Estimated Rollback Tax Due	<u>11553.42</u>	Tax Dept. Review	<u>MM</u>	
<b>Owner</b>	Name	<u>PAMOTA L.L.C.</u>	Phone	<u>956-682-4801</u>
	Address	<u>824 E. HACKBERRY, STE 110</u>	E-mail	<u>ezegaib@sbcglobal.net</u>
	City	<u>McALLEN</u>	State	<u>TEXAS</u> Zip <u>78501</u>
<b>Developer</b>	Name	<u>PAMOTA L.L.C.</u>	Phone	<u>956-682-4801</u>
	Address	<u>824 E. HACKBERRY, STE 110</u>	E-mail	<u>ezegaib@sbcglobal.net</u>
	City	<u>McALLEN</u>	State	<u>TEXAS</u> Zip <u>78501</u>
	Contact Person	<u>EDUARDO ZEGAIB</u>		
<b>Engineer</b>	Name	<u>LEO L. RODRIGUEZ</u>	Phone	<u>956-491-1013</u>
	Address	<u>5000 N. E. ST.</u>	E-mail	<u>ATM1963@HOTMAIL.COM</u>
	City	<u>McALLEN</u>	State	<u>TEXAS</u> Zip <u>78504</u>
	Contact Person	<u>ISIDRO FERNANDEZ 956-854-5515 IFERNANDEZ@LAND-MARK-SERVICES.COM</u>		
<b>Surveyor</b>	Name	<u>LEO L. RODRIGUEZ</u>	Phone	<u>956-491-1013</u>
	Address	<u>5000 N. E. ST.</u>	E-mail	<u>ATM1963@HOTMAIL.COM</u>
	City	<u>McALLEN</u>	State	<u>TEXAS</u> Zip <u>78504</u>

RECEIVED  
 FEB 06 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](mailto: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](mailto: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.

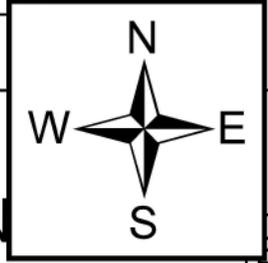
Signature  Date 02/04/26

Print Name LEO L. RODRIGUEZ

Owner  Authorized Agent

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

LA VISTA AVE.



6A 7A 8A  
THRU 8A  
SUBDIVISION

VALLEY CHRISTIAN  
CHURCH SUBDIVISION

1

**LOCATION**

LA VISTA  
STORAGE  
1

KINGDOM TERRACE  
LOT 1

**PROPOSED MCALLEN  
FLEX SUBDIVISION**

39 40 41 42 43 44 45 46 47 48

2  
9 8 7 6 5 4 3 2 1

6 5 4 3 2 1

N MCCOLL RD

18 17 1  
19 2  
20 16  
21 15  
22 14  
23 13  
24 12  
25 11  
26 10  
9 8

RAMALI PH.5  
N. "H" ST.  
RAMALI PH.4

E UPAS AVE  
UPAS AVE.

1  
27 28 29 30 31 32

RAMALI PHASE 3  
1 2 3 4 5 6 7 8 9 10 11 53





Reviewed On: 2/26/2026

<b>SUBDIVISION NAME: MCALLEN FLEX COMPLEX SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. McColl Rd: 60 ft. from centerline for a total of 120 ft. ROW                      Paving: By State Curb &amp; gutter: By State                      - Need to show centerline to finalize ROW dedication for 60 ft. from centerline for 120 ft. total ROW.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>E. Upas Ave: 30 ft. from centerline for a total of 60 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: Both Sides                      -Remove shaded area on E. Upas Ave.                      -Label total ROW from centerline on both sides prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>_____ Paving _____ Curb &amp; 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 &amp; 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 &amp; 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

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

<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial/multi-family properties                      - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                      - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: In accordance with the Zoning Ordinance or greater for easements, or in line with existing structures, whichever greater applies.                      -The plat reflects a proposed 60-foot front setback. Final setback language and plat note wording shall be reviewed and finalized prior to final.                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements whichever greater applies.                      -Final setback language and plat note wording shall be reviewed and finalized prior to final                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies.                      -Final setback language and plat note wording shall be reviewed and finalized prior to final                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with the Zoning Ordinance or greater for easements whichever greater applies.                      -Final setback language and plat note wording shall be reviewed and finalized prior to final                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Commercial                      **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on N. McColl Rd (FM 2061) &amp; E. Upas Ave.                      -sidewalk width along N. McColl Rd may be required to increase to 5 feet, subject to Engineering review due to its designation as a state roadway.                      -Wording for plat note will be finalized prior to final.                      **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
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and others as may be required prior to final, including E. Upas Ave.                      -Wording for plat note will be finalized 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                      - Add plat note as shown above prior to final. Revise accordingly.                      **Landscaping Ordinance: Section 110-46</p>	Non-compliance

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* 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
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets: Lots 1-5 are not fronting a public street. -Clarify as needed, it not request variance. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: C-3L Proposed: C-3L ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee. -Commercial	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording -Commercial	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* 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

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

<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. - Must comply with Public Works Department requirements prior to final. -Any abandonments must be done by separate process and not by plat. -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final.	Non-compliance
<b>RECOMMENDATION</b>	
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**



LA VISTA AVE.

6A 7A  
HRU 8A  
SUBDIVISION

VALLEY CHRISTIAN  
CHURCH SUBDIVISION

**LOCATION**

LAVIS  
STORY

KINGDOM TERRACE

LOT 1

**PROPOSED MCALLEN  
FLEX SUBDIVISION**

9 40 41 42 43 44 45 46 47 48

2 9 8 7 6 5 4 3 2 1

6 5 4 3 2 1

1 27 28 29 30 31 32

N MCCOLL RD

18 17 1  
19 2 2  
20 16 15 3  
21 14 4  
22 13 5  
23 12 6  
24 11 7  
25 10 8  
26 9

RAMALI PH.5

RAMALI PH.4

E UPAS AVE UPAS AVE.

RAMALI PHASE 3

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

2

# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

<b>Project Information</b>	Subdivision Name <u>3V'S SUBDIVISION</u>
	Legal Description <u>A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS</u>
	Location <u>APPROXIMATELY 140 FEET NORTH OF SYCAMORE AVE ON THE EAST SIDE OF N. TAYLOR RD</u>
	City Address or Block Number <u>1916 N TAYLOR RD</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>0.669</u> Net Acres <u>0.613</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>RESIDENTIAL</u> Proposed Land Use <u>RESIDENTIAL</u>
	Irrigation District # <u>UNITED</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>703935</u>	
Estimated Rollback Tax Due <u>    </u> Tax Dept. Review <u>    </u>	
<b>Owner</b>	Name <u>ERIK A. NELSON VILLARREAL &amp; VICTORIA LERMA BORES</u> Phone <u>(956) - 222 - 7542</u>
	Address <u>1920 N TAYLOR RD</u> E-mail <u>    </u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
<b>Developer</b>	Name <u>ERIK A. NELSON VILLARREAL</u> Phone <u>(956) - 222 - 7542</u>
	Address <u>1920 N TAYLOR RD</u> E-mail <u>    </u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>ERIK A. NELSON VILLARREAL</u>
<b>Engineer</b>	Name <u>IDEN I. TREVINO</u> Phone <u>(956) - 283 - 8847</u>
	Address <u>2211 E. GRIFFIN PKWY, STE 160</u> E-mail <u>office@trevinoengineering.com</u>
	City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u>
	Contact Person <u>IDEN I. TREVINO</u>
<b>Surveyor</b>	Name <u>HOMERO LUIS GUITERREZ</u> Phone <u>(956) - 369 - 0988</u>
	Address <u>P.O. BOX 548</u> E-mail <u>    </u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78505</u>

**RECEIVED**  
 FEB 13 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](mailto:subdivisions@mcallen.net)

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

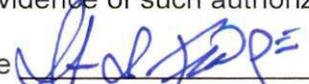
### PLAT TO SHOW:

- 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](mailto: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 02/13/2024

Print Name Idemir Trevino, PE

Owner  Authorized Agent

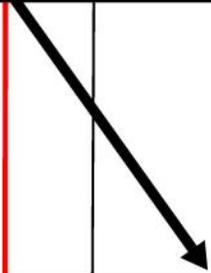
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



9A

10

LOCATION



**PROPOSED 3V'S  
SUBDIVISION**

28

27

26

TA

1

2

3

N TAYLOR RD

34

33

32

31

30

**TAYLOR H**

SYCAMORE AVE

1

2

3

4

5

6

7

COMMON  
AREA "A"

**QUIN**

1

2

3

4

5

6

7

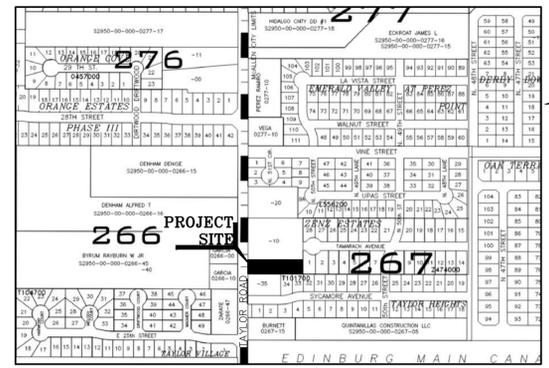
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9

10

11





**VICINITY MAP**  
 1 INCH = 500 FEET  
 A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS

**METES AND BOUNDS**  
 A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED ON JULY 02, 2019 (DOCUMENT NO. 3027701), OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED EAST OF TAYLOR ROAD, APPROXIMATELY 1,900 FEET NORTH OF GRIFFIN ROAD (HIGHWAY FM 495), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT ORIGINAL EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TAYLOR ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 267; THENCE, S 81 DEGREES 41 MINUTES 00 SECONDS W, WITH THE SAID TAYLOR ROAD ORIGINAL EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID LOT 267; A DISTANCE OF 659.06 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF LOT 2, SILVER VALLEY SUBDIVISION (INSTRUMENT NO. 3344603, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID 0.669-OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 0.669-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 21 MINUTES 33 SECONDS E, WITH THE APPARENT ORIGINAL SOUTH LOT LINE OF SAID SILVER VALLEY SUBDIVISION AND THE NORTH LOT LINE OF SAID 0.669-OF AN ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, CONTINUING ALONG AN EXISTING MORTAR BLOCK FENCE VARYING FROM 1.99 FEET TO 2.29 FEET TO THE LEFT OF AND WITH THE NORTH LOT LINE OF SAID ZENZ ESTATES SUBDIVISION (VOLUME 54, PAGE 96, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 2, SILVER VALLEY SUBDIVISION AND THE NORTHEAST CORNER OF SAID 0.669-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEGREES 41 MINUTES 00 SECONDS W, PARALLEL TO THE SAID LOT 267 WEST LOT LINE, AND WITH THE SAID ZENZ ESTATES SUBDIVISION WEST LOT LINE AND THE APPARENT EAST LOT LINE OF SAID 0.669-OF AN ACRE TRACT, A DISTANCE OF 81.21 FEET (80.97 FEET RECORDED) TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON THE APPARENT NORTH LOT LINE OF SOUTHEAST CORNER OF SAID 0.669-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 19 MINUTES 00 SECONDS W, PARALLEL TO THE SAID LOT 267 NORTH LOT LINE, AND WITH THE SAID TAYLOR HEIGHTS SUBDIVISION NORTH LOT LINE FOLLOWED WITH THE APPARENT NORTH LOT LINE OF A 0.65-OF AN ACRE TRACT OF LAND VESTED IN NORMA LINDA SALINAS (DOCUMENT NO. 450259, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 330.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID TAYLOR ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 360.00 FEET TO A POINT ON THE SAID LOT 267 WEST LOT LINE FOR THE APPARENT NORTHWEST CORNER OF SAID 0.65-OF AN ACRE TRACT VESTED IN NORMA LINDA SALINAS AND THE SOUTHWEST CORNER OF SAID 0.669-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08 DEGREES 41 MINUTES 00 SECONDS E, WITH THE SAID LOT 267 WEST LOT LINE AND OF SAID 0.669-OF AN ACRE TRACT, A DISTANCE OF 80.97 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 0.669-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.669 OF AN ACRE, OF WHICH 0.056-OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT, FOR A NET OF 0.613 OF AN ACRE OF LAND, MORE OR LESS.



SCALE: 1"=30'  
**LEGEND**  
 ○ FOUND IRON ROD  
 ● 1/2" IRON ROD

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

RAUL SESIN, P.E., CFM  
 GENERAL MANAGER  
 HIDALGO COUNTY DRAINAGE DISTRICT No.1

**UNITED IRRIGATION DISTRICT**  
 THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
 PRESIDENT SECRETARY

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

\_\_\_\_\_  
 MAYOR, CITY OF McALLEN DATE CITY SECRETARY DATE

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

\_\_\_\_\_  
 CHAIRMAN, PLANNING COMMISSION DATE

**STATE OF TEXAS COUNTY OF HIDALGO**  
 I, HOMERO LUIS GUTIERREZ, 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 LUIS GUTIERREZ RPLS NO. 2791 DATE

**STATE OF TEXAS COUNTY OF HIDALGO**  
 I, THE UNDERSIGNED, IDEN I. TREVINO, 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.



IDEN I. TREVINO, PE NO. 92036 DATE



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

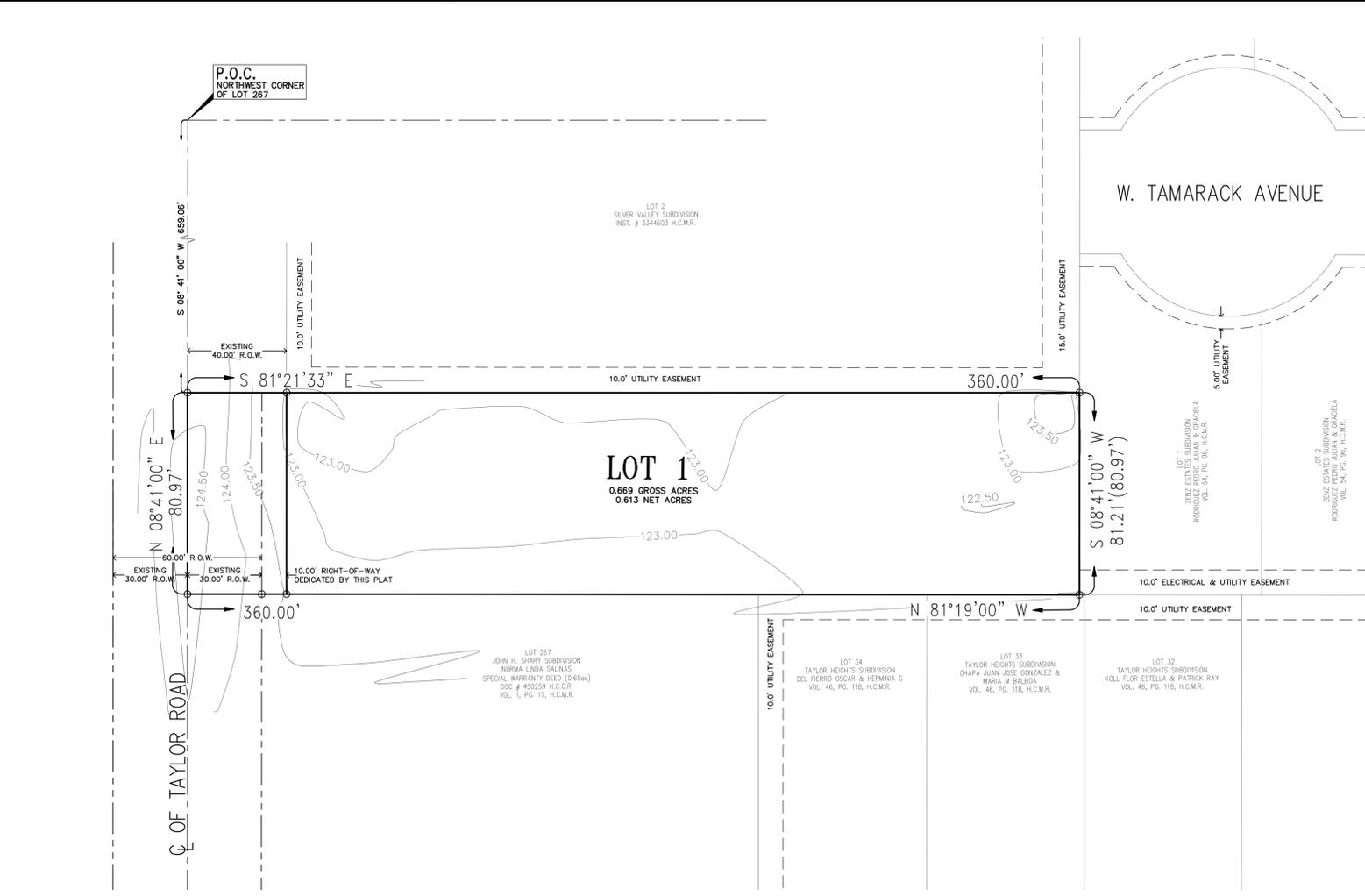
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF MAP RECORDS OF HIDALGO COUNTY TEXAS  
 BY: \_\_\_\_\_ DEPUTY

**3V'S SUBDIVISION**

A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: JANUARY 21, 2026

**TREVINO ENGINEERING**  
 FIRM No. F-7906  
 TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160  
 ident@trevinoengineering.com Mission, Texas 78572



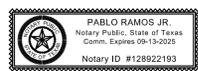
- GENERAL NOTES**
- THE SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0400 C MAP REVISED NOVEMBER 16, 1982
  - BENCHMARK = CITY OF McALLEN MC 69, ELEVATION: 123.59' DESCRIPTION: 30" ALUM. PIPE AT THE NE CORNER OF THE INTERSECTION OF FM 495 & TAYLOR ROAD.
  - MINIMUM BUILDING SETBACKS  
 FRONT: 25.00 FEET OR GREATER FOR EASEMENT WHICHEVER IS GREATER.  
 SIDE: 6.00 FEET OR GREATER FOR EASEMENT WHICHEVER IS GREATER.  
 REAR: 10.00 FEET OR GREATER FOR EASEMENT WHICHEVER IS GREATER.  
 GARAGE: 18.00 FEET OR GREATER FOR EASEMENT WHICHEVER IS GREATER.
  - A TOTAL OF 0.0354 ACRE FEET (1,543 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION.
  - ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
  - ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
  - A 5 FT WIDE SIDEWALK IS REQUIRED ALONG TAYLOR ROAD.
  - ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
  - 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 UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
  - 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES
  - 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES
  - COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.

**STATE OF TEXAS COUNTY OF HIDALGO**  
 I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **3V'S SUBDIVISION**, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

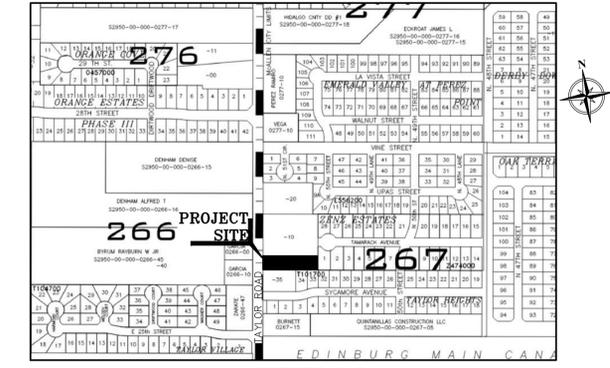
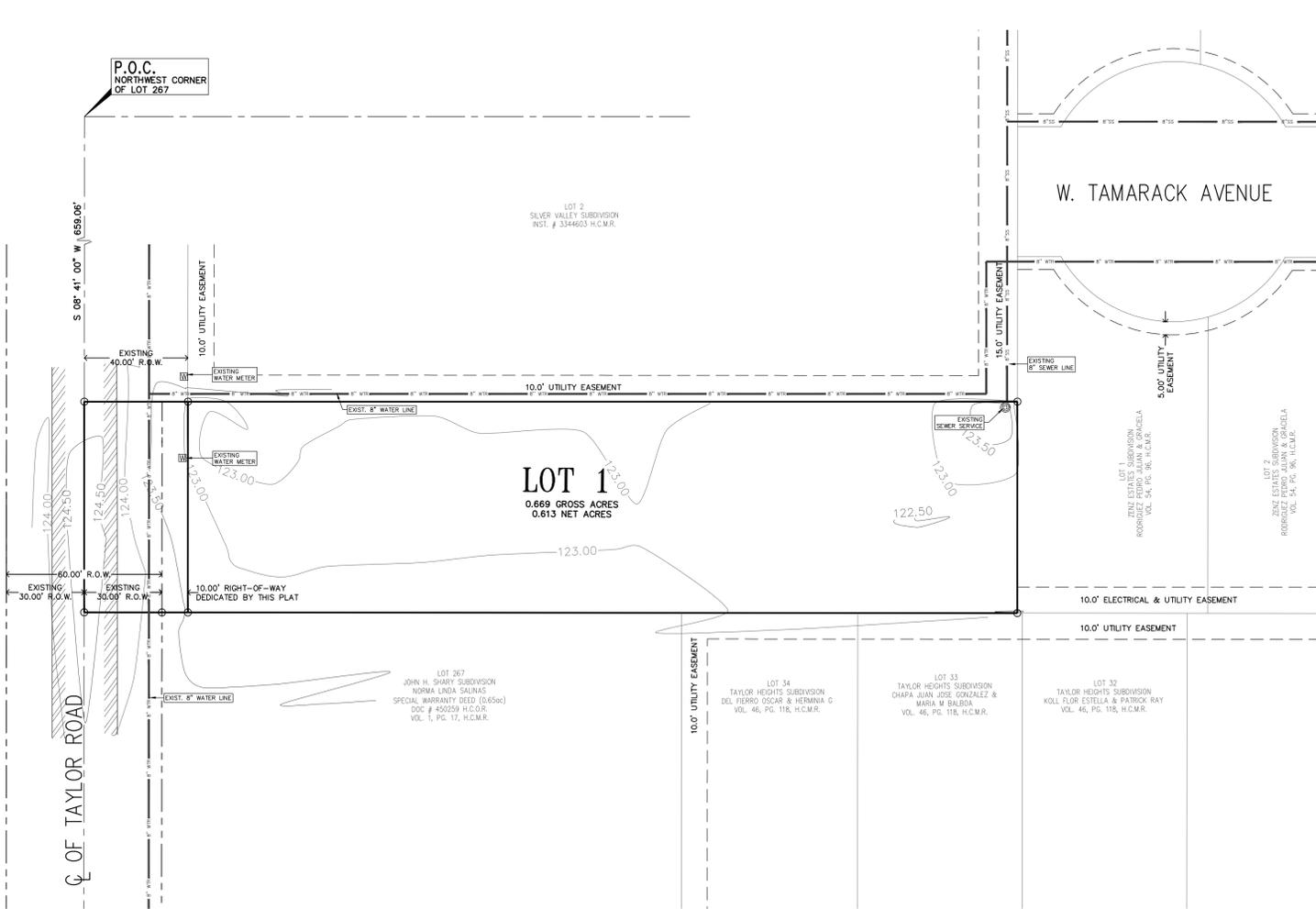
OWNER: ERIK ARMANDO VILLARREAL NELSON DATE  
 OWNER: VICTORIA LERMA BORES DATE  
 OWNER: SCOTT R. VALBY DATE

**STATE OF TEXAS COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ERIK ARMANDO VILLARREAL NELSON, VICTORIA LERMA BORES AND SCOTT R. VALBY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES ON : \_\_\_\_\_

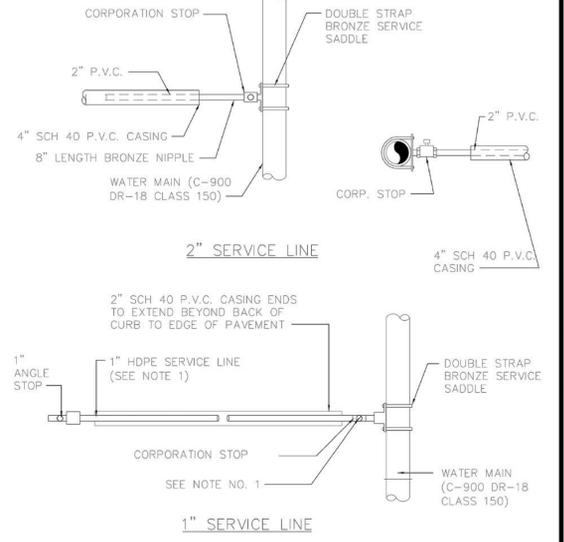


PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE
OWNER: ERIK A. VILLARREAL NELSON	1920 N TAYLOR RD	McALLEN, TEXAS 78501	
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

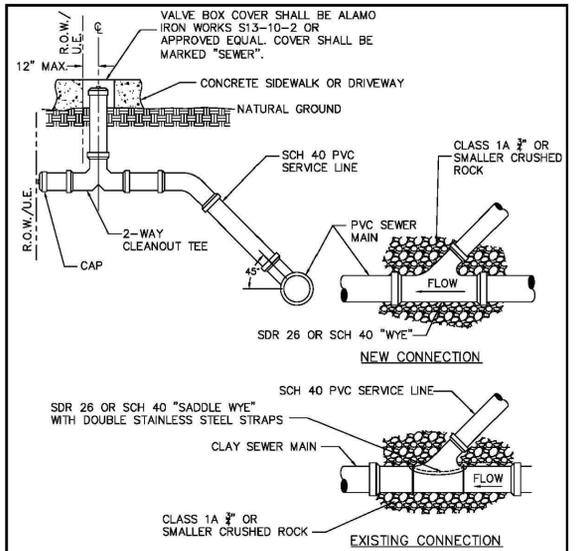


**VICINITY MAP**  
 1 INCH = 500 FEET  
 A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS

- NOTES:**
- SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE. 1" SERVICE LINES SHALL BE SDR-9, HDPE, ASTM D-2737
  - 2" SERVICES REQUIRE BOTH CORP. STOP AND CAST IRON VALVE.
  - ONE SERVICE REQUIRED FOR EACH LOT.
  - 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
  - A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



UPDATED: 03/17/21  
**TYPICAL WATER SERVICE CONNECTION**  
 McALLEN PUBLIC UTILITY W12



- NOTES**
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
  - SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
  - SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
  - INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
  - MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
  - TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.

**STANDARD SANITARY SEWER SERVICE CONNECTION**  
 McALLEN PUBLIC UTILITY S4

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVIÑO, 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.

IDEN I. TREVIÑO, PE NO. 92036 DATE \_\_\_\_\_

## 3V'S SUBDIVISION

A 0.669-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 2.45-ACRES OF THE SOUTH 9.81-ACRES, OF THE NORTH 22.42-ACRES, OF THE LOT 267, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS

**PRINCIPAL CONTACTS:**

	ADDRESS	CITY & ZIP	PHONE
OWNER:	ERIK A. VILLARREAL NELSON 1920 N TAYLOR RD	McALLEN, TEXAS 78501	
ENGINEER:	IDEN I. TREVIÑO, P.E. 2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: JANUARY 21, 2026

**TREVIÑO ENGINEERING**  
 FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160  
 iden@trevinoengineering.com Mission, Texas 78572



**LOCATION**

**PROPOSED 3V'S  
SUBDIVISION**

N TAYLOR RD

SYCAMORE AVE

COMMON  
AREA "A"

9A

10

28

27

26

1

2

3

34

33

32

31

30

TAYLOR H

1

2

3

4

5

6

7

QUIN

1

2

3

4

5

6

7

8

9

10

11



Reviewed On: 2/27/2026

<b>SUBDIVISION NAME: 3V'S SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
N. Taylor Rd: 40 ft. from centerline for a total of 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: Both sides - Rename Taylor Road to "N. Taylor Road" on the plat -Label total R.O.W. after accounting for dedication. -clarify existing 40ft. ROW above north boundary line. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	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
<b>ALLEYS</b>	
ROW _____ Paving _____ -If proposing to change zoning, requirements on alley will be established prior to final *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	
<p>* Front: 25ft. or greater for easement or in line with existing structures whichever is greater applies.                      - Revise Plat note 3, Front - shall reflect as shown above prior to final                      -If proposing to change zoning, requirements on alley will be established prior to final                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear 10ft for greater for easements whichever greater applies                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: 6 ft. or greater for easements whichever greater applies                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Not a corner lot                      **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.                      --Revise Plat Note #3, Garage- to reflect this requirement as shown above. prior to final                      **Zoning Ordinance: Section 138-356</p>	Non-compliance
<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. Taylor Rd.                      -Revise Plat Note #7 to reflect this requirement as shown 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 _____                      **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>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<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

**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><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets N. Taylor Road                  **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><b>ZONING/CUP</b></p>	
<p>* Existing: R-1 Proposed: R-1                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  -If rezoned, new requirements will be established</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	<p>Required</p>
<p>* Pending review by the City Managers Office</p>	<p>Applied</p>
<p><b>TRAFFIC</b></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><b>COMMENTS</b></p>	
<p>Comments:                   -Any abandonments must be done by separate process and not by plat.                  -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>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	<p>Applied</p>

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

SUB 2026-0025

# City of McAllen Planning Department

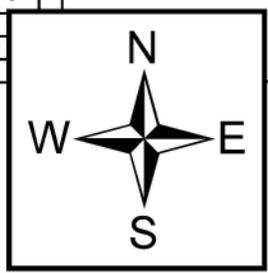
311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>CASCADA AT CHAMPION LAKES SUBDIVISION</u> Legal Description <u>BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.</u>
	Location <u>AGUSTA ST. &amp; 29 TH, MCALLEN, TX, 78503</u>
	City Address or Block Number <u>3300 Aguirre Ave</u>
	Total No. of Lots <u>159</u> Total Dwelling Units <u>159</u> Gross Acres _____ Net Acres <u>38.19</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres)/ <input type="checkbox"/> Residential ( <u>159</u> Lots) Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No
	Existing Zoning <u>A-O</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Agricultural &amp; Open Space</u> Proposed Land Use <u>Single-Family Resident</u>
	Irrigation District # <u>HCWID#3</u> 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 # <u>215627</u>
Estimated Rollback Tax Due <u>2,420.05</u> Tax Dept. Review <u>MK 2/13/26</u>	
Owner	Name <u>Villa de Santiago, LLC.</u> Phone _____
	Address <u>500 Frio St.</u> E-mail _____
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>
Developer	Name <u>Villa de Santiago, LLC.</u> Phone _____
	Address <u>500 Frio St.</u> E-mail _____
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>
	Contact Person <u>Leobardo Trevino</u>
Engineer	Name <u>Victor H. Trevino</u> Phone <u>(956) 424-3335</u>
	Address <u>900. S. Stewart Rd. Ste 13</u> E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>
	Contact Person _____
Surveyor	Name <u>Victor H. Trevino</u> Phone <u>956) 424-3335</u>
	Address <u>900. S. Stewart Rd. Ste 13</u> E-mail <u>victor@southtexasig.com</u>
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>
	_____

FEB 19 2026

BY: ay

CHAMPION VIEW GOLF COURSE



**LOCATION**

190

191

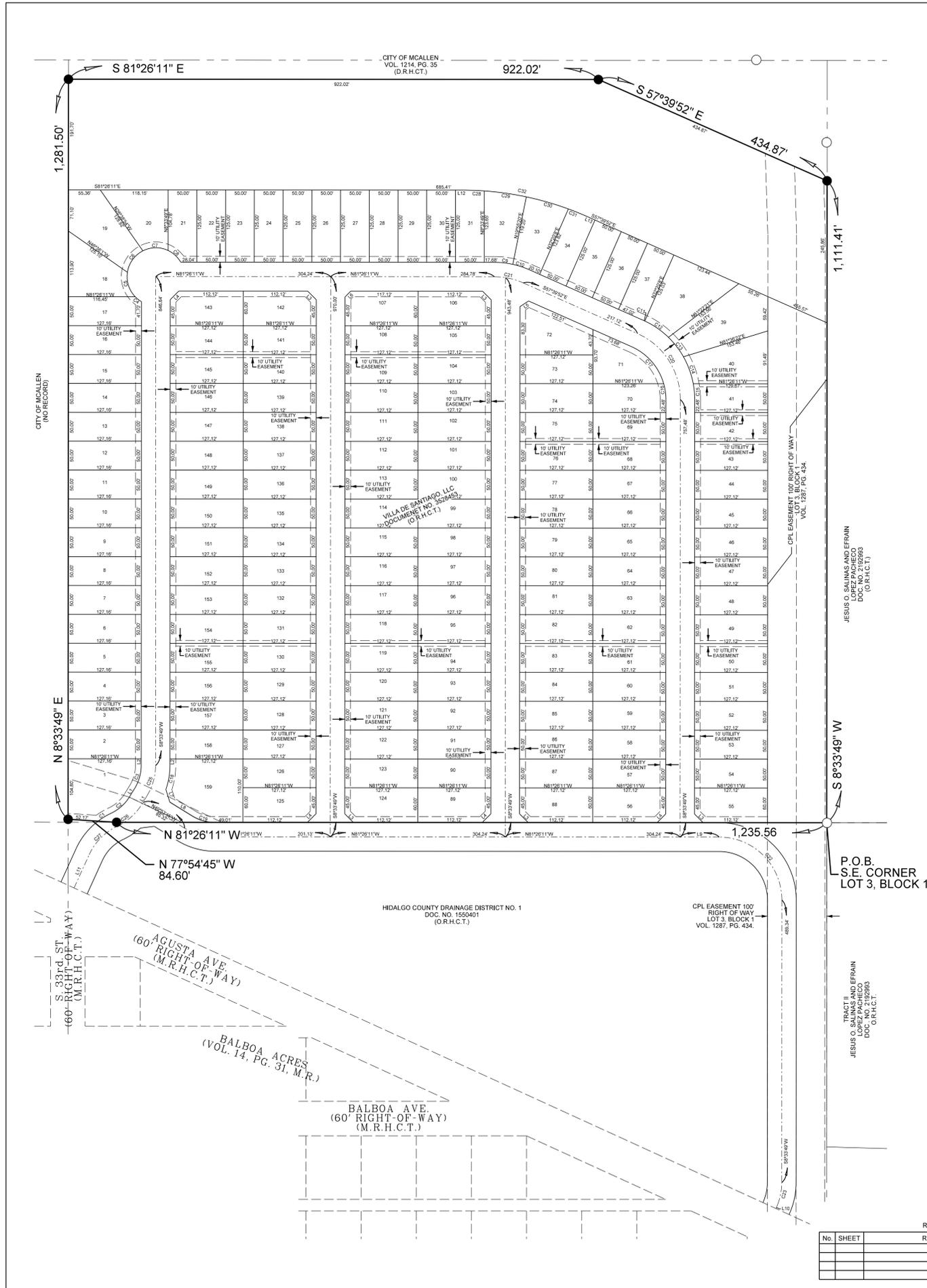
**PROPOSED  
CASCADA AT  
CHAMPION  
LAKES  
SUBDIVISION**

4

2

CHAMPION COMPANY





\*\*\*\*\*  
HIDALGO COUNTY  
\*\*\*\*\*

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF CASCADA AT CHAMPION LAKES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:  
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

\*\*\*\*\*  
CITY OF MCALEN  
\*\*\*\*\*

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALEN 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: \_\_\_\_\_

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALEN

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

MAYOR, CITY OF MCALEN \_\_\_\_\_

DATE: \_\_\_\_\_

\*\*\*\*\*  
OWNER ACKNOWLEDGMENT  
\*\*\*\*\*

THE UNDERSIGNED OWNER(S) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS CASCADA AT CHAMPION LAKES SUBDIVISION TO THE CITY OF MCALEN, TEXAS, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL MAINTAIN ALL MEDIAN ISLANDS SHOWN ON THE PLAT, IF ANY, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALMVIEW, TEXAS FROM ANY LIABILITY ARISING FROM THE EXISTENCE OF SAID MEDIAN ISLAND.

JPO ENTERPRISES, INC.  
SAILU ORTEGA (MEMBER)  
P.O. BOX 2127  
ELSA, TEXAS 78543

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAILU ORTEGA, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

\*\*\*\*\*  
ENGINEER & SURVEYOR CERTIFICATE  
\*\*\*\*\*

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

VICTOR H. TREVIÑO, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6968



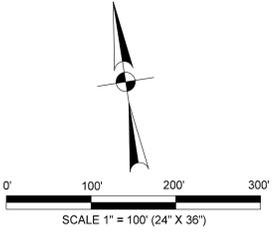
STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

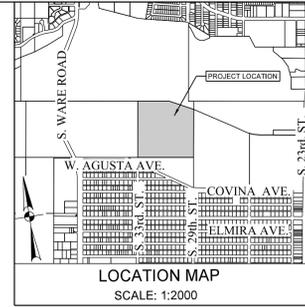


O E BRAND JR., PRESIDENT \_\_\_\_\_ MARK FREELAND, SECRETARY \_\_\_\_\_



**LEGEND:**

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR."	●
FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR.", UNLESS OTHERWISE NOTED	○
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	O.R.H.C.T.
MAP RECORDS HIDALGO COUNTY TEXAS	M.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	D.R.H.C.T.
RIGHT-OF-WAY	R.O.W.
HIDALGO COUNTY DRAINAGE DISTRICT	H.C.D.D.
UTILITY EASEMENT	U.E.



\*\*\*\*\*  
GENERAL NOTES  
\*\*\*\*\*

- FLOOD ZONE STATEMENT: FLOOD ZONE: THE PROPERTY SHOWN HEREON LIES IN ZONE "C". ZONE "C" IS AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 460334 (400) G, MAP REVISED: NOVEMBER 16, 1982.
- SETBACK LINES TO BE AS PER CITY OF MCALEN ZONING ORDINANCE:  
FRONT: 20 FT. OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.  
REAR: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.  
SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.  
GARAGE: 18 FT. OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES.  
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- CITY OF MCALEN BENCHMARK: "MC 54" FROM THE CITY OF MCALEN G.P.S. REFERENCE MARKS LIST PREPARED BY GUCK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = +117.01 FEET (NAVD88). BM+1 (SPIKE ON POWER POLE) ELEV=139.27
- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALEN.
- 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 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 VIOLATORS 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 489 CFT OR 0.01 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH THE GREEN AREAS OF THE PROPOSED LOTS.
11. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 6TH STREET & EBONY STREET.
12. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONEUSES.
13. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONEUSES
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALEN.

\*\*\*\*\*  
METES AND BOUNDS  
\*\*\*\*\*

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT THREE (3), BLOCK ONE (1), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 637916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, PASS AT 1078.51 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,235.56 FEET TO A POINT ON THE CALLED "NORTH LINE OF LEVEE" AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 86 DEGREES 28 MINUTES 34 SECONDS WEST, 84.60 FEET CONTINUING ALONG SAID "NORTH LINE OF LEVEE" AS DESCRIBED IN SAID WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 1, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, PASS AT 104.60 FEET A SET ONE-HALF INCH IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,281.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE EAST 922.02 FEET ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 66 DEGREES 13 MINUTES 43 SECONDS EAST 434.92 FEET CONTINUING ALONG SAID NORTH LINE OF TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 637, PAGE 245, DEED RECORDS, HIDALGO COUNTY, TEXAS, WITHIN SAID DRAINAGE DITCH TO A POINT ON THE EAST LINE OF SAID LOT 3, BLOCK 1, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH ALONG SAID EAST LINE OF LOT 3, BLOCK 1, PASS AT 162.09 FEET A SET ONE-HALF IRON ROD AND CONTINUING FOR A TOTAL DISTANCE OF 1,111.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.19 ACRES OF LAND, MORE OR LESS.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_

\*\*\*\*\*  
HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3  
\*\*\*\*\*

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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

O E BRAND JR., PRESIDENT \_\_\_\_\_ MARK FREELAND, SECRETARY \_\_\_\_\_



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

ON \_\_\_\_\_ AT \_\_\_\_\_ AMPM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**SUBDIVISION PLAT**  
**CASCADA AT CHAMPION LAKES**  
**SUBDIVISION**

BEING A 38.19 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 1, RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W", PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
800 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH. (956) 424-3335  
FAX. (956) 424-3132  
TPOE REG. # 15000

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VILLA DE SANTIAGO, LLC.	500 FRIO ST.	MISSION, TEXAS 78572	(956)	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132



Reviewed On: 2/26/2026

<b>SUBDIVISION NAME: CASCADA AT CHAMPION LAKES</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>All interior streets: 50 ft. - 60 ft. Total ROW                      Paving: 32 ft. - 42 ft. Curb &amp; gutter: Both Sides                      -Plat does not identify existing or proposed ROW. All existing and proposed ROW widths must be clearly labeled on the plat.                      -The subject property will require rezoning. Right-of-way dedication and paving requirements will be determined based on the approved zoning district.                      - Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification.                      -Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination.                      -The areas located south of Lot 55, south of Lots 32 and 33, and west of Lots 39 and 40 will be subject to further review to determine if knuckles are required, and revisions may be necessary to ensure compliance.                      -Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review.                      -- Show existing R.O.W. and Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required.                      - Need to Label the Centerline &amp; Total R.O.W. after accounting for dedication.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>N/S Collector Street: 50 ft. from centerline for a total of 100 ft. ROW                      Paving: 65 ft. Curb &amp; gutter: Both sides                      -The subject property is located along a designated North/South Collector Street per the City's Future Thoroughfare Plan (S. 29th Street).                      -Plat must reflect the required 100-foot total right-of-way (50 feet from centerline) consistent with the Future Thoroughfare Plan designation. Provide ROW dedication as required.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Outside Street: 50 ft. - 60 ft. total ROW                      Paving: 32 ft. - 42 ft. Curb &amp; gutter; Both Sides                      -Plat does not identify existing or proposed right-of-way (ROW). All existing and proposed ROW widths must be clearly labeled on the plat.                      -Plat must reflect the appropriate ROW dedication and paving width consistent with the approved zoning classification.                      -The proposed connection between the exterior street and the interior street along the west side of the subdivision entrance is subject to design review. Plat shall clearly depict right-of-way configuration, alignment. Revisions may be required to ensure compliance with applicable subdivision standards.                       **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 &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length                  -Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less.                  -Plat must reflect the appropriate block length consistent with the approved zoning classification.                  **Subdivision Ordinance: UDC 5.3.6</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3 Zone Districts _____                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac _____                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  -Review is being conducted prior to rezoning approval. Additional comments and revised requirements may be issued upon final zoning determination.                  *Alley/service drive easement required for commercial properties/multifamily                  **Subdivision Ordinance: Section 134-106</p>	<p>TBD</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 20 ft. or greater for easements whichever is greater applies                  -Will be established and finalized once rezoning is complete.                  -Wording for note will be finalized prior to final.                  **Zoning Ordinance: UDC 2.2.2-1</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater easements which ever greater applies                  -Will be established and finalized once rezoning is complete.                  -Wording for note will be finalized prior to final.                  **Zoning Ordinance: UDC 2.2.2-1</p>	<p>Non-compliance</p>
<p>* Sides: 5 ft. or greater for easements whichever greater applies                  -Will be established and finalized once rezoning is complete.                  -Wording for note will be finalized prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner:10 ft. or greater for easements whichever greater applies                  -Will be established and finalized once rezoning is complete.                  -Wording for note will be finalized prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  -Will be established and finalized once rezoning is complete.                  -Wording for note will be finalized prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	<p>Applied</p>

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

<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on both sides of all interior streets and also required on both sides of street within Hidalgo County Drainage District #1 connecting to Augusta Ave.                      -Revise plat note as shown above                      **May increase to 5 ft. as per Engineering Department                      **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses: Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW.                      **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Others as may be required prior to final along street in Hidalgo County Drainage District #1 ROW.                      **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Applied</p>
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along the east/west street located on the south boundary within Hidalgo County Drainage District #1 of the subdivision. This restriction applies to Lots 125, 124, 89, 88, 56, and 55. --Plat shall clearly reflect access restrictions in these areas as required.                      -Wording for plat note will finalized prior to final.                      **Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>NA</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</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.                      -The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify.                      **Section 110-72 applies if private subdivision is proposed.                      **Landscaping Ordinance: Section 110-72                      **Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                      -The proposed subdivision shall be designated as either a public or private subdivision. Applicant shall clarify designation, as the submitted application does not specify.                      **Section 110-72 applies if private subdivision is proposed.                      **Landscaping Ordinance: Section 110-72                      **Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p>

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

<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>-Will subdivision be public or private</li> <li>-Provide document number and access agreement with Hidalgo County Drainage District #1 for staff review.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>-Provide curb table details to verify lot width and lot areas to assure compliance.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: AO      Proposed: R-1</li> <li>-Any rezoning requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>-Any rezoning requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</li> <li>-Application indicating proposed use as R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>	Non-compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>-Based on information submitted on application, Land dedication is as follows; 5x159 dwelling units X 3.18/1,000= 2.5281 Acres</li> <li>--Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>-\$700X159 Dwelling Units = \$111,300 to be paid in lieu of land dedication prior to recording.</li> <li>--Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the City Managers Office.</li> <li>--Based on submitted application and plat, 159 dwelling units/lots are proposed. As per Parks Department, park land dedication of 2.5281 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, (\$111,300) a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.</li> </ul>	Required
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>-ROW may need to increase based on study</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>-ROW may need to increase based on study</li> </ul>	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- The ownership information reflected on the application does not match the information shown in the owner’s signature block on the plat. Revise and clarify to ensure consistency between the application and the owner’s signature block.</li> <li>- Owners signature block shall reflect City of McAllen as well as if subdivision is public or private as per section 134-61.</li> <li>- Plat submitted shows signatures for Health Manager, County Judge, County Clerk, but property is not in the ETJ. Please clarify prior to final.</li> <li>- Location map shall be legible and clearly identify surrounding street names and legal descriptions of adjacent subdivisions.</li> <li>- An area located along the north boundary of the subdivision, above Lots 19 through 39, is not identified or labeled. Revise plat to clearly identify and label this tract including intended use.</li> <li>- The tract located along the north boundary above Lots 19 through 39 does not appear to front a public street. Revise plat to demonstrate compliant public street frontage or provide clarification and justification for review.</li> <li>- Plat Note #5 references a 24-foot private service drive easement however, the easement is not shown on the plat. Revise plat to reflect the easement location consistent with the note or amend the note accordingly.</li> <li>-Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</li> </ul> <p>*Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.                      *Must comply with City’s Access Management Policy.</p>	<p>Non-compliance</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	<p>Applied</p>

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



CHAMPION LAKES GOLF COURSE

**LOCATION**

190

191

**PROPOSED  
CASCADE AT  
CHAMPION  
LAKES  
SUBDIVISION**

CHAMPION COMPANY



BALBOA ACRES SUBDIVISION



SUB 2026-0029

# Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

## SUBDIVISION PLAT REVIEW APPLICATION

<b>Project Information</b>	Subdivision Name <u>IMPERIO ESTATES PHASE II SUBDIVISION</u>	
	Legal Description <u>BEING 8.86 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION &amp; 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</u>	
	Location <u>LOCATED SOUTH EAST OF INTERSECTION OF N. 29TH ST AND INCARNATE WORD</u>	
	City Address or Block Number <u>8600 N 29TH ST, MCALLEN, TX</u>	
	Total No. of Lots <u>37</u> Total Dwelling Units _____ Gross Acres <u>8.86</u> Net Acres <u>8.63</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>38</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>A-O</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>2/9/2026</u>	
	Existing Land Use <u>AGRICULTURAL &amp; OPEN SPACE</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u>	
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>PROPERTY ID: 210510</u>		
Estimated Rollback Tax Due <u>3,028.97</u> Tax Dept. Review <u>McIntire 2/10/26</u>		
<b>Owner</b>	Name <u>HOLLYWOOD DEVELOPMENT &amp; CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u>	
	Address <u>4120 N. 12TH ST., APT.9</u> E-mail <u>JVALDEZ1980@YAHOO.COM</u>	
	City <u>MCALLEN</u> State _____ Zip <u>78504</u>	
<b>Developer</b>	Name <u>HOLLYWOOD DEVELOPMENT &amp; CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u>	
	Address <u>4120 N. 12TH ST., APT.9</u> E-mail <u>JVALDEZ1980@YAHOO.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>JORGE VALDEZ</u>	
<b>Engineer</b>	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956)380-5152</u>	
	Address <u>921 S 10th Ave</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 P.E., R.P.L.S</u>	
<b>Surveyor</b>	Name <u>RIO DELTA ENGINEERING</u> Phone <u>9563805152</u>	
	Address <u>921 S 10th Ave</u> E-mail <u>EDINBURG@RIODELTAENGINEERING.COM</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

\*Submit documents to [subdivisions@mcallen.net](mailto:subdivisions@mcallen.net)

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

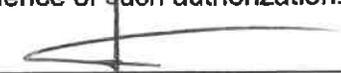
### **PLAT TO SHOW:**

- 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](mailto:subdivisions@mcallen.net)

Owner(s) Signature(s)

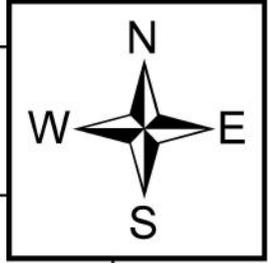
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 2/13/2026

Print Name Ivan Garcia

Owner  Authorized Agent

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



**LOCATION**

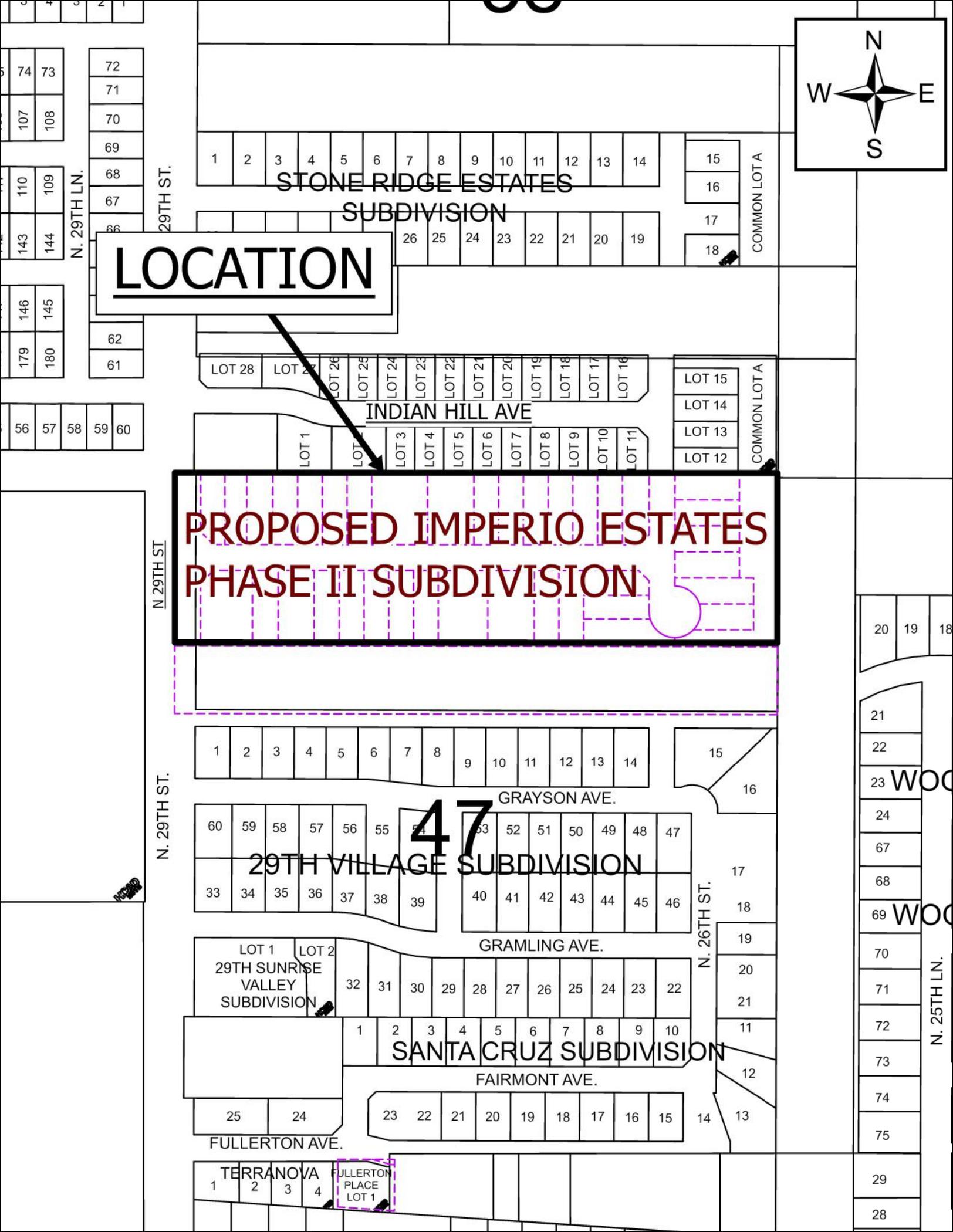
**STONE RIDGE ESTATES  
SUBDIVISION**

**PROPOSED IMPERIO ESTATES  
PHASE II SUBDIVISION**

**47  
29TH VILLAGE SUBDIVISION**

**SANTA CRUZ SUBDIVISION**

**TERRANOVA  
FULLERTON PLACE  
LOT 1**



# IMPERIO ESTATES PHASE II SUBDIVISION

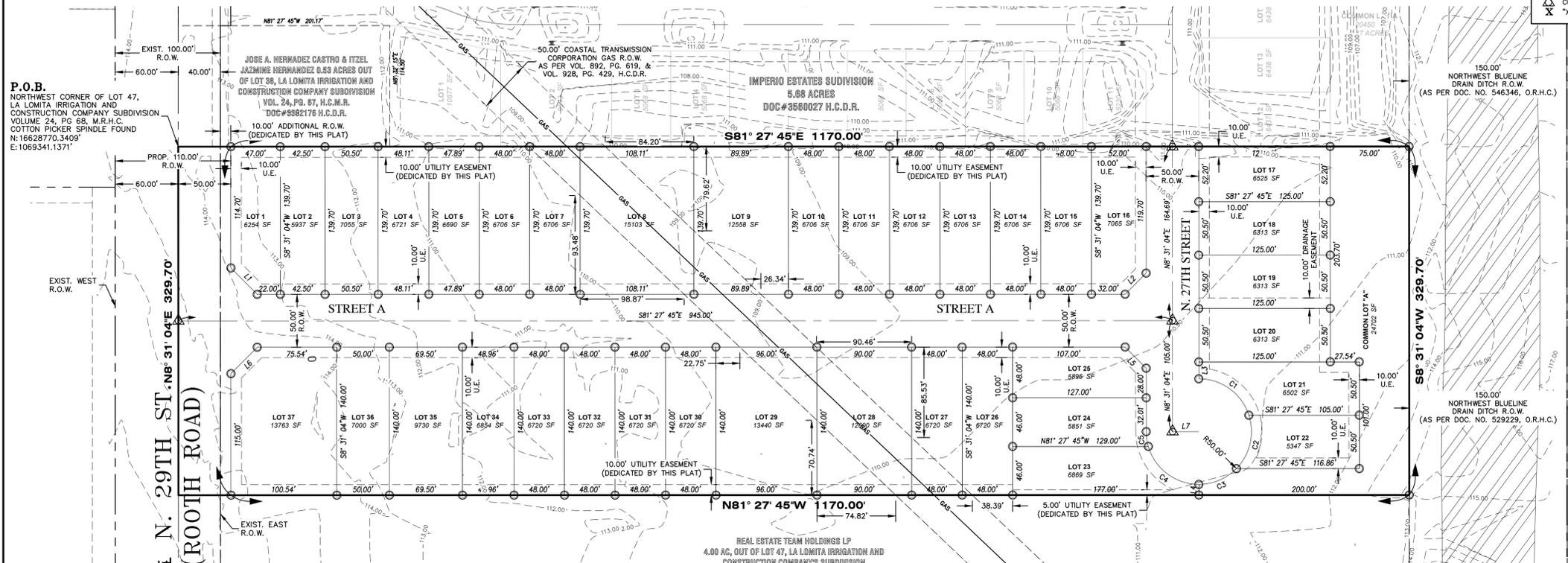
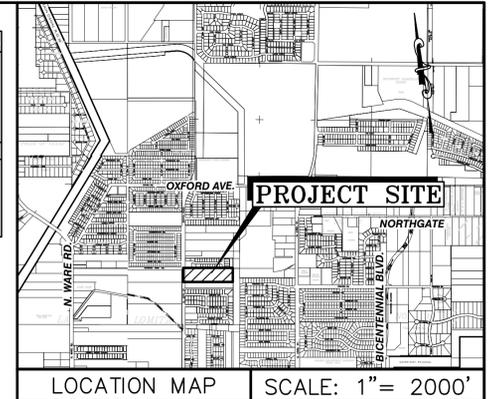
BEING A 8.86 ACRES TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS

**ABBREVIATION LEGEND**

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

**LEGEND**

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



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

### GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "X" (SHADED) WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D MAP REVISED JUNE 8, 2000.
- ZONE "X" (SHADED) - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D MAP REVISED: JUNE 8, 2000.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88) OR 15" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 20 FT. OR GREATER FOR EASEMENTS.  
REAR: 10 FT. OR GREATER FOR EASEMENTS.  
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 37,372 OF OR 0.862 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF McALLEN TO HAVE A 15'x15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. 29TH STREET (ROOTH ROAD) AND BOTH SIDES OF ALL INTERIOR STREETS.
- CITY OF McALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD AND OXFORD AVENUE. NORTHING=16630298.33742 EASTING= 1072459.20303 ELEV.= 111.59 MADD83 - NAVD 88.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG N. 29TH STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- COMMON AREAS, PRIVATE STREETS/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N.29TH STREET (ROOTH ROAD).
- A 25' x 25' SIGHT OBSTRUCTION REQUIRED AT ALL STREET INTERSECTION.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR IMPERIO ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_ IN HIDALGO COUNTY, TEXAS DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, IMPERIO ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE IMPERIO ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARE OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE IMPERIO ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS DESCRIPTION:

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

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

THENCE S 81°27'45" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 47, TO A POINT ON THE WEST LINE OF A CALLED 150.00 FEET NORTHWEST BLUELINE DRAIN DITCH RIGHT-OF-WAY AS PER DOC. #529229, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 40.20 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 OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 329.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°27'45" E ALONG 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).

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.81	50.00	71.97	S45° 29' 48"E	58.76
C2	54.53	50.00	62.49	S21° 44' 01"W	51.87
C3	39.74	50.00	45.54	S75° 44' 53"W	38.70
C4	64.36	50.00	73.75	N44° 36' 27"W	60.01
C5	14.18	50.00	16.25	N0° 23' 32"E	14.13

**Parcel Line Table**

Line #	Length	Direction
L1	35.36	S36° 28' 20"E
L2	28.28	N53° 31' 40"E
L3	15.99	S8° 31' 04"W
L4	10.01	N8° 31' 04"E
L5	28.29	N36° 28' 20"W
L6	35.35	S53° 31' 40"W
L7	25.00	S81° 28' 56"E

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

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

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**  
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE FOLLOWING:  
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITEN.

**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.

**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.

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

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

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE VALDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

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

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.

**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.

**PRINCIPAL CONTACTS:**

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

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

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



**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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON FEBRUARY 9, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

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

PROJECT: \_\_\_\_\_  
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: EP/FG/SC  
SCALE: 1"=60'  
DATE: FEBRUARY 9, 2026  
PROJECT: SUB 25 048  
REVISIONS: \_\_\_\_\_  
PAGE NO: **1-OF-1**

Y: RIDE SUBDIVISIONS 2025\mb\_25\_038 - JORGE - 29TH STREET\DWG\PHASE II\SUB 25\_048\_SHT 2\_PLAT SHEET.dwg JOEY 2/12/2026 3:58 PM



Reviewed On: 2/27/2026

**SUBDIVISION NAME: IMPERIO ESTATES PHASE II SUBDIVISION**

**REQUIREMENTS**

**STREETS AND RIGHT-OF-WAYS**

<p>N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. Total ROW Paving: 65 ft. Curb &amp; gutter: both sides                  Revisions Needed:                  - Remove the word "Prop" for the R.O.W. dedication, instead add as "Total"                  - Need to provide R.O.W. recorded Docs. for staff review prior to final.                  - Need to provide an Area Map (Exhibit) to verify for street alignments/offsets.                  - Clearly label Centerline prior to final.                  **Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document.                  ***Subdivision Ordinance: Section 134-105                  ***Monies must be escrowed if improvements are required prior to recording.                  ***City of McAllen Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>N. 27th Street: 50 ft. R.O.W.                  Paving: 32 ft. Curb &amp; gutter: both sides                  Revisions Needed:                  - Subdivision layout must provide for street extension and must match existing R.O.W. and Pavement to the North and South, please review and revise accordingly prior to final. Should an alternate layout be proposed, need to submit a variance.                  - Temporary barricades required on the North and South side until such streets are extended as properties develop.                  - Street must align with existing N. 27th Street alignment (without offset), as per Engineering &amp; Traffic Department requirements, finalize prior to final.                  **Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.                  ***Subdivision Ordinance: Section 134-105                  ***Monies must be escrowed if improvements are required prior to recording.                  ***City of McAllen Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Interior Streets: Dedication as required for 50 ft. total ROW                  Paving: 32 ft. Curb &amp; gutter: both sides                  - Street names will be finalized, prior to final.                  - Provide Secondary access to the Development.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>_____                  Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>_____                  Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>

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

<p>* 1,200 ft. Block Length                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Block Length                  - Block Length requirement will be finalized once the zoning is finalized.                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  **Subdivision Ordinance: Section 134-118"</p>	TBD
	NA
	TBD
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial &amp; multifamily properties                  **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  - Proposing: 20 ft. or Greater for Easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Rear: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  - Proposing: 10 ft. or Greater for Easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Sides: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  - Proposing: 5 ft. or Greater for Easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Corner: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  - Proposing: 10 ft. or Greater for Easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies                  - The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.                  - Proposing: 18 ft. or Greater for Easements.                  **Zoning Ordinance: Section 138-356</p>	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets **Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street **Landscaping Ordinance: Section 110-46	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
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along N.29th Street (Rooth Road). **City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
** Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Revise Plat note #17 & #18 with correct Subdivision Name. **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"	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Make sure Section referenced is Section 110-72 as this is a Public Subdivision. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1	Applied

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

<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>- Lots 28-29 &amp; Lots 8-9 have a Gas Line easement that runs at an angle. Need to clarify area of Buildable lots.</li> <li>- Lot 1 has only a 22 ft. frontage to the street.</li> <li>- Lot 2 has only a 42.50 ft frontage to the street.</li> <li>- Lot 16 has only a 32 ft. of frontage to the street.</li> <li>- As per the Curve Table, of the Curve Data shows dimensions that fall below the minimum Street Frontage.</li> <li>- The property is currently zoned A-O (Agricultural &amp; Open Space District). A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 03/17/26.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	<p>TBD</p>
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: A-O (Agricultural and Open Space District) Proposed: R-1 (Low Density Residential) District</li> <li>- Finalize the rezoning request to finalize the subdivision requirements prior to final.</li> <li>* A rezoning request to rezone the property to R-1 (Low Density Residential) district has been submitted (REZ2026-0018) and is scheduled to be heard by the Planning and Zoning Commission on 03/17/2026.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	<p>TBD</p>
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on February 13, 2026, plat depicts 37 residential lots, Park fees of \$25,900 (based on 37 lots X \$700) to be paid prior to recording.</li> <li>If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	<p>Required</p>
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	<p>Required</p>
	<p>TBD</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Street names will need to be revised prior to final/recording.</li> <li>- HOA's need to be reviewed prior to recording</li> <li>- 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain.</li> <li>- Site plan may be required as applicable to establish if buildable lot. As per engineer gas easement will remain and subdivision will be public.</li> <li>- 10 ft. of Additional R.O.W. is being provided on N. 29th Street. To provide Exhibit.</li> <li>- Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature &amp; required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates)</li> <li>- Rezoning required prior to final (REZ2026-0018)</li> <li>- Need to provide paving details for street.</li> </ul> <p>**Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</p> <p>**Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording.</p> <p>*Must comply with City's Access Management Policy.</p>	<p>Required</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	<p>Applied</p>

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



**LOCATION**

**STONE RIDGE ESTATES  
SUBDIVISION**

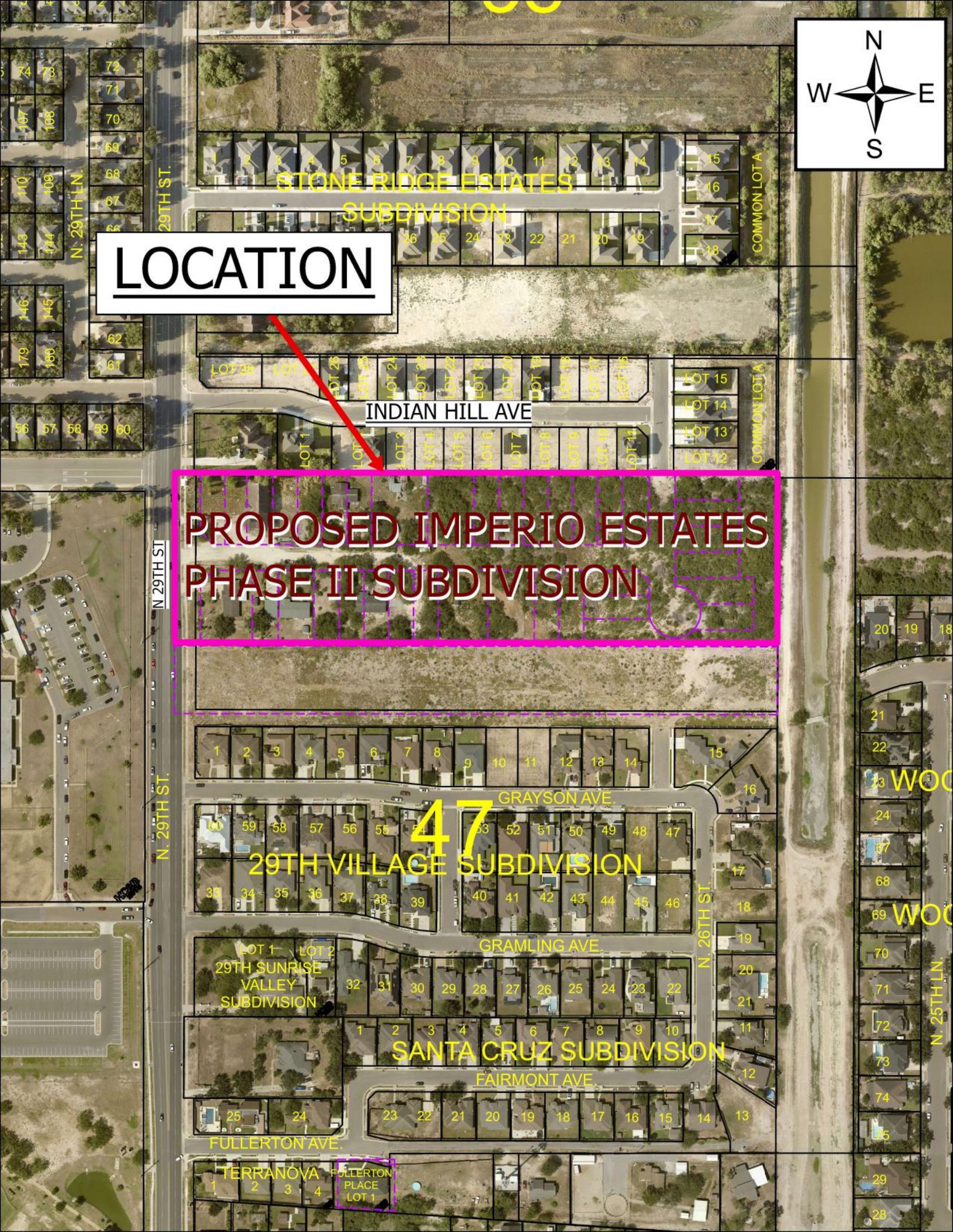
**INDIAN HILL AVE**

**PROPOSED IMPERIO ESTATES  
PHASE II SUBDIVISION**

**47  
29TH VILLAGE SUBDIVISION**

**SANTA CRUZ SUBDIVISION**

**TERRANOVA FULLERTON PLACE LOT 1**



SUB 2026-0023

# City of McAllen Planning Department

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

<b>Project Information</b>	Subdivision Name <u>Nube at Taylor</u>
	Legal Description <u>A 6.54 acre tract of land being the south 5.00 acres of Lot 187, and the north 1.54 acres of a 100,000 foot abandoned United Irrigation District Canal Right of way between Lots 177 and 187, John H. Shary Subdivision, Hidalgo County, Texas.</u>
	Location <u>Taylor Road 800 feet north of Expressway 83</u>
	City Address or Block Number <u>1301 S Taylor Rd</u>
	Total No. of Lots <u>75</u> Total Dwelling Units <u>72</u> Gross Acres <u>6.54</u> Net Acres _____
	<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 ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( _____ 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 _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>
	Irrigation District # <u>United Irrigation</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>281000</u>	
Estimated Rollback Tax Due <u>\$1,957.94</u> Tax Dept. Review <u>MPG</u>	
<b>Owner</b>	Name <u>Alpeg Properties, LLC</u> Phone <u>(956) 878-2222</u>
	Address <u>4900 N. 10th Street</u> E-mail <u>skyfcummings@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
<b>Developer</b>	Name <u>Alpeg Properties, LLC</u> Phone <u>(956) 878-2222</u>
	Address <u>4900 N. 10th Street</u> E-mail <u>skyfcummings@gmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
	Contact Person <u>Sky Cummings</u>
<b>Engineer</b>	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs St.</u> E-mail <u>lalor@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person _____
<b>Surveyor</b>	Name <u>Quintanilla, Headley &amp; Associates, Inc.</u> Phone <u>(956) 381-6480</u>
	Address <u>124 E. Stubbs St.</u> E-mail <u>lalor@qha-eng.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	_____

RECEIVED  
 FEB 10 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](mailto: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](mailto: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.

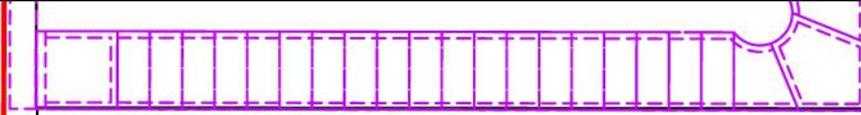
Signature Signed by:  
*SKY Cummings*  
D52335BC280842A... Date 2/7/2026

Print Name \_\_\_\_\_

Owner  Authorized Agent

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

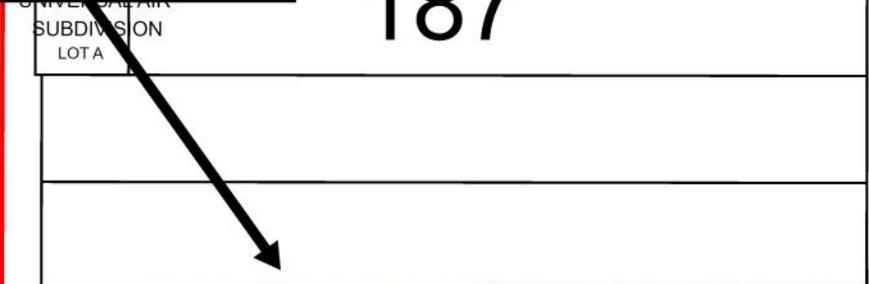
38  
36 5 4 3 2 1  
36 7 8 TAYLOR OAKS  
9  
60  
59 61 62 63 64 65 66  
47 46 45 44 43 42  
58 48  
57 49  
50  
37 38 39 40 41  
31 32 33 34  
C.R.T.



THE TREE APARTMENTS  
SUBDIVISION LOT 2

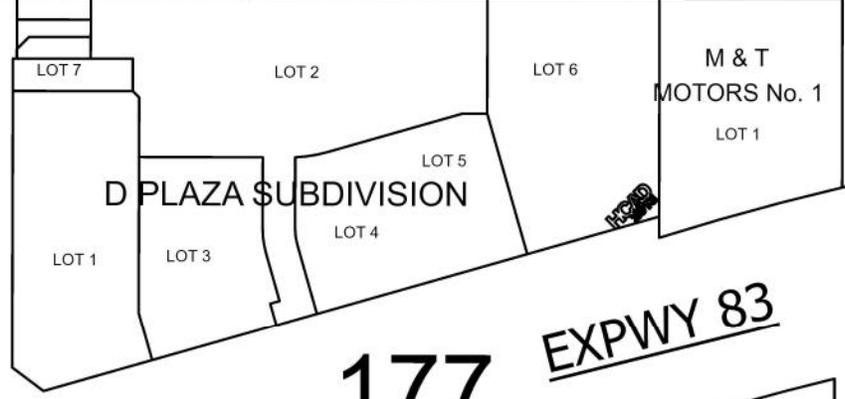
**LOCATION**

187



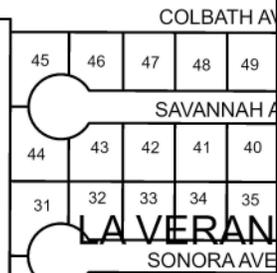
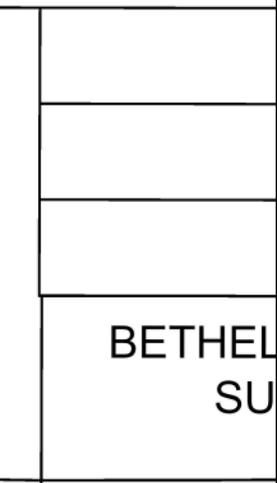
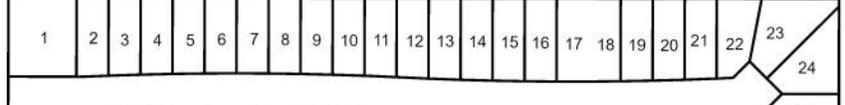
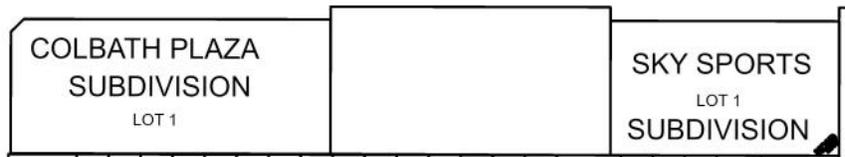
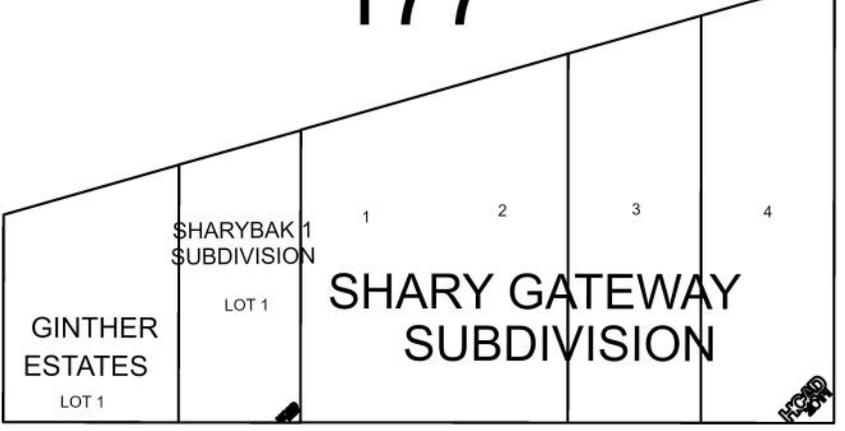
**PROPOSED NUBE AT  
TAYLOR SUBDIVISION**

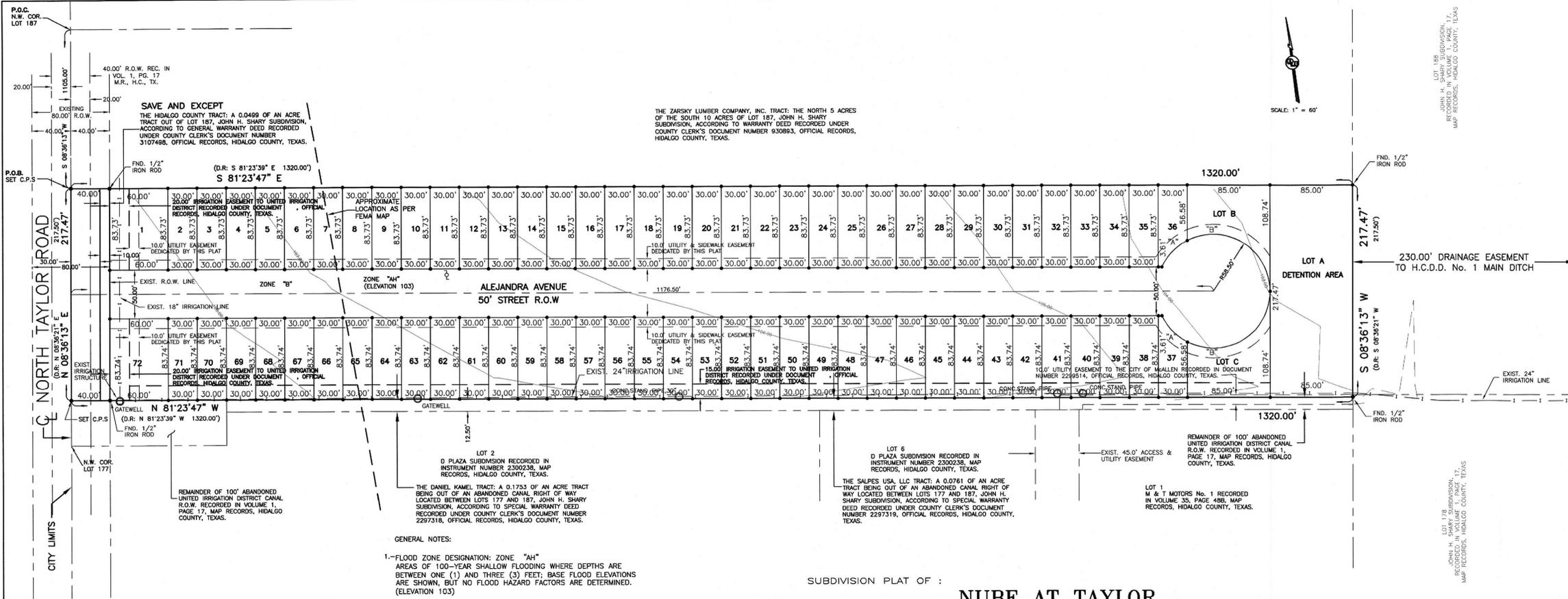
S TAYLOR RD



177

EXPWY 83





GENERAL NOTES:  
 1.- FLOOD ZONE DESIGNATION: ZONE "AH"  
 AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (ELEVATION 103)  
 FLOOD ZONE DESIGNATION: ZONE "B"  
 AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).

SUBDIVISION PLAT OF:  
**NUBE AT TAYLOR**

A 6.54 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF LOT 187, AND THE NORTH 1.59 ACRES OF A 100.00 FOOT ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY BETWEEN LOTS 177 AND 187, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507681, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE COUNTY OF HIDALGO TRACT BEING A 0.0499 OF AN ACRE TRACT OF LAND OUT OF A 100.00 FOOT ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY AS DESCRIBED GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3107498, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

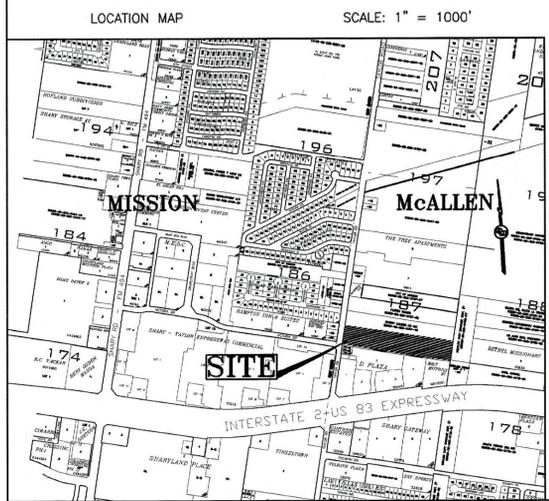
**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH
"A"	37°45'38"	58.50'	38.55'
"B"	116°56'09"	58.50'	119.39'

**AREA DATA TABLE**

LOT	AREA (S.F.)
1	5023.93
2-35	2,511.90
36	2,073.88
37	2,073.91
38-71	2,512.20
72	5024.40
LOT "A"	18,484.95
LOT "B"	5,059.27
LOT "C"	5,059.27

**ABBREVIATIONS:**  
 C.P.S. = COTTON PICKER SPINDLE  
 R.O.W. = RIGHT OF WAY  
 OH = OVERHEAD POWER LINE  
 D.R. = DEED RECORD  
 FND. = FOUND  
 M.B.S.L. = MINIMAL BUILDING SETBACK LINE  
 UGL = UNDERGROUND LINE  
 N = NORTH  
 S = SOUTH  
 W = WEST  
 E = EAST  
 COR. = CORNER  
 M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE  
 S.E.T. = SAFETY END TREATMENT  
 AEP = AMERICAN ELECTRIC POWER COMPANY  
 P.O.B. = POINT OF BEGINNING  
 B.M. = BENCH MARK  
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR  
 U.G.E.B. = UNDERGROUND ELECTRICAL BOX



- MINIMUM BUILDING SETBACK LINES:  
 FRONT: ..... 10.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 REAR: ..... 0.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 SIDES: ..... 0.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 CORNER: ..... 0.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
 GARAGE: ..... 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- REQUIRED DRAINAGE DETENTION IS: 0.00 C.F. ( 0.00 AC./FT.) TOTAL  
 DETENTION IS BEING PROVIDED IN THE DRAINAGE DETENTION AREA. "DRAINAGE DETENTION AREA" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS' ASSOCIATION/OWNERS AND NOT THE CITY OF McALLEN."
- CITY OF McALLEN BENCHMARK-MC 75 - 30" ALUM. PIPE IS LOCATED ON THE NORTH BOUND OF BUSINESS 83 45 FEET EAST OF THE TAYLOR ROAD AND 2.6 FEET NORTH FROM THE BACK OF CURB OF BUSINESS 83. (ELEV.=133.46) N.A.V.D. 88 DATUM"
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 4.00 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF GARDEN VIEW DRIVE.
- NO CURB OUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TAYLOR ROAD.
- A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NUBE AT TAYLOR RECORDED AS DOCUMENT NUMBER ..... HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER 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, DETENTION AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NUBE AT TAYLOR RECORDED AS DOCUMENT NUMBER ..... HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOT "A"(DETENTION POND).
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY, RESIDENTIAL, COMMERCIAL, INDUSTRIAL ZONES/USES AND ALONG NORTH TAYLOR ROAD.
- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY, RESIDENTIAL ZONES/USES.
- 5.00 FT. WIDE SIDEWALK REQUIRED ALONG NORTH TAYLOR ROAD.
- COMMON AREAS AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.
- LOT B AND C ARE FOR RECREATION USE ONLY
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE UNITED IRRIGATION DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY UNITED 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 UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY UNITED IRRIGATION DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY UNITED IRRIGATION DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSES.

**METES AND BOUNDS**  
 A 6.54 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF LOT 187, AND THE NORTH 1.59 ACRES OF A 100.00 FOOT ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY BETWEEN LOTS 177 AND 187, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507681, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE COUNTY OF HIDALGO TRACT BEING A 0.0499 OF AN ACRE TRACT OF LAND OUT OF A 100.00 FOOT ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY AS DESCRIBED GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3107498, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGINNING** AT A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 187 AND IN THE CENTERLINE OF TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THE ZARSKY LUMBER COMPANY, INC. TRACT (THE NORTH 5.00 ACRES OF LOT 187, JOHN H. SHARY SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 930893, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT. SAID SPINDLE BEARS S 08°36'13" W, 1,105.00 FEET FROM THE NORTHWEST CORNER OF LOT 187.

**THENCE:** S 81°23'47" E (DEED RECORD: S 81°23'39" E), ALONG THE SOUTH LINE OF THE ZARSKY LUMBER COMPANY, INC. TRACT, PASSING AT 30.00 FEET THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO SAVE AND EXCEPT TRACT, PASSING A 1/2" IRON ROD FOUND AT 40.00 FEET FOR THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD AND THE NORTHEAST CORNER OF THE COUNTY OF HIDALGO SAVE AND EXCEPT TRACT, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 187 FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

**THENCE:** S 08°36'13" W (DEED RECORD: S 08°36'21" W), ALONG THE EAST LINE OF LOT 187, PASSING AT 165.00 FEET THE SOUTHWEST CORNER OF LOT 187, A TOTAL DISTANCE OF 217.47 FEET (DEED RECORD: 217.50 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY (REMAINDER OF A 100.00 FOOT ABANDONED CANAL, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.

**THENCE:** N 81°23'47" W (DEED RECORD: N 81°23'39" W), ALONG THE NORTH LINE OF THE UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY, THE NORTH LINE OF THE SALPES USA, LLC TRACT (A 0.0761 OF AN ACRE TRACT OF LAND OUT OF AN ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY BETWEEN LOTS 177 AND 187, JOHN H. SHARY SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2297318, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE DANIEL KAMEL TRACT (A 0.1753 OF AN ACRE TRACT OF LAND OUT OF AN ABANDONED UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY BETWEEN LOTS 177 AND 187, JOHN H. SHARY SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2297318, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD FOUND AT 1,280.00 FEET FOR THE EAST RIGHT OF WAY OF TAYLOR ROAD, THE SOUTHWEST CORNER OF THE COUNTY OF HIDALGO SAVE AND EXCEPT TRACT, PASSING AT 1,280.00 FEET THE SOUTHWEST CORNER OF THE COUNTY OF HIDALGO SAVE AND EXCEPT TRACT, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

**THENCE:** N 08°36'13" E, ALONG THE CENTERLINE OF TAYLOR ROAD, PASSING AT 52.50 FEET THE SOUTHWEST CORNER OF LOT 187 AND CONTINUING ALONG THE WEST LINE OF LOT 187, A TOTAL DISTANCE OF 217.47 FEET (DEED RECORD: 217.50 FEET) TO THE POINT OF BEGINNING AND CONTAINING 6.54 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SHARY-TAYLOR EXPRESSWAY COMMERCIAL SUBDIVISION, RECORDED IN VOLUME 49, PAGE 141, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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.

**ALFONSO QUINTANILLA**  
 R.P.L.S. No. 4856  
 SEPTEMBER 29, 2025  
 DATE

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS BLVD. PHONE 956-381-6489  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF NUBE AT TAYLOR, AN ADDITION TO THE CITY OF McALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE 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 FRANCHISE, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

JAVIER PEÑA  
 MANAGING MEMBER OF ALPEG PROPERTIES, LLC  
 4900 N. 10TH STREET, STE B6  
 McALLEN, TEXAS 78504

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JAVIER PEÑA, MANAGING MEMBER OF ALPEG PROPERTIES, LLC, proved to me through his 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, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

**DANIELA QUINTANILLA**  
 Notary ID #13129367  
 My Commission Expires  
 AUG 09, 2029

PLANNING & ZONING COMMISSION  
 ACKNOWLEDGEMENT

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

CITY OF McALLEN  
 CERTIFICATION OF 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

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

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

ATTEST: \_\_\_\_\_  
 PRESIDENT

ATTEST: \_\_\_\_\_  
 SECRETARY

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.

**MARCO A. GONZALEZ**  
 120016  
 LICENSED PROFESSIONAL ENGINEER

**MARCO A. GONZALEZ**  
 P.E. No. 120016  
 DATE 2-4-26

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.

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

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

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

DATE OF PREPARATION: NOVEMBER 17, 2025

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-17-2025	JLVOZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 2/26/2026

<b>SUBDIVISION NAME: NUBE AT TAYLOR SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Taylor Road: Dedication as needed from centerline for 80 ft. Total R.O.W. Paving: 52ft. Curb &amp; gutter: both sides                  Revisions Needed:                  - Revise street name as shown above.                  - Label existing R.O.W. dedications, from centerline, total, etc., prior to final.                  - Verify alignment of road.                  - Verify all call-out as it mentions an arrow annotation with "City Limits."                  - Show R.O.W. dedication as needed, R.O.W. varies along S. Taylor Road.                  - Need to provide document number for any existing easements. Provide copy for staff review prior to final.                  - Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for S. Taylor Road. Provide documents for staff review prior to final.                  **Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording.                  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>Kennedy Ave.: Dedication as needed for New Facility Collector Street for a 80 ft. Total R.O.W. Paving: 40ft Curb &amp; gutter: Both Sides                  Revisions Needed:                  -Clarify existing ROW for future Kennedy Ave. along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final.                  -Street must align with existing Kennedy Ave. alignment(without offset) to the West, as per Engineering and Traffic Department requirements, finalize prior to final.                  -City of McAllen thoroughfare plan designates Kennedy Ave. as a collector street with 80ft. of R.O.W.                  -Current subdivision layout does not comply with required ROW dedication requirements.                  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Non-compliance</p> <p>Non-compliance</p>

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

<p>(Proposed: Alejandra Avenue) Interior Street: 60 ft. R.O.W.                  Paving: 40 ft. Curb &amp; gutter: Both Sides                  Revisions Needed:                  -Plat shows 50 ft. ROW for interior street with a stub out at the end. Show ROW dedication as needed above and clarify the stub out. Review and revise as applicable prior to final.                  - There is a 45 ft. Access and Utility Easement Located to the South on D Plaza Subdivision.                  -Clarify existing ROW for Kennedy Ave. along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final.                  -Street must align with existing Kennedy Ave. alignment (without offset) to the East, as per Engineering and Traffic Department requirements, finalize prior to final.                  - Private Subdivision proposed, gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable.                  - Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access.                  - If boulevard/ island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. Will require R.O.W. to increase accordingly to accommodate gate areas. Will this be connecting South? Please provide gate details.                  - A secondary access shall be required for gated streets providing access to 30 or more dwelling units.                  - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required.                  **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  **Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Non-compliance</p>
<p>_____ Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>_____ Paving _____ Curb &amp; gutter _____                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>NA</p>
<p>* 1,200 ft. Block Length                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3T Zone Districts.                  Revisions Needed:                  -The preliminary plat considered from May 23, 2024 does not comply with block length requirement, please revise accordingly.                  **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 600 ft. Maximum Cul-de-Sac                  Revisions Needed:                  -The preliminary plat submitted on May 23, 2024 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide "Cul-de-sac" details regarding R.O.W. and paving details to assure compliance prior to final.                  **As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of ROW back of curb around Cul-de-Sac required.                  **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>

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

<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Setbacks are based on R-3T Zoning District. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: 0.00 ft. easement **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: 0.00 ft. easement **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: 0.00 ft. easement **Zoning Ordinance: Section 138-356	Non-compliance
* 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
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on S. Taylor Rd., Kennedy Ave., and both sides of all interior streets. Revisions Needed: - Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. - There are two plat notes referencing sidewalks, Note #9 & Note#16. **Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording prior to final. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 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

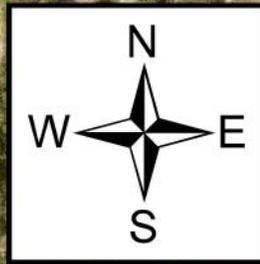
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along Taylor Rd. &amp; Kennedy Ave.                  Revisions Needed:                  -Include note as shown above prior to final once wording is established.. Other streets may be required once subdivision layout and street designations have finalize, finalize note wording 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 for 5 or more attached dwelling units on each lot if applicable.                  **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final.                  ***Zoning Ordinance: Section 138-210.</p>	Non-compliance
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  Revisions Needed:                  - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<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 134-168 applies if private subdivision is proposed.                  ***Section 110-72 applies if public subdivision is proposed.                  ****Landscaping Ordinance: Section 110-72                  *****Subdivision Ordinance: Section 134-168</p>	Non-compliance
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  - Homeowner's Association Covenants must be submitted for staff review, prior to recording.                  ***Section 134-168 applies if private subdivision is proposed.                  ****Section 110-72 applies if public subdivision is proposed.                  *****Landscaping Ordinance: Section 110-72                  *****Subdivision Ordinance: Section 134-168</p>	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public/private streets.                  **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. Lot dedication min. 25' frontage on street.                  **Zoning Ordinance: Section 138-356</p>	Required
<b>ZONING/CUP</b>	
<p>* Existing: R-3T (townhouse residential) Proposed: R-3T (townhouse residential)                  - Need to clarify proposed use of Lots 72 &amp; 1.                  ***Zoning Ordinance: Article V</p>	Applied

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

<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V                  -Rezoning needed if pickle ball area will be used for public or only by the tenants/owner. If so, CUP for associated recreational area will be required prior to final.</p>	<p>NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.                  ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.                  - Clarify the total number of dwelling units to finalize the park fee prior to final.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.                  ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.                  - Clarify the use of "Prop. Pickle Ball Areas" to finalize the park fee prior to final.</p>	<p>Required</p>
<p>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.                  ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</p>	<p>Required</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to be submitted to determine if TIA is required, prior to final plat.                  * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Required</p>
	<p>TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  - Verify that Metes and Bounds on the Plat match the Bearings and Distances labeled on the Plat Boundary.                  - Verify the Owner Signature Line, ALPEG Properties, LLC must include all of its member signature lines, with their own heading and title.                  - Verify the neighboring subdivision owner names and doc. no's.                  - Location Map needs to show a hatch for the City of Mcallen City Limits.                  - For the HCDD#1 Drainage Ditch located on the East Side, show the CL of the Ditch to the property boundary.                  - Need to provide an Area map to verify for street alignments/offsets.                  *Must comply with City's Access Management Policy.                  *Any abandonments must be done by separate process, cannot by plat.                  **Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</p>	<p>Non-compliance</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	<p>Applied</p>

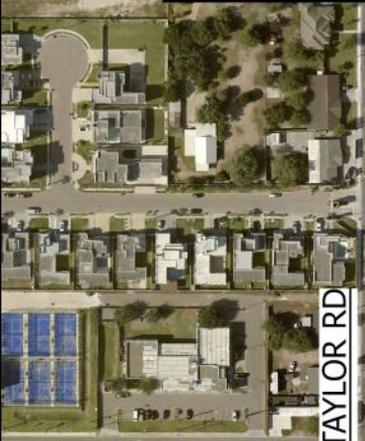
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



**LOCATION**



**PROPOSED NUBE AT TAYLOR SUBDIVISION**



S TAYLOR RD



EXPWY 83



# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Second Act Subdivision</u>
	Legal Description <u>0.301 Ac. Tract , Being all of Lot 10 and the South 50 feet of the North 90 feet of Lots 11 and 12, Block 5, Milmore Subdivision</u>
	Location <u>NW Cor. of N. 17th Street and W. Kendlewood Ave.</u>
	City Address or Block Number <u>1708 Kendlewood Ave</u>
	Total No. of Lots <u>2</u> Total Dwelling Units <u>2</u> Gross Acres <u>0.301</u> Net Acres <u>0.301</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>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>
	Irrigation District # <u>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 checked="" type="checkbox"/> No Parcel # <u>237273 &amp; 237271</u>	
Estimated Rollback Tax Due <u>φ</u> Tax Dept. Review <u>mu 2/13/26</u>	
Owner	Name <u>RGVSF Properties LLC</u> Phone <u>    </u>
	Address <u>1021 Martin Ave.</u> E-mail <u>    </u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>
Developer	Name <u>Same as Owner Above</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>Barrera Infrastructure Group Inc</u> Phone <u>956-687-3355</u>
	Address <u>3525 W. Freddy Gonzalez, Suite B-2</u> E-mail <u>rene@big-engineering.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u>
	Contact Person <u>Rene Barrera, PE</u>
Surveyor	Name <u>Art Salinas, RPLS</u> Phone <u>956-618-5565</u>
	Address <u>1524 W. Dove</u> E-mail <u>asalinas@artsalinas.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>

RECEIVED  
 FEB 13 2026  
 By \_\_\_\_\_

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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](mailto: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](mailto: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.

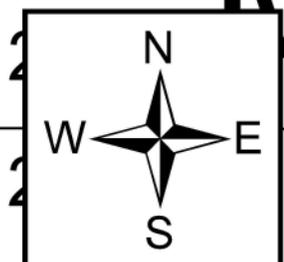
Signature John G. Escamilla Date Jan 15, 2026

Print Name John G. Escamilla, for KCAUSF Properties LLC

Owner  Authorized Agent

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

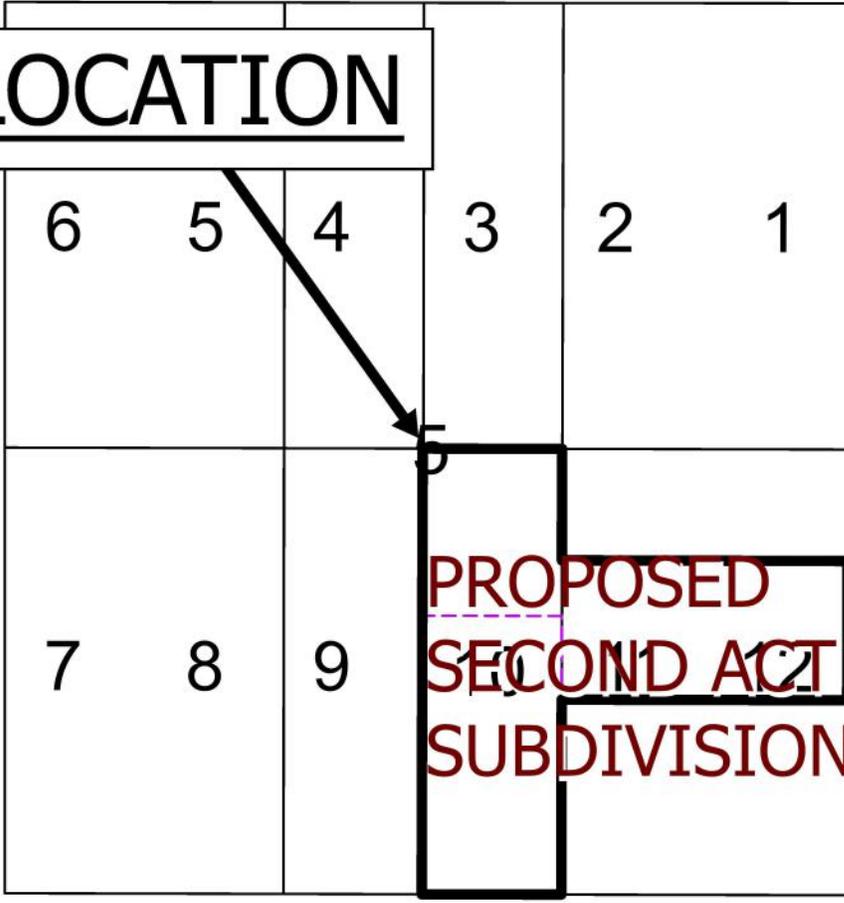
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LAUREL AVE.

**LOCATION**

**IN BICENTENNIAL BLVD**



**PROPOSED  
SECOND ACT  
SUBDIVISION**

**N. 17TH ST.**

21
20
19
18
17
16
15

KENDLEWOOD AVE

	12	
	11	
	10	
13		
	9	
	8	

	1
	2
	3
	4
	5

12
11
10
9
8

# PLAT OF SECOND ACT SUBDIVISION

McALLEN, TEXAS

A 0.301 ACRE TRACT OF LAND BEING ALL OF LOT 10 AND THE SOUTH 50 FEET OF THE NORTH 90 FEET OF LOTS 11 AND 12, BLOCK 5, MILMORE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, H.C.M.R.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SECOND ACT 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 OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

RGVSF PROPERTIES, LLC  
1021 MARTIN AVE.  
McALLEN, TX 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
EXPIRATION 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 PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

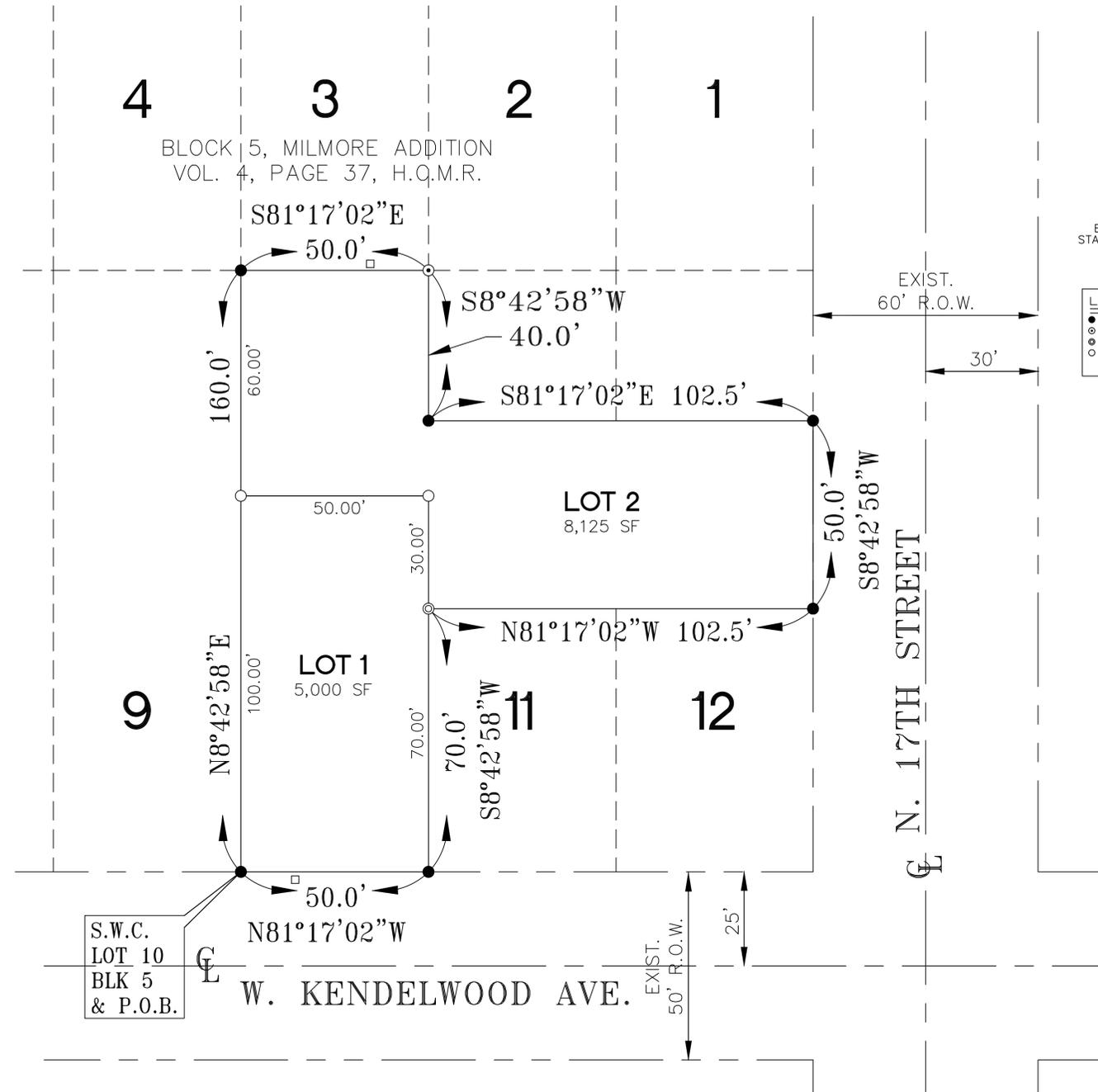
I, ARTURO A. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES,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

ARTURO A. SALINAS, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4802

STATE OF TEXAS  
COUNTY OF HIDALGO

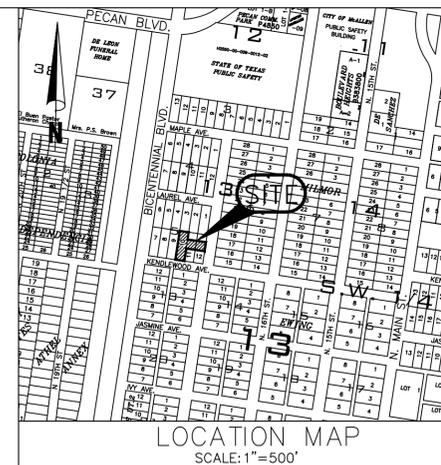
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

  
For Review Only  
1-7-26  
RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 86862



SCALE: 1" = 20'  
BEARING BASIS AS PER NAD 83  
STATE PLANE SOUTH FIPS 4205 FEET

LEGEND  
● - DENOTES FOUND 5/8" IRON PIPE  
⊙ - DENOTES FOUND 1/2" IRON PIPE  
○ - DENOTES FOUND 1/2" IRON ROD  
○ - DENOTES SET 1/2" IRON ROD



PLAT OF SECOND ACT SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE NORTHWEST CORNER OF N. 17TH STREET AND W. KENDLEWOOD AVE.

### METES AND BOUNDS DESCRIPTION

A 0.301 ACRE TRACT OF LAND BEING ALL OF LOT 10 AND THE SOUTH 50 FEET OF THE NORTH 90 FEET OF LOTS 11 AND 12, BLOCK 5, MILMORE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS, HIDALGO COUNTY, TEXAS AND BEING THAT SAME PROPERTY CONVEYED TO RGVSF PROPERTIES, LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2908694, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.301 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIPE LYING IN THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE. FOR THE SOUTHWEST CORNER OF SAID LOT 10, THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 8 DEGREES 42 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 10, A DISTANCE OF 160.0 FEET TO A FOUND 5/8" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 10 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 17 MINUTES 02 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 50.0 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 10 FOR A NORTH EXTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 11, A DISTANCE OF 40.0 FEET TO A FOUND 5/8" IRON PIPE FOR A NORTH INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 17 MINUTES 02 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 11 AND 12 AND ALONG THE SOUTH LINE OF THE RIO GAMA REAL ESTATE, LLC TRACT (DOC. #3369969, O/R), A DISTANCE OF 102.5 FEET TO A FOUND 5/8" IRON ROD ON THE WEST RIGHT OF WAY LINE OF N. 17TH ST. FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF N. 17TH ST., A DISTANCE OF 50.0 FEET TO A FOUND 5/8" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 02 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 11 AND 12 AND ALONG THE NORTH LINE OF THE YOLANDA & CORAL DIAZ TRACT (DOC. #2323670, O/R), A DISTANCE OF 102.5 FEET TO A FOUND 1/2" IRON ROD ON THE WEST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOT 10 FOR A SOUTH INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 8 DEGREES 42 MINUTES 58 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 11, A DISTANCE OF 70.0 FEET TO A FOUND 5/8" IRON PIPE IN THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE. FOR A SOUTH EXTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 17 MINUTES 02 SECONDS WEST, ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF KENDLEWOOD AVE., A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; CONTAINING 0.301 ACRE OF LAND, MORE OR LESS.

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT #3

THIS PLAT IS HEREBY APPROVED BY THE BOARD OF DIRECTORS OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, McALLEN, HIDALGO COUNTY, TEXAS, AT A REGULAR MEETING HELD BY

ITS BOARD OF DIRECTORS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SUBJECT TO (1) ANY AND ALL EXISTING RIGHTS HELD BY THE DISTRICT UPON, UNDER, OR ACROSS THE PROPERTY DESCRIBED IN THE PLAT NOT SPECIFICALLY RELEASED BY THIS PLAT OR BY SEPARATE RECORDABLE INSTRUMENT, AND (2) RIGHTS OF WAY AND/OR EASEMENTS OF THE DISTRICT WHICH ARE EXCLUSIVE AND NO USE OF COVERED AREA IS ALLOWED WITHOUT AUTHORIZATION BY THE DISTRICT.

ATTEST:  
PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

### GENERAL PLAT NOTES:

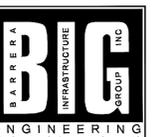
- MINIMUM SETBACK LINES:  
ALL SETBACKS ARE IN ACCORDANCE WITH ZONING ORDINANCE OR GRATER FOR SITE PLAN OR EASEMENTS  
\*\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN
- FLOOD ZONED DESIGNATION: ZONE "B"  
COMMUNITY PANEL NO. 480343-0005 C  
MAP REVISED: NOV. 2, 1982
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT.
- THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ AC-FT OF STORM RUNOFF.
- AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
- SITE PLAN APPROVAL REQUIRED BY PLANNING AND ZONING COMMISSION IF THE PROPERTY DEVELOPS FOR COMMERCIAL USE.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
- CITY OF McALLEN BENCHMARK (MC77) SET BY ARANDA & ASSOC. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BUSINESS 83 & 23RD STREET; ELEV. 126.53, NAVD 88
- A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

PRELIMINARY PLAT REVIEW  
THIS DOCUMENT HAS BEEN RELEASED FOR  
PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.  
1-7-26



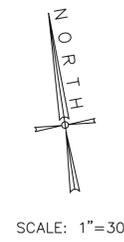
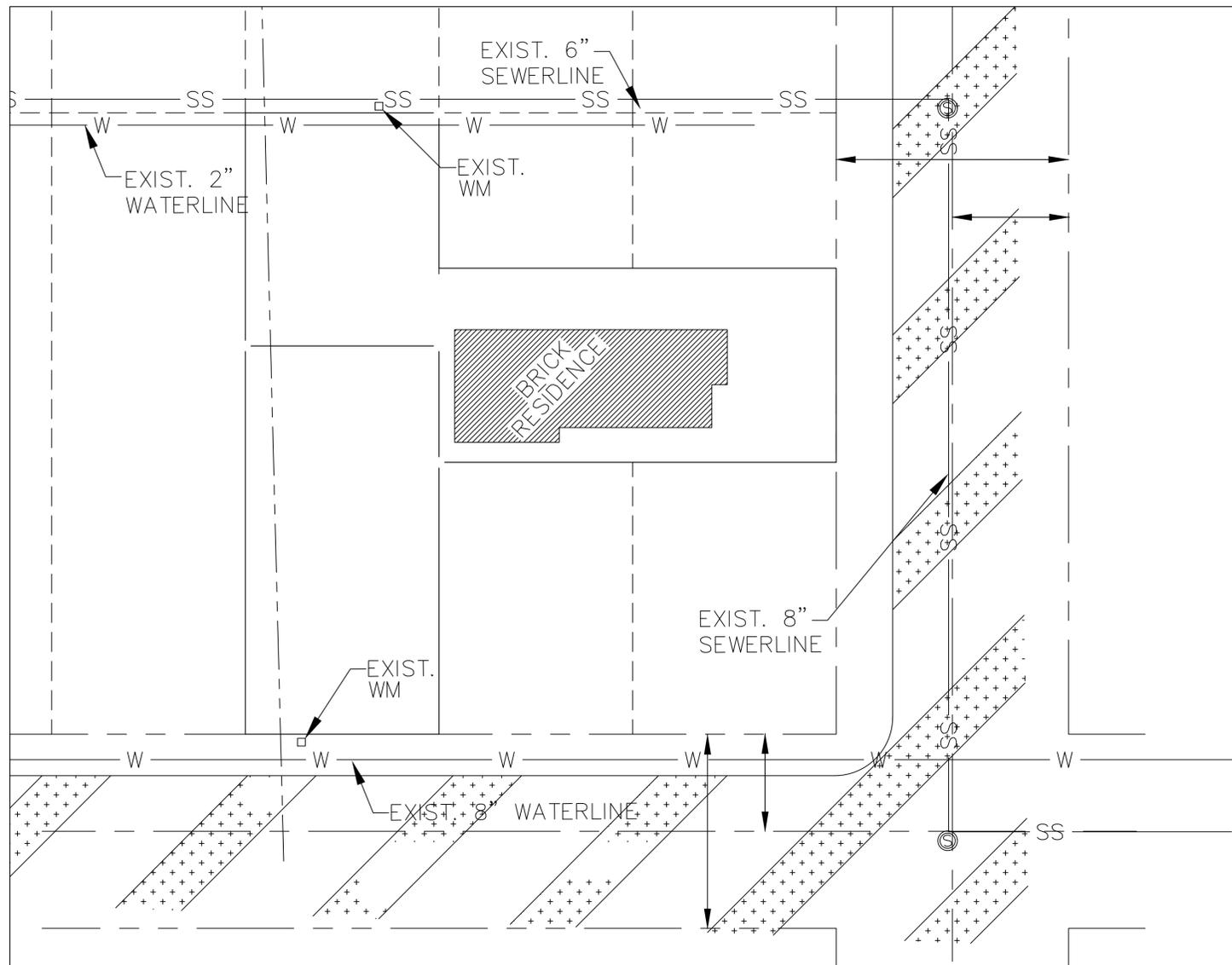
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

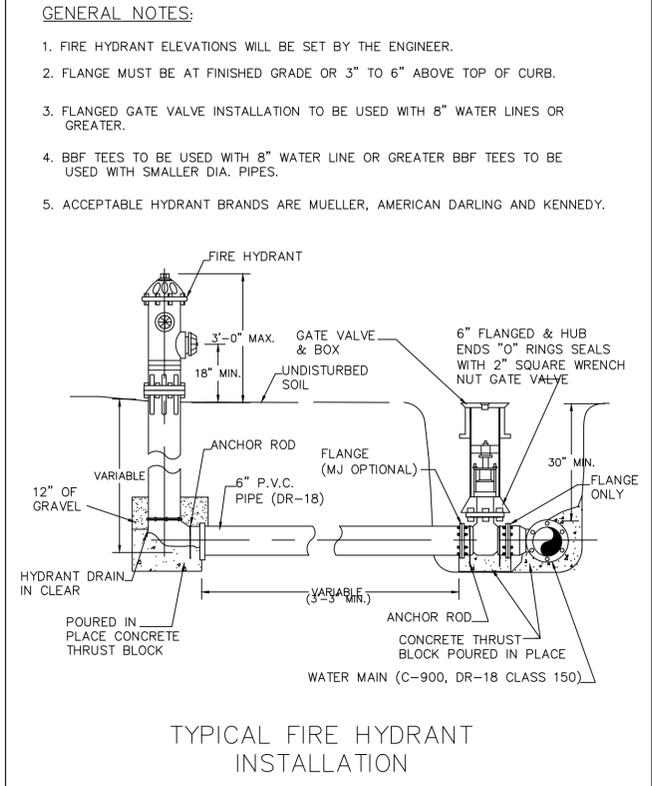
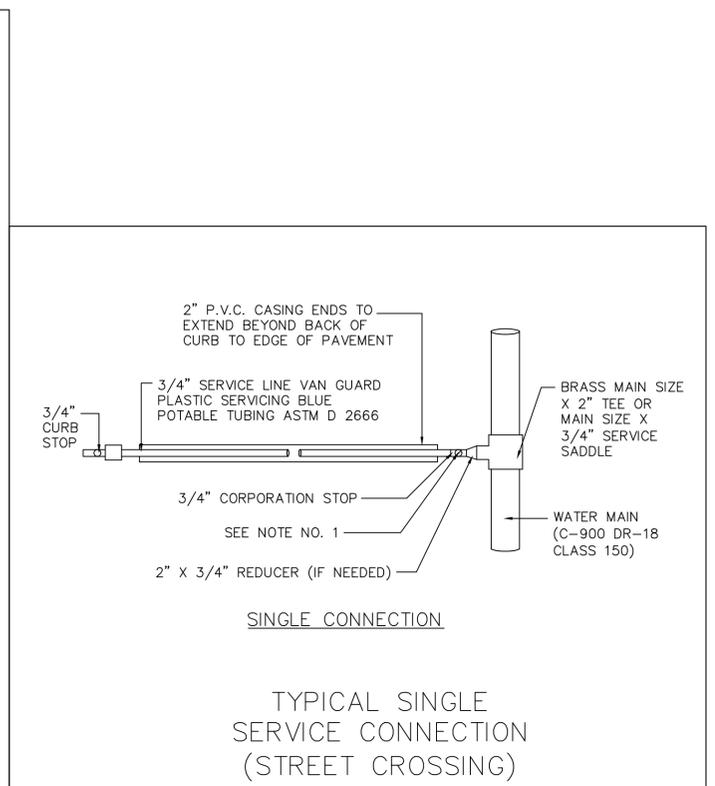
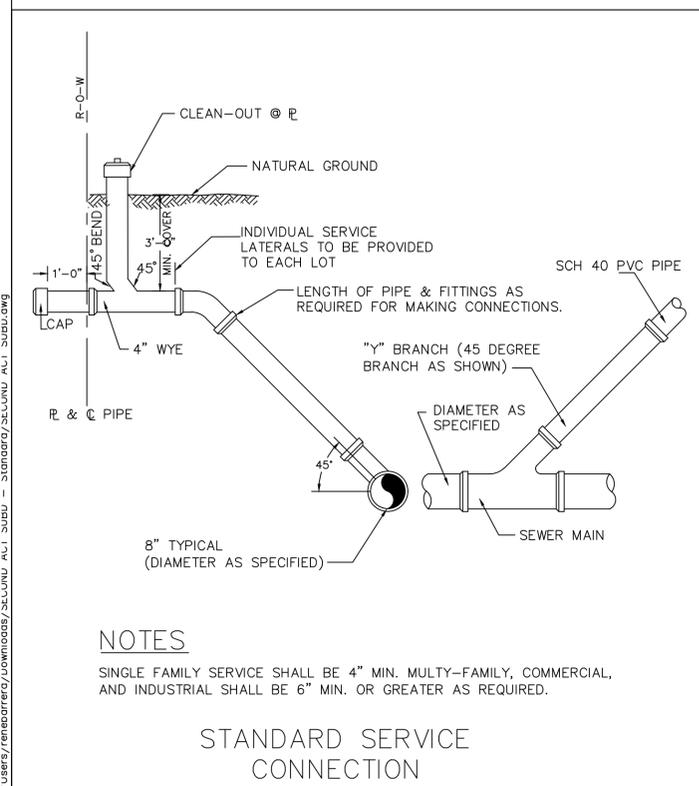


3525 W. FREDDY GONZALEZ AVE.  
SUITE "B2"  
EDINBURG, TX 78539  
TEL: 956-687-3355  
FAX: 956-992-8801  
TEXAS FIRM NO. 6435

PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RGVSF PROPERTIES, LLC	1021 MARTIN AVE	McALLEN, TX. 78504	
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX. 78539	956-687-3355
SURVEYOR: ART SALINAS	1524 W. DOVE	McALLEN, TX. 78504	956-618-5565



**PRELIMINARY**  
THIS DOCUMENT HAS BEEN  
RELEASED FOR REVIEW ONLY. BY  
RENE BARRERA, P.E. No. 86862.  
1-7-26





Reviewed On: 2/27/2026

<b>SUBDIVISION NAME: SECOND ACT SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Kendlewood Ave.: Existing 50 ft. of R.O.W.                      Paving: 32 ft. Curb &amp; gutter: both sides                      Revisions Needed:                      - Need to revise street name as shown above.                      - Include document numbers on plat and provide any documents to staff as applicable prior to final.                      ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>N. 17th Street: 60 ft. Existing R.O.W.                      Paving: 40 ft. Curb &amp; gutter: both sides                      Revisions Needed:                      -Include document numbers on plat and provide any documents to staff as applicable prior to final.                      ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>_____ Paving _____ Curb &amp; 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 &amp; 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 &amp; 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
<b>ALLEYS</b>	
<p>ROW: 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**

<b>SETBACKS</b>	
* Front: 25 ft. or greater for easements, whichever is greater. Revisions Needed: - Add plat note as shown above prior to final. *Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements, whichever is greater applies Revisions needed: - Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where a greater setback is required, greater setback applies. Revisions Needed: - Add plat note as shown above prior to final. *Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on West side of N. 17th St. & North side of Kendlewood Ave. Revisions needed: - Add plat note as shown above prior to final. ***Sidewalk requirements subject to increase from 4 ft. to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Frontera Road. *Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* 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. - Remove plat note #6.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA

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

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
	<p>NA</p>
	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<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>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-1 (Single-Family Residential) District    Proposed: R-1 (Single-Family Residential) District</p> <p>***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	<p>NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	<p>Required</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>TBD</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Public hearing with legal notices required for the subdivision of the lot</li> <li>- Must comply with other department requirements prior to recording as may be applicable.</li> <li>- Need to revise Re-plat name to be "Milmor Addition Lots 10A, 11A &amp; 12A Subdivision"</li> <li>- Need to revise street name to Kendlewood Ave.</li> <li>- On the Vicinity Map, need to add an arrow/frame for the SITE location, add names of the surrounding recorded subdivisions, frame the North arrow for clear visibility, add a hatch for the City of McAllen City Limits.</li> <li>- In addition to preparation date, include Revision dates as the plat changes are being made, wherever applicable.</li> <li>- Need to correct the Planning &amp; Zoning Commission chairman's Signature Block with correct wording, it should read;</li> </ul> <hr style="width: 60%; margin-left: 0;"/> <p>Chairman, Planning &amp; Zoning Commission                      DATE</p> <ul style="list-style-type: none"> <li>- Remove Plat note #6, as this is not required for the replat.</li> <li>- Need to change the Subdivision name to "Milmor Addition Lots 10A, 11A &amp; 12A"</li> <li>- Irrigation district's signature block, if it's presented on the physical mylar, you must provide for their signature &amp; required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates)</li> <li>- On the plat, needs to provide the Hidalgo County parcel information of the property/parcels Surrounding the Subdivision and on " "</li> <li>- Need to add the existing contours to the plat as is required by Sec. 134-49 (9).</li> </ul> <p>**Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording.  *Must comply with City's Access Management Policy.</p>	Required
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE &amp; UTILITIES APPROVAL.</p>	Applied

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



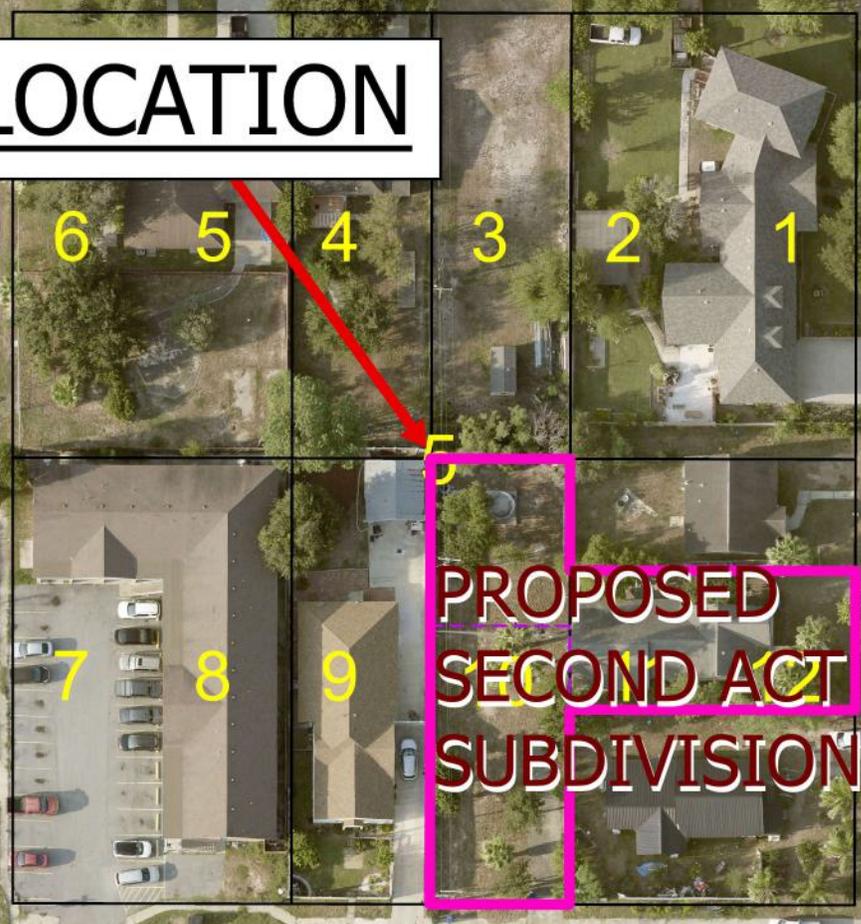
LAUREL AVE.

LOCATION

N BICENTENNIAL BLVD.

N. 17TH ST.

KENDLEWOOD AVE





# City of McAllen

SUB2026-0030

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

### SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name The Woodlands

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

Location In the northeast corner of the intersection of E. 4th St. and N. Taylor Rd.

City Address or Block Number 601 S Taylor Rd

Total No. of Lots 5 Total Dwelling Units \_\_\_\_\_ Gross Acres 12.27 Net Acres 11.76

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

For Fee Purposes:  Commercial ( 1.79 Acres ) /  Residential ( 3 Lots ) Replat:  Yes/ No

Existing Zoning R-1 & R-3T Proposed Zoning R-3 C-2 Applied for Rezoning  No /  Yes: Date \_\_\_\_\_

Existing Land Use VACANT Proposed Land Use Commercial, Development, and Apartment Complex

Irrigation District # UID Water CCN:  MPU /  Sharyland Water SC Other \_\_\_\_\_

Agricultural Exemption:  Yes /  No Parcel # 281081

Estimated Rollback Tax Due 8,229.14 Tax Dept. Review WPG

Owner

Name MDM LAND COMPANY LLC Phone (956) 445-7631

Address 2515 Colorado St. Suite 6 E-mail tgz@mdmco.net

City Mission State TX Zip 78572

Developer

Name MDM LAND COMPANY LLC Phone (956) 445-7631

Address 2515 Colorado St. Suite 6 E-mail tgz@mdmco.net

City Mission State TX Zip 78572

Contact Person \_\_\_\_\_

Engineer

Name Ivan Garcia - Rio Delta Engineering Phone (956) 380-5152

Address 921 S 10th Ave E-mail \_\_\_\_\_

City Edinburg State TX Zip 78539

Contact Person \_\_\_\_\_

RECEIVED

Surveyor

Name Ivan Garcia - Rio Delta Engineering Phone (956) 380-5152

Address 921 S 10th Ave E-mail \_\_\_\_\_

City Edinburg State TX Zip 78539 BY: AV

FEB 17 2026

## 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](mailto:subdivisions@mcallen.net)

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

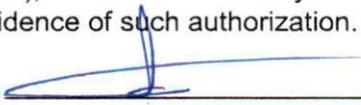
### PLAT TO SHOW:

- 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](mailto: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 2/16/26

Print Name Ivan Garcia

Owner  Authorized Agent

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

TRIP  
LE DEL SOL  
HOME PARK  
EL PASO  
(RECORDED)

DALLAS

HOUSTON

PECOS

LAREDO

WACO

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

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

40  
6  
5 4 3 2 1  
TAYLOR OAKS

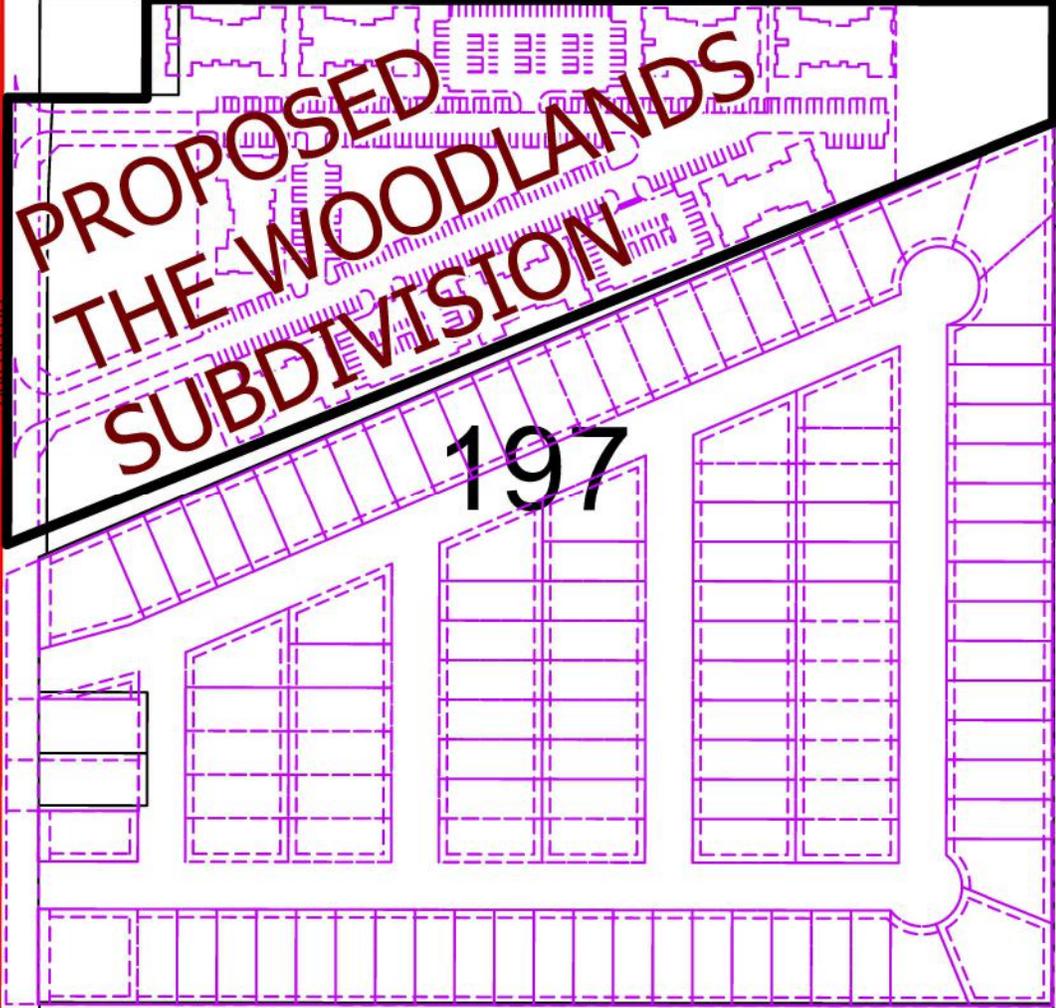
61 62 63 64 65 66  
46 45 44 43 42  
47

**LOCATION**

LOT 1 CONTRERAS SUBDIVISION

CORTEZ SUBDIVISION  
LOT 1

S TAYLOR RD



**PROPOSED  
THE WOODLANDS  
SUBDIVISION**

197

THE TREE APARTMENTS  
SUBDIVISION

LOT 2

207

10  
9  
8  
7  
6  
5  
4  
3  
2  
1

CHICAGO AVE.

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

SHARY LANDING SUB

S. 48TH LANE

ERIE AVE

42 41 40

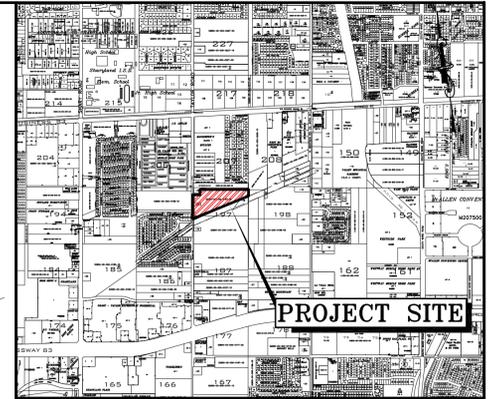
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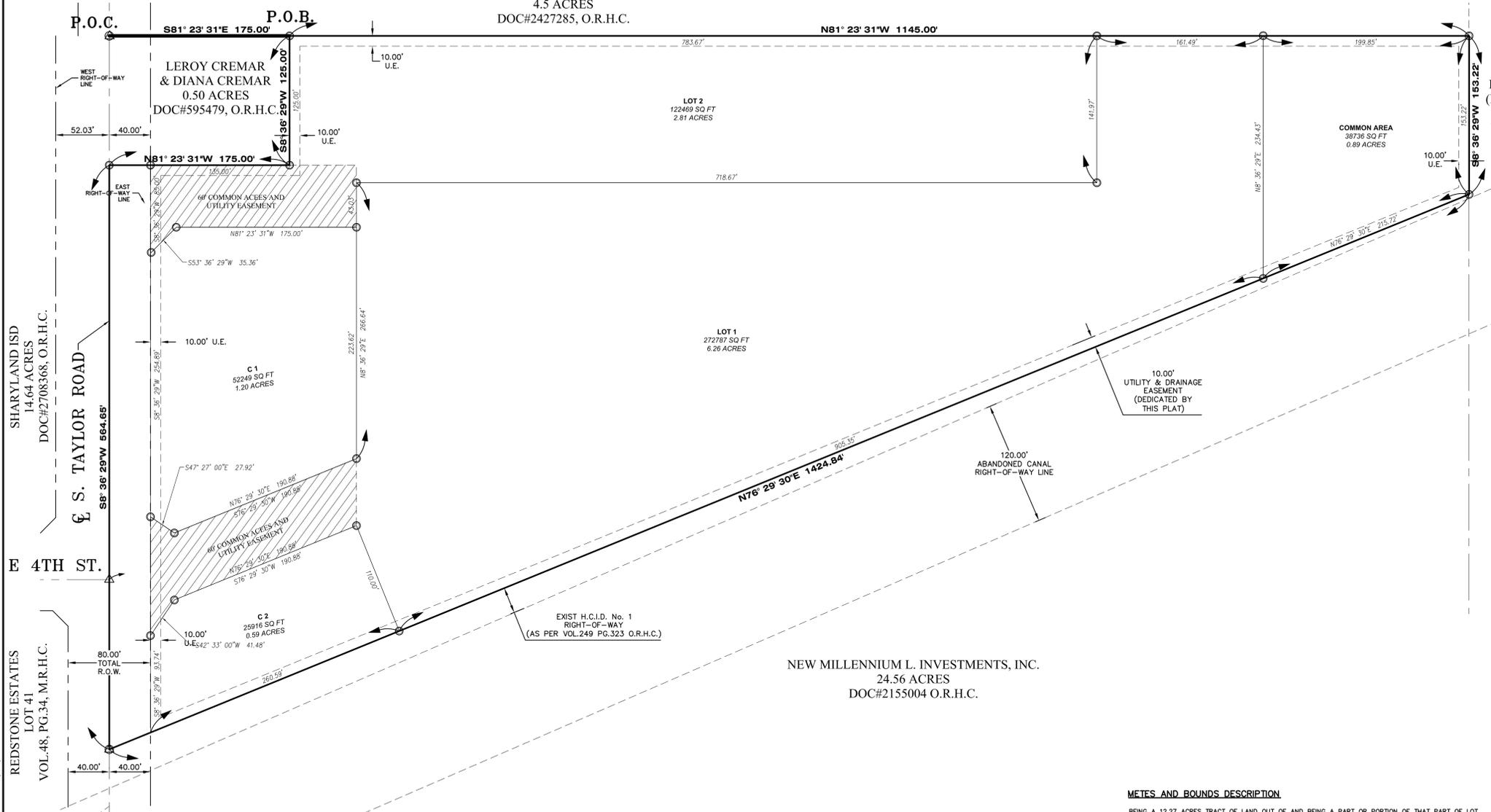
# THE WOODLANDS SUBDIVISION

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

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



LOCATION MAP SCALE: 1" = 2000'



HIDALGO COUNTY DRAINAGE DISTRICT No. 1 (RADO DRAIN)-EASEMENT 0.65 ACRES VOL. 2772, PG.92, D.R.H.C.

EXIST. DRAIN DITCH

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

- LEGEND**
- - SET 1/2 INCH IRON ROD
  - - FOUND 1/2 INCH IRON ROD
  - ▲ - FOUND COTTON PICKER SPINDLE
  - △ - SET COTTON PICKER SPINDLE
  - XXXX - NATURAL GROUND
  - - CALCULATED POINT
  - - CAPPED IRON ROD SET

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

SHARYLAND JSD 14.64 ACRES DOC#2708368, O.R.H.C.  
S. TAYLOR ROAD 58' 36" 29" W 564.65'  
E 4TH ST. 80.00' TOTAL R.O.W.  
REDSTONE ESTATES LOT 41 VOL.48, PG.34, M.R.H.C.

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

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

**STATE OF TEXAS COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS GUTIERREZ (OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

**STATE OF TEXAS UNITED IRRIGATION DISTRICT**  
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

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

**STATE OF TEXAS COUNTY OF HIDALGO 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.

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

### 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.

### 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.

### 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.

### METES AND BOUNDS DESCRIPTION

BEING A 12.27 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.27 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 197, SAME POINT BEING NORTHEAST CORNER OF LOT 196 OF THE SAID JOHN H. SHARY SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 125.0 FEET BY 175.0 FEET TRACT DESCRIBED IN A WARRANTY DEED FROM LA VANDA M. BEST TO LORNE E. BEST AND WIFE, MARY M. BEST, DATED MAY 21, 1979, RECORDED IN VOLUME 1624, PAGE 628, DEED RECORDS OF HIDALGO COUNTY, TEXAS.  
THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID BEST TRACT, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;  
THENCE S 81°23'31" E ALONG NORTH LINE OF THE SAID LOT 197, A DISTANCE OF 1145.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF A CALLED 4.506 ACRES TRACT DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO LONGVIEW ASSOCIATE PARTNER, LP, DATED JUNE 5, 2013, RECORDED IN DOCUMENT # 2427285, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 0.65 ACRE TRACT DESCRIBED IN A RIGHT-OF-WAY EASEMENT DOCUMENT FROM LAVANITA M. BEST TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DATED JUNE 15, 1985, RECORDED IN VOLUME 2772, PAGE 92, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE S 76°29'30" W ACROSS THE SAID LOT 197, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.66 ACRE NEW HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT 1,381.86 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,424.84 FEET TO A COTTON-PICKER-SPINDLE SET ON THE WEST LINE OF THE SAID LOT 197, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 0.66 ACRE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, AND SAME BEING A POINT ON THE CENTERLINE OF TAYLOR ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 83°36'29" E ALONG THE WEST LINE OF THE SAID LOT 197, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 564.85 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE S 81°23'31" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 175.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHWEST CORNER OF THE SAID BEST TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 83°36'29" E ACROSS THE SAID LOT 197, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID BEST TRACT, A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING, SAID TRACT CONTAINING 12.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.38 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE	FAX
OWNER: MDM LAND COMPANY LLC	2515 COLORADO STREET SUITE 6 MISSION, TX 78572	(956) 445-7631	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

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



FILED FOR RECORD IN HIDALGO COUNTY INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

- 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: 25 FT. OR GREATER FOR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  - THE SUBDIVISION IS IN ZONE "C" (NO-SHADING). AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
  - A DRAINAGE DETENTION OF \_\_\_\_ CF OR \_\_\_\_ ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN DITCH CROSS SECTION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
  - ENGINEER DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
  - EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - THE CITY OF McALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
  - 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. TAYLOR ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
  - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. TAYLOR ROAD .
  - CITY OF McALLEN BENCHMARK (MC75)=133.46 , LOCATED AT THE N.E. CORNER OF N. TAYLOR RD. & U.S. BUSINESS 83 APPROX. 1,840 FEET NORTH OF THIS SITE
  - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - 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.
  - THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT# 1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  - 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.
  - AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE WOODLANDS ON TAYLOR SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

**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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JANUARY 30, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

**PLAT SHEET**  
THE WOODLANDS  
McALLEN, TEXAS  
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E., R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
CHECKED: IVAN GARCIA P.E., R.P.L.S.  
DRAWN: HG.  
SCALE: N.T.S.  
DATE: JANUARY 30, 2026  
PROJECT: SUB 25.051  
REVISIONS:  
PAGE NO. **SHT 2**



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 2/25/2026

<b>SUBDIVISION NAME: THE WOODLANDS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW                      Paving:52 ft. - 65 ft. Curb &amp; gutter: Both sides                      - Please provide document of existing R.O.W. for staff review, prior to final.                      - Clarify any varying street R.O.W. on the plat.                      - Label Existing R.O.W. dedications, from Centerline, Total, etc. prior to final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: 60 ft. ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      **Indicate the separation from the centerline of the proposed street with the centerline of the existing street on the west side of S. Taylor Road. It appears to be less than the minimum required separation of 125 ft. from centerline to centerline.</p>	Non-compliance
<p>Paving _____ Curb &amp; 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 &amp; 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 &amp; gutter _____                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3T Zone Districts.                      -The preliminary plat submitted on February 16, 2026, does not comply with block length requirement, please revise accordingly.                      *Any change of zone or variance request must be done and completed prior to final approval.                      **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac: Indicate cul-de-sac length on the plat.:                      **Cul-de-sac required at the east end of street along Lots 1 - 2.                      ***Minimum 96 ft. paving diameter; may increase prior to final.</p>	Non-compliance

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

<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial and multi-family properties.                  -Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire &amp; Public Works Department Requirements.                  -Maintenance of such drive is by the property owner and not the City of McAllen.                  -Alley/Service drive requirement must be addressed prior to final.                  **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front:                  - Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family use, etc.                  Revisions Needed:                  Proposing: 25 ft. or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Rear: Will be established once the zoning/use is clarified, not less than the ordinance requirements for commercial, residential, multi-family, etc.                  Revisions Needed:                  Proposing: In accordance with the zoning ordinance, or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Sides: Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family, etc.                  Revisions Needed:                  Proposing: In accordance with the zoning ordinance, or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Corner: Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for commercial, residential, multi-family, etc.                  Revisions Needed:                  Proposing: 10 ft. or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	TBD
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies.                  * For the apartment complex lots only.                  **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required on S. Taylor Rd., and both sides of all interior streets.                  Revisions Needed:                  -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final.                  **Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. Finalize wording prior to final.                  ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Road.</p>	Applied

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along S. Taylor Road. - Shown as plat note #9</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. **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. Review as applicable prior to final. ***Zoning Ordinance: Section 138-210.</p>	<p>Non-compliance</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p>	<p>Required</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. - Need to add plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. - Shown as plat note # 19, need to modify subdivision name to match what is on the plat. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>TBD</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets. Common Area, Lot 1 &amp; Lot 2 are currently not fronting a public street. **Subdivision Ordinance: Section 134-1</p>	<p>TBD</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-1 (Single-Family Residential) District &amp; R-3T (Townhouse Residential) District Proposed: R-3 (High Density Residential) District &amp; C-2 (Regional Commercial) District ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. - If rezoning to UDC, development requirements are subject to change. ***Zoning Ordinance: Article V</p>	<p>TBD</p>

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<p>* Rezoning Needed Before Final Approval                  If proposing changing to UDC, need to apply for rezoning, and rezoning needs to be completed prior to final approval.                  ***Zoning Ordinance: Article V</p>	<p>TBD</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  - Property for Commercial Development does not apply to Parks.                  - ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.                  - Clarify the total number of dwelling units to finalize the park fee prior to final.</p>	<p>Required</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.                  ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</p>	<p>Required</p>
<p>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.                  ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.</p>	<p>TBD</p>
<p><b>TRAFFIC</b></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>

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

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



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LOCATION

PROPOSED  
THE WOODLANDS  
SUBDIVISION

197

THE TREE APARTMENTS  
SUBDIVISION

LOT 2



TRIP  
LE DEL SOL  
HOME PARK  
EL PASO  
(RECORDED)  
DALLAS  
HOUSTON  
PECOS  
LAREDO  
MACO  
LAND I.S.D. No. 2  
(RECORDED)  
4th St  
MARY CROSSING  
PHASE III  
(UNRECORDED)  
TAYLOR OAKS

CHICAGO AVE.  
SHARY LANDING SUB  
S. 48TH LANE  
ERIE AVE  
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