AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 5, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of April 21, 2026, Meeting Minutes.

b) Approval of April 21, 2026, Workshop Meeting Minutes.

2) PUBLIC HEARING:

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

1. **Rezoning from R-3A (Multifamily Residential Apartment-OC), C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC) to CC-UT (City Core-Uptown-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0054:

North McAllen Subdivision, Lots 1-6 Block 1
North McAllen Subdivision, Lots 7-12 Block 4
North McAllen Subdivision, Lots 1-6 Block 5
North McAllen Subdivision, Lots 1-6 Block 12
North McAllen Subdivision, Lots 7-12 Block 13
North McAllen Subdivision, Lots 1-6 Block 16
North McAllen Subdivision, Lots 1-6 Block 17
North McAllen Subdivision, Lots 7-12 Block 20
North McAllen Subdivision, Lots 1-6 Block 21
North McAllen Subdivision, Lots 1-6 Block 28
North McAllen Subdivision, Lots 7-12 Block 29
North McAllen Subdivision, Lots 1-6 Block 32
North McAllen Subdivision, Lots 1-6 Block 33
North McAllen Subdivision, Lots 7-12 Block 36
North McAllen Subdivision, Lots 1-6 Block 37

North McAllen Subdivision, Blocks 41-56
North McAllen Lot A Block 49 Subdivision, Lot A Block 49
North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517, 521, 601, 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10th Street
100-221 North 11th Street
100-213 North 12th Street
100-221 North Broadway Street
100-722 North Main Street
100-219 North 15th Street
100-221 North 16th Street
100-222 North 17th Street
100, 104, 110, 120 and 200 North Bicentennial Boulevard
1000-1722 Ash Avenue
1000-1724 Beech Avenue
1109 & 1309 Cedar Avenue
51 North 17th Street (PID: 247680)
1101 Ash Avenue (PID: 248128)
10 North Broadway Street (PID: 248129)
1301 Ash Avenue (PID: 248138)
101 North Main Street (PID: 248139)
113 North Main Street (PID: 248140)
28 North 16th Street (PID: 248144)
110 North 16th Street (PID: 248146)
101 North 16th Street (PID: 248148)
120 North 17th Street (PID: 248149)
100 North Bicentennial Boulevard (PID: 248151)
104 North Bicentennial Boulevard (PID: 248154)
51 North 15th Street (PID: 567823)
105 North 15th Street (PID: 20835249)

2. **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 REZ2026-0048:
Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas
2701 and 2721 Durango Avenue
Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas
6400-6601, 6613, and 6701 South 27th Street
Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas
6601, 6513, 6501, 6413, and 6401 South 28th Street
Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas
2601 Military Highway
6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th Street (PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265, 546693, 546671, 562271)
6612 and 6614 South 27th Street (PIDs: 546691, 562268)
3001 Military Highway and Rear (PIDs: 270373, 270177)
3101 Military Highway and Rear (PIDs: 686964, 686965)
3201 Military Highway (PID: 584855)

CASE REZ2026-0053:

Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 2, Sharyland Business Park No. 4 Subdivision, Lot 8, Sharyland Business Park No. 6 Subdivision, Lot 26, Hidalgo County, Texas
6499, 6900, and 7100 South International Parkway
Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 9, 10, and B, Sharyland Business Park Lots 17B and 17C Subdivision, Lots 17B-17C, Sharyland Business Park No. 2 Subdivision, Lot 18, Hidalgo County, Texas
4880, 4900, 5000, 5201, 5521, and 5600 Military Highway
Sharyland Business Park Lot 12 Subdivision, Lot 12, Sharyland Business Park Lot 16 Subdivision, Lot 16, Sharyland Business Park No. 2 Subdivision, Lot 19 and Outlot "A", Hidalgo County, Texas
5200, 5300, 5800, and 5900 George McVay Drive
Sharyland Business Park No. 3 Subdivision, Lot 20A, Hidalgo County, Texas
6551 South Shary Road
Sharyland Business Park Lot 7 Subdivision, Lot 7, Sharyland Business Park No. 9 Subdivision, Lot 27, Sharyland Business Park No. 10 Subdivision, Lots 28-30, Sharyland Business Park No. 11 Subdivision, Lot 1, Sharyland Business Park No. 11A Subdivision, Lots 2A-2C, Hidalgo County, Texas
5124-5125 and 5300-5801 Honduras Avenue
4700 and 6898 South International Parkway (PIDs: 713488, 640695)
5125 Honduras Avenue Rear (PID: 722966)
5201 Honduras Avenue (PID: 280771)
4801 George McVay Drive & Rear (PIDs: 593205, 593206)
5001 George McVay Drive & Rear (PIDs: 593207, 593208)
5201 George McVay Drive & Rear (PIDs: 623973, 623974)
5500 George McVay Drive (PID: 639142)
5501 George McVay Drive & Rear (PIDs: 639136, 639137)
5701 George McVay Drive (PIDs: 639150, 639151)
5801 George McVay Drive & Rear (PIDs: 639148, 639149)
5900 George McVay Drive & Rear (PIDs: 639145, 639147)
7401 South Shary Road (PID: 1568735)

3. **Rezoning from R-2 (Duplex-Fourplex-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 REZ2026-0052:

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101 Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487, 185486, 185482, 185481, 185480, 185479, and 185478)

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

CASE REZ2026-0051:

7500 South 23rd Street (PID: 1073374)
7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532, 1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081, 1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

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

CASE REZ2026-0049:

Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas
3801, 4001, 4201, 4301, and 4317 Military Highway
Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas
4001 Acapulco Avenue
McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,
6813 and 7021 South Bentsen Road
6700-6713 South 40th Street (PIDs: 230565, 230566, 230553, 230554)
4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)
3701 Military Highway & Rear (PIDs: 270377, 270378)
6800 South Ware Road & Rear 1 and 2 (PIDs: 236793, 1237297, 1128922)
7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205, 270201, 1236855, 270202, 1071549)

b) REZONING:

1. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 12, Block 4, Southwest Heights No. 2 Subdivision, Hidalgo County, Texas; 621 South 29th Street. **(REZ2026-0046)**

2. Rezoning from I-1 (Light Industrial-OC) District to C-2 (Regional Commercial-UDC) District: 1.810 Acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, Hidalgo County, Texas; 105 North Jackson Road. **(REZ2026-0064)**

3. Rezoning from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 711 South 24th Street. **(REZ2026-0045)**

4. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 5, Chula Vista Subdivision No. 3, Hidalgo County, Texas; 513 Chula Vista Street. **(REZ2026-0047)**

5. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 7, Orangewood East Subdivision, Hidalgo County, Texas; 3812 South "F" Street. **(REZ2026-0050)**

c) CONDITIONAL USE PERMITS:

1. Request of Israel Torres Jr., on behalf of caferico956 LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Café Rico) at the south one-half

of Lot 10, Block 10, McAllen Addition, Hidalgo County, Texas; 115 South 17th Street. **(CUP2026-0021)**

2. Request of Zuribeth V. Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a night club (The Mansion Discotheque) at Lot 11, Block 23, McAllen Addition, Hidalgo County, Texas; 221 South 17th Street. **(CUP2026-0022)**

3. Request of Villas at Tres Lagos SPE, LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an associated recreation (clubhouse) at Common Area "A", Villas at Tres Lagos Phase I Subdivision, Hidalgo County, Texas; 5602 Wisdom Avenue. **(CUP2026-0025)**

4. Request of Priscilla J. Kunkle, on behalf of World Gospel Mission, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Religious Center) at Lots 26-29, Block 10, College Heights Subdivision, Hidalgo County, Texas; 2021 Jackson Avenue and 2105, 2109, and 2021 Kennedy Circle. **(CUP2026-0023)**

5. Request of Yasin I. Ansari, on behalf of South Texas Educational Technologies INC., for a Conditional Use Permit, for Life of Use, and adoption of an ordinance, for an Institutional Use (Horizon Montessori Public School) at Lot 1 and Lots 5 through 12, Block 36, North McAllen Addition Subdivision, Hidalgo County, Texas; 320 North Main Street and 321 North Broadway Street. **(CUP2026-0024)**

d) SUBDIVISION:

1) BICENTENNIAL ONE SUBDIVISION, 809 S. 19 ½ ST (REAR), 900 S. BICENTENNIAL, LLC; **(SUB2026-0051) (FINAL) MGE**

3) CONSENT:

a) VILLAS AT PRIMROSE SUBDIVISION, 4500 N. WARE ROAD, MADHOUSE DEVELOPMENT, INC; **(SUB2026-0061) (FINAL) CE**

b) VISTA PALOMA SUBDIVISION, 5200 N. TAYLOR ROAD, KEVIN L. HUGHS; **(SUB2026-0064) (FINAL) SWG**

c) THE TREE HOUSE SUBDIVISION, 801 S. TAYLOR ROAD, GURA LIVING COMMUNITIES, LLC; **(SUB2026-0063) (FINAL) ACHC**

4) SUBDIVISIONS:

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

b) ASTRID'S PLACE SUBDIVISION, 324 N. 4TH STREET, ASTRID GUTIERREZ; **(SUB2026-0042) (REVISED PRELIMINARY) SEC (TABLED 04.21.26)**

c) RUSSELL CREEK SUBDIVISION, 13701 N. 23RD STREET (N. DEPOT ROAD), ELITE DEVELOPMENT 786, LLC; **(SUB2025-0164) (REVISED FINAL) M2**

d) ALHAMBRA ON 10TH SUBDIVISION, 11301 N. 10TH STREET, AL YAZJI DEVELOPMENT, LLC; **(SUB2025-0167) (REVISED FINAL) RIOPLEX**

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

f) URBAN ON 107 SUBDIVISION, 2501 STATE HIGHWAY 107, URBAN CITY DEVELOPERS, LLC; **(SUB2026-0055) (PRELIMINARY) M&H**

g) MCALLEN PUBLIC WORKS SUBDIVISION, 4201 N. BENTSEN ROAD, CITY OF MCALLEN; **(SUB2026-0053) (PRELIMINARY) MCALLEN**

h) SUSTAITA LOGISTICS SUBDIVISION PHASE I, 4901 S. OLD 10TH STREET, SUSTAITA LOGISTICS CENTER, L.P.; **(SUB2026-0062) (PRELIMINARY) STIG**

i) TREVINO 861416 SUBDIVISION, 3409 GUMWOOD AVENUE, LUPE GARCIA; **(SUB2026-0056) (PRELIMINARY) AE**

j) LOT 1C ALTA LOMA SUBDIVISION, 711 S. 24TH STREET, ARTEMIO V. RAMOS & FRANCISCA G. RAMOS; **(SUB2026-0054) (PRELIMINARY) QHA**

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, April 21, 2026 at 3:30p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of April 21, 2026 meeting minutes.
b) Approval of April 21, 2026 Workshop meeting minutes.

Being no discussion, Vice Chairperson Gabriel Kamel motioned to approve the minutes. Mr. Reza Badiozzamani second the motion with six members present and voting.

2) PUBLIC HEARING:

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

1. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-2 (Heavy Industrial-OC) District under the Old Code (OC) to I-2 (Heavy Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0032:

McAllen Near-Shoring Industrial Park Subdivision, Lots 1-3 and 6-7, Hidalgo County, Texas
4600-4901 South 40th Street
McAllen Near-Shoring Industrial Park Subdivision, Lots 4-5 and 8-9, Hidalgo County, Texas
3701-4300 Melba Avenue
McAllen Near-Shoring Industrial Park Subdivision, Lots 10-15, Lots 1-A and 1-B McAllen Southwest Industrial District Unit #5 Subdivision, Lots 1-A and 1-B, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 4-12, Hidalgo County, Texas
5000-5201, 5800, 5900, 6100, 6110, and 6200 South 42nd Street
McAllen Southwest Industrial District Unit 5 Subdivision, Lots 4, 7-10, 6A and 6B, McAllen Southwest Industrial District Unit 5 Lots 2A and 3A Subdivision, Lots 2A and 3A, Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5A, Hidalgo County, Texas
3700-4200 Ursula Avenue
Lot 5A and 5B McAllen Southwest Industrial District Unit 5 Subdivision, Lot 5B, Hidalgo County, Texas
5900 South Ware Road
Industrial Park Subdivision Unit 1, Lot A, Industrial Park Subdivision Unit 2, Lot 1, McAllen Southwest Industrial District Unit No. 1 Subdivision, Lots 1-3 and 13-24, Hidalgo County, Texas
3500, 3600, 4000, and 4324 Military Highway
3916 Military Highway (PID: 509812)

2. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0039:

Sharyland Service Center Subdivision, Lots 1 and 2, Hidalgo County, Texas
4600 and 4712 Military Highway

3. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone from I-1 (Light Industrial-OC) District under the Old Code (OC) to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0040:

7700 South Shary Road (PID: 280751)
8100 South Shary Road (PID: 280737)
7700-8201 South Glasscock Road & Rear 1-2 (PID: 280734, 280735, 280736, 280744, 280745, 280746, 280747, 280748, 280749, 280750, 346134, 352221, 997032)

CASE REZ2026-0041:

Sharyland Service Center No. 1 Subdivision, Lot 12, Sharyland Service Center Lot 7A Subdivision, Lot 7A, Sharyland Service Center No. 4 Subdivision, Lot 10, Sharyland Business Park Lot 23A and 25 Subdivision, Lots 23A and 25, Hidalgo

County, Texas
5700, 5901, 6100, 6901, and 7115 South International Parkway
Sharyland Business Park - Project Circle Subdivision, Lot 1, Sharyland Service Center No. 4 Subdivision, Lots 11-A and 11-B, Hidalgo County, Texas
4800, 5001, and 5109 Tanya Avenue
Sharyland Service Center No. 4 Subdivision, Lot 8, Sharyland Service Center No. 3 Subdivision, Lot 5, Sharyland Service Center No. 7 Subdivision, Lot 9, Sharyland Business Park Phase 1 Lots 4 & A Subdivision, Lot 4, Sharyland Business Park Lot 14 Subdivision, Lot 14, Hidalgo County, Texas
4400, 4403, 4621, 5000, and 5100 Military Highway
Sharyland Service Center Lot 7B Subdivision, Lot 7B, Sharyland Service Center No. 2 Subdivision, Lots 3 and 4, Hidalgo County, Texas
4301, 4400, and 4701 Wanda Avenue
Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 3, Hidalgo County Texas
6700 South Bentsen Road
4800 South International Parkway (PID: 699739)
5801 South International Parkway & Rear 1 and 2 (PID: 352440, 516680, 638525)
6602 South International Parkway (PID: 583395)
6800 and 6801 South International Parkway (PID: 573499)
6805 South International Parkway and Rear (PID: 573501 & 583396)
4713 and 4801 Military Highway (PID: 517339)
5150 Tanya Avenue (PID: 674385)

CASE REZ2026-0043:

7300 South Shary Road & Rear (PID: 280760 & 280761)
7405 South Shary Road & Rear 1-3 (PID: 280762, 280763, 280764, 280765)
7705 South Shary Road & Rear 1-4 (PID: 280752, 280753, 280754, 280756, 1310009)
8105 South Shary Road & Rear (PID: 280738, 550076, 280740)
5125 Honduras Avenue Rear (PID: 722966)
7100 South International Parkway Rear (PID: 713488)
7100 South Bentsen Road & Rear (PID: 280773, 692367)

4. **Mr. Noah Del Bosque stated that the City of McAllen is requesting to Rezone 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 REZ2026-0042:

7701 South Bentsen Road (PID: 644464)
7800 South Bentsen Road & Rear (PID: 280757, 280755)
8100 South Bentsen Road & Rear 1-2 (PID: 280742, 280741, 280739)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a4. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the city initiated rezoning request. Mr. Reza Badiozzamani second the motion with six members present and voting.

b) REZONING:

1. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 7, Lazy-A Ranch Addition Subdivision, Hidalgo County, Texas; 2400 Maple Avenue. **(REZ2026-0038)**

Mr. Noah Del Bosque stated The subject property is located at the northwest corner of Maple Avenue and North 24th Street.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for an existing daycare.

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

Surrounding uses include single-family homes, apartments, a college building, an office, and a church.

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

The development trend along Maple Avenue is single-family and multifamily homes.

Lazy-A Ranch Addition Subdivision was recorded on October 17, 1950. City Commission approved rezoning requests for the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on August 17, 2006 and from C-1 (Office Building-OC) District to C-2 (Neighborhood Commercial-OC) District on June 24, 2013. City Commission approved rezoning requests for the properties north of the subject property from R-1 (Single-Family Residential-OC) District to C-1 (Office Building-OC) District on September 20, 2006 and from C-1 (Office Building-OC) District to C-3 (General Business-OC) District on March 9, 2015.

The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. These uses are more likely to be horizontally mixed as opposed to vertically. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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

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

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

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

Being no discussion, Board member Mr. Reza Badiozzamani moved approve of the rezoning request from C-2 to C-1. Vice Chairperson Mr. Gabriel Kamel Second the motion with six members present and voting.

c) SUBDIVISION:

1. JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION, 1021 E. HWY 83, PARK PLACE VENTURE ONE, LTD; **(SUB2026-0018) (FINAL) M2**

Ms. Natalie Moreno stated that the property located on 1021 E. Business Highway 83 (Loop 374): Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final. Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply.80.0' R.O.W. also shown for railroad. Paving: By State. Curb & gutter: By state. Revisions Needed: Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines. Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E. Beech Avenue: 60 ft. Dedication. Paving: 40 ft. Curb & gutter: both sides. Revisions: no cul-de-sac will be needed. Subdivision Ordinance: Section 134-105.Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Cul-de-sac commercial requirement is a 200 ft diameter with 180 ft of paving. Plat is showing a 100 ft. diameter, please revise. Original plat indicates Cul-de-sac as a temporary turnaround, please clarify what the Cul-de-sac references on this plat, prior to final. No cul-de-sac is needed. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. A 30.0' access easement exists on the north side of property of Lot 9A. Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or greater for easements or in line with existing structures, whichever greater applies. Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 45 ft. or in line with average setbacks or existing structures, or easement, whichever is greater. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning or greater for easements, whichever greater applies. Revisions: Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 10 ft. or greater for easements. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. Revisions: Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final. (Proposing) 6ft or greater for easements, whichever greater applies. If changing or removing restrictions or notes from original plat, vacate and replat will be required. Zoning Ordinance: Section 138-356.All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on. Once we get clarification on E. Beech Ave, sidewalk

requirements will be established. Land Fronting property on the south side is owned by the Missouri Pacific Railroad company, this requirement does not apply along Highway 83. 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. The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV. If changing or removing restrictions or notes, vacate and replat will be required. 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 state above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Subdivision Ordinance: Section 134-1. Minimum lot width lot area. Lot 9A has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Application will need to be revised to reflect updated subdivision name, prior to final. A Public Hearing will be needed for re-plat, prior to final. The Re-Plat needs to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks & Private Access Drives. If changing or removing restrictions or notes, vacate and replat will be required. There is an overlap of the H.C.DD #1 drainage ditch and access drive, please clarify if there is no conflict with overlay easements. Plat must be in compliance with both City of Pharr and City of McAllen. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Reza Badiozzamani Second the motion with six members present and voting.

2. VACATING PLAT OF LOT 2 NOLANA RETAIL SUBDIVISION TO REPLAT OF ESTANCIA TOWNHOMES SUBDIVISION, 3900 N. "K" CENTER STREET, ESTANCIA TOWNHOMES, LLC; **(SUB2026-0057) (FINAL) BE**

Mr. Marcos Johnson that the property located on 3900 North "K" Center Street: 105 ft. existing ROW. Paving: approximately 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or UDC. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: proposing 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Street name will be finalized, prior to recording. Subdivision Ordinance: Section 134-105 and/ or UDC. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan. 200 - 800 ft. Block Length or twelve lots, whichever is less. A rezoning request for the subject property was approved from

C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Subdivision has received administrative approval on 4.8.26 from Mr. Sotelo regarding the block length variance. Subdivision Ordinance: Section 134-118 and/or UDC. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 and/or UDC. Rear: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. Zoning Ordinance: Section 138-356 and/or UDC. Sides: In accordance with Zoning Ordinance/UDC or greater for approved site plan or easement whichever greater applies. Zoning Ordinance: Section 138-356 and/or UDC. Corner: 10 ft. or greater of easements. Zoning Ordinance: Section 138-356 and/or UDC. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356.All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North "K" Center Street and along both sides of interior streets. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120 and/or UDC. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 and/or UDC. Perimeter buffers must be built at time of Subdivision Improvements. 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 and/or UDC. Minimum lot width and lot area. Zoning Ordinance: Section 138-356 and or/UDC. Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC). A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Rezoning Needed Before Final Approval. A rezoning request for the subject property was approved from C-3 (general business - OC) to R-2 (medium density residential - UDC) by the Planning and Zoning Commission on February 18, 2025 and City Commission on March 10, 2025. Zoning Ordinance: Article V and/or UDC. Land dedication in lieu of fee. Based on the submitted application, the proposed development indicated a total of 34 dwelling units. However, the revised plat dated February 1, 2026 reflects a total of 32 dwelling units. Please clarify the correct number of dwelling units proposed and revise the plat and/or application accordingly so that all submitted documents are consistent. Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Updated application reflects 32 dwelling units. $700x32= $22,400 to be paid prior to recording. Pending review by the City Manager's Office. Based on revised plat dated 2.1.26, 32 dwelling units are proposed. As per Parks Department, park land dedication of 0.5088 acres will be required, prior to final. If park fees in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.

As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Gen approved by traffic 3/18/26. No TIA required. Comments: As part of the vacate and replat process, letter from owner of Lot 1 is required prior to final approval. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved approve of the subdivision in final form. Mr. Emilio Santos the motion with six members present and voting.

3) CONSENT:

a) VILLAS AT TRENTON SUBDIVISION, 8000 N. WARE ROAD, 3400 N. AUBURN AVENUE, LLC; **(SUB2026-0060) (FINAL) RJC**

Ms. Natalie Moreno stated that the property located on 8000 N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication required 60 ft total ROW. Paving: 40ft Curb & gutter: Both Sides. Proposing a 50 ft ROW with a 10 ft utility easement on both sides. Street names "Street A, B, C, etc." need to be added on plat, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional. ROW needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides. Revisions needed: Label documents numbers regarding how existing ROW was dedicated. Add document number on what the City Acquired, prior rot recording. Auburn Avenue: 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 200 ft.~ Block Length for R-2 Zone Districts. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a 134-118 300 ft. Maximum Cul-de-Sac ft. of R.O.W. back of curb around Cul-de-Sac required. Unified Development Code Section 5.3.9.H.4 4-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Unified Development Code Section 2.2.3.D.4 Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south

side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. lot 14 shall be 0 feet on west side and 5 feet on east side. lot 31 shall be 5 feet on north side. lot 32 shall be 5 feet on south side. lot 41 shall be 5 feet on the east side and 0 feet on the west side. lot 42 shall be 0 feet on the east side and 5 feet on the west side. lot 59 shall be 5 feet on the south side. lot 60 shall be 5 feet on the east side. lot 64 shall be 5 feet on the west side and 0 feet on the eastside. lot 65 shall be 0 feet on the west side and 5 feet on the east side. lot 74 and 75 shall be 5 feet on west side. lot 82 shall be 0 feet on the west side and 5 feet on the east side. lot 83 shall be 5 feet on the west side and 0 feet on east side. lot 89 shall be 5 feet on the east side. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. 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. 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Masonry wall will be required along the recorded El Tigre Food Store No. 15. 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. Ware Road, Auburn Ave. and N.33rd Street. 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. Add plat note as stated above, prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District). Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. 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. Comments: Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. Common lot detention area is labeled incorrectly. Please revise accordingly. If subdivision is Public or private but not gated, please come by office to revise application. On the Location map, needs to add a frame on

the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plats note about Common Area. Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat, it is currently missing the curve data points (o). Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with six members present and voting.

b) ANAQUA AT TRES LAGOS PHASE II SUBDIVISION, 14000 N. STEWART ROAD, RHODES DELVELOPMENT; **(SUB2026-0059) (FINAL) M&H**

Ms. Natalie Moreno stated that the property located on 14000 N. Stewart Road, Russell Road (9 Mile Line) Dedication as needed for 100 ft. ROW. Paving: 65 ft. Curb & gutter: both sides. There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. Thoroughfare Plan designates Russell Road (Mile 9 Line) as a Minor Arterial with 100 ft. ROW. Provide ROW detail along Russell Road regarding centerline, existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Submitted plat does not show proposed ROW. Need to label ROW on plat to assure compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Stewart Road: dedication for 80 ft. ROW. Paving: 52' - 65' Curb & gutter: both sides. Submitted plat does not show ROW. Need to revise plat showing the ROW to finalize dedication requirements, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-Sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Provide Cul-de-Sac details, as per Fire Department, paving must be 96 ft. in diameter fact to face with 10 ft. of ROW back of curb. If islands proposed, must meet 36 ft. minimum pavement face to face with "fire lanes" striped around the cul-de-sac areas. Temporary paved turnarounds needed if any street is not continuous until future phase develops, as needed. If needed, Fire Department requires 96 ft. paving diameter face to face. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. There was a ROW Agreement that ranged between 60 ft. to 80 ft. and was recorded with the county. Please add the recorded document on plat, prior to recording. Lots 246-255 and 130-134 front Russell Road (9 Mile Road): In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-

foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide and built to city plans and specifications by the developer, finalize service street requirements. Subdivision Ordinance: Section 134-106. Front 20 ft. minimum or greater for easements. Revisions required: Revise front setbacks to 20 ft. or greater for easements. Note requirements subject to change once lot frontage requirements have been finalized. For lots 246-255 and 130-134; In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; finalize wording for not as applicable, prior to recording must comply with PID requirements. Zoning Ordinance: Section 138-356-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 6. Interior Sides: 5 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setbacks 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 Russell Road (9 Mile Road) and N. Stewart Road. Interior sidewalks: City ordinance will not apply provided a sidewalks have at least and 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. Finalize wording, prior to recording. May increase to 5 ft. depending on engineering dept. 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 Russell Road (9 Mile Line line) and N. Stewart Road. Need to revise Note #8 as shown above. 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. Staff is reviewing requirements/ restrictions as Russell Road is a Minor Arterial on the Thoroughfare Map. 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. Lots fronting public streets: Ensure that detention area meets 25 ft. minimum frontage requirements for common/detention areas. Review and revise as applicable, need to finalize lot frontage for Lots 246-255 and 130-134 as Russell Road is a Minor Arterial on the Thoroughfare Plan. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area and lot area: Lots must comply with the minimum frontage as per agreement. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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 Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation required to

determine if TIA is required. Master TG Approved, TIA Waived with the following condition: •Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions. Traffic Impact Analysis (TIA) required prior to final plat. Master TG Approved, TIA Waived with the following condition: • Compliance with approved Master Traffic Calming Devices Plan along Russel Road (Mile 9 Road). Traffic is also requiring review on the construction plans for Phase II to finalize conditions. Comments: Clarify portion of plat boundary extending to N. Stewart Road so as to establish requirements such as setbacks. Any abandonments must be done by separate process, not by plat. Clarify any Islands/ boulevards proposed along Russell Road. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in final form. Mr. Jesse Ozuna Second the motion with six members present and voting.

4) SUBDIVISIONS

a) Aqualina at Tres Lagos Phase V Subdivision, 6800 Russell Road (REAR), Rhodes Development, INC; **(SUB2025-0162) (REVISED PRELIMINARY) M&H**

Ms. Natalie Moreno stated that the property located on 6800 Russell Road (REAR): Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 20 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Rear- 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. 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. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) (OC) Proposed: R-1 (Single-Family Residential) (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. 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. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, 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 Parkland Dedication Advisory Board and CC. 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. Comments: Please revise plat note #8,15 and 21, they reference streets that do not pertain to this phase. Need to Label the Centerline & Total R.O.W. on N. Stewart Road and show on plat, prior to final. Provide the special warranty deed documents, prior to final. Common area no. 2 is not fronting a public street, please clarify prior to final. How will you access common area no. 2. How would common area no. 3 service as emergency access point. P&Z for new layout on 04/21/2026. Need to provide a new master layout for phase V and IV. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision in revised preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

b) Astrid's Place Subdivision, 324 N. 4th Street, Astrid Gutierrez; **(SUB2026-0042) (REVISED PRELIMINARY) SEC**

Ms. Natalie Moreno stated that the property located on 324 N. 4TH Street, Date Palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides. Revisions required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides. Revisions Required: Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies 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. 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 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties/multifamily residential. There is an existing Alley 10 ft. on the east side of the property. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Add plat note as stated above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Date Palm Avenue and N. 4th 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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must

be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Lots are fronting Date Palm Avenue. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning has been submitted for this subdivision. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: Public hearing required with noticed may be applicable for single-family residential, prior to recording. Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision". Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. 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. Must comply with City's Access Management Policy.

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

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

Engineer was present Brian 510 South Broadway from Spoor Engineering Consultants, Inc.

After lengthy discussion, Board members and Brian from Spoor Engineering decided to table the item.

c) Cascada at Champion Lakes Subdivision, 3300 Agusta Avenue, Villa De Santiago, LLC; **(SUB2026-0025) (REVISED PRELIMINARY) STIG**

Mr. Marcos Johnson stated that all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Land dedication in lieu of fee. Based on information submitted on application, Land dedication is as follows; 5x159 dwelling units X 3.18/1,000= 2.5281 Acres. 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. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. $700X159 Dwelling Units = $111,300 to be paid in lieu of land dedication prior to recording. 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. Pending review by the City Managers Office. 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. ROW may need to increase based on study.

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

Mr. Gabriel Kamel is abstaining from speaking in this item.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the subdivision in revised preliminary form. Mr. Reza Badiozzamani Second the motion with six members present and voting.

d) Habitat at Ware Phase 2 Subdivision, 6117 N. Ware Road (REAR), Habitat Developers; **(SUB2025-0108) (REVISED PRELIMINARY) SEC**

Ms. Natalie Moreno stated that the property located on 6117 N. Ware Road (REAR) 600 ft. Block Length for R-3 Zone Districts. Unified Development Code Section 5.3.6.C.2. Garage: 18 ft. except where greater setback is required, greater setback applies. Unified Development Code Section 2.2.4.D.5. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording. Zoning Ordinance: Section 138-210. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. 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. Rezoning Needed Before Final Approval. At the P&Z meeting of July 22, 2025 the property was rezoned from an R-1 (Single-Family Residential - OC) and C-3 (General Business - OC) to the R-3 (High-Density Residential District - UDC). Zoning Ordinance: Article V. Land dedication in lieu of fee. As per application submitted on July 25, 2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. As per application submitted on July 25,2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Land dedication in lieu of fee. As per application submitted on July 25,2025 a total of 18 lots are proposed with park fees total to $12,600 ($700 X 18 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation pending to determine if TIA is required, prior to final plat.

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

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

Being no discussion, Board Member Emilio Santos moved to approve the subdivision in revised preliminary form. Mr. Jesse Ozuna Second the motion with six members present and voting.

e) Eider subdivision, 6200 S. 23rd Street, Vargas Produce LLC; **(SUB2025-0142) (REVISED PRELIMINARY) RDE**

Ms. Natalie Moreno stated that the property located at 6200 South 23rd Street, all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as Plat note #12. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (Commercial-Industrial) Proposed: C-3 (Commercial-Industrial). Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

Being no discussion, Board member Jesse Ozuna moved to approve the subdivision in revised preliminary form including the variance. Ms. Isela V. Rios Second the motion with six members present and voting.

f) Hernandez Acres Subdivision, 14601 N. Trosper Road, Saul & Jorge Hernandez; **(SUB2025-0097) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 14601 North. Trosper Road, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118. Rear: Proposing 15 ft. rear setback for easement shown on plat. Finalize prior to final, but not less that ordinance requirements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easement. Need to finalize prior to final, but no less than ordinance requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Finalize wording on plat

note prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation waived for two single-family residences. If use changes, requirements may be required as applicable. Comments: Provide documents and width of UID Canal ROW prior to final. Provide documents for the existing ROW on N. Trosper Road. Revisions and references to UDC might be required and must be finalized prior to final. The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board member Jesse Ozuna moved to table item. Mr. Emilio Santos Second the motion with six members present and voting.

g) Mariel Lucille Subdivision, 836 E. Olympia Avenue, Mariel Torres; **(SUB2026-0048) (REVISED PRELIMINARY) RIOPLEX**

Mr. Marco Johnson stated that the property located on 836 E. Olympia Avenue, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 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. 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. 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. Rezoning Needed Before Final Approval. If proposed use changes, rezoning will be required prior to final. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on application, 3 lot/dwelling units proposed. $2,100.

Staff recommends approval of the subdivision in Revised Preliminary Form subject to the conditions noted, utility and drainage approvals and approval of all 3 variances.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel to approve the subdivision in revised preliminary form and also including all of the 3 variances. Mr. Emilio Santos Second the motion with six members present and voting.

h) Blue Jay Subdivision, 5600 S. Jackson Road, Jorge Gonzalez; **(SUB2025-0074) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 5600 South Jackson Road, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. If use other than single-family is proposed, requirements for alley/service drive, etc. will be reviewed. Subdivision Ordinance: Section 134-106. Front: 20ft. or greater for easements. (Proposing) 20 feet or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 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. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Additional requirements/revisions may be established when new zoning for UDC/annexation is finalized. Zoning Ordinance: Section 138-356. Existing: R-1 (low density residential) Proposed: R-1 (low- density residential). Rezoning was approved by city commission on 08/25/2025. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning request to R-1 was approved by city commission on 08/25/2025. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Pending review by the City Manager's Office. Park fee was waived and approved by city commission due to annexation to the city of McAllen. Comments: Any abandonment must be done by separate process and not by plat, prior to final. Military Road should be Military Hwy. Engineer must clarify annexation status, prior to final. The annexation and rezoning request was approved on 08/25/2025. Variance request was approved for the 1/4-mile collector on the west boundary and disapproved the variance request to the block wall. Please provide us with HOA documents, if HOA will be provided. Detention pond should reference "Lot A" and "Lot B", Detention pond should not have the same lot letter. Remove "Not a residential lot) below the Detention pond. The Engineer Submitted a variance request to the ROW requesting 100 ft. of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at the planning and Zoning meeting of April 21, 2026 and CC TBD. Must comply with City's Access Management Policy.

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

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

David Salinas 2221 Daffodil Ave McAllen Tx 78501. Representing both property owners Blue Jay Subdivision and McCcoll Crossing Apartments Subdivision. Mr. Salinas is stating there is no issue with the alignment with both subdivisions the real issue is the right of way, Mr. Salinas did research and found out a few years ago there was a study done by the county and there was a set of planes repair by the county to improve military road, Mr. Salinas provided copies of the exhibits and also the plan to all board members present. The exhibits he provided shows two different alignment for military road the issue is not the alignment the issue is the width of the right of way. The studies that were done by the county at that time were going to build military road Mr. Salinas stated the plans were prepared by B2Z Engineering in 2020. Mr. Salinas then proceeded talking about two alternates for military road, stating they do not go through the middle of this two properties the way they are subdividing the properties today they actually go along the south side of this properties stating that would be a big distinction between what was studies by the county back a few years ago. Mr. Salinas stated this is not a truck route there is no need to have a principle of 150-foot arterial going through residential properties note that the property to the west of McColl all the way to the canal is also owned by the owners of McColl Crossing Properties they have a potential between the Blue Jay Development and the Green Jay Development which is south of Blue Jay it's the second phase and the McColl Crossing Property and the property west of McColl up until the canal they have a potential of 1,000 residential lots. Mr. Salinas stated I don't think anybody wants to see 150-foot right of way which is kind of be an encouragement for trucks to go through these residential neighborhoods. Mr. Salinas mentioned half a mile south these properties is a loop and that loop is kind of a natural truck route arterial that can be used for truck traffic Mr. Salinas is not suggesting in fact he is against any kind of truck traffic going through this 1,000 lots of neighborhoods of kids playing in the streets riding there bicycle and you have this 150-foot right of way he is trying to reduce the right of way. Mr. Salinas mentioned the exhibits he provided to the board members are not his exhibits they were done by somebody else, Mr. Salinas also mentioned it was a study that was done by somebody else and the study suggest on all the exhibits that the right of way are 100 feet. Mr. Salinas stated it has never been 150. Mr. Salinas mentioned 150 comes from McAllen thoroughfare plan. Mr. Salinas wants to keep the initial plan that was done of 100 feet and they are want to keep their alignment were they have it not were its shown in the exhibits he provided. Mr. Salinas says it better serves them because it's going down the middle of the properties and they can access properties on both sides of military road. Mr. Salinas gave an example of 100 feet right of way and mentioned the stadium on bicentennial. Mr. Salinas was explaining it won't be a state road it will be a city road there for its not a designated truck route in fact during the development of the property they are going to put some traffic sign prohibiting trucks going through the
Neighborhoods. Board member asked that do 150 feet do your property or to your project. As per Mr. Salinas he can add more lots.

Mr. Reza stated we are crossing that canal right now. We just finished building just south of this. Mr. Reza stating this project is a county project presented by Mr. Eddie Cantu. Mr. Reza explained to chairperson Mr. Marco Suarez and all Board members stating this project was done originally at 100 feet of right of way was simple done because of budgetary constraints for the acquisition of right of way. Mr. Reza also mentioned Mr. Cantu had a vision of extending FM-1016 from dead end currently all the way to Jackson connecting two on system roads there was even discussion with TxDot of having TxDot take this on system so that it would be eligible for additional federal funding east west mobility in this area is critical. 150 feet of right of way does not dictate it to be a truck core door. Ware road north of 107 going to Tres Lagos no one thinks that's a truck core door that's 150 feet of right of way it's a mobility core door. Mr. Reza also mentioned protecting the right of way would be in the best interest of McAllen on long term mobility growth connecting military highway to Jackson road Jackson going south is also 150 feet increase even more insert areas military going west it 150 feet. Mr. Reza mentioned again it's a must to protect the right of way in this area because it will also allow this project

to be functional classified from an MPO stand point which will allow it to be eligible for state and federal funding as a true mobility core door and those east west mobility core doors are lacking in this area and so I would be adamantly opposed to reducing the right of way anything less than 150 feet for this area. Mr. Salinas then asked Mr. Reza would you be adamantly opposed to change the alignment for the 150 feet of right of way. Mr. Reza then mentioned on the alignment front, The Alignment that is currently identified in the thoroughfare plan makes a lot more sense the reason the alignment is shifted to Whalen was because Whalen is an existing road and again going back to this being a county driven initiative in the beginning trying to get a connectivity from 10th street to Jackson for that east west mobility is why we went to Whalen I think that creates its own geometrics challenges and that the current alignment as it sits right now especially for 150 feet as an east west core door is more conducive to the mobility needs of that area.

Mr. Even Gonzalez from Engineering department was talking about the mobility, room for clear zone, bike lane and through lanes for pedestrian also stating they need to occupy all the available right of way that is planned out. Mr. Gonzalez also stated if they reduce the right of way it will generate more traffic.

Owner Jorge Gonzalez 2900 North Boulevard Weslaco Texas owner of Blue Jay and Green Jay. Mr. Gonzalez is talking about the core door needing to be moved to Whalen road.

After Lightly discussion, Board member Reza Badiozzamani moved to approve the subdivision in revised preliminary form with disapproval of the variance request. Mr. Raul Sesin Second the motion with six members present and voting.

I) McColl Crossing-Apartments Subdivision, 5801 S. McColl Road, John. W. Brooke; **(SUB2026-0044) (REVISED PRELIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on 5801 South McColl Road, Paving: Curb & gutter: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving: Curb & gutter: Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-1 (Single Family Residential-OC) Proposed R-1 (Single Family Residential- OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. No rezoning has been submitted for this property. Requirements are based on the R-1 District. if rezoning is submitted and approved, different requirement may be applicable. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the number of lots or units, park fees will be required, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Based on the number of lots or units, park fees will be required, prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Comments: No rezoning has been submitted for this property. Requirements are based on the R-1 District. If rezoning is submitted and approved, different requirement may be applicable. Show legal descriptions of adjacent properties, prior to final. Please provide documents for all existing ROW. The Engineer Submitted a variance request to the ROW requesting 100 ft of ROW instead of the required 150 ft. the Subdivision is scheduled to be heard at

the planning and Zoning meeting of April 21, 2026 and CC TBD. Must comply with City's Access Management Policy.

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

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

David Salinas 2221 Daffodil Ave McAllen Tx 78501. representing both property owners Blue Jay Subdivision and McCcoll Crossing Apartments Subdivision. Mr. Salinas is stating there is no issue with the alignment with both subdivisions the real issue is the right of way, Mr. Salinas did research and found out a few years ago there was a study done by the county and there was a set of planes repair by the county to improve military road, Mr. Salinas provided copies of the exhibits and also the plan to all board members present. The exhibits he provided shows two different alignment for military road the issue is not the alignment the issue is the width of the right of way. The studies that were done by the county at that time were going to build military road Mr. Salinas stated the plans were prepared by B2Z Engineering in 2020. Mr. Salinas then proceeded talking about two alternates for military road, stating they do not go through the middle of this two properties the way they are subdividing the properties today they actually go along the south side of this properties stating that wound be a big distinction between what was studies by the county back a few years ago. Mr. Salinas stated this is not a truck rout there is no need to have a principle of 150-foot arterial going through residential properties note that the property to the west of McColl all the way to the canal is also owned by the owners of McColl Crossing Properties they have a potential between the Blue Jay Development and the Green Jay Development which is south of Blue Jay it's the second phase and the McColl Crossing Property and the property west of McColl up until the canal they have a potential of 1,000 residential lots. Mr. Salinas stated I don't think anybody wants to see 150-foot right of way which is kind of be an encouragement for trucks to go through these residential neighborhoods. Mr. Salinas mentioned half a mile south these properties is a loop and that loop is kind of a natural truck rout arterial that can be used for truck traffic Mr. Salinas is not suggesting in fact he is against any kind of truck traffic going through this 1,000 lots of neighborhoods of kids playing in the streets riding there bicycle and you have this 150-foot right of way he is trying to reduce the right of way. Mr. Salinas mentioned the exhibits he provided to the board members are not his exhibits they were done by somebody else, Mr. Salinas also mentioned it was a study that was done by somebody else and the study suggest on all the exhibits that the right of way are 100 feet. Mr. Salinas stated he has never been 100 feet it has never been 150. Mr. Salinas mentioned 150 comes from McAllen thrill well plan. Mr. Salinas wants to keep the initial plan that was done of 100 feet and they are want to keep their alignment were they have it not were its shown in the exhibits he provided. Mr. Salinas says it better serves them because it's going down the middle of the properties and they can access properties on both sides of military road. Mr. Salinas gave an example of 100 feet right of way and mentioned the stadium on bicentennial. Mr. Salinas was explaining it won't be a state road it will be a city road there for its not a designated truck route in fact during the development of the property they are going to put some traffic sign prohibiting trucks going through the Neighborhoods. Board member asked that do 150 feet do your property or to your project. As per Mr. Salinas he can add more lots.

Mr. Reza stated we are crossing that canal right now. We just finished building just south of this. Mr. Reza stating this project is a county projected presented by Mr. Eddie Cantu. Mr. Reza explained to chairperson Mr. Marco Suarez and all Board members stating this project was done originally at 100 feet of right of way was simple done because of budgetary constraints for the acquisition of right of way. Mr. Reza also mentioned Mr. Cantu had a vision of extending FM-1016 from deadens currently

all the way to Jackson connecting two on system roads there was even discussion with TxDot of having TxDot take this on system so that it would be eligible for additional federal funding east west mobility in this area is critical. 150 feet of right of way does not dictate it to be a truck core door. Ware road north of 107 going to Tres Lagos no one thinks that's a truck core door that's 150 feet of right of way it's a mobility core door. Mr. Reza also mentioned protecting the right of way would be in the best interest of McAllen on long term mobility growth connecting military highway to Jackson road Jackson going south is also 150 feet increase even more insert areas military going west it 150 feet. Mr. Reza mentioned again it's a must to protect the right of way in this area because it will also allow this project to be functional classified from an MPO stand point which will allow it to be eligible for state and federal funding as a true mobility core door and those east west mobility core doors are lacking in this area and so I would be adamantly opposed to reducing the right of way anything less than 150 feet for this area. Mr. Salinas then asked Mr. Reza would you be adamantly opposed to change the alignment for the 150 feet of right of way. Mr. Reza then mentioned on the alignment front, The Alignment that is currently identified in the thoroughfare plan makes a lot more sense the reason the alignment is shifted to Whalen was because Whalen is an existing road and again going back to this being a county driven initiative in the beginning trying to get a connectivity from 10th street to Jackson for that east west mobility is why we went to Whalen I think that creates its own geometrics challenges and that the current alignment as it sits right now especially for 150 feet as an east west core door is more conducive to the mobility needs of that area.

Mr. Even Gonzalez from Engineering department was talking about the mobility, room for clear zone, bike lane and through lanes for pedestrian also stating they need to occupy all the available right of way that is planned out. Mr. Gonzalez also stated if they reduce the right of way it will generate more traffic.

Owner Jorge Gonzalez 2900 North Boulevard Weslaco Texas owner of Blue Jay and Green Jay. Mr. Gonzalez is talking about the core door needing to be moved to Whalen road.

After Lightly discussion, Board member Reza Badiozzamani moved to approve the subdivision in revised preliminary form with disapproval of the variance request. Mr. Raul Sesin Second the motion with six members present and voting.

J) Auburn Heights Apartments Subdivision, 2801 Auburn Avenue, Auburn Heights, LLC; **(SUB2026-0049) (PRELIMINARY) M2**

Ms. Natalie Moreno stated that the property located on 2801 Auburn Avenue, Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance:

Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets: Auburn Avenue and N. 29th Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. No rezoning have been submitted, if rezoning occurs, requirements may change. Land dedication in lieu of fee. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $42,000 (60 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. Traffic Impact Analysis (TIA) required prior to final plat. Comments: May remove plat note 13 and 14. Plat note not needed on plat. If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. provide gate details for staff review, prior to final. Must comply with City's Access Management Policy.

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

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

Being no discussion, Vice Chairperson Gabriel Kamel moved to approve the subdivision in preliminary form. Mr. Emilio Santos Second the motion with six members present and voting.

k) Rio Bank Jackson Subdivision, 720 E. Jackson Avenue, Rio Bank; **(SUB2026-0052) (PRELIMINARY) HALFF**

Mr. Marcos Johnson stated that the property located on 720 E. Jackson Avenue, All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: E. Jackson Ave. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation required to determine if TIA is
required, prior to final plat.

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

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

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

5) DISCUSSION:

No Discussion was given to board members.

6) INFORMATION ONLY:

No Information was given to board members.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:16 p.m. with Mr. Emilio Santos second the motion with six members present and voting.

_____
Marco Suarez, Chairperson

ATTEST**:** _____
Valerie Ramos, Administrative Clerk

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission Workshop Meeting on Tuesday, April 21, 2026 at 2:46 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – 2:46 pm Mr. Marco Suarez, Chairperson

1) PRESENTATION:

a) Discussion regarding Planning and Zoning recommendations for Conditional Uses Permit requests

Planning Director Mr. Omar Sotelo, Updated the board members on the new recommendations for Conditional Uses permit requests, cases will now be recommending approval or recommending disapproval, Disapproval with favorable recommendation will no longer be applicable.

b) Discussion regarding subdivision procedures

Planning Director Mr. Omar Sotelo, stated they will be going back to the amendment to the UDC and adding new codes and subdivision sections.

c) Discussion regarding a city-initiated rezoning request from R-3A (Multifamily Residential Apartment-OC), C-3 (General Business-OC), C-4 (Commercial Industrial-OC), and C-2 (Regional Commercial-UDC) Districts, under the Old Code (OC) and the Unified Development Code (UDC) TO CC-UT (City Core-Uptown-UDC) District (REZ2026-0054)

Planning Director Mr. Omar Sotelo, Updated the board members on the Unified Development Code (UDC) TO CC-UT (City Core-Uptown-UDC) District. there will be 4 non-conforming structures a Car wash on 10th Street, Car lot and two print shops are located on the west side of our facility.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission Workshop Meeting, Vice Chairman Gabriel Kamel adjourned the meeting at 3:09 p.m. with Mr. Emilio Santos second the motion with six members present and voting.

_____
Marco Suarez, Chairperson

ATTEST: _____
Valerie Ramos, Administrative Clerk

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT), C-3 (GENERAL BUSINESS), C-4 (COMMERCIAL INDUSTRIAL), AND C-2 (REGIONAL COMMERCIAL-UDC) DISTRICTS, UNDER THE OLD CODE (OC) AND THE UNIFIED DEVELOPMENT CODE (UDC) TO CC-UT (CITY CORE-UPTOWN-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0054:

North McAllen Subdivision, Lots 1-6 Block 1
North McAllen Subdivision, Lots 7-12 Block 4
North McAllen Subdivision, Lots 1-6 Block 5
North McAllen Subdivision, Lots 1-6 Block 12
North McAllen Subdivision, Lots 7-12 Block 13
North McAllen Subdivision, Lots 1-6 Block 16
North McAllen Subdivision, Lots 1-6 Block 17
North McAllen Subdivision, Lots 7-12 Block 20
North McAllen Subdivision, Lots 1-6 Block 21
North McAllen Subdivision, Lots 1-6 Block 28
North McAllen Subdivision, Lots 7-12 Block 29
North McAllen Subdivision, Lots 1-6 Block 32
North McAllen Subdivision, Lots 1-6 Block 33
North McAllen Subdivision, Lots 7-12 Block 36
North McAllen Subdivision, Lots 1-6 Block 37
North McAllen Subdivision, Blocks 41-56
North McAllen Lot A Block 49 Subdivision, Lot A Block 49
North McAllen, Lot 10A, Block 45 Subdivision, Lot 10A Block 45
101, 117, 121, 201, 221, 309, 319, 401, 409, 421, 501, 503, 509, 517, 521, 601, 609, 611, 617, 621, 701, 703, 705, 709 and 721 North 10th Street
100-221 North 11th Street
100-213 North 12th Street
100-221 North Broadway Street
100-722 North Main Street
100-219 North 15th Street
100-221 North 16th Street
100-222 North 17th Street
100, 104, 110, 120 and 200 North Bicentennial Boulevard
1000-1722 Ash Avenue

1000-1724 Beech Avenue
1109 & 1309 Cedar Avenue
51 North 17th Street (PID: 247680)
1101 Ash Avenue (PID: 248128)
10 North Broadway Street (PID: 248129)
1301 Ash Avenue (PID: 248138)
101 North Main Street (PID: 248139)
113 North Main Street (PID: 248140)
28 North 16th Street (PID: 248144)
110 North 16th Street (PID: 248146)
101 North 16th Street (PID: 248148)
120 North 17th Street (PID: 248149)
100 North Bicentennial Boulevard (PID: 248151)
104 North Bicentennial Boulevard (PID: 248154)
51 North 15th Street (PID: 567823)
105 North 15th Street (PID: 20835249)

LOCATION: The subject properties are located along the north side of U.S. Business Highway 83 and west of North 10th Street.

PROPOSAL: The City of McAllen is requesting to rezone the properties to CC-UT (City Core-Uptown-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 CC-DT (City Core-Downtown-UDC) District to the south, R-1 (Single Family Residential-OC), R-2 (Duplex-Fourplex-OC), and R-3A (Multifamily Residential Apartment-OC) Districts to the north, I-1 (Light Industrial-OC) District to the west, and C-3 (General Business-OC) District to the east.

LAND USE: Surrounding uses include commercial uses, single-family residential, and multi-family residential.

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

DEVELOPMENT TRENDS: The development trend of this area is commercial, single-family residential, and multi-family residential.

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

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

Staff received two calls in opposition to the request regarding a non-conforming use.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 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 REZ2026-0048:

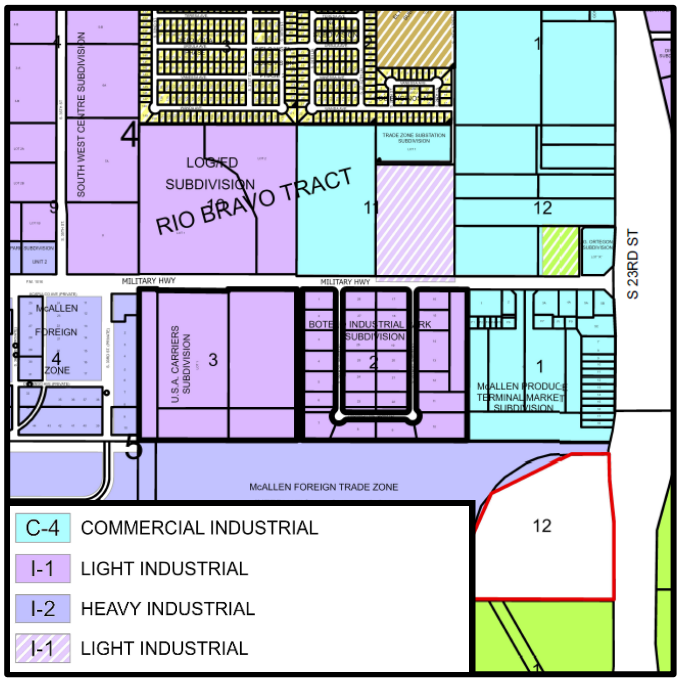
Botelo Industrial Park Subdivision, Lots 8-9, Hidalgo County, Texas
2701 and 2721 Durango Avenue
Botelo Industrial Park Subdivision, Lots 10-21, Hidalgo County, Texas
6400-6601, 6613, and 6701 South 27th Street
Botelo Industrial Park Subdivision, Lots 24-28, Hidalgo County, Texas
6601, 6513, 6501, 6413, and 6401 South 28th Street
Botelo Industrial Park Subdivision, Lot 29, Hidalgo County, Texas
2601 Military Highway
6400, 6412, 6500, 6512, 6600, 6612, 6613, 6614, 6615, and 6700 South 28th Street (PIDs: 546664, 546666, 546667, 546668, 546669, 546670, 562265, 546693, 546671, 562271)
6612 and 6614 South 27th Street (PIDs: 546691, 562268)
3001 Military Highway and Rear (PIDs: 270373, 270177)
3101 Military Highway and Rear (PIDs: 686964, 686965)
3201 Military Highway (PID: 584855)

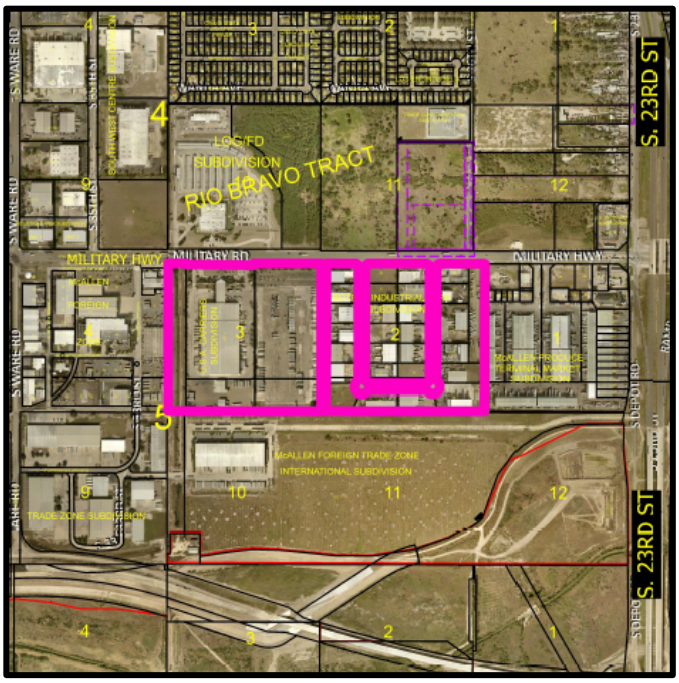
LOCATION: The subject property is located on the south side of Military Highway, west of South 23rd Street.

PROPOSAL: The City of McAllen is requesting to rezone the properties 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-4 (Commercial Industrial-OC) District to the north and east, I-1 (Light Industrial-OC) District and I-1 (Light Industrial-UDC) District to the north, I-2 (Heavy Industrial-OC) District to the west and south.

LAND USE: The subject properties are being used as warehouses, retail, parking lots, a canal, and vacant land. Surrounding land uses include light industrial uses and vacant land.





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

DEVELOPMENT TRENDS: The development trend along Military Highway is ~~light~~ industrial and warehouses.

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.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

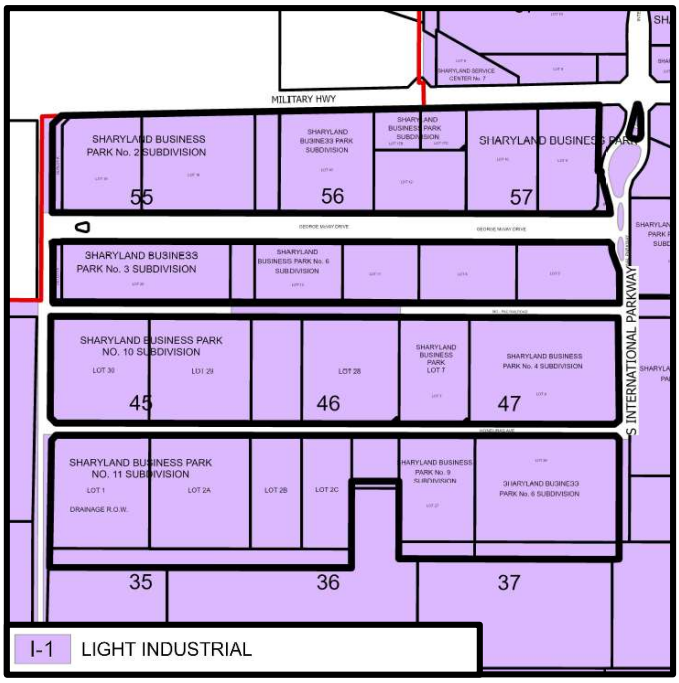
DATE: May 5, 2026

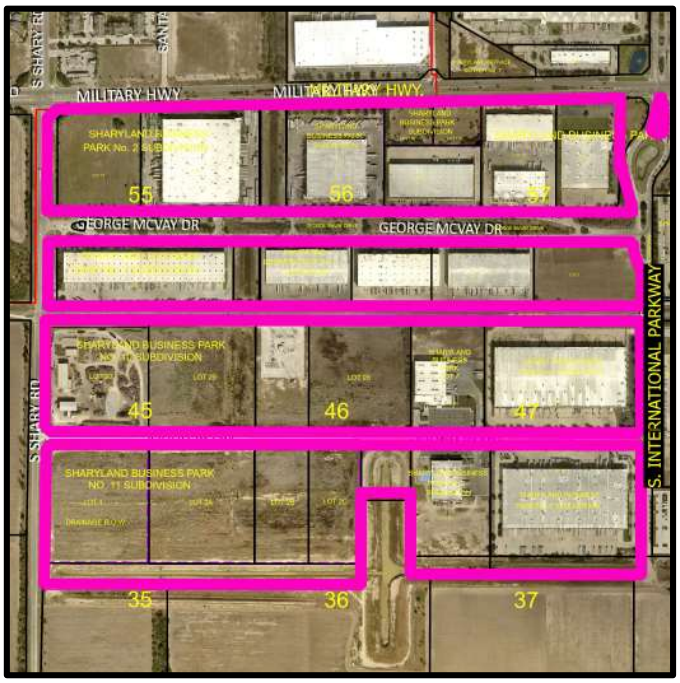
SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0053:

Lot 2, Sharyland Business Park Phase 1 Lots 2 & 3 Subdivision, Lot 8, Sharyland Business Park No. 4 Subdivision, Lot 26, Sharyland Business Park No. 6 Subdivision, Hidalgo County, Texas
6499, 6900, and 7100 South International Parkway
Lots 9, 10, and B, Sharyland Business Park Lots 9, 10 & B Subdivision, Lots 17B-17C, Sharyland Business Park Lots 17B and 17C Subdivision, Lot 18, Sharyland Business Park No. 2 Subdivision, Hidalgo County, Texas
4880, 4900, 5000, 5201, 5521, and 5600 Military Highway
Lot 12, Sharyland Business Park Lot 12 Subdivision, Lot 16, Sharyland Business Park Lot 16 Subdivision, Lot 19 and Outlot "A", Sharyland Business Park No. 2 Subdivision, Hidalgo County, Texas
5200, 5300, 5800, and 5900 George McVay Drive
Lot 20A, Sharyland Business Park No. 3 Subdivision, Hidalgo County, Texas
6551 South Shary Road
Lot 7, Sharyland Business Park Lot 7 Subdivision, Lot 27, Sharyland Business Park No. 9 Subdivision, Lots 28-30, Sharyland Business Park No. 10 Subdivision, Lot 1, Sharyland Business Park No. 11 Subdivision, Lots 2A-2C, Sharyland Business Park No. 11A Subdivision, Hidalgo County, Texas
5124-5125 and 5300-5801 Honduras Avenue
4700 and 6898 South International Parkway (PID: 713488, 640695)
5125 Honduras Avenue Rear (PID: 722966)
5201 Honduras Avenue (PID: 280771)
4801 George McVay Drive & Rear (PIDs: 593205, 593206)
5001 George McVay Drive & Rear (PIDs: 593207, 593208)
5201 George McVay Drive & Rear (PIDs: 623973, 623974)
5500 George McVay Drive (PID: 639142)
5501 George McVay Drive & Rear (PIDs: 639136, 639137)
5701 George McVay Drive (PID: 639150, 639151)
5801 George McVay Drive & Rear (PID: 639148, 639149)
5900 George McVay Drive & Rear (PID: 639145, 639147)
7401 South Shary Road (PID: 1568735)

LOCATION: The subject properties are located on the southwest corner of Military Highway and South International Parkway.





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

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

LAND USE: The subject properties and surrounding uses are warehouses and vacant land.

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

DEVELOPMENT TRENDS: The development trend along Military Highway and South International Parkway is industrial and warehouses.

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.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

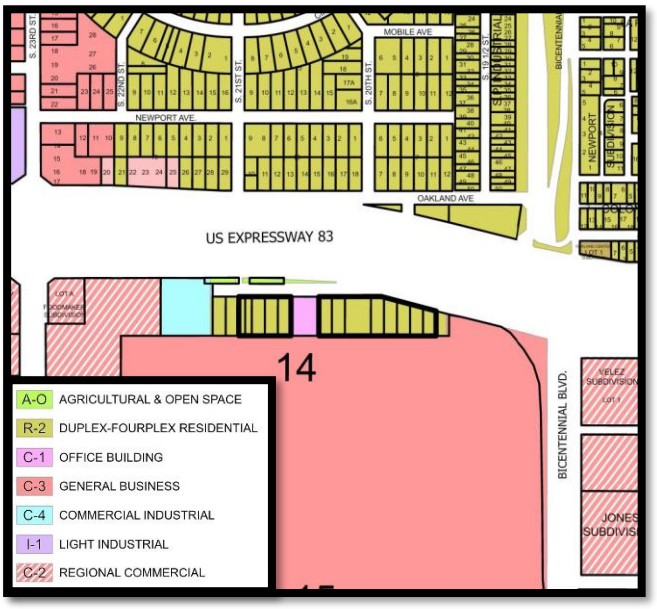
DATE: May 5, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX-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 REZ2026-0052:

1913, 1917, 1925, 1929, 1933, 1939, 1943, 1947, 2009, 2013, 2019, 2023, and 2101 Portland Avenue (PIDs: 185494, 185493, 185492, 185491, 185490, 185488, 185487, 185486, 185482, 185481, 185480, 185479, and 185478)

LOCATION: The subject properties are located along the south side of Portland Avenue and west of South Bicentennial Boulevard.



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 and east, A-O (Agricultural and Open Space-OC) District to the north, and R-2 (Duplex-Fourplex-OC) District to the west.

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

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

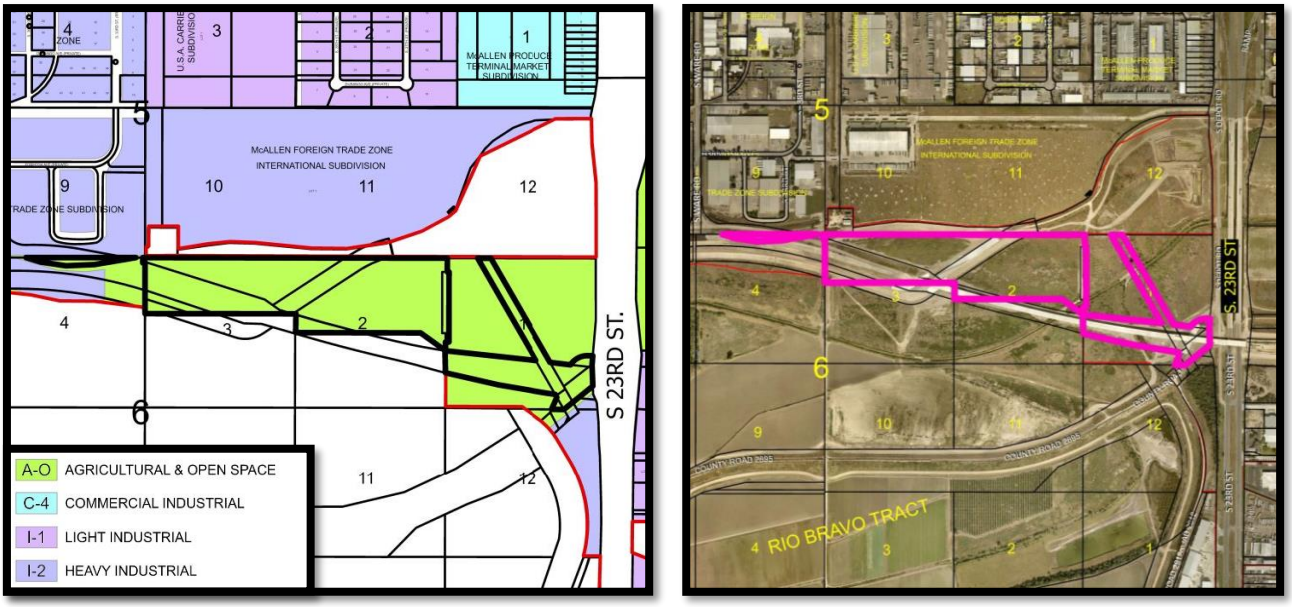
DATE: May 5, 2026

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

CASE REZ2026-0051:

7500 South 23rd Street (PID: 1073374)
7500 South 23rd Street Rear 1 through 19 (PIDs: 1075707, 1019737, 1076532, 1075705, 1073376, 270191, 270192, 1075708, 1019739, 527160, 270193, 1071081, 1019750, 1071080, 1019758, 240195, 1071079, 270198, and 1075052)

LOCATION: The subject properties are located along the west side of South 23rd Street and north of County Road 2895.



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 initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned I-2 (Heavy Industrial-OC) to the south, A-O (Agricultural and Open Space-OC) to the east and west, and outside of the city limits to the north and south.

LAND USE: Surrounding uses include agricultural land and industrial uses.

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

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

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

CASE REZ2026-0049:

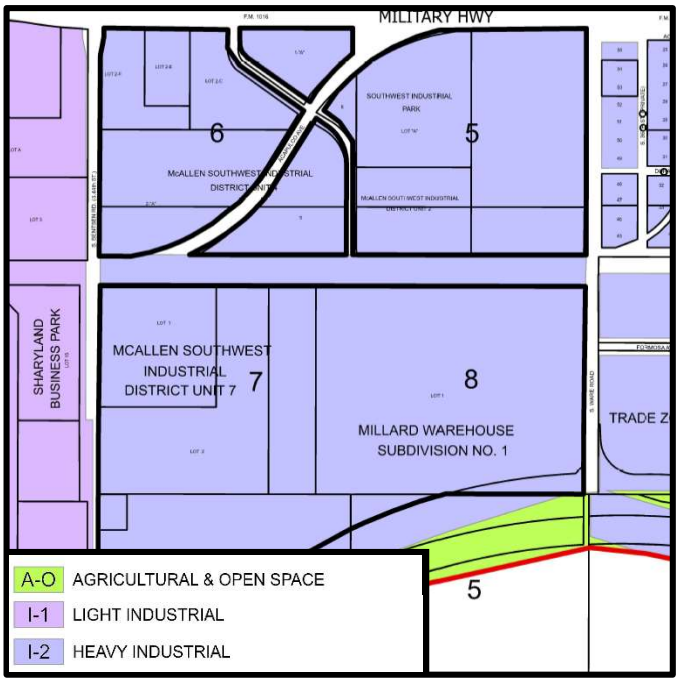
Southwest Industrial Park Subdivision, Lot "A", Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 1-"A", Lots 2-C & 2-D McAllen Southwest Industrial District Unit 4 Subdivision, Lot 2-C, Lots 2-E and 2-F McAllen Southwest Industrial District Unit #4 Subdivision, Lots 2-E and 2-F, Hidalgo County, Texas
3801, 4001, 4201, 4301, 4317, and Military Highway
Amended McAllen Southwest Industrial District Unit 4 Subdivision, Lot 6, Hidalgo County, Texas
4001 Acapulco Avenue
McAllen Southwest Industrial District Unit #7 Subdivision, Lots 1-2,
6813 and 7021 South Bentsen Road
6700-6713 South 40th Street (PIDs: 230565, 230566, 230553, 230554)
4300 Acapulco Avenue & Rear (PIDs: 230557, 230560)
3701 Military Highway & Rear (PIDs: 270377, 270378)
6800 South Ware Road & Rear 1-2 (PIDs: 236793, 1237297, 1128922)
7221 South Bentsen Road & Rear 1-7 (PIDs: 584480, 845190, 270200, 270205, 270201, 1236855, 270202, 1071549)

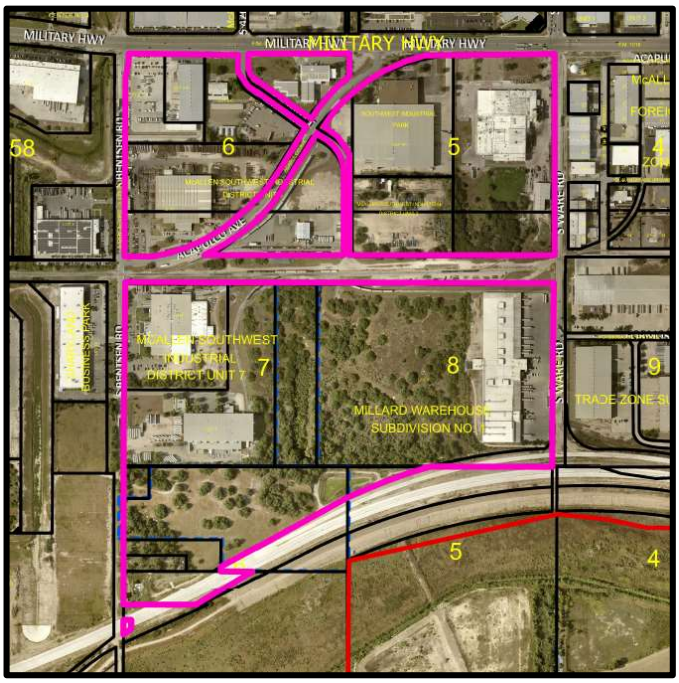
LOCATION: The subject properties are located on the south side of Military Highway, between South Ware Road and South Bentsen Road.

PROPOSAL: The City of McAllen is requesting to rezone the properties to I-2 (Heavy 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 A-O (Agricultural & Open Space-OC) to the south, I-1 (Light Industrial-OC) District to the west, and I-2 (Heavy Industrial-OC) District to the north and east.

LAND USE: The subject properties are being used as warehouses and vacant land. Surrounding land uses include light industrial uses, a gas station, restaurants, offices, and vacant land.





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

DEVELOPMENT TRENDS: The development trend along Military Highway is industrial and warehouses.

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.

Planning Department

Memo

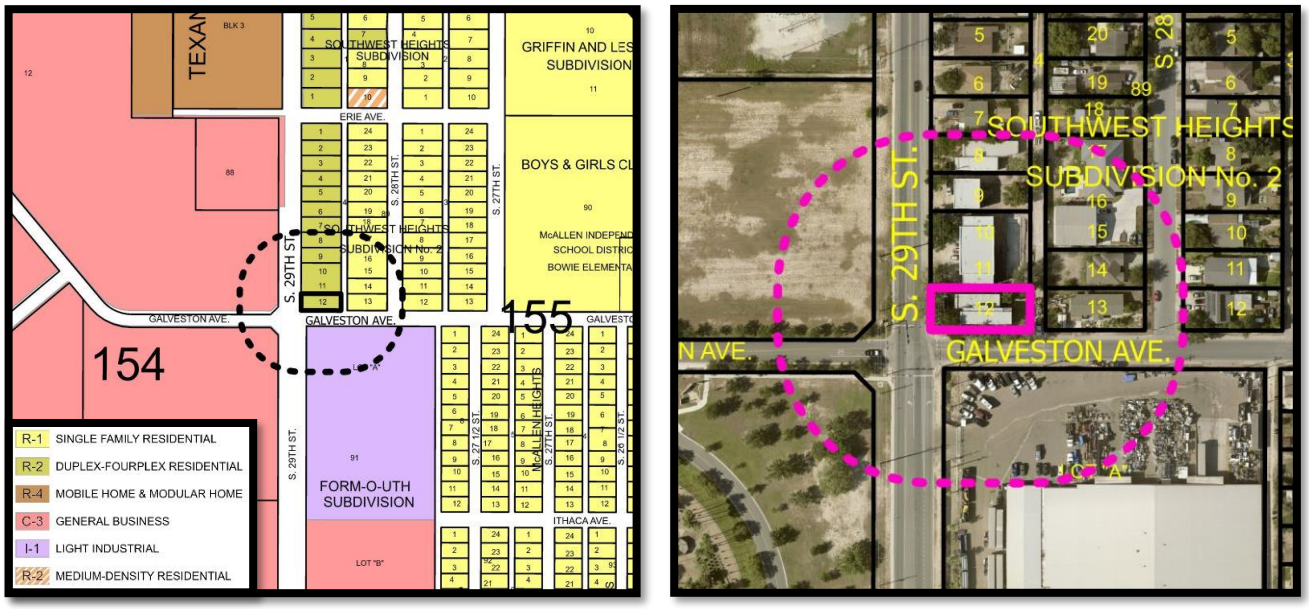
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 12, BLOCK 4, SOUTHWEST HEIGHTS NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 621 SOUTH 29TH STREET. (REZ2026-0046)**

LOCATION: The subject property is located at the northeast corner of South 29th Street and Galveston Avenue.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for hotel/motel use with a sign.

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

LAND USE: Surrounding land uses include commercial businesses, single-family residential and multi-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family detached homes uses make up the majority of the land use category.

DEVELOPMENT TRENDS: The development trend along South 29th Street is commercial and mutli-family residences.

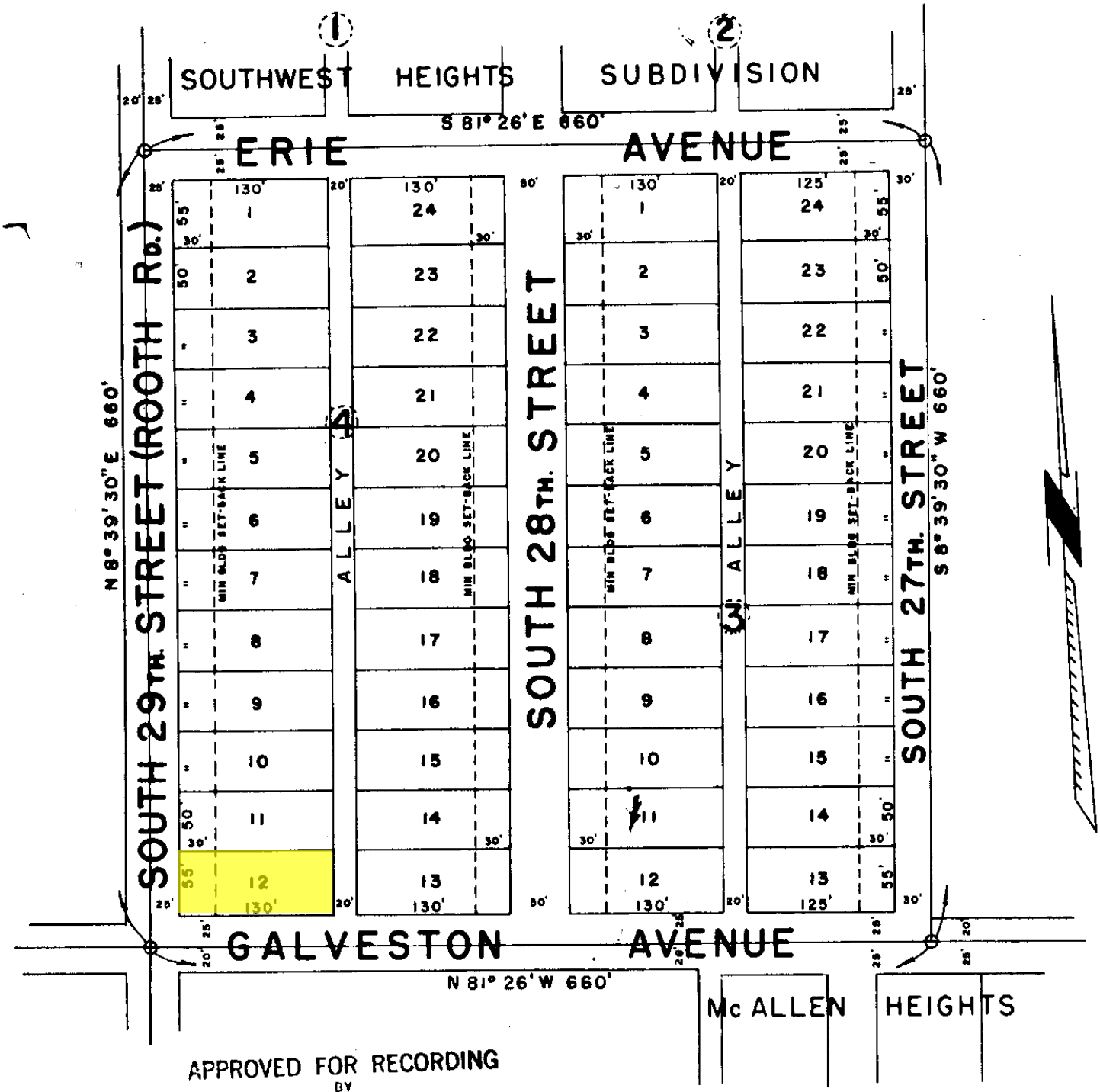
HISTORY: The subdivision was recorded in April 1981. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 28 day of March, 1961
GEO. L. ANDERSON, County Clerk
By: Louise DeBusk Deputy

MAP OF
SOUTHWEST HEIGHTS SUBDIVISION NO. 2
Mc ALLEN, TEXAS

Planning Department

Memo

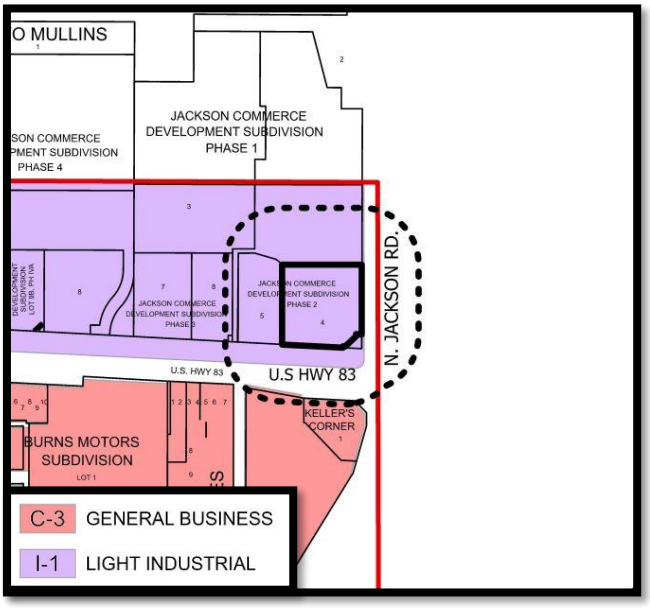
TO: Planning and Zoning Commission

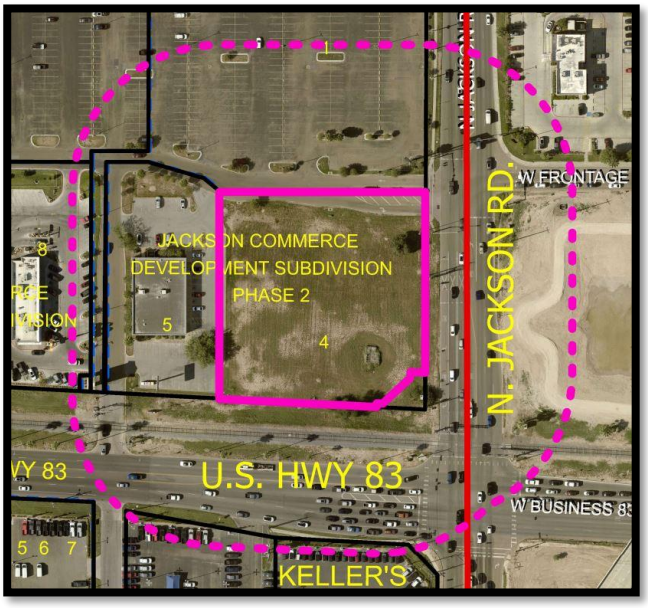
FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM I-1 (LIGHT INDUSTRIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 1.810 ACRES OUT OF LOT 4, JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS; 105 NORTH JACKSON ROAD. (REZ2026-0064)**

LOCATION: The subject property is located at the northwest corner of U.S. Highway 83 and North Jackson Road.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for a gas station and convenience store.

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north and west, C-3 (General Business-OC) District to the south, and outside the city limits to the east.

LAND USE: Surrounding land uses include commercial businesses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Employment Center. Business center uses with easy access to major roadways make up the majority of the land use category.

DEVELOPMENT TRENDS: The development trend along North Jackson Road is commercial.

HISTORY: The subdivision was recorded in March 1997. The property is going through a resubdivision under the proposed name of Jackson Commerce Lot 4A, Phase 2 Subdivision. The earliest zoning record found for the property, indicating I-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 does follow the development trend in this area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

LOCATION MAP
NOT TO SCALE

ZONING:

I-1 – LIGHT INDUSTRIAL

MAXIMUM HEIGHT= THE HEIGHT OF BUILDINGS MAY NOT EXCEED THE DEPTH OF THE FRONT YARD PLUS THE WIDTH OF THE STREET RIGHT-OF-WAY WHICH IT FACES. IN A C-1 OR C-3L ZONE DISTRICTS THE MAXIMUM HEIGHT SHALL NOT EXCEED TWO STORIES.
FRONT BUILDING SETBACK= 15'
SIDE BUILDING SETBACK (CORNER) = 10'
SIDE BUILDING SETBACK= ALL LOT LINES SHALL BE ONE FOOT BACK FOR EACH TWO FEET IN HEIGHT INCLUDING CORNER LOTS OR, IF NOT ADJACENT TO RESIDENTIAL USES, MAY PROVIDE A FIREWALL IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS IN LIEU OF A SETBACK.
REAR BUILDING SETBACK = 5'

BENCHMARKS:

BENCHMARK #1= CHISELED SQUARE WITH X SET ON CONCRETE
ELEVATION= 112.91'
BENCHMARK #2= CHISELED SQUARE WITH X SET ON CONCRETE
ELEVATION= 113.10'

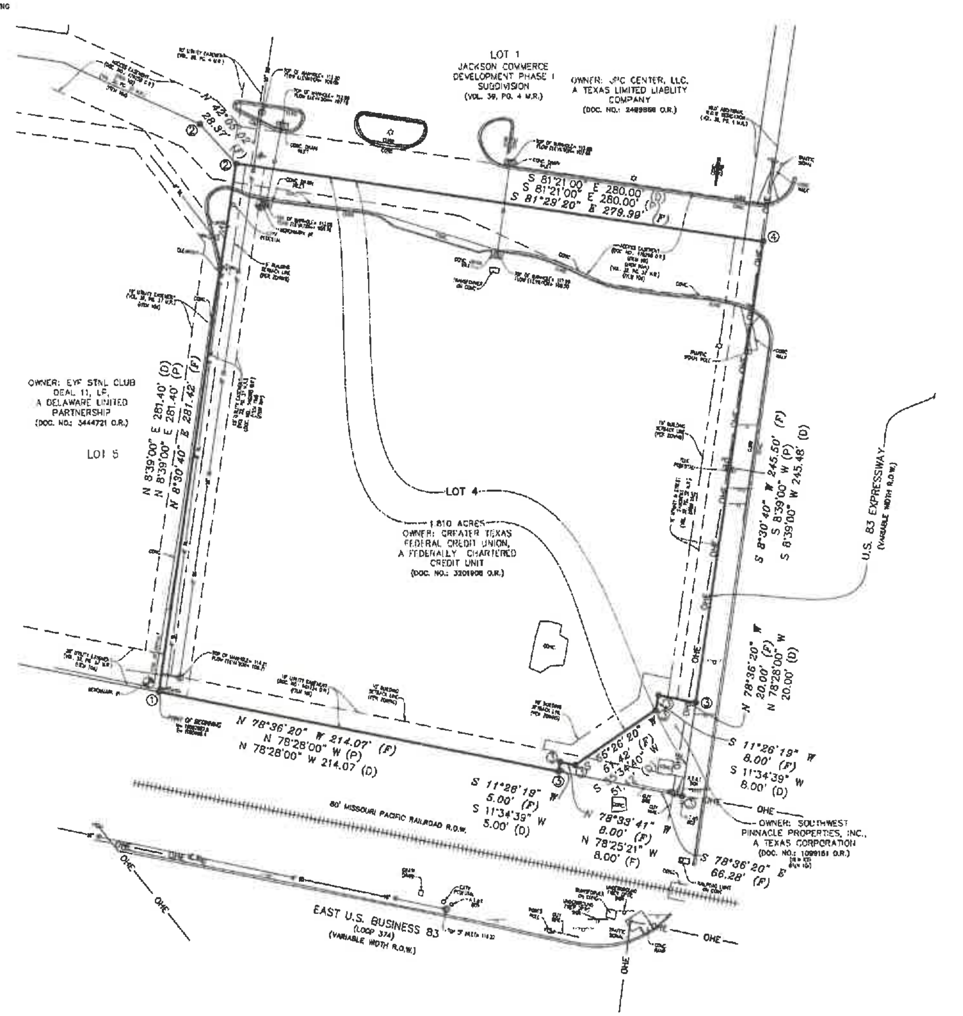
PARKING:

PARKING SPACES= 0
HANDICAP PARKING SPACES= 0
TOTAL PARKING SPACES= 0

EXCEPTIONS LISTED UNDER ITEM 10 SCHEDULE B OF THE TITLE COMMITMENT REFERENCED UNDER GENERAL NOTE 1

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. Rights of parties in possession.
b. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.
c. Statutory rights, rules, regulations, easements and fees in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. (Blanket)
d. Easements, building setbacks and reservations as shown according to the map or plat thereof recorded in Volume 32, Page 37, Map Records of Hidalgo County, Texas. (as to Tracts I & II) [Surveyor's Remarks: Applies and affects as platted on survey.]
e. [illegible]
f. [illegible]
g. [illegible]
h. [illegible]
i. [illegible]
j. [illegible]
k. [illegible]
l. [illegible]
m. [illegible]
n. [illegible]
o. [illegible]
p. [illegible]
q. [illegible]
r. [illegible]
s. [illegible]
t. [illegible]
u. [illegible]
v. [illegible]
w. [illegible]
x. [illegible]
y. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey: (as to Tract I) [illegible]



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND:

(1)	FOUND 1/2" IRON BAR WITHOUT A CAP
(2)	FOUND NAIL SET IN ASPHALT
(3)	FOUND NAIL SET IN THE GROUND
(4)	CALCULATED POINT
(F)	FIELD BEARING
(P)	PLAT BEARING
(D)	DEED BEARING
R.O.W.	RIGHT-OF-WAY
—OHE—	OVERHEAD ELECTRIC
W.M.	WATER METER
W.V.	WATER VALVE
(D)	STORM DRAIN MANHOLE
(S)	SANITARY SEWER MANHOLE
TELE.	TELEPHONE
ELEC.	ELECTRIC
CATV	CABLE TELEVISION
CONC.	CONCRETE
Δ	DELTA ANGLE
CHD BRG	CHORD BEARING
CHD DIST	CHORD DISTANCE
	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
—SD—	STORM DRAIN LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
M.R.	MAP RECORDS OF HIDALGO COUNTY, CLERK
O.R.	OFFICIAL RECORDS OF HIDALGO COUNTY, CLERK
FT.	FEET
N	NORTHING
E	EASTING

THE STATE OF TEXAS
COUNTY OF HIDALGO

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

1.810 acres out of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, being that 1.810-acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in the north right-of-way line of the Missouri Pacific Railroad, the southwest corner of Lot 4, Jackson Commerce Development Subdivision Phase II, City of McAllen as shown by plat of record in Volume 32 at page 37 of the Map Records of Hidalgo County, Texas, the southwest corner of an 1.810-acre tract of land described in deed of record in Document Number 3201908 of the Official Records of Hidalgo County, Texas and the southeast corner of Lot 5, said Jackson Commerce Development Subdivision Phase II, at Northing 16567827.9 and Easting 1080989.4, for the southwest corner of this tract;

Thence N 8°30'40" E (called N 8°39'00" E) with the west boundary line of said Lot 4, the west boundary line of said 1.810-acre tract and the east boundary line of said Lot 5 a distance of 281.42 feet (called 281.40 feet) to a nail found set in asphalt, the northwest corner of said Lot 4, the northwest corner of said 1.810-acre tract, the northeast corner of said Lot 5 and a corner of Lot 1, Jackson Commerce Development Phase 1 Subdivision, City of McAllen as shown by plat of record in Volume 39 at page 4 of the Map Records of Hidalgo County, Texas, for the northwest corner of this tract, whence a nail found set in asphalt, a corner of said Lot 5 and a corner of said Lot 1, bears N 42°05'02" W a distance of 28.97 feet;

Thence S 81°29'20" E (called S 81°21'00" E) with a north boundary line of said Lot 4, the north boundary of said 1.810-acre tract and the south boundary line of said Lot 1 distance of 279.99 feet (called 280.00 feet) to a calculated point in the west right-of-way line of U.S. 83 Expressway, the northeast corner of said Lot 4, the northeast corner of said 1.810-acre tract and the southeast corner of said Lot 1, for the northeast corner this tract;

Thence S 8°30'40" W (called S 8°39'00" W) with the west right-of-way line of U.S. 83 Expressway, the east boundary line of said Lot 4 and the east boundary line of said 1.810-acre tract a distance of 245.50 feet (called 245.48 feet) to a nail found set in the ground, a southeast east corner of said 1.810-acre tract, for a southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) crossing said Lot 4 with a south boundary line of said 1.810-acre tract a distance of 20.00 feet (called 20.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence S 56°26'20" W (called S 56°34'40" W) with the southeast boundary line of said 1.810-acre tract a distance of 51.42 feet (called 51.42 feet) to a nail found set in the ground, a corner of said 1.810-acre tract, for a corner of this tract;

Thence N 78°33'41" W (called N 78°25'21" W) with a south boundary line of said 1.810-acre tract a distance of 8.00 feet (called 8.00 feet) to a nail found set in the ground, a reentrant corner of said 1.810-acre tract, for a reentrant corner of this tract;

Thence S 11°26'19" W (called S 11°34'39" W) with an east boundary line of said 1.810-acre tract a distance of 5.00 feet (called 5.00 feet) to a nail found set in the ground in the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4, the southeast corner of said 1.810-acre tract, for the southeast corner of this tract;

Thence N 78°36'20" W (called N 78°28'00" W) with the north right-of-way line of said Missouri Pacific Railroad and the south boundary line of said Lot 4 a distance of 214.07 feet (called 214.07 feet) to the point of beginning.

Containing 1.810 acres (78,826 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Zone (4205), North American Datum of 1983 (NA2011) epoch 2010.

GENERAL NOTES:

1.) This survey relies on a Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, under G.F. No. CTH-KT-CTT24779185 effective date June 30, 2024 at 8:00 a.m.; issued July 15, 2024 at 8:00 a.m., for all matters of record, including easements, rights-of-way, and other encumbrances of public record affecting the subject property. No additional research has been performed by Sinclair Land Surveying, Inc., to determine the existence of any other encumbrances.

2.) All bearings herein are based on the Texas State Plane Coordinate System, South Zone (4205), North American Datum 1983 (NA2011), Epoch 2010. All distances herein are grid and may be converted to surface by multiplying by a combined scale factor of 1.000040.)

3.) The subject property is located in Zone "X" unshaded area per the National Flood Insurance Program FIRM Map Number 48034300030C Hidalgo County, Texas, latest revision November 11, 1982.

4.) There are no designated wetland areas located within the subject tract per the U.S. Fish and Wildlife Service's "National Wetlands Inventory" on-line mapping website.

5.) Surface or subsurface fouling, hazardous waste, or other environmental issues have not been addressed within the scope of this survey. Further, there is no surface evidence that this site is being used as a solid waste dump, sump, or sanitary land fill.

6.) There was no evidence of recent dirt work or earth moving within subject property.

7.) Underground utility lines shown hereon are from record drawings by others and have not been verified in the field. Depths of these lines are unknown. There may be other buried utility lines of which this surveyor is unaware. The building contractor is responsible to verify actual locations of all underground utilities, prior to commencement of construction.

8.) Fences and edges of pavement may meander between locations shown dimensioned hereon. Dimensions are from boundary lines of the subject tract to the feature being identified.

9.) This property is located within the City of McAllen, Hidalgo County, Texas, and is subject to the platting and development ordinances of the City of McAllen and Hidalgo County.

10.) This property is located in the City of McAllen according to the City of McAllen city limits map this property is located within I-1 – Light Industrial.

AREA: 1.810 ACRES
(78,826 SQUARE FEET)

BUYER: LASCO ENDEAVORS, LLC
ADDRESS: U.S. 83 EXPRESSWAY
G.F. NO. CTH-KT-CTT24779185
DRAWN BY: J.G. CREW CHIEF: M.O.

STATE OF TEXAS
COUNTY OF HIDALGO

TO: CHICAGO TITLE INSURANCE COMPANY AND LASCO ENDEAVORS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 11(b), 13, 14, 17 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2024.

DATE OF PLAT OR MAP: OCTOBER 1, 2024.

BY: _______________
LEMUEL T. SINCLAIR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5142

DATE: OCTOBER 1, 2024

ALTA/NSPS LAND TITLE SURVEY OF
1.810 ACRES OUT OF
LOT 4
JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE II
CITY OF McALLEN
HIDALGO COUNTY, TEXAS
VOL. 32, PG. 37, MAP RECORDS

SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-341-1918
TBPELS FIRM NO.10086000
JOB NUMBER: 5-20247784

Planning Department

Memo

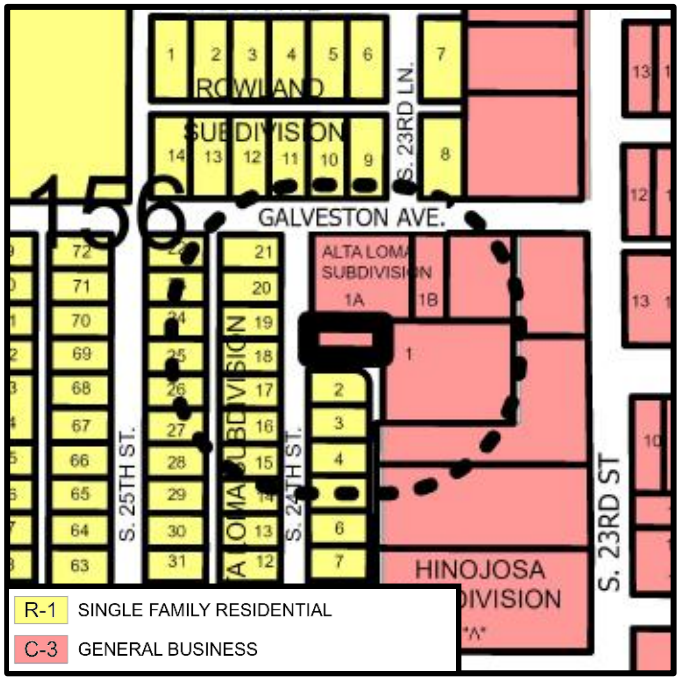
TO: Planning and Zoning Commission

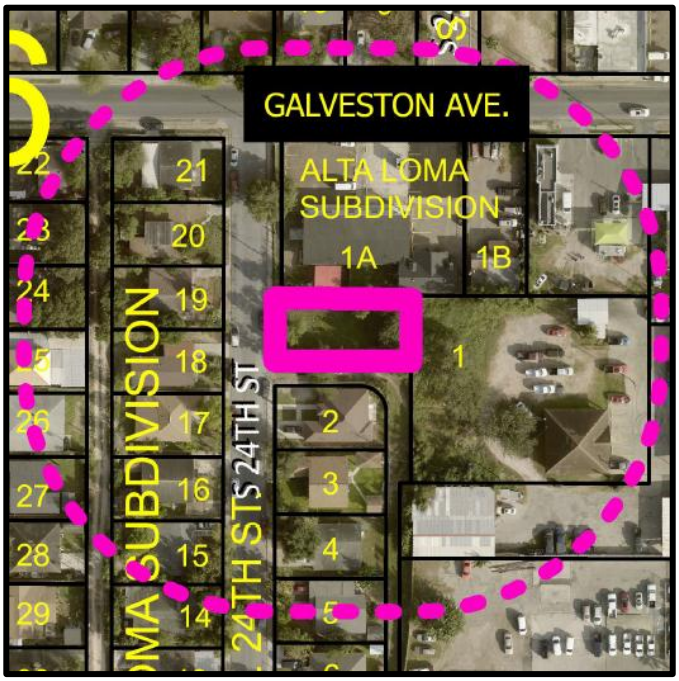
FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.12 OF AN ACRE TRACT OF LAND OUT OF LOT 1, ALTA LOMA SUBDIVISION, HIDALGO COUNTY, TEXAS; 711 SOUTH 24TH STREET. (REZ2026-0045)**

LOCATION: The subject property is located on the east side of South 24th Street, south of Galveston Avenue.





PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District for a proposed home. A feasibility plan has not been submitted.

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

LAND USE: The subject property is currently vacant. Surrounding land uses include single-family homes, a commercial plaza, and an auto dealership.

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

DEVELOPMENT TRENDS: The development trend along South 24th Street is single-family homes.

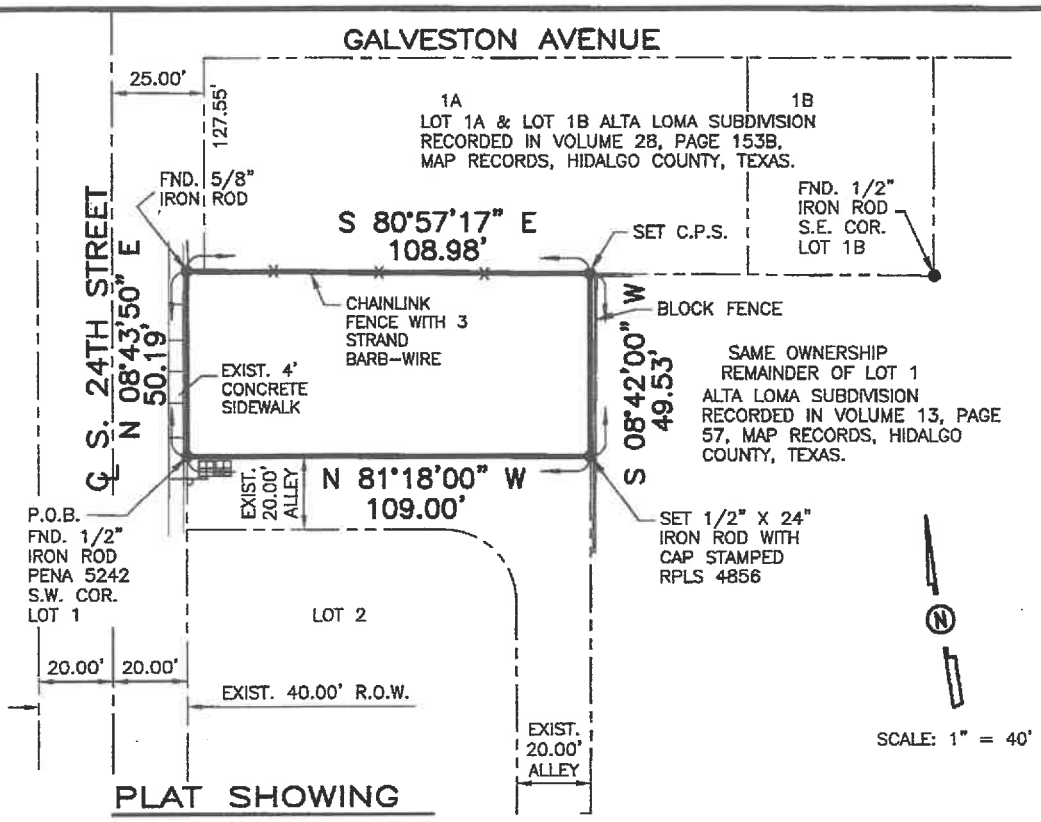
HISTORY: Alta Loma Subdivision was recorded on August 1, 1961. The subject property was rezoned to C-3 (General Business-OC) District as part of the 1979 City of McAllen Comprehensive Zoning. There has been no rezoning request for this property since then. A subdivision application under the name of Lot 1C Alta Loma Subdivision for the subject property was submitted on April 10, 2026.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods.

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.



PLAT SHOWING

A 0.12 OF AN ACRE TRACT OF LAND OUT OF LOT 1, ALTA LOMA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2408739, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENT RESERVED IN DEED RECORDED IN VOLUME 890, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (APPLY-BLANKET)

UTILITY EASEMENT RESERVED IN DEED RECRDED IN VOLUME 2851, PAGE 751, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (NOT APPLY-OUTSIDE SURVEY LIMITS)

EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. (APPLY-BLANKET)

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY-PANEL NUMBER 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH ALTA LOMA SUBDIVISION RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

STATE OF TEXAS · REGISTERED · ALFONSO QUINTANILLA · 4856 · PROFESSIONAL · LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 13 PAGE 57
SURVEYED SEPTEMBER 8, 2025
ADDRESS
OWNER
JOB No.
BOOK No. PAGE
FILENAME: F:\DATA\SUR25\ALTA LOMA LOT 1

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527

RECEIVED
MAR 13 2026
By

Planning Department

Memo

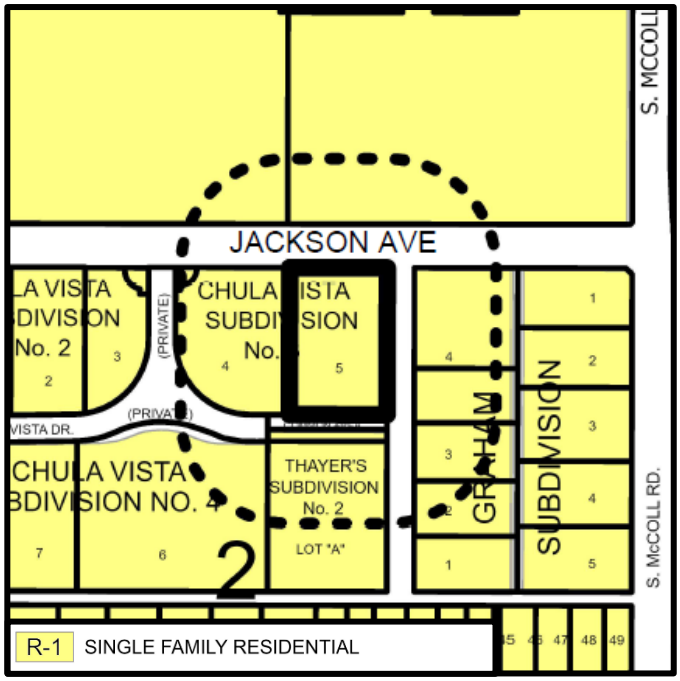
TO: Planning and Zoning Commission

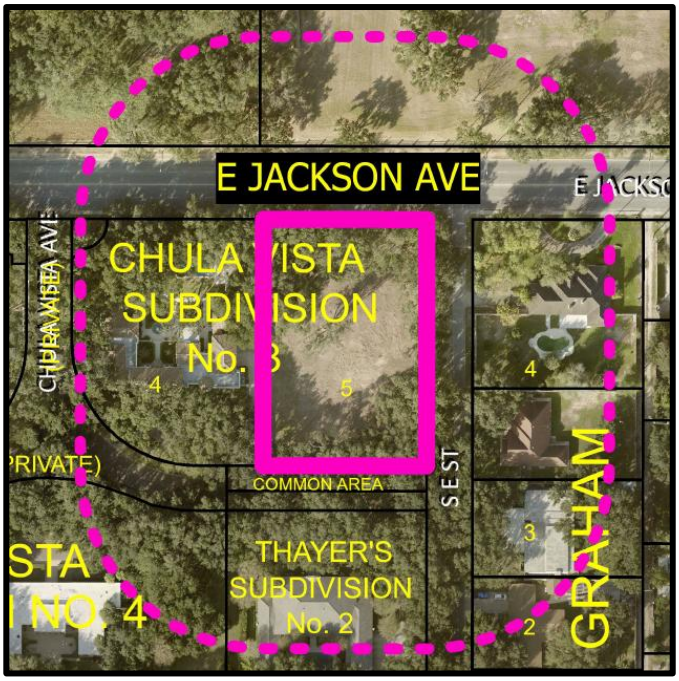
FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 5, CHULA VISTA SUBDIVISION NO. 3, HIDALGO COUNTY, TEXAS; 513 CHULA VISTA STREET. (REZ2026-0047)**

LOCATION: The subject property is located on the north side of Chula Vista Street, west of South McColl Road.





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

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

LAND USE: The subject property and surrounding uses include single-family homes.

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

DEVELOPMENT TRENDS: The development trend along Chula Vista Street is single-family homes.

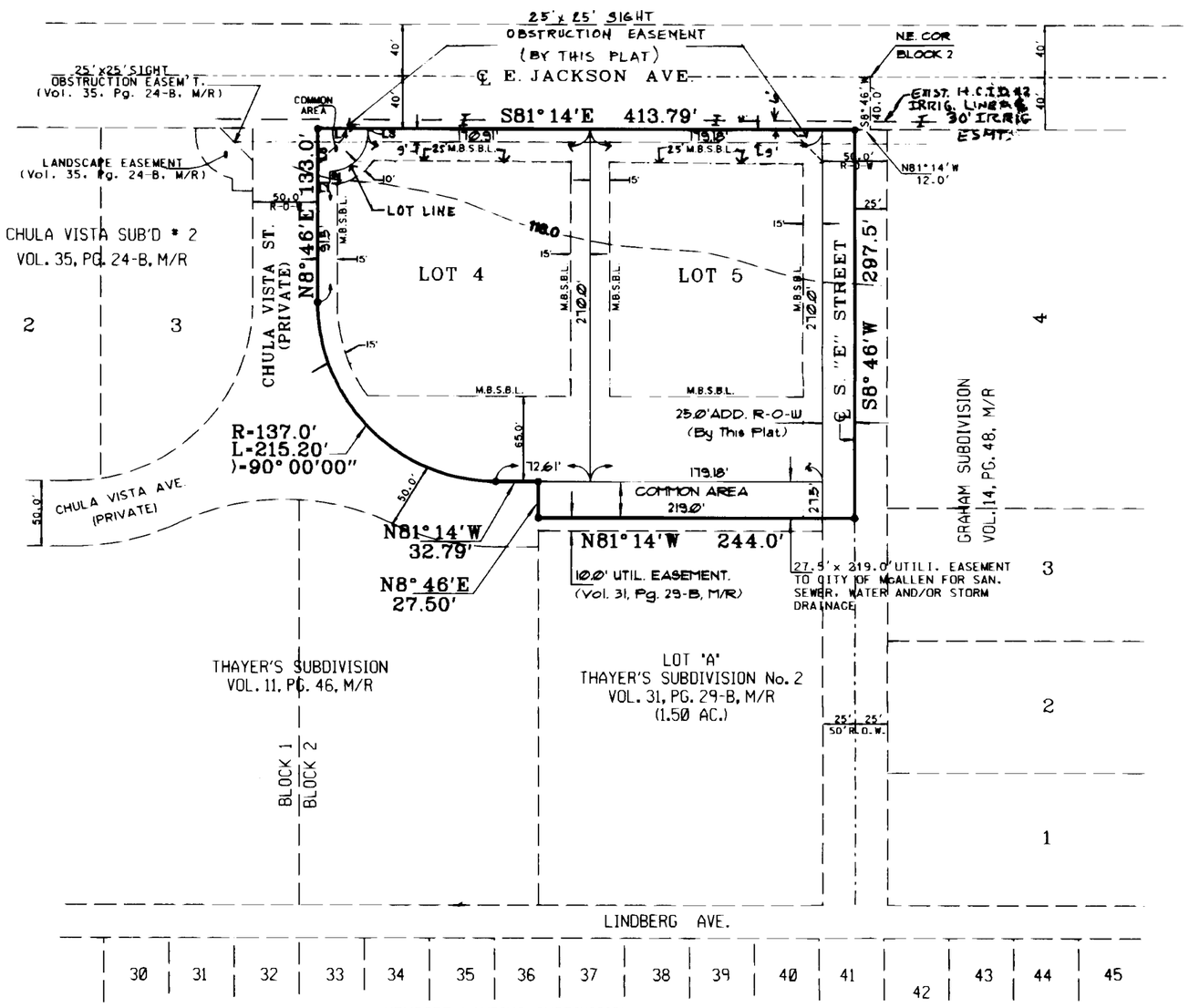
HISTORY: Chula Vista Subdivision No. 3 was recorded on October 18, 2004. The subject property was rezoned to R-1 (Single-Family Residential-OC) District as part of the adoption of the 1979 City of McAllen Zoning Ordinance. There has been no rezoning request to this property since then. The applicant had applied for a building permit for an addition of a pool house on February 19, 2026, however, it is still under review pending the rezoning.

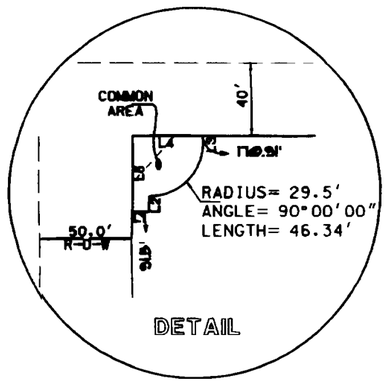
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents. The density, intensity and scale are lower and more in line with existing single-family residential neighborhoods. It also follows the development trend in this area.

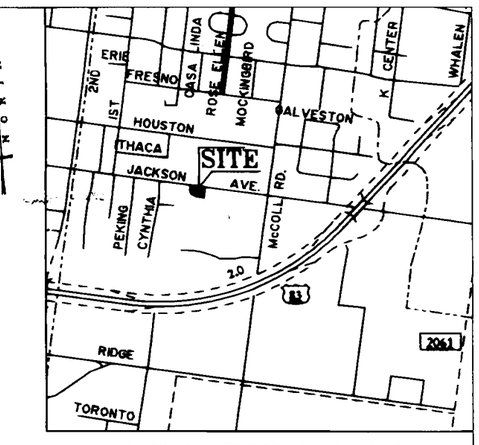
If the rezoning is approved, any future construction must comply with all development and conditional use permit requirements where applicable under the UDC.

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

RECOMMENDATION: Staff recommends approval of the rezoning request.







LOCATION MAP

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S81^14'E	9.20 FT.
L2	N8^46'E	8.60 FT.
L3	N8^46'E	3.40 FT.
L4	S81^14'E	38.70 FT.
L5	N8^46'E	41.50 FT.

BASIS OF BEARING:
THE EAST LINE OF BLOCK 2, THAYER'S SUBDIVISION (VOL. 11, PG. 46, M/R)

MAP OF CHULA VISTA SUB'D No.3

McALLEN, TEXAS

BEING A SUBDIVISION OF A 2.63 ACRE TRACT OF LAND, OUT OF BLOCK 2, THAYER'S SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 11, PG. 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.63 ACRE TRACT OF LAND, OUT OF BLOCK 2, THAYER'S SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 11, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the intersection of the South line of Jackson Avenue and the West line of "E" Street, for the Northeast corner of the following described tract of land; said point located South 8 Deg. 46 Min. West, 40.0 feet and North 81 Deg. 14 Min. West 12.0 feet from the Northeast corner of said Block 2, Thayer's Subdivision;
THENCE, parallel to the East line of Block 2 and with the West line of 25.0 feet of "E" Street, South 8 Deg. 46 Min. West, 297.50 feet to a point on the Easterly projection of the North line of Lot "A" Thayer's Subdivision No. 2, recorded in Vol.31, Page 29-B, Map Records, for the Southeast corner hereof;
THENCE, parallel to the North line of Block 2, and with the North line of Lot "A" and its projection, North 81 Deg. 14 Min. West, at 25.0 feet pass the West line of "E" Street, and the Northeast corner of Lot "A" and at 244.0 feet the Northwest corner of Lot "A", for the most Southerly Southeast corner hereof; said point being on the East line of 50.0 foot private Chula Vista Street;
THENCE, with the North line of private Chula Vista Street as follow: North 8 Deg. 46 Min. East, 27.50 feet and North 81 Deg. 14 Min. West, 32.79 feet to the point of beginning of a curve to the right, for a point on the South line hereof;
THENCE, with the North line of Chula Vista Street along said curve to the right, on a radius of 137.0 feet, through an arc of 90 Deg. 00 Min. 00 Sec. and a distance of 215.20 feet for the most Northerly Southwest corner hereof; said point being on the East line of Chula Vista Street;
THENCE, with the East line of Chula Vista Street and parallel to the East line of Block 2, North 8 Deg. 46 Min. East, 133.0 feet a point on the South line of Jackson Avenue, for the Northwest corner hereof;
THENCE, parallel to the North line of Block 2, and with the South line of Jackson Avenue, South 81 Deg. 14 Min. East, 413.79 feet to the POINT OF BEGINNING. Containing 2.63 acre of land, more or less.

NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
2. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010 REVISED NOV. 2, 1982.
3. STORM WATER DETENTION OF 0.12 AC/FT IS REQUIRED FOR THIS SUBDIVISION.
4. 4.0 FOOT WALK IS REQUIRED ALONG E. JACKSON AVE. AND S. "E" STREET AND CHULA VISTA ST./AVE.
5. 6.0 FOOT BUFFER REQUIRED FROM ADJACENT COMMERCIAL USE/ZONE
6. 6.0 FOOT BUFFER REQUIRED ALONG JACKSON AVENUE.
7. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON E. JACKSON AVE.
8. BENCHMARK.- STATION NAME: MC # 79 SET BY ARANDA & ASSOCIATES. LOCATED AT THE NORTHEAST CORNER OF McCOLL RD. AND U.S. BUSINESS 83. ELEV.= 116.20
9. AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT, IS REQUIRED.
10. MINIMUM BUILDING SET BACK LINE (M.B.S.B.L.) SHALL BE AS SHOWN ON PLAT. GARAGE – 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
11. LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS AND COMMON AREAS, NOT THE CITY OF McALLEN.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 10/18/04 AT 2:50 AM/PM
AS A RECORDING NUMBER 1393436
BY Imelda Leal DEPUTY

HIDALGO COUNTY IRRIGATION DISTRICT SAN JUAN TEXAS #2

Recorded in Volume 46 Page 65 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

PREPARED BY:
SPOOR ENGINEERING CONSULTANTS, INC.
TEL. (956)683-1000 202 S. 4th ST. McALLEN, TEXAS 78501 FAX (956)683-1002
SCALE: 1"= 100' DATE: 03-31-04

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CHULA VISTA SUBDIVSION No.3 SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THERE ON SHOWN. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. EXCEPT S."E" STREET WHICH IS BEING DEDICATED FOR PUBLIC USE BY THIS PLAT.

BY: CALVIN BENTSEN
100 SAVANNAH AVE. STE. 360
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CALVIN BENTSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF September, 2004.

MARY ELLEN CHARLTON
Notary Public, State of Texas
My Commission Expires
October 21, 2007

NOTARY PUBLIC

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

10/15/04
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 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.

CARLOS VASQUEZ, R.P.L.S.# 4608
CVQ LAND SURVEYORS
2014 N. WARE RD.
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

09-13-04
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

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

HIDALGO COUNTY DRAINAGE DISTRICT No.1 BY: 10/15/04

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS 7th DAY OF October, A.D., 2004
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCID No.2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCID No.2

SECRETARY PRESIDENT

PALM TREE OAK TREES PINE TREES MANGO TREES AVOCADO TREE

Surface Drainage Note:
Drainage must fall away from foundations by 6 inches in the first 10'. If 10' is not available, drains or swales must be constructed to ensure drainage away from structure. Impervious surfaces within 10' of the building foundation shall be sloped at 2% away from the building.

Note:
Any new construction shall be required to have an on-site trash retaining structure with a minimum of 8'x8'x4' to be made of temporary construction fencing, supported by wood or metal bracing. The trash retaining structure shall be emptied on an as-needed basis.

Note:
No NEw Work to be Done on Existing House

SOUTH "E" STREET

270.00'
S08°46'00"W

Existing Brick Fence
15' M.B.S.B.L.
18' Garage Setback Line

29'-1 1/2" Existing

80'-5 3/4" Existing

124'-6 1/4" Existing

65'-0" Existing

86'-6 5/8"

25' M.B.S.B.L.

65' M.B.S.B.L.

JACKSON AVENUE

S81°14'00"E
179.18'

Number of Steps to be V.O.J.
Landing

New Structure
Outdoor Living
53'-0"
Storage

Pool (nic)

74'-7 3/8"

A/C

134'-2 5/8" Existing

Existing House

Landing
Number of Steps to be V.O.J.

25'-0" 39'-3 1/2" 42'-9" V.O.J.

39'-7 1/2"

Lot #5

179.18'
N81°14'00"W

CHULA VISTA AVENUE
(PRIVATE)

15' M.B.S.B.L.

15'-0" Existing

ENTRANCE

N08°46'00"E
270.00'

NORTH

Lot #5 Site Plan
Scale:3/32"=1'-0"

HollingsworthDesign

HOLLINGSWORTH DESIGN, LLC
8211 Village Plaza Ct. Ste. B
Baton Rouge, LA 70810
225.400.6559
HollingsworthDesign.net

HOLLINGSWORTH DESIGN
3244 Severn Ave.
Metairie, LA 70002
985.302.0126
HollingsworthDesign.net

PROJECT NO.
2511

DATE
07.30.2025

CLIENT
Jason and Erica Garza
Lot #5, Chula Vista Subdivision
McAllen, TX 78501

Site Plan

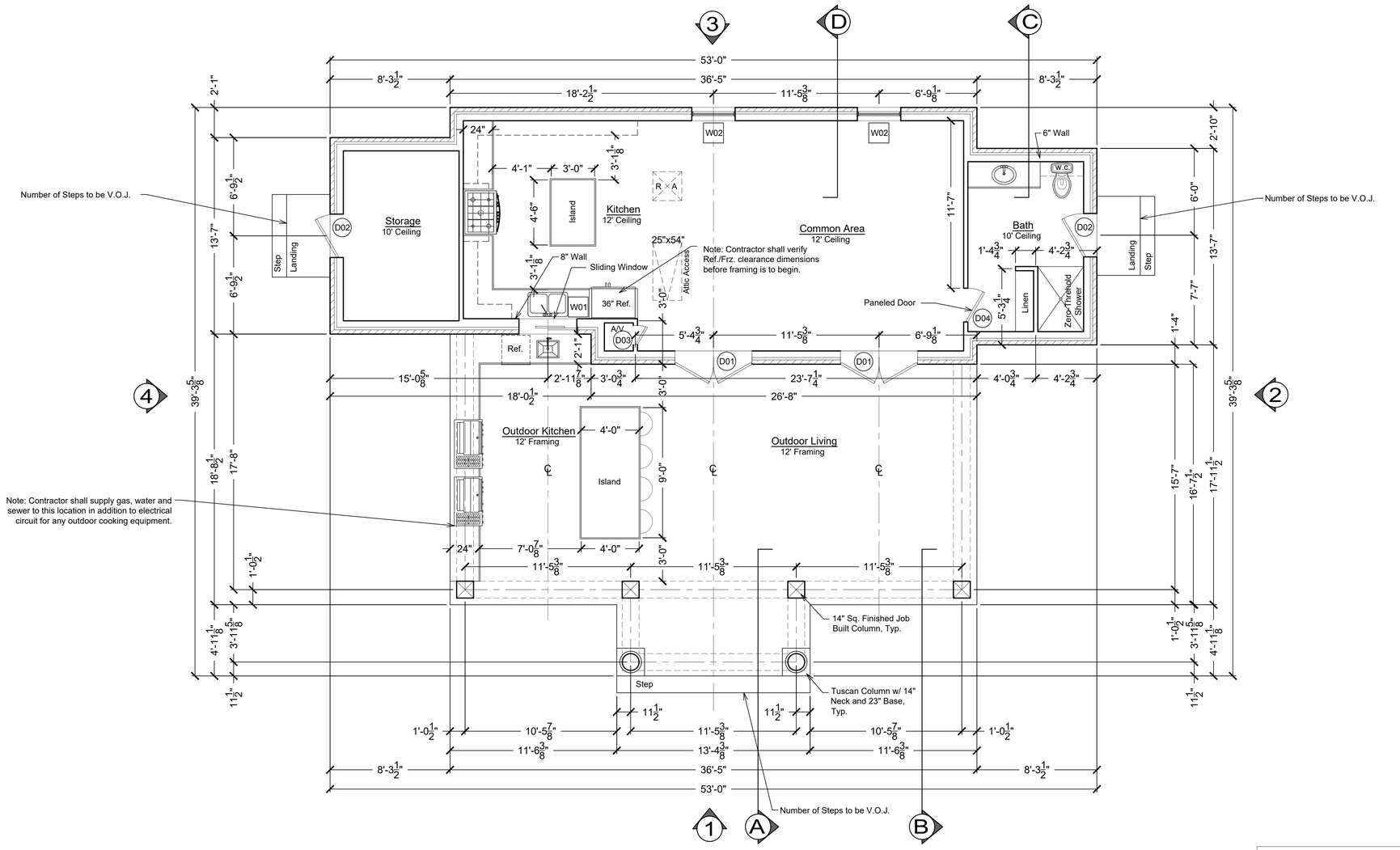
A.01

DOOR SCHEDULE							
NO	QTY	SIZE	W	H	DESCRIPTION	THICK	COMMENTS
D01	2	54100 EX	64"	120"	EXT. DOUBLE HINGED-DOOR	1 3/4"	
D02	2	3080 EX	36"	96"	EXT. HINGED-DOOR	1 3/4"	
D03	1	1468 IN	16"	80"	HINGED-DOOR	1 3/8"	
D04	1	2480 IN	28"	96"	HINGED-DOOR	1 3/8"	PANELED DOOR

NOTE: All Cased Openings Are Called Out in Feet Then Inches. In Example: 40106; 40, Refers To Width Opening At 4'-0". Where as 106 Is Shown, This Refers to as 10'-6" Height

WINDOW SCHEDULE										
NO	QTY	SIZE	TOP	W"	H"	EGRESS	TEMP	ARCH	DESCRIPTION	COMMENTS
W01	1	4073SS	120"	48"	87"		YES		SINGLE SLIDE	2 PANEL PASS THROUGH WINDOW
W02	2	3066FX	120"	36"	78"				FIXED GLASS	W/ 24" MULLED TRANSOM

NOTE: All Framing Materials Below the Minimum Floor Elevation (B.F.E.) Must Be Treated for Waterproofing.
NOTE: All Framing Materials for this detached structure shall be pressure-preservative treated wood in accordance with the AWPA standards in the IRC 2024 Section R318.1. All building materials used below flood grade shall comply with IRC 2024 Section R322.1.8.
NOTE: Smart Vents or equal shall be used in the enclosed shed in areas depicted on this plan. The total net area of these openings shall be at least 1 square inch for each square foot of enclosed area. The design of these openings will provide for equalization of hydrostatic flood forced on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24. The bottom of each opening shall be 1 foot or less above adjacent ground level. Openings shall be not less than 3 inches in any direction in the plane of the wall.
NOTE: Windows in buildings located in windborne debris regions shall have glazed opening protected from windborne debris. Wood structural with a min. thickness of 7/16 " and a max. span of 8' shall be permitted for opening protection in one & two story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided as per R301.2.1.2
NOTE: Any glazing sill condition on the 2nd level of this new structure that is 24" below the finished floor shall have approved opening protection devices 24" below the finished floor installed as per manufacturers recommendations.
NOTE: All new Glazing must meet the requirements of climate zone 2 on table N1102.1 of the 2024 IRC.
All new Glazing must have a SHGC rating of .25 and a U-factor of .40 to comply with 2024 IRC.
NOTE: All Skylight Glazing must meet the requirements of climate zone 2 on table N1102.1 of the 2024 IRC.
All Skylight Glazing must have a SHGC rating of .30 or less and a U-factor of .75 to comply with 2024 IRC.
NOTE: Windows installed in bathtub enclosures less than 60" from the floor require safety glazing in accordance with section R308.4.5 of the IRC 2024 ed.
NOTE: Attic Access to be R-10 or greater.
NOTE: In the case of no window(s) a Mechanical Ventilation system shall be installed in all rooms considered habitable in accordance with IRC 2024 M1505 as per R303.1
NOTE: Contractor shall follow IRC 2024 N1101 thru N1104 regarding energy code appliance.



Living Area = 731 sq.ft.
Outdoor Living Area = 656 sq.ft.
Storage Area = 120 sq.ft.
Total Area Under Beam = 1,507 sq.ft.

Floor Plan
Scale:1/4"=1'-0"

NORTH

HollingsworthDesign

HOLLINGSWORTH DESIGN, LLC
3244 Severn Ave.
Metairie, LA 70002
985.302.0126
HollingsworthDesign.net

8211 Village Plaza Ct. Ste. B
Baton Rouge, LA 70810
225.400.6559
HollingsworthDesign.net

PROJECT NO.
2511

DATE
07.30.2025
REV 1
03.05.2026

CLIENT
Jason and Erica Garza
Lot #5, Chula Vista Subdivision
McAllen, TX 78501

Floor Plan

A.02

Planning Department

Memo

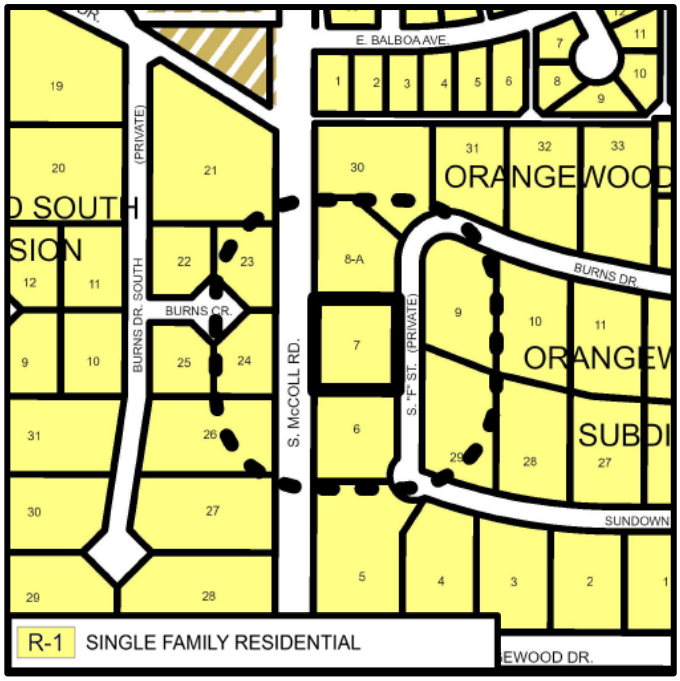
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 7, ORANGEWOOD EAST SUBDIVISION, HIDALGO COUNTY, TEXAS; 3812 SOUTH "F" STREET. (REZ2026-0050)**

LOCATION: The subject property is located on the west side of South "F" Street, between Burns Drive and Sundown Drive.



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

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

LAND USE: The subject property and surrounding uses include single-family homes.

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

DEVELOPMENT TRENDS: The development trend along South “F” Street is single-family homes.

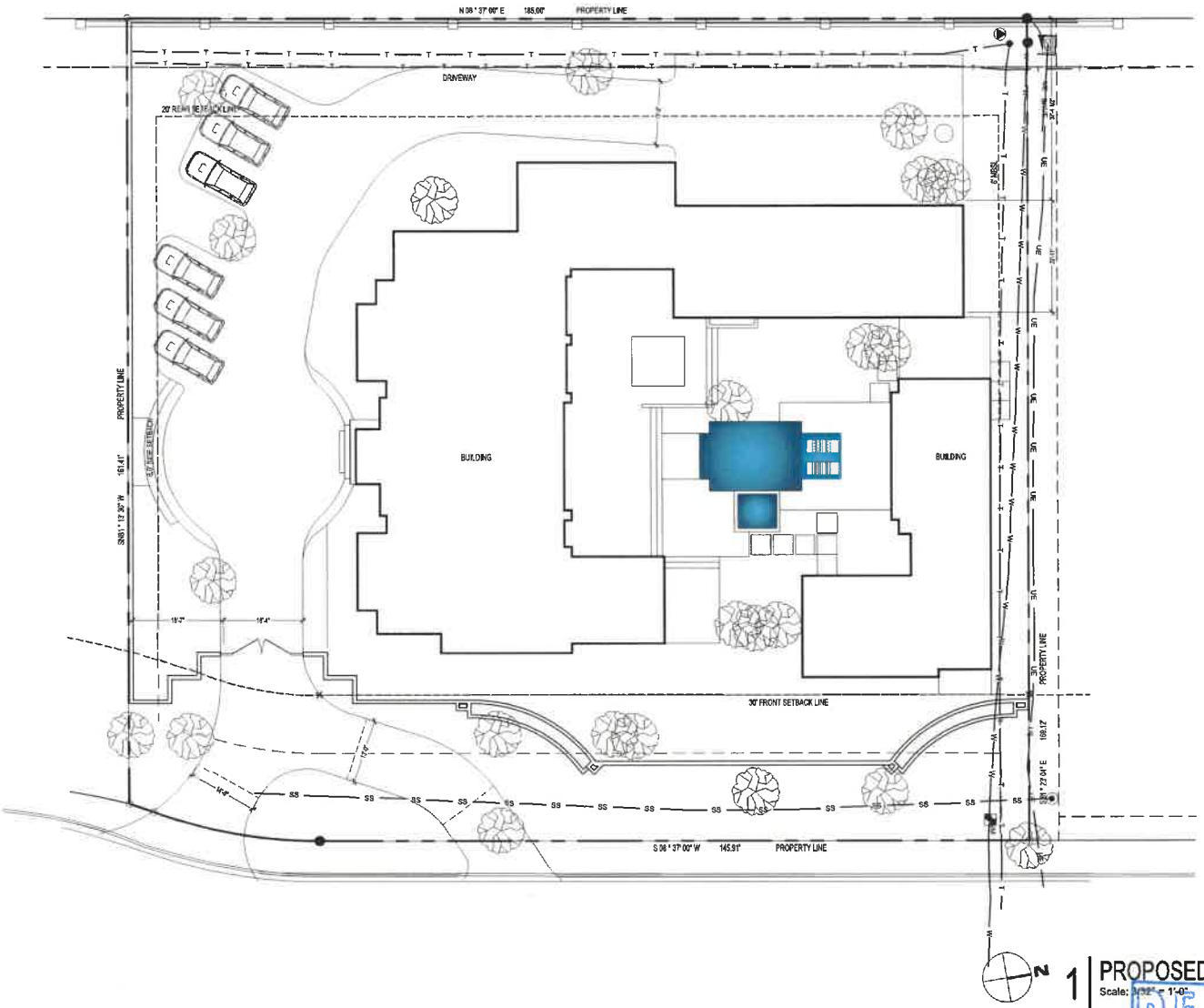
HISTORY: Orangewood East Subdivision was recorded on August 6, 1996. The subject property was annexed and zoned to R-1 (Single-Family Residential-OC) District on March 25, 1996. There has been no rezoning request to this property since then. The applicant had applied for a building permit for an addition of a pool house on March 12, 2026, however, it is still under review pending the rezoning.

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.



1 PROPOSED SITE PLAN OPT "A"
Scale: 1/32" = 1'-0"

SITE GENERAL NOTES

1. NO WALK SLOPE TO EXCEED 5% AND CROSS SLOPE NOT TO EXCEED 2% UNLESS OTHERWISE NOTED.
2. ALL WORK SHOWN IS NEW UNLESS INDICATED AS EXISTING.
3. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD UTILITIES.
4. ALL ACCESS DRIVE MUST BE VERIFIED BY ACTUAL ENGINEER.
5. COORDINATE WITH OWNER & CIVIL ENGINEER FOR SUBDIVISION PLAT REQUIREMENTS.
6. COORDINATE WITH HVAC CONTRACTOR FOR A/C CONCRETE PADS SIZES.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE SIDEWALK
- ARTIFICIAL GRASS EVERLIFE PET
- CONCRETE DRIVE

AREA SCHEDULE RESIDENCE

AREA	DATA
LIVING AREA	4,566 SQ FT
GARAGE/STORAGE	1,065 SQ FT
PORCH	60 SQ FT
TOTAL EXTERIOR	1,125 SQ FT
TOTAL	5,690 SQ FT

AREA SCHEDULE POOL CABANA

AREA	DATA
POOL CABANA LIVING AREA	1,442 SQ FT
COV. TERRACE	180 SQ FT
TOTAL	1,622 SQ FT

CC&CO

REVISIONS

NO.	DATE	PHASE
1	03.04.2026	DD

PROJECT NAME

CARLOS Y MAYTE GARZA HOUSE

LOT 1 SILVER OAK SUBD McALLEN, TX 78539

PROJECT No.	2435-C
PHASE:	SD
ISSUE DATE:	12.09.2025
DRAWN BY:	CC
CHECKED BY	CC

SHEET

D1.0

REVIEW ONLY - NOT FOR CONSTRUCTION

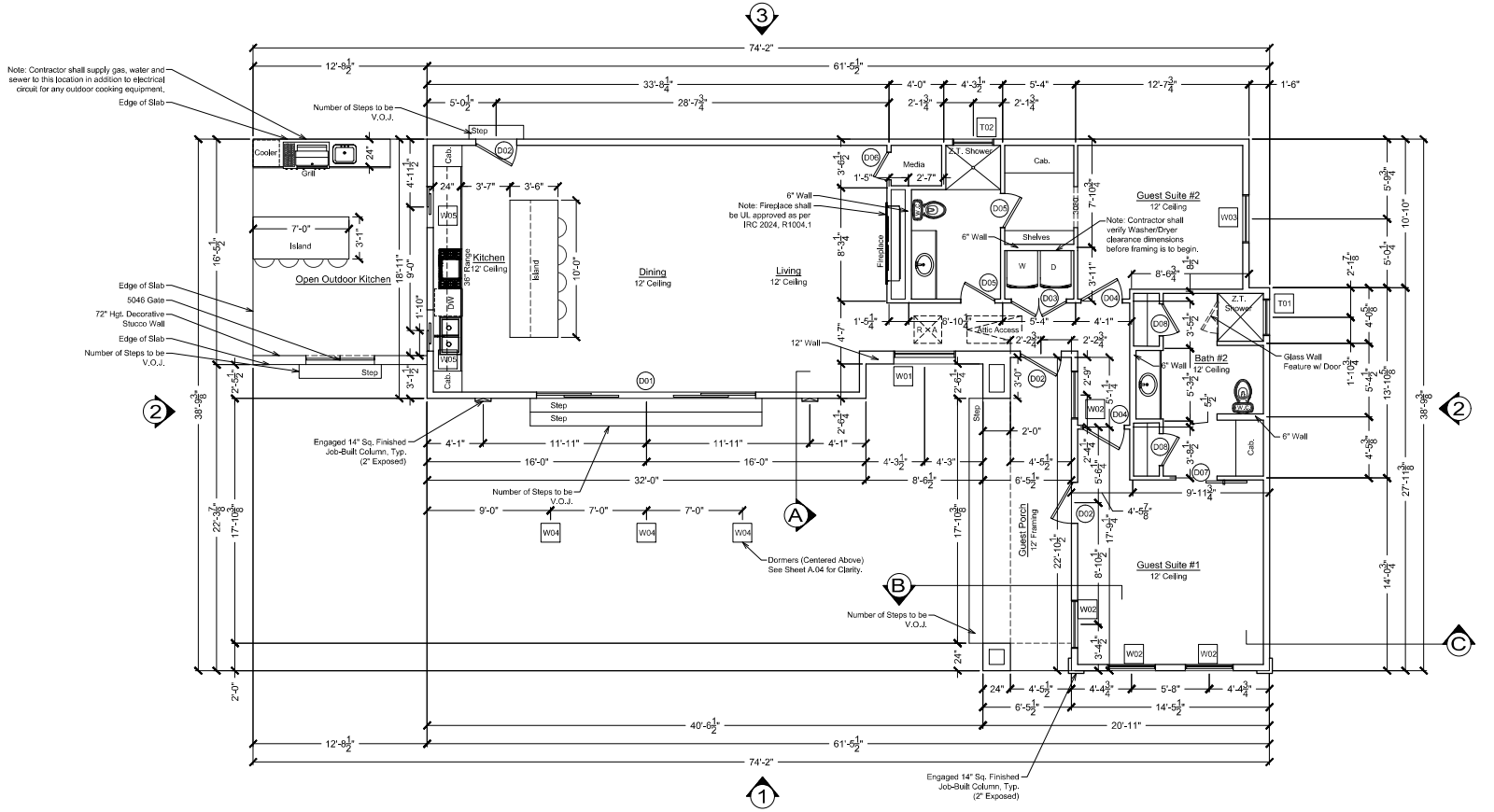
RECEIVED
MAR 20 2026
By

DOOR SCHEDULE						
NO	QTY	SIZE	W	H	DESCRIPTION	THICK	COMMENTS
D01	1	160800 EX	192"	96"	SLIDING-DOOR	1 3/4"	W/ MULLED ARCHED TRANSOM (TOP AT 120")
D02	3	3080 EX	36"	96"	EXT. HINGED-DOOR	1 3/4"	W/ 24" MULLED TRANSOM (TOP AT 120")
D03	1	4080 IN	48"	96"	DOUBLE HINGED-DOOR	1 3/8"	
D04	2	3080 IN	36"	96"	HINGED-DOOR	1 3/8"	
D05	2	2680 IN	30"	96"	HINGED-DOOR	1 3/8"	
D06	1	2080 IN	24"	96"	HINGED-DOOR	1 3/8"	
D07	1	3080 IN	36"	96"	TRACK-DOOR	1 3/8"	
D08	2	2480 IN	28"	96"	HINGED-DOOR	1 3/8"	

NOTE: All Cased Openings Are Called Out in Feet Then Inches. In Example: 40106; 40, Refers To Width Opening At 4'-0", Where as 106 Is Shown, This Refers to as 10'-6" Height

WINDOW SCHEDULE									
NO	QTY	SIZE	TOP	W"	H"	SAFETY	TEMP	ARCH	DESCRIPTION	COMMENTS
W01	1	4666FX	120"	54"	78"				FIXED GLASS	W/ 24" MULLED TRANSOM
W02	4	3666FX	120"	42"	78"				FIXED GLASS	W/ 24" MULLED TRANSOM
W03	1	3666SC	120"	42"	78"	YES			SINGLE CASEMENT	W/ 24" MULLED TRANSOM
W04	3	2646DC	238"	30"	54"				DOUBLE CASEMENT	DORMER WINDOW
W05	2	3050DS	238"	30"	54"		YES		DOUBLE SLIDE	SERVICE WINDOW; W/ 24" MULLED TRANSOM
T01	1	2820FX	120"	32"	24"		YES		FIXED GLASS	
T02	1	3020FX	120"	36"	24"		YES		FIXED GLASS	

NOTE: All Framing Materials Below the Minimum Floor Elevation (B.F.E.) Must Be Treated for Waterproofing.
NOTE: All Framing Materials for this detached structure shall be pressure-preservative treated wood in accordance with the AWPA standards in the IRC 2024 Section R318.1. All building materials used below flood grade shall comply with IRC 2024 Section R322.1.8.
NOTE: Smart Vents or equal shall be used in the enclosed shed in areas depicted on this plan. The total net area of these openings shall be at least 1 square inch for each square foot of enclosed area. The design of these openings will provide for equalization of hydrostatic flood forced on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.6.2.2 of ASCE 24. The bottom of each opening shall be 1 foot or less above adjacent ground level. Openings shall be not less than 3 inches in any direction in the plane of the wall.
NOTE: Windows in buildings located in windborne debris regions shall have glazed opening protected from windborne debris. Wood structural with a min. thickness of 7/16 " and a max. span of 8' shall be permitted for opening protection in one & two story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided as per R301.2.1.2
NOTE: Any glazing sill condition on the 2nd level of this new structure that is 24" below the finished floor shall have approved opening protection devices 24" below the finished floor installed as per manufacturers recommendations.
NOTE: All new Glazing must meet the requirements of climate zone 2 on table N1102.1 of the 2024 IRC.
All new Glazing must have a SHGC rating of .25 and a U-factor of .40 to comply with 2024 IRC.
NOTE: All Skylight Glazing must meet the requirements of climate zone 2 on table N1102.1 of the 2024 IRC.
All Skylight Glazing must have a SHGC rating of .30 or less and a U-factor of .75 to comply with 2024 IRC.
NOTE: Windows installed in bathtub enclosures less than 60" from the floor require safety glazing in accordance with section R308.4.5 of the IRC 2024 ed.
NOTE: Attic Access to be R-10 or greater.
NOTE: In the case of no window(s) a Mechanical Ventilation system shall be installed in all rooms considered habitable in accordance with IRC 2024 M1505 as per R303.1
NOTE: Contractor shall follow IRC 2024 N1101 thru N1104 regarding energy code appliance.



Floor Plan
Scale:1/4"=1'-0"

Living Area = 1,395 sq.ft.
Guest Porch Area = 146 sq.ft.
Total Area Under Beam = 1,541 sq.ft.

NORTH

HollingsworthDesign

HOLLINGSWORTH DESIGN, LLC
3244 Severn Ave.
Suite 202
985.302.0126
HollingsworthDesign.net

8211 Village Plaza Ct. Ste. B
Baton Rouge, LA 70810
225.400.6559
HollingsworthDesign.net

PROJECT NO.
2601

DATE
03.12.2026

CLIENT
Carlos Garza
Lot #7, Orangewood East Subd.
McAllen, TX 78503

Floor Plan

A.02

Planning Department

Memo

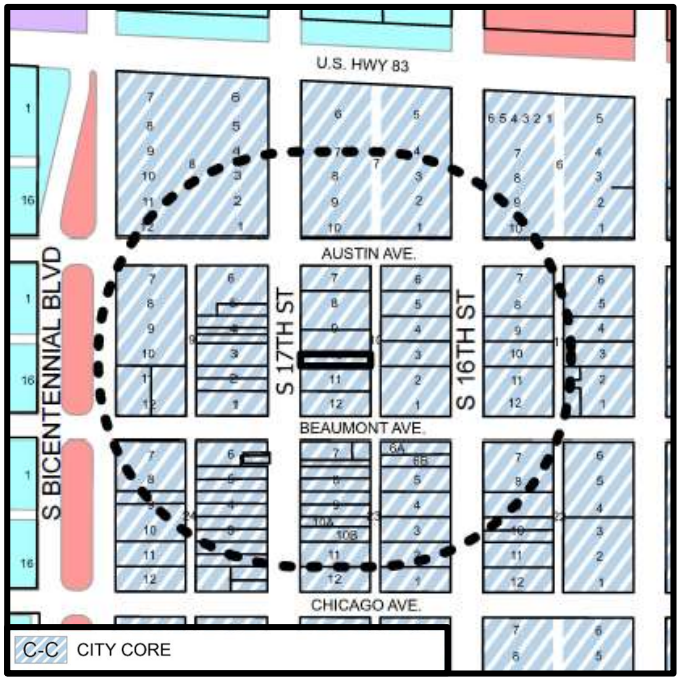
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2025

SUBJECT: **REQUEST OF ISRAEL TORRES JR., ON BEHALF OF CAFERICO956 LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (CAFÉ RICO) AT THE SOUTH ONE-HALF OF LOT 10, BLOCK 10, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 115 SOUTH 17TH STREET. (CUP2026-0021)**

BRIEF DESCRIPTION: The subject property is located on the east side of South 17th Street, between Austin Avenue and Beaumont Avenue. The property is zoned CC-DT (City Core-Downtown-UDC) District. The adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District in all directions. The surrounding land uses include bars, nightclubs, and retail. A bar is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This property is part of the Original Townsite of McAllen. Special Use Permits for this property under different ownership have been issued in the past, most recently in 2022. A building permit for commercial alteration for the establishment to operate was issued on March 20, 2026.

ANALYSIS: The applicant is proposing to operate a bar under the name Café Rico from 2,135 square feet of lease space. The bar will require 5 parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 8 a.m. to 6 p.m. Monday through Thursday, 8 a.m. to 12 a.m. Friday and Saturday, and 10 a.m. to 2 p.m. on Sunday. Based on the projected sales provided, a CUP is not need at this time however the applicant still wishes to apply for one.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance , exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

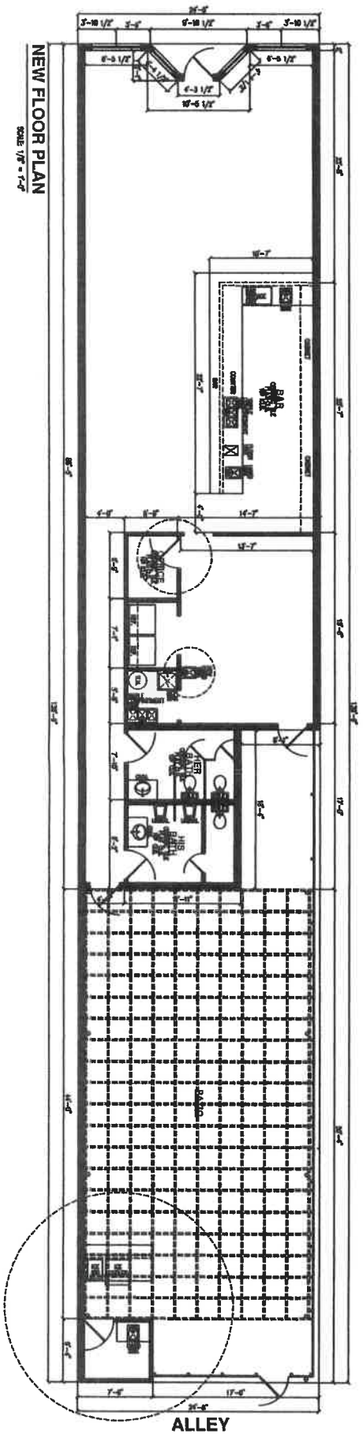
If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.

17 TH STREET

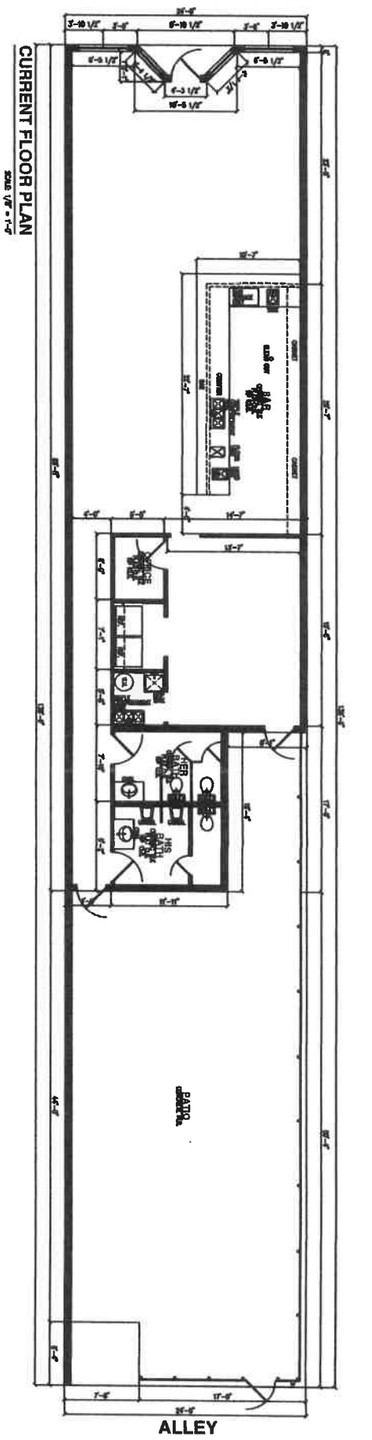
NEW FLOOR PLAN



ALLEY

17 TH STREET

CURRENT FLOOR PLAN



ALLEY

RECEIVED
MAR 23 2026
By OC

SHEET NO. 1 - 2

CURRENT & NEW FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: O.C.	REVISED DATE:
CHECKED BY:	FEBREUARY 09 2026
COMPUTER:	

PROJECT NAME:
Proposed Commercial for

LEGAL DESCRPT.
115 S. 17 TH.
CITY OF McALLEN, HIDALGO COUNTY OF TEXAS

CESAR H. SANCHEZ Design Group
McAllen. Hidalgo
County of Texas
phone (956) 225 65 82

PROJECT NO. 020926

Planning Department

Memo

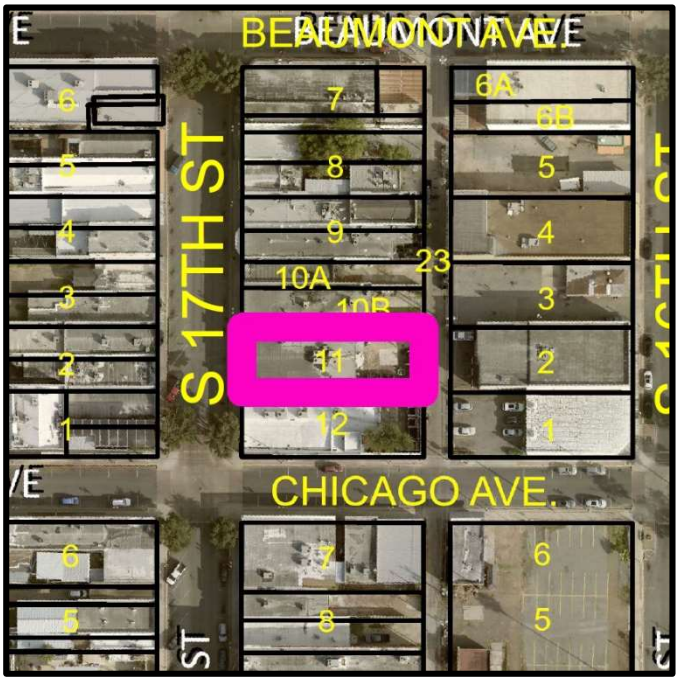
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2025

SUBJECT: **REQUEST OF ZURIBETH V. CRUZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A NIGHTCLUB (THE MANSION DISCOTHEQUE) AT LOT 11, BLOCK 23, MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 221 SOUTH 17TH STREET. (CUP2026-0022)**

BRIEF DESCRIPTION: The subject property is located on the east side of South 17th Street, between Beaumont Avenue and Chicago Avenue. The property is zoned CC-DT (City Core-Downtown-UDC) District. The adjacent properties are zoned CC-DT (City Core-Downtown-UDC) District in all directions. The surrounding land uses include bars, nightclubs, and retail. A nightclub is allowed in a CC-DT District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This property is part of the Original Townsite of McAllen. Special Use Permits for this property have been issued in the past, most recently in 2025. On March 3, 2026, a Notice of Violation and Revocation of Special Permit was made on the basis that there was reason to believe that the permittee is in violation of permit conditions, requirements, or limitations, specifically but not limited to failure enforce age-verification requirements.

ANALYSIS: The applicant is proposing to operate a bar under the name The Mansion Discotheque from 4,245 square feet of lease space. The nightclub will require nine parking spaces including one accessible parking space but may pay an applicable fee in lieu of such compliance as set in Section 4.4.4.B.9. of the UDC. Their proposed hours of operation are 10 p.m. to 2 a.m. Thursday through Sunday.

The proposed bar must comply with all conditions of Section 3.2.5.A of the UDC, including, but not limited to, the following:

- Adequate Lighting, including, but not limited to, all entrances and exits
- Security personnel based on occupancy load
- Security cameras with a minimum retention load of 30 days at the entrance , exit, and based on the square footage
- Noise control
- Age verification device with capability to produce reports
- UV ink
- Litter control
- Maximum occupancy load established by the building official

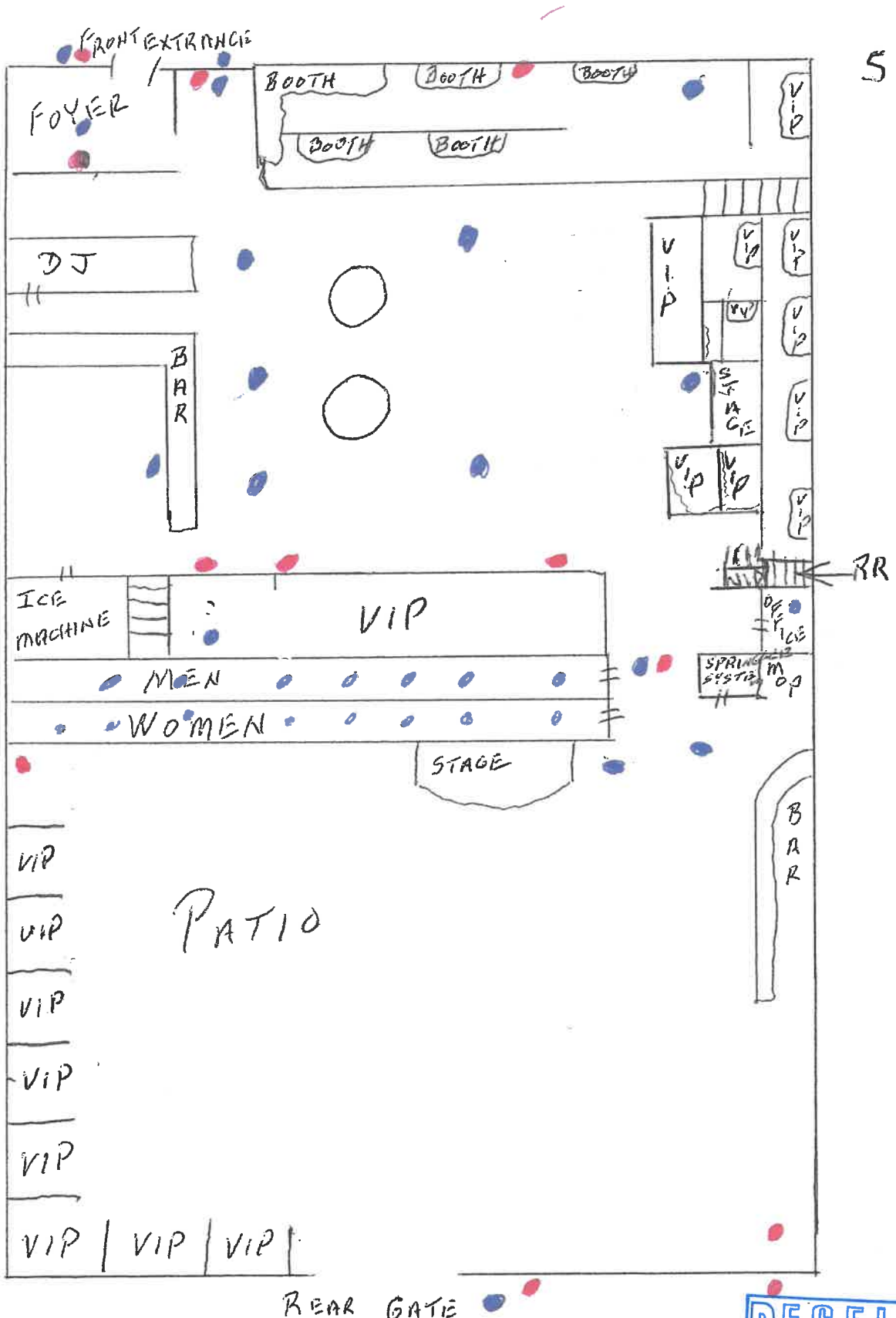
If approval is granted, the establishment must comply with all other UDC requirements, Building Codes, and Fire Department requirements. The applicant must also sign an acknowledgement and agreement to all conditions.

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted in Section 3.2.5.A. of the UDC, Fire Department, and Building Code requirements.

THE MANSION 221 S 17TH STREET

17TH STREET



● CAMERAS

● LIGHTS

ALLEY

RECEIVED
MAR 28 2023
By VR

Planning Department

Memo

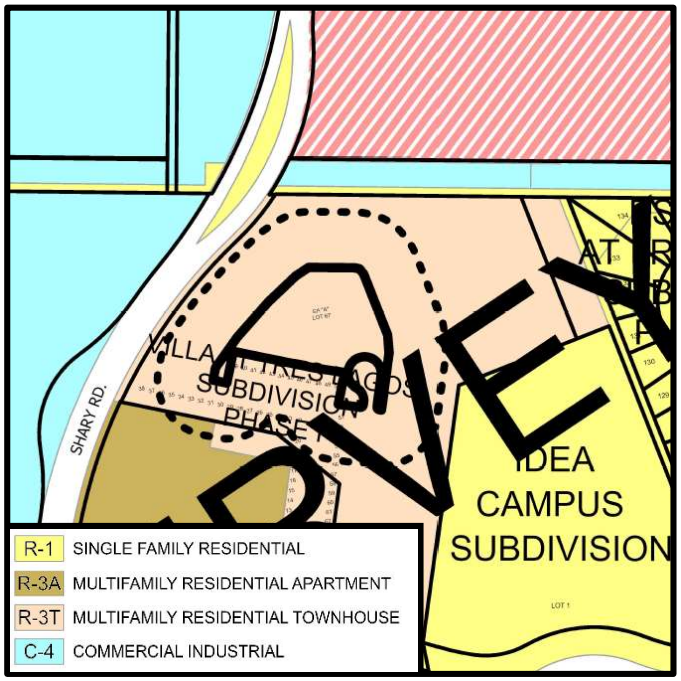
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2025

SUBJECT: **REQUEST OF VILLAS AT TRES LAGOS SPE, LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR AN ASSOCIATED RECREATION (CLUBHOUSE) AT COMMON AREA "A", VILLAS AT TRES LAGOS PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS; 5602 WISDOM AVENUE. (CUP2026-0025)**

BRIEF DESCRIPTION: The subject property is located on the north side of Tres Lagos Boulevard, east of North Shary Road. The property and adjacent properties are zoned R-3T (Multifamily Residential Townhouse-OC) District. The surrounding land uses include a public school, college campus, and vacant land. An associated recreation use is permitted in this zone with a conditional use permit and in compliance with requirements.



HISTORY: Villas at Tres Lagos Phase I Subdivision was recorded on February 27, 2026. This is the first Conditional Use Permit application submitted for the subdivision. A building permit for the proposed clubhouse was submitted on March 3, 2026.

ANALYSIS: The subject property is currently vacant. The applicant is proposing to construct a clubhouse within Common Area "A" of the subdivision. The submitted site plan depicts a pool house and basketball courts.

The site plan must comply with all requirements on the building permit, including setbacks, landscaping, parking, etc. The proposed clubhouse must also comply with the following specific requirements:

1) No form of pollution shall emanate beyond the immediate property line of the permitted use;

2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use. The project is proposing 19 parking spaces;

3) The associated recreation shall comply with requirements established for accessory uses. The recreation areas proposed are for the use of the overall development;

4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use. The recreation areas will be maintained by the Homeowner's Association/Public Improvement District (PID);

5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;

6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

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 approval of the request, for life of the use, subject to compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE I

(PRIVATE SUBDIVISION)

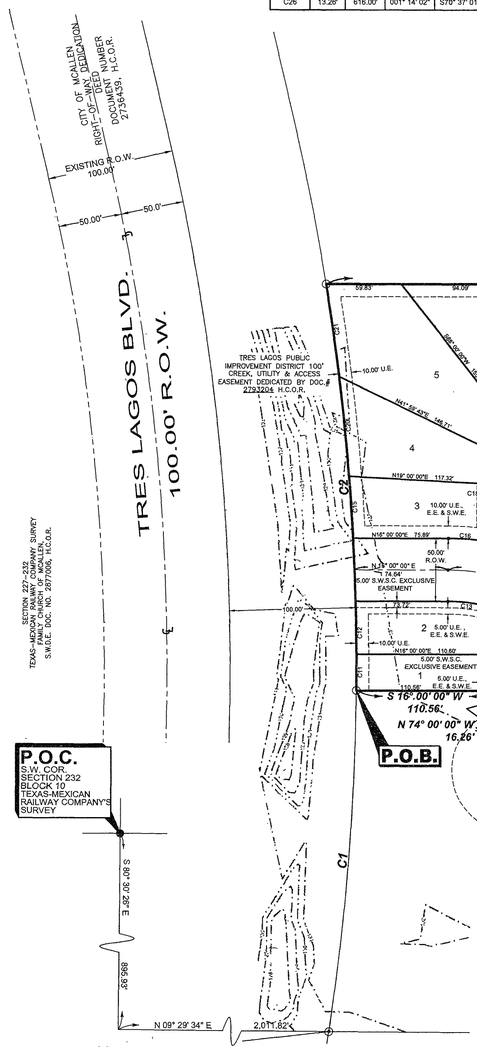
SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

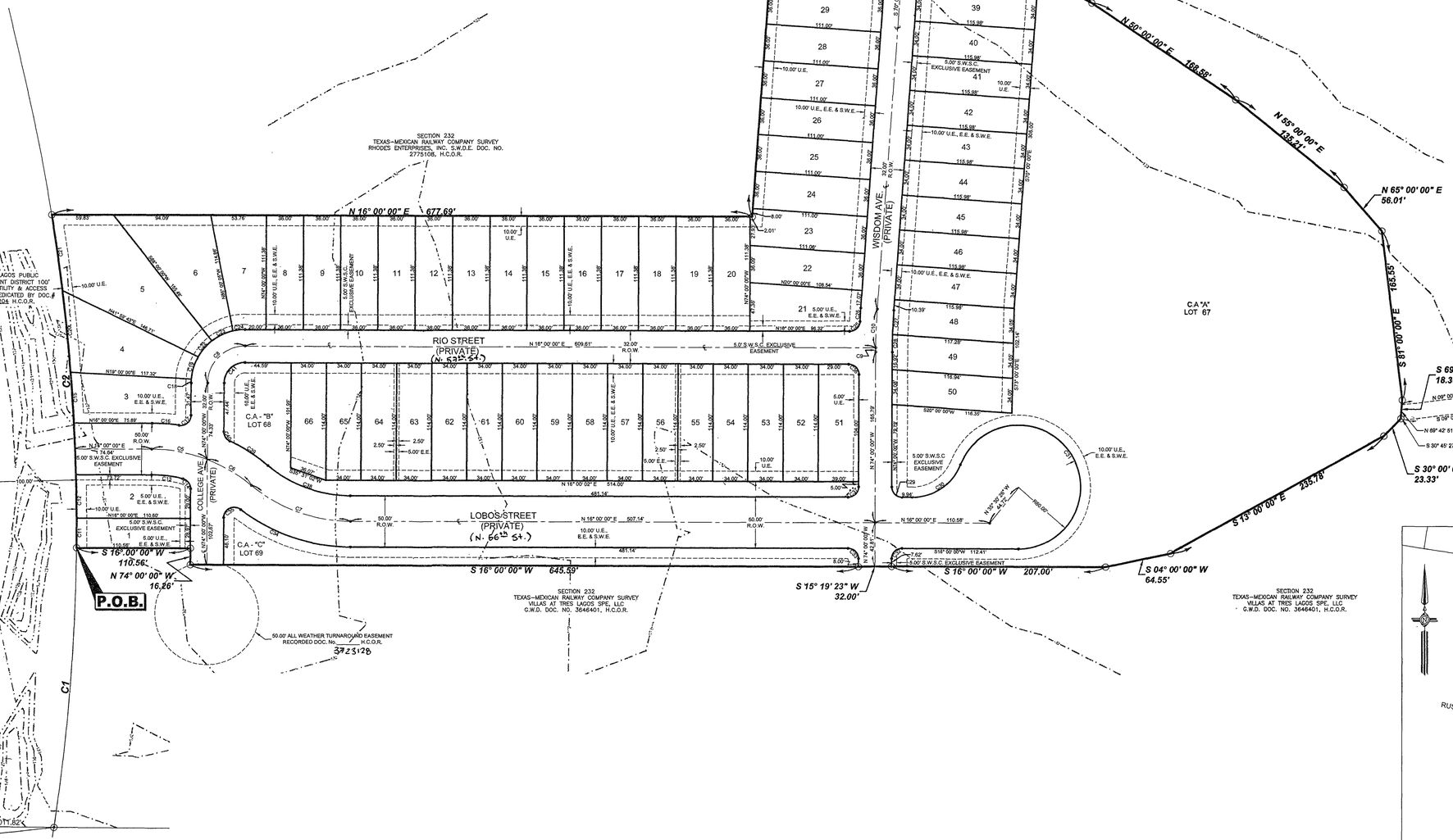
BEARING BASIS AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (DECIO 2012B)

SCALE:1"=60'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C11	28.97'	1,950.00'	000° 51' 05"	N74° 04' 29"W	28.97'	14.49
C12	42.40'	1,950.00'	001° 14' 45"	N75° 07' 24"W	42.40'	21.20
C13	30.42'	125.00'	013° 56' 30"	S22° 58' 15"W	30.34'	15.28
C14	13.27'	10.00'	076° 02' 39"	S67° 57' 50"W	12.32'	7.82
C15	49.61'	1,950.00'	001° 27' 28"	N77° 56' 44"W	49.61'	24.81
C16	26.31'	175.00'	008° 36' 49"	S20° 18' 25"W	26.28'	13.18
C17	17.21'	10.00'	098° 35' 46"	N24° 41' 04"W	15.16'	11.63
C18	3.97'	52.00'	004° 22' 33"	S71° 48' 44"E	3.97'	1.99
C19	22.69'	52.00'	025° 00' 20"	S57° 07' 17"E	22.51'	11.53
C20	80.13'	1,960.00'	002° 21' 16"	N79° 51' 06"W	80.12'	40.07
C21	74.31'	1,950.00'	002° 11' 01"	N82° 07' 14"W	74.31'	37.16
C22	20.37'	52.00'	022° 26' 24"	S33° 23' 55"E	20.24'	10.32
C23	22.70'	52.00'	025° 00' 47"	S9° 40' 19"E	22.52'	11.53
C24	11.95'	52.00'	013° 09' 56"	S9° 25' 02"W	11.92'	6.00
C25	15.22'	10.00'	087° 12' 52"	N27° 37' 35"W	13.79'	9.53
C26	13.28'	616.00'	001° 14' 02"	S70° 37' 01"E	13.26'	6.63

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C27	23.82'	584.00'	002° 19' 04"	S71° 09' 32"E	23.82'	11.91
C28	17.15'	584.00'	001° 40' 56"	S73° 09' 32"E	17.15'	8.57
C29	15.71'	10.00'	090° 00' 00"	N51° 00' 00"E	14.14'	10.00
C30	59.93'	50.00'	068° 40' 35"	N18° 20' 17"W	56.41'	34.16
C31	260.41'	60.00'	248° 40' 35"	S71° 39' 43"W	99.09'	87.83
C32	15.71'	10.00'	090° 00' 00"	S29° 00' 00"E	14.14'	10.00
C33	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C34	114.33'	175.00'	037° 25' 54"	N34° 42' 57"E	112.31'	59.29
C36	15.71'	10.00'	090° 00' 00"	S61° 00' 00"W	14.14'	10.00
C37	15.70'	10.00'	089° 58' 44"	N28° 59' 22"W	14.14'	10.00
C38	86.90'	125.00'	039° 49' 48"	N35° 54' 54"E	85.16'	45.29
C39	43.70'	175.00'	014° 18' 30"	S48° 40' 33"W	43.59'	21.97
C40	11.25'	10.00'	064° 28' 42"	N73° 45' 39"E	10.67'	6.31
C41	31.42'	20.00'	090° 00' 00"	S29° 00' 00"E	28.28'	20.00





Lot Area Table		
Lot #	SQ. FT.	Area
1	3202.64	0.074
2	4618.69	0.106
3	5362.53	0.123
4	6234.40	0.143
5	10147.62	0.233
6	6995.54	0.161
7	4787.63	0.110
8	4009.59	0.092
9	4009.59	0.092
10	4009.59	0.092
11	4009.59	0.092
12	4009.59	0.092
13	4009.59	0.092
14	4009.59	0.092
15	4009.59	0.092
16	4009.59	0.092
17	4009.59	0.092
18	4009.59	0.092
19	4009.59	0.092
20	4009.59	0.092
21	4646.90	0.107
22	3952.91	0.091
23	4025.00	0.092
24	3996.00	0.092
25	3996.00	0.092
26	3996.00	0.092
27	3996.00	0.092
28	3996.00	0.092
29	3996.00	0.092
30	3996.00	0.092

Lot Area Table		
Lot #	SQ. FT.	Area
31	3996.00	0.092
32	3996.00	0.092
33	3996.00	0.092
34	3996.00	0.092
35	3996.00	0.092
36	3996.00	0.092
37	3996.00	0.092
38	4361.61	0.100
39	3943.32	0.091
40	3943.32	0.091
41	3943.32	0.091
42	3943.32	0.091
43	3943.32	0.091
44	3943.32	0.091
45	3943.32	0.091
46	3943.32	0.091
47	3943.32	0.091
48	3970.07	0.091
49	3984.46	0.091
50	3965.87	0.091
51	4424.54	0.102
52	3876.00	0.089
53	3876.00	0.089
54	3876.00	0.089
55	3876.00	0.089
56	3876.00	0.089
57	3876.00	0.089
58	3876.00	0.089
59	3876.00	0.089
60	3876.00	0.089

Lot Area Table		
Lot #	SQ. FT.	Area
61	3876.00	0.089
62	3876.00	0.089
63	3876.00	0.089
64	3876.00	0.089
65	3876.00	0.089
66	3671.13	0.084

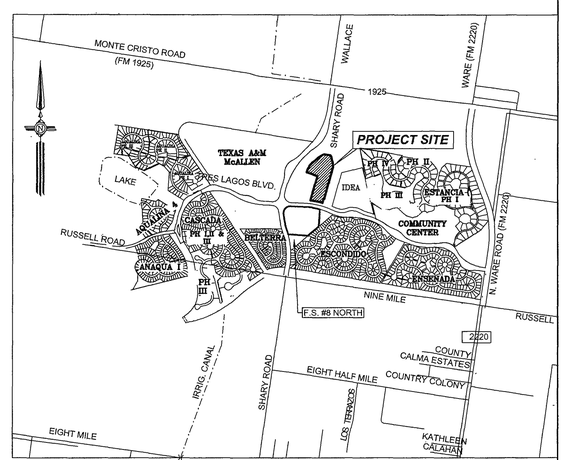
Common Area Table		
Lot #	SQ. FT.	Area
A	159538.57	3.663
B	14081.14	0.323
C	12830.15	0.295

LEGEND & ABBREVIATIONS

- ● FND. No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE-DETAILS
- SWSC - SHARYLAND WATER SUPPLY CORPORATION
- G.W.D. - GENERAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- ℄ - ROAD CENTER LINE
- ∘ - INDICATOR FOR BEGIN AND END CURVE
- C.A.- COMMON AREA
- S.W.E.- SIDEWALK EASEMENT

CENTERLINE Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C5	020° 58' 50"	150.00'	54.93'	27.77	S26° 29' 25"W	54.62'
C6	018° 50' 58"	150.00'	49.35'	24.90	S46° 24' 19"W	49.13'
C7	039° 49' 48"	150.00'	104.27'	54.34	N35° 54'-54"E'	102.19'
C8	090° 00' 04"	36.00'	56.55'	36.00	S29° 00' 01"E'	50.91'
C9	000° 25' 29"	568.91'	4.22'	2.11	S73° 47' 35"E'	4.22'
C10	003° 35' 52"	600.00'	37.68'	18.84	S71° 47' 56"E'	37.67'

BOUNDARY Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	008° 02' 23"	1,950.00'	273.62'	137.04	N69° 37' 46"W	273.40'
C2	009° 33' 47"	1,950.00'	325.47'	163.11	N78° 25' 51"W	325.09'
C3	090° 00' 00"	15.00'	23.56'	15.00	N65° 00' 00"E'	21.21'
C4	090° 00' 00"	15.00'	23.56'	15.00	S25° 00' 00"E'	21.21'



LOCATION MAP
SCALE: 1" = 2,000'

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
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: LH DATE 02/19/2025
REVISED BY: A.Q. DATE 01/23/2026
SURVEYED, CHECKED ____ DATE ____
FINAL CHECK ____ DATE ____

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.101 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 227 AND SECTION 232, TEXAS-MEXICAN RAILWAY ,COMPANY'S SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 13.101 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.101 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS·

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SAID SECTION 227, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895 93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRES LAGOS BOULEVARD, WITH A CENTRAL ANGLE OF 08° 02' 23", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 273.62 FEET, A TANGENT OF 137.04 FEET, AND A CHORD THAT BEARS N 69° 37' 46" W A DISTANCE OF 273.40 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT,

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 09° 33' 47", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 325 47 FEET, A TANGENT OF 163.11 FEET, AND A CHORD THAT BEARS N 78° 25' 51" W A DISTANCE OF 325.09 FEET TO A NO. 4 REBAR SET, FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 677.69 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 70° 00' 00" W DISTANCE OF 551 29 FEET TO A NO. 4 REBAR SET, FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 20° 00' 00" E A DISTANCE OF 143.00 FEET TO A NO. 4 REBAR SET, FOR THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 70° 00' 00" E A DISTANCE OF 102.71 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A TANGENT OF 15.00 FEET, AND A CHORD THAT BEARS N 65° 00' 00" E A DISTANCE OF 21.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 70° 00' 00" E A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A TANGENT OF 15.00 FEET, AND A CHORD THAT BEARS S 25° 00' 00" E A DISTANCE OF 21.21 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT,
9. THENCE, S 70° 00' 00" E A DISTANCE OF 100.70 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 20° 00' 00" E A DISTANCE OF 46.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 44° 00' 00" E A DISTANCE OF 134 76 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, N 50° 00' 00" E A DISTANCE OF 168.58 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, N 55° 00' 00" E A DISTANCE OF 135.21 FEET TO A NO 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, N 65° 00' 00" E A DISTANCE OF 56 01 FEET TO A NO 4 REBAR SET, FOR THE EASTERNMOST NORTHWEST CORNER OF THIS TRACT;
15. THENCE, S 81° 00' 00" E A DISTANCE OF 165.55 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, S 69° 42' 51" E A DISTANCE OF 18 30 FEET TO A NO 4 REBAR SET, FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
17. THENCE, S 30° 00' 00" E A DISTANCE OF 23.33 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 13° 00' 00" E A DISTANCE OF 235 78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 04° 00' 00" W A DISTANCE OF 64.55 FEET TO A NO. 4 REBAR SET, FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
20. THENCE, S 16° 00' 00" W A DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
21. THENCE, S 15° 19' 23" W A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
22. THENCE, S 16° 00' 00" W A DISTANCE OF 645 59 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, N 74° 00' 00" W A DISTANCE OF 16 26 FEET TO A NO 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, S 16° 00' 00" W A DISTANCE OF 110.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.101 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE·

   FRONT: 10 FEET MINIMUM OR (GREATER FOR EASEMENT)

   REAR: 10 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES: 5 FEET. OR GREATER FOR EASEMENTS

   SIDE 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 DRAINAGE REPORT SHALL BE 94,599C F. (2.172 Ac-Ft.). 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 MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE 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=16654181.474 E· 1058559.89987 ELEV.=150.58
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.
9. 8' MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. PUBLIC IMPROVEMENT DISTRICT (PID) OR 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 STREET.
11. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
12. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
13. 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.
14. 4 FT. WIDE MINIMUM SIDEWALK ALONG TRES LAGOS BOULEVARD AND N. SHARY ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILES WITH THE CITY BY THE REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, AS PER AGREEMENT.
15. UNITED IRRIGATION DISTRICT NOTES:
    - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
    - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED
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 VILLAS AT TRES LAGOS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3120551, 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 EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE
19. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
20. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN
21. COMMON AREAS A, B & C, ANY PRIVATE STREETS, GATE AREAS MUST BE MAINTAINED BY THE LOT OWNER/HOA AND NOT THE CITY OF MCALLEN.
22. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOLUEVARD

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE I SUBDIVISION

(PRIVATE SUBDIVISION)

SUBDIVISION OF 13.101 ACRES

OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS, RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO 1

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

02-20-26
DATE

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE 31 DAY OF October, 20 25.

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

ATTEST
PRESIDENT

SECRETARY

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

02 - 12 - 2026
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

2/20/26
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 & ZONING COMMISSION

2-17-26
DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	KENT BURNS	4216 N U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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
TBPLS No 10096900

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS AT TRES LAGOS PHASE I SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME I SUBSCRIBED HEREBY DEDICATES: (a) ALL STREET RIGHT OF WAYS IDENTIFIED AS "PID STREET" ON THE ABOVE PLAT TOGETHER WITH ALL STREET IMPROVEMENTS LOCATED THEREIN TO THE CITY OF MCALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT, AN IMPROVEMENT DISTRICT CREATED BY THE CITY OF MCALLEN, TEXAS, PURSUANT TO CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE (THE "PID"), AND THE PID IN ACCEPTING SUCH DEDICATION AGREES THAT IT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SUCH PID STREETS WITH THE COST OF SUCH MAINTENANCE BEING PAID FROM THE ASSESSMENTS FOR MAINTENANCE LEVIED BY THE PID AGAINST THE PROPERTIES BENEFITED BY AND UTILIZING SAID PID STREETS; (b) TO THE USE OF THE PUBLIC ALL PUBLIC STREETS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

VILLAS AT TRES LAGOS SPE, LLC
NICK RHODES, MANAGER
200 S. 10TH ST., STE 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

11/25/25
DATE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF January, 20 26.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/3/29

RHINA MARIE VILLARREAL
Notary ID - 132124728
My Commission Expires
December 3, 2029

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
HIDALGO COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF January, 20 26.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12/3/29

RHINA MARIE VILLARREAL
Notary ID - 132124728
My Commission Expires
December 3, 2029

STATE OF TEXAS
COUNTY OF HIDALGO.

I, THE UNDERSIGNED, MARIO A REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE 1 DAY February, 20 26.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS
DATE PREPARED: 07/15/2024
DATE REVISED:
ENGINEERING JOB No. 24108.00

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A REYNA
117388
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VILLAS AT TRES LAGOS PHASE I SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED
DATED THIS THE 1st DAY OF May, 20 26.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL
LAND SURVEYOR No 6238
STATE OF TEXAS
DATE SURVEYED: 3-25-24
SURVEY JOB No. 23869.08

STATE OF TEXAS
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: 2/27/2026 AT 4:19 AM/PM
INSTRUMENT NUMBER 3225533
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

JOB No.
24108.00

REVISION	DATE	BY
SIGNAGE & BOLLARD LOCATIONS	06/06/2025	A.G.P.
SANITARY SEWER LINE FLOWLINE	05/19/2025	A.G.P.
CITY OF McALLEN & MPUB COMMENTS	05/13/2025	A.G.P.

ENG. TECH: LH. / A.G.P.
PROJECT ENG:
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

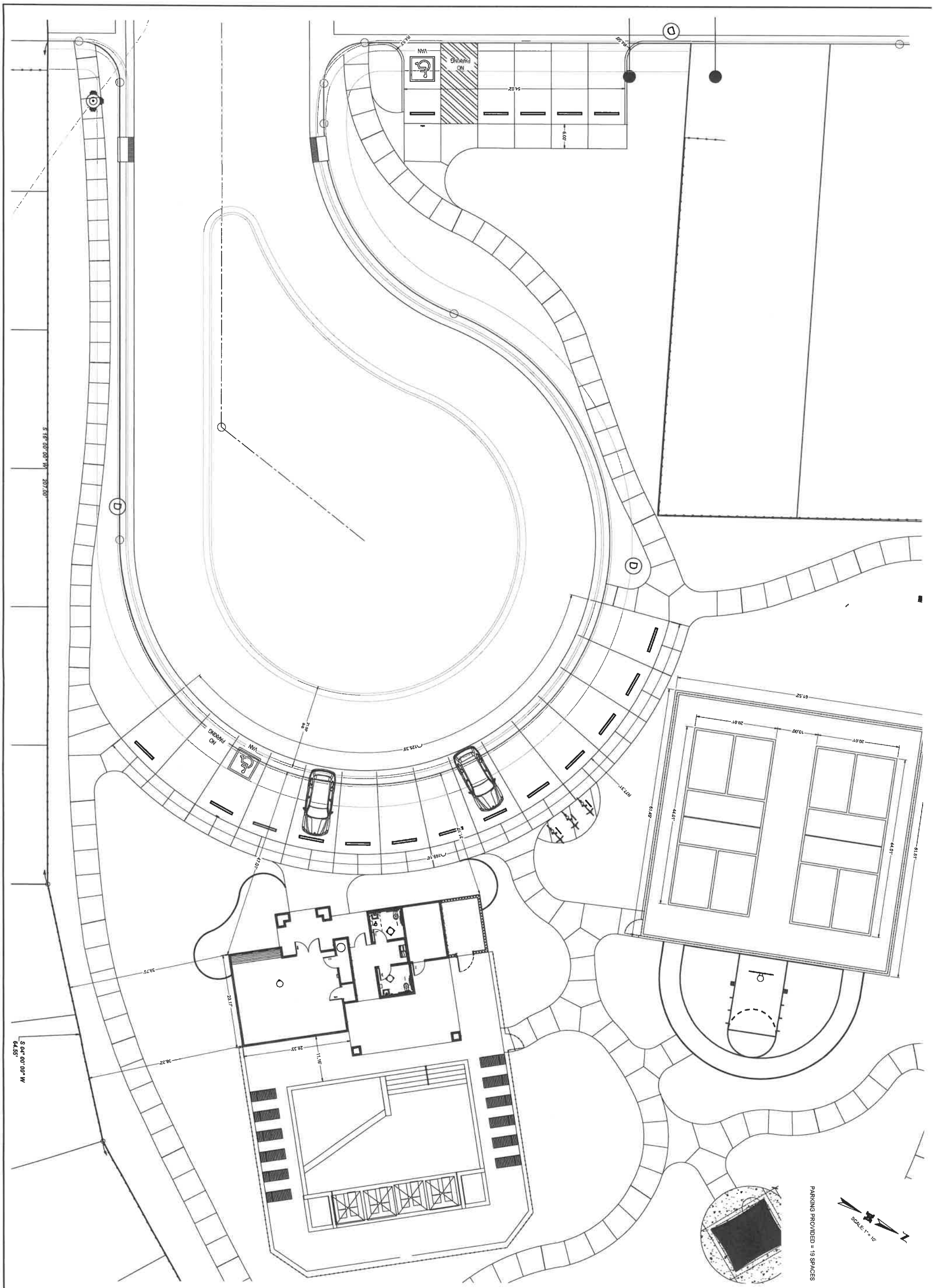
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE • EDINBURG, TX. 78541
PH. (956) 381-0981 • FAX (956) 381-1839
ESTABLISHED 1947 • www.meldenhunt.com
TBPELS No. 10096500

VILLAS AT
TRES LAGOS PHASE I
SUBDIVISION
McAllen , TEXAS

EXHIBIT OVERALL

©Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

File Name: 24108.00



EXHIBIT

VILLAS AT
TRES LAGOS PHASE I
SUBDIVISION
McAllen , TEXAS

ENG. TECH: L.H. / A.G.P.	
PROJECT ENG:	
T-BOOK:	
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE:	

REVISION	DATE	BY
SIGNAGE & BOLLARD LOCATIONS	06/08/2025	A.G.P.
SANITARY SEWER LINE FLOWLINE	05/15/2025	A.G.P.
CITY OF McALLEN & MPUB COMMENTS	05/13/2025	A.G.P.

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
TBPLS No. 10096900

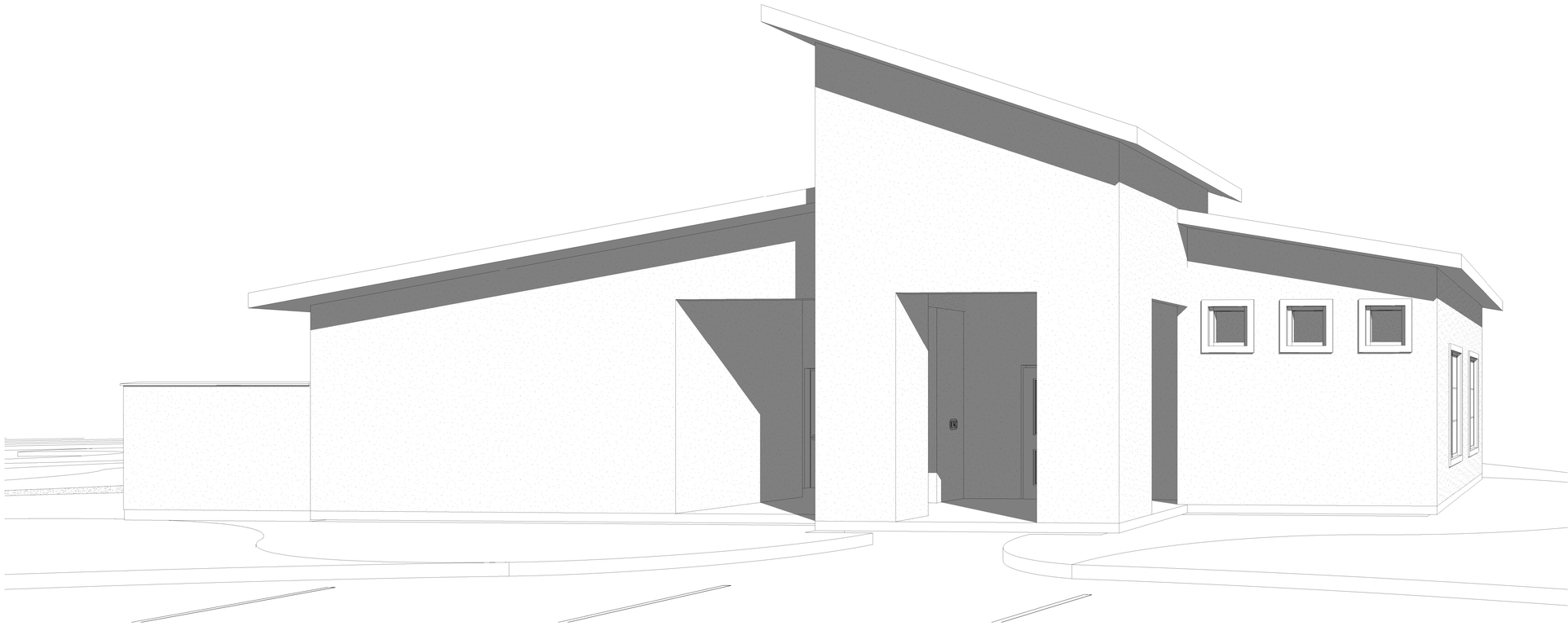
JOB No. 24108.00

SHEET 5 OF 19

File Name: 24108.00

Copyright 2025 Melden & Hunt, Inc.
All Rights Reserved.

ERO
ARCHITECTS
PO BOX 720428, McAllen TX 78504 | (P) 956-661-0400 | goero.com



OWNER

RHODES ENTERPRISES INC.
200 S. 10TH Street, Suite 1700
McAllen, TX 78501
(956) 287-2800

VILLAS TRES LAGOS

MCALLEN, TEXAS

FINAL SET
ERO Project No.: Project Number
10/24/2025

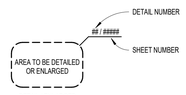
REGISTERED ARCHITECT
MAURICIO CANTU ERO
20909
STATE OF TEXAS
07/14/16

ABBREVIATIONS

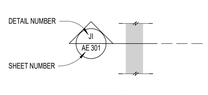
A	
A/C	AIR CONDITIONING
AWP	ACOUSTICAL WALL PANEL
AB	ANCHOR BOLT
ABV	ABOVE
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT (1990)
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHJ	AUTHORITY HAVING JURISTICTION
AHU	AIR HANDLING UNIT
ALST	ALUMINUM STOREFRONT
AFG	ABOVE FINISH GRADE
ALUM	ALUMINUM
ALT	ALTERNATE
ANG	ANGLE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCHL	ARCHITECTURAL
ASPH	ASPHALT
B	
BD	BOARD
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BRZ	BRONZE
BUR	BUILT-UP ROOF
C	
C	CHANNEL
CABT	CABINET
CB	CHALK BOARD
CD	CEILING DIFFUSER
CFMF	COLD FORMED METAL FRAMING
CG	CORNER GUARD
C&G	CURB AND GUTTER
CH	COAT HOOK
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONARY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
COND	CONDITION
CONNX	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTSK	COUNTERSINK
CW	COLD WATER
D	
DBL	DOUBLE
DEF	DEFORMED
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DTL	DETAIL
DS	DOWNSPOUT
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
E	
EA	EACH
EF	EACH FACE
ECSB	EXTERIOR GYPSUM SOFFIT BOARD
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EJ	EXPANSION JOINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETC	ETCETERA
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXGR	XISTING GRADE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	
FA	FIRE ALARM
FB	FACE BRICK
FC	FIRE CODE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FGD	FINISH GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLSHG	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
F PART	FOLDING PARTITION
FR-WD	FIRE-RETARDANT TREATED WOOD
FT	FEET
FUR	FURRING
G	
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONARY UNIT
GEN	GENERAL
GI	GALVANIZED IRON
GL	GLASS
GR	GRADE
GRD	GROUND
GSFT	GLAZED STRUCTURAL FACING TILE
GTP	GLAZED TILE PAVER
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HC	HANDICAPPED ACCESSIBLE
HD	HEAD, HEADED, HEAVY DUTY
HDG	HOT-DIPPED GALVANIZED
HDW	HARDWARE
HLB	HORIZONTAL LOUVER BLINDS
HORIZ	HORIZONTAL
HM	HOLLOW METAL FRAME
HR	HOUR
HT	HEIGHT
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IG	INSULATING GLASS
IN	INCHES
INC	INCANDESCENT
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTPOLE
LT	LIGHT
LT WT	LIGHT WEIGHT
L	LOUVER
M	
MAX	MAXIMUM
MANUF	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MOB	MOP BASIN
MB	MARKER BOARD
MECH	MECHANICAL
MEM WP	MEMBRANE WATERPROOFING
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MEZZ	MEZZANINE
MID	MIDDLE
MIR	MIRROR
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLENEOUS
MO	MASONRY OPENING
MOD	MODULE
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MTP	METAL TOILET PARTITIONS
MULL	MULLION
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OCD	OVERHEAD COILING DOOR
OCG	OVERHEAD COILING GRILL
OD	OUTSIDE DIAMETER/DIMENSION
OFF	OFFICE
OF-CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
P	
PAR	PARALLEL
PC	PRECAST
PCP	PORTLAND CEMENT PLASTER
PEN	PENETRATION
PG	PLATE GLASS
PH	PAPER HOLDER
PL	PLATE
PLUMB	PLUMBING
PLWD	PLYWOOD
PNTGR	PAINT GRADE
POL	POLISHED
PP	POWER POLE
PR	PAIR
PRL	PROPERTY LINE
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVMT	PAVEMENT
PWB	PREFINISHED WALL BOARD
Q	
QA	QUALITY ASSURANCE
QT	QUARRY TILE
R	
R	RADIUS
RAF	RESILIENT ATHLETIC FLOORING
RBR	RUBBER
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECP	RECEPTACLE
REINF	REINFORCE
REQD	REQUIRED
RES	RESILIENT
REV	REVISED
RF	ROOF
RO	ROUGH OPENING
RM	ROOM
RV	ROOF VENT
RVT	RESILIENT VINYL TILE
S	
SB	SPLASH BLOCK
SC	SEALED CONCRETE
SCHED	SCHEDULE
SCFV	SOLID CORE FLUSH VENEER
SCPL	SOLID CORE PLASTIC LAMINATE
SD	SOAP DISPENSER
SEC	SECTION
SF	SQUARE FEET
SG	SLIDING GLASS DOOR
SGFT	STRUCTURAL GLAZED FACING TILE
SGL	SINGLE
SHT	SHEET
SIM	SIMILAR
SJ	SAWN CONTROL JOINT
SPC	SPECIAL COATING SYSTEM
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOUND STRIP
SSTL	STAINLESS STEEL
SR	SHOWER ROD
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SAC	SUSPENDED ACOUSTICAL CEILING
T	
T&B	TOP AND BOTTOM
TB	TACKBOARD
TDR	TOWEL DISPENSER AND RECEPTACLE
TECH	TECHNICAL
TEMP	TEMPERATURE
TEL	TELEPHONE
TERR	TERRAZZO
THK	THICK
THR	THRESHOLD
TKS	TACKSTRIP
TLT	TOILET
TO	TOP OF
TOB	TOP OF WOOD BLOCKING
TOC	TOP OF CURB
TOD	TOP OF DRAIN
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TTD	TOILET TISSUE DISPENSER
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
URS	URINAL SCREEN
UTIL	UTILITY
V	
V	VENT
VCT	VINYL COMPOSITION TILE
VEND	VENDING
VENT	VENTILATING
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
VGE	PREFINISHED VINYL CLAD GYPSUM BOARD
VWC	VINYL WALL COVERING
W	
W	WITH
WA	WATT
WB	WIND BRACE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WNDW	WINDOW
WO	WITHOUT
WP	WATERPROOFING
WR	WASTE RECEPTICLE
WS	WEATHERSTRIP
WT	WEIGHT
WWF	WELDED-WIRE FABRIC

SYMBOLS AND ANNOTATIONS

VIEW REFERENCE SYMBOLS

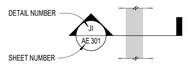


DETAIL / ENLARGED CALLOUT

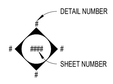


BUILDING SECTION

EXTERIOR ELEVATION



WALL SECTION



INTERIOR ELEVATION (MULTI-DIRECTIONAL)

SECTION DETAIL SYMBOL

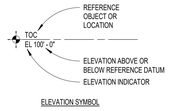
PLAN SYMBOLS

ROOM TAG

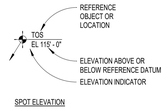
GRIDLINE LABEL

EXISTING GRIDLINE LABEL

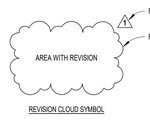
CENTER LINE LABEL



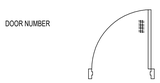
ELEVATION SYMBOL



SPOT ELEVATION

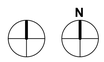


REVISION CLOUD SYMBOL



DOOR DESIGNATION

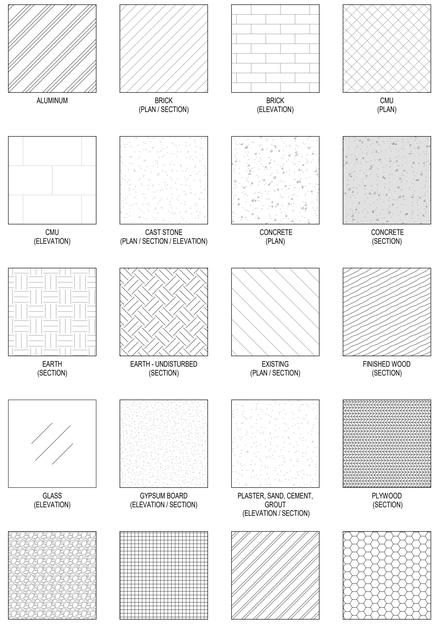
WINDOW DESIGNATION



PLAN NORTH TRUE NORTH

MATERIAL LEGEND

MATERIAL IDENTIFICATION SYMBOLS



GENERAL NOTES

PROJECT GENERAL NOTES PROVIDE INFORMATION CONCERNING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWING OR SHEET.

1. THE CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH INFORMATION FURNISHED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY INCONSISTENCIES, OMISSIONS OR ERRORS FOUND. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOKES RECOGNIZED INCONSISTENCIES, OMISSIONS OR ERRORS IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR AN APPROPRIATE AMOUNT OF THE ATTRIBUTABLE COST FOR THE CORRECTION.
2. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
3. THE DRAWINGS AND SPECIFICATIONS ARE COOPERATIVE. WHERE DRAWINGS AND SPECIFICATIONS ARE IN CONFLICT, CONTRACTOR SHALL PROVIDE THE BETTER QUALITY OR GREATER QUANTITY.
4. GENERAL DATA/ INFORMATION SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS UNO.
5. THE DRAWINGS INDICATE, IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
6. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL FLOOR/WALL SLEEVES AND SHAFTS IN CONCRETE SLABS/WALLS WITH MECHANICAL, PLUMBING, & FIRE PROTECTION, ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND VERIFICATION PRIOR TO EXECUTION OF WORK.
7. THE CONTRACTOR SHALL CONDUCT HIS OWN SITE SURVEY OF THE EXISTING GROUND AND CURB ELEVATIONS (LEVELS) AND REPORT ACTUAL ELEVATIONS (LEVELS) TO THE ARCHITECT.
8. CONTRACTOR'S SHOP DRAWINGS SHOULD INDICATE ACTUAL ELEVATIONS (LEVELS).
9. ALL ELEVATIONS (LEVELS) ARE IN FEET.
10. ALL DIMENSIONS ARE IN FEET AND ANGLES IN DEGREES.
11. ONLY WRITTEN DIMENSIONS IN ALL CASES SHALL BE FOLLOWED.
12. ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE.
13. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED FOR CLARIFICATION AND VERIFICATION.
14. NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.

INDEX OF DRAWINGS

GENERAL	
G001	COVER SHEET
G002	INDEX OF DRAWINGS
G003	ACCESSIBILITY STANDARDS
G004	ACCESSIBILITY STANDARDS
G005	TYPICAL TOILET AND ACCESSORY GUIDELINES
G100	LIFE SAFETY - CODE SUMMARY
ARCHITECTURAL	
AE101	FOUNDATION PLAN
AE102	FLOOR PLAN
AE103	ELECTRICAL PLAN
AE104	ROOF PLAN
AE105	EXTERIOR ELEVATIONS
AE106	WALL SECTIONS AND DETAILS

ERO ARCHITECTS

PO BOX 720428, McAllen TX 78504
(P) 956-661-0400 | goero.com

REGISTERED ARCHITECT GUSTAVO CANTU 20909 STATE OF TEXAS
10/24/2025

VILLAS TRES LAGOS

RHODES ENTERPRISES INC.
MCALLEN, TEXAS

No.	Description	Date

PROJECT No.: Project Number
ISSUE DATE: 10/24/2025
DRAWN BY: Author
CHECKED BY: Checker

Sheet Name

INDEX OF DRAWINGS

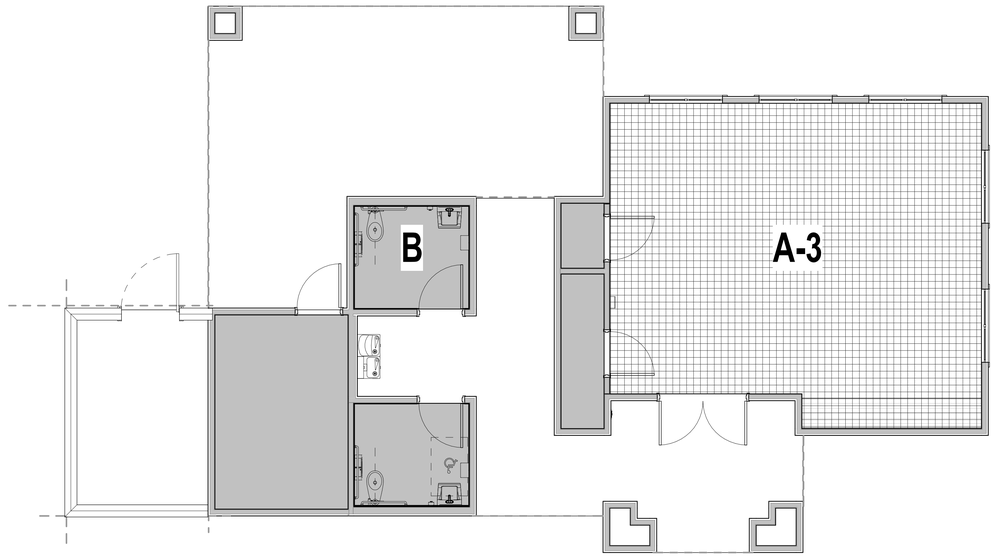
Sheet Number

GI002

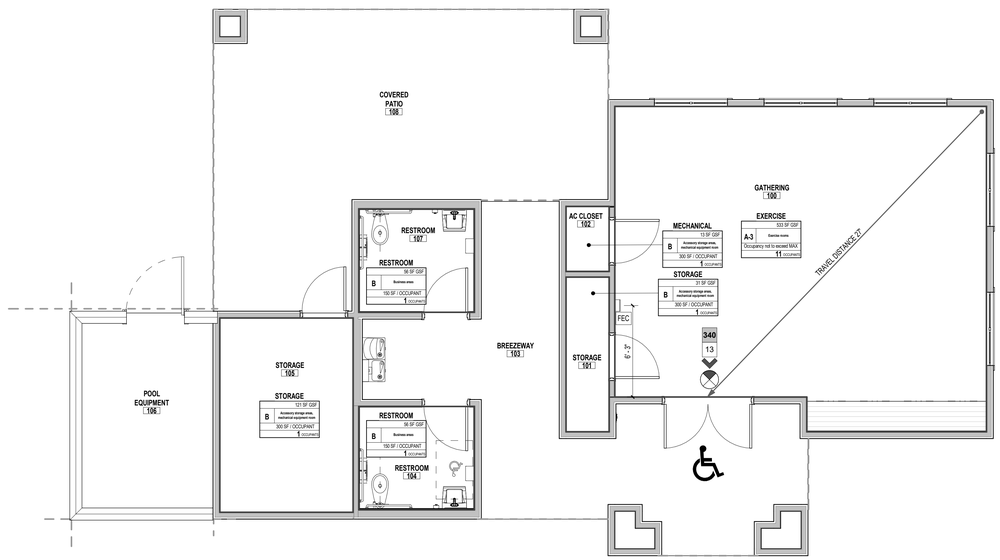
Project Status:

FINAL SET

2/24/2026 11:36:27 AM
Autodesk Docs://25008 Villas Tres Lagos/25008 Villas Tres Lagos.rvt



1 OCCUPANCY GROUP / ALLOWABLE AREA
PLAN
1/4" = 1'-0"



2 MEANS OF EGRESS SYSTEM
PLAN
1/4" = 1'-0"

2/24/2026 11:38:22 AM
Autodesk Docs://25008 Villas Tres Lagos/25008 Villas Tres Lagos.rvt

GENERAL NOTES

1. MEANS OF EGRESS CALCULATIONS ARE BASED ON ASSUMED OCCUPANT LOADS AND OCCUPANT LOAD FACTORS FOUND IN 2018 IBC, TABLE 1004.5

BUSINESS	150 SF/OCCUPANT (GROSS)
ASSEMBLY	15 SF/OCCUPANT (NET)
STORAGE	300 SF/OCCUPANT (GROSS)
EXERCISE	50 SF/OCCUPANT (GROSS)

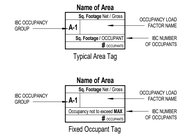
2. GROUPS OCCUPANT LOADS WERE ROUNDED UP ON ANY FRACTIONAL OCCUPANT.
3. INCIDENTAL STORAGE, ELECTRICAL, OR MECHANICAL ROOMS < 300 SF (OCCUPANT) WERE TREATED AS PART OF THE BUSINESS OCCUPANCY.
4. PIPE PENETRATIONS THROUGH THE FIRE-RESISTANCE RATED WALLS WILL BE PROTECTED PER IBC SECTION 714.3.
5. PIPE PENETRATIONS THROUGH THE FIRE RESISTANCE-RATED ASSEMBLY WILL BE PROTECTED PER IBC 714.4.1
6. OCCUPANT LOAD IN GENERAL SEATING AREAS ARE BASED ON ASSUMED NET OCCUPANT ESTABLISHED BY THE FURNITURE PLAN.
7. AS INDICATED ON DRAWINGS, ALL EXIT DOORS WILL BE EQUIPPED WITH PANIC AND FIRE EXIT HARDWARE.
8. GROSS OCCUPANT LOAD IS ASSUMED FOR CIRCULATION SPACES, RESTROOMS AND GENERAL USE AREAS WITHIN THE SUITES.
9. WHERE ADJACENT SPACES CREATE DIFFERENCES IN FIRE RESISTANCE RATING REQUIREMENTS, THE MORE RESTRICTIVE RATING SHALL APPLY.
10. FIRE EXTINGUISHER CABINETS RECESSED IN RATED WALL ASSEMBLIES, MUST BE RATED CABINETS OR OTHERWISE NOT COMPROMISE THE RATED WALL ASSEMBLY.
11. DEFIBRILLATOR CABINETS RECESSED IN RATED WALL ASSEMBLIES, MUST BE RATED CABINETS OR OTHERWISE NOT COMPROMISE THE RATED WALL ASSEMBLY.

LIFE SAFETY LEGEND

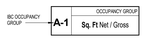
ROOM NAME

123

ROOM TAG



AREA TAGS



OCCUPANCY GROUP TAG

LIFE SAFETY LINES BY TYPE

EXIT SIGN'S HATCH INDICATES ILLUMINATED FACE. ARROW NOTES DIRECTION. REFER TO MEP DRAWINGS FOR SPECIFICATIONS OF EXIT SIGNS AND LOCATIONS. COORDINATE WITH ARCHITECT TO PROVIDE ADDITIONAL EXIT SIGNS TO DIRECT FLOW OF OCCUPANTS AS REQUIRED.

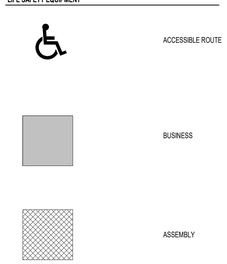
EXIT SIGNS

EGRESS DOOR TAG

FEC **FIRE EXTINGUISHERS**, IN CABINETS, IN FINISHED AREAS. FIRE EXTINGUISHERS, BRACKET-MOUNTED, IN SERVICE AREAS. PROVIDE MINIMUM 4A:80B:C (10 LB) UNITS.

AED **AUTOMATED EXTERNAL DEFIBRILLATOR**

LIFE SAFETY EQUIPMENT



BUILDING CODE SUMMARY:

GENERAL PROJECT INFORMATION	
PROJECT NAME	VILLAS TRES LAGOS
PROJECT LOCATION	MCALLEN, TEXAS
PROJECT CONSTRUCTION PURPOSE	NEW CONSTRUCTION
OWNER / CLIENT CONTACT	RHODES ENTERPRISES, INC.
AUTHORITY HAVING JURISDICTION	HIDALGO COUNTY
PROJECT DESCRIPTION - SUMMARY	
PER SECTION 303.4 (ASSEMBLY GROUP A-3) NEW CONSTRUCTION OF A SINGLE STORY CLUBHOUSE WITH COVERED PATIO AREA	

APPLICABLE DESIGN CRITERIA (APPLICABLE CODES ARE CHECKED)

	NAME	EDITION
✓	*INTERNATIONAL BUILDING CODE (IBC)*	2024
✓	*INTERNATIONAL EXISTING BUILDING CODE (IEBC)*	2024
✓	*INTERNATIONAL FIRE CODE (IFC)*	2024
✓	*INTERNATIONAL FUEL GAS CODE (IFGC)*	2024
✓	*INTERNATIONAL MECHANICAL CODE (IMC)*	2024
✓	*INTERNATIONAL PLUMBING CODE (IPC)*	2024
✓	*INTERNATIONAL ENERGY CONSERVATION CODE (IECC)*	2024
✓	*NATIONAL ELECTRIC CODE (NEC)*	2023
✓	*ADA STANDARDS FOR ACCESSIBLE DESIGN: (ADASAG)*	2024
✓	*ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TDLR-TAS)*	2012

2

SAFETY & FIRE PROTECTION COMPLIANCE

GENERAL BUILDING HEIGHTS AND AREA		
NEW CONSTRUCTION	YES	
ADDITION / EXPANSION	NO	
ALTERATIONS OF EXISTING	NO	
BASEMENTS	NO	
MEZZANINES	NO	2024 IBC, SECTION 505
FULLY SPRINKLED	NO	2024 IBC, SECTION 903
CONSTRUCTION TYPE - NEW	TYPE VB	2024 IBC, TABLE 601
CONSTRUCTION TYPE - EXISTING	NA	2024 IBC, TABLE 601
SPRINKLER SYSTEM	NONE	FROM NFPA 13
CONSTRUCTION MATERIALS	NON COMBUSTABLE	2
WITHIN FIRE DISTRICT	YES	
CLIMATE ZONE	2	IECC FIG. C301.1 OR TABLE C301.1
FLOOD HAZZARD AREA	NO	
STRUCTURAL RISK CATEGORY	II	2024 IBC, TABLE 1604.5
		2

BUILDING AREA	**GROSS SQ FT**
LEVEL 1	1,237 FT
LEVEL 2	N/A
TOTAL	1,237 FT

ALLOWABLE BUILDING HEIGHTS AND AREAS

2

MAX. BLDG HEIGHT, (IBC 2024 TABLES 504.3 AND 504.4)

GROUP	ALLOWABLE(S)		ACTUAL		STATUS
	STORIES	HEIGHT	STORIES	HEIGHT	
A-1	1	40	1	N/A	PASS
A-2	1	40	1	N/A	PASS
A-3	1	40	1	12	PASS
B	2 2	40	1	10	PASS
S1	1*	40	1	N/A	PASS

MAX. BLDG AREA PER STORY, (IBC 2024 TABLE 506.2)

GROUP	ALLOWABLE(S)		ACTUAL		STATUS
	TABULAR	W / INCREASE*	1st FLOOR	2nd FLOOR	
A-1	5,500 SF	-		-	PASS
A-2	6,000 SF	-			PASS
A-3	6,000 SF	-	533 SF	-	PASS
B	9,000 SF	-	112 SF	-	PASS
S1	9,000 SF	-	165 SF	-	PASS

BUILDING AREA MODIFICATIONS (IBC, SECTION 506)

*** IN ACCORDANCE WITH EQUATION 5-1 $A_a = [A_t + [A_t \times I_f] + [A_t \times I_s]]$, AND EQUATION 5-2 $I_f = [F/P-0.25]W/30$**
BUILDING AREA MODIFICATIONS ARE NOT REQUIRED. SCOPE OF WORK COMPLIES WITH ALLOWABLE BUILDING HEIGHT AND AREA FROM TABLE 503.

REQUIRED SEPARATION OF OCCUPANCIES (IBC, SECTION 508)	**SECTION 508.3.2**
MOST RESTRICTIVE OCCUPANCY A-3 ALLOWABLE AREA 6,000 SF > 1,237 SF (TOTAL BUILDING SF)	

FIRE AND SMOKE PROTECTION FEATURES

INTERIOR FINISHES (IBC CHAPTER 8) INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (IBC, TABLE 803.13)	
GROUP	**TYPE**
EXIT STAIRWAYS, RAMPS, PASSAGEWAYS	CLASS A OR B
CORRIDORS	CLASS A, B OR C
ROOMS AND ENCLOSED SPACES	CLASS A, B OR C

FIRE ALARM AND DETECTION SYSTEMS (IBC, SECTION 907.2)		
GROUP	TYPE	
FIRE ALARM SYSTEM	MANUAL	PROVIDED
SMOKE DETECTION SYSTEM	MANUAL	PROVIDED
OCCUPANCY NOTIFICATION SYSTEM	MANUAL	PROVIDED
EXIT SIGNS	1	PROVIDED

LIFE SAFETY SYSTEM REQUIREMENTS	PROVIDED	
EMERGENCY LIGHTING AND EXIT SIGNS?	**YES**	
FIRE ALARM SYSTEM	**YES**	
SMOKE DETECTION SYSTEM	**YES**	
SMOKE MANAGEMENT SYSTEM	**NO**	
PANIC HARDWARE	**YES**	

FIRE EXTINGUISHERS (IBC SECTION 906.1 TABLE 906.3)		
MINIMUM RATING TYPE 2-A	**TYPE 2-A**	
MAXIMUM AREA PER 2A EXTINGUISHERS	**11,250 SF**	
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	**75'**	

OCCUPANCY LOAD, MEANS OF EGRESS

USE AND OCCUPANCY CLASSIFICATION

OCCUPANT LOAD CALCULATION FACTORS (IBC TABLE 1004.5)

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA	OCCUPANCY LOAD
EXERCISE	50 SF / OCCUPANT (GROSS)	534 SF	11
BUSINESS	150 SF / OCCUPANT (GROSS)	277 SF	2
STORAGE (ACCESSORY TO BUSINESS OCCUPANCY)	300 SF / OCCUPANT (GROSS)	31 SF	3
	TOTAL	842 SF	16

2

OCCUPANCY		
MIXED OCCUPANCY	YES	2024 IBC, 508
PRIMARY OCCUPANCY	BUSINESS	2024 IBC, 303
SECONDARY OCCUPANCY	ASSEMBLY	2024 IBC, 304

NOTE: BUILDING IS A COMBINATION OF NONSEPARATED GROUPS ASSEMBLY, BUSINESS & STORAGE.

MEANS OF EGRESS CONFIGURATION

MINIMUM CLEAR WIDTH		
LEVEL EXITS:	32 IN.	2024 IBC, 1010.1.1
STAIRS:	NA	
CORRIDORS:	44 IN. (IBC TABLE 1018.2)	2024 IBC, 1020.3
MEANS OF EGRESS MARKING / ILLUMINATION		
EXIT SIGNAGE	CHANGES IN DIRECTION	2024 IBC, 1013
	ROOMS WITH 3 OR MORE EXITS	
	CORRIDOR MARKING	
SIGNAGE ILLUMINATION		
NORMAL POWER:		
FLOOR	MIN. 1 FOOTCANDLE	2024 IBC, 1008.2.1
STAIRS	MIN. 1 FOOTCANDLE	2024 IBC, 1008.2.1
EMERGENCY POWER:		
FLOOR	0.06 FOOTCANDLE MIN.	2024 IBC, 1008.3.2
STAIRS	0.06 FOOTCANDLE MIN.	2024 IBC, 1008.3.2
DURATION	90 min	2024 IBC, 1008.3.1

2

PLUMBING SYSTEMS FEATURES

PLUMBING FIXTURE REQUIREMENTS (IBC, SECTION 2902)

OCCUPANCY	LOAD	WATER CLOSETS * MALE** RATIO	WATER CLOSETS * MALE** CALC PROV	WATER CLOSETS * FEMALE RATIO	WATER CLOSETS * FEMALE CALC PROV	LAVATORIES MALE RATIO	LAVATORIES MALE CALC PROV	LAVATORIES FEMALE RATIO	LAVATORIES FEMALE CALC PROV	DRINKING FOUNTAINS RATIO	DRINKING FOUNTAINS CALC PROV	SINKS
LEVEL 1												
BUSINESS	**5**	1:25 FIRST 50 1:50 > 50	1	1:25 FIRST 50 1:50 > 50	1	1:40 FIRST 80 1:80 > 80	1	1:40 FIRST 80 1:80 > 80	1	**1:100**	1	1
A-1	-	1:125	-	1:65	-	1:200	-	1:200	-	**1:500**	-	-
A-2	-	1:40	-	1:40	-	1:75	-	1:75	-	**1:500**	-	-
A-3	**11**	1:125	1	1:65	1	1:200	1	1:200	1	**1:500**	-	-
TOTAL FIXTURES NEEDED		2		3		2		2		3	1	1
TOTAL FIXTURES PROVIDED		**2**		**3**		**2**		**2**		**2**	1	1

**** CALCULATION INCLUDES URINALS, WHICH MAY SUBSTITUTE FOR TOILETS PER IPC-424.2. IN EACH BATHROOM OR TOILET ROOM, URINALS SHOULD NOT BE SUBSTITUTED FOR MORE THAN 67% OF THE REQUIRED WATER CLOSETS IN ASSEMBLY OCCUPANCIES. URINALS SHOULD NOT BE SUBSTITUTED FOR MORE THAN 50% OF THE REQUIRED WATER CLOSETS IN ALL OTHER OCCUPANCIES.**

ERO ARCHITECTS
PO BOX 720428, McAllen TX 78504
(P) 956-661-0400 | goero.com

ALTERNATE # (NAME): (DESCRIPTION)

REGISTERED ARCHITECT DENNIS CANTU 20909 STATE OF TEXAS
02/24/26

VILLAS TRES LAGOS

RHODES ENTERPRISES INC.
MCALLEN, TEXAS

No.	Date	Description
2	02/24/26	Revision 2

PROJECT No.: Project Number
ISSUE DATE: 10/24/2025
DRAWN BY: Author
CHECKED BY: Checker

Sheet Name
LIFE SAFETY - CODE SUMMARY

Sheet Number
GI100

Project Status:
FINAL SET

Planning Department

Memo

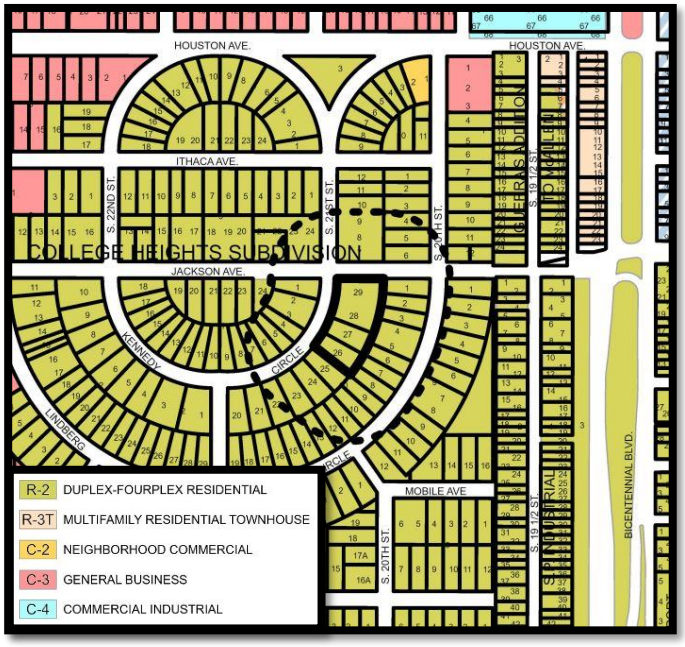
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REQUEST OF PRISCILLA J. KUNKLE, ON BEHALF OF WORLD GOSPEL MISSION, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (RELIGIOUS CENTER) AT LOTS 26-29, BLOCK 10, COLLEGE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2021 JACKSON AVENUE AND 2105, 2109, AND 2021 KENNEDY CIRCLE. (CUP2026-0023)**

BRIEF DESCRIPTION: The subject property is located on the southeast corner of Jackson Avenue and Kennedy Circle. The property is zoned R-2 (Duplex-Fourplex-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District in all directions. An institutional use is permitted in an R-2 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: College Heights Subdivision was recorded on December 29, 1926. A Conditional Use Permit for an institutional use (school with a basketball court) was approved by City Commission in June 2001. A new Conditional Use Permit application for an institutional use (religious center) was submitted on March 23, 2026.

ANALYSIS: The religious center current and proposed days and hours are Monday to Sunday from 8:00 a.m. to 11:00 p.m. The building fronting Jackson Avenue contains offices, classrooms, storage rooms, and a private coffee shop only open to members of the religious center. The second building contains classrooms, a gym, and a cafeteria.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is provided from parking lot across Jackson Avenue and shared parking with the lot north of the property. Based on approximately 15,200 square feet, 30 parking spaces are required. 7 spaces are provided on site and 19 spaces are provided in the lot to the northwest, across the intersection. The remaining 4 spaces are provided from the parking agreement with Iglesia Evangélica Cristiana, a church located directly north of the main building.

3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;

4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activates;

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

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

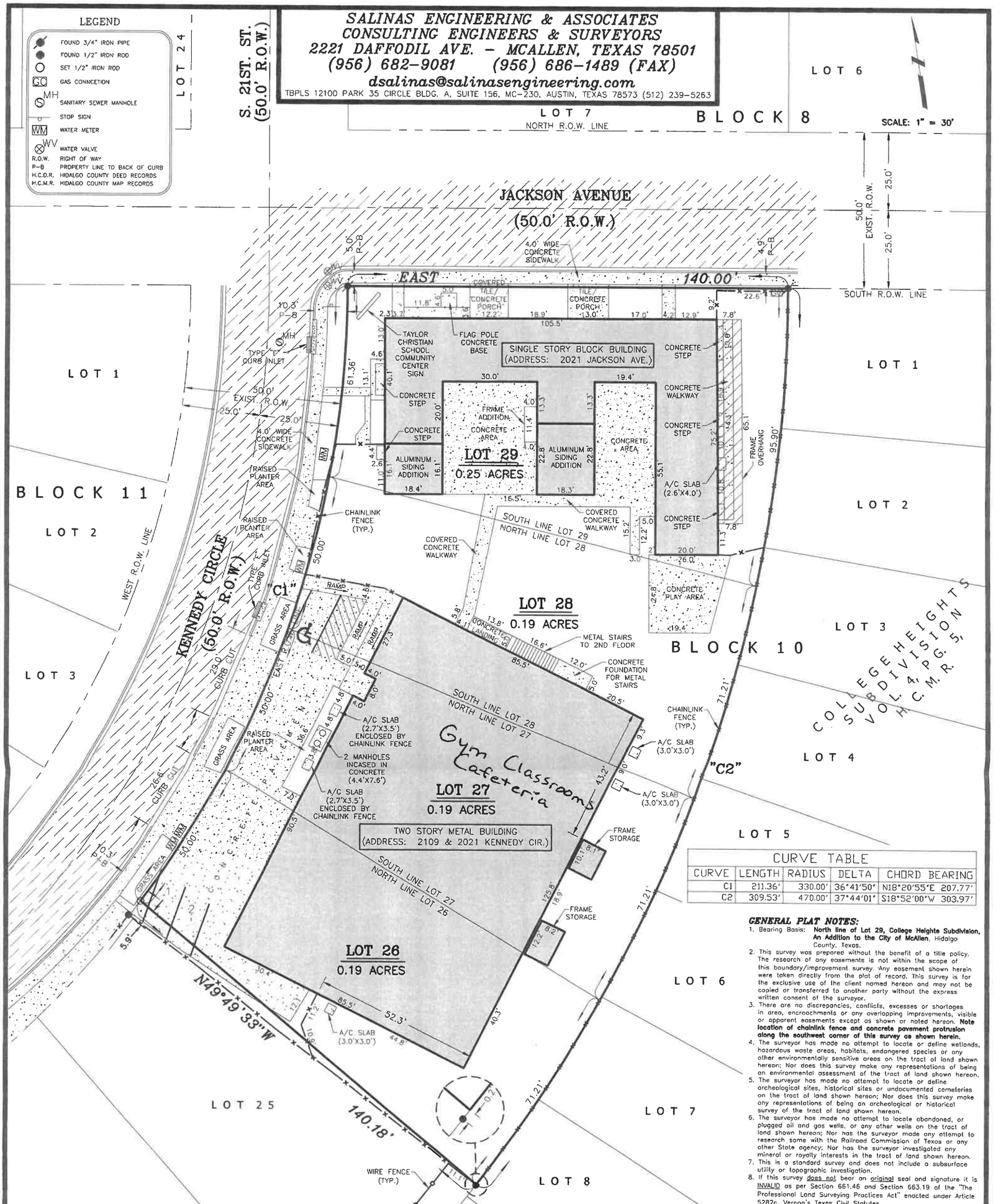
7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence for any new construction;

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

Staff received one call in opposition to the request regarding insufficient parking spaces.

RECOMMENDATION: Staff recommends approval of the request.

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	211.36'	330.00'	36°41'50"	N18°20'55"E 207.77'
C2	309.53'	470.00'	37°44'01"	S18°52'00"W 303.97'

GENERAL PLAT NOTES:

1. Bearing Basis: **North line of Lot 29, College Heights Subdivision, 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. **Note location of chainlink fence and concrete pavement protrusion along the southwest corner of this survey as shown herein.**
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 some 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.

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 2021 JACKSON AVE., 2109 & 2021 KENNEDY CIR. in McALLEN, Texas, described as follows:

Lots 26-29, Block 10, of COLLEGE HEIGHTS SUBDIVISION

HIDALGO CO.

Texas, according to the plat recorded in Volume 4, Page 5, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "C" as per FIRM (Flood Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. 480343 0010 C.

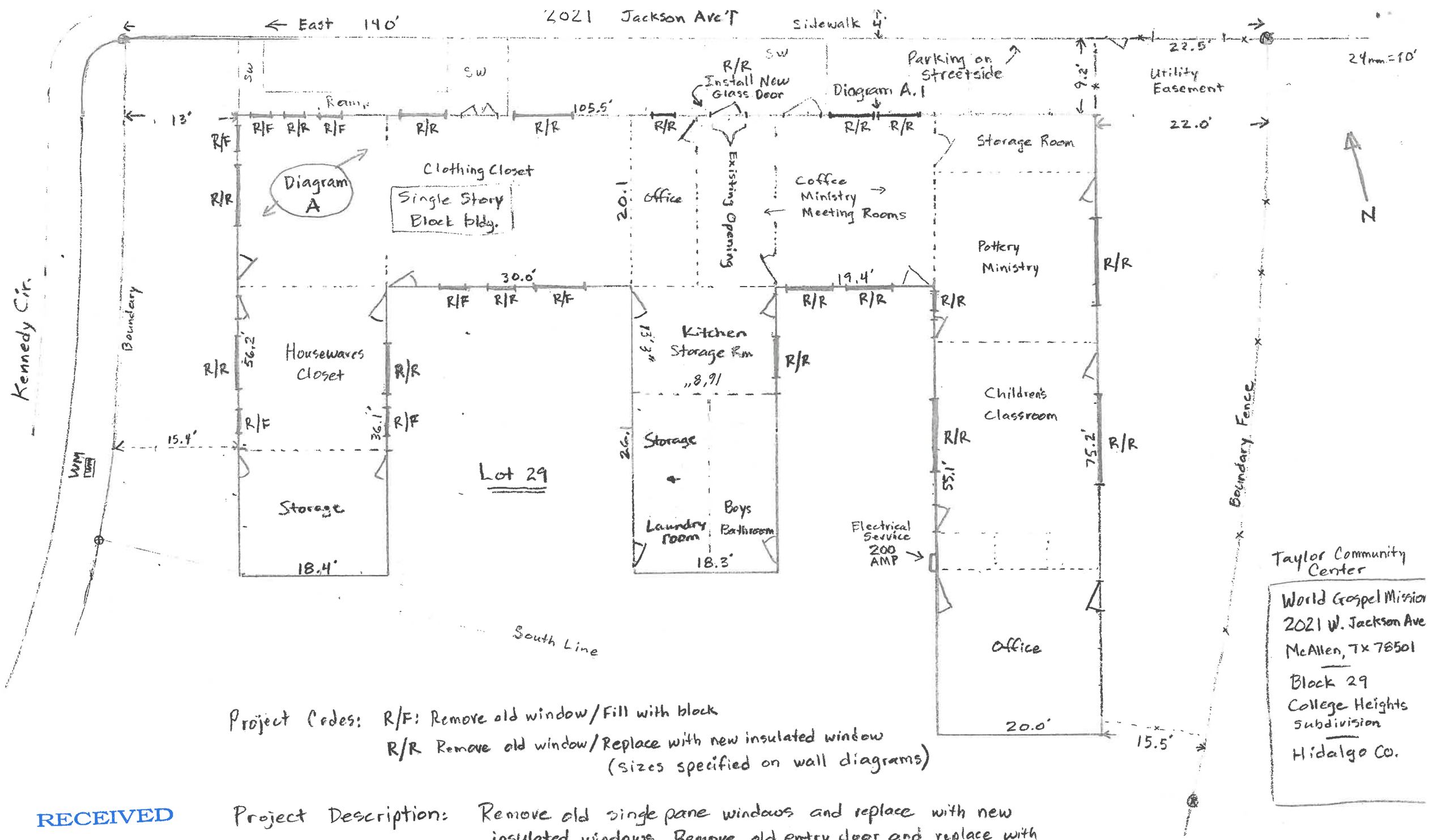
A.E.
DRN. BY

MAY 12, 2017
DATE

S-17-23632
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



Project Codes: R/F: Remove old window / Fill with block
R/R Remove old window / Replace with new insulated window
(sizes specified on wall diagrams)

Project Description: Remove old single pane windows and replace with new insulated windows. Remove old entry door and replace with new glass entry door.

RECEIVED
MAR 23 2026
BY: AV.

Taylor Community Center

World Gospel Mission
2021 W. Jackson Ave
McAllen, TX 78501

Block 29
College Heights Subdivision
Hidalgo Co.

TAYLOR
Community Center
A ministry of WORLD GOSPEL MISSION
www.taylorcommunitycenter.org
Jackson AVE

PARKING
TAYLOR
Community Center

Welcome
Iglesia Evangélica Cristiana
"Believe in the Lord Jesus Christ, and you will be saved"
Acts 16:31

Kennedy CIR 2100

TAYLOR
Community Center
A ministry of WORLD GOSPEL MISSION
www.taylorcommunitycenter.org

Ministries of
World Gospel Mission
WGM

CUP2026-0023
• NOTICE •
INSTITUTIONAL
USE FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

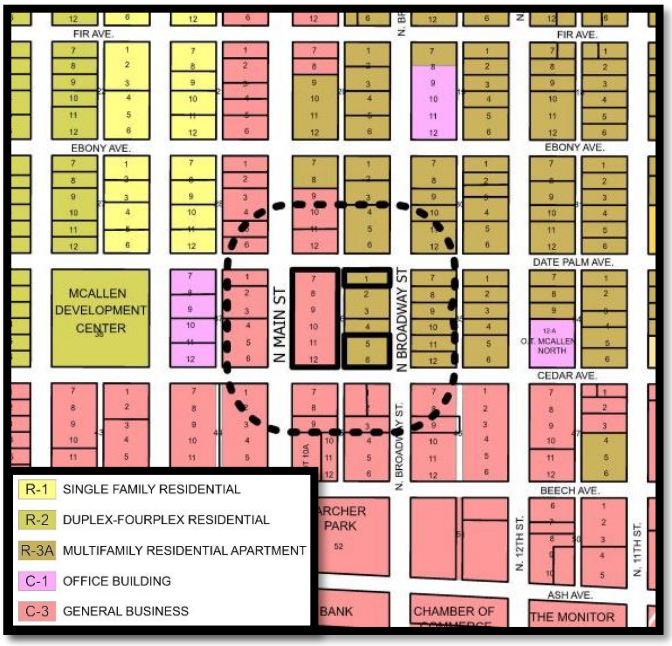
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 5, 2026

SUBJECT: **REQUEST OF YASIN I. ANSARI, ON BEHALF OF SOUTH TEXAS EDUCATIONAL TECHNOLOGIES INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (HORIZON MONTESSORI PUBLIC SCHOOL) AT LOT 1 AND LOTS 5 THROUGH 12, BLOCK 36, NORTH MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 320 NORTH MAIN STREET AND 321 NORTH BROADWAY STREET. (CUP2026-0024)**

BRIEF DESCRIPTION: The subject property is located at the northeast corner of North Main Street and Cedar Avenue. The property is zoned C-3 (General Business-OC) District and R-3A (Multifamily Residential Apartment-OC) District. Adjacent zoning includes R-2 (Duplex-Fourplex-OC) District to the northeast and east C-3 (General Business-OC) District to the northwest, west, and south. An institutional use is permitted in a C-3 and R-2 District with a Conditional Use Permit and in compliance with all requirements.



HISTORY: The first Conditional Use Permit for this location was approved for one year at the Planning and Zoning Commission meeting on June 21, 2011. The applicant requested for Life of Use, however, withdrew to allow time for remodeling and for Staff to review the permit after completion. The Conditional Use Permit was renewed yearly until 2023 when the applicant applied for Life of Use again. The Traffic Department recommended disapproval for Life of Use to allow for a traffic study with the approved Traffic Circulation Plan, and as a result, the request was approved for 3 years at the City Commission meeting

on March 27, 2023. The current Conditional Use Permit expired on March 27, 2026, and the applicant submitted a new request for Life of Use on March 23, 2026.

ANALYSIS: The school operates in an existing two-story building, with a pavilion on Lot 6 and a playground area on Lot 1. The current and proposed days and hours are Monday to Friday from 7:30 a.m. to 5:30 p.m. The Traffic Department has completed their traffic study and recommended approval for Life of Use.

The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and has direct access to North Main Street.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on 1.5 parking spaces per classroom and office, 47 parking spaces are required; 66 spaces are provided on site, which leaves 19 spaces available. Should the number of offices and classrooms increase, additional parking will be required.

3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;

4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activates;

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

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

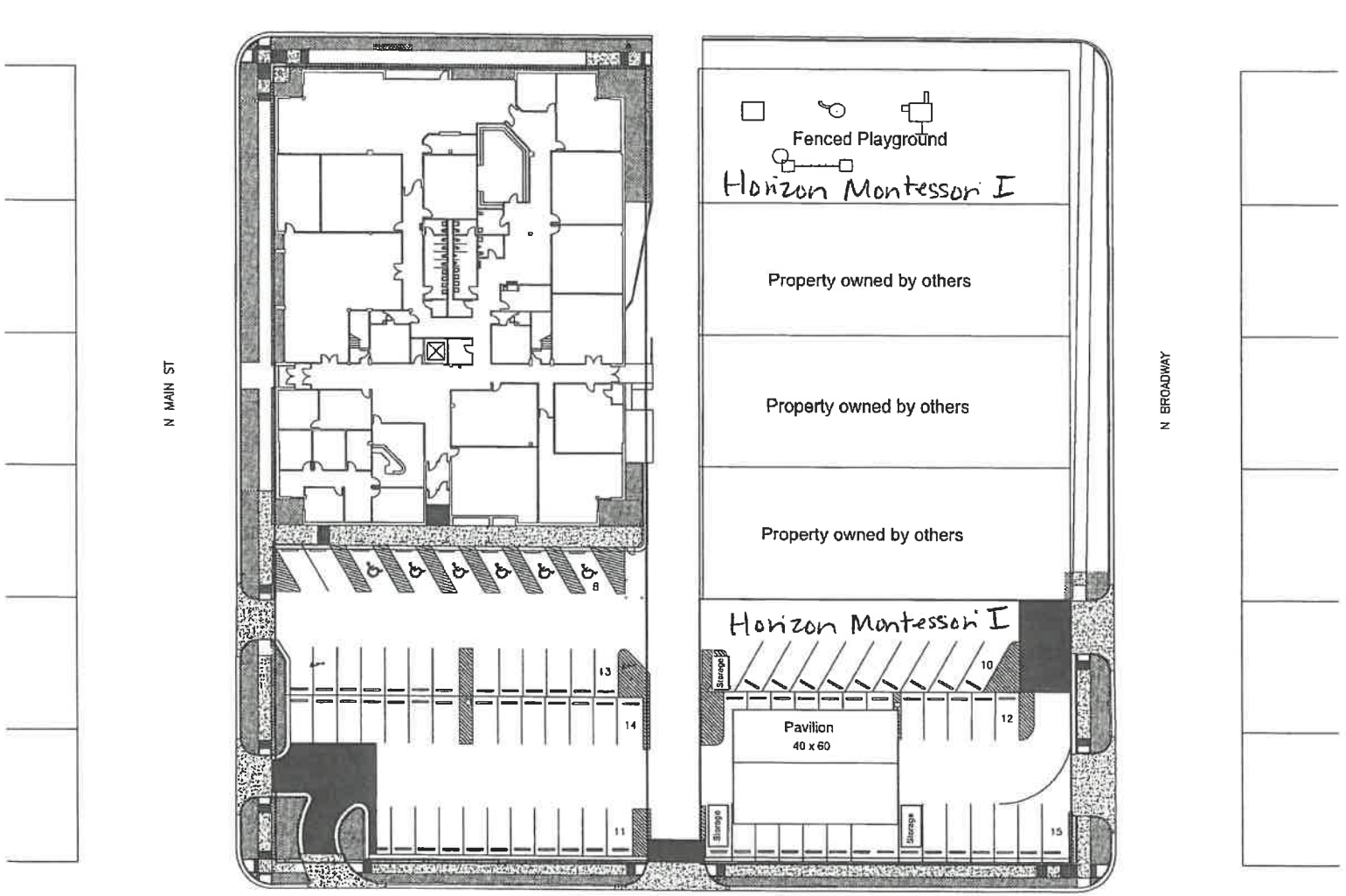
7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

RECOMMENDATION: Staff recommends approval of the request.

DATE PALM AVE



N MAIN ST

N BROADWAY

SCALE: 1"=20'

CEDAR AVE

DESIGNED BY:	SLM
DRAWN BY:	HRV
CHECKED BY:	SLM
APPROVED BY:	RS
DATE:	JANUARY 2011

REVISIONS

NO	DATE		APP
01	01/13/2023	Site plan updates	

Steven L McGarraugh, Architect
17107 Cradle Cove Court
Houston, Texas 77095
(956) 387-7313
stevenmcgarraughaia@gmail.com

South Texas Educational Technologies, Inc

Horizon Montessori School

McAllen Texas

SITE PLAN

SCALE: ONE INCH ON ORIGINAL DRAWING

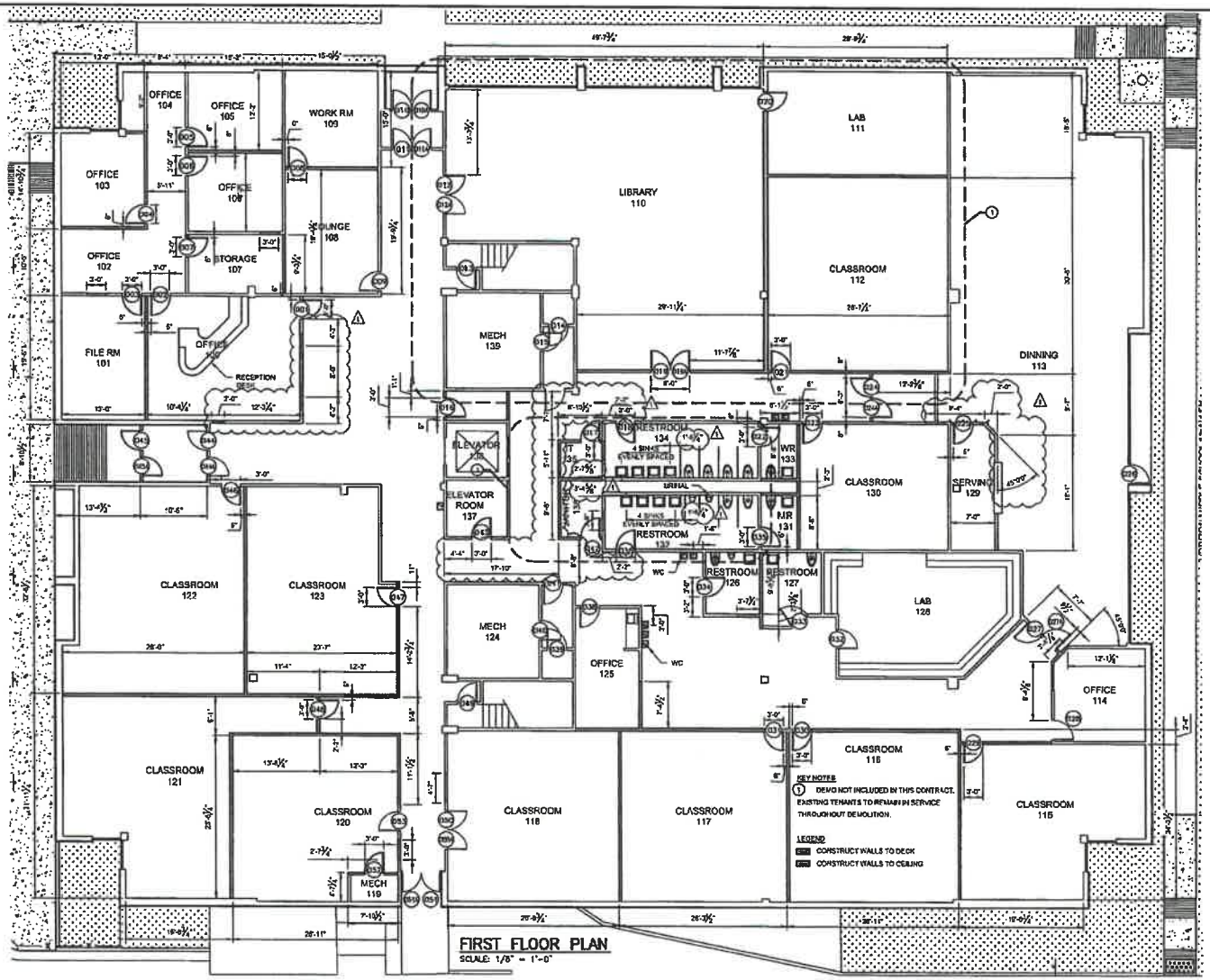
PROJECT No: 2301-01

DRAWING No: A01

SHEET No: 01

3/23/26

RECEIVED
MAR 23 2026
By OC



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DESIGNED BY: SLM
DRAWN BY: HRV
CHECKED BY: SLM
APPROVED BY: RS
DATE: JANUARY 2011

REVISIONS

NO	DATE	REVISED AS NOTED	APP
A	03-19-13		SLM

DANNENBAUM
ENGINEERING COMPANY - McALLEN, LLC
T.B.P.E. FIRM REGISTRATION #8999
T.B.A.E. FIRM REGISTRATION #19734
1109 NOLANA LOOP, STE 208 McALLEN, TX 78504 (956) 682-3677

South Texas Educational Technologies, Inc
Horizon Montessori Middle School
McAllen Texas

1st FLOOR PLAN

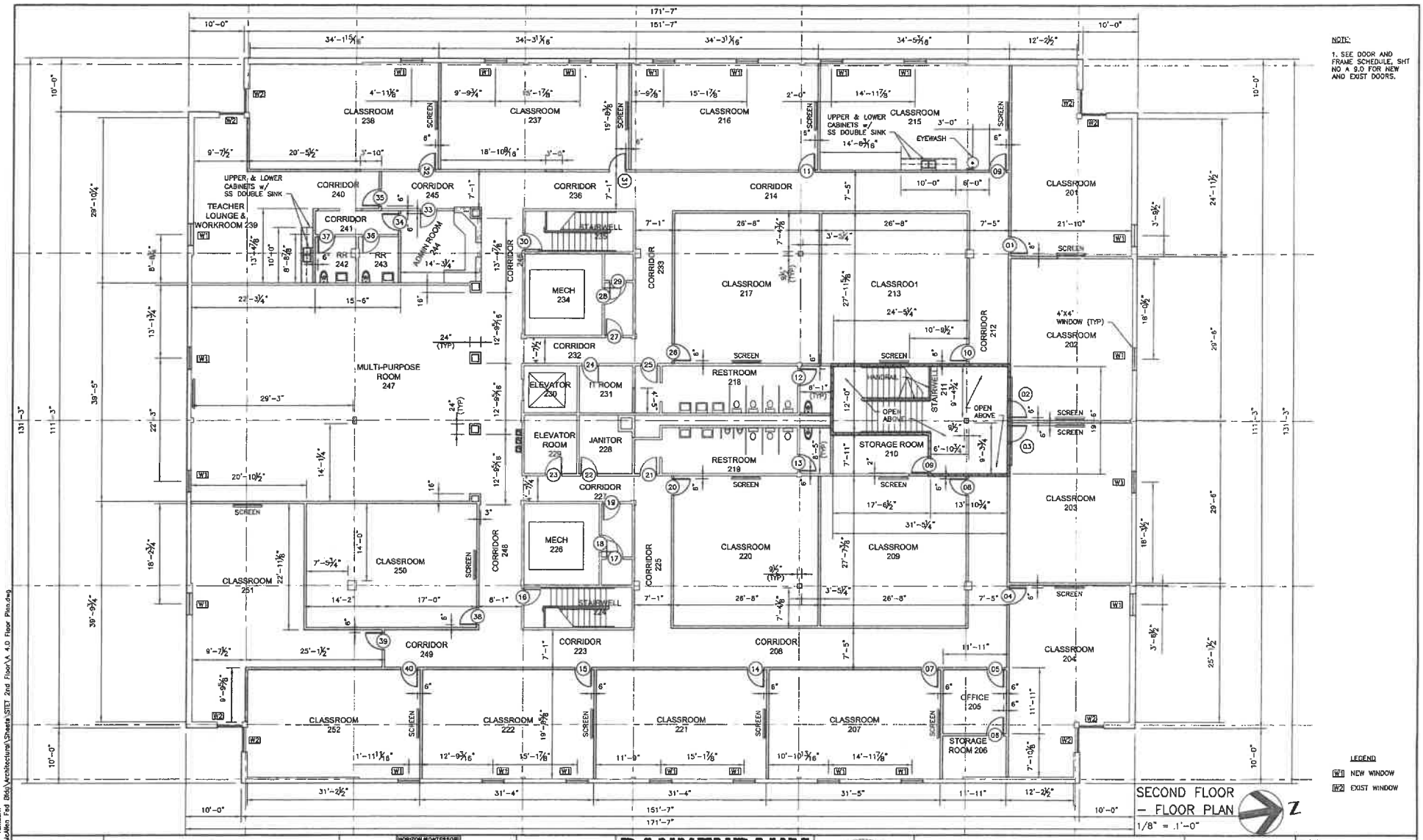
SCALE BAR IS ONE INCH ON ORIGINAL DRAWINGS

PROJECT No. 4631-01
DRAWING No: A.0.4
SHEET No 5

RECEIVED
MAR 23 2026
By

3/23/26

May 23, 2013 - 2:12pm steve.mcgarrough
G:\1940\4631-01 STET Middle Pal Bldg\Architectural\Sheets\Floor Plan\A.0.4.dwg



NOTE:

1. SEE DOOR AND FRAME SCHEDULE, SHT NO A 9.0 FOR NEW AND EXIST DOORS.

LEGEND

W1 NEW WINDOW

W2 EXIST WINDOW

SECOND FLOOR – FLOOR PLAN

1/8" = .1'-0"

Sep 23, 2013 - 1:45pm rameam
G:\SHARED\4631-01 STET Dallas Tex Bldg\Architectural\Sheets\STET 2nd Floor\A 4.0 Floor Plan.dwg

DESIGNED BY:	HRV/MR
DRAWN BY:	HRV/MR
CHECKED BY:	SLM
APPROVED BY:	SLM
DATE:	SEPTEMBER 2013

REVISIONS

No	DATE	DESCRIPTION	APP
A	SEPTEMBER 2013	ISSUED FOR CONSTRUCTION	SLM

HORIZON MONTESSORI

PREPARATION FOR LIFE

DANNENBAUM

ENGINEERING COMPANY - McALLEN, LLC

T.B.P.E. FIRM REGISTRATION #8999

1109 NOLANA LOOP, STE 208 McALLEN, TX 78504 (956) 682-3677

REGISTERED ARCHITECT HRVOJE MARKOVIC 13731 STATE OF TEXAS

South Texas Educational Technologies, Inc

Horizon Montessori Middle School

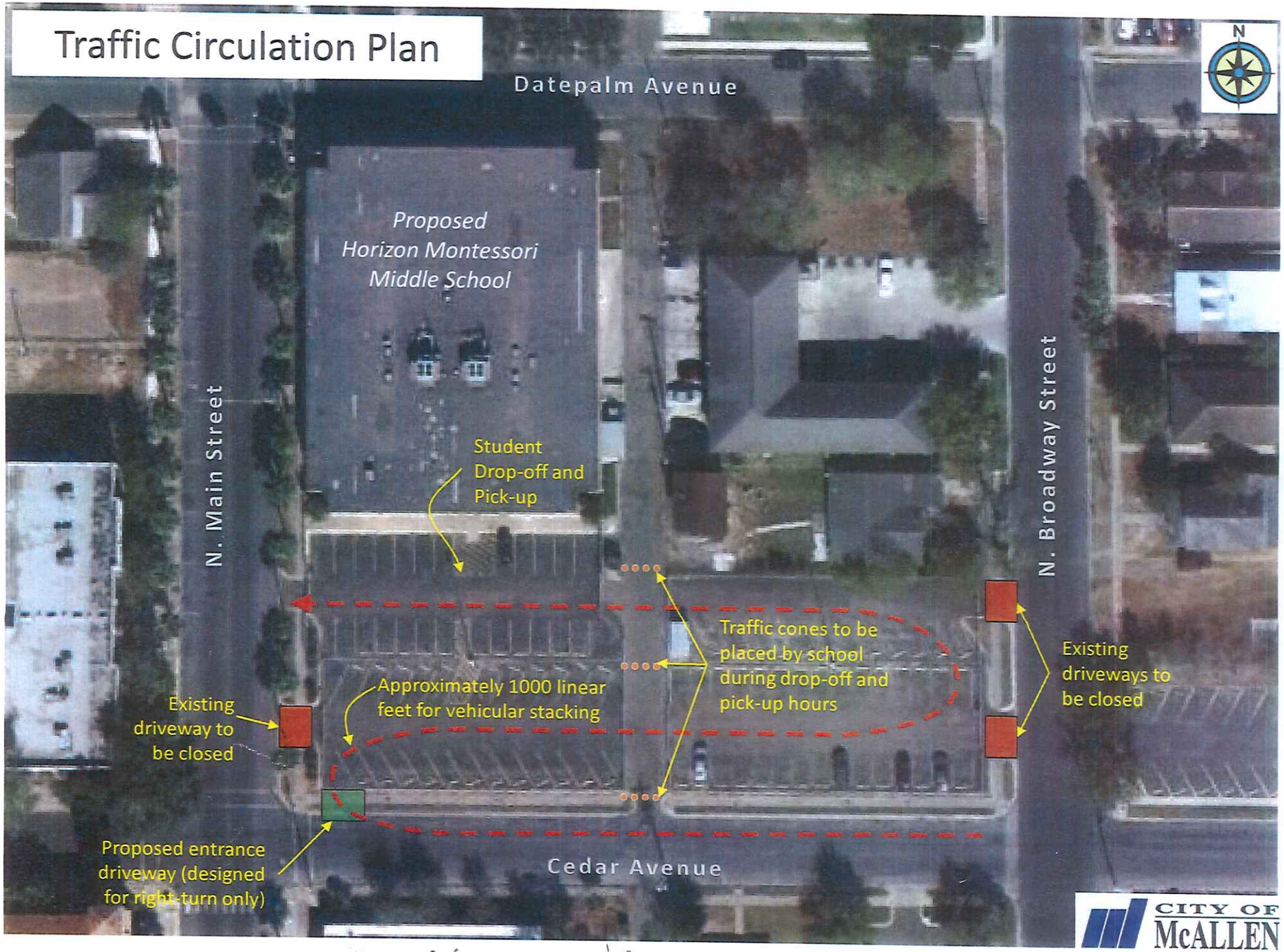
McAllen, Texas

FLOOR PLAN

0 1"

SCALE BAR IS ONE INCH ON ORIGINAL DRAWINGS

PROJECT No:	4631-01
DRAWING No:	A 4.0
SHEET No:	A 4.0



Traffic plan

JUAN "CHUY" HINOJOSA
EDUCATION COMPLEX
SPEED LIMIT
30
SHARE THE ROAD
NO PARKING

NO
PARKING
ANY
TIME

SPEED LIMIT 30
CUP2026-0024
NOTICE
INSTITUTIONAL USE FOR THIS PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1200
www.mcallen.net

SUB2025-0100

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

Project Information

Subdivision Name Bicentennial one
Legal Description The Easterly portions of Lots 5, 6, 7, 8 and 9, Block 2, Guerra's Addition to the City of McAllen Hidalgo County, Texas (V. 2 Pg. 31 H.C.M.R.)
Location Southeast corner of Houston Ave. and S. 19 1/2 Street
City Address or Block Number 809 S. 19½ Street (Rear)
Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 9.64 Net Acres 9.64
☐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-3T Proposed Zoning R-3T Applied for Rezoning ☐No/☐Yes: Date _____
Existing Land Use Townhouse Residential Proposed Land Use Townhouse Residential
Irrigation District # 3 Water CCN: ☒MPU/☐Sharyland Water SC Other _____
Agricultural Exemption: ☐Yes/☐No Parcel # 184037
Estimated Rollback Tax Due 0 Tax Dept. Review gh

Owner

Name 900 S. Bicentennial, LLC Phone (956) 414-8777
Address 2807 Santa Erica E-mail destrada@sisudevelopment.com
City Mission State TX Zip 78572

Developer

Name 900 S. Bicentennial, LLC Phone (956) 414-8777
Address 2807 Santa Erica E-mail destrada@sisudevelopment.com
City Mission State TX Zip 78572
Contact Person Daniel Estrada

Engineer

Name M Garcia Engineering, LLC Phone (956) 598-5417
Address 1616 E. Griffin Parkway #146 E-mail mgarciaeng@gmail.com
City Mission State TX Zip 78572
Contact Person Mariano Garcia, P.E.

Surveyor

Name Kane-Lindsey, LLC Phone (956) 458-8391
Address 2805 Fountain Plaza Blvd., Ste. B E-mail kurt@kanelindsey.com
City Edinburg State TX Zip 78539

RECEIVED
JUN 27 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

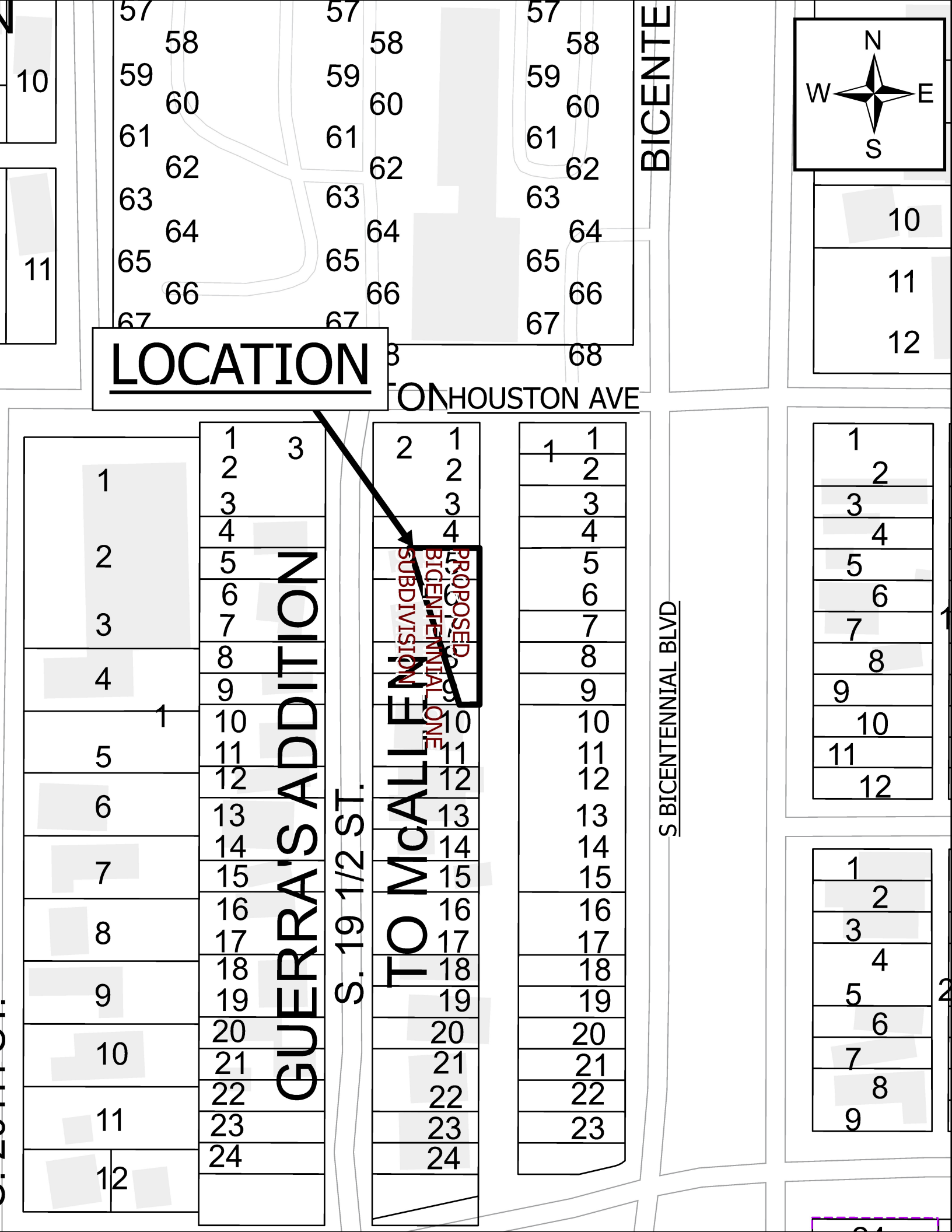
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

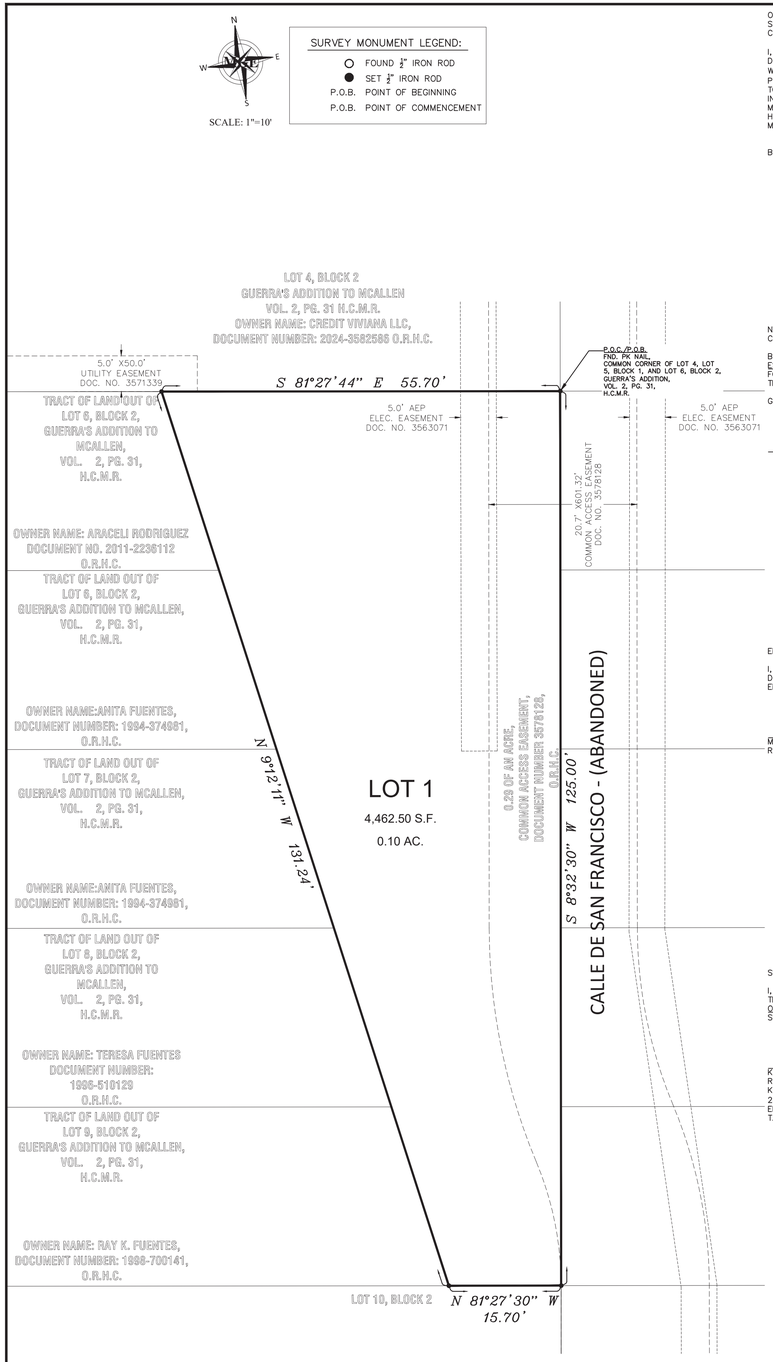
Signature Daniel Estrada Date 06/18/2025

Print Name Daniel Estrada

Owner ☒ Authorized Agent ☐

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


LOCATION
HOUSTON AVE
GUERRA'S ADDITION
TO McALLEN
S. 19 1/2 ST.
S BICENTENNIAL BLVD
BICENTE
PROPOSED BICENTENNIAL ONE SUBDIVISION
N
W
E
S



OWNER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

BY: _____ _____
DATE

DANIEL ESTRADA
900 S. BICENTENNIAL, LLC
2807 SANTA ERICA ST.
MISSION TX 78572

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL ESTRADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

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

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

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

_____ _____
KURT SCHUMACHER, R.P.L.S. DATE
REG. PROFESSIONAL LICENSED SURVEYOR NO. 6333
KANE – LINDSEY SURVEYING, LLC
2805 FOUNTAIN PLAZA BLVD. SUITE "B"
EDINBURG TX 78539
T.B.P.L.S. FIRM # 10194676

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL
LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____
DATE

MAYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR CITY OF McALLEN ATTEST: CITY CLERK

_____
DATE:

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

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

_____
CHAIRMAN PLANNING AND ZONING COMMISSION

_____
DATE:

GENERAL NOTES:

1. 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)

F.E.M.A. F.I.R.M. NO. 480343 001C
DATE: NOVEMBER 2, 1982

2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3. MINIMUM BUILDING SETBACK LINES:
FRONT——— 14' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
REAR——— 2' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
INTERIOR SIDES——— IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER——— 10' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
GARAGE——— 18' EXCEPT WHERE GREATER SETBACK REQUIRED, GREATER SETBACK APPLIES

4. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

5. REQUIRED DRAINAGE DETENTION IS: 257.17 C.F. (0.0059 AC.-FT.)

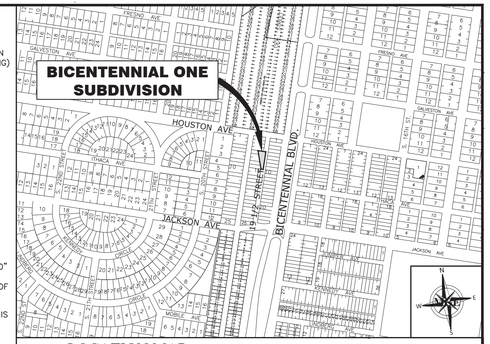
6. CITY OF McALLEN BENCHMARK – MC 39_1 = 108.67 (N=1661641.49, E=1083942.99) 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST INTERSECTION OF HIGHWAY 107 & 10TH STREET. BM IS LOCATED 260' SOUTH OF THE EDGE OF PAVEMENT OF 107 & 6.3' WEST OF THE EDGE OF PAVEMENT OF 10TH STREET. N.A.V.D. 88

7. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

8. 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

9. 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

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



LOCATION MAP SCALE: 1"=500'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
1022 E. GRIFFIN PARKWAY SUITE 202B
MISSION TX 78572
DATE SURVEYED: 12-18-24
DATE PREPARED: 02-12-26
PROJECT NO. 25-102

MAP OF
BICENTENNIAL ONE SUBDIVISION
BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC, AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS

PLAT SHEET 1 OF 1

METES AND BOUNDS

BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC, AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS, SAID 0.10 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING; AT A FOUND PK-NAIL, AT THE COMMON CORNER OF LOT 4, LOT 5, BLOCK 1, LOT 5 AND LOT 6, BLOCK 2, OF SAID GUERRA'S ADDITION, AND BEING AT THE CENTERLINE OF SAID ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY, FOR POINT OF BEGINNING AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°32'30" WEST, ALONG THE CENTERLINE OF SAID ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET, TO A SET PK-NAIL, AT THE COMMON CORNER OF LOT 9, BLOCK 1, LOT 9, BLOCK 2, LOT 10, BLOCK 1 AND LOT 10, BLOCK 2, OF SAID GUERRA'S ADDITION, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°27'30" WEST, ALONG THE COMMON LINE OF LOT 9, BLOCK 2 AND LOT 10, BLOCK 2, A DISTANCE OF 15.70 FEET, TO A SET 1/2-INCH IRON ROD WITH A RED CAP STAMPED 'KLSC 6333 PROP COR', AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY K. FUENTES, AS RECORDED IN DOCUMENT NUMBER 1998-700141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°12'11" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AT A DISTANCE OF 26.25 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AND TRACT OF LAND CONVEYED TO TERESA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1996-510129, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 8 AND LOT 9, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 52.50 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO TERESA FUENTES, AND A TRACT OF LAND CONVEYED TO ANITA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1994-374981, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 7 AND LOT 8, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 78.75 FEET, PASSING A POINT, AT THE COMMON LINE OF LOT 6 AND LOT 7, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 105.00 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO ANITA FUENTES AND A TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2011-2236112, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 5 AND LOT 6, BLOCK 2, OF SAID GUERRA'S ADDITION, CONTINUING TO A TOTAL DISTANCE OF 131.24 FEET, TO A POINT, AT THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, ALSO BEING AT THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 2, OF SAID GUERRA'S ADDITION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°27'30" EAST, ALONG THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 2, OF SAID GUERRA'S ADDITION, A DISTANCE OF 55.70 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.10 ACRES.

THE COUNTY OF HIDALGO TEXAS

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

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

SUBDIVISION PLAT OF BICENTENNIAL ONE SUBDIVISION

BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC, AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING

1022 E. Griffin Parkway Suite 202B
Mission TX, 78572
Bus. 956.598.5417
Firm Reg. No. F-9828

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	DANIEL ESTRADA	2807 SANTA ERICA ST.	MISSION TX 78572	---	---
ENGINEER:	MARIANO GARCIA, P.E.	1022 E. GRIFFIN PARKWAY #202B	MISSION TX 78572	(956) 598-5417	---
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	2805 FOUNTAIN PLAZA BLVD. SUITE "B"	EDINBURG, TEXAS 78539	(956) 458-8391	---

NO.	SHEET	REVISION	DATE	APPROVED

PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
FEBRUARY - 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/29/2026

SUBDIVISION NAME: BICENTENNIAL ONE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Calle De San Francisco (ABANDONED) - Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: 32 ft Curb & gutter: both sides - Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. - Additional requirements may apply. - At the planning and zoning commission board and city commission board approved the variance request to the subdivision lot not fronting a public street. on 11.24.25. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
200-800 ft. Block Length for R-2 Zone Districts (UDC) *Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a	Compliance
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

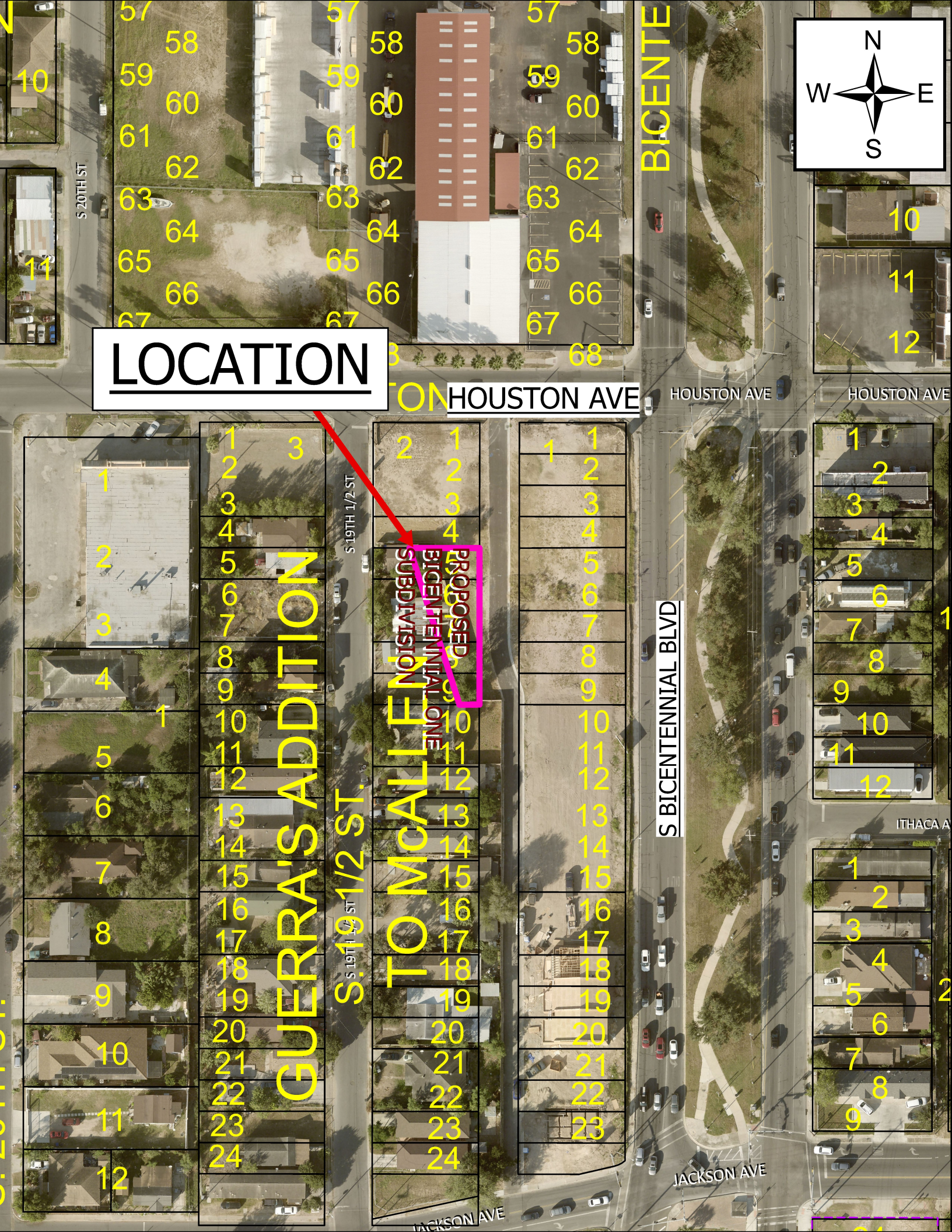
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. - No alley will be proposed due to a one lot townhome development. **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
* Front: 14 ft. or greater for easements, whichever is greater applies. - The engineer submitted a variance request to the front yard setbacks from 20 ft. to 14 ft. -The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. The board voted to approve the setback requirement from 20 ft to 14ft. **Unified Development Code Section 2.2.3.D.4	Compliance
Rear: 2 ft. or greater for easements, whichever greater applies. -The engineer submitted a variance request to the rear yard setbacks from the required 10 ft to 2 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. The Variance request was approved at the meeting on November 4, 2025. **Zoning Ordinance: Section 138-356 *If rezoning, plat note is subject to change.	Compliance
Interior Sides: - The engineer submitted a variance request to the side yard setbacks from 6 ft. to 0 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. The variance got approved for the side setbacks at the meeting of November 4, 2025. **Unified Development Code Section 2.2.3.D.4	Required
Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Compliance
Garage: 18 ft. except where greater setback is required, greater setback applies. -Missing Plat notes for Garage Setback **Unified Development Code Section 2.2.3.D.4	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required on all interior streets. - Calle de San Francisco, *Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. - No plat note required. -The engineer submitted a variance request to not provide a 4 ft required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The Board voted to approve the variance request to not provide a sidewalk on 11.24.25. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Plat note being provided in note #6. * A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
No curb cut, access, or lot frontage permitted along ***Access must be through common access easement. **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. - Need to add plat note as shown above prior to final.	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	Applied
LOT REQUIREMENTS	
Lots fronting public streets -The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025. The variance request got approved for the lot not facing a public street. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) -a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. ***Zoning Ordinance: Article V	Applied

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

* Existing: R-2 (Medium Density Residential District) Proposed: R-2 (Medium Density Residential-UDC) -a Rezoning request was submitted to change the zone to the new UDC. The rezoning got approved at the meeting of November 4, 2025. ***Zoning Ordinance: Article V	Applied
PARKS	
Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
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.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
a Rezoning request was submitted to change the zone to the new UDC to R-2. The rezoning got approved at the November 4th meeting. - 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
HOUSTON AVE
HOUSTON AVE
HOUSTON AVE
S 20TH ST
S 19TH 1/2 ST
S 19TH 1/2 ST
S BICENTENNIAL BLVD
JACKSON AVE
JACKSON AVE
ITHACA A
GUERRA'S ADDITION
TOMCALLEN
PROPOSED
BICENTENNIAL ONE
SUBDIVISION
N
W
E
S

SUB2025-0157

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

Project Information

Subdivision Name: Villas at Primrose Subdivision

Legal Description: BEING A 4.37 (190,501.08 SQ. FT.) ACRE GROSS; 4.22 (184,006.16 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION

Location: SEQ of N. Ware Rd. and Buddy Owens Blvd., McAllen, Texas 78504

City Address or Block Number: 4500 N Ware Rd

Total No. of Lots: 1 Total Dwelling Units: 104 Gross Acres: 4.37 Net Acres: 4.22

☐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-3A Proposed Zoning: N/A Applied for Rezoning ☒No/☐Yes: Date: ____

Existing Land Use: Undeveloped Proposed Land Use: Multi-Family Residential

Irrigation District #: 1 Water CCN: ☒MPU/☐Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☒No Parcel #: 210807

Estimated Rollback Tax Due: 13,176.98 Tax Dept. Review: APG

Owner

Name: COM HOUSING WARE, LP Phone: 512-982-1342

Address: 3933 STECK AVE., B120 E-mail: ____

City: AUSTIN State: TX Zip: 78759

Developer

Name: Madhouse Development, Inc Phone: 512-829-0036

Address: 3933 Steck Ave, Suite B-120 E-mail: aflores@madhousedevelopment.net

City: Austin State: TX Zip: 78759

Contact Person: Alyssa Flores

Engineer

Name: Carney Engineering Phone: 469-443-0861

Address: 5465 Legacy Drive, Suite 650 E-mail: craig@eng-firm.com

City: Plano State: TX Zip: 75024

Contact Person: Craig Carney, P.E.

Surveyor

Name: Rio Delta Surveying - Mario Gonzalez, RPLS Phone: 956-262-0222

Address: 24593 FM 88 E-mail: mario@riodeltasurveying.com

City: Monte Alto State: TX Zip: 78538

RECEIVED
OCT 20 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

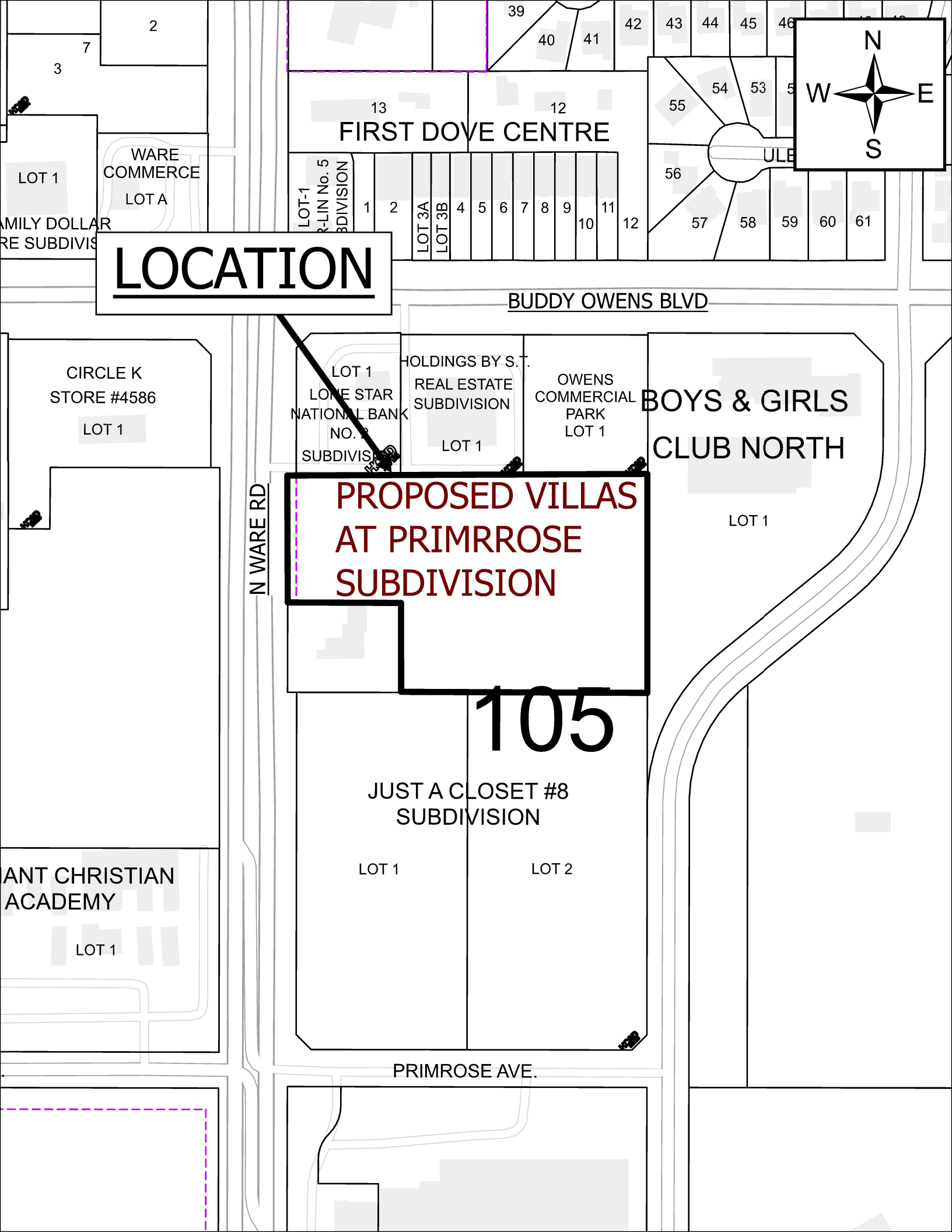
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date Oct 24, 2025

Print Name Henry Flores, IV

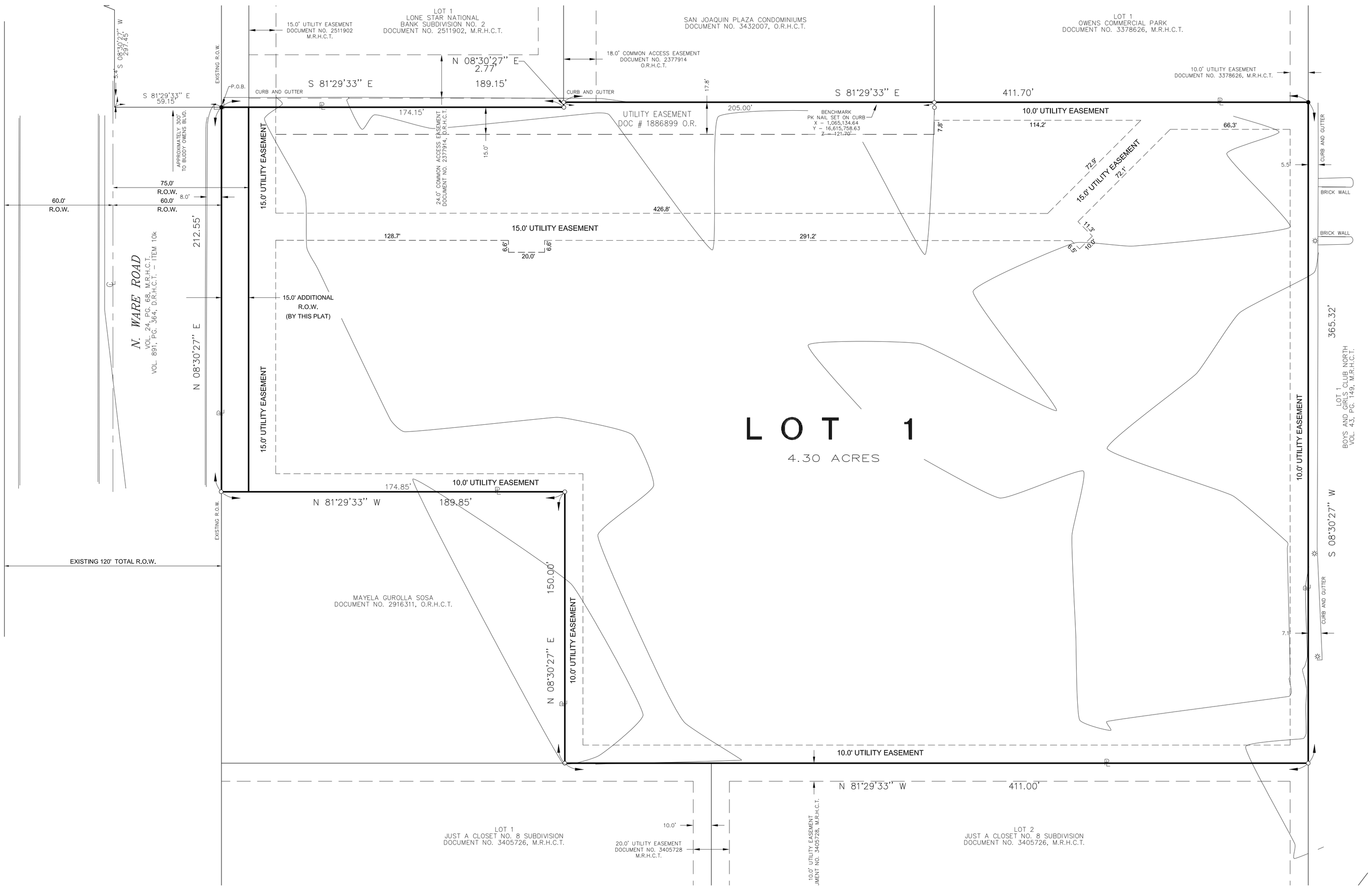
Owner ☐ Authorized Agent ☒

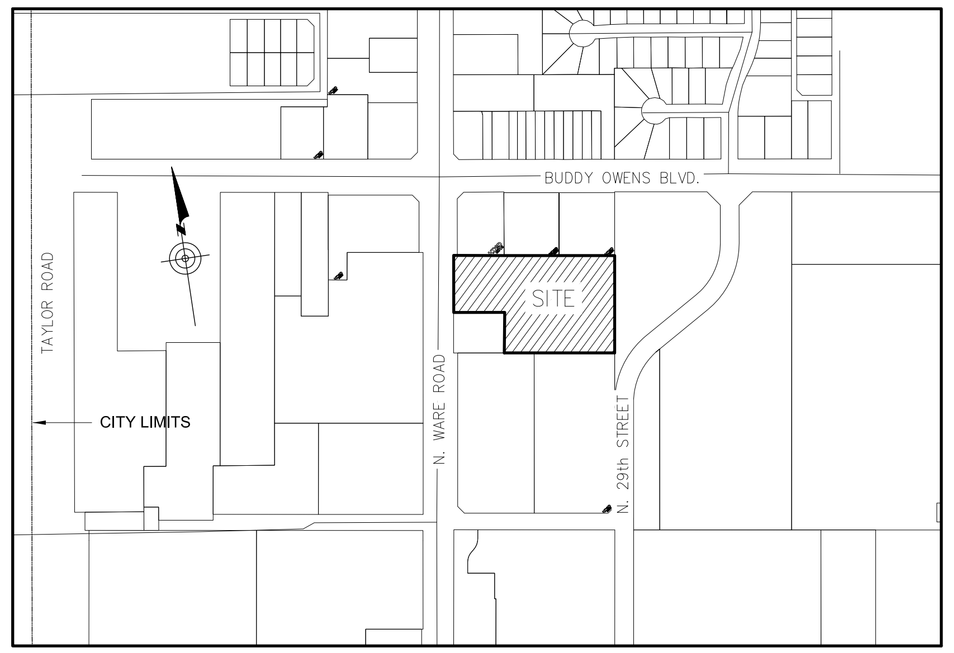
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED VILLAS AT PRIMRROSE SUBDIVISION
105
FIRST DOVE CENTRE
WARE COMMERCE
LOT A
LOT 1
CIRCLE K STORE #4586
LOT 1
LOT 1
LONE STAR NATIONAL BANK NO. 2 SUBDIVISION
HOLDINGS BY S.T. REAL ESTATE SUBDIVISION
LOT 1
OWENS COMMERCIAL PARK
LOT 1
BOYS & GIRLS CLUB NORTH
LOT 1
BUDDY OWENS BLVD
N WARE RD
JUST A CLOSET #8 SUBDIVISION
LOT 1
LOT 2
PRIMROSE AVE.
ANT CHRISTIAN ACADEMY
LOT 1
N
W
E
S

VILLAS AT PRIMROSE SUBDIVISION

A tract of land containing 4.37 acres of land, situated in the City of McAllen, Hidalgo County, Texas, being out of a part or portion out of Lot 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 68, H.C.M.R.





LOCATION MAP
SCALE: 1"=400'

VILLAS AT PRIMROSE SUBDIVISION

A tract of land containing 4.37 acres of land, situated in the City of McAllen, Hidalgo County, Texas, being out of a part or portion out of Lot 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 68, H.C.M.R.

METES AND BOUNDS

A tract of land containing 4.37 acres of land, situated in the City of McAllen, Hidalgo County, Texas, being out of a part or portion out of Lot 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 68, H.C.M.R., and being out of a tract of land conveyed to Oscar Sotelo, M.D. and Rosie Sotelo, as recorded in Document No. 2999877, of the Official Records Hidalgo County, Texas, and said 4.37 acres of land being more particularly described as follows;

COMMENCING on the Northwest corner of said Lot 105, within the right of way of N. Ware Road, THENCE, S 08 30' 27" W, within the right of way of said N. Ware Road and along the West line of said Lot 105, a distance of 297.45 feet, THENCE, S 81 29' 33" E, over and across N. Ware Road, a distance of 59.15 feet, to a 1/2 inch iron rod w/ a red cap stamped "Rio Delta Surveying" set on the east right of way line of N. Ware Road and the Northwest corner of this tract and the POINT OF BEGINNING;

THENCE, S 81 29' 33" E, over and across said Lot 105 along the North line of herein described tract to a 1/2 inch iron rod found on the Southeast corner of Lot 1, Lone Star National Bank Subdivision No. 2, as recorded in Document No. 2511902, of the Map Records, Hidalgo County, Texas, for an interior corner of this tract of land;

THENCE, N 08 30' 27" E, along the common East line of said Lot 1, a distance of 2.77 feet to a 1/2 inch iron rod found on the Southwest corner of San Joaquin Plaza Condominiums, as recorded in Document No. 3432007, of the Official Records, Hidalgo County, Texas, for an exterior corner of this tract of land;

THENCE, S 81 29' 33" E, along the South line of said San Joaquin Plaza Condominiums, at a distance of 205.00 feet pass a 1/2 inch iron rod found on the Southeast corner of said San Joaquin Plaza Condominiums and the Southwest corner of Lot 1, Owens Commercial Park, as recorded in Document No. 3378626, of the Map Recoords, Hidalgo County, Texas, continuing a total distance of 411.70 feet to a 1/2 inch iron rod w/ a red cap stamped "Rio Delta Surveying" set on the Southeast corner of Lot 1, Owens Commercial Park and the West line of Lot 1, Boys and Girls Club North, as recorded in Volume 43, Page 149, of the Map Records Hidalgo County, Texas, for the Northeast corner of this tract of land;

THENCE, S 08 30' 27" W, along the West line of said Lot 1, Boys and Girls Club North, a distance of 365.32 feet to a 1/2 inch iron rod found on the Northeast corner of Lot 2, Just a Closet No. 8 Subdivision, as recorded in Document No. 3405726, of the Map Records, Hidalgo County, Texas, for the Southeast corner of this tract of land;

THENCE, N 81 29' 33" W, along the North line of said Just a Closet No. 8 Subdivision, a distance of 411.00 feet to a 1/2 found on the North line of Lot 1, Just a Closet No. 8 Subdivision and the Southeast corner of Mayela Gurolla Sosa, as recorded in Document No. 2916311, of the Official Records, Hidalgo County, Texas, for the Southern most Southwest corner of this tract of land;

THENCE, N 08 30' 27" E, along the East line of said Sosa tract of land, a distance of 150.00 feet to a 1/2 inch iron rod found on the Northeast corner of said Sosa tract of land, for an interior corner of this tract of land;

THENCE, N 81 29' 33" W, along the North line of said Sosa tract of land, at a distance of 189.85 feet to a 1/2 inch iron rod found on the Northwest corner of said Sosa tract of land and the East right of way line of N. Ware Road, for the Northern most Southwest corner of this tract of land;

THENCE, N 08 30' 27" E, along the East right of way line of N. Ware Road, a distance of 212.55 feet to the POINT OF BEGINNING, containing 4.37 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, T. CRAIG CARNEY, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 55714, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

T. CRAIG CARNEY, P.E. _____ DATE 9-22-2025
LICENSED PROFESSIONAL ENGINEER No. 55714
FIRM REGISTERED No. F-5033

STATE OF TEXAS
T. CRAIG CARNEY
55714
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO GONZALEZ , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MARIO GONZALEZ, R.P.L.S. _____ DATE 4-27-26
TEXAS R.P.L.S. No. 5571
TEXAS REG. SURVEYING FIRM No. 10013900

STATE OF TEXAS
MARIO GONZALEZ
5571
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE COM HOUSING WARE GP, LLC, & McALLEN HOUSING DEVELOPMENT CORPORATION SUBDIVIDER(S), AND OWNER(S) OF THE 4.37 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLAS AT PRIMROSE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

COM HOUSING WARE, LP
BY: COM HOUSING WARE GP, LLC, ITS GENERAL PARTNER
BY: MCALLEN HOUSING DEVELOPMENT CORPORATION, ITS SOLE MEMBER

BY: _____
RODOLFO "RUDY" RAMIREZ, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO "RUDY" RAMIREZ, 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 ____ DAY OF _____ 2026.

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

_____
MAYOR, CITY OF McALLEN DATE:

ATTESTED BY:

_____
CITY SECRETARY DATE:

CERTIFICATION OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"

ZONE "C" AREAS, AREAS OF MINIMAL FLOODING. ACCORDING TO COMMUNITY-PANEL NO. 480343 0005 C, MAP REVISED: NOVEMBER 02, 1982.

2. SETBACKS:
FRONT: N. WARE RD. 20.00 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASMENTS OR APPROVED SITE PLAN.

3. COMMON AREAS, ANY PRIVATE STREETS/DRVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

ON-SITE B.M. NO. 1-, AND CITY OF McALLEN BM # 58 ELEV = 119.725 NAVD 1988

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22.448 CUBIC-FEET OR 0.515 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN A PROPOSED DETENTION POND.

7. 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.

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

9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

10. 4 FEET WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE RD.

11. 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.

HIDALGO COUNTY IRRIGATION NO.1

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE_____DAY OF_____, 2026

HIDALGO COUNTY IRRIGATION DISTRICT NO.1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OR 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.

ATTEST:_____ _____ DATE:_____
SECRETARY

_____ _____ DATE:_____
PRESIDENT

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.E.L.S. FIRM # 10013900

COPYRIGHT 2025

SHEET 1 OF 1

CARNEY
ENGINEERING, PLLC
5465 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863
TBPE FIRM REGISTRATION NO: F-5033

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: VILLAS AT PRIMROSE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and 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 recording. **Subdivision Ordinance: Section 134-106	Required

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

SETBACKS	
* Front: N. Ware Road: 20 feet or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
* Corner: See front Setback section above. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Rd. ***Sidewalk requirements may increase to 5 ft. as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Required: Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: A 6 ft. opaque buffer is required adjacent to/between multi-family residential and commercial or industrial zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. -Please revise Plat Note #8 to separate the buffer requirements into two distinct notes for clarity and accuracy. The current note combines multiple requirements and should be split as follows: -An 8 ft. masonry wall is required between single-family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.	Required
* Common Areas, 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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) -Please clarify the proposed use on the application, as it is currently left blank. An updated application reflecting the proposed use is required ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
** Land dedication in lieu of fee. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 acres will be required prior to recording. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. $700 X 104 dwelling units = $72,800 If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to recording.	Required

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

* Pending review by the Planning Director and reviewed by the City Manager. Based on the submitted application, 104 dwelling units are proposed. As per Parks Department, park land dedication of 1.6536 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per traffic, Trip Gen approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: -Update application to reflect new owners. -Signature blocks must comply with Section 134-61. - For the record, Plat is providing H.C.I.D. #1 Signature Block. -As per Fire Department, access roads in excess of 150 ft. shall provide widith and turnaround provisions. Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form subject to the conditions noted.	Applied

LOCATION
PROPOSED VILLAS AT PRIMRROSE SUBDIVISION
105
BUDDY OWENS BLVD
N WARE RD
N 34TH ST
PRIMROSE AVE
FIRST DOVE CENTRE
WARE COMMERCE
LOT A
LOT 1
CIRCLE K
STORE #4586
LOT 1
HOLDINGS BY S.T.
REAL ESTATE
SUBDIVISION
LOT 1
OWENS
COMMERCIAL
PARK
LOT 1
BOYS & GIRLS
CLUB NORTH
LOT 1
JUST A CLOSET #8
SUBDIVISION
LOT 1
LOT 2
ANT CHRISTIAN
ACADEMY
LOT 1
N
W
E
S

SUB2024-0084

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Vista Paloma SUBDIVISION

Legal Description: John H. Shary, S1174.4' Lot 347, 35.59 Ac GR, 34.79 Ac NET

Location: Intersection of Dove Ave. and N. Taylor Rd., Southeast property.

City Address or Block Number: 5200 N. TAYLOR RD.

Total No. of Lots: 5 RA Total Dwelling Units: 5 RA Gross Acres: 27.94 (27.94 RA) Net Acres: 27.11 RA

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐Commercial (____ Acres)/☒Residential (6 Lots) Replat: ☐Yes/☒No

Existing Zoning: A-O Proposed Zoning: A-O RA Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: Agricultural Proposed Land Use: Single Family Residential

Irrigation District #: United Irr. Water CCN: ☒MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: 281903

Estimated Rollback Tax Due: N/A Tax Dept. Review: I.D.L

Owner

Name: Vista Paloma LLC RA Phone: (956) 330-2483 RA

Address: 2422 Sendero Ave RA E-mail: perennialproduce@gmail.com

City: Mission State: TX Zip: 78573

Developer

Name: Kevin L. Hughs RA Phone: (956) 330-2483 RA

Address: 2422 Sendero Ave. RA E-mail: perennialproduce@gmail.com

City: Mission State: TX Zip: 78573

Contact Person: Kevin L. Hughes RA

Engineer

Name: SWG Engineering LLC Phone: 956-968-2198

Address: 611 Bill Summers Intl Blvd E-mail: jreyes@siglerwinstongreenwood.com

City: Weslaco State: TX Zip: 78956

Contact Person: Randall C. Winston, P.E. RA

Surveyor

Name: SWG Engineering LLC Phone: 956-968-2198

Address: 611 Bill Summers Intl Blvd E-mail: joe@siglerwinstongreenwood.com

City: Weslaco State: TX Zip: 78596

RECEIVED
NOV 03 2025
By OC

AUG 05 2024
BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

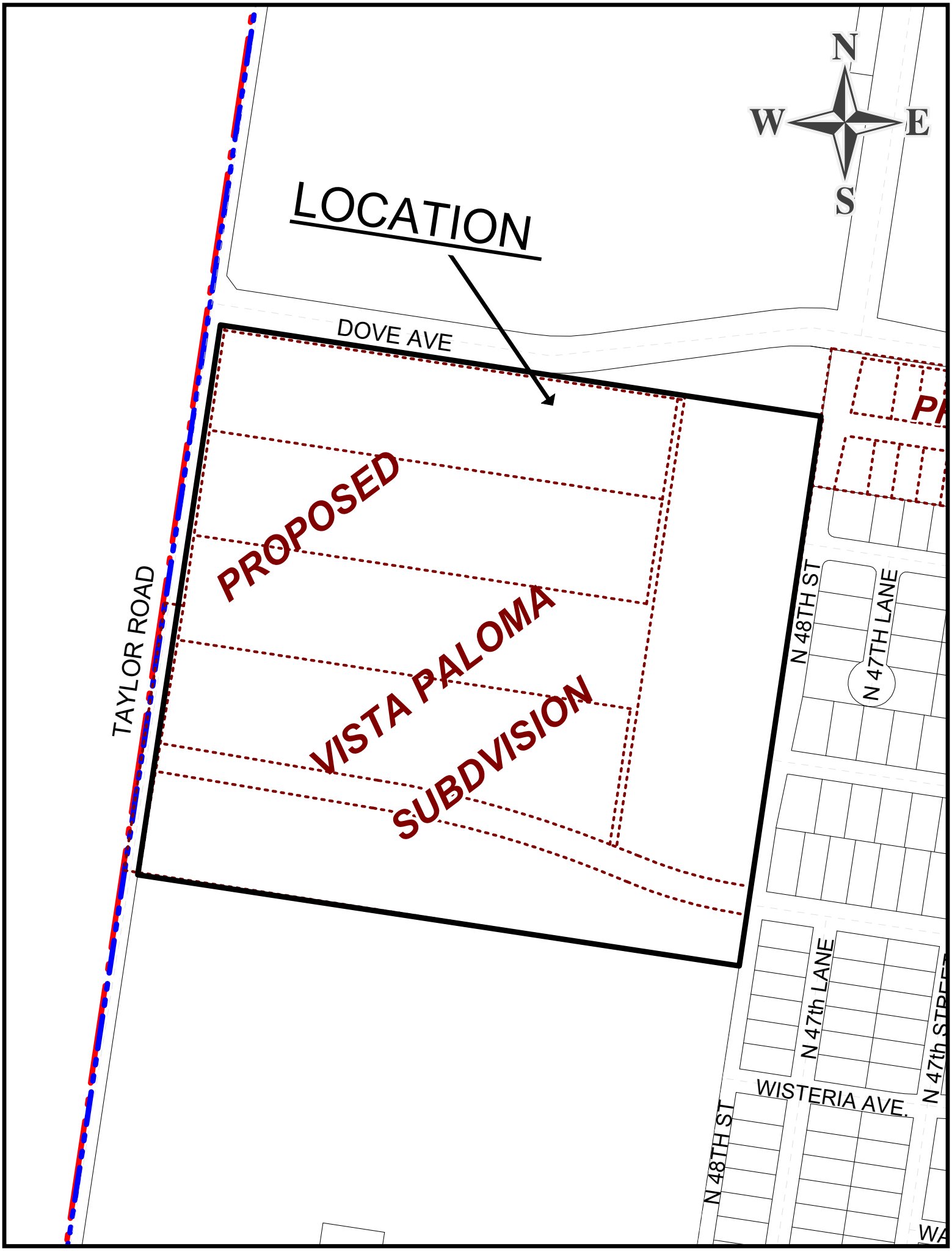
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

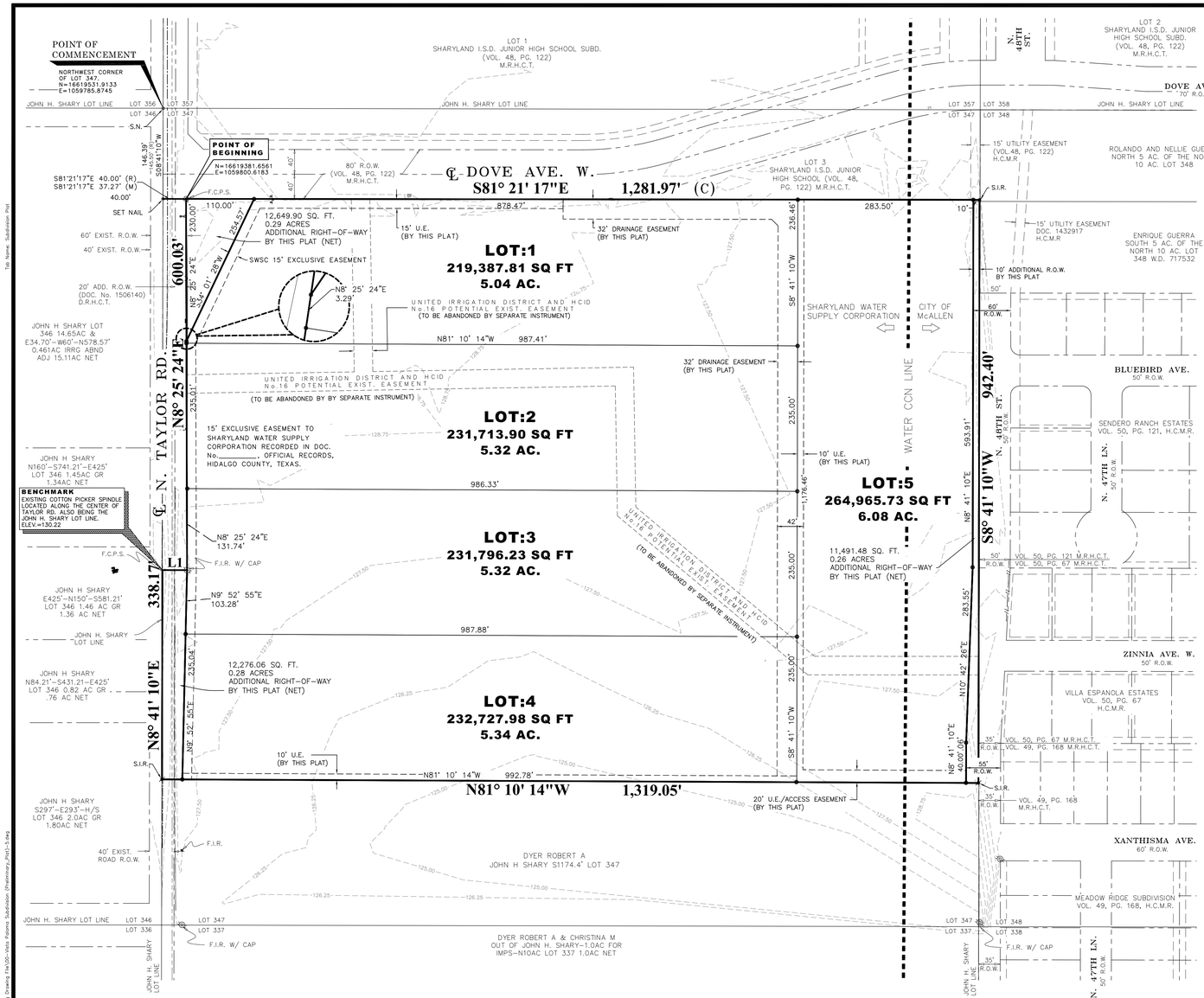
Signature _____ Date October 27th, 2025

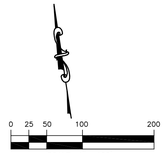
Print Name Kevin L. Hughes (Owner of LLC)

Owner ☑ Authorized Agent ☐

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


N
W
E
S
LOCATION
DOVE AVE
PROPOSED
VISTA PALOMA
SUBDVISION
TAYLOR ROAD
N 48TH ST
N 47TH LANE
N 47th LANE
WISTERIA AVE.
N 48TH ST
N 47th ST

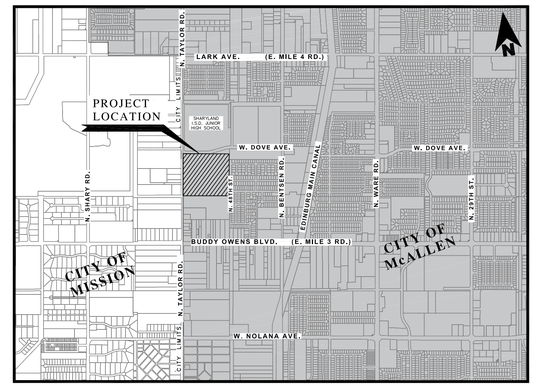




BASIS OF BEARING AS PER THE TEXAS COORDINATE SYSTEM NAD 83 (NORTH AMERICAN DATUM 83) TEXAS STATE PLANES, SOUTH ZONE, U.S. FOOT

LEGEND

PROPERTY LINE		FOUND COTTON PIKER SPINDLE	⊛
PROPOSED EASEMENT		FOUND IRON ROD	○
EXIST. PROP. / R.O.W. LINE		SET REBAR	◉
CITY LIMITS LINE		SET NAIL	◎
CENTER LINE		SET IRON PIN	●
EDGE OF PAVEMENT			
OVERHEAD ELEC. LINE	OHE		



VICINITY MAP
SCALE: 1"= 2000'

LEGAL DESCRIPTION OF VISTA PALOMA SUBDIVISION:

BEING A TRACT OF LAND CONTAINING 27.94 GROSS (27.11 NET) ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 347 AT A SET NAIL (HAVING A COORDINATE VALUE OF N= 16619531.9133, E= 1059785.8745) AND BEING LOCATED AND THE ORIGINAL CENTERLINE OF TAYLOR ROAD, THENCE, S08° 41' 10" W, ALONG THE WEST JOHN H. SHARLY LOT LINE AND THE CENTER LINE OF TAYLOR ROAD, A MESURED DISTANCE OF 146.39 (145.50 RECORDED) FEET TO SET NAIL (HAVING A COORDINATE VALUE OF N= 16619387.2038, E= 1059763.7667) AT THE SOUTHWEST CORNER OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION, AS RECORDED IN VOLUME 48, PAGE 122, MAP RECORD, HIDALGO COUNTY, TEXAS, THENCE TO AB SAID LOT LINE AT A DISTANCE OF 40.00 FEET TO A FOUND COTTON PICKER SPINDLE AND THE NORTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS. (HAVING A COORDINATE VALUE OF N= 16619381.6561, E= 1059800.6183) FOR THE NORTHWEST CORNER OF THIS TRACT DESCRIBED AND **THE POINT OF BEGINNING**.

THENCE, S 81° 21' 17" E, ALONG THE SOUTH LINE OF SHARYLAND I.S.D. JUNIOR HIGH SCHOOL SUBDIVISION AND PARTIALLY THE SOUTH RIGHT-OF-WAY LINE OF DOVE AVENUE (HAVING AN 80' RIGHT-OF-WAY) AT A CALCULATED DISTANCE OF 1,281.97 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE, S 08° 41' 10" W, PARALLEL TO THE JOHN H. SHARY LOT 347 EAST LOT LINE, A TOTAL DISTANCE OF 942.40 FEET TO A 1/2 INCH SET IRON ROD FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE, N 81° 10' 14" W, PARALLEL TO THE SOUTH LINE LOT 347, A TOTAL DISTANCE OF 1,319.05 (MEASURED) TO A 1/2 INCH SET IRON ROD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE, N 08° 41' 10" E, A TOTAL DISTANCE OF 338.17 FEET TO A FOUND COTTON PICKER SPINDLE AND THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AND OUTSIDE CORNER OF THIS DESCRIPTION;

THENCE, N 81° 17' 48" E, A TOTAL DISTANCE OF 39.83 FEET (L1) (N 18° 18' 50" W, 40.00' RECORDED) TO A 1/2 INCH FOUND IRON ROD AND THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AND INSIDE CORNER OF THIS DESCRIPTION;

THENCE, N 08° 25' 24" E, ALONG SAID RIGHT-OF-WAY, DEDICATED TO THE CITY OF McALLEN, AS RECORDED IN DOCUMENT No. 1506140 HIDALGO COUNTY, TEXAS AT A DISTANCE OF 600.03 FEET (S 08° 41' 10" E, 600.00' RECORDED) AND ALSO BEING THE NORTHEAST CORNER OF SAID RECORDED DOCUMENT No. 1506140 FOR **THE POINT OF BEGINNING** AND CONTAINING 1,217,209.08 SQUARE FEET OR 27.94 GROSS ACRES OF LAND OF WHICH 12,276.06 SQUARE FEET OR 0.28 ACRES LIE WITHIN TALOR ROAD APPARENT 60 FEET RIGH-OF-WAY AND 11,491.48 SQUARE FEET OR 0.26 ACRES LIES ALONG THE WEST EXISTING RIGHT OF WAY OF N. 48TH. STREET AND 12,649.90 OR 0.29 ACRES LIE AT THE NORTHWEST CORNER OF SAID TRACT, LEAVING A NET AREA OF 1,180,792 SQUARE FEET OR 27.11 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1. NO STRUCTURE PERMITTED OVER ANY EASEMENT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 50.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   REAR: 20.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   SIDE: 20.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   SIDE CORNER: 10.0 FEET OR GREATER FOR EASEMENTS, WHICH EVER IS GREATER
   GARAGE SETBACK: 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
3. BENCH MARK: EXISTING COTTON PICKER SPINDLE LOCATED ALONG THE CENTER OF TAYLOR RD. ALSO BEING THE JOHN H. SHARY LOT LINE. ELEV.=130.22
4. THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334 0400 C; REVISED NOVEMBER 16, 1982
5. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO AN APPLICATION FOR A BUILDING PERMIT.
6. A 6 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES ALONG N. TAYLOR RD., N. 48TH ST. AND DOVE AVE.
7. AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. DRAINAGE DETENTION REQUIRED OF 1.59 ACRE-FEET AND OR 68,319 CUBIC FEET PER LOT.
   LOT 1 HAS A TOTAL LOT ACREAGE OF 5.04 ACRES AND A DETENTION POND VOLUME OF 12,706 CF OR 0.292 ACRE-FOOT
   LOT 2 HAS A TOTAL LOT ACREAGE OF 5.32 ACRES AND A DETENTION POND VOLUME OF 13,412 CF OR 0.307 ACRE-FOOT
   LOT 3 HAS A TOTAL LOT ACREAGE OF 5.32 ACRES AND A DETENTION POND VOLUME OF 13,412 CF OR 0.307 ACRE-FOOT
   LOT 4 HAS A TOTAL LOT ACREAGE OF 5.34 ACRES AND A DETENTION POND VOLUME OF 13,462 CF OR 0.309 ACRE-FOOT
   LOT 5 HAS A TOTAL LOT ACREAGE OF 6.83 ACRES AND A DETENTION POND VOLUME OF 15,328 CF OR 0.351 ACRE-FOOT
9. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
10. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18-IN ABOVE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
11. A 25 x 25 FOOT CORNER CLIP EASEMENT IS HEREBY DEDICATED AT THE INTERSECTION OF DOVE AVE. AND TAYLOR RD.
12. A 4' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF N. TAYLOR RD., AND WEST SIDE OF N. 48TH ST.
13. A 1/2-IN DIAMETER IRON ROD TO BE SET ON ALL LOT CORNERS.
14. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED AS FOLLOWING:
    LOTS 2, 3 & 4 TO HAVE ACCESS FROM ALONG N. TAYLOR RD.
    LOT 1 TO HAVE ACCESS FROM ALONG DOVE AVE.
    LOT 5 TO HAVE ACCESS THROUGH ZINNIA AVE.
15. DRIVEWAY SPACING ALONG N. TAYLOR RD. TO BE 200' SEPARATION.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND, ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES. POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE UNITED IRRIGATION DISTRICT.
17. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANDY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY AREA IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT ANY IRRIGATION DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
19. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
20. LOTS 1-4 TO BE SERVED BY SHARYLAND WATER SUPPLY CORPORATION AND LOT NUMBER 5 TO BE SERVED BY CITY OF McALLEN
21. ALL FEES MUST BE PAID PRIOR TO S.W.S.C. APPROVAL.
22. ALL WATER IMPROVEMENTS MUST BE INSTALLED WITHIN 1 YEAR OF APPROVALS. SUBDIVISION APPLICATION, PLAN REVIEWS, AND FEES ARE SUBJECT TO RE-SUBMITTAL/RE-ASSESSMENT AFTER THIS PERIOD.
23. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

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

OWNER(S)_____ DATE _____
KEVIN L. HUGHES
2422 SENDERO AVE.
MISSION, TEXAS 78593

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN L. HUGHES, 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 STATED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

_____ _____
MAYOR OF THE CITY OF McALLEN DATE

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.

DATED THIS DAY_____OF_____ , 20___.

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81° 17' 48"E	39.83

ABBREVIATIONS

VOL.	= VOLUME	STRM.	= STORM
PG.	= PAGE	F.C.P.S.	= FOUND COTTON PICKER SPINDLE
DOC.	= DOCUMENT	F.I.P.	= FOUND IRON PIPE
W.D.	= WARRANTY DEED	TX.	= TEXAS
ADD.	= ADDED	AC.	= ACRES
S.I.R.	= SET IRON ROD	R.O.W.	= RIGHT OF WAY
F.I.R.	= FOUND IRON ROD	EXIST.	= EXISTING
IRR.	= IRRIGATION	APPAR.	= APPARENT
S.F.	= SQUARE FEET	DEPT.	= DEPARTMENT
LF	= LINEAR FEET	No.	= NUMBER
PROP.	= PROPOSED	BK	= BOOK
B.S.	= BUILDING SET BACK	CONN.	= CONNECTION
R	= RADIUS	DR.	= DEED RECORD
W/	= WITH	CRV.	= CURVE
N	= NORTH	E.P.	= EDGE OF PAVEMENT
S	= SOUTH	I.S.D.	= INDEPENDENT SCHOOL DISTRICT
E	= EAST	M.R.H.C.T.	= MAP RECORD HIDALGO COUNTY TEXAS
W	= WEST	D.R.H.C.T.	= DEED RECORD HIDALGO COUNTY TEXAS
LP	= LIGHT POLE	CCN	= CERTIFICATE OF CONVENIENCE AND NECESSITY
ULP	= UTILITY LIGHT POLE	(R)	= RECORDED
UPP	= UTILITY POWER POLE	(M)	= MEASURED
CONC.	= CONCRETE	(C)	= CALCULATED
ESMT.	= EASEMENT	SUB.	= SUBDIVISION
ELEC.	= ELECTRIC	TRANS.	= TRANSFORMER

STATE OF TEXAS:
COUNTY OF HIDALGO:

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE 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.

_____
RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF_____, 20___.

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

ATTEST. _____
_____ SECRETARY
PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, RANDALL C. WINSTON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

ENGINEER'S SIGNATURE PRELIMINARY
RANDALL C. WINSTON
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER: 70417

_____
Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certify that the above plat and description of the the VISTA PALOMA SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

SURVEYOR'S SIGNATURE PRELIMINARY
Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780

_____
Date

SHARYLAND CONDITIONAL APPROVAL

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **VISTA PALOMA SUBDIVISION** LOCATED AT 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 SHARLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

_____
SWSC GENERAL MANAGER DATE

THE COUNTY OF HIDALGO TEXAS

FILE FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO Jr.
HIDALGO COUNTY CLERK

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

BY_____ DEPUTY

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	KEVIN L. HUGHES	2422 SENDERO AVE.	MISSION, TX. 78504	(956) 330-2483
ENGINEER:	RANDALL C. WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194

SUBDIVISION PLAT OF VISTA PALOMA SUBDIVISION

A TRACT OF LAND CONTAINING 27.94 GROSS (27.11 NET) ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OF LAND OUT OF LOT 347, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS IN VOL. 1 PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

24-102

DATE PREPARATION: APRIL 2026

COPYRIGHT 2026 SWG ENGINEERING, LLC

RG

5/7/2026 10:56 AM User:\\SWGJOB-SVR\SWG Engineering, LLC Dropbox\SWG Projects Folder\WORDETTE\24-102 Hughes & Dyer 35 Ac Subd SE Corner of Dove & Taylor\Drawing\Working Drawing File\24-102-Vista Paloma Subdivision (Preliminary_Plat)-1.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/29/2026

SUBDIVISION NAME: VISTA PALOMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: - Please show dedication on both sides of centerline, prior to final to determine if no dedication is needed. - The arrows on plat for dedications show to be off center and not on a line. - Please provide Doc. No. on plat for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. - Need to Provide for dedication for section of property that is inside the apparent R.O.W. - Please provide R.O.W. Recorded Docs. for staff review **Disclaimer: R.O.W. area seems to be closed off before reaching Taylor Rd., please clarify on the plat **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: - Please show existing dedication on both sides, prior to final. - Please provide R.O.W. Documents for staff review prior to final. **Disclaimer: There is an apparent triangular piece of land Lot 3 that is part of the Sharyland I.S.D. Junior High School. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N. 48th St.: *60 ft. - 70 ft. ranging R.O.W. required* Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: - curvature going from North to South side of the R.O.W. Please show the dedication on the southeast portion of N. 48th Street. ROW shows 55 ft. is that total? and no dedication was needed? - United Irrigation District and HCID No. 16 existing easement runs into part of N. 48th St. Arrows are not cons - Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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

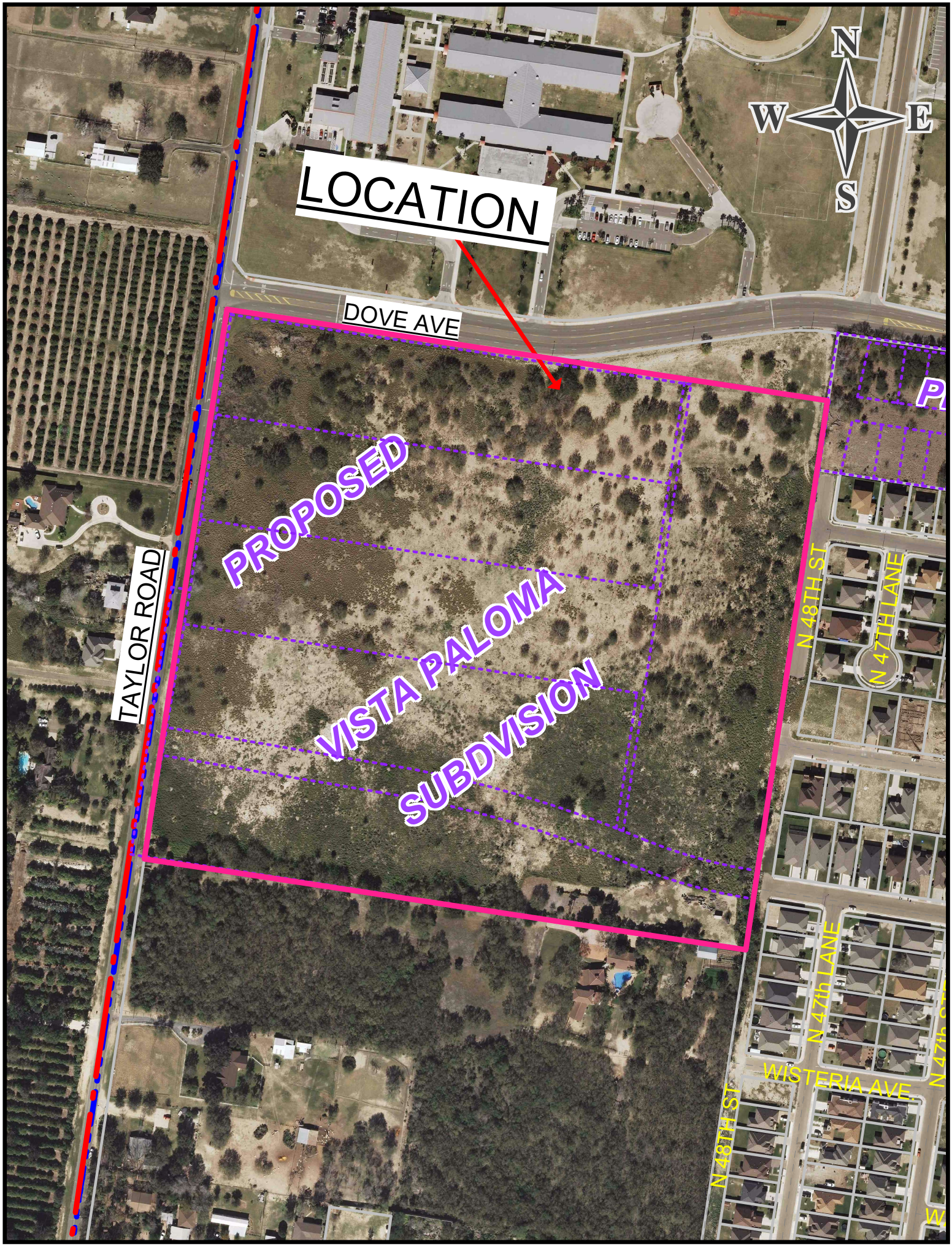
(E/W Collector Street) Xanthisma Ave. - Dedication needed for 60 ft. of R.O.W. Paving: 40 ft. - 44 ft. B-B Curb & gutter: Both Sides Revisions Needed: - The latest plat does not include this portion and dedication not needed. - Please clarify curvature of the R.O.W. Area shown on the plat. - R.O.W. area shown on the plat meanders going North, verify with City roadmap. - R.O.W. area and acreage shown needs to be replaced with the street name. - Need to provide an Area map to verify for street alignments/offsets. - There is an overlap of easement into the proposed R.O.W., please clarify with staff prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
Front: 50 ft. or greater for easements, whichever is greater applies. -revise plat note as stated above - The zoning remained, the setbacks increased to A-O. **Zoning Ordinance: Section 138-356	Applied
Rear: 20 ft. or greater for easements, whichever is greater applies. - revise plat note as stated above -The zoning remained, the setbacks increased to A-O **Zoning Ordinance: Section 138-356	Applied
Sides: 20 ft. or greater for easements, whichever is greater applies. -revise plat note as stated above -The zoning remained, the setbacks increased to A-O **Zoning Ordinance: Section 138-356	Applied
Corner: 10 ft. or greater for easements, whichever is greater applies. - revise plat note as stated above **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where greater setback is required, greater setback applies. -Clarify/Revise the plat note as shown above. Proposing: "18.0 feet except where greater setback is required." **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

SIDEWALKS	
A 4 ft. wide minimum sidewalk required on N. Taylor Rd, N. 48th St and Dove Ave. -Add plat note as stated above. **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize ***Subdivision Ordinance: Section 134-120"	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along N. Taylor Road, N. 48th St, and Dove Ave.	Compliance
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
access, or lot frontage permitted along: - (Proposing) : Lot 2,3&4 to have access along N. Taylor Road. Lot 1 to have access along Dove Avenue. Lot 5 to have access through Zinnia Avenue. ***Lot 5 was approved to have Access through 48th Street aligning with existing Zinnia Avenue or Bluebird Ave to the East. - Add plat note as stated above, prior to recording **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing A-O Proposed A-O ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V There was no Zoning Submitted for this development.	Applied
PARKS	
* Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. (5 lots) 3,500	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording (5 lots) 3,500	Required
* Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling unit to be paid prior to recording.(5 lots) 3,500	Required
TRAFFIC	
* 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.	Required
COMMENTS	
Comments: - Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. - Please provide staff with a copy of the HCID No. 16 Easement documents for staff review prior to recording. - No overlap of easements into the R.O.W. is allowed. * Disclaimer: No reserve strips are allowed. - Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. - At the Planning & Zoning Commission meeting of August 20, 2024, the board voted to approve the subdivision in preliminary form, subject to the conditions noted, drainage and utility approvals. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
N
W
E
S
DOVE AVE
PROPOSED
VISTA PALOMA
SUBDVISION
TAYLOR ROAD
N 48TH ST
N 47TH LANE
N 47th LANE
WISTERIA AVE
N 48TH ST

City of McAllen

Sub 2026-001

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name The Tree House Subdivision

Legal Description 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.

Location 901 S. Taylor Rd. McAllen, TX 78501

City Address or Block Number 801 S Taylor Rd J1

Total No. of Lots 113 Total Dwelling Units 112 Gross Acres 24.457 Net Acres _____

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 112 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-3A Proposed Zoning R1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Residential

Irrigation District # United Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 281,076

Estimated Rollback Tax Due Ø Tax Dept. Review I.D.L

Owner

Name GuRa Living Communities LLC Phone (956) 227-5446

Address 1001 S. Taylor Rd. E-mail miguel@ginther.com.mx

City McAllen State TX Zip 78501

Developer

Name GuRa Living Communities LLC Phone (956) 227-5446

Address 1001 S. Taylor Rd. E-mail miguel@ginther.com.mx

City McAllen State TX Zip 78501

Contact Person Miguel Ramirez

Engineer

Name ACHC Engineering LLC Phone (956) 207-6072

Address 2112 S. Shary Rd. E-mail ruben.alfaro@achc-engineering.com

City Mission State TX Zip 78572

Contact Person Ruben Alfaro, P.E.

RECEIVED

Surveyor

Name Victor H. Trevino Phone (956) 424-3335

Address 900 S. Stewart Rd. E-mail victor@southtexasig.com

JAN 15 2026

City Mission State TX Zip 78572

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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

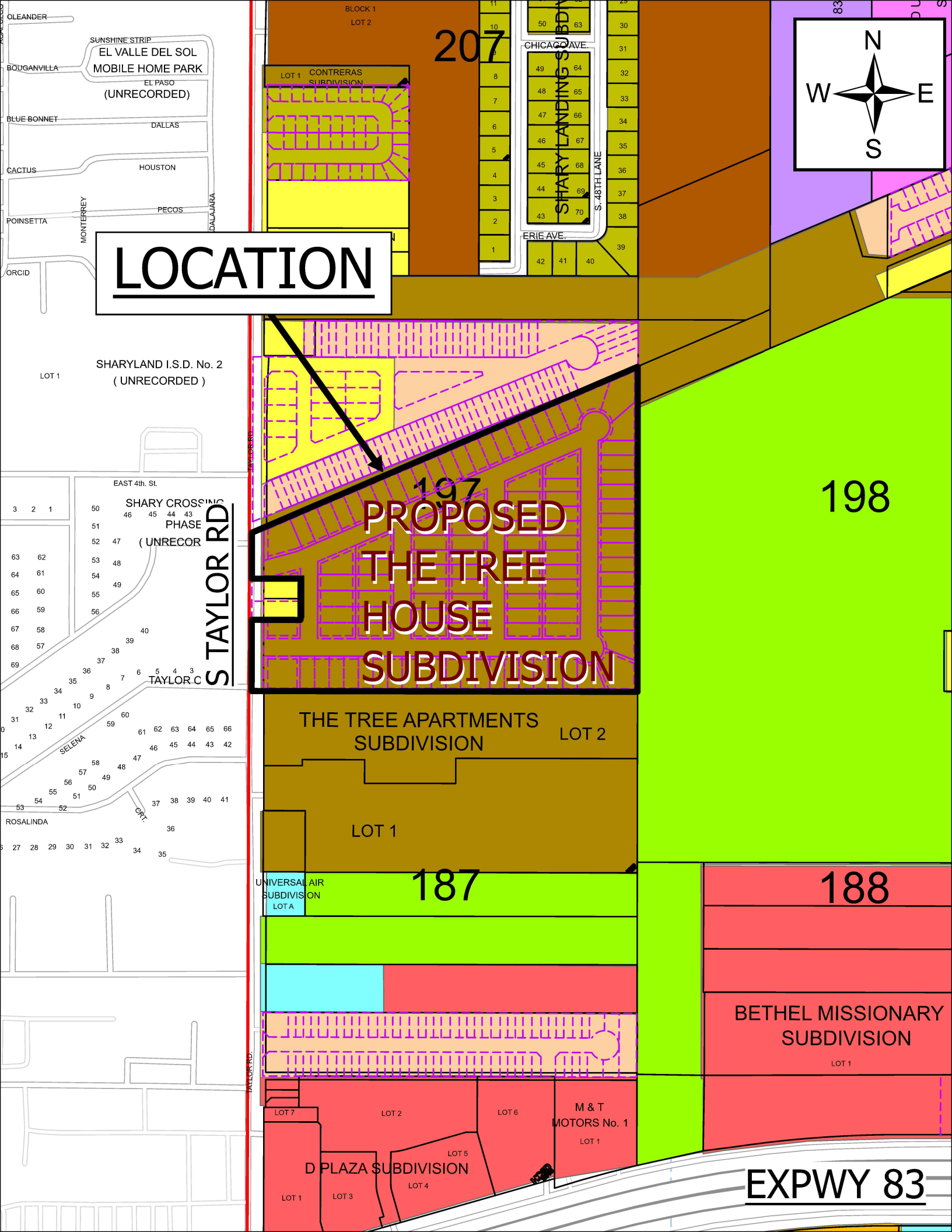
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

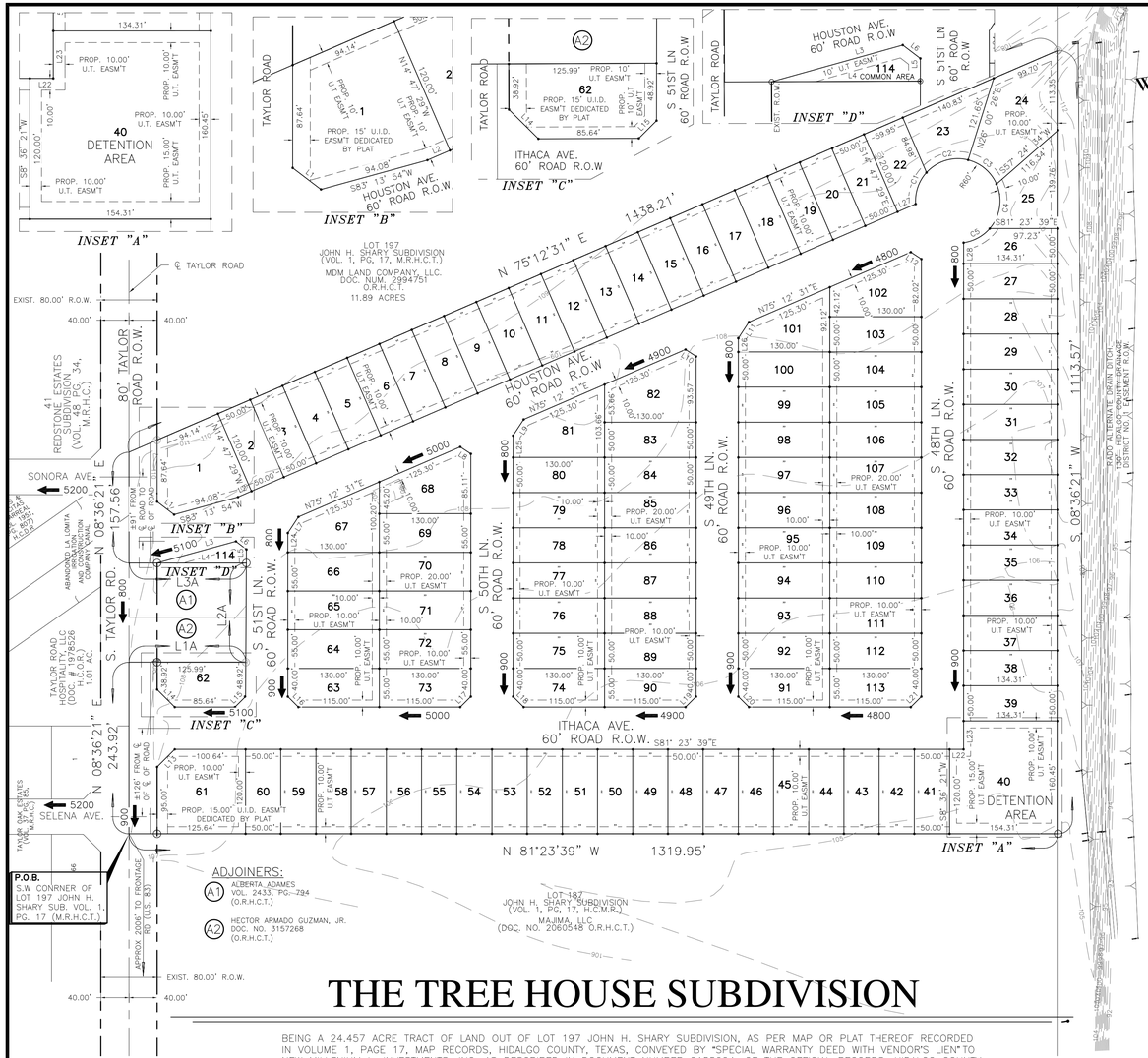
Signature _____ Date 12-17-2025

Print Name Miguel Ramirez Manager of Gura Managment LLC, Manager of Gura Living Communities LLC, Owner

Owner ☑ Authorized Agent ☐

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


LOCATION
PROPOSED
THE TREE
HOUSE
SUBDIVISION
N
W
E
S
207
197
198
187
188
BLOCK 1
LOT 2
LOT 1
CONTRERAS
SUBDIVISION
CHICAGO AVE.
ERIE AVE.
SHARY LANDING SUBDIV.
S. 48TH LANE
OLEANDER
SUNSHINE STRIP
EL VALLE DEL SOL
MOBILE HOME PARK
BOUGANVILLA
EL PASO
(UNRECORDED)
BLUE BONNET
DALLAS
CACTUS
HOUSTON
POINSETTA
PECOS
MONTERREY
ORCID
SHARYLAND I.S.D. No. 2
(UNRECORDED)
LOT 1
EAST 4th. St.
SHARY CROSSING
PHASE
(UNRECOR
S TAYLOR RD
TAYLOR C
SELENA
ROSALINDA
CRT.
TAYLOR RD.
THE TREE APARTMENTS
SUBDIVISION
LOT 2
LOT 1
UNIVERSAL AIR
SUBDIVISION
LOT A
BETHEL MISSIONARY
SUBDIVISION
LOT 1
LOT 7
LOT 2
LOT 6
M & T
MOTORS No. 1
LOT 1
LOT 5
D PLAZA SUBDIVISION
LOT 4
LOT 1
LOT 3
EXPWY 83



THE TREE HOUSE SUBDIVISION

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, CONVEYED BY "SPECIAL WARRANTY DEED WITH VENDOR'S LIEN" TO NEW MILLENIUM L. INVESTMENTS, INC. AS DESCRIBED IN DOCUMENT NUMBER 2155004, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 24.457 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DECLARATION, AND ACKNOWLEDGEMENT OF PRIVATE SUBDIVISION

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATES HEREIN AS THE PLAT OF **THE TREE HOUSE SUBDIVISION** 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 CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER(S) DOES HEREBY DEDICATE TO USE OF THE PUBLIC THE PORTION OF EAST TAYLOR ROAD FOR USE AS PERIMETER AND INTERIOR STREETS RIGHT OF THE WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

GURA LIVING COMMUNITIES LLC
1001 S. TAYLOR RD.
MCALLEN, TX. 78501

DATE

CITY OF MCALLEN
MAYORS CERTIFICATE
COUNTY OF HIDALGO

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

MAYOR, CITY OF MCALLEN

ATTEST: CITY CLERK

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

RUBEN JESUS ALFARO CARRILLO, P.E. NO. 135019

DATE

STATE OF TEXAS
RUBEN JESUS ALFARO CARRILLO
135019
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DECLARATION, AND ACKNOWLEDGEMENT

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OF **THE TREE HOUSE SUBDIVISION** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL PERIMETER AND INTERIOR 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. ON THE PLAT HEREOF ON THE OFFICIAL.

GURA LIVING COMMUNITIES LLC
1001 S. TAYLOR RD.
MCALLEN, TX. 78501

DATE

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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, IN THE YEAR OF OUR LORD 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

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.

VICTOR H. TREVIÑO, RPLS TBPLS REG FIRM NO. 10193886

DATE

PLANNING AND ZONING COMMISSION
ACKNOWLEDGEMENT

I, THE UNDERSIGN 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 THE CITY OF MCALLEN WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS _____, DAY OF _____, 20_____.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MIGUEL RAMIREZ	1001 S. TAYLOR RD.	MCALLEN, TX. 78501	(956) 227-5446
ENGINEER:	RUBEN JESUS ALFARO CARRILLO	2112 S. SHARY RD. SUITE 40	MISSION, TEXAS 78572	(956) 207-6072
SURVEYOR:	VICTOR H. TREVIÑO	900 S. STEWART RD SUITE 13	MISSION, TX 78572	(956) 424-3335

SCALE: 1"=100'

LEGEND	
○	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
(IR)	SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR. UNLESS OTHER WISE NOTED.
•	PROPERTY CORNER
H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
S.E.	Southeast
U.T. EASM'T	Utility Easement
U.I.D EASM'T	Exclusive United Irrigation Easement

SURVEY NOTES:

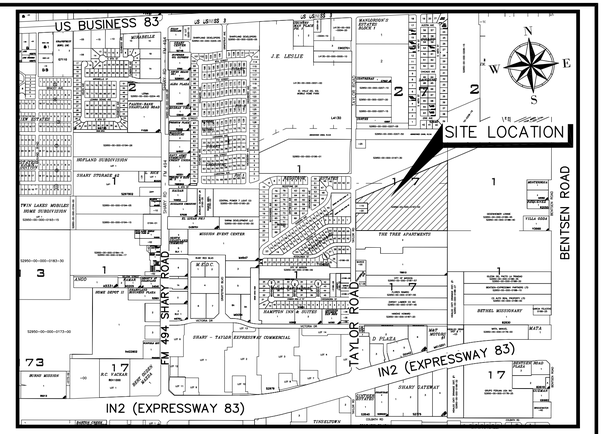
1. ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

GENERAL NOTES:

1. FLOOD INSURANCE RATING ZONE: "B":
   FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0400 C
   REVISED: NOVEMBER 16, 1982: ZONE "B" ARE AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD 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.
2. BENCHMARK:CITY OF MCALLEN MC-80 ELEV. 104.41 – LOCATED ON THE SOUTH (FRONTAGE ROAD) BOUND OF EXPRESS WAY 83 BY A CANAL CLOSE TO TAYLOR RD. THE 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP IS COATED 60 FT SOUTH FROM THE EDGE OF PAVEMENT AND 16 FT NORTH FROM THE EDGE OF CANAL. MONUMENT IS SET APPROXIMATELY 500 FT EAST OF TAYLOR RD.
3. THE FOLLOWING SETBACKS AS PER SINGLE-FAMILY SUBDIVISION.

   FRONT: 20-FT OR TO EASEMENT LINE WHICHEVER IS GRATER IN ALL CASES.
   REAR: 10-FT OR TO EASEMENT LINE WHICHEVER IS GRATER IN ALL CASES.
   GARAGE: 18-FT OR TO EASEMENT LINE WHICHEVER IS GRATER IN ALL CASES.
   SIDE: 5-FT OR TO EASEMENT LINE WHICHEVER IS GRATER IN ALL CASES.
   CORNER: 10-FT OR TO EASEMENT LINE WHICHEVER IS GRATER IN ALL CASES.

4. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
5. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN DETENTION PONDS, PRIVATE STREET AND PERIMETER OF THE SUBDIVISION, INCLUDING COMMON AREAS AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TREE HOUSE SUBDIVISION.
6. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR RD FOR LOTS 1,60 AND 61.
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
8. 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" MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. REQUIRED TO DETAIN IS 121,129 CUBIC FEET (2.78 ACRE-FT) TOTAL DETENTION IS BEING PROVIDED IN LOT 40. LOT 40 WILL BE MAINTAIN BY DEVELOPER'S/HOMEOWNER'S ASSOCIATION/OWNERS AND NOT THE CITY OF MCALLEN.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLANS (SW3P) REQUIREMENTS.
11. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
12. ALL SUBDIVISION AND PROPOSED LOT CORNERS SHALL BE PROPERLY MONUMENT AND SET WITH CAPPED IRON RODS BY SURVEYOR PRIOR TO RECORDING.
13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
14. ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF MCALLEN ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
15. LOTS 1,60 AND 61 SHALL PAVE THEIR 4' SIDEWALK INTERFACING THE 5' SIDEWALK ALONG TAYLOR ROAD. DEVELOPER TO PAVE 5' SIDEWALK ALONG TAYLOR PRIOR TO PLAT RECORDATION.
16. BUFFER FENCING- A 6' BUFFER FENCE AROUND THE ENTIRE PERIMETER OF THE COMMON LOT A SHALL BE REQUIRED OF THE DEVELOPER: AND SHALL THEREAFTER BE PERPETUALLY MAINTAINED BY THE OWNERS, AND/OR HOMEOWNERS ASSOCIATION. THE PRIVATE FENCE SHALL NOT BE MAINTAINED BY THE CITY OF MCALLEN.
17. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
18. 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.
19. 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.
20. 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.
21. AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TREE HOUSE SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND AS PER DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS THE TREE HOUSE SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, (SINGLE FAMILY LOTS 1-112), HIDALGO COUNTY, OFFICIAL RECORDS. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN. INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.



LOCATION MAP
SCALE: 1"=1000'

METES AND BOUNDS:

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, CONVEYED BY "SPECIAL WARRANTY DEED WITH VENDOR'S LIEN" TO NEW MILLENNIUM L. INVESTMENTS, INC. AS DESCRIBED IN DOCUMENT NUMBER 2155004, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 24.457 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF LOT 197, JOHN H. SHARY SUBDIVISION, ALSO BEING THE NORTHWEST CORNERS OF A TRACT OF LAND CONVEYED TO MAJIMA, LLC., AS DESCRIBED IN DOCUMENT NUMBER 2060548, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ON THE CENTERLINE OF TAYLOR ROAD,

THENCE, NORTH 08°36'21" EAST A DISTANCE OF 243.92 FEET, ALONG THE CENTERLINE OF TAYLOR ROAD, TO A POINT BEING ON THE CENTERLINE OF TAYLOR ROAD, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HECTOR ARMANDO GUZMAN, JR. AS DESCRIBED IN DOCUMENT NUMBER 3157268, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°23'39" EAST A DISTANCE OF 40.00 FEET, ALONG THE SOUTH LINE OF SAID HECTOR ARMANDO GUZMAN, JR. TRACT, PASSING A 1/2-INCH IRON ROUND FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 165.99 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°55'19" EAST A DISTANCE OF 140.98 FEET, ALONG THE EAST LINE OF SAID HECTOR ARMANDO GUZMAN, JR. TRACT, TO 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ADAMES ALBERTA AS DESCRIBED IN VOLUME 2433, PAGE 794, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°23'39" WEST A DISTANCE OF 126.77 FEET, ALONG THE NORTH LINE OF SAID ADAMES ALBERTA TRACT, PASSING A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 166.7 FEET, TO A POINT ON THE CENTERLINE OF TAYLOR ROAD, AND ALSO BEING A CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°36'21" EAST A DISTANCE OF 157.56 FEET, ALONG THE CENTERLINE OF TAYLOR ROAD, TO A POINT BEING A CORNER OF A TRACT OF LAND CONVEYED TO MDM LAND COMPANY, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2994751, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 75°12'31" EAST A DISTANCE OF 43.58 FEET, ALONG THE SOUTH LINE OF SAID MDM LAND COMPANY, LLC TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,438.21 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE COMMON LINE OF SAID LOT 197 AND LOT 198, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 09°05'51" EAST A DISTANCE OF 2.87 FEET, ALSO BEING THE WEST LINE OF A TRACT OF LAND CONVEYED TO NICOLE KENYON SCHROEDER AS DESCRIBED IN DOCUMENT NUMBER 3208508, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°36'21" WEST A DISTANCE OF 1,113.57 FEET, ALONG THE COMMON LINE OF SAID LOT 197 AND LOT 198, TO 1/2-INCH IRON ROD FOUND ON THE NORTH LINE OF SAID MAJIMA, LLC., TRACT, AND ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°23'39"WEST AT A DISTANCE OF 1,279.95 FEET, ALONG THE NORTH LINE OF SAID MAJIMA, LLC., TRACT, PASSING A 1/2-INCH IRON ROD FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD WHICH BEARS SOUTH 50°32'21" EAST AT A DISTANCE OF 0.78' FEET, CONTINUING FOR A TOTAL DISTANCE OF 1,319.95 FEET, ,TO THE **POINT OF BEGINNING**, CONTAINING A COMPUTED AREA OF 24.457 ACRE TRACT OF LAND.

Parcel Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	30.31	N44° 04' 53"W	L15	21.27	S53° 45' 50"W
L2	20.95	S75° 12' 31"W	L16	21.21	N36° 23' 39"W
L3	116.07	N83° 13' 54"E	L17	21.21	S53° 36' 21"W
L4	126.74	N81° 23' 39"W	L18	21.21	N36° 23' 39"W
L5	19.32	S8° 55' 19"W	L19	21.21	S53° 36' 21"W
L6	18.82	S43° 55' 40"E	L20	21.21	N36° 23' 39"W
L7	27.32	N41° 54' 26"E	L21	21.21	S53° 36' 21"W
L8	17.95	S48° 05' 34"E	L22	20.00	S81° 23' 39"E
L9	27.32	N41° 54' 26"E	L23	40.45	N8° 36' 21"E
L10	17.95	S48° 05' 34"E	L24	27.61	N8° 36' 21"E
L11	27.32	N41° 54' 26"E	L25	31.07	N8° 36' 21"E
L12	17.95	S48° 05' 34"E	L26	19.53	N8° 36' 21"E
L13	35.36	N53° 36' 21"E	L27	28.01	S75° 12' 31"W
L14	35.36	N36° 23' 39"W	L28	29.85	N8° 36' 21"E

Parcel Area Table

Parcel #	Area	Acrage	Parcel #	Area	Acrage
1	13070.86 Sf.	0.30 Ac.	63,73,74, 90,91,113	7037.50 Sf.	016 Ac.
2-21 41-60	6000.00 Sf.	0.14 Ac.	61	14764.11 Sf.	0.34 Ac.
22	6479.72 Sf.	0.15 Ac.	62	7617.05 Sf.	0.17 Ac.
23	8733.62 Sf.	0.20 Ac.	67	9247.91 Sf.	0.21 Ac.
24	14665.97 Sf.	0.34 Ac.	68	9410.21 Sf.	0.22 Ac.
25	8788.36 Sf.	0.20 Ac.	81	9697.29 Sf.	0.22 Ac.
26	6233.27 Sf.	0.14 Ac.	82	10509.60 Sf.	0.24 Ac.
27-39	6715.59 Sf.	0.15 Ac.	101	8196.83 Sf.	0.19 Ac.
64-66,69-72	7150.00 Sf.	0.16 Ac.	102	9008.97 Sf.	0.21 Ac.
75-80,83-89, 92-100, 103-112	6500.00 Sf.	0.15 Ac.	40 DETENTION AREA 114 COMMON AREA	23950.79 Sf. 2029.00 Sf.	0.55 Ac. 0.05 Ac.

Line Table

Line #	Length	Direction
L1A	165.99'	S81°23'39"E
L2A	140.98'	N08°55'19"E
L3A	166.77'	N81°23'39"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.73	60.00	46.54	S27° 34' 50"W	47.40
C2	64.87	60.00	61.94	S81° 49' 17"W	61.76
C3	54.85	60.00	52.37	N41° 01' 08"W	52.96
C4	67.36	60.00	64.33	N17° 19' 51"E	63.88
C5	43.13	60.00	41.18	N70° 05' 06"E	42.20

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

ACHC
ENGINEERING
FIRM No. F-21299

2112 S. SHARY RD. SUITE 40
MISSION TX, Texas 78572
(956) 207-6072
plans@gcha-engineering.com

Drawing file: The Tree House Subdivision.dwg
Date: Apr 07, 2026 - 3:17pm

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/28/2026

SUBDIVISION NAME: THE TREE HOUSE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Rd: 40 ft. from center line for a total of 80 ft. ROW Paving:52 ft. - 65 ft. Curb & gutter: Both sides -Please provide document of existing ROW for staff review, prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N/S Collector Street along the east boundary: 60 ft. ROW. Paving: 40ft. Curb & gutter: Both sides -A variance request was submitted on 3.10.26, and is scheduled to be heard at the Planning & Zoning Commission meeting on 4.7.26, followed by the City Commission meeting on 4.27.26 -Variance was approved by City Commission meeting on 4.27.26 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
E/W quarter mile collector: Total of 60 ft. ROW Paving: 40 ft. Curb & gutter: Both Sides -A variance request was submitted on 3.10.26, and is scheduled to be heard at the Planning & Zoning Commission meeting on 4.7.26, followed by the City Commission meeting on 4.27.26 -Staff reviewing any and all existing drain ditch on east boundary which may hinder E/W collector. -Variance was approved by City Commission meeting on 4.27.26 **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Interior Streets: 60 ft. ROW Paving: 40ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan -Please provide the measured centerline distance from the proposed interior street(s) intersecting S. Taylor Road to the centerline of the existing street(s) located west of S. Taylor Road. The dimension shall be clearly shown on the plat to demonstrate compliance with the minimum 125 ft. centerline to centerline offset requirement.	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 -Block length with no stub outs to the north and to the south. -Plat submitted on 1/15/26 showing property to the south and north are un-subdivided, which allows for the stub out streets to be extended as these properties are developed. -A variance request was submitted on March 10, 2026, and is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, followed by the City Commission meeting on April 27, 2026. -Variance was approved by City Commission meeting on 4.27.26	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac -As per Fire Department requirements, 96 ft. of paving face-to face required. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: Paving: *Alley/service drive easement required for commercial properties and may be required for multifamily development **Subdivision Ordinance: Section 134-106 -Rezoning submitted 1/26/26, if approved, new comments will be made. - City Commission approval 3.23.26 for R-1	NA
SETBACKS	
* Front: 20 ft. or greater for easements -Revise as shown above prior to recording -(Proposing - 20ft or to easement line whichever is greater in all cases.) **Zoning Ordinance: Section 138-356 -Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to recording. - City Commission approval for R-1 (UDC) 3.23.26	Required
* Rear: 10 ft. or greater for easements -Revise as shown above prior to recording -(Proposing - 10 ft. or to easement line whichever is greater in all cases) **Zoning Ordinance: Section 138-356 -Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. -City Commission approval for R-1 (UDC) 3.23.26	Required
* Sides: 5 ft. or greater for easements whichever greater applies. -Revise as shown above prior to recording - (Proposing - 5 ft. or to easement line whichever is grater in all cases) **Zoning Ordinance: Section 138-356 -Rezoning submitted on 1-26-26 for R-1 (UDC) -City Commission approval for R-1 (UDC) 3.23.26	Required
* Corner: 10 ft. or greater for easements -Revise as shown above prior to recording -(Proposing 10 ft. or to easement line whichever is greater in all cases) **Zoning Ordinance: Section 138-356 -Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. -City Commission approval for R-1 (UDC) 3.23.26	Required

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

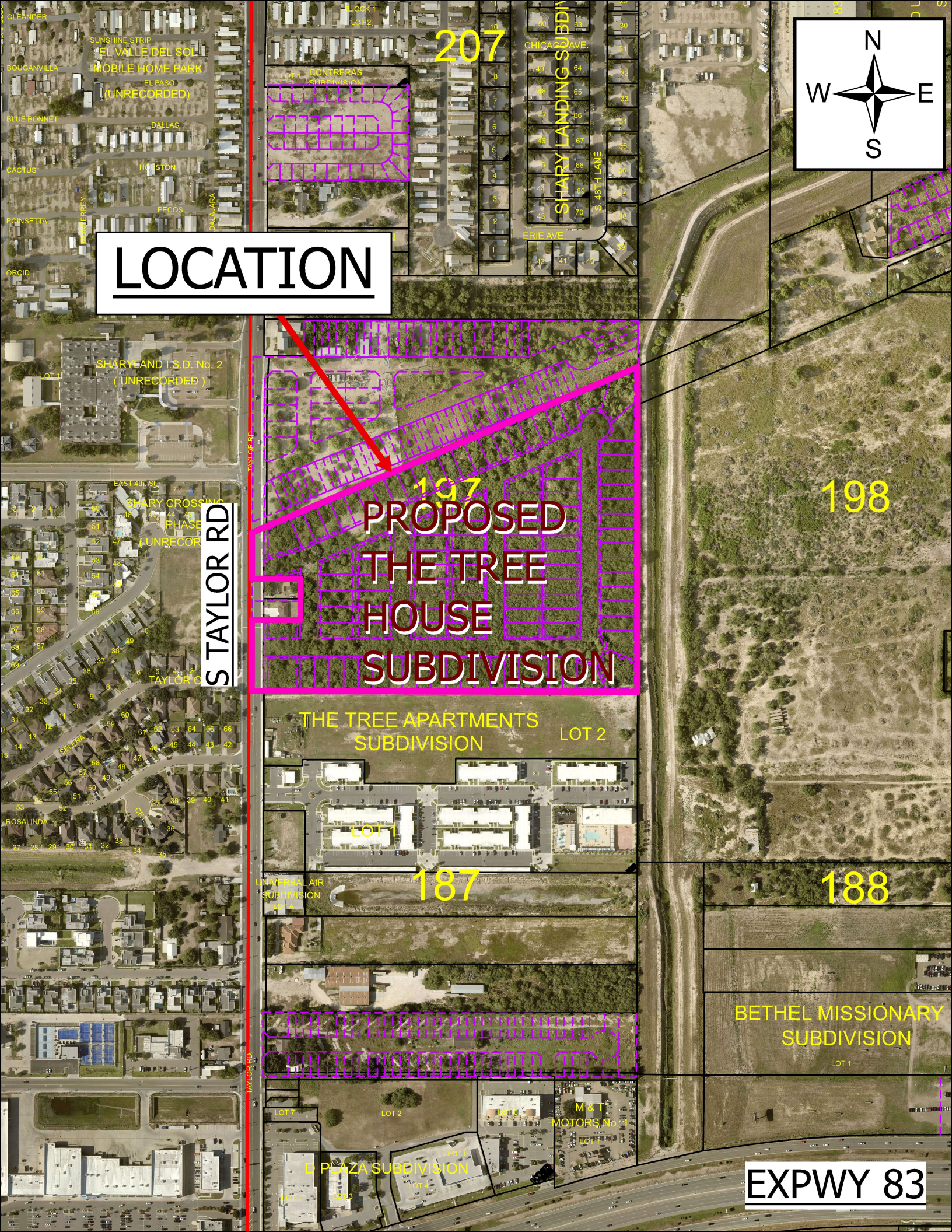
* Garage:18 ft. except where greater setback is required, greater setback applies -Revise as shown above prior to recording -(Proposing - 18 ft. or to easement line whichever grater in all cases.) **Zoning Ordinance: Section 138-356 -Rezoning submitted on 1-26-26 for R-1 (UDC) If the rezoning is approved, requirements may be revised and established prior to final. -City Commission approval for R-1 (UDC) 3.23.26	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. Taylor Rd, and both sides all interior streets. -Revise plat note #15 as shown 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.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, -Revise plat note #16 prior to recording **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -Shall provide plat note as shown above prior to recording. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Taylor Rd for lots 1, 62, & 61 -Plat note #6 reflects lots 1-60 & 61, Revise and clarify to reflect no curb cut access as mentioned above. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen -Add plat note prior to recording	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 -Clarify plat note #21 as it references lots 1-112. Revised Plat reflects 114 lots.	Applied

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 -Please clarify on plat whether it will be private or public prior to recording.	Required
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R1 ***Zoning Ordinance: Article V -City Commission approval for R-1 (UDC) 3.23.26	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -Currently zoned as R-3A and application shows R-1 -Application for R-1 Zoning submitted on 1-26-26, must be finalized prior to final. If property is rezoned, requirements will be established prior to final. -City Commission approval for R-1 (UDC) 3.23.26	Applied
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* 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

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Owner signature block verbiage needs to be revised to reflect whether the subdivision is public or private. Plat submitted 1-15-26 reflecting both public and private. Revise and clarify prior to final. -Name of subdivision to the south is a recorded plat. Please revise and clarify accordingly with legal description. -City Commission approval for R-1 (UDC) 3.23.26 -lots 4-20 are missing lot dimensions, lots 27-38 are missing lot dimensions, 42-59 are missing lot dimensions. Revise accordingly prior to final. -The variance request, submitted on March 10, 2026, is scheduled to be heard at the Planning & Zoning Commission meeting on April 7, 2026, and the City Commission meeting on April 27, 2026, and seeks to: (1) waive the requirement for S. 49th Street as a ¼-mile collector roadway, (2) waive the requirement for an east/west ¼-mile collector roadway, and (3) allow a block length exceeding the maximum of 200–800 feet or 12 lots, whichever is less. --Variance was approved by City Commission meeting on 4.27.26 -Clarify the intent of Lot 114. Indicate whether the lot is proposed to serve as a common area. Label and revise the plat as needed.	Required
RECOMMENDATION	
Recommendation:STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
PROPOSED
THE TREE
HOUSE
SUBDIVISION
197
198
187
188
207
S TAYLOR RD
TAYLOR RD
SHARY LANDING SUBDIV
CHICAGO AVE
ERIE AVE
S. 48TH LANE
SUNSHINE STRIP
EL VALLE DEL SOL
MOBILE HOME PARK
(UNRECORDED)
EL PASO
DALLAS
HOUSTON
PECOS
OLEANDER
BOUGANVILLA
BLUE BONNET
CACTUS
POINSETTA
ORCID
ROSALINDA
CONTRERAS
SUBDIVISION
SHARYLAND I.S.D. No. 2
(UNRECORDED)
EAST 4th. ST.
SHARY CROSSING
PHASE
THE TREE APARTMENTS
SUBDIVISION
LOT 2
LOT 1
UNIVERSAL AIR
SUBDIVISION
BETHEL MISSIONARY
SUBDIVISION
M & T
MOTORS No. 1
D PLAZA SUBDIVISION
EXPWY 83
N
W
E
S

SUB2025-0097

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

Project Information

Subdivision Name HERNANDEZ ACRES SUBD.
Legal Description 5.16 AC. O/O LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, I.D.C.T.
Location +/- 9 1/2 MILE N. TROSPER ROAD
City Address or Block Number 14601 N Trosper Rd
Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 5.16 Net Acres 4.83
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒**Residential (** 2 **Lots)** Replat: ☐Yes/☒No
Existing Zoning ANNEXED N/A Proposed Zoning N/A Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use SINGLE FAM. RES Proposed Land Use RESIDENTIAL OPEN
Irrigation District # UNITED I.D. Water CCN: ☐MPU/☒Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 517976
Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name SAUL & JORGE HERNANDEZ Phone 378-3773/878-2141
Address 14435 N. TROSPER E-mail HERNANDEZSAUL99SHO@GMAIL.COM
City MEAHED MISSION State TX Zip 78572 CHATO19902@GMAIL.COM

Developer

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

Engineer

Name DAVID SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com
City MCALLEN State TX Zip 78501
Contact Person DAVID/MICK

Surveyor

Name SAME AS ENGR. Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____

RECEIVED
JUN 23 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 6/19/25

Print Name David Omar Salinas

Owner ☐ Authorized Agent ☒

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

VAR2026-0004

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

Project

Legal Description: 5.16 AC. o/o LOTS 57-4 & 58-4, WEST ADD. TO SHARYLAND, H.C.T.

Proposed Subdivision (if applicable): HERNANDEZ ACRES SUBD.

Street Address: MILE 9 1/4 N. TROSPER ROAD

Number of lots: 2 Gross acres: 5.16

Existing Zoning: N/A Existing Land Use: RESIDENTIAL / OPEN

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

Applicant

Name: SAUL & JORGE HERNANDEZ Phone: 956-878-2141 / 956-378-8773

Address: 1450B N. TROSPER E-mail: HERNANDEZSAUL99.SH@GMAIL.COM

City: MISSION State: TX Zip: 78573

Owner

Name: SAME AS APPLICANT Phone:

Address: E-mail: CITATO199021@GMAIL.COM

City: State: Zip:

Authorization

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

☐ Yes ☒ No

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

Signature: Date: 2/4/'26

Print Name: DAVID SALINAS ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: J.C. Payment received by: Date:

FEB 04 2026

BY: CW

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.

REQUEST VARIANCE TO NOT PROVIDE 1/4 COLLECTOR. IF 1/4 VARIANCE DENIED PROPERTY NORTH OF 1/4 COLLECTOR WOULD BE UN-BUILDABLE.

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

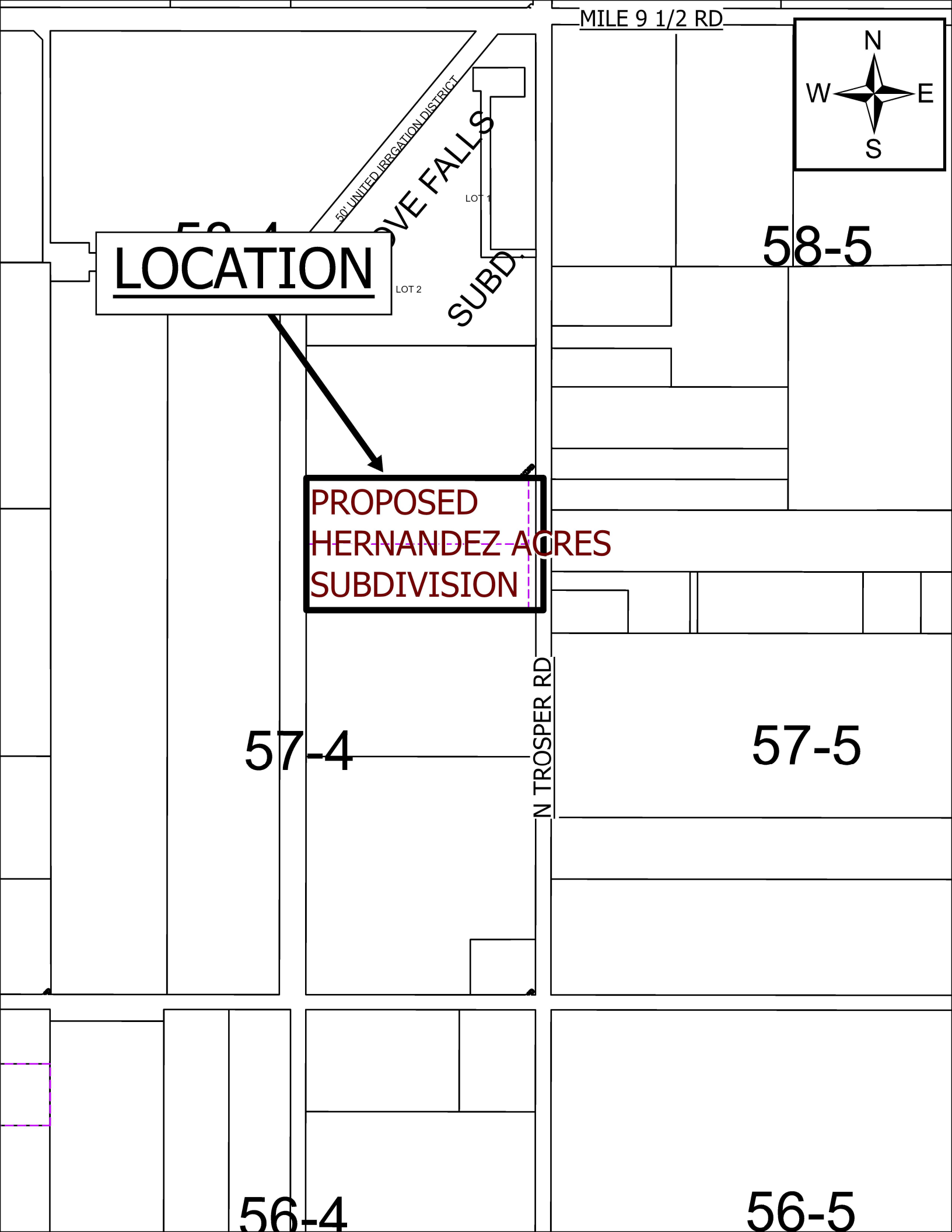
THE 1/4 MILE COLLECTOR WOULD LEAVE ONLY APPROX. 42' OF FRONTAGE N. OF 1/4 COLLECTOR.

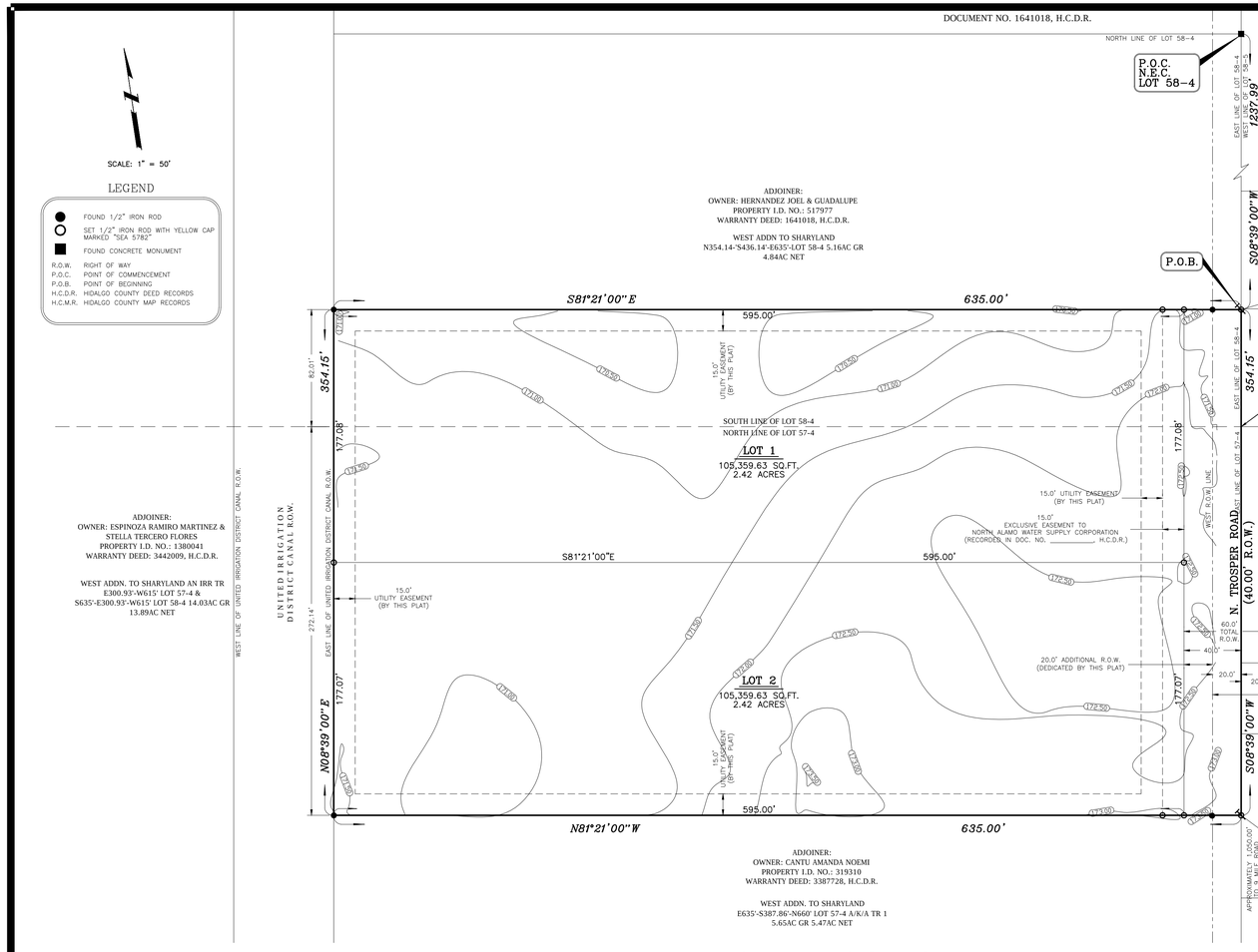
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

RURAL AREA W/ LANDS NOT PROVIDING A 1/4 COLLECTOR IN THIS AREA.

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

LANDS TO THE EAST ARE OCCUPIED BY EXISTING HOMES, AND LANDS TO THE WEST ARE BOUND BY A LARGE UNITED I.D. CANAL / ROW.


MILE 9 1/2 RD
N
W
E
S
50' UNITED IRRGATION DISTRICT
LOT 1
LOT 2
SUBD.
LOCATION
58-5
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
N TROSPER RD
57-4
57-5
56-4
56-5



SCALE: 1" = 50'

LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- ■ FOUND CONCRETE MONUMENT

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

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ & STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR TR
E300.93'-W615' LOT 57-4 &
S635'-E300.93'-W615' LOT 58-4 14.03AC GR
13.89AC NET

ADJOINER:
OWNER: HERNANDEZ JOEL & GUADALUPE
PROPERTY I.D. NO.: 517977
WARRANTY DEED: 1641018, H.C.D.R.

WEST ADDN TO SHARYLAND
N354.14'-S436.14'-E635'-LOT 58-4 5.16AC GR
4.84AC NET

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E635'-S387.86'-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165'-S330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5'-S165'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 562799
WEST ADDN. TO SHARYLAND
S82.50'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.33' LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:
OWNER: MARIA E. LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 562458
WEST ADDN. TO SHARYLAND
S50'-N215'-W391.43' & S115'-N330'-W185.71' LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

ADJOINER:
OWNER: ROBERTO & ROSA MA. M. LOZANO
PROPERTY I.D. NO.: 319315
WEST ADDN. TO SHARYLAND
S115'-N330'-W205.72' LOT 57-5
0.54AC. GR., 0.49AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
VOL. 3316, PG. 440, H.C.D.R.

HERNANDEZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X UNSHADED".

   ZONE "X UNSHADED": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
   COMMUNITY PANEL NUMBER: 480334 0300 D
   EFFECTIVE DATE: JUNE 6, 2000.

2. MINIMUM SETBACKS:
   FRONT: 75.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER.
   REAR: 15.0 FEET OR GREATER FOR EASEMENT.
   INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF (N. TROSPER ROAD) OR (73.50, 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.

5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTEBAN" LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02. N.A.V.D. 88
   BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7,246.82 CUBIC-FEET OR 0.166 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) EACH LOT SHALL DETAIN A MINIMUM OF 3,623.44 CU. FT.

7. 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.

8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

13. A FOUR (4.0) FOOT SIDEWALK ALONG NORTH TROSPER ROAD.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. 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.

16. 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 THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. 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.

18. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.

19. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

20. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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.

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

23. BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT IN DOCUMENT NUMBER 1924-1770123.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SAUL NEPTHTALI HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 342-3532	NONE
OWNER:	JORGE ANGEL HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 249-3958	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 COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E. TX. REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

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

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

ATTEST: _____
PRESIDENT

_____
SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____ DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS HERNANDEZ ACRES SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED; AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ OWNER: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

_____ OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HERNANDEZ ACRES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH 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: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

_____ OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF McALLEN
MAYOR'S CERTIFICATION

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2025.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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.

STATE OF TEXAS · DAVID OMAR SALINAS · 71973 · REGISTERED PROFESSIONAL ENGINEER

_____
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.

STATE OF TEXAS · DAVID O. SALINAS · 5782 · LICENSED PROFESSIONAL LAND SURVEYOR

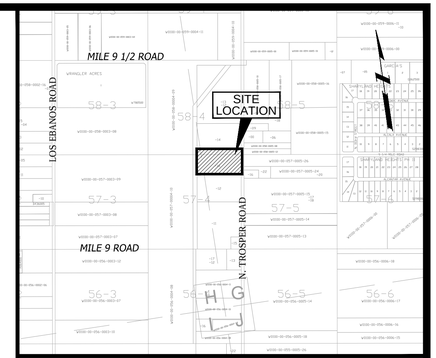
_____
DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HERNANDEZ ACRES SUBDIVISION SUBDIVISION LOCATED AT 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



LOCATION MAP

SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-25-26334

DATE PREPARED: NOV. 21, 2025.

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

HERNANDEZ ACRES SUBDIVISION IS LOCATED APPROXIMATELY 1,237.99 FEET SOUTH FROM THE CENTER LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 143,268 AS PER THE 2015 CENSUS).
HERNANDEZ ACRES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 4.

METES AND BOUNDS DESCRIPTION

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 58-4 LOCATED IN THE CENTER OF TROSPER ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 39 MINUTES WEST, A DISTANCE OF 1,237.99 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1)THENCE, SOUTH 08 DEGREES 39 MINUTES WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 58-4, A DISTANCE OF 82.01 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 58-4 SAME BEING THE NORTHEAST CORNER OF SAID LOT 57-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2)THENCE, NORTH 81 DEGREES 21 MINUTES WEST, A DISTANCE OF 20.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN UNITED I.D. CANAL RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3)THENCE, NORTH 08 DEGREES 39 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOTS 57-4 AND 58-4, A DISTANCE OF 272.14 FEET PASSING THE NORTH LINE OF SAID LOT 57-4 AND THE SOUTH LINE OF SAID LOT 58-4, AT A DISTANCE OF 354.15 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4)THENCE, SOUTH 81 DEGREES 21 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 58-4, A DISTANCE OF 615.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.16 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED (DOCUMENT NO. 3498399, H.C.O.R.)
N:\SUBDIVISION\PLATS\HERNANDEZ ACRES SUB\5.16.061625

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BOOK FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 1 OF 2

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

ADJOINER:
OWNER: JOEL & GUADALUPE V. HERNANDEZ
PROPERTY I.D. NO.: 517977
WEST ADDN. TO SHARYLAND
N354.14'-S436.14'-E635' LOT 58-4
5.16AC. GR., 4.84AC. NET
GIFT DEED
DOCUMENT NO. 1641018, H.C.D.R.

ADJOINER:
OWNER: GUADALUPE & OLIVIA HERNANDEZ
PROPERTY I.D. NO.: 319337
WEST ADDN. TO SHARYLAND
N165'-S330'-W656.25' LOT 58-5
2.41AC. NET
WARRANTY DEED
VOL. 2132, PG. 175, H.C.D.R.

ADJOINER:
OWNER: JUAN & LETICIA LOZANO
PROPERTY I.D. NO.: 561747
WEST ADDN. TO SHARYLAND
N82.5'-S165'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 556854, H.C.D.R.

ADJOINER:
OWNER: JORGE & MIRIAM HERNANDEZ
PROPERTY I.D. NO.: 562799
WEST ADDN. TO SHARYLAND
S82.50'-W656.25' LOT 58-5
1.24AC. GR., 1.20AC. NET
WARRANTY DEED
DOCUMENT NO. 825762, H.C.D.R.

ADJOINER:
OWNER: GABRIEL & MARIBEL WALLE
PROPERTY I.D. NO.: 675016
WEST ADDN. TO SHARYLAND
N165.33' LOT 57-5
5.01AC. GR., 4.93AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2247957, H.C.D.R.

ADJOINER:
OWNER: MARIA E. LOZANO
A/K/A MARIA ELVIRA LOZANO
PROPERTY I.D. NO.: 562458
WEST ADDN. TO SHARYLAND
S50'-N215'-W391.43' & S115'-N330'-W185.71' LOT 57-5
0.94AC. GR., 0.92AC. NET
GIFT DEED / DOCUMENT NO. 2154589, H.C.D.R.

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ & STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR TR
E300.93'-W615' LOT 57-4 &
S635'-E300.93'-W615' LOT 58-4 14.03AC GR
13.89AC NET

ADJOINER:
OWNER: HERNANDEZ JOEL & GUADALUPE
PROPERTY I.D. NO.: 517977
WARRANTY DEED: 1641018, H.C.D.R.

WEST ADDN TO SHARYLAND
N354.14-'S436.14'-E635'-LOT 58-4 5.16AC GR
4.84AC NET

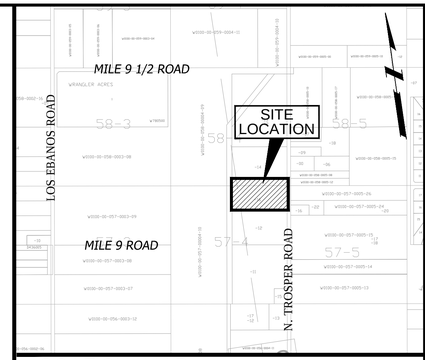
ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E635'-S387.86'-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

SCALE: 1"=30'

P.O.C. N.E.C. LOT 58-4
P.O.B.
NORTH LINE OF LOT 58-4
EAST LINE OF LOT 58-4
WEST LINE OF LOT 58-5
N00°02'00"E 1237.99'
S08°39'00"W 1237.99'
APPROXIMATELY 1237.99' TO 9 1/2 MILE ROAD
APPROXIMATELY 1,050.00' TO 9 MILE ROAD
S81°21'00"E 635.00'
N81°21'00"W 635.00'
WIRE FENCE
6.2' EXISTING BAR DITCH
595.00'
354.15'
82.01'
CONCRETE BEAM WITH IRON POST
15.0' UTILITY EASEMENT (BY THIS PLAT)
PROP. SEPTIC TANK SYSTEM (TYP.) (TO BE LOCATED DURING CONSTRUCTION)
PROP. 1" X 3/4" P.V.C. SINGLE WATER SERVICE CONNECTION (TO BE LOCATED DURING CONSTRUCTION)
SOUTH LINE OF LOT 58-4
NORTH LINE OF LOT 57-4
LOT 1
103,359.63 SQ.FT.
2.42 ACRES
LOT 2
105,359.63 SQ.FT.
2.42 ACRES
SOUTHEAST CORNER LOT 58-4 AND NORTHEAST CORNER LOT 57-4
SOUTH LINE OF LOT 58-5
NORTH LINE OF LOT 57-5
EAST R.O.W. LINE
WEST R.O.W. LINE
N. TROSPER ROAD (40.00' R.O.W.)
15.0' UTILITY EASEMENT (BY THIS PLAT)
15.0' EXCLUSIVE EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION (RECORDED IN DOC. NO. _____, H.C.D.R.)
METAL GATE
WIRE FENCE
BLOCK WALL
20.0' ADDITIONAL R.O.W. (DEDICATED BY THIS PLAT)
40.0' TOTAL R.O.W.
20.0'
40.0' EXIST. R.O.W.
CONCRETE COVER AREA
EXIST. SINGLE STORY FRAME RESIDENCE
ASPHALT DRIVE
IRON GATE
EXIST. 15.2' BAR DITCH
E-E
23.8'
272.14'
EAST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
WEST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.
UNITED IRRIGATION DISTRICT CANAL R.O.W.

LOCATION MAP
SCALE 1"=1000'

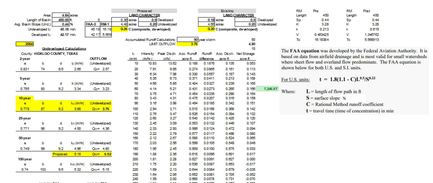


PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501

DATE PREPARED: NOVEMBER 12, 2025.

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; CERTIFICATE OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT IN WHICH THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

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 NOVEMBER 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



DRAINGE REPORT NARRATIVE

Proposed Hernandez Acres Subdivision is a residential 2 - lot 5.16 Gross (4.84 Net) Acre plat out of a part of Lots 57-4 and 58-4, West Addition to Sharyland, Hidalgo County, Texas, and, located approx. at Mile 9 ½ North Road along the west side of Trosper Road in the City of McAllen ETJ. This proposed single - family 2-lot plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0295 D, dated 06/06/2000. Zone "X" areas are defined as "…Areas of 500-year flood; areas of100-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." It is noted that a single family home is fully constructed and being occupied on what is proposed Lot 2 on the plat. Proposed Lot 1 on this plat will provide for a single family home.

Soils of this proposed plat consist of a Brennan fine sandy loam (Map Unit No. 3) with slopes between 0 and 1 percent - these Group B soils are well drained with medium surface runoff and moderate permeabilities. See Page 62 of the **Soil Survey of Hidalgo County, Texas.**

This site has 354.15 feet of frontage along the west side of Trosper Road and is bound on the north and south sides by open lands and some homesites. The United I.D. has a main canal right-of-way abutting this tract along the west side. Trosper Road is a paved rural road absent of any formal drainage improvements excepting a bar ditch on both sides.

The plat is proposing two (2) residential lots of which one lot (Proposed Lot 2) already has a single family home. The plat is dedicating an additional 20.0 feet of roadway right-of-way for a total right-of-way on this plat of 60.0 feet.

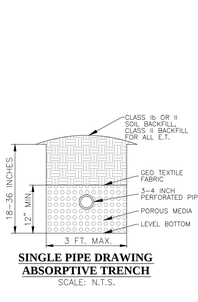
Waters within this property essentially sheet flow in a southeasterly direction toward Trosper Road. Drainage waters from a heavy rainfall event may enter Trosper Road although not likely due to large available open lands and moderate permeabilities. Drainage waters entering Trosper Road flow northerly the bar ditch system of this roadway away from this site.

In accordance with the drainage policies of the City of McAllen and the County of Hidalgo, this subdivision shall provide for the detention of rainfall waters equivalent to the total volume of water CREATED by the post-development of this 4.84 Net acre property. Using the Modified Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.26 (existing and future home improvements) - ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)***, an average drainage run of 450.0 feet and an average slope of 0.44%, it was computed that the improved future condition would produce an additional total volume of 7,246.87 Cubic Feet, or, 0.166 Acre-Feet. Water runoff shall increase from 3.76 CFS (10-year storm) to 6.52 CFS (50-year storm) - an increase of 2.76 CFS.

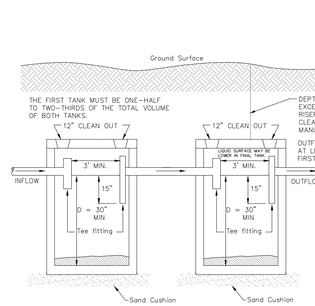
A discharging drainage swale shall be constructed on each lot where the swales shall be size to detain a dry volume minimum of 3,623.44 Cu. Ft. An 8" discharge bleeder line shall be constructed from each swale into the bar ditch of Trosper Road. It is noted that the bar ditch along Trosper Road shall be cleaned and deepened to accommodate the bleeder lines.

No additional improvements to Trosper Road aside from improving the condition of the bar ditch are being proposed. A minimum finished floor elevation of 173.50 is recommended.

David Omar Salinas, P.E.
Plat Engineer

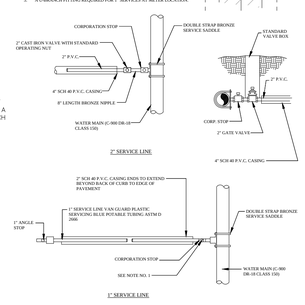


SINGLE PIPE DRAWING ABSORPTIVE TRENCH
SCALE: N.T.S.



TWO 500-GALLON SEPTIC TANKS IN SERIES
SCALE: N.T.S.

NOTES:
1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
2. ALL FITTINGS SHALL BE BRONZE SWIVEL GOOSENECK AND CAST IRON VALVE.
3. ONE SERVICE REQUIRED FOR EACH LOT.
4. 3" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
5. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



TYPICAL WATER SERVICE CONNECTION DETAIL
SCALE: N.T.S.

FINAL ENGINEERING REPORT FOR SISTERS SUBDIVISION:
BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

HERNANDEZ ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF TAYLOR ROAD. THE WATER SYSTEM FOR HERNANDEZ ACRES SUBDIVISION CONSISTS OF 1 -1" DIAMETER SINGLE SERVICE LINES RUNNING TO EACH LOT. SAID SERVICE TERMINATE AT THE WATER METER BORE FOR LOT 1. ALSO, THERE IS AN EXISTING SINGLE SERVICE LINE WHICH RUNS TO LOT 2 AND TERMINATES AT THE EXISTING WATER METER BOX. THE SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $XXXX.00, OR $XXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF $XXX.XX, WHICH COVERS THE $X,XXX.XX COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM HERNANDEZ ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE PER LOT SOILS ARE UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

GONZALEZ SEPTIC TANK SERVICE HAS EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 2 AND SUBMITTED A REPORT DATED XXXXX THAT CONCLUDED THE SEPTIC TANK IS ACCEPTABLE AND IN SUITABLE CONDITION FOR CONTINUED USE. THE TOTAL COST OF THE INSPECTION IS $500.00. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $3,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _XXXXXXXXX XX, 20XX_.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $XX,XXX.XX WHICH EQUALS TO $X,XXX.XX PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $3,000.00 PER LOT (ALL INCLUSIVE), THE INSPECTION OF THE EXISTING SEPTIC TANK WILL COST $500.00, FOR A TOTAL OF $3,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

REPORTE FINAL DE INGENERIA PARA LA SUBDIVISION SISTERS SUBDIVISION:
BY DAVID O. SALINAS, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISIÓN HERNANDEZ ACRES SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA S.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN HERNANDEZ ACRES CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA TAYLOR ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN HERNANDEZ ACRES CONSISTE DE UN 1) CONDUCTO SENCILLO DE AGUA DE 1 PULGADA DE DIÁMETRO QUE CORREN HACIA CADA LOTE. DICHO CONDUCTO SENCILLO DE AGUA SE TERMINAN EN LAS CAJA DE LOS MEDIDORES MECANICOS DE AGUA EN LOTE 1. TAMBIEN CONSISTE DE UN (1) CONDUCTO SENCILLO DE AGUA QUE CORRE HACIA LOTE 2 Y SE TERMINA EN LA CAJA DEL MEDIDOR MECANICO DE AGUA. LOS CONDUCTOS SENCILLOS DE AGUA Y LAS CAJAS DE LOS MEDIDORES MECÁNICOS DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE $XX,XXX.00 O $X,XXX.XX POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. $XX,XXX.XX, O $X,XXX.XX POR LOTE COMO ESTA DECLARADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS CUYA SUMA CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, COSTOS DE DERECHOS DE AGUA Y GASTOS DE MEMBRESIA. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITA UN MEDIDOR DE AGUA, LA COMPAÑÍA S.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

INFORME DE EVALUACIÓN DE SUELOS:

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

GONZALEZ SEPTIC TANK SERVICE HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPUESTO LOTE 2 Y HA PREPARADO UN REPORTE DE FECHA DE XXXXX XX, XXXX QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN UNA CONDICION ADECUADA PARA USO CONTINUO. EL COSTO TOTAL DE LA INSPECCION ES $500.00. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON $X,XXX.XX DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE $3,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROVADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _XXXXXXXXX XX, 20XX_.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $XX,XXX.XX O $X,XXX.XX POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSAS SÉPTICAS COSTARA $3,000.00, LA INSPECCION DE LA FOSA SEPTICA EXISTENTE COSTARA $500.00, A UN COSTO TOTAL DE $3,500.00 PARA TODA LA SUBDIVISIÓN.

ENGINEER'S SIGNATURE DATE

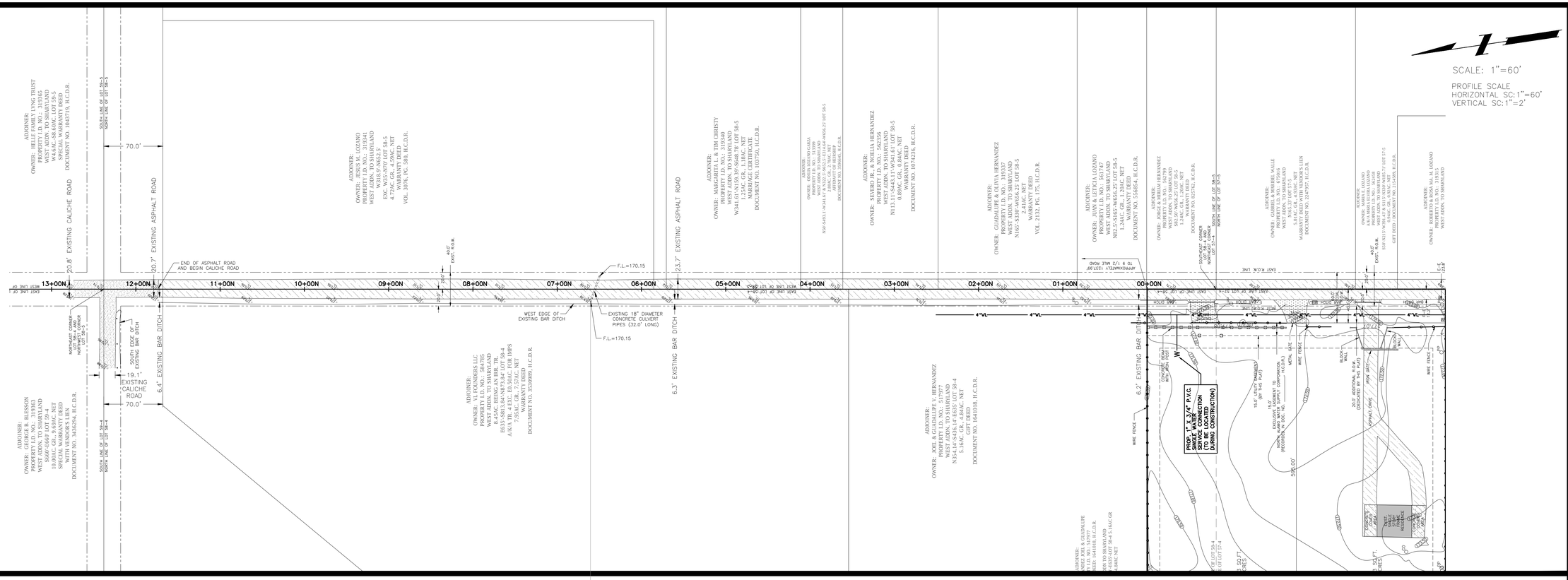
SEA
SALINAS ENGINEERING & ASSOCIATES
(TF-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-220, AUSTIN, TEXAS 78573 (512) 239-5263

Sheet Title:
UTILITY LAYOUT & DRAINAGE PLAN

Project:
HERNANDEZ ACRES SUBDIVISION

David Omar Salinas
Registered Professional Engineer # 71973

Date: 11/21/25
Scale: 1"=30'
Designed By: D.O.S.
Drawn By: A.E.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: SP-25-26334
Drawing No: SP-25-26334
Sheet 2 of 2



SEA

SALINAS ENGINEERING & ASSOCIATES
(F-6675)(10065700)
CONSULTING ENGINEERS & SURVEYORS
2525 LAREDO — MCALLEN, TEXAS 78504
1415 E. 6th — AUSTIN, TEXAS 78702
TBPE 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 238-5283

Sheet Title:

EXISTING OFF-SITE BAR DITCH PROFILE

Project:

HERNANDEZ ACRES SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 71973

Date:	07/21/25
Scale:	1"=60'
Designed By:	D.O.S.
Drawn By:	A.E.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-25-26334
Drawing No:	HERNANDEZ_ACRES_SUBD.DWG
Sheet	1 of 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/15/2026

SUBDIVISION NAME: HERNANDEZ ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trosper Road: Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides - Label centerline and indicate how ROW was dedicated and provide documents for staff review as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
9 1/4 Mile Street: Dedication as needed for total 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides - Provide ROW dedication for an E/W 1/4 mile collector aligning with north line of Lot 57-4/south line of Lot 58-4 prior to final. Discuss with staff for alignment. -the engineer submitted a variance request to the quarter mile collector. The subdivision will be heard at the planning and zoning meeting of April21, 2026 and CC on May 11, 2026 **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	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	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Proposing 75 ft. or in line with the average setbacks of existing structures, or easement, whichever is greater. - Need to clarify before final, but not less than ordinance requirements. - Need to finalize service drive requirement along N. Trosper Road and this is a Thoroughfare Road. **Zoning Ordinance: Section 138-356	Non-compliance

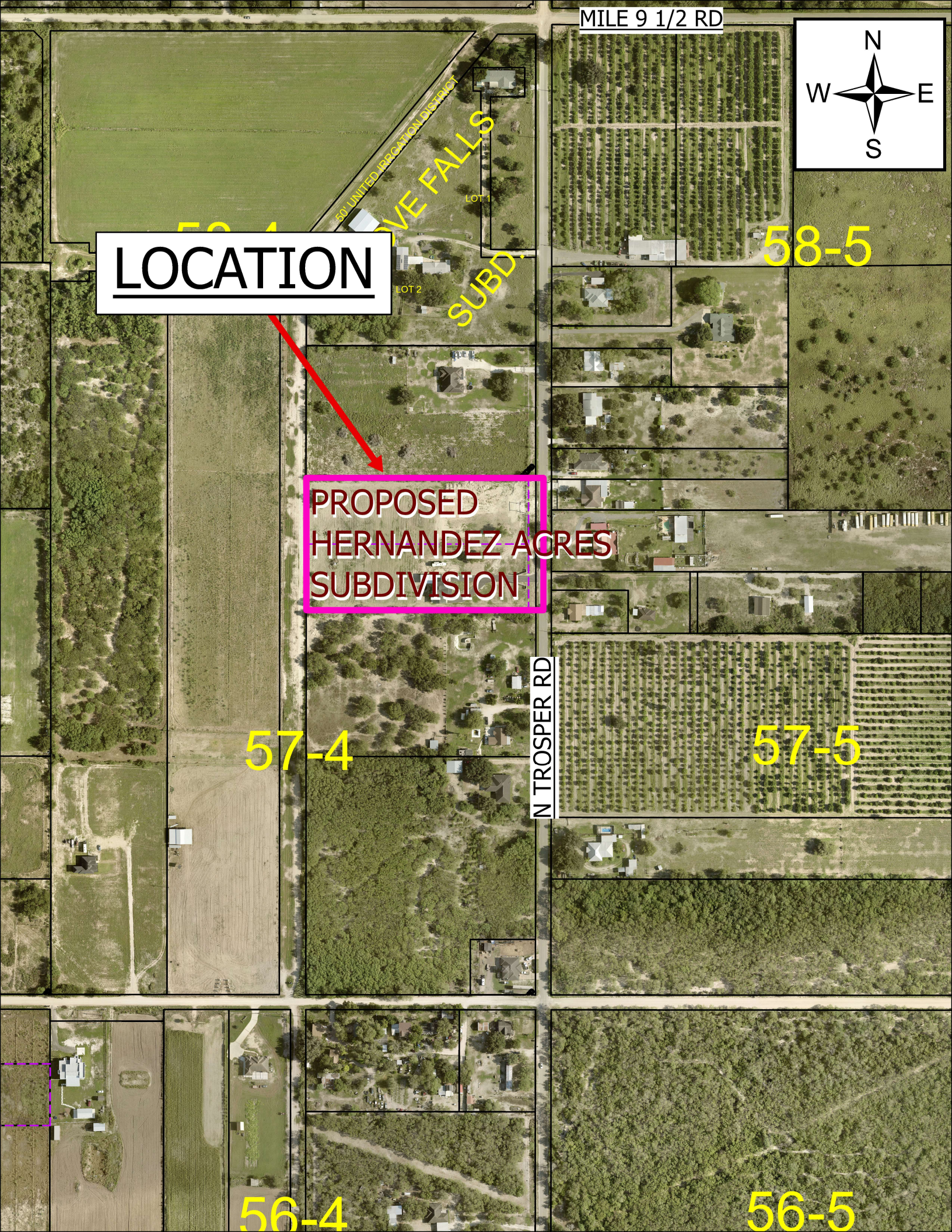
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rear: Proposing 15 ft. rear setback for easement shown on plat. - Finalize prior to final, but not less that ordinance requirements. **Zoning Ordinance: Section 138-356	Applied
* Sides: Proposing 6 ft. or greater for easement. - Need to finalize prior to final, but no less than ordinance requirements. **Zoning Ordinance: Section 138-356	Applied
* Corner: Will be established once E/W 1/4 Mile Street is provided on plat as required, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft., except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road and E/W 1/4 Mile Street. - Sidewalks may increase to 5 ft. as may be required prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Finalize wording on plat note prior to final. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: **Must comply with City Access Management Policy - As per Traffic Department, existing access to existing home will be honored although if it going to be demolished then we would require a shared access between lots 1 & 2. - Lots should front a parallel service drive along N. Tropser Road as this is a road designated on the Thoroughfare Plan. Finalize prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - If use changes or if number of lots change, comment will be revised accordingly.	NA

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

* 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 - If use changes or number of lots increase, comment will be revised as needed.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Should the property be annexed, initial zoning will be required. ***Zoning Ordinance: Article V	NA
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V Should the property be annexed, initial zoning will be required.	NA
PARKS	
* Land dedication in lieu of fee. Should the property be annexed, park requirements will apply.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Should the property be annexed, park requirements will apply.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Should the property be annexed, park requirements will apply. -	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - Per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
COMMENTS	
Comments: - Provide documents and width of UID Canal ROW prior to final. - Provide documents for the existing ROW on N. Trosper Road. - Revisions and references to UDC might be required and must be finalized prior to final. - The engineer submitted a variance request to the quarter mile collector. The variance will be heard on April 21, 2026 and CC on May 11, 2026 *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

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


MILE 9 1/2 RD
N
W
E
S
50' UNITED IRRIGATION DISTRICT
LOT 1
LOT 2
LOCATION
58-5
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
N TROSPER RD
57-4
57-5
56-4
56-5

SUB2026-0042

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Astrid's Place

Legal Description: All of Lot 1 and the North 1/2 of Lot 2, Bryan's Addition to McAllen

Location: Southeast corner of Datepalm and N. 4th Street

City Address or Block Number: 324 N 4th St

Total No. of Lots: 3 Total Dwelling Units: 3 Gross Acres: 0.24 Net Acres: 0.23

■Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/■No

For Fee Purposes: □Commercial (____ Acres)/■ Residential (3 Lots) Replat: □Yes/■No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ■No/□Yes: Date: _____

Existing Land Use: Vacant Proposed Land Use: Residential

Irrigation District #: 1 Water CCN: ■MPU/□Sharyland Water SC Other: _____

Agricultural Exemption: □Yes/■No Parcel #: 127844

Estimated Rollback Tax Due: n/a Tax Dept. Review: _____

Owner

Name: Astrid Gutierrez Phone: 956-683-1000

Address: 2205 S. 45th Street E-mail: jamestuxedos@gmail.com

City: McAllen State: Texas Zip: 78503

Developer

Name: Same as Owner Phone: _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Engineer

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

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

City: McAllen State: Texas Zip: 78501

Contact Person: Steve Spoor, P.E.

Surveyor

Name: Robles & Associates - Reynaldo Robles Phone: 956-968-2422

Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com

City: Weslaco State: Texas Zip: 78596

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 03-06-26

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

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

VAR2026-0008

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

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

Project

Legal Description: Lot 1 and the North 1/2 of Lot 2, Block 2, Bryan's Addition

PROPOSED ASTRID'S PLACE SUBDIVISION

Street Address: 324 N. 4th Street

Number of lots: 3 Gross acres: 0.24

Existing Zoning: R-1 Existing Land Use: Vacant

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

Applicant

Name: Spoor Engineering Consultants Phone: 956-683-1000

Address: 510 S. 4th Street E-mail: sec@spooreng.com City: McAllen State: Texas Zip: 78501

Owner

Name: Astrid Gutierrez Phone: 956-683-1000

Address: 2205 S. 45th Street E-mail: jamestuxedos@gmail.com

City: McAllen State: Texas Zip: 78503

Authorization

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

☐ Yes ☒ No

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

Signature: [signature] Date: 03-06-26

Print Name: Steve Spoor, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ■ $250.00

Accepted by: NM Payment received by: Natalie Date: March 9, 2026

Rev 10/18

MAR 10 2026

BY: CW

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

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

Please see attachment

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

Please see attachment

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

Please see attachment

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

Please see attachment

Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
510 S. Broadway St. McAllen, Texas 78501
956-683-1000 sec@spooreng.com

Astrid's Place February 27, 2026

Variance to Subdivision Process Application

Variances Requested:

A. Variance to allow lot frontage of less than 50 feet. -2D0A
B. Variance to allow lot area of less than 5,000 square feet. -2B0A

D. Variance to allow a front setback of 10 feet instead of 25 feet -P+Z

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

A and B. Smaller lot sizes are more affordable and the lots in this area are not much larger than the lots in this proposed subdivision. The three proposed lots are for siblings

D. The lesser front setback will allow a more reasonably sized home to be built, especially on the corner lots.

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

A and B. Smaller lot sizes are more affordable and the lots in this area are not much larger than the lots in this proposed subdivision. The three proposed lots are for siblings

D. The lesser front setback will allow a more reasonably sized home to be built, especially on the corner lots.

MAR 10 2026
BY: CW

Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
510 S. Broadway St. McAllen, Texas 78501
956-683-1000 sec@spooreng.com

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.

A and B. Smaller lots sizes and frontages are already located in the area.

loped. The

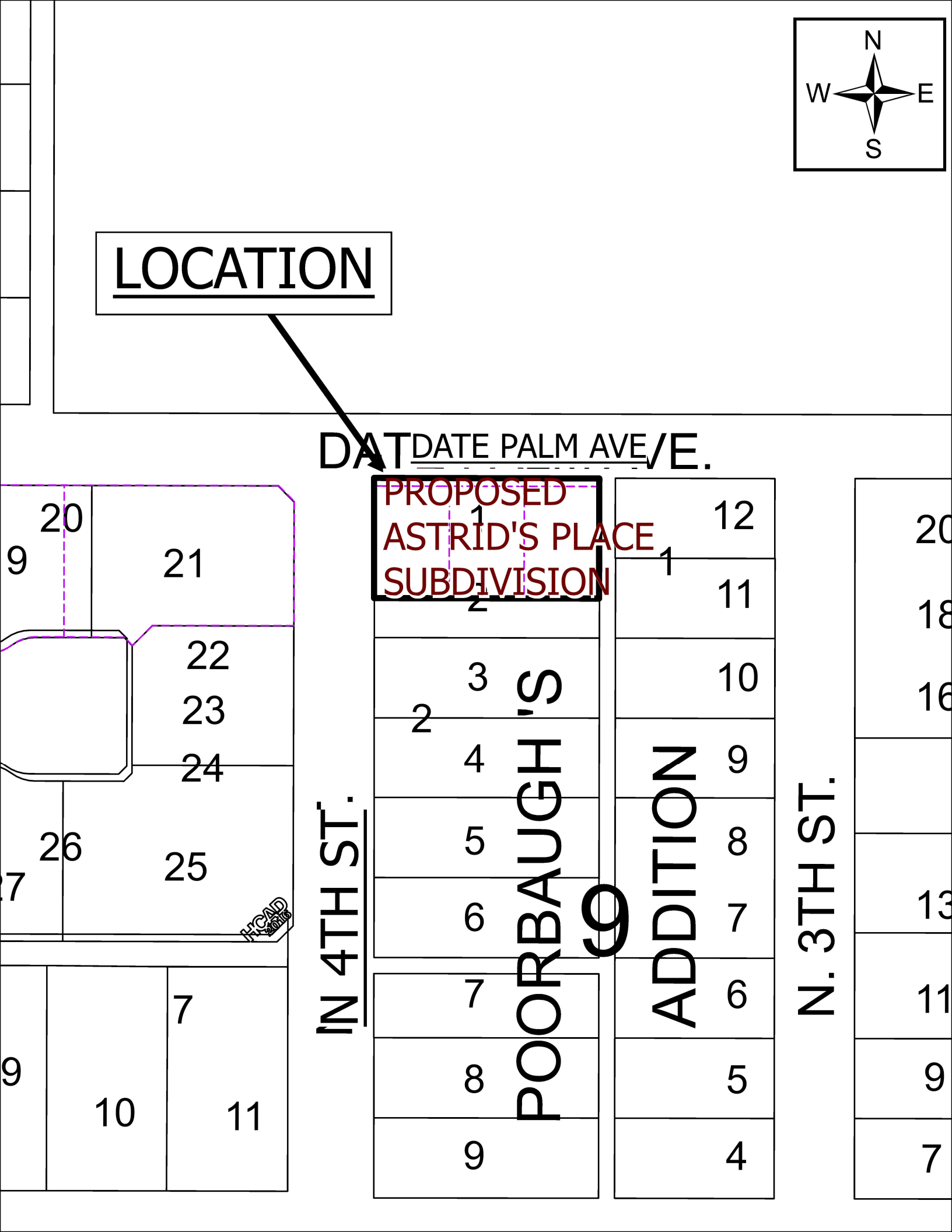
decades.

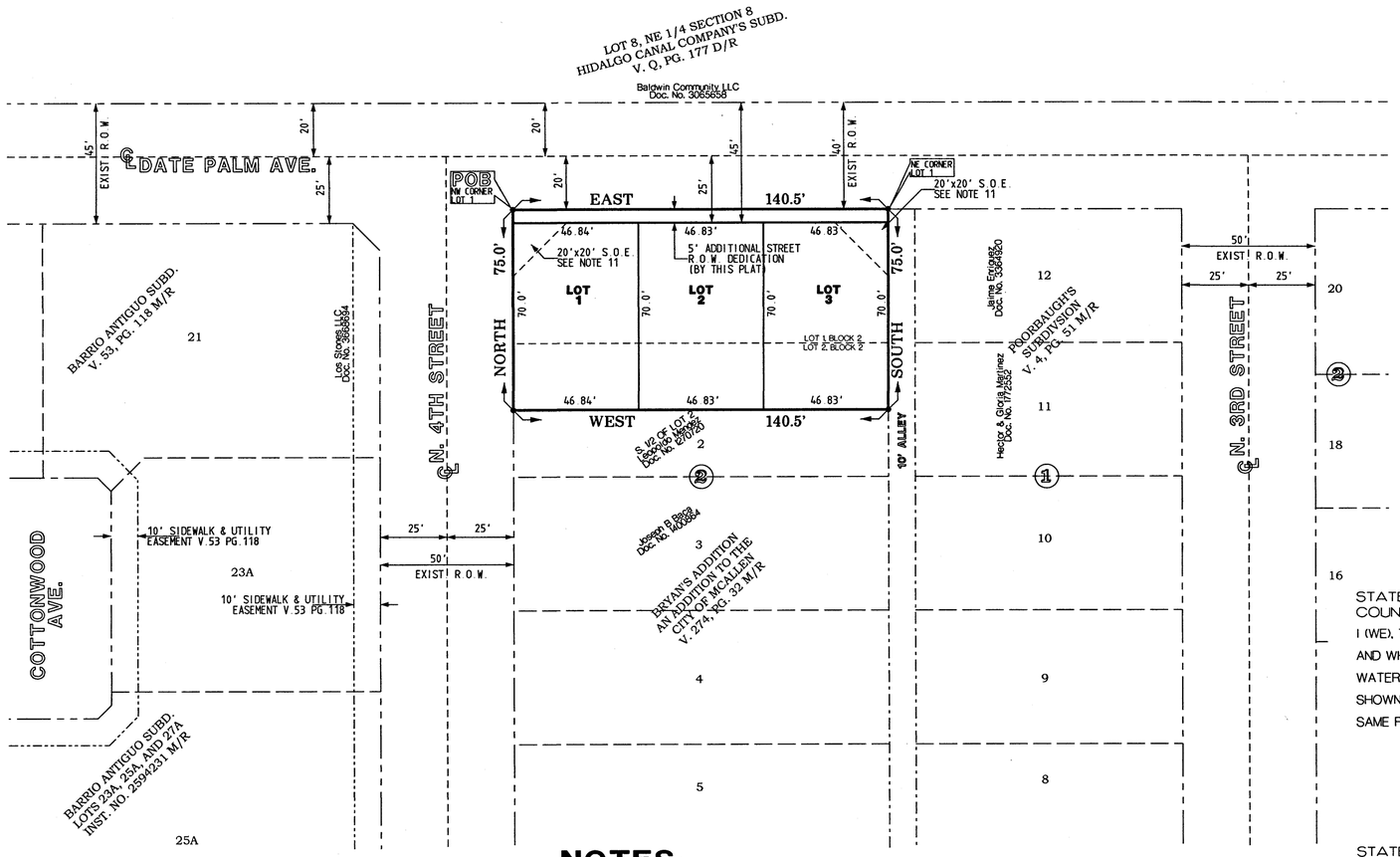
D. A lesser front setback will not affect the other property owners in the area.

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

A and B. Most of the surrounding area has already been subdivided. These variances would not affect neighboring properties.

D. Most of the adjacent properties are already subdivided. The lesser front setback will not affect.


N
W
E
S
LOCATION
DATE PALM AVE
PROPOSED
ASTRID'S PLACE
SUBDIVISION
IN 4TH ST.
POORBAUGH'S
9
ADDITION
N. 3TH ST.
20
21
22
23
24
25
26
27
9
10
11
7
1
2
3
4
5
6
7
8
9
12
11
10
9
8
7
6
5
4
20
18
16
13
11
9
7
HCAD 2016

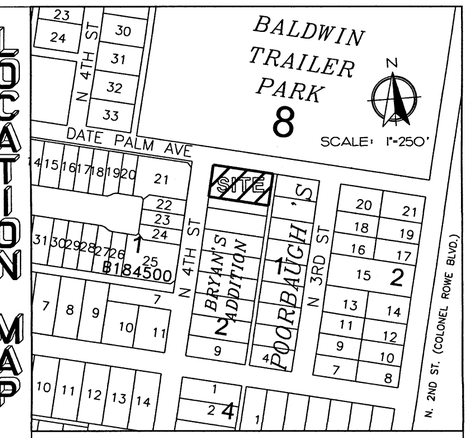


FEB. 27, 2026
Scale: 1"=40'
REV:

SUBDIVISION PLAT
OF
ASTRID'S PLACE
SUBDIVISION

BEING A SUBDIVISION OF LOT 1, AND THE NORTH½OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 0.24 ACRES OF LAND, MORE OR LESS

LOCATION MAP



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F6003
510 S. BROADWAY McALLEN, TEXAS 78501
SEC@spooreng.com 956-683-1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

ASTRID GUTIERREZ
2205 S. 45TH ST.
MCALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

NOTARY PUBLIC DATE

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   - FRONT: 10 FEET OR GREATER FOR EASEMENTS
   - SIDE: 6 FEET OR GREATER FOR EASEMENTS.
   - GARAGE: 18 FEET OR GREATER FOR EASEMENTS.
   - REAR: 10 FEET OR GREATER FOR EASEMENTS
   - CORNER: 10 FEET OR GREATER FOR EASEMENTS
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0005C, MAP REVISED NOVEMBER 2, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
5. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
6. BENCHMARK STATION NAME: MC78 ELEVATION 121.67 - BRASS MONUMENT AT SOUTHWEST CORNER OF BUSINESS 83 AND ASH AVENUE
7. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON DATE PALM AVENUE AND N. 4TH STREET.
8. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DRAINAGE DETENTION OF 0.04 ACRE-FEET (1,740 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY.
10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
11. S.O.E. DENOTES SIGHT OBSTRUCTION EASEMENT (BY THIS PLAT)

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DATE
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

METES & BOUNDS

ALL OF LOT 1, AND THE NORTH ONE-HALF OF LOT 2, BLOCK 2, BRYAN'S ADDITION TO McALLEN, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 274, PAGE 32 AND 33, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of the Lot 1, for the northwest corner of the following described tract of land; said point being on the intersection of the South line of Date Palm Avenue and the East line of N. 4" Street;

THENCE, with the South line of Date Palm Avenue and the North line of Lot 1, EAST, 140.5 feet to the northeast corner of Lot 1, for the northeast corner hereof; said point being on the West line of dedicated alley;

THENCE, with the East line of Lots 1 and 2, and the West line of said alley SOUTH, at 50.0 feet pass the common east corner between Lots 1 and 2, and at 75.0 feet the southeast corner of the north one-half of Lot 2, for the southeast corner hereof;

THENCE, with the South line of the North one-half of Lot 2, WEST, 140.5 feet to the southwest corner of the north one-half of Lot 2, for the southwest corner hereof; said point being on the East line of N. 4" Street;

THENCE, with the West line of Lot 2 and Lot 1 and the East line of N. 4" Street, NORTH, at 25.0 feet pass the common west corner between Lots 2 and 1, and at 75.0 feet the POINT OF BEGINNING; containing 0.24 acre of land, more or less.

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, DATE
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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

STEPHEN SPOOR 03-06-26
REGISTERED PROFESSIONAL ENGINEER DATE
P. E. REGISTRATION No. 56752

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: BRYANS ADDITION TO MCALLEN LOT 1A, 2A, & 3A SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Date palm Avenue: Dedication of 25 ft. from centerline for a 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides Revisions required: -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies 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	Required
N. 4th Street: Dedication of 25 ft. from centerline for a 50 ft. total ROW. Paving: 32 ft. Curb & gutter: both sides Revisions Required: -Needs to provide R.O.W. documents on the plat for the existing ROW and provide copies 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	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties/multifamily residential. - There is an existing Alley 10 ft. on the east side of the property. **Subdivision Ordinance: Section 134-106	Applied

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

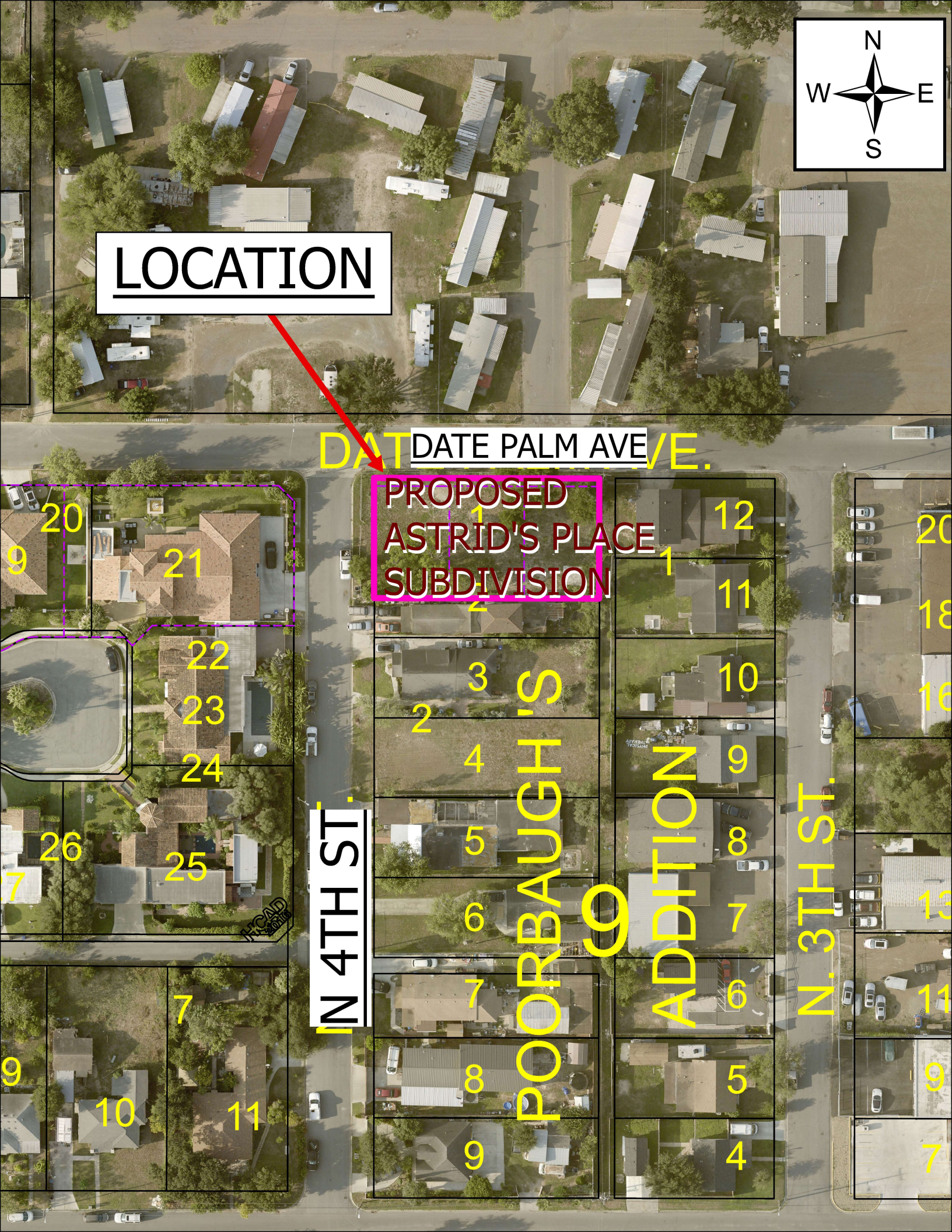
SETBACKS	
* Front: 25 ft. or greater for easements - Add plat note as stated above, prior to final. - Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements - Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except, where greater setback is required, greater setbacks applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Date palm Avenue and N. 4th Street. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	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.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **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	Applied
LOT REQUIREMENTS	
* Lots fronting public streets: Lots are fronting Date Palm Avenue. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Lot width should be 50 ft. and lot area should be 5,000 sq ft. - Lot area and width do not meet requirements at the moment. lot width of 46.84 and lot area of 3,278.1 sqft - Engineer submitted a variance request to the ZBOA board. - This requirement is still pending approval if granted. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed: R-1 (Sigle-Family Residential) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted for this subdivision.	Applied
PARKS	
* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. * Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $ 2,100 (3 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 3- lots	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

COMMENTS	
Comments: - Public hearing required with noticed may be applicable for single-family residential, prior to recording. - Replat name change should be "Bryan's Addition, Lots 1A, 2A & 3A, Block 2 Subdivision" - Engineer submitted a variance request and will be heard at the Planning and Zoning Commission meeting on April 21, 2026. - 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. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND APPROVAL OF THE VARIANCE REQUEST.	Applied


N
W
E
S
LOCATION
DATE PALM AVE
DATE PALM AVE.
PROPOSED
ASTRID'S PLACE
SUBDIVISION
N. 4TH ST.
PORBAUGH'S
9
ADDITION
N. 3TH ST.
20
9
21
22
23
24
26
25
7
1
2
3
4
5
6
7
8
9
12
11
10
9
8
7
6
5
4
20
18
16
13
11
9
7
10
11

SUB2025-0053

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

Project Information

Subdivision Name Russell Creek ~~Phase I~~ 10/24/25 S.A.

Legal Description A 18.326 Acre Tract of Land being out of the remaining Land out of a Tract of Land described as Tract 1, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas

Location Approximately 300-ft West of Russell Road/N. Depot Road intersection

City Address or Block Number 13701 N 23rd St (N Depot Rd)

Total No. of Lots 101 Total Dwelling Units 101 Gross Acres ~~18.55~~ 19.55 S.A. 3/28/2025 Net Acres 15.97

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☒ Residential (101 Lots) Replat: ☒Yes/☐No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Single Family Residential

Irrigation District # HCID1 Water CCN: ☐MPU/☒Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 294701

Estimated Rollback Tax Due 141,901.63 Tax Dept. Review MPG

Owner

Name Jane Cross Enterprises, Inc Phone ____

Address 13201 N. 23rd Street E-mail ____

City Edinburg State TX Zip 78541

Developer

Name Elite Development 786, LLC Phone 956-283-7474

Address 3244 Turquia E-mail ____

City Brownsville State TX Zip 78520

Contact Person Mobeen Ahmed

Engineer

Name M2 Engineering, PLLC Phone 956-600-8628

Address 1810 E. Griffin Parkway E-mail milo@m2-engineers.com

City Mission State TX Zip 78572

Contact Person Emigdio Salinas

Surveyor

Name Manuel Carrizales Phone 956-567-2167

Address ____ E-mail mannyrpls@cls.land

City Edinburg State TX Zip 78542

KF

MAR 28 2025

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature Date 3/27/2025

Print Name Emigdio Salinas

Owner ☐ Authorized Agent ☒

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

VAR2026-0016

City of McAllen

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

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

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

Project

Legal Description: A 18.326 Acre Tract of Land being out of the remaining land of a tract of land described as Tract 1, out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

Proposed Subdivision (if applicable): Russell Creek Subdivision

Street Address:

Number of lots: 101 Gross acres: 18.326

Existing Zoning: R-1, Single Family Residential Existing Land Use: Vacant

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

Applicant

Name: M2 Engineering, PLLC Phone: 956-600-8628

Address: 1810 E. Griffin Parkway E-mail: milo@m2-engineers.com ; hector@m2-engineers.com

City: Mission State: TX Zip: 78572

Owner

Name: Elite Properties 17, LLC Phone: 845-283-7474

Address: 324 Turquia E-mail:

City: Brownsville State: TX Zip: 78520

Authorization

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

☐ Yes ☒ No

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

Signature: Date: 4-7-2026

Print Name: Emigdio Salinas, M2 Engineering, PLLC ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: NM Payment received by: Date: 4.7.26

RECEIVED
APR 07 2026
By OC

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.

Russell Creek Subdivision was laid out under the prior R-1 Single Family Residential standards. The City has since adopted the new UDC R-1 Low Density Residential district with reduced setbacks (20-ft front, 5-ft side). This variance is requested to align the plat/design with the City's current standard and avoid redesign impacts.

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

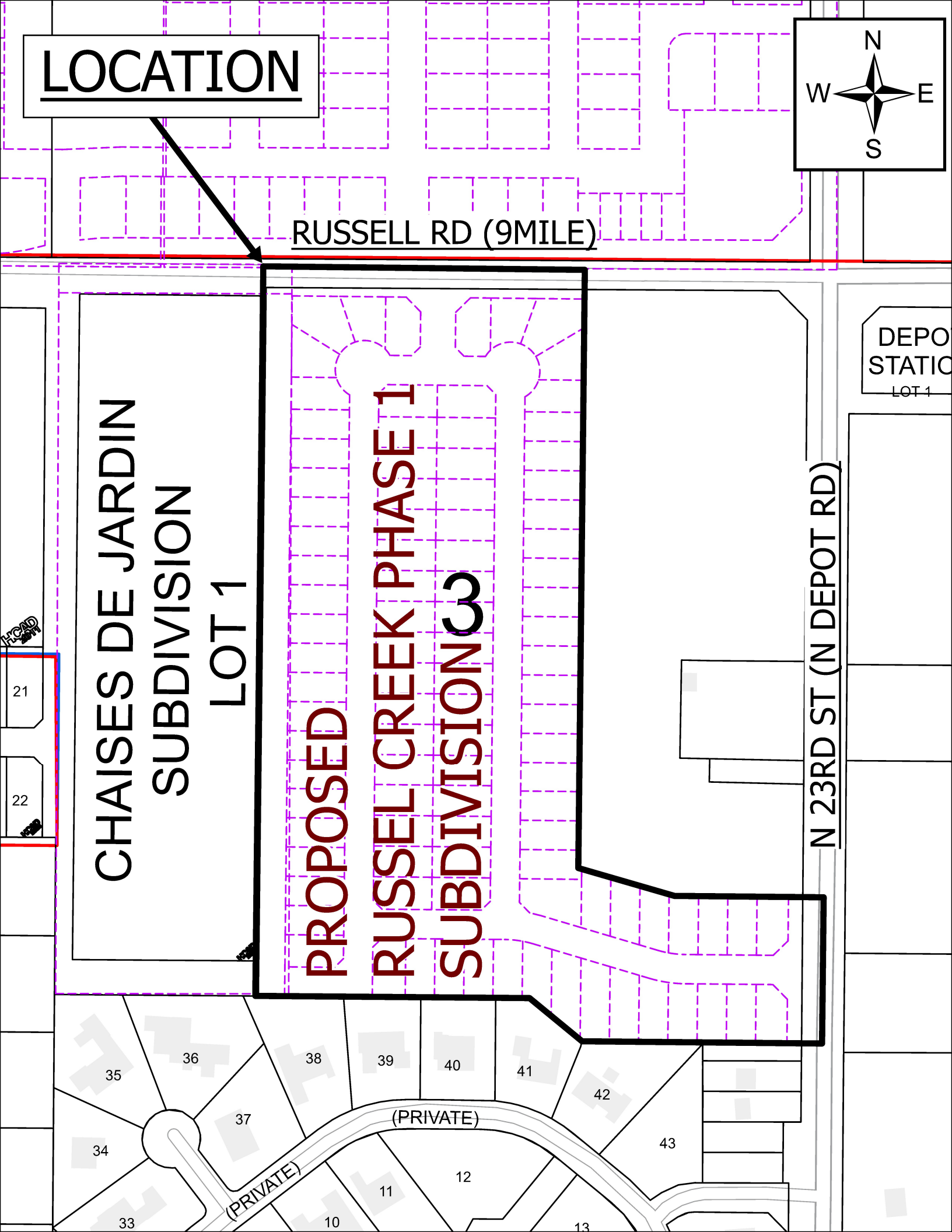
The variance allows the property to be developed as intended for single-family residential use, consistent with the City's current R-1 Low Density Residential standards, without unnecessary reconfiguration of the subdivision layout.

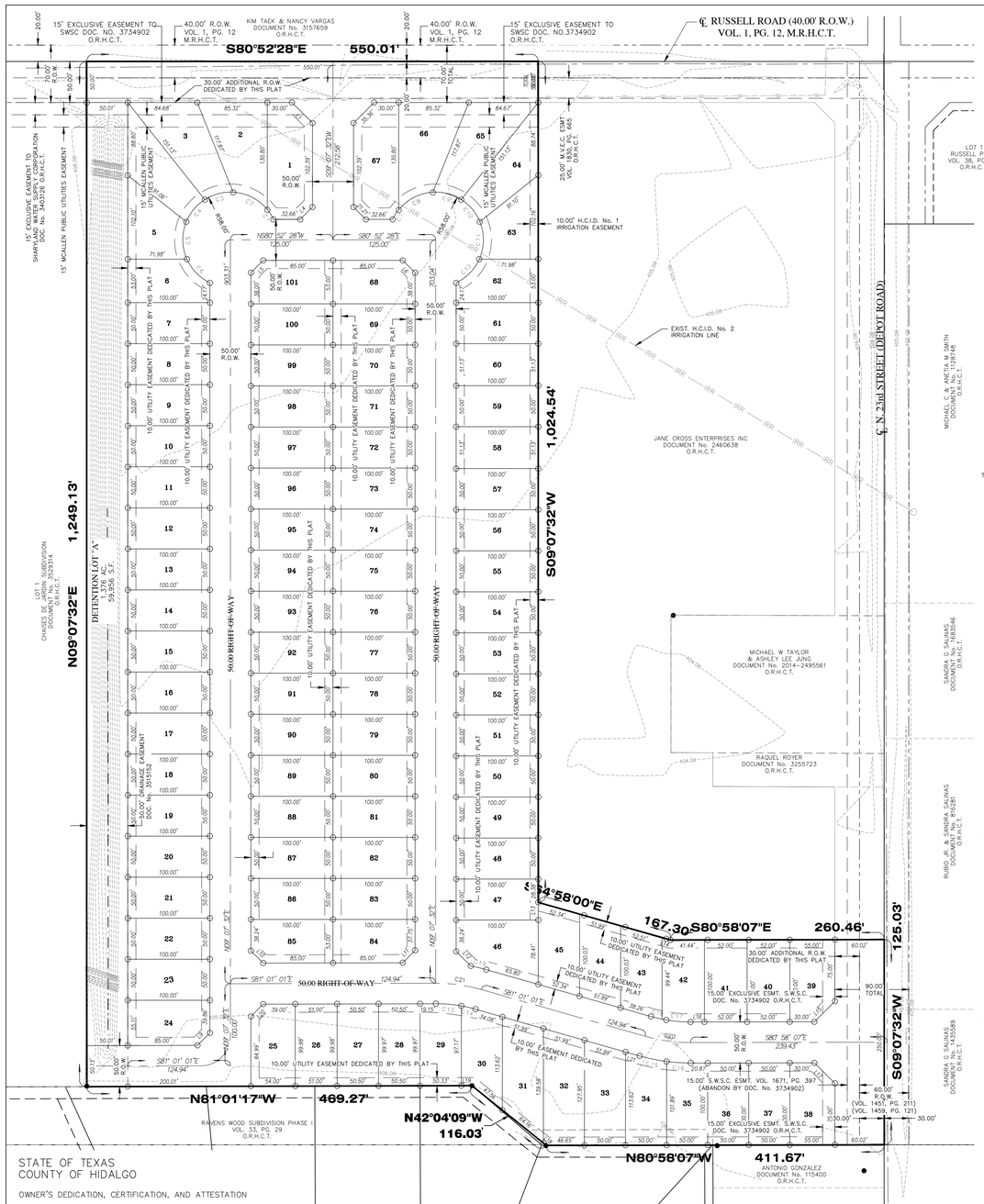
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The requested setbacks (20-ft front, 5-ft side) match the City's current R-1 Low Density Residential standards and will not create safety issues or negatively impact adjacent properties.

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.

Approval will not affect the orderly subdivision or development of surrounding properties and will not change public streets, easements, access, or utilities—only the setback standard applied to this subdivision.


LOCATION
N
W
E
S
RUSSELL RD (9MILE)
CHAISES DE JARDIN
SUBDIVISION
LOT 1
PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION 3
N 23RD ST (N DEPOT RD)
DEPO
STATIC
LOT 1
21
22
35
36
38
39
40
41
42
43
37
34
33
(PRIVATE)
(PRIVATE)
12
11
10
13



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.75	58.00	13° 35' 01"	N23° 11' 58"W	13.72'
C2	48.17	58.00	47° 34' 56"	N53° 46' 57"W	46.79'
C3	36.24	58.00	35° 48' 10"	S84° 31' 51"W	35.66'
C4	35.67	58.00	35° 14' 17"	S49° 00' 19"W	35.11'
C5	46.74	58.00	46° 10' 26"	S8° 17' 59"W	45.49'
C6	41.05	58.00	40° 33' 14"	S35° 03' 51"E	40.20'
C7	13.75	58.00	13° 35' 02"	S41° 27' 02"W	13.72'
C8	48.17	58.00	47° 34' 55"	S72° 02' 01"W	46.79'
C9	36.24	58.00	35° 48' 10"	N66° 16' 26"W	35.66'
C10	35.67	58.00	35° 14' 17"	N30° 45' 13"W	35.11'
C11	46.74	58.00	46° 10' 22"	N9° 57' 07"E	45.49'
C12	41.05	58.00	40° 33' 15"	N53° 18' 55"E	40.20'
C13	31.34	175.00	10° 15' 39"	N75° 53' 12"W	31.30'
C14	17.68	175.00	5° 47' 23"	N67° 51' 41"W	17.68'
C15	33.63	225.70	8° 32' 10"	S69° 14' 53"E	33.59'
C16	29.21	224.19	7° 27' 58"	S77° 14' 56"E	29.19'
C17	34.77	174.64	11° 24' 31"	S75° 16' 33"E	34.72'
C18	14.10	175.98	4° 35' 28"	S67° 16' 30"E	14.10'
C19	19.55	224.95	4° 58' 48"	N67° 36' 01"W	19.55'
C20	55.86	200.00	16° 00' 07"	S72° 58' 03"E	55.68'
C21	56.03	200.00	16° 03' 02"	S72° 59' 31"E	55.84'

Line Table		
Line #	Direction	Length
L1	S35° 52' 28.05"E	35.36'
L2	N54° 07' 31.93"E	35.36'
L3	N35° 52' 28.17"W	21.21'
L4	S54° 07' 31.91"W	21.21'
L5	N54° 07' 31.91"E	21.21'
L6	S35° 52' 28.09"E	21.21'
L9	S54° 03' 15.35"W	21.24'
L10	N35° 56' 44.65"W	21.19'
L11	S54° 03' 15.35"W	21.24'
L12	N35° 56' 44.65"W	24.99'
L13	S9° 07' 35.71"W	21.62'
L14	S64° 58' 00.00"E	10.46'
L15	S54° 04' 44.58"W	35.38'
L16	N80° 58' 06.55"W	16.95'
L17	S35° 55' 15.42"E	35.33'
L18	N42° 04' 09.00"W	4.30'
L19	N81° 01' 17.00"W	12.93'
L20	N54° 03' 15.35"E	21.24'
L21	S64° 57' 59.67"E	17.78'

LOT AREAS		
LOT No.	AC	SQFT
1	0.169	7360
2	0.166	7240
3	0.161	7034
4	0.131	5701
5	0.118	5136
6	0.110	4799
7–23	0.115	5000
24	0.124	5386
25	0.121	5287
26	0.117	5099
27	0.116	5049
28	0.116	5049
29	0.115	5002
30	0.117	5094
31	0.145	6330
32	0.155	6751
33	0.139	6039
34	0.123	5351
35	0.115	5018
36	0.115	5000
37	0.115	5000
38	0.119	5187
39	0.119	5188
40	0.119	5200
41	0.119	5200
42	0.118	5125
43	0.116	5049
44	0.115	5002
45	0.116	5035
46	0.145	6327
47–57	0.115	5000
58	0.117	5113
59	0.115	5000
60	0.117	5113
61	0.115	5000
62	0.110	4799
63	0.118	5138
64	0.131	5698
65	0.161	7034
66	0.166	7240
67	0.169	7360
68	0.119	5187
69–83	0.115	5000
84	0.119	5175
85	0.119	5199
86–100	0.115	5000
101	0.119	5187

SCALE: 1"=80'

BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

SHARYLAND WATER SUPPLY CORPORATION:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE RUSSELL CREEK 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.

_____ DATE
CARLOS LIMA
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

_____ _____
MANUEL CARRIZALES, R.P.L.S. DATE
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

METES AND BOUNDS

DESCRIPTION A 19.555 ACRE TRACT

A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT I, OUT OF LOT 3, SECTION 233, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS CONVEYED TO JANE CROSS ENTERPRISES, INC., A TEXAS CORPORATION, BY VIRTUE OF WARRANTY DEED RECORDED IN INSTRUMENT NUMBER: 2013–2460638, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), AND A PORTION OF LAND OUT OF A CALLED TRACT 2 AS DESCRIBED AND CONVEYED TO RAVENSWOOD LTD, BY VIRTUE OF DOCUMENT NUMBER 612856, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.555 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF RUSSELL ROAD AND N. DEPOT ROAD (23RD STREET) FOR THE NORTHEAST CORNER OF SAID LOT 3, AND OF SAID TRACT I, THENCE, NORTH 80 DEGREES 52 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 371.35 FEET TO A CALCULATED POINT [N:16646150.5623, E:1074839.9511] FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID TRACT I AT A DISTANCE OF 20.00 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSELL ROAD, CONTINUING A TOTAL DISTANCE OF 1024.46 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 64 DEGREES 58 MINUTES 00 SECONDS EAST, OVER AND ACROSS SAID TRACT I A DISTANCE OF 167.30 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 58 MINUTES 07 SECONDS EAST, OVER AND ACROSS SAID TRACT 1, AT 180.46
FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 210.46 FEET TO A CALCULATED POINT LOCATED AT THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID TRACT I FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3 AND OF SAID TRACT I, A DISTANCE OF 250.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND OF SAID TRACT I, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 58 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT I AND THE SOUTH LINE OF SAID TRACT 2 BEING THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 411.67 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 42, RAVENS WOOD SUBDIVISION, PHASE I AS PER MAP OR PLAT RECORDED IN VOLUME 33, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, NORTH 42 DEGREES 04 MINUTES 09 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT1, ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, A DISTANCE OF 116.03 FEET TO A HALF (1/2)–INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 01 MINUTES 17 SECONDS WEST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, AND ALONG A COMMON NORTH LINE OF SAID RAVENS WOOD SUBDIVISION, AT A DISTANCE OF 419.27 PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE EAST LINE OF A 50.0 FOOT DRAINAGE EASEMENT, CONTINUING A TOTAL DISTANCE OF 469.27 FEET TO A CALCULATED POINT FOR THE WESTMOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, WITHIN AND ACROSS SAID LOT 3 AND OF SAID TRACT 1, ALONG THE WEST LINE OF SAID 50.0 FOOT DRAINAGE EASEMENT, AT A DISTANCE OF 1229.13 FEET PASS AN IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSEL ROAD, CONTINUING A TOTAL DISTANCE OF 1249.13 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 52 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND OF SAID TRACT 1, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.555 ACRES OF LAND MORE OR LESS.

ALL COORDINATES, BEARINGS, AND DISTANCES NOTED WITHIN THIS METES AND BOUNDS DESCRIPTION ARE IN U.S. SURVEY FEET AND REFERENCE THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205 AND IN GRID COORDINATES.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"

ZONE "X" AREAS: AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPAIN (NO SHADING), ACCORDING TO COMMUNITY–PANEL NO. 480334 0325 D, DATED JUNE 6, 2000
MAP REVISED: MAY 17, 2001, TO REFLECT LOMR 01–06–1095P–480334

2. SETBACKS:
FRONT: 25.00 FEET OR GREATER FOR EASEMENTS
REAR: 10.00 FEET OR GREATER FOR EASEMENTS
SIDE: 6.00 FEET OR GREATER FOR EASEMENTS
CORNER 10.00 FEET OR GREATER FOR EASEMENTS
GARAGE 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET

MC 34 – DESCRIPTION: SOUTHWEST CORNER OF THE INTERSECTION OF BOROLO LANE AND 23RD ST.
TYPE OF MATERIAL: 30" ALUMINUM PIPE WITH A 3–3/4" BRASS MONUMENT CAP ON TOP.
N:16644511.4151
E:1074905.50377

5. IN ACCORDANCE WITH THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 79,577 CUBIC–FEET OR 1.83 ACRE–FEET OF STORM WATER RUNOFF.

6. 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.

7. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

8. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG RUSSELL ROAD, NORTH 23RD STREET (DEPOT ROAD), 8–3/4 MILE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.

9. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES ALONG RUSSELL ROAD AND NORTH 23RD STREET (DEPOT ROAD).

10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

12. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RUSSELL CREEK SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/OWNER 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 CONFLICTS WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

13. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG RUSSELL ROAD, NORTH 23RD STREET (DEPOT ROAD), AND 8–3/4 MILE ROAD.

14. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

15. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

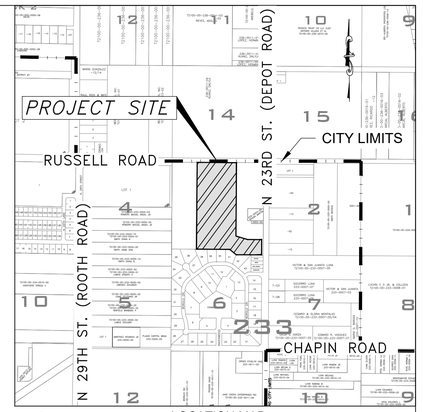
16. COMMON/DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.

17. 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.

18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN ARRPOVAL OF SHARYLAND WATER SUPPLY CORPORATION.

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: MARCH 2025
SUBMITTAL DATE:



LOCATION MAP
SCALE: 1" = 1000'

LEGEND
- ◉ 1/2" CAPPED IRON ROD FOUND "CIRF"
- ● 1/2" IRON ROD FOUND "IRF"
- ◎ PIPE FOUND "PF"
- ○ 1/2" IRON ROD SET WITH PINK CAP "CIRS"
- (S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
- MAG NAIL SET "MNS"
- CALCULATED POINT "CP"

RUSSELL CREEK SUBDIVISION

A 19.555 ACRE TRACT OF LAND BEING OUT OF THE REMAINING LAND OUT OF A TRACT OF LAND DESCRIBED AS TRACT 1, OUT OF LOT 3, SECTION 233, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

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

BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MOBEEN AHMED	3244 TURQUIA	BROWNSVILLE, TEXAS 78520	(956) 283–7474
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600–8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470–1489

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

_____ _____
ELITE DEVELOPMENT 786, LLC DATE:
MOBEEN AHMED, MANAGING MEMBER
3244 TURQUIA
BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOBEEN AHMED, 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 ____ DAY OF _____, 2025

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

_____
DATE MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF McALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY TAHT 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:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

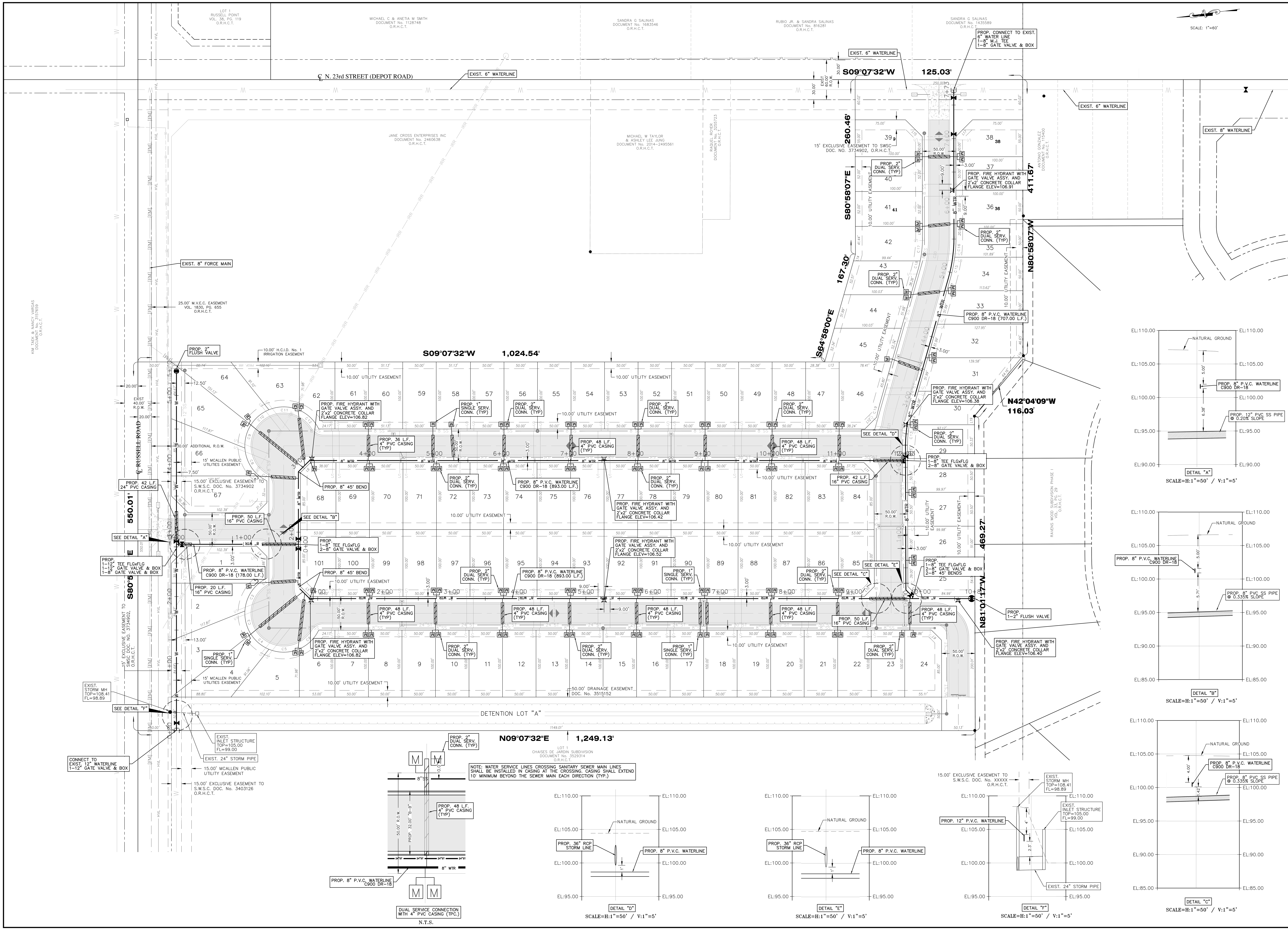
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No, 1 RIGHT–OF–WAY OR EASEMENT.

_____ _____
PRESIDENT SECRETARY



1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

M2 Engineering, PLLC

TBPELS FIRM REGISTRATION F-19545

WATER DISTRIBUTION LAYOUT

RUSSELL CREEK SUBDIVISION MCALLEN, TEXAS

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date.

Emigdio "Milo" Salinas P.E. 03/27/26 Date

SCALE:

DRAWN BY: DI

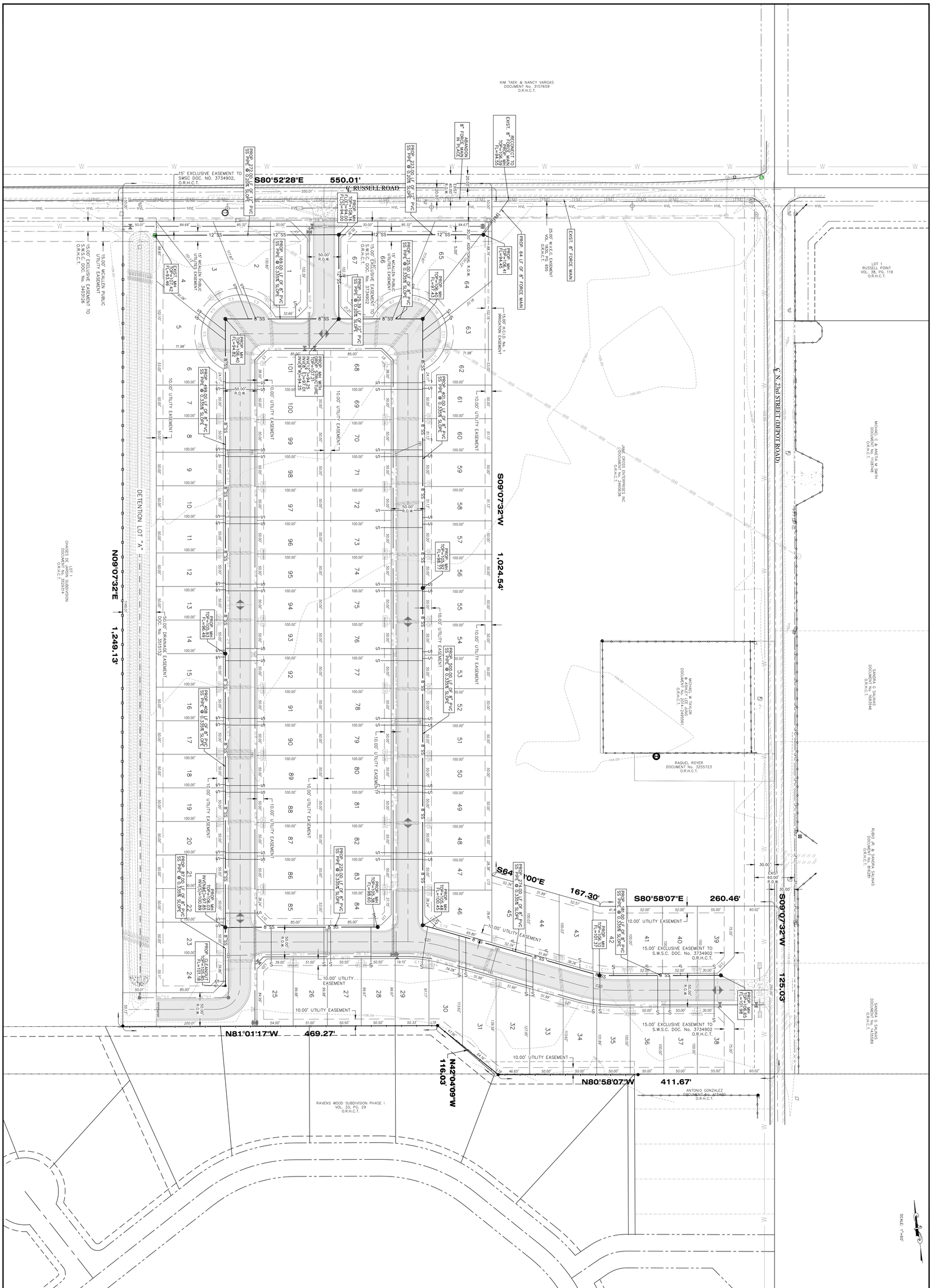
CHECKED BY:

SURVEYED BY:

SHEET: 2

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-207 Russell Creek Subdivision\04_DWG_Design Files\02_Russell Creek Subdivision PH 1-Water.dwg Mar 27,2026 - 9:54AM CAD TECH

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-207 Russell Creek Subdivision\04_DWG_Design Files\03_Russell Creek Subdivision PH 1-SEWER.dwg Mar 27,2026 - 10:03AM CAD TECH



SANITARY SEWER LAYOUT

RUSSELL CREEK SUBDIVISION
MCALLEN, TEXAS

SHEET: 3

SURVEYED BY:

CHECKED BY: DI

DRAWN BY:

SCALE:

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date

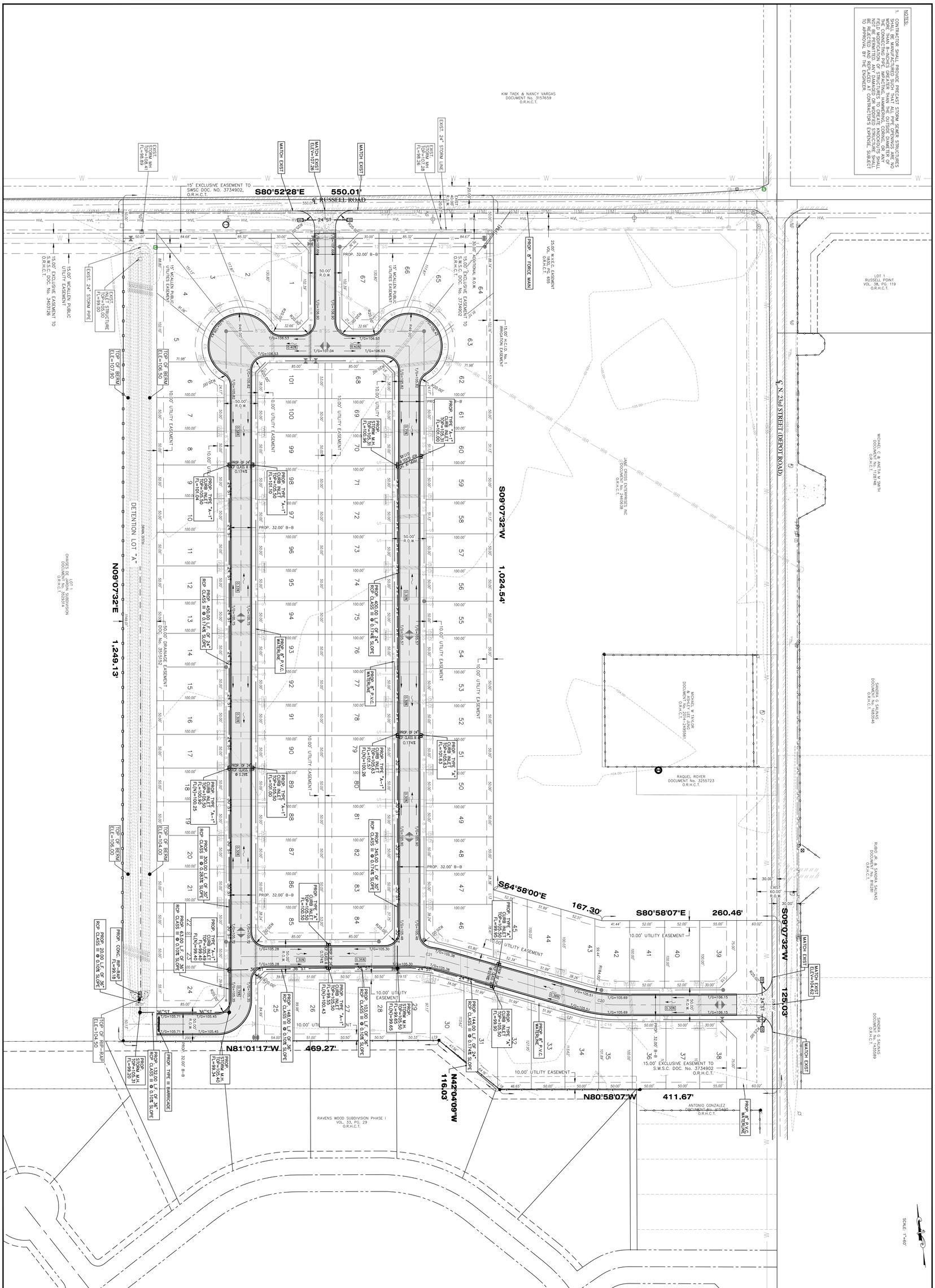
Engineer Major Subdivision P.E. Date 03/27/26

EMIGDIO SALINAS 107703 LICENSED PROFESSIONAL ENGINEER

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

S:\M2 Engineering (Server)\S Projects\Hidalgo\McAllen\P-207 Russell Creek Subdivision\04_DWG_Design Files\04_Russell Creek Subdivision PH 1-PAV&DRAIN.dwg Mar 27,2026 - 10:06AM CAD TECH



PAVING AND DRAINAGE LAYOUT

RUSSELL CREEK SUBDIVISION
MCALLEN, TEXAS

SCALE:
DRAWN BY: DI
CHECKED BY:
SURVEYED BY:
SHEET: 4

This seal appearing on this document was authorized by Emigdio Salinas P.E. No. 107703 on the above designated date

EMIGDIO SALINAS 107703 LICENSED PROFESSIONAL ENGINEER

Engineer: Mario Salinas P.E. Date: 03/27/26

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: RUSSELL CREEK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides -Pleas clarify additional ROW it appears to overlap the 20-foot existing ROW. Provide document numbers for existing ROW dedications and provide a copy for staff review. - Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides - 15 ft. SWSC shows to overlap with ROW. Please clarify. - Please label how existing ROW was dedicated. Provide document numbers for existing ROW, dedications and provide a copy for staff review, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required. **COM Thoroughfare Plan	Required
8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector with the ROW to be reduced to 50 ft. instead of the required 60 ft. and for the paving to be 32 ft.. back to back instead of the required 40 ft. The project engineer submitted an additional variance request for the minimum 125 ft. street jog offset. The submitted plat shows the centerline for 8-3/4 Mile Road as a 100 ft. offset from centerlines. If the request to reduce the ROW is approved staff recommends a 10 ft. sidewalk and utility easement on both sides. - The variance was approved at the City Commission for the 50ft of ROW and 40 ft of pavement.	Required
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names to be finalized,, prior to recording. - There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required. **COM Thoroughfare Plan	Compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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

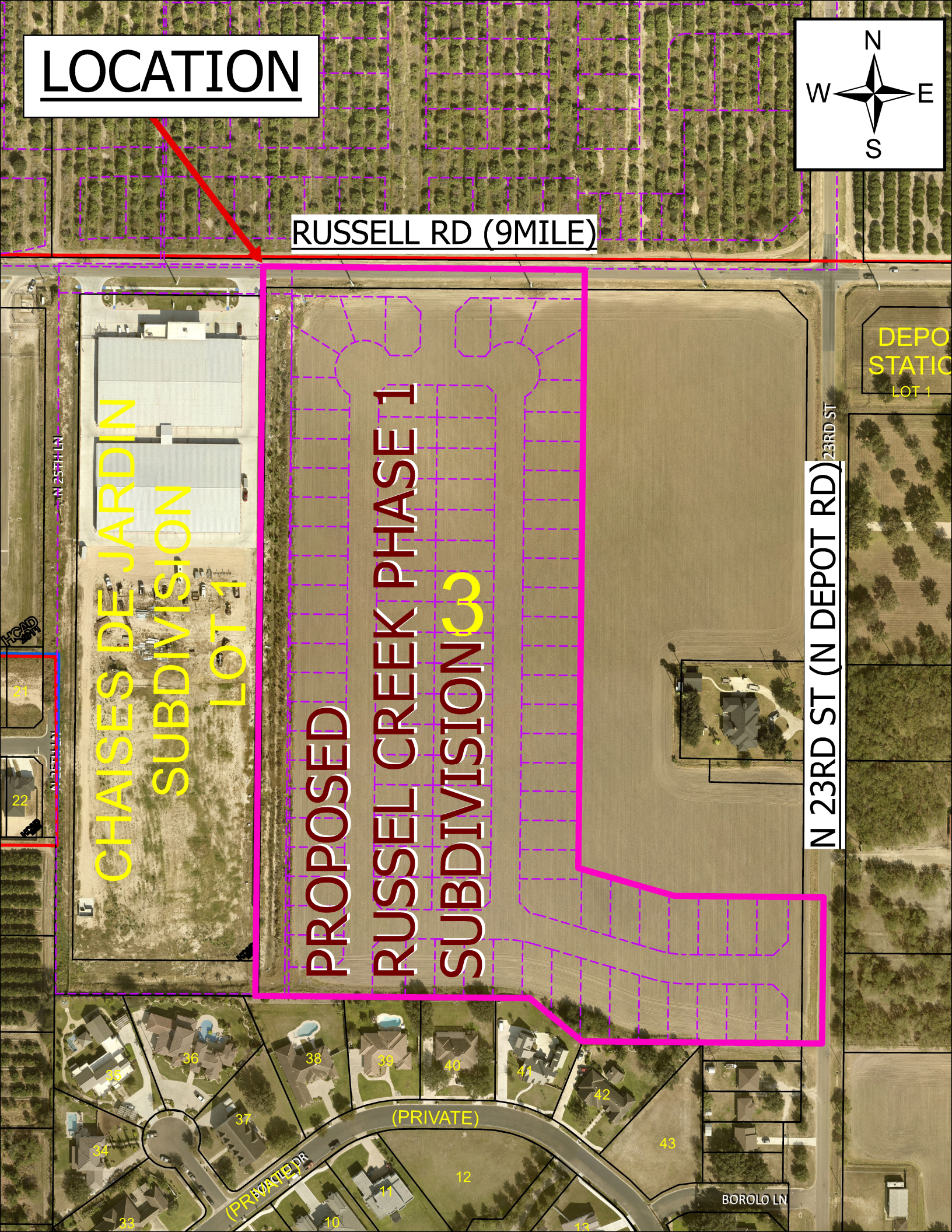
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
*600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. or greater for easements - The Engineer requested a variance to the front setback going from 25 ft to 20 ft. P&Z will be heard on May 5th 2026. **Zoning Ordinance: Section 138-356	Required
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Sides: 6 ft. or greater for easements. The Engineer requested a variance to the side yard setback going from 6 ft to 5 ft. P&Z will be heard on May 5th 2026. **Zoning Ordinance: Section 138-356	Required
* Corner:10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8 -3/4 Mile Road, and both sides of all interior streets - Sidewalk requirements may increase to 5 ft. per Engineering Department. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along Russell Road and North 23rd Street (Depot Road) **Landscaping Ordinance: Section 110-46	Compliance
* 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

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

NOTES	
* No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. **Must comply with City Access Management Policy	Compliance
Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. -Curve dimensions seem to be off set. - Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. -On some lot frontage, they do not meet the min lot frontage of minimum 50 ft. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required

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

* Pending review by the City Manager's Office. Based on the submitted application and plat, 100 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Compliance
COMMENTS	
- Any abandonments must be done by separate process and not by plat, prior to final. - Application states this is a public subdivision, but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. - Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. -Subdivision was previously "Russell Creek Subdivision Phase I" If the name has changed the subdivision application must be revised, prior to recording. -At the Planning and Zoning Commission meeting of May 6, 2025, the Board recommended approval of the variances to the ROW and street offset, and no action on paving width requirement as the engineered agreed to the required 40 ft. of paving. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED AND APPROVAL OF THE VARIANCE REQUEST.	Applied


LOCATION
N
W
E
S
RUSSELL RD (9MILE)
CHAISES DE JARDIN
SUBDIVISION
LOT 1
PROPOSED
RUSSEL CREEK PHASE 1
SUBDIVISION
DEPO
STATIC
LOT 1
23RD ST
N 23RD ST (N DEPOT RD)
N 25TH LN
21
22
35
36
38
39
40
41
42
43
37
34
12
11
10
33
(PRIVATE)
BOROLO LN

SUB2025-0072

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Alhambra 10th Subdivision

Legal Description 10.00 ac. being the south 10 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's S/D, Vol. 24, Pgs. 168-171, H.C.D.R.

Location West side of N. 10th St., approx. 1,300' north of Sprague Ave.

City Address or Block Number approx. 11265 N. 10th St.

Total No. of Lots ~~70~~ 66 Total Dwelling Units ~~66~~ 64 Gross Acres 10.0 Net Acres 9.118

☐Public Subdivision/☒Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒Commercial (1.824 Acres)/☒ Residential (64 Lots) Replat: ☐Yes/☒No

Existing Zoning R-2 & C-3 Proposed Zoning New R-2 & New ~~C-2~~ M-2 Applied for Rezoning ☐No/☒Yes: Date

Existing Land Use Vacant Proposed Land Use Townhomes & Commercial

Irrigation District # HCID #1 Water CCN: ☒MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☒No Parcel # 297504

Estimated Rollback Tax Due $0 NA Tax Dept. Review

Owner

Name Al Yazji Development LLC; Mouayad Yazji, Director & Member Phone (956) 330-2433

Address 526 S. Closner, Ste. A E-mail c/o khv@rioplexengineering.com cp@rioplexengineering.com

City Edinburg State TX Zip 78539

Developer

Name Al Yazji Development LLC Phone c/o (956) 330-2433

Address 400 Cornell Ave. E-mail m.yazji@live.com

City McAllen State TX Zip 78504

Contact Person Mouayad Yazji, Director & Member

Engineer

Name Rioplex Engineering LLC Phone (956) 330-2433

Address 1200 Auburn Ave., Ste. 280 E-mail khv@rioplexengineering.com

City McAllen State TX Zip 78504

Contact Person Kelley Heller-Vela and Cesar Pedraza

Surveyor

Name Carrizales Land Surveying LLC Phone (956) 567-2167

Address 4807 Gondola Ave. E-mail mannyrpls@cls.land

City Edinburg State TX Zip 78542

RECEIVED
MAY 5 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

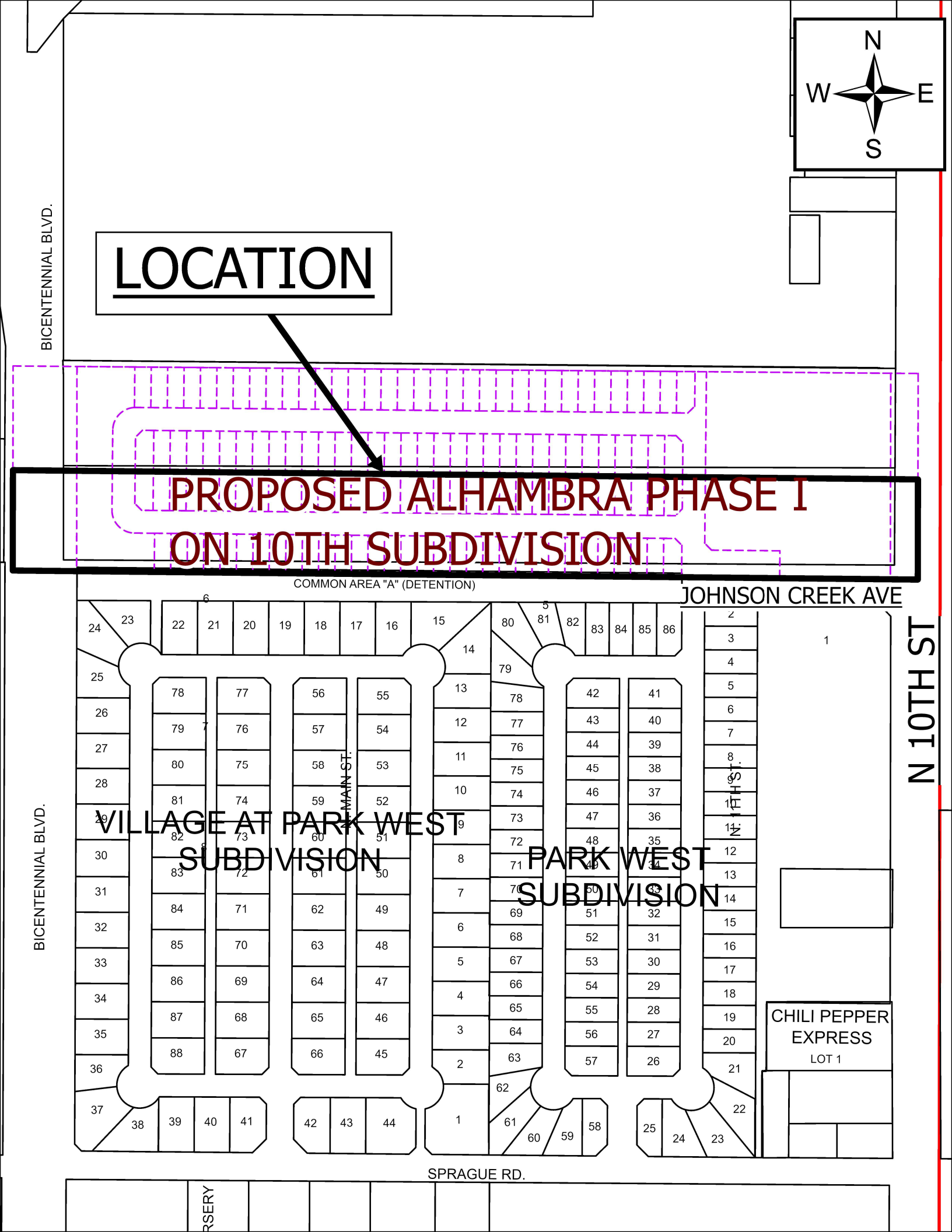
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

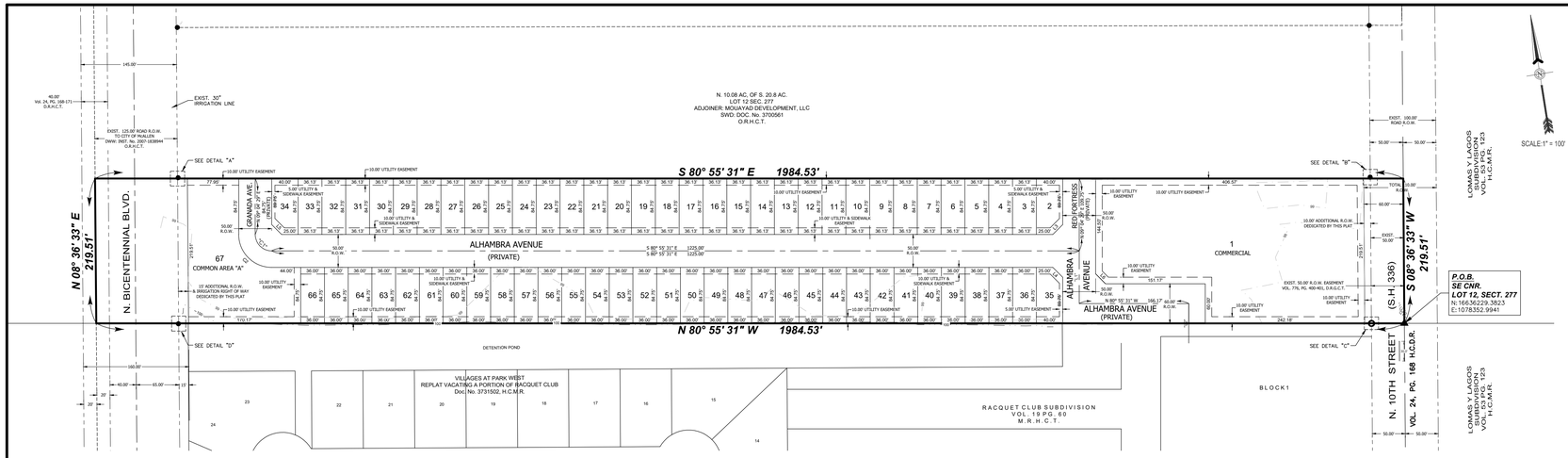
Signature Kelley A. Heller-Vela Date 05-01-2025

Print Name Kelley A. Heller-Vela

Owner ☐ Authorized Agent ☒

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


N
W
E
S
LOCATION
PROPOSED ALHAMBRA PHASE I
ON 10TH SUBDIVISION
BICENTENNIAL BLVD.
COMMON AREA "A" (DETENTION)
JOHNSON CREEK AVE
N 10TH ST
N. 11TH ST.
MAIN ST.
VILLAGE AT PARK WEST
SUBDIVISION
PARK WEST
SUBDIVISION
CHILI PEPPER
EXPRESS
LOT 1
SPRAGUE RD.



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	79353.59	1.822	26	3061.89	0.070	51	3050.96	0.070
2	3277.46	0.075	27	3061.89	0.070	52	3050.96	0.070
3	3061.98	0.070	28	3061.89	0.070	53	3050.96	0.070
4	3061.89	0.070	29	3061.89	0.070	54	3050.96	0.070
5	3061.89	0.070	30	3061.89	0.070	55	3050.96	0.070
6	3061.89	0.070	31	3061.89	0.070	56	3050.96	0.070
7	3061.89	0.070	32	3061.89	0.070	57	3050.96	0.070
8	3061.89	0.070	33	3061.89	0.070	58	3050.96	0.070
9	3061.89	0.070	34	3277.46	0.075	59	3050.96	0.070
10	3061.89	0.070	35	3277.46	0.075	60	3050.96	0.070
11	3061.89	0.070	36	3050.96	0.070	61	3050.96	0.070
12	3061.89	0.070	37	3050.96	0.070	62	3050.96	0.070
13	3061.89	0.070	38	3050.96	0.070	63	3050.96	0.070
14	3061.89	0.070	39	3050.96	0.070	64	3050.96	0.070
15	3061.89	0.070	40	3050.96	0.070	65	3050.96	0.070
16	3061.89	0.070	41	3050.96	0.070	66	3050.96	0.070
17	3061.89	0.070	42	3050.96	0.070	67	25417.50	0.584
18	3061.89	0.070	43	3050.96	0.070			
19	3061.89	0.070	44	3050.96	0.070			
20	3061.89	0.070	45	3050.96	0.070			
21	3061.89	0.070	46	3050.96	0.070			
22	3061.89	0.070	47	3050.96	0.070			
23	3061.89	0.070	48	3050.96	0.070			
24	3061.89	0.070	49	3050.96	0.070			
25	3061.89	0.070	50	3050.96	0.070			

Lot Line Table		
Line #	Length	Direction
"L1"	79.75'	N09° 04' 29"E
"L2"	60.00'	N09° 04' 29"E
L3	21.21'	S54° 04' 29"W
L4	21.21'	S35° 55' 31"E
L5	21.21'	N35° 55' 31"W
L6	21.21'	N35° 55' 31"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	39.27'	25.00'	090° 00' 00"	S35° 55' 31"E	35.36'	25.00
C2	78.54'	50.00'	090° 00' 00"	S35° 55' 31"E	70.71'	50.00

LEGEND

- ● – FOUND 1/2" IRON ROD OR AS NOTED
- ○ – SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- ▲ – CALCULATED POINT
- ● – FOUND "X" MARK
- ○ – FOUND 1" IRON PIPE OR AS NOTED
- POB – POINT OF BEGINNING
- SE – SOUTHEAST
- CNR. – CORNER
- SECT. – SECTION
- R.O.W. – RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- DOC. – DOCUMENT
- AFH: – AFFIDAVIT OF HEIRSHIP
- SWD: – SPECIAL WARRANTY DEED
- DWM: – DEED WITHOUT WARRANTY
- O.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

SUBDIVISION MAP OF
ALHAMBRA ON 10th SUBDIVISION
(PRIVATE)

BEING A SUBDIVISION OF A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED AND CONVEYED TO RIO FINANCIAL HOLDINGS, INC BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3488143, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, (ORHCT), SAID 10.000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A CALCULATED POINT [N:16636229.3823, E:1078352.9941] WITHIN STATE HIGHWAY 336 [N. 10TH STREET] AT THE SOUTHEAST CORNER OF SAID LOT 12, SECTION 277, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 55 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, SECTION 277, AT A DISTANCE OF 50.00 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], AT 1,859.52 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE EAST RIGHT OF WAY LINE OF 125.0 FEET RIGHT OF WAY DESCRIBED AND CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF INSTRUMENT NUMBER 2007-1838944, ORHCT, BEING THE APPARENT RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "M&H" FOUND BEARS SOUTH 52 DEGREES 44 MINUTES 45 SECONDS WEST A DISTANCE OF 0.91 FEET AND A 1/2" IRON ROD WITH A CAP STAMPED "6496" FOUND BEARS SOUTH 11 DEGREES 11 MINUTES 04 SECONDS WEST A DISTANCE OF 5.83 FEET, CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 12, AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT 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 A DISTANCE OF 219.51 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 55 MINUTES 31 SECONDS EAST, OVER AND ACROSS SAID LOT 12 AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, AT 125.00 FEET PASSED A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT SAID EAST CITY OF MCALLEN RIGHT OF WAY LINE, THE APPARENT EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 33 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.46 FEET, CONTINUING AT A DISTANCE OF 1,934.52 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 12, SECTION 277, 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 277, A DISTANCE OF 219.51 FEET TO THE POINT OF BEGINNING; CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20 _____.

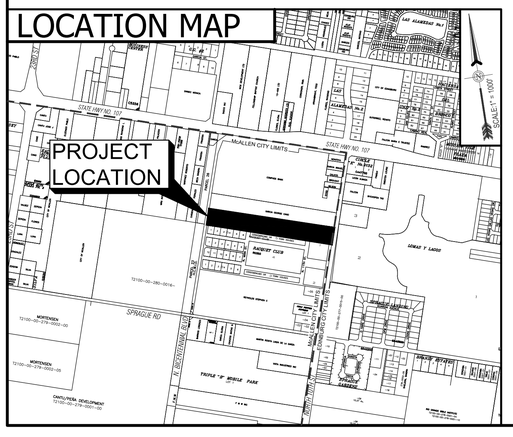
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

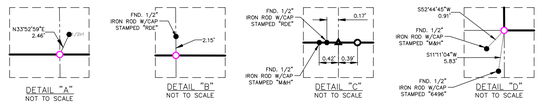
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ PRESIDENT

_____ SECRETARY

LOCATION MAP





DETAIL "A" NOT TO SCALE — DETAIL "B" NOT TO SCALE — DETAIL "C" NOT TO SCALE — DETAIL "D" NOT TO SCALE

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   - 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
4. 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=16636202.035, E=1076277.683, ELEV.=102.61.
5. 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 .
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. 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.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ALHAMBRA ON 10th 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 OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
16. 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.
17. HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR ALHAMBRA ON 10th 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.
20. LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-69 WILL BE USED AS MULTIFAMILY LOTS.

RIOPLEX ENGINEERING

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

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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, LLC.
TEXAS REGISTRATION F-26964

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

DATE PREPARED: 05/01/2025
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 # 25060

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

_____ _____
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. — DATE
GENERAL MANAGER

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: ALHAMBRA ON 10TH SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Provide a copy of the existing ROW documents for staff review to recording. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-05 ft. Curb & gutter: both sides Revisions needed: - Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to recording. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Street: ROW dedication needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: -The subdivision on the south side must be recorded first before this plat can be recorded. - Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. -A variance request was submitted and will be heard at the planning and zoning commission board on November 4, 2025 and city commission on November 24, 2025 for the 50 ft. with a 10 -foot utility and sidewalk easement on both side. **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. **Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process and have been recorded **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts -Block Length for R-3 Zone Districts * 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. -A variance to this request was submitted and will be heard at the planning and zoning commission board on November 4, 2025. **Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6 **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. **Subdivision Ordinance: Section 134-118	Required
* 600 ft. Maximum Cul-de-Sac * 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. - 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 -Please submit the radius dimensions on the cul-de-sac requirements. -A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on Nove 24, 2025 for exceeding cul-de-sac length. That was approved by city commission. **Subdivision Ordinance: Section 134-105 and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Required
ALLEYS	
ROW: 20 ft. Paving:16 ft. - Provide alley according to Public Works Department's requirements prior to final. *Alley/service drive easement required for commercial properties. -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 and/or UDC	Required

SETBACKS	
* Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements Revisions needed: - Please revise the number of lots to (2-66) **Zoning Ordinance: Section 138-356 and/or UDC	Required
Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 10 ft. or greater for easements -Revisions needed: - Please revise the number of lots to (2-66) **Zoning Ordinance: Section 138-356 and/or UDC	Required
* Sides: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 5 ft. or greater for easements Revisions needed: - Please revise the number of lots to (2-66) **Zoning Ordinance: Section 138-356 and/or UDC	Required
* 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 Revisions needed: - Please revise the number of lots to (2-66) **Zoning Ordinance: Section 138-356 and/or UDC	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 and/or UDC	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required on North 10th Street, Bicentennial Blvd and both sides of all interior streets. - Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. - Sidewalk requirements will be finalized once the zoning is finalized prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. - Revise plat note #9 as shown above prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 and/or UDC	Applied

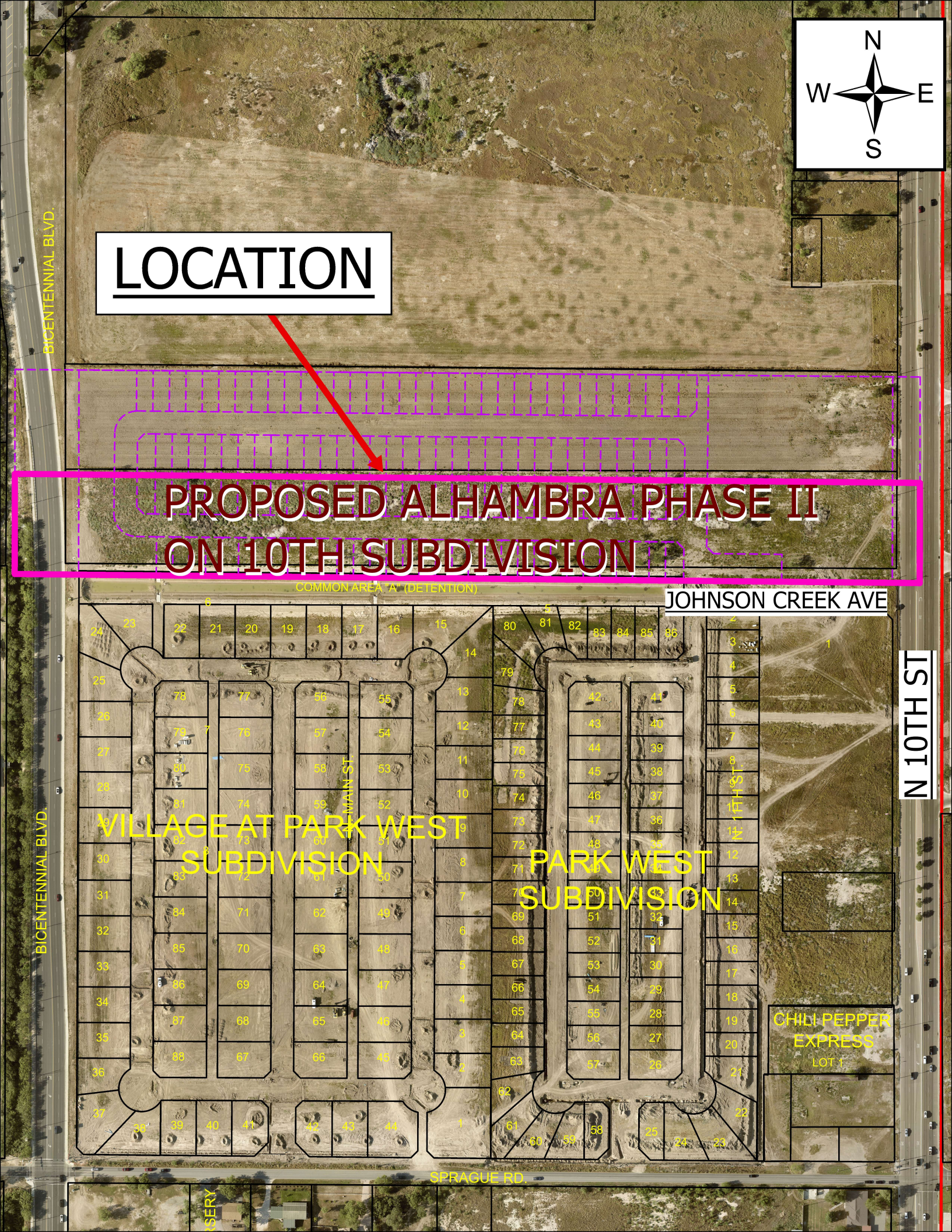
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. - As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note prior to final. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets -If the access is pending another subdivision on the south side, the plat cannot be recorded until the other plat is recorded. - Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to recording . **Subdivision Ordinance: Section 134-1 and/or UDC	Required
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts ***Zoning Ordinance: Article V and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Required

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -**Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Applied
PARKS	
* Land dedication in lieu of fee. -* Land dedication in lieu of fee. - Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -* Land dedication in lieu of fee. - Based on 64 townhome lots, 1.02 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $44,800 ($700 per dwelling unit) must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required. -TIA Level I was waived with the following conditions: • Compliance with the conditions on the approved Access variance letter dated September 2, 2025. • Southern most proposed shared street with Park West Subdivision must be aligned with median opening along N 10th Street (FM 336). - Dedication of shared street might have to be shown on the plat so that it can line up with the median opening. PENDING • Gate Details must meet the standard design guidelines. IN COMPLIANCE	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied

COMMENTS	
Comments: - Provide a paving layout including the subdivision on the south side for staff review of the proposed access prior to recording. - Remove plat note #20, as the use will be controlled by the Zoning, not by plat, if plat note remains please make corrections to the lot numbers. -A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on November 24, 2025 for 3 requests. **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. **A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. - Subdivision layout was changed. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONED NOTED AND APPROVAL OF THE LAYOUT CHANGE.	Applied


N
W
E
S
LOCATION
PROPOSED ALHAMBRA PHASE II
ON 10TH SUBDIVISION
BICENTENNIAL BLVD.
COMMON AREA 'A' (DETENTION)
JOHNSON CREEK AVE
N 10TH ST
MAIN ST
10TH ST
VILLAGE AT PARK WEST
SUBDIVISION
PARK WEST
SUBDIVISION
CHILI PEPPER
EXPRESS
LOT 1
SPRAGUE RD.

SUB2026-0022

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

Project Information

Subdivision Name: Alhambra on 10th Subdivision Phase II

Legal Description: 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

Location: West side of North 10th Street, approx. 1,750' north of Sprague Avenue

City Address or Block Number: 11401 N. 10th St

Total No. of Lots: 59 Total Dwelling Units: 57 Gross Acres: 10.50 Net Acres: 10.50

☐Public Subdivision/☒Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒**Commercial** (2.85 **Acres)/**☒ **Residential** (57 **Lots)** Replat: ☐Yes/☒No

Existing Zoning: Old R2 & Old C3 Proposed Zoning: New R-2 & New M2 Applied for Rezoning ☐No/☐Yes: Date:

Existing Land Use: Vacant Proposed Land Use: Townhomes & Commercial

Irrigation District #: HCID #1 Water CCN: ☒MPU/☐Sharyland Water SC Other:

Agricultural Exemption: ☐Yes/☒No Parcel #: 297501

Estimated Rollback Tax Due: Tax Dept. Review:

Owner

Name: Mouayad Development LLC; Mouayad Yazji, Governing Member Phone: c/o (956) 330-2433 Kelley, (956) 867-3287 Della

Address: 526 S. Closner, Stuite A E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: Edinburg State: Texas Zip: 78539

Developer

Name: Mouayad Development LLC Phone: c/o (956) 330-2433

Address: 400 Cornell Avenue E-mail: m.yazji@live.com

City: McAllen State: Texas Zip: 78504

Contact Person: Mouayad Yazji, Governing Member

Engineer

Name: Rioplex Engineering LLC Phone: c/o (956) 330-2433 Kelley, (956) 867-3287 Della

Address: 1200 Auburn Ave., Ste. 280 E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: McAllen State: Texas Zip: 78504

Contact Person: Kelley Heller-Vela and Della Robles

Surveyor

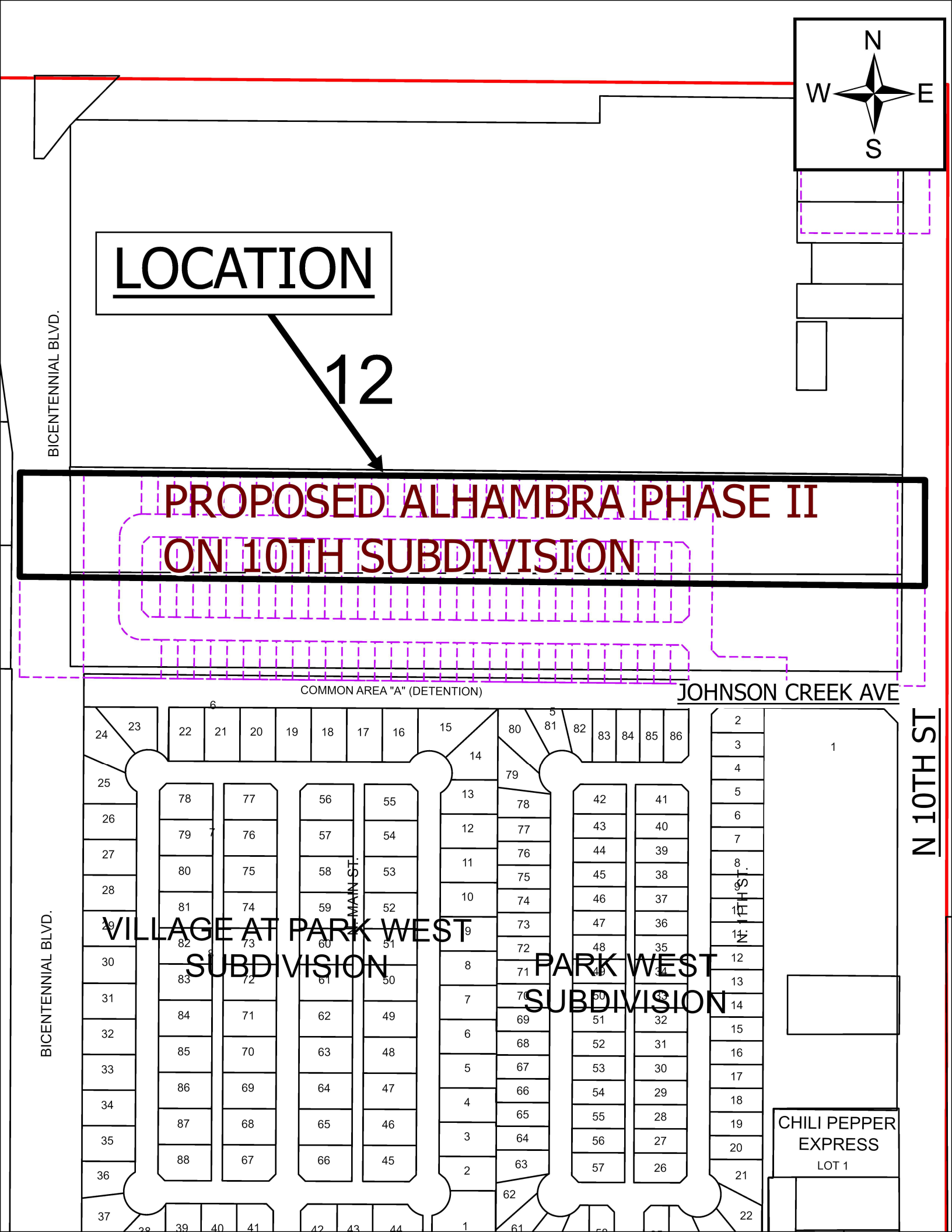
Name: Carrizales Land Surveying LLC Phone: (956) 567-2167

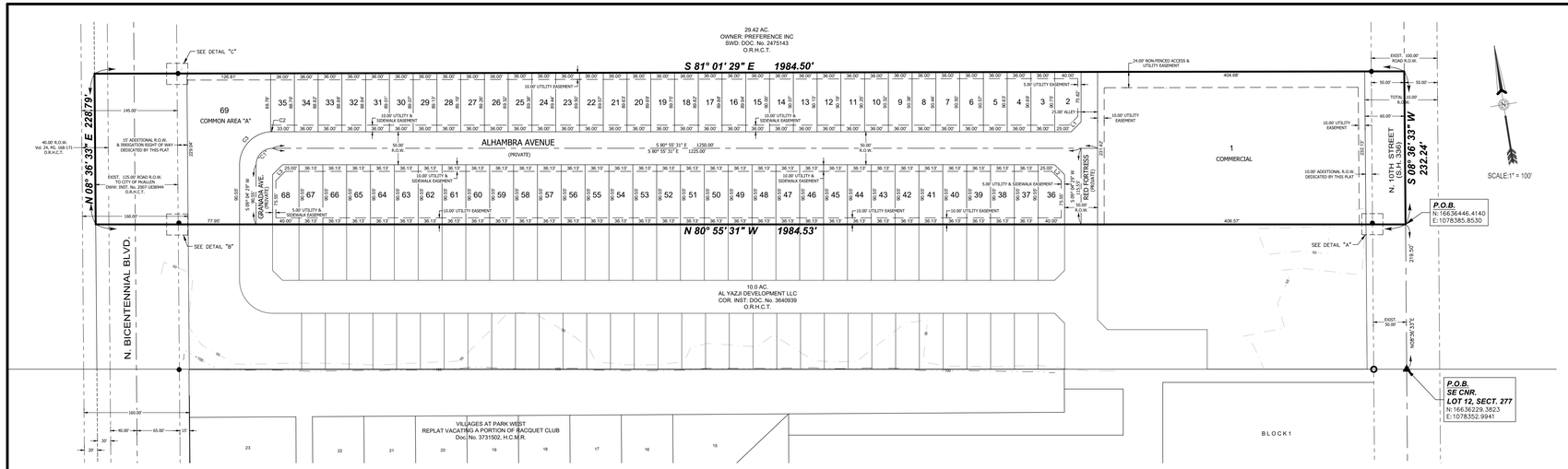
Address: 4807 Gondola Avenue E-mail: mannyrpls@cls.land

City: Edinburg State: Texas Zip: 78542

FEB 09 2026

BY: CW


N
W
E
S
LOCATION
12
BICENTENNIAL BLVD.
PROPOSED ALHAMBRA PHASE II
ON 10TH SUBDIVISION
COMMON AREA "A" (DETENTION)
JOHNSON CREEK AVE
N. 10TH ST.
MAIN ST.
VILLAGE AT PARK WEST
SUBDIVISION
PARK WEST
SUBDIVISION
CHILI PEPPER
EXPRESS
LOT 1



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	94013.22	2.158	26	3214.31	0.074	51	3271.66	0.075
2	3519.07	0.081	27	3212.06	0.074	52	3271.66	0.075
3	3266.04	0.075	28	3209.81	0.074	53	3271.66	0.075
4	3263.79	0.075	29	3207.56	0.074	54	3271.66	0.075
5	3261.54	0.075	30	3205.31	0.074	55	3271.66	0.075
6	3259.29	0.075	31	3203.06	0.074	56	3271.66	0.075
7	3257.04	0.075	32	3200.81	0.073	57	3271.66	0.075
8	3254.79	0.075	33	3198.56	0.073	58	3271.66	0.075
9	3252.54	0.075	34	3196.31	0.073	59	3271.66	0.075
10	3250.29	0.075	35	3194.16	0.073	60	3271.66	0.075
11	3248.04	0.075	36	3509.70	0.081	61	3271.66	0.075
12	3245.79	0.075	37	3271.75	0.075	62	3271.66	0.075
13	3243.54	0.074	38	3271.66	0.075	63	3271.66	0.075
14	3241.30	0.074	39	3271.66	0.075	64	3271.66	0.075
15	3239.05	0.074	40	3271.66	0.075	65	3271.66	0.075
16	3236.80	0.074	41	3271.66	0.075	66	3271.66	0.075
17	3234.55	0.074	42	3271.66	0.075	67	3271.66	0.075
18	3232.30	0.074	43	3271.66	0.075	68	3509.70	0.081
19	3230.05	0.074	44	3271.66	0.075	69	22774.80	0.523
20	3227.80	0.074	45	3271.66	0.075			
21	3225.55	0.074	46	3271.66	0.075			
22	3223.30	0.074	47	3271.66	0.075			
23	3221.05	0.074	48	3271.66	0.075			
24	3218.81	0.074	49	3271.66	0.075			
25	3216.56	0.074	50	3271.66	0.075			

Lot Line Table		
Line #	Length	Direction
L1	21.21'	N54° 04' 29"E
L2	21.21'	S35° 55' 31"E
L3	21.21'	S54° 04' 29"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	39.27'	25.00'	090° 00' 00"	S54° 04' 29"W	35.36'	25.00
C2	3.00'	50.00'	003° 26' 23"	N82° 38' 43"W	3.00'	1.50
C3	75.54'	50.00'	086° 33' 37"	S52° 21' 17"W	68.56'	47.08

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.

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 FALKCO, TRUSTEE OF THE SARAH ANN VILLEDA TRUST II, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3488740, 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. 10TH STREET) THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 12 SECTION 27 A DISTANCE OF 219.50 FEET TO A CALCULATED POINT (N:16636446.4140, E:1078385.8530) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING

THENCE NORTH 80 DEGREES 55 MINUTES 31 SECONDS WEST, OVER AND ACROSS SAID LOT 12, SECTION 27 AT A DISTANCE OF 50.00 FEET TO A CALCULATED POINT ON THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 336 (N. 10TH STREET), REFERENCING A 1/2" IRON ROD WITH A CAP STAMPED "RDE" FOUND AT A BEARING OF NORTH 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. 10TH STREET), CONTINUING A TOYAL 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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20 _____.

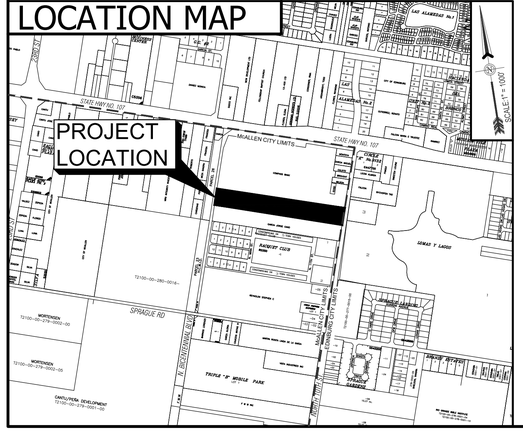
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

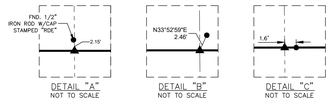
LOCATION MAP



RIOPLEX 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:	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



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   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
4. CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEET, 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=16636202.035, E=1076277.683, ELEV.=102.61.
5. 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 .
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. 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.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. 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 OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
16. 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.
17. HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th PHASE II SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR 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.
20. 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS
THE _____ DAY OF _____ , 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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, LLC.
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

_____ _____
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. — DATE
GENERAL MANAGER

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: ALHAMBRA ON 10TH SUBDIVISION PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. - Provide a copy of the existing ROW documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-105 ft. Curb & gutter: both sides Revisions needed: - Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final. - Provide documents referenced on plat, prior to final - Show legal description on the east side of the property, prior to final. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: ROW dedication needed for 60 ft. total ROW Paving: 40 ft. Curb & 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	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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 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	Non-compliance
ALLEYS	
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	Non-compliance
SETBACKS	
*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	Non-compliance
*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	Non-compliance

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

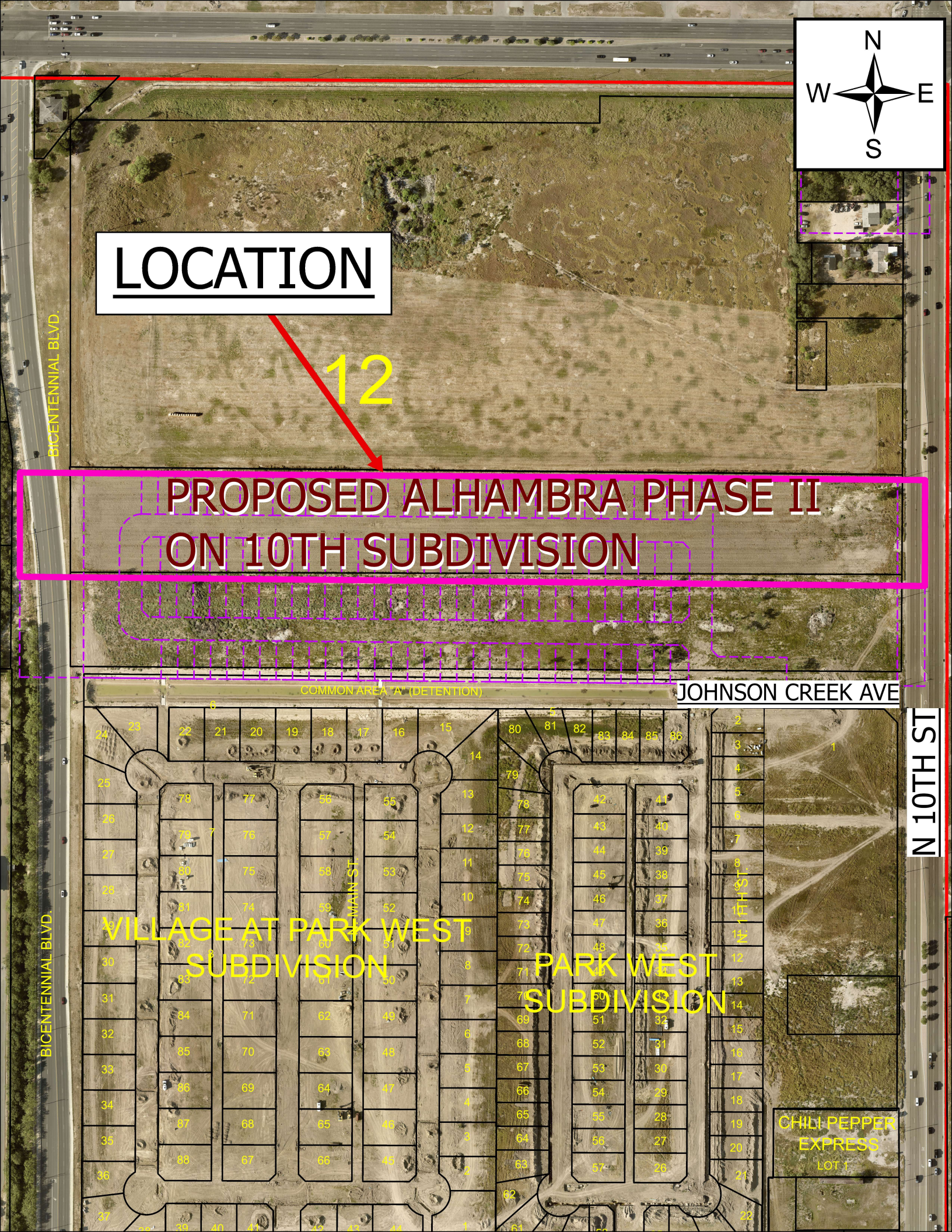
*Sides: Lot 1 - In accordance with the zoning ordinance or greater for approved site plan or easements. *Sides: 2-58 - 6 ft. or greater for easements. -Revisions needed: - Please revise setbacks as shown above, prior to final. - Please correct number of lots, prior to final. - Pending rezoning for approval to the new UDC to the 5ft. (Proposing) 2-69- 5ft or grater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
*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	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5 ft. wide minimum sidewalk required on 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. 10th street and Bicentennial Boulevard. **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. - Add plat note as shown above, prior to final.	Non-compliance

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Add plat note as shown above, prior to final. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Plat shows no access to a public street for lots 2 through 59. Please revise the plat accordingly. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area - 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. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing R-2 & C-3 (OLD CODE) Proposed R-2 & M2 (UDC) ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 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. - If rezoning is approved, new requirements may be applicable.	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Park Fee of $700 per dwelling unit to be paid prior to recording. 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. -58 Lots	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $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. -58 Lots	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC. - Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $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. -58 Lots	Non-compliance

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: -- Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. -Application references the subdivision being private. Please clarify if there will be any issues with the subdivision on the south side, prior to final. -Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. -Provide a turn around on the east side of the plat. As per Ordinance 134-105 Dead-end streets shall be prohibited. -Please clarify if there will be a stub out on the south side between lots 13 and 14, prior to final. -Remove plat note #20, therefore it is not needed. -The rezoning for the property will be heard at the Planning and Zoning Commission meeting of March 17,2026 and City Commission on April 13, 2026, going from R-2 & C-3 (OLD CODE) to M-2 and R2 (UDC) - If rezoning is approved, new requirements may be applicable. -Sumitted a new plat with layout change *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in revised preliminary form subject to the conditions noted, utility and drainage approvals and approval of the layout change.	Applied


N
W
E
S
LOCATION
12
PROPOSED ALHAMBRA PHASE II
ON 10TH SUBDIVISION
BICENTENNIAL BLVD.
BICENTENNIAL BLVD.
COMMON AREA "A" (DETENTION)
JOHNSON CREEK AVE
N 10TH ST
MAIN ST
VILLAGE AT PARK WEST
SUBDIVISION
PARK WEST
SUBDIVISION
CHILI PEPPER
EXPRESS
LOT 1

SUB2026-0055

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name URBAN ON 107

Legal Description 1.432 acres out of Lot 11, Section 280, Texas-Mexican Railway Company's Survey Volume 24, Page 168, H.C.D.R., Hidalgo County, Texas

Location South of 107 and west of N. 25th Street

City Address or Block Number 2501 State Hwy 107

Total No. of Lots 2 Total Dwelling Units 10 Gross Acres 1.432 Net Acres 1.432

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒**Commercial (**1.432**Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☐No

Existing Zoning C-3 Proposed Zoning _____ Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use Commercial / residential Proposed Land Use Commercial / residential

Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 297736

Estimated Rollback Tax Due ____ Tax Dept. Review I.D.L

Owner

Name Urban City Developers, LLC Phone 956-358-1212

Address 615 S. 1st Ln E-mail mlopez@urbancitytx.com

City Mcallen State TX Zip 78501

Developer

Name Urban City Developers, LLC Phone 956-358-1212

Address 615 S. 1st Ln E-mail mlopez@urbancitytx.com

City Mcallen State TX Zip 78501

Contact Person _____

Engineer

Name Mario Reyna, P.E. Phone 956-381-0981

Address 115 W. McIntyre St. E-mail _____

City Edinburg State TX Zip 78541

Contact Person Marlon Garza, P.M. / Rina Yzaguirre, Admin. Asst.

Surveyor

Name Same as above Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
APR 13 2026
BY: A. V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

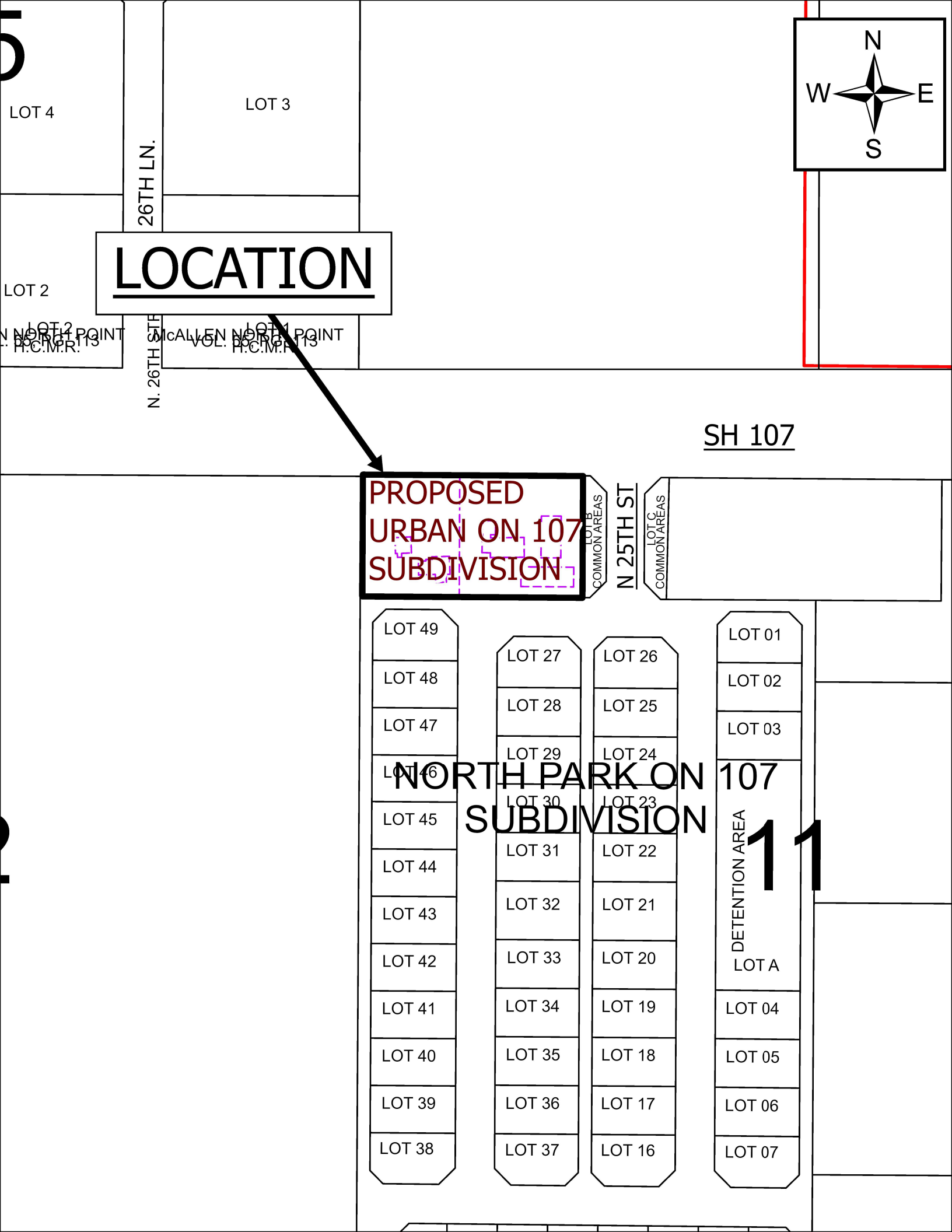
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

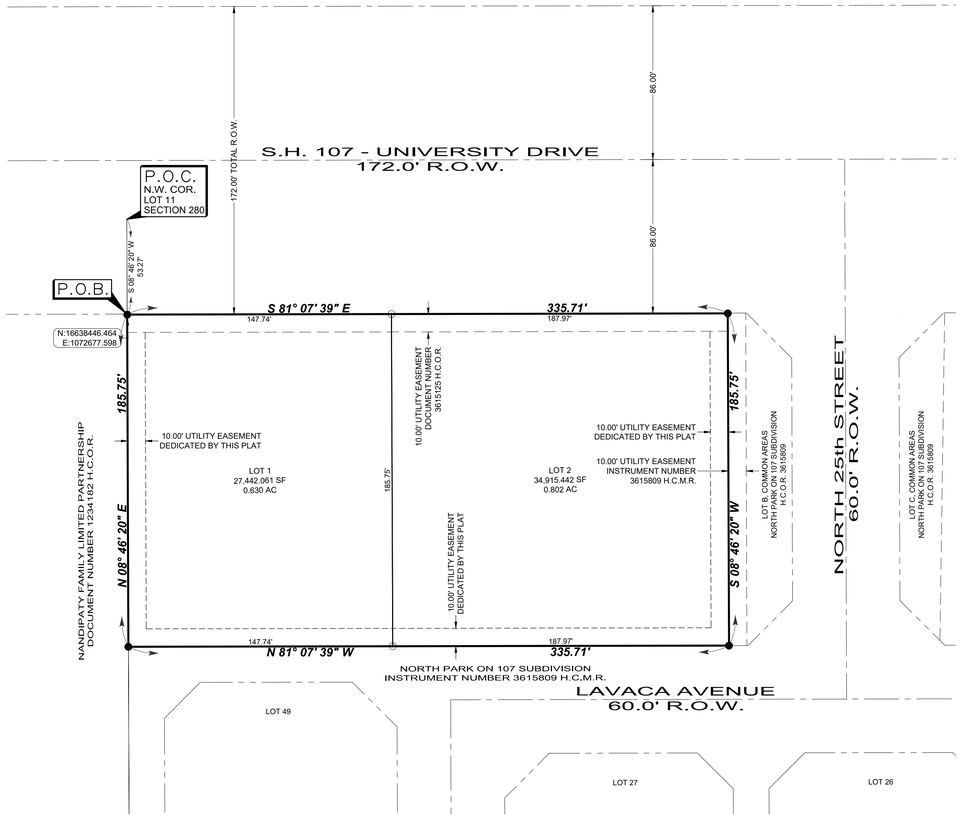
Signature _____ Date _____

Print Name Mario Reyna, P.E.

Owner ☐ Authorized Agent ☒

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


LOT 4
LOT 3
26TH LN.
LOCATION
LOT 2
LOT 2
NORTH POINT
H.C.M.R.
N. 26TH STH
McALLEN
LOT 1
NORTH POINT
H.C.M.R.
N
W
E
S
SH 107
PROPOSED
URBAN ON 107
SUBDIVISION
LOT B
COMMON AREAS
N 25TH ST
LOT C
COMMON AREAS
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 01
LOT 02
LOT 03
NORTH PARK ON 107
SUBDIVISION
11
DETENTION AREA
LOT A
LOT 04
LOT 05
LOT 06
LOT 07



MAP OF
URBAN ON 107 SUBDIVISION

BEING 1.432 ACRES OUT OF
LOT 11, SECTION 280
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 24, PAGE 168 H.C.D.R.
HIDALGO COUNTY, TEXAS

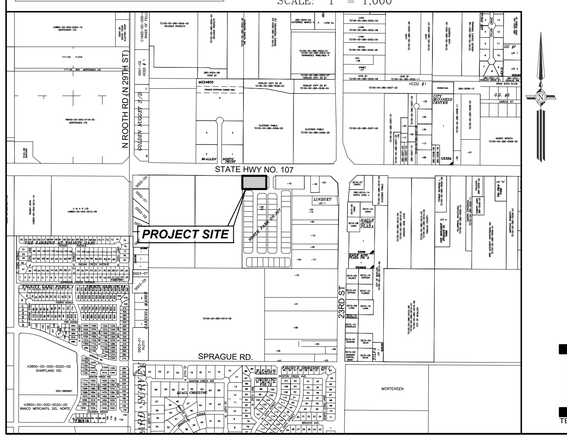
LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR
- 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

DRAWN BY: EM DATE 04-09-26
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP

SCALE: 1" = 1,000'



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.432 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.432 ACRE TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO URBAN CITY DEVELOPERS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3232972, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.432 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, SECTION 280 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S.H. 107 - UNIVERSITY DRIVE;

THENCE, S 08° 46' 20" W A DISTANCE OF 53.27 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16638446.464, EASTING: 1072677.598] FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 07' 39" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF S.H. 107 - UNIVERSITY DRIVE, A DISTANCE OF 335.71 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 46' 20" W ALONG THE WEST LINE OF NORTH PARK ON 107 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3615809, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 185.75 FEET TO A NO. 4 REBAR FOUND AT AN INSIDE CORNER OF SAID NORTH PARK ON 107 SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 07' 39" W ALONG THE NORTH LINE OF SAID NORTH PARK ON 107 SUBDIVISION, A DISTANCE OF 335.71 FEET TO A NO. 4 REBAR FOUND AT AN OUTSIDE CORNER OF SAID NORTH PARK ON 107 SUBDIVISION AND WEST LINE OF SAID LOT 11, SECTION 280, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 46' 20" E ALONG THE WEST LINE OF SAID LOT 11, SECTION 280, A DISTANCE OF 185.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.432 ACRES OF LAND, MORE OR LESS.

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

GENERAL NOTES :

1. THE SITE LIES IN ZONE X UNSHADED, ZONE "X" UNSHADED IS DETERMINED "AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON:

   COMMUNITY-PANEL NUMBER: 480343 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT — IN ACCORDANCE WITH THE ZONING ORDINANCE, IN LINE WITH EXISTING STRUCTURES, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   REAR — IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT OR APPROVED SITE PLAN
   SIDES — IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
   CORNER — 10 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F (_____ AC. FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF _____ CUBIC FEET.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S.H. 107, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 25TH STREET.
9. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
10. AN 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. MIN. 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND IT WILL BE MAINTAINED BY THE LOT OWNER, NOT THE CITY OF MCALLEN
12. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
13. →CITY OF McALLEN BENCHMARK:

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

_____
MAYOR, CITY OF McALLEN

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION — 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. — DATE
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) , THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE URBAN ON 107 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.

_____ _____
ROXANA LOPEZ, MANAGER — DATE
URBAN CITY DEVELOPERS, LLC
615 S. 1ST/ LANE
MCALLEN, TEXAS 78501

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 117368 — DATE:
DATE PREPARED: 4-9-2019
ENGINEERING JOB No. 19082.00

STATE OF TEXAS
LICENSED
MARIO A. REYNA
117368
PROFESSIONAL ENGINEER

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 McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20 _____.

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

REGISTERED
ROBERTO N. TAMEZ
6238
SURVEYOR

DATE SURVEYED: 10/13/2025
SURVEY JOB # 25621.08

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/29/2026

SUBDIVISION NAME: URBAN ON 107

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107: Existing 172 ft. R.O.W. Paving: By the state Curb & gutter: By the state Revisions needed: -Please show centerline on plat prior to recording. -Please provide how existing ROW was dedicated on plat prior to recording. -Label existing ROW dedications, from centerline, total, etc. on both sides. -Please provide copy of the document where ROW was dedicated to verifying if any additional ROW dedication is required prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 25th Street: Existing 60 ft. ROW Paving: 40 ft. Curb & gutter; both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Lavaca Avenue: Existing 60 ft. total R.O.W. 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	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

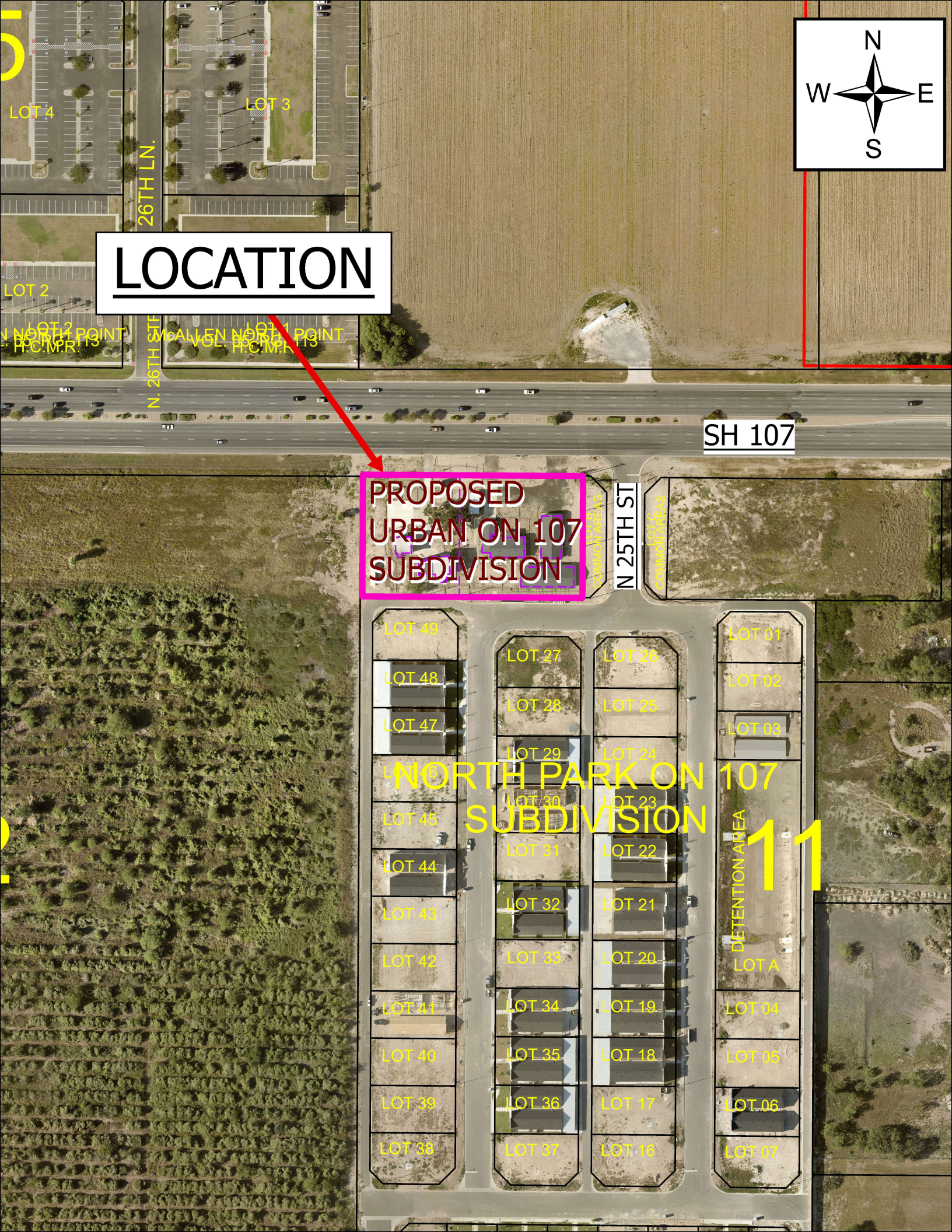
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private 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	Non-compliance
SETBACKS	
*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. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: 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	Non-compliance
* Sides: 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	Non-compliance
* 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	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S.H 107. - Add plat note as stated above, prior to final. (Proposing) N. 25th Street. Sidewalks should have been installed during the subdivision process for North Park on 107. Please clarify with staff to determine sidewalk requirements were installed. **Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -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. - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	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
NOTES	
* 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.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business) Proposed: C-3 (General Business) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted for this property.	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	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

COMMENTS	
Comments: - Application states commercial and residential if rezoning is submitted, new requirements may be applicable to the residential development. - Perimeter sidewalk streets on Lavaca Avenue should have already been installed, please clarify with staff prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMAIRY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


LOCATION
N
W
E
S
LOT 4
LOT 3
26TH LN.
LOT 2
LOT 2
LOT 1
N. 26TH STE
SH 107
PROPOSED
URBAN ON 107
SUBDIVISION
N 25TH ST
COMMON AREA
LOT C
COMMON AREA
LOT 49
LOT 48
LOT 47
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 01
LOT 02
LOT 03
NORTH PARK ON 107
SUBDIVISION
DETENTION AREA
LOT A
11
LOT 04
LOT 05
LOT 06
LOT 07

SUB2026-0053

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

Project Information

Subdivision Name McAllen Public Works Subdivision

Legal Description Being a 45.75 acre tract of land out of Lot 318 and 12.70 acres out of Lot 328, John H Shary Subdivision (Vol. 1, pg. 17 H.C.M.R.)

Location NW Corner of Bentsen Road and Nolana Avenue

City Address or Block Number 4201 N Bentsen Rd

Total No. of Lots 1 Total Dwelling Units N/A Gross Acres 58.60 Net Acres 47.31

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒**Commercial (** 58.60 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☒No

Existing Zoning C-4 Proposed Zoning C-4 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use Light Commercial Proposed Land Use Light Commercial

Irrigation District # United Irrigation Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # ____

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name City of McAllen Phone 956-681-1001

Address 1300 Houston Ave E-mail isaac.tawil@mcallen.net

City McAllen State Tx Zip 78501

Developer

Name Same as owner Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name City of McAllen - Engineering Department Phone 956-681-1151

Address 311 N. 15th Street E-mail lhernandez@mcallen.net

City McAllen State Tx Zip 78501

Contact Person Luis Hernandez, P.E.

Surveyor

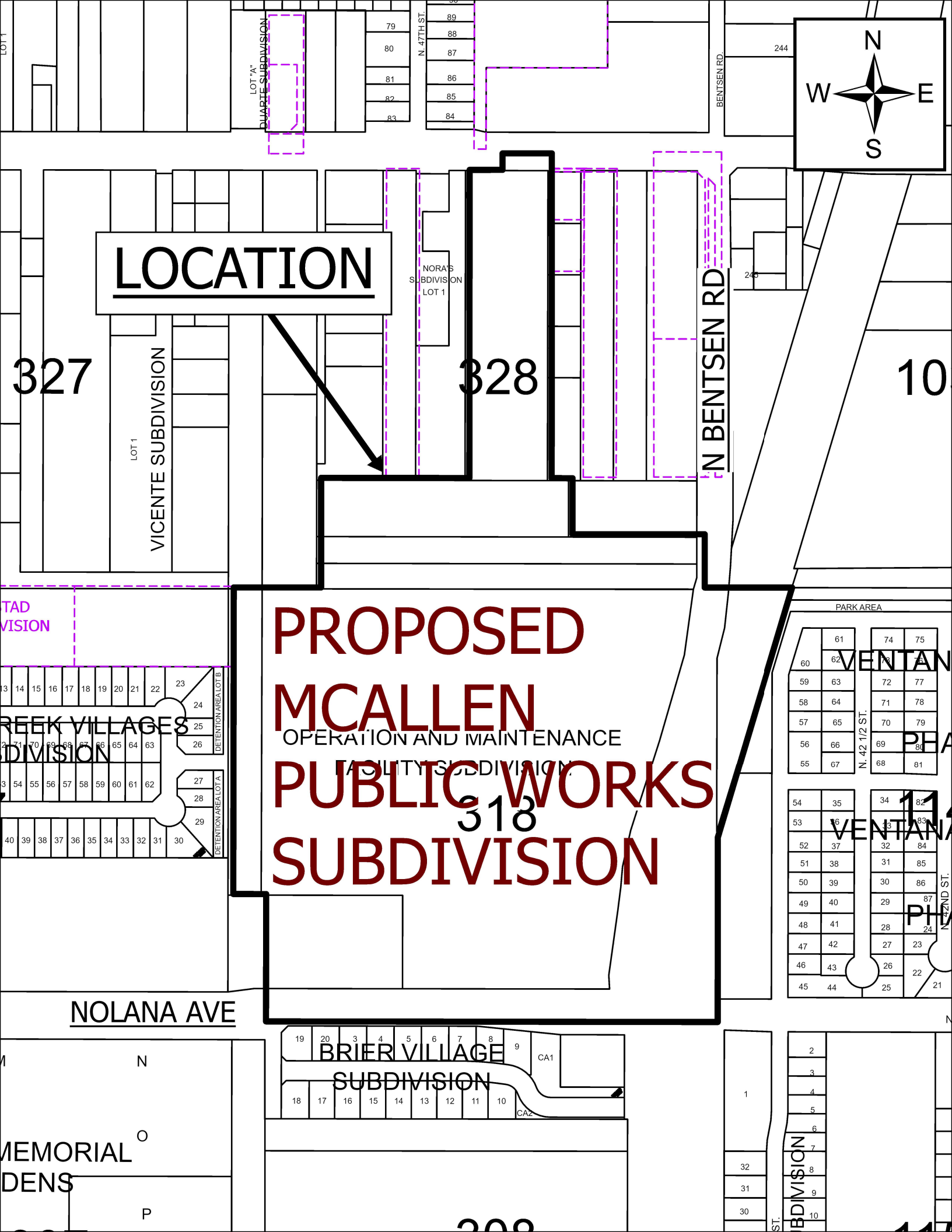
Name CVQ Land Surveyors Phone 956-618-1551

Address 517 Beaumont Ave. E-mail cvq@cvqlandsurvey.com

City McAllen State Tx Zip 78501

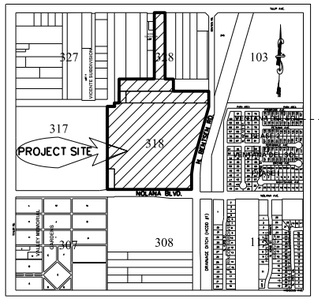
APR 09 2026

BY: CW


LOCATION
PROPOSED
MCALLEN
PUBLIC WORKS
SUBDIVISION
OPERATION AND MAINTENANCE
FACILITY SUBDIVISION
318
N BENTSEN RD
BENTSEN RD
N. 47TH ST.
LOT "A"
DUARTE SUBDIVISION
NORA'S
SUBDIVISION
LOT 1
VICENTE SUBDIVISION
LOT 1
327
328
PARK AREA
VENTANA
N. 42 1/2 ST.
DETENTION AREA LOT B
DETENTION AREA LOT A
NOLANA AVE
BRIER VILLAGE
SUBDIVISION
CA1
CA2
N
W
E
S

McALLEN PUBLIC WORKS SUBDIVISION PLAT

BEING A 45.75 ACRE TRACT OF LAND OUT OF LOT 18 AND 12.70 ACRE TRACT OUT OF LOT 328 OUT OF JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17 HIDALGO COUNTY MAP RECORDS OF HIDALGO COUNTY TEXAS.



LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" =300'

LEGEND
- FND. IRON ROD
- FND. 60D
- SET 60D
- SET IRON ROD

BUDDY OWENS BLVD. (MILE 3 RD)

BENTSEN RD.

BUDDY OWENS BLVD. (MILE 3 RD)

S 08°30'18" W 50.00'

N 81°32'43" E 160.00'

S 81°32'43" E 150.00'

NORA'S SUBDIVISION LOT 1

N 08°30'18" E 950.00'

N 08°30'18" W 986.84'

S 81°29'08" W 63.50'

BENTSEN ROAD

MISSION/MCALLEN LATERAL DRAIN DITCH

VICENTE SUBDIVISION LOT 1

P.O.B. N.E. COR. LOT 318

ARNULFO AROS DOCUMENT No. 757490 H.C.D.R.

ADORA J. USADAN DOCUMENT No. 757762 H.C.D.R.

N.W. COR. LOT 318

S 81°33'15" E 265.03'

30.0' R.O.W. DEDICATION BY THIS PLAT

PROP. 10.0' U.E.

15.0' IRRIG. EASEMENT AS PER DOCUMENT

LOT 1
58.60 AC. (GROSS)
47.31 AC. (NET)

GEORGE MORALES, JR. (DOC. No. 2522732, H.C.D.R.)

S 08°30'53" W 170.17'

S 81°33'15" E 401.75'

80.0' R.O.W.

PROP. 10.0' U.E.

CITY OF McALLEN DOC. No. 1509839, H.C.D.R.

CITY OF McALLEN DOC. No. 1509838, H.C.D.R.

CITY OF McALLEN DOC. No. 1270869, H.C.D.R.

S 08°26'45" W 162.40'

N.W. COR. LOT 318

S 81°33'15" E 267.35'

24.00'

118.04'

20.0' ACCESS EASEMENT VOL. 1538, PG. 820, H.C.D.R. DOC. No. 2010-0057, H.C.D.R. DOC. No. 2010-0058, H.C.D.R. DOC. No. 2010-0059, H.C.D.R. DOC. No. 2010-0060, H.C.D.R.

COFFER LINE EASEMENT VOL. 1538, PG. 820, H.C.D.R.

CITY OF McALLEN DOC. No. 1270869, H.C.D.R.

S 29°00'14" W 290.00'

H.C.I.D. No. 1 R.O.W. AREA

PROP. 20.0' U.E.

12" GAS LINE EASEMENT VOL. 944, PG. 264, H.C.D.R.

1.3 ACRES PROPOSED ROW RIGHT-OF-WAY

0.33 ACRES PROPOSED ROW RIGHT-OF-WAY

H.C.I.D. No. 1 R.O.W. AREA

20.0' ROAD R.O.W.

EXISTING RIGHT-OF-WAY

McALLEN CITY PARK

PROP. 10.0' ELEC. EASEMENT

PROP. 15.0' U.E.

PROP. 75.1' ROW

C-1

LOT 14 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION VOL. 24, PG. 58, H.C.D.R.

S 08°26'45" W 592.82'

H.C.D. No. 1 R.O.W. AREA

60.0' PROPOSED R.O.W.

TAYLOR CREEK VILLAGES SUBDIVISION

11 12 13 14 15 16 17 18 19 20 21 22 23 24 OLEANDER AVE

73 72 71 70 69 68 67 66 65 64 63 26 25 ORCHID AVE

52 53 54 55 56 57 58 59 60 61 62 27 28 NERINE AVE

41 40 39 38 37 36 35 34 33 32 31 30 29

N 48TH

LOT B DETENTION AREA 933.15

LOT A DETENTION AREA

N 08°34'33" E 1320.00'

SOUTH 15.0 ACRES TRACT 1 HOME, LTD., KREIDLER FAMILY a Texas Corporation, (VOL. 1138, PG. 820, H.C.M.R.)

0.71 ACRES TRACT 1

N 08°34'33" E 290.72'

N 81°29'07" E 100.00'

PROP. 10.0' U.E.

NOLANA AVENUE
(PROP. 97.50' DEDICATION BY THIS PLAT)

PROPOSED 97.50' R.O.W.

N 81°29'07" W 1374.00'

S.W. COR. LOT 318

LOT 308
JOHN H. SHARY SUBDIVISION
(VOL. 1, PG. 17, H.C.M.R.)

NOLANA AVE. R.O.W. LEASE AGREEMENT DOC. No. 1294848, H.C.D.R.

NOLANA AVE. R.O.W. DOC. No. 1302722, H.C.D.R.

PROPOSED 60.0' R.O.W.

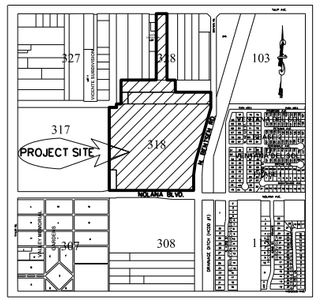
279.13'

NOLANA AVENUE
CITY OF McALLEN VOL. 2914, PG. 940, H.C.D.R.

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD	CH BEARING
C-1	15° 29' 15"	1000.00'	135.98'	270.31'	263.49'	S 16° 16' 30" W

McALLEN PUBLIC WORKS SUBDIVISION PLAT

BEING A 45.75 ACRE TRACT OF LAND OUT OF LOT 18 AND 12.70 ACRE TRACT OUT OF LOT 328 OUT OF JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 17 HIDALGO COUNTY MAP RECORDS OF HIDALGO COUNTY TEXAS.



LOCATION MAP
SCALE: 1" = 2000'

METES AND BOUNDS DESCRIPTION

A tract of land containing 1.84 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of EXISTING CANAL RIGHT-OF-WAY BETWEEN JOHN H. SHARY SUBDIVISION, map reference: Volume 1, Pages 17, Map Records, Hidalgo County, Texas, and LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Pages 68, Deed Records, Hidalgo County, Texas, and said 1.84 acres also being more particularly described as follows;

COMMNESING, on northeast corner of Lot 318 of said John H. Shary Subdivision; THENCE S 81º 33' 15" E, a distance of 95.05 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract and the POINT OF BEGINNING of this tract;

THENCE S 81º 33' 15" E, a 133.30 to a ½" iron rod with a plastic cap stamped "CVQ LS" set, on the West line of said La Lomita Irrigation and Construction Company's Subdivision, for the northeast corner of this tract;

THENCE S 25º 03' 45" W, continuing along the West line of said La Lomita Irrigation and Construction Company's Subdivision, a distance of 795.03 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE S 08º 26' 45" W, continuing along the West line of said La Lomita Irrigation and Construction Company's Subdivision a distance of 559.82.37 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for southeast corner of this tract;

THENCE N 80º 05" 32" W, at a distance of 46.16 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract;

THENCE N 08º 10' 28" E, a distance of 445.37 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for angle corner of this tract;

THENCE N 17º 57' 17" E, a distance of 119.19 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE N 22º 33' 39" E, a distance of 347.13 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE N 17º 56' 53" E, a distance of 69.84 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE N 13º 44' 31" E, a distance of 286.13 feet to the POINT OF BEGINNING and containing 1.84 acres of land, more or less.

METES AND BOUNDS DESCRIPTION

A tract of land containing 45.44 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of **Lots 318 and 328, JOHN H. SHARY SUBDIVISION,** map reference: Volume 1, Page 17, Map Records, Hidalgo County, Texas, and said 45.44 acres also being more particularly described as follows;

BEGINNING, in the northeast corner of Lot 317, John H. Shary Subdivision and the West line of United Irrigation District canal right-of-way and a tract of land deeded to the City of McAllen, recorded in Volume 2931, Page 166, H.C.D.R. (Tract 2), for the western most northwest corner of this tract;

THENCE S 08º 30' 53" W, along the East line of said Lot 317 and the West line of said canal right-of-way (tract 2), a distance of 933.15 feet to an iron pipe found on the common West corner of said City of McAllen tract 2 and a 0.71acre trat deeded to Kreidler Funeral Home , Inc., a Texas Corporation, recorded in Volume 1738, Page 870, H.C.D.R., for the westernmost southwest corner of this tract;

THENCE S 81º 29' 07" E, along the North line of said 0.71 acre canal right-of-way (tract 1) a distance of 100.00 feet to an iron pipe found on the southeast corner of said City of McAllen tract 2 and the West line of said Lot 318, for an insidecorner of this tract;

THENCE S 08º 30' 53" W along the West line of said Lot 318, distance 387.6.72 feet to a nail found on a concrete monument, on the common West corner of said Lot 318 and Lot 308, John H. Shary Subdivision, for the southernmost southwest corner of this tract;

THENCE S 81º 29' 07" E, along the common line of said Lot 318 and Lot 308, at a distance of 1121.00 feet pass the southeast corner of Lot 318 and the West line of Hidalgo County Irrigation District No. 1 canal right-of-way an continuing a total distance of 1372.59 feet West line of La Lomita Irrigation and Construction Company's Subdivision, recorded in Volume 24, Page 68, H.C.D.R. and East line of said Hidalgo County Irrigation District No. canal right-of-way, for the southeast corner of this tract;

THENCE N 08º 26' 45" E, along the West line of said La Lomita Irrigation and Construction Company's Subdivision and East line of said Hidalgo County Irrigation District No. canal right-of-way, a distance 622.00 feet for an angle corner of this tract;

THENCE N 25º 18' 15" E, continuing along the and East line of said Hidalgo County Irrigation District No. canal right-of-way, a distance of 731.32 feet, for the easternmost northeast corner of this tract;

THENCE N 81º 33' 15" W, at a distance of 212.09 feet pass the southeast corner of Lot 328 and continuing a total distance 252.09 feet to the West right-of-way line of Bentsen Road as recorded in Document Number 1008636 and Document 1008639, H.C.D.R., for an inside corner of this tract;

METES AND BOUNDS DESCRIPTION

A tract of land containing 3.34 acres of land, more or less, situated in Hidalgo County, Texas, being part or portion of EXISTING CANAL RIGHT-OF-WAY BETWEEN JOHN H. SHARY SUBDIVISION, map reference: Volume 1, Pages 17, Map Records, Hidalgo County, Texas, and LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Pages 68, Deed Records, Hidalgo County, Texas, and said 3.34 acres also being more particularly described as follows;

COMMNESING, on northeast corner of Lot 318 of said John H. Shary Subdivision; THENCE S 81º 33' 15" E, a distance of 28.46 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract and the POINT OF BEGINNING of this tract;

THENCE S 81º 33' 15" E, a distance of 69.19 to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract;

THENCE S 13º 44' 31" W, a distance of 286.33 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE S 17º 56' 53" W, a distance of 69.84 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE S 22º 33' 39" W, a distance of 347.13 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE S 17º 57' 17" W, a distance of 119.19 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE S 08º 10' 28" W, a distance of 445.37 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for southeast corner of this tract;

THENCE N 80º 05" 32" W, a distance of 120.41 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract;

THENCE N 35º 47' 20" E, a distance of 35.78 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set for an outside corner of this tract;

THENCE N 08º 30' 53" E, a distance of 240.13 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for point of curvature of this tract;

THENCE along said curve to the right, with a radius of 1000.00 feet, an interior angle of 15º 29' 15", a tangent of 135.98 feet, an arc length of 270.31 and a chord that bears N 16º 15' 30"E a distance of 269.49 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for a point of a tangency of this tract;

THENCE N 24º 00' 08" E, a distance of 605.87 feet to a ½" iron rod with a plastic cap stamped "CVQ LS" set, for an angle corner of this tract;

THENCE N 15º 38' 41" E, a distance of 135.13 feet to the POINT OF BEGINNING and containing 3.34 acres of land, more or less.

GENERAL NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   - FRONT– 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   - REAR – IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   - SIDES – IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
2. BY GRAPHICAL PLOTTING LAND CONTAINED WITHIN THIS SUBDIVISION LIES IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334–0400 C.
3. MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. AS MEASURED AT CENTER OF BENTSEN ROAD.
4. REQUIRED STORM WATER DETENTION SHALL BE AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. BENCH MARK–MC–57 IS LOCATED SOUTH BOUND OF 3 MILE LINE 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE E.O.P. OF 3 MILE LINE THERE IS A CAP STEREO STORE ACROSS FROM THE MONUMNET.
6. 4' WDE MINIMUM SIDEWALK REQUIRED ON WEST SIDE OF BENTSEN ROAD AND NORTH NOLANA AVE.
7. 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONE/USES. A 8' HIGH MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
8. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ISAAC J. TAWIL, CITY MANAGER
CITY OF MCALLEN
1300 HOUSTON AVE.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISAAC J. TAWIL CITY MANAGER OF THE CITY OF MCALLEN, TEXAS 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 THE _____ DAY OF _____ A.D. 2012.

NOTARY PUBLIC, TEXAS

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN — DATE

STATE OF TEXAS
CITY OF MCALLEN

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

DATED THIS _____DAY OF_____A.D. 2012

CHAIRMAN, PLANNING & ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

RAUL E. SESIN, P.E. C.F.M.
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

LUIS B. HERNANDEZ PENA
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 156186

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT HAS BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION.

DATE

CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR #4608
CVQ LAND SURVEYORS LLC
517 BEAUMONT AVENUE
MCALLEN TEXAS 78501
TEL (956) 618–1551

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/27/2026

SUBDIVISION NAME: MCALLEN PUBLIC WORKS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Bentsen Road: 100 ft. ROW required Paving: 65 ft. Curb & gutter: both sides Revisions Required: - Revise plat to show centerline and ROW as required above. Also, label existing ROW on both sides of centerline, and total ROW after dedication. Reference the document number for the existing ROW, and show new property line after accounting for any required dedication prior to final. - Replace any reference to "Proposed" on the plat to "by this plat" (e.g. 30 ft. additional ROW dedicated by this plat) prior to final. -Revise the street name to N. Bentsen Road. - Dedication may range at different point. Please show dedication prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Nolana Avenue: 60 ft. from centerline for a total of 120 ft. of ROW required. Paving: 65 ft. Curb & gutter: both sides Revisions Required: - Revise the plat to show ROW as needed above prior to final. - Show existing ROW on both sides of centerline and show ROW to new property line after accounting for dedication. - ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW" **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Buddy Owens Blvd: 60 ft. from centerline for a total of 120 ft. ROW required. Paving: 65 ft. Curb & gutter: both sides Revisions required: - Show centerline on both sides to determine ROW dedication needed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Primrose Avenue: 35 ft. dedication required for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: both sides **Revise plat accordingly; finalize prior to final ***Subdivision Ordinance: Sec.134-105 * A variance application (VAR2023-0029) for the following items has been submitted: 1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) 2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) - Variance requests have been approved from a previous submittal.	Compliance

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

N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Label ROW dedication as N. 48th St. ****Subdivision Ordinance: Sec.134-105 * A variance application (VAR2023-0029) for the following items have been submitted: 1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) 2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) Variance was approved in a previous submittal.	Compliance
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: (N. Bentsen Road, Buddy Owens Blvd and Nolana Avenue): In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or inline with existing structures, whichever is greater applies. - Add plat note as stated above, prior to final. (Proposing): 50 ft. or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: In accordance with the zoning ordinance or greater or approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance with the zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
Corner: In accordance with the zoning ordinance or greater for approved site plan or easements. -Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

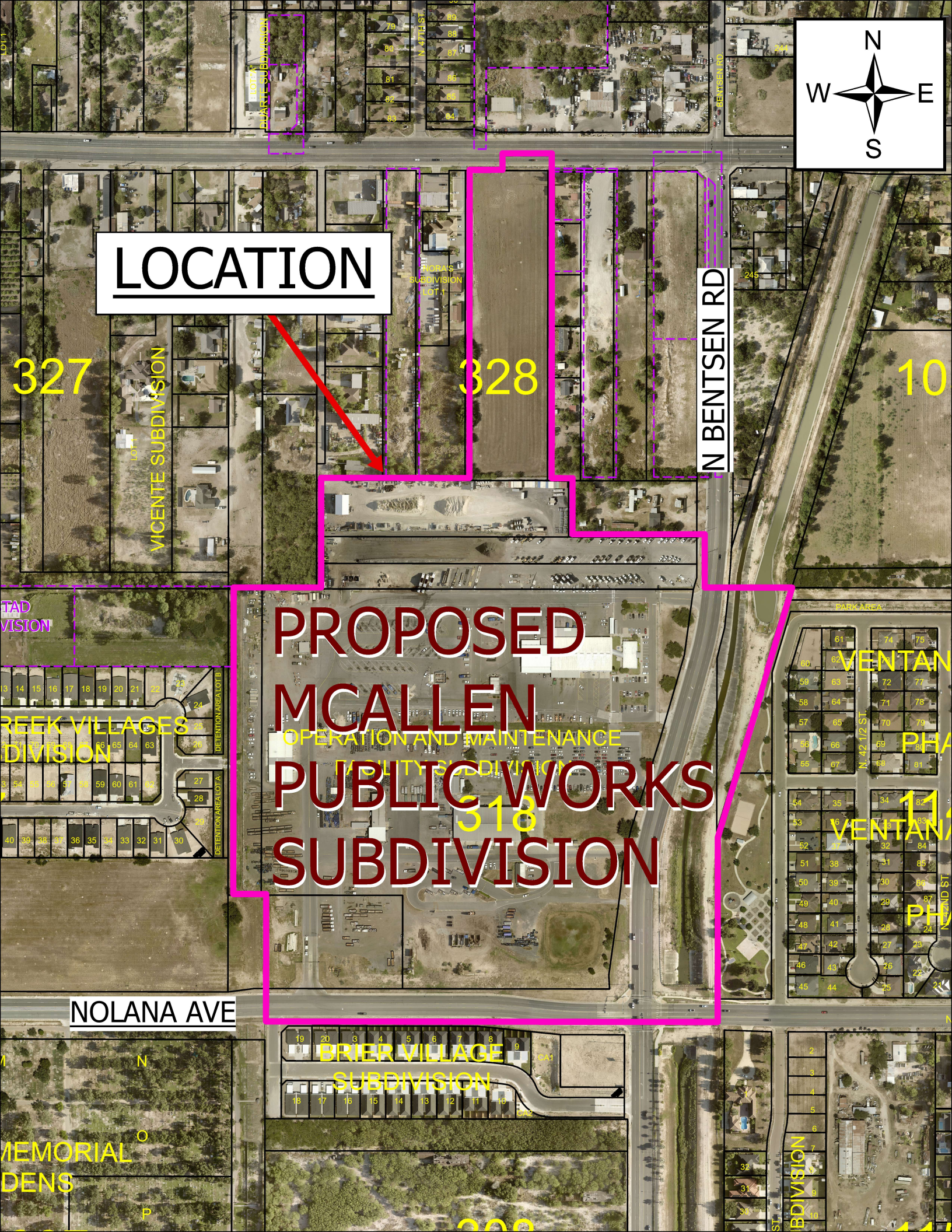
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add plat note as a separate plat note, 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. -- Add plat note as a separate plat note, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-4, R-1 & C-3 Proposed: C-4, R-1 & C-3 ***Zoning Ordinance: Article V - The subdivision has three different zones, no rezonings have been submitted for this subdivision.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -No rezoning have been submitted for this project.	Applied

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - Remove any reference to "Proposed" from the plat. Any ROW or easement dedicated by this plat should be labeled as "By this plat" prior to final. - ROW dedicated by this plat should be referenced as "dedicated by this plat" and the total ROW constituting of existing ROW plus ROW dedicated by this plat should be referenced as "Total ROW" - Provide ownership map to assure there are no landlocked properties prior to final - Use a bolder font for the original property boundaries prior to final - Revise preparation date shown on the bottom left corner. - Review & revise and the legal description and metes and bounds as needed. - Use a ghosted line for the existing lot lines, etc. inside Lot 1 boundary. - Please distinguish boundary line and lot line after dedication. Solid line but not as bold as boundary line. - Show centerline on Nolana Avenue and Bentsen Road to establish the required ROW. * A variance application (VAR2023-0029) for the following items has been submitted and was approved. 1. To not dedicate 30 ft. ROW for future N. 48th Street (on the west side) 2. To not dedicate 35 ft. ROW for future Primrose Avenue (on the north side) *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

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


LOCATION
PROPOSED
MCALLEN
PUBLIC WORKS
SUBDIVISION
OPERATION AND MAINTENANCE
FACILITY SUBDIVISION
318
N BENTSEN RD
BENTSEN RD
327
328
VICENTE SUBDIVISION
FIORA'S SUBDIVISION
LOT 1
BURKE SUBDIVISION
N 47TH ST
NOLANA AVE
BRIER VILLAGE
SUBDIVISION
DETENTION AREA LOT B
DETENTION AREA LOT A
PARK AREA
N 42 1/2 ST
N
S
E
W

SUB2026-0062

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Sustaita Logistics Subdivision Phase I

Legal Description: BEING A 15.456 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 10 AND 15, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q PAGE 177, MAP REGORDS, HIDALGO COUNTY, TEXAS.

Location: South 10th Street

City Address or Block Number: 4901 s. OLD 10th St.

Total No. of Lots: 1 Total Dwelling Units: 1 Gross Acres: 15.456 Net Acres: _____

☐Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑**Commercial (** ____ **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☐No

Existing Zoning: I-1 Proposed Zoning: I-1 Applied for Rezoning ☐No/☑Yes: Date: _____

Existing Land Use: Undeveloped Proposed Land Use: Industrial

Irrigation District #: 3 Water CCN: ☑MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: _____

Estimated Rollback Tax Due: _____ Tax Dept. Review: _____

Owner

Name: SUSTAITA LOGISTICS CENTER, L.P. Phone: (956) 659-0853

Address: 9100 S. AUSTIN DRIVE E-mail: hector.saenz@memberconstructionllc.com

City: PHARR State: TX. Zip: 78577

Developer

Name: SUSTAITA LOGISTICS CENTER, L.P. Phone: 956) 659-0853

Address: 9100 S. AUSTIN DRIVE E-mail: hector.saenz@memberconstructionllc.com

City: PHARR State: TX Zip: 78577

Contact Person: HECTOR SAENZ

Engineer

Name: Victor H. Trevino Phone: 956-424-3335

Address: 900. S. Stewart Rd. Ste 13 E-mail: victor@southtexasig.com

City: Mission State: TX. Zip: 78572

Contact Person: Victor H. Trevino

Surveyor

Name: Victor H. Trevino Phone: 956-424-3335

Address: 900. S. Stewart Rd. Ste 13 E-mail: victor@southtexasig.com

City: Mission State: TX. Zip: 78572

RECEIVED
APR 16 2026
BY: A.V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

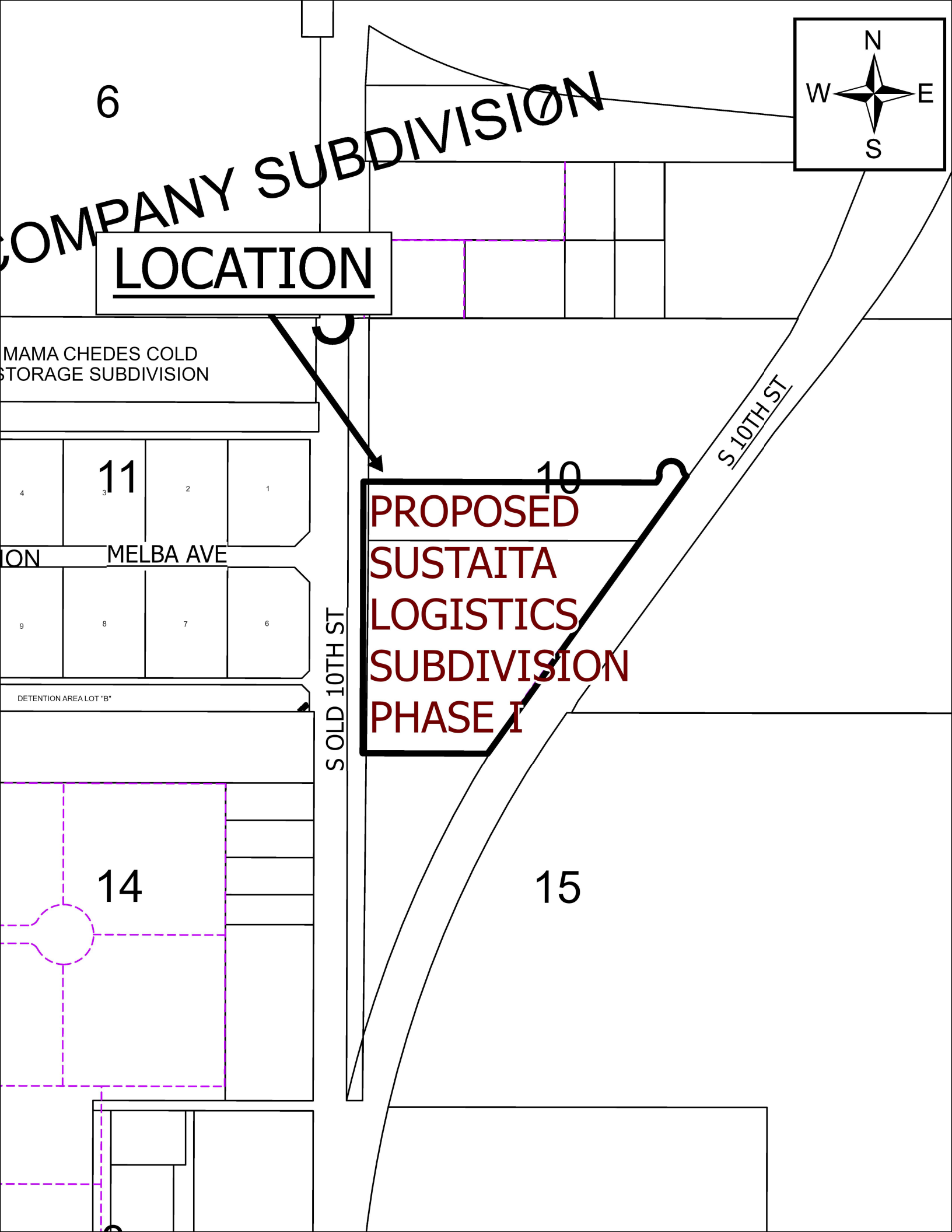
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

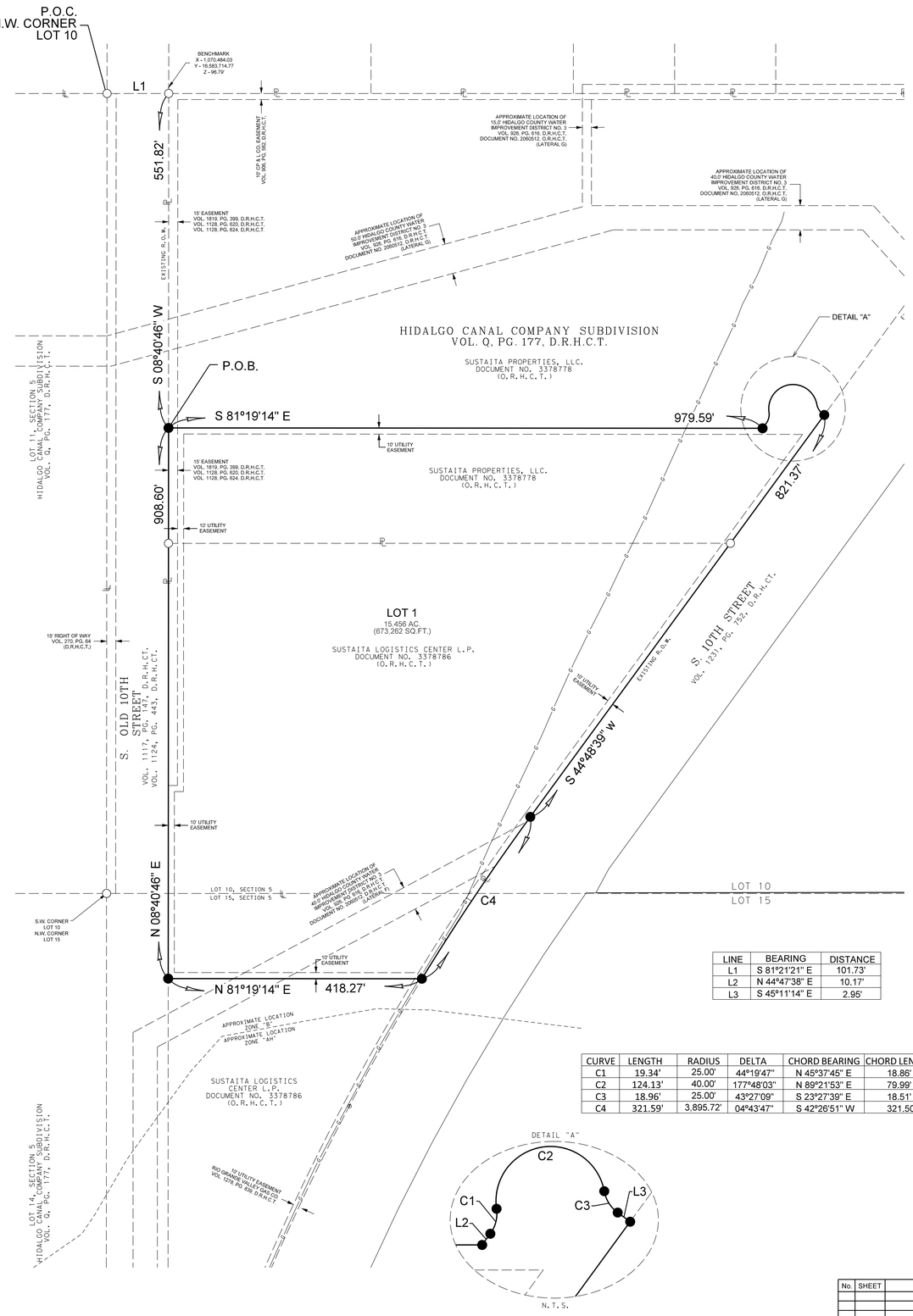
Signature _____ Date 04-10-26

Print Name Victor H. Trevino

Owner ☐ Authorized Agent ☑

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


6
COMPANY SUBDIVISION
LOCATION
N
W
E
S
MAMA CHEDES COLD
STORAGE SUBDIVISION
11
10
PROPOSED
SUSTAITA
LOGISTICS
SUBDIVISION
PHASE I
S 10TH ST
MELBA AVE
S OLD 10TH ST
DETENTION AREA LOT "B"
14
15



LINE	BEARING	DISTANCE
L1	S 81°21'21" E	101.73'
L2	N 44°47'38" E	10.17'
L3	S 45°11'14" E	2.95'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	19.34'	25.00'	44°19'47"	N 45°37'45" E	18.86'
C2	124.13'	40.00'	177°48'03"	N 89°21'53" E	79.99'
C3	18.96'	25.00'	43°27'09"	S 23°27'39" E	18.51'
C4	321.59'	3,895.72'	04°43'47"	S 42°26'51" W	321.50'

HIDALGO COUNTY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPLAT OF SUSTAITA LOGISTICS PHASE I 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 SUSTAITA LOGISTICS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHARIMAN 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:

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

_____
MAYOR, CITY OF MCALLEN

_____
DATE:

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER(S) OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS SUSTAITA LOGISTICS PHASE I SUBDIVISION TO THE CITY OF MCALLEN, 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.

_____ _____
SUSTAITA PROPERTIES, LLC DATE
EVERARDO SUSTAITA
9100 S. ASUTIN DRIVE PHARR,
TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAUL ORTEGA, KNOW 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 JULY 1, 2023 UNDER MY DIRECTION.

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

STATE OF TEXAS
VICTOR HUGO TREVINO
128195
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

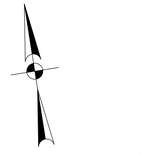
KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

No.	SHEET	REVISION	DATE	APPROVED



SCALE 1" = 100' (24" X 36")

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	○
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.

LOCATION MAP
SCALE: 1:2000

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
ZONE "B" & ZONE "AH"
ZONE "B" AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS 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.
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 HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEVATION = 95 FEET.

COMMUNITY PANEL NO. 4480334 0425 C, REVISED NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE :

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 120.30 WHICHEVER IS GREATER.

4. CITY OF McALLEN BENCHMARK: "MC 94" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN, OFFICE, PEDRO ON AGUST 10, 1999. BEING LOCATED INSIDE WEST BOUND OF OLD 10TH ST. CLOSE NORTH OF FM 1016, 30' ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 95.77 FEET (NAVD88).

BM-1

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3).

HIDALGO COUNTY DRAINGE 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 THE _____ 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. BRAND JR, PRESIDENT MARK FREELAND, SECRETARY

METES AND BOUNDS

BEING A 15.456 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 10 AND 15, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q PAGE 177, MAP RECORDS; HIDALGO COUNTY, TEXAS, CONVEYED BY "WARRANTY DEED VENDOR'S LIEN" TO SUSTAITA LOGISTICS CENTER L.P., AS DESCRIBED IN DOCUMENT NUMBER 3378786 AND CONVEYED BY "WARRANTY DEED" TO SUSTAITA PROPETIES LLC., AS DESCRIBED IN DOCUMENT NUMBER 3378778 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 15.456 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, SECTION 5, AND WITHIN THE RIGHT-OF-WAY OF SOUTH OLD 10TH STREET (R.O.W. VARIES) THENCE, SOUTH 81°21'21" EAST, A DISTANCE OF 101.73 FEET, ALONG THE NORTH LINE OF SAID LOT 10 WITHIN SAID EXISTING SOUTH OLD 10TH STREET (R.O.W. VARIES), TO A 1 INCH IRON PIPE FOUND ON THE EAST LINE OF SAID SOUTH OLD 10 STREET (R.O.W. VARIES), AND SAID SUSTAITA PROPETIES LLC., TRACT, THENCE, SOUTH 08°40'46" WEST, A DISTANCE OF 551.82 FEET, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF SOUTH OLD 10TH STREET (R.O.W. VARIES), TO 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°19'14" EAST A DISTANCE OF 979.59 FEET, WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 44° 47' 38" EAST A DISTANCE OF 10.17 FEET, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 19.34 FEET, A DELTA OF 44°19'47", A CHORD BEARING OF N 45°37'45" E, AND A CHORD DISTANCE OF 18.86 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE RIGHT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00', AN ARC LENGTH OF 124.13 FEET, A DELTA OF 177°48'03", A CHORD BEARING OF N 89°21'53" E, AND A CHORD DISTANCE OF 79.99 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, AND ALSO BEING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 18.96 FEET, A DELTA OF 43°27'09", A CHORD BEARING OF S 23°27'09" E, AND A CHORD DISTANCE OF 18.51 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 45°11'14" EAST A DISTANCE OF 2.95 FEET, CONTINUING WITHIN SAID SUSTAITA PROPETIES LLC., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES), AS DESCRIBED IN VOLUME 1231, PAGE 752, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 44° 48' 39" WEST, A DISTANCE OF 262.20 FEET, ALONG THE EXITING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES), PASS A 1/2-INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID SUSTAITA LOGISTICS CENTER L.P., TRACT, CONTINUING A TOTAL DISTANCE OF 821.37 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A POINT OF CURVATURE TO THE LEFT AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SOUTH 10TH STREET (R.O.W. VARIES) AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,895.72', AN ARC LENGTH OF 321.59 FEET, A DELTA OF 04°43'47", A CHORD BEARING OF S 42°26'51" W, AND A CHORD DISTANCE OF 321.50 FEET, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81° 19' 14" EAST A DISTANCE OF 418.27 FEET, WITHIN SAID SUSTAITA LOGISTICS CENTER L.P., TRACT, TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EXISTING EAST LINE OF SAID SOUTH OLD 10 STREET (R.O.W. VARIES), FOR A SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08° 40' 46" EAST A DISTANCE OF 718.10 FEET, ALONG SAID THE EXISTING EAST LINE OF SOUTH OLD 10 STREET (R.O.W. VARIES), FOR A SOUTHEAST CORNER OF SAID SUSTAITA LOGISTICS CENTER LLC., TRACT, PASS A 1/2-INCH IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 908.60 FEET, TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 15.456 ACRE TRACT OF LAND.

BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205). A SURVEY PLAT ACCOMPANIES THIS HEREIN METES AND BOUNDS DESCRIPTION.

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

SHEET 1

SUBDIVISION PLAT
SUSTAITA LOGISTICS SUBDIVISION PHASE I

BEING A 15.456 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 10 AND 15, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q PAGE 177, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	SUSTAITA PROPERTIES, LLC,	9100 S. AUSTIN DRIVE	PHRR, TEXAS 78577	(956) 659-0853	
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, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/28/2026

SUBDIVISION NAME: SUSTAITA LOGISTICS SUBDIVISION PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the State Curb & gutter: By the State Revisions Needed: - Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. - Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. - Provide for dedication as noted above on plat 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.	Non-compliance
South Old 10th Street: ROW requirements will be determined once the existing ROW is established Paving: TBD Curb & gutter: both sides Revisions needed: - Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. - Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. -Please review the subdivision to the east side of the property. Subdivision to the east and west side of property show a discrepancy between both plats. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (south middle section): Dedication for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: - Staff will review to finalize location and dedication requirement for collector street. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **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
* 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

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

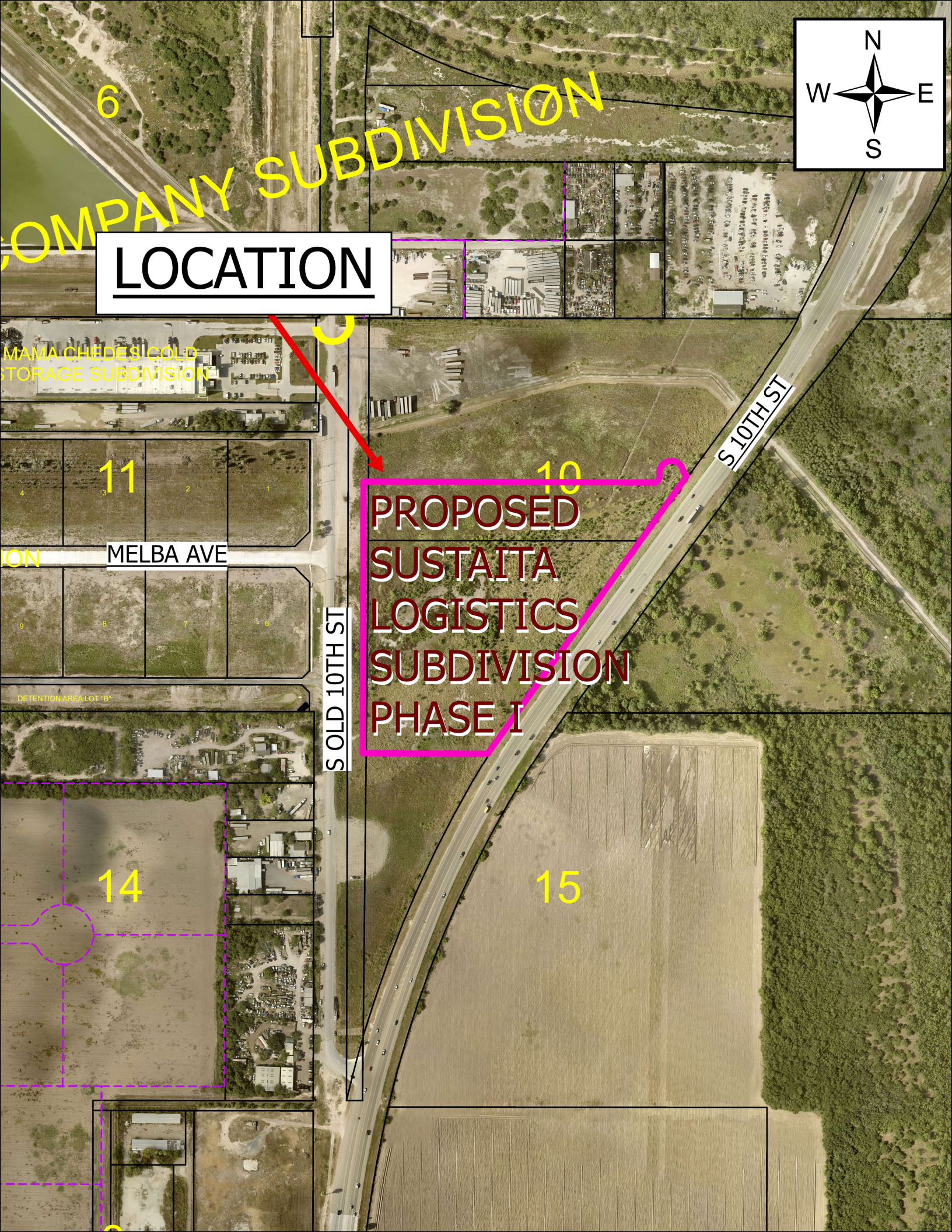
* 600 ft. Maximum Cul-de-Sac -Minimum ROW for Cul-de-Sac for industrial use is 200 ft. with 180 ft. paving. - the north side of plat shows a cul-de-sac/ tear drop. Please give us a dimension or radius, prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW __20ft.__ Paving __16ft.__ *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.	Non-compliance
SETBACKS	
Front: South 10th Street / South Old 10th Street: 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: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 and 138-367	Non-compliance
Rear: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Sides: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
5 ft. wide minimum sidewalk required South 10th Street and 4 ft. sidewalk required S. Old 10th Street. - Finalize wording for note once ROW requirements have been finalized and if there will be an interior cul-de-sac street, 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

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - 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. - 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.	Required
NOTES	
* 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.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Existing: I-1(Light Industrial) District - Proposed: I-1(Light Industrial) District **Engineer must verify that proposed use is compliant within existing Zoning.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V -NO REZONING HAVE BEEN SUBMITTED FOR THIS PROJECT.	Applied
PARKS	
* Land dedication in lieu of fee.	NA

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: -Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. - Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. - Provide a copy of all referenced documents for staff review prior to final. - Show a solid line for lot lines prior to final. - Provide the legal description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. -- Remove the gas line form the plat but show a gas easement prior to final. -Show the distance from property lines, bearing and distance for the existing easements prior to final. -Previous submittal shows three lots. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


N
W
E
S
6
COMPANY SUBDIVISION
LOCATION
MAMA CHEDES COLD
STORAGE SUBDIVISION
11
10
PROPOSED
SUSTAITA
LOGISTICS
SUBDIVISION
PHASE I
S 10TH ST
MELBA AVE
S OLD 10TH ST
DETENTION AREA LOT "B"
14
15

SUB 2026-0056

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

Project Information

Subdivision Name TREVINO 861416 SUBDIVISION
Legal Description C.E. HAMMOND S70'-N240'-W162' & N170'-W200' EXC W50'-N110' LOT 77 BLK 2 0.65AC GR 0.62AC NET
Location Block No. 2
City Address or Block Number 3409 Gumwood Ave
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.91 Net Acres 0.88
☒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 R1 Proposed Zoning R1 Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use Single Family Residential Proposed Land Use Single Family Residential
Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 185448
Estimated Rollback Tax Due 0 Tax Dept. Review I.D.L

Owner

Name Felix Eric Trevino & Jessica Ann Garza Phone (956) 827-9586
Address 3409 Gumwood Avenue E-mail Etrev34@gmail.com
City McAllen State TX Zip 78501

Developer

Name Lupe Garcia Phone (956) 789-4953
Address 1206 Lindberg Avenue E-mail garcia@lamar-rgv.com
City Palmhurst State TX Zip 78573
Contact Person Lupe Garcia

Engineer

Name Lucas Castillo Phone (956) 379-3857
Address 500 South 11th Street E-mail lcastillo.atlas@gmail.com
City McAllen State TX Zip 78501
Contact Person ____

Surveyor

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

RECEIVED
APR 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 4-9-2026

Print Name Brigeth Gonzalez

Owner ☐ Authorized Agent ☒

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

HACKBERRY AVE.
N
W
E
S
LOCATION
GUMWOOD AVE
PROPOSED
TREVINO
861416
SUBDIVISION
TREVINO
SUBDIVISION
78
77
76
N. 35TH ST.
SALDIVAR
SUBDIVISION
N. 34TH ST.
TERRA
FIR

TREVINO 861416 SUBDIVISION

A 0.91-OF AN ACRE (39,840.1271 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 70 FEET, OF THE NORTH 240 FEET, OF THE WEST 162 FEET, AND THE NORTH 170 FEET, OF THE WEST 200 FEET OUT OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS TREVINO 861416 SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE APPROVAL PROCESS OF THE CITY OF MCALLEN. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

FELIX E. TREVINO (OWNER) DATE
3409 GUMWOOD AVENUE
MCALLEN, TEXAS 78501

JESSICA A. GARZA (OWNER) DATE
3409 GUMWOOD AVENUE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, FELIX E. TREVINO AND JESSICA A. GARZA. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.
THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

ELIZABETH MORA
NOTARY PUBLIC, STATE OF TEXAS
COMM. EXPIRES 07-24-2027
NOTARY ID 131985490

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

MAYOR DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CLUB ADDITION AMENDED LOTS 1A AND 2A SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

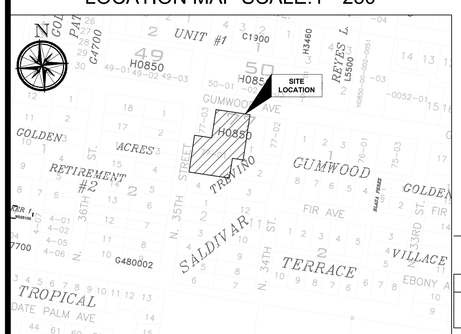
SECURITY INTEREST HOLDER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
HIDALGO, TEXAS
MY COMMISSION EXPIRES

LOCATION MAP SCALE:1"=250'



ATLAS ENGINEERING

ATLAS ENGINEERING , LLC
TBPE FIRM NO. 17557
500 SOUTH 11TH ST.
McALLEN, TEXAS 78501
DATE PREPARED: FEBRUARY 24, 2026

DATES REVISED:		

METES AND BOUNDS DESCRIPTION

BEING A GROSS: 0.91 (39,840.1271 SQ. FT.) OF AN ACRE, NET: 0.88 (38340.1271 SQ. FT.) OF AN ACRE TRACT OF LAND BEING ALL OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO FELIX E. TREVINO AND JESSICA A. GARZA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3671523, DEED RECORD OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; ATA CALCULATED POINT, BEING THE NORTHEAST CORNER OF SAID LOT 77, BLOCK 2, OF SAID C.E. HAMMOND SUBDIVISION, HAVING A GRID COORDINATE OF N=16603014.2572', E=1063775.5153', THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF SAID LOT 77, BLOCK 2, A DISTANCE OF 130.00 FEET, TO A SET PK NAIL ON ASPHALT, FOR THE POINT OF BEGINNING AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16603033.7705', E=1063646.9926',

THENCE; SOUTH 08°36'29" WEST, ALONG THE WEST LINE OF LOT 1, BLOCK 2, TREVINO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO FELIX TREVINO, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 1584148, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 10.00 FEET, PASSING A FOUND 1/2INCHIRON ROD WITH NO CAP, ALONG THE SOUTH RIGHT OF WAY LINE OF GUMWOOD AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 170.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, BEING THE COMMON CORNER OF SAID LOT 1, BLOCK 2, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF LOT 2, BLOCK 2, OF SAID TREVINO SUBDIVISION, AS DESCRIBED AND CONVEYED TO FELIX TREVINO, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENTNUMBER 1574148, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 38.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2, FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°36'29" WEST, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 2, A DISTANCE OF 70.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTH EAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°22'01" WEST, ALONG THE NORTH LINE OF LOT 4, BLOCK 2, OF SAID TREVINO SUBDIVISION, AS DESCRIBED AND CONVEYED TO MALISSA O. BENITEZ, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENTNUMBER 3327857, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 162.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ALONG THE EAST RIGHT OF WAY LINE OF NORTH 35TH STREET, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°36'29" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH 35TH STREET, A DISTANCE OF 130.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°22'01" EAST, ALONG THE SOUTH LINE OF A 0.12 OF AN ACRE TRACT OF LAND BEING THE WEST 50.0 FEET, OF THE NORTH 110.0 FEET OF SAID LOT 77, BLOCK 2, OF SAID C.E. HAMMOND, AS DESCRIBED AND CONVEYED TO CESAR AND DORA AVILA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 591808, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH NO CAP, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°36'29" EAST, ALONG THE EAST LINE OF SAID 0.12 OF AN ACRE TRACT OF LAND, A DISTANCE OF 100.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH NO CAP, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID GUMWOOD AVENUE, CONTINUINGA TOTAL DISTANCE OF 110.00 FEET, TO A SET PK NAILON ASPHALT, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°22'01" EAST, ALONG THE NORTH LINE OF SAID LOT 77, BLOCK 2, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A GROSS: 0.91 (39,840.1271 SQ. FT.) OF AN ACRE, NET: 0.88 (38,340.1271 SQ. FT.) OF AN ACRE TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID.

APPROVED BY DRAINAGE DISTRICT:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
LUCAS CASTILLO JR.
119990
LICENSED
PROFESSIONAL ENGINEER

THE COUNTY OF HIDALGO TEXAS

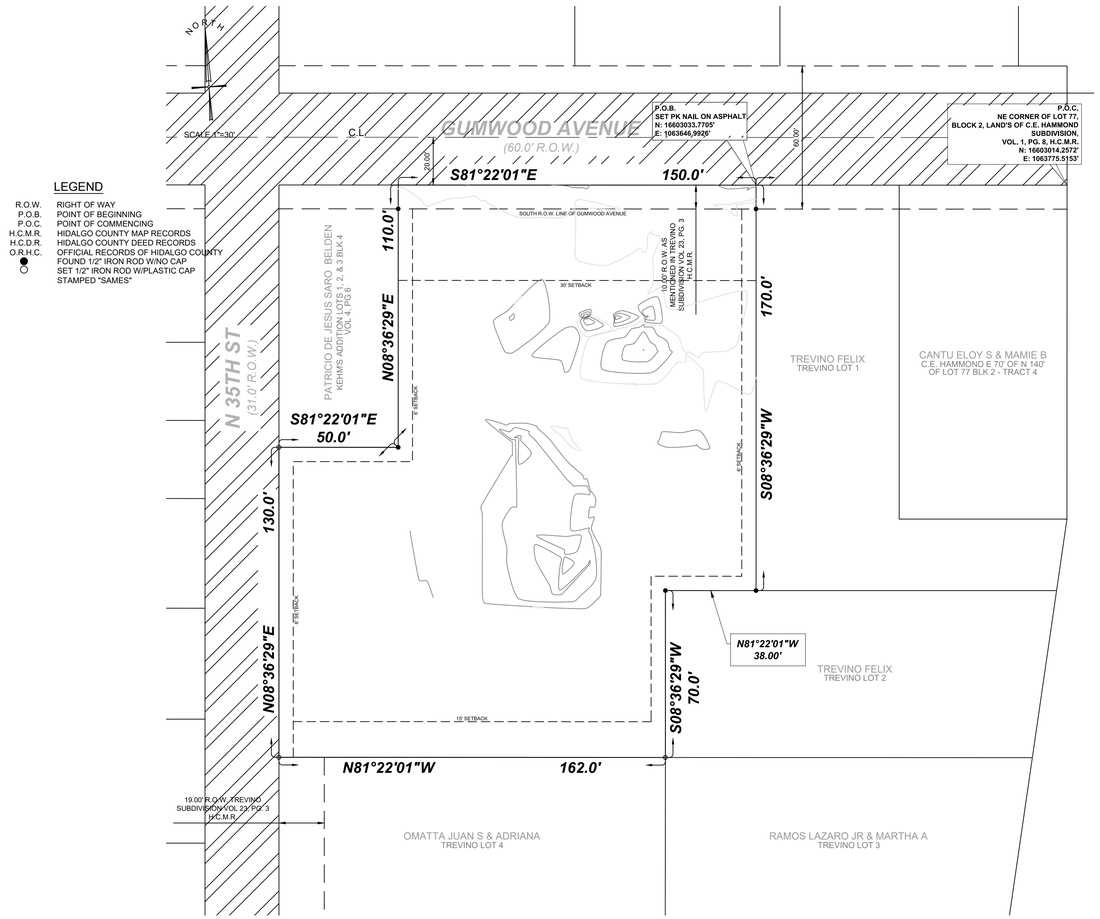
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT_____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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.

SAMUEL D. MALDONADO DATE
REGISTERED PUBLIC SURVEYOR
RPLS NO. 6027

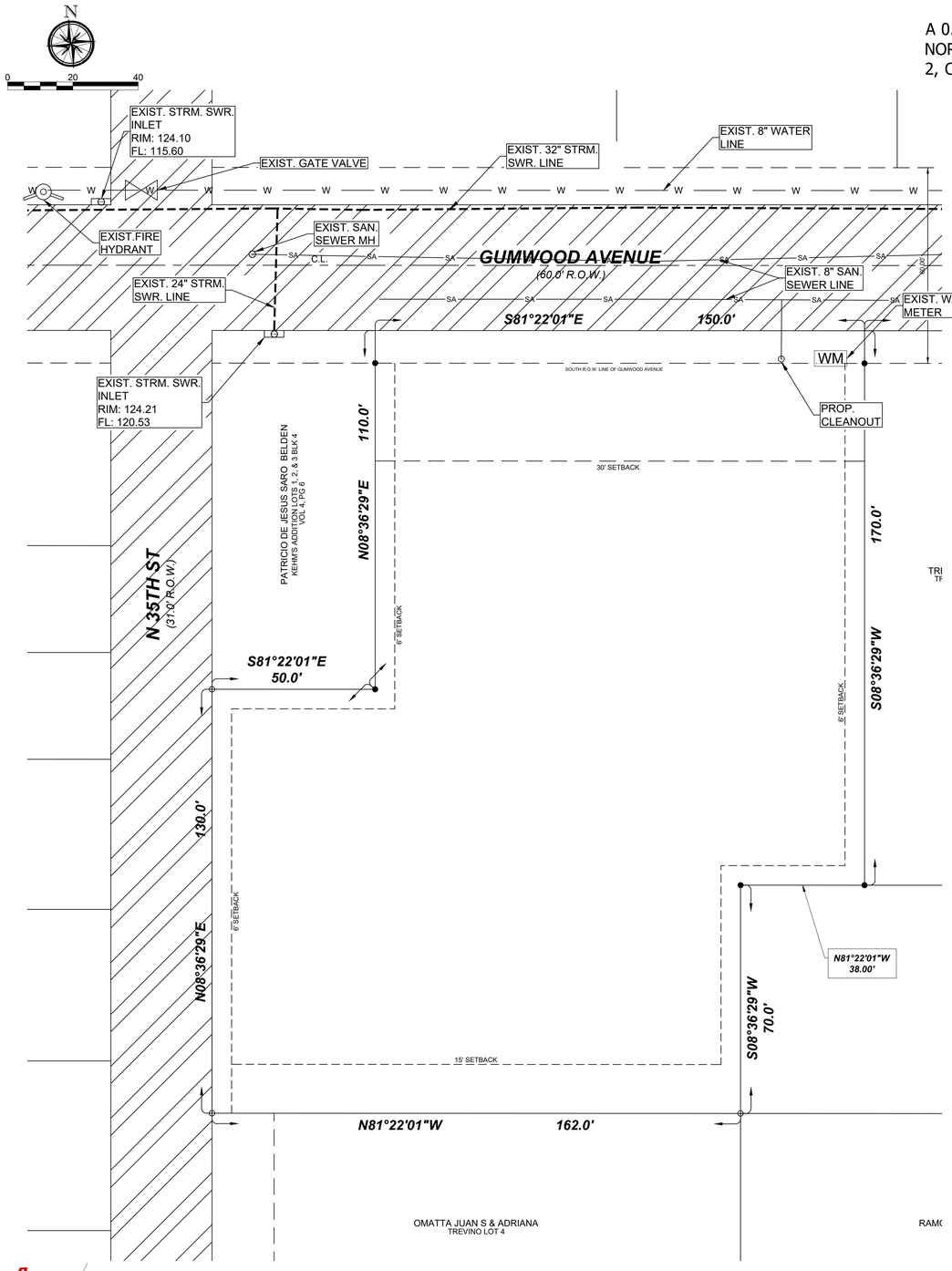
STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
2. SETBACKS:
   - FRONT: 25 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - SIDES: 5 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
4. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
5. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON GUMWOOD AVENUE.
7. DRAINAGE DETENTION IS 1195 CUBIC FEET. THE SUBDIVISION IS REQUIRED TO DETAIN 1195 CUBIC FEET.
8. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   STATION NAME: MC 76
   LOCATION: AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE ROAD
   TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
   NORTHING: 16601127.0028 EASTING:1062624.19162
   HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
   ORTHEMETRIC HEIGHT: 131.44 FT.
9. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

TREVINO 861416 SUBDIVISION

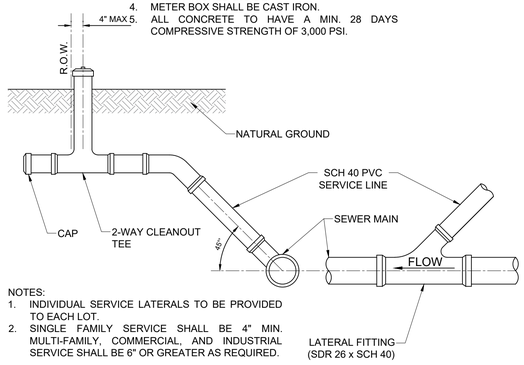
A 0.91-OF AN ACRE (39,840.1271 SQUARE FEET) TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 70 FEET, OF THE NORTH 240 FEET, OF THE WEST 162 FEET, AND THE NORTH 170 FEET, OF THE WEST 200 FEET OUT OF LOT 77, BLOCK 2, C.E. HAMMOND SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS OF HIDALGO COUNTY, TEXAS,



LEGEND

EXISTING SAN. SWR. LINE	SA
EXISTING WATER LINE	W
EXISTING STRM. SWR. LINE	
EXISTING WATER METER	WM
EXISTING SAN. SWR. MANHOLE	SS
EXISTING STRM. MANHOLE	STMH
EXISTING FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED CLEANOUT	CO

NOTES:
1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI.



NOTES:
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

1. STANDARD SEWER SERVICE CONNECTION

NTS.

UTILITY NOTES

1. CONTRACTOR SHALL MAINTAIN A MINIMUM THREE FEET OF COVER ON ALL WATER LINES AND FOUR FEET ON SANITARY SEWER LINES.
2. NO PUBLIC UTILITY LINES SHALL BE BUILT OUTSIDE DESIGNATED PUBLIC UTILITY EASEMENTS. ANY PRIVATE UTILITY LINES SHALL BE BUILT TO MEET THE MINIMUM REGULATING ENTITY REQUIREMENTS AND SPECIFICATIONS TO INCLUDE BEDDING MATERIAL.
3. PRIVATE SEWER LINES SHALL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH APPLICABLE BUILDING AND PLUMBING CODES.
4. ALL WATER LINES SHALL BE PVC AND MEET THE MINIMUM WATER SUPPLIER SPECIFICATIONS. ALL WATER LINE FITTINGS SHALL EMPLOY THE USE OF MEGA LUGS AND OR CONCRETE THRUST BLOCKS WHEN INSTRUCTED IN WRITING BY THE ENGINEER AND OR UTILITY COMPANY.
5. CONTRACTOR SHALL ENSURE MINIMUM TCEQ SEPARATION REQUIREMENTS BETWEEN WATER AND SANITARY SEWER LINES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS WITH THE MINIMUM TCEQ SEPARATION REQUIREMENTS.
6. CONTRACTOR SHALL NOTIFY ANY CONTAGIOUS PROPERTY OWNERS OF POTENTIAL DISRUPTIONS TO UTILITIES AND MITIGATE THE DISRUPTIONS. CONTRACTOR SHALL NOTIFY THE REGULATING ENTITIES OF ANY DISRUPTIONS BEFORE DISRUPTIONS OCCUR.
7. ALL FIRE SUPPRESSION SYSTEM SUPPLY-LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR LICENSED BY THE JURISDICTIONAL AUTHORITY ON THE SITE AND IN ACCORDANCE TO GOVERNING CODES AND ORDINANCES.
8. CONTRACTOR SHALL NOT COMMENCE WORK ON ANY PUBLIC UTILITY SYSTEM WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND SAID UTILITY SYSTEM OWNER.
9. CONTRACTOR SHALL PROVIDE FOR THE NECESSARY ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS AS NOTED ON THE PLANS AND AS PER THE UTILITY COMPANY INSTRUCTIONS.
10. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY ALL CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION OF ANY STORM DRAIN, WATER, SANITARY SEWER, AN OTHER UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OR OWNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ENGINEER IS NOT RESPONSIBLE FOR CONFLICTS ARISING FROM DIFFERENCES IN NOTED ELEVATION AND SHALL BE HELD HARMLESS IF NOT NOTIFIED OF DESIGN CONFLICTS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF 48 WORKING HOURS (BASED ON 8 HOUR WORK DAYS) PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, PAY AND OBTAIN ALL PERMITS, AND CONFORM TO ALL APPLICABLE STATE AND FEDERAL CODES, RULES, AND REGULATIONS TO INCLUDE LOCAL ORDINANCES AND OBTAIN NECESSARY CLEARANCES FROM UTILITY SERVICE PROVIDER PRIOR TO COMMENCING ANY WORK ON ANY UTILITY LINES.
12. CONTRACTOR SHALL ENSURE COMPLIANCE OF UTILITY STUB-OUT CONNECTION IN ACCORDANCE WITH SITE MEP PLANS IF APPLICABLE.
13. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS WHICH REGULATE THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER PROJECTS AS DETAILED IN 30 TAC. CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSING REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTORS'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN WITHIN UTILITY LAYOUT ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR PROTECTION DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION, ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
4. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL COVER PLATES WITH ANCHORING OR AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY.
5. ANY DAMAGE TO FENCES, SIDEWALKS OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL & DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.
8. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AND SURVEYING.
9. EXISTING POWER POLES, CONCRETE STAND PIPES, ETC., WILL NEED TO BE BRACED DURING ADJACENT CONSTRUCTION.
10. CONTRACTOR SHALL KEEP ALL WATER & SANITARY SEWER SERVICES OPERATIONAL.
11. THE ENGINEER WILL BE THE FINAL AUTHORITY OF ALL CONFLICTS, DISCREPANCIES, AND THE INTERPRETATIONS OF THE DRAWINGS OR SPECIFICATIONS.

UTILITY EXCAVATION WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF ANY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

IF CULTURE MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, WORK SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER. THE OWNER OR ENGINEER SHALL CONTACT THE SECRETARY OF THE INTERIOR IN ACCORDANCE WITH 36 CFR 800. THE STATE HISTORIC PRESERVATION OFFICER SHALL ALSO BE NOTIFIED.

IF NO GEOTECHNICAL ENGINEERING REPORT IS PROVIDED FOR THIS PROJECT, ALL SOILS ARE UNCLASSIFIED MATERIAL. NO SPECIAL PAYMENT WILL MADE TO THE CONTRACTOR FOR UNFORESEEN UNCLASSIFIED SOILS ENCOUNTERED. NO SPECIAL PROVISIONS ARE BEING MADE FOR UNCLASSIFIED SOILS.

ATLAS ENGINEERING

ATLAS ENGINEERING, LLC
TBPE FIRM NO. 17057
500 SOUTH 11TH ST
McALLEN, TEXAS 78501

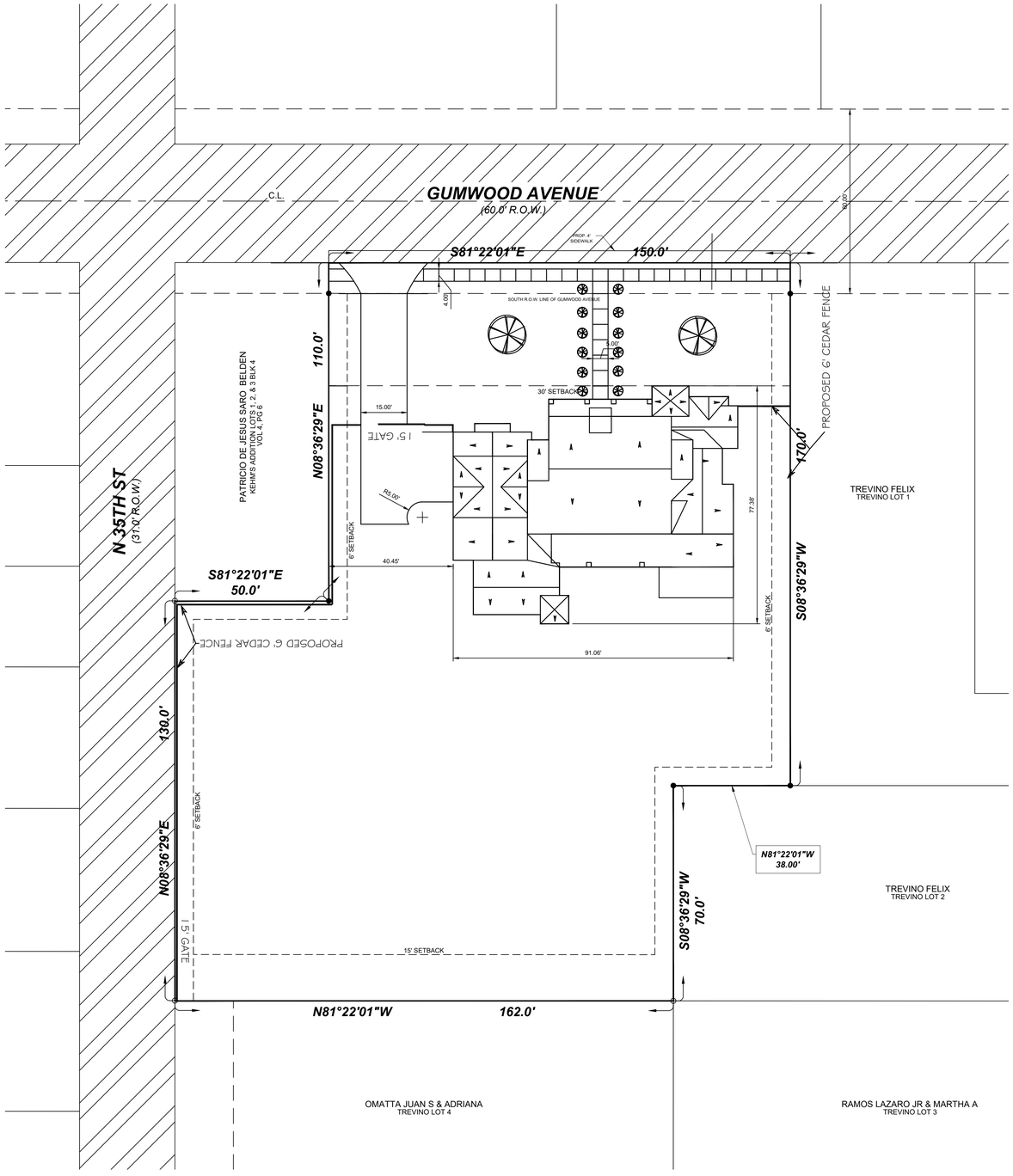
DATE PREPARED: FEBRUARY 24, 2026

DATES REVISED:		

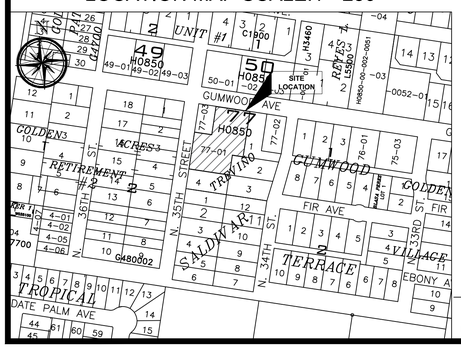
TREVINO 861416 SUBDIVISION

NORTH

SCALE 1"=20'



LOCATION MAP SCALE:1"=250'



ATLAS ENGINEERING

ATLAS ENGINEERING, LLC
TBPE FIRM NO. 17057
500 SOUTH 115TH ST.
MCALLEN, TEXAS 78501

DATE PREPARED: FEBRUARY 24, 2026

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: TREVINO 861416 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Gumwood Ave: 40 ft. from centerline for a total of 80 ft. ROW. Paving: 52 ft. - 65 f. Curb & gutter: Both Sides -Revise the ROW labeling to clearly show the required width from the centerline. The plat should reflect the full ROW width, including any additional dedication provided by this plat, prior to final. -Please clarify the 10 ft. R.O.W. shown on the plat referencing the adjacent subdivision. Indicate whether this R.O.W. is being dedicated by this plat or is an existing dedication. Revise the plat to show the total R.O.W. from centerline, including the additional 10 ft. Provide the corresponding document number(s) for any existing R.O.W. and submit copies for staff review prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 35th ST: 25 ft. from centerline for a total of 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revise the ROW labeling to clearly show the required width from the centerline. The plat should reflect the full ROW width, including any additional dedication provided by this plat, prior to final. -Label the centerline and revise to show the total R.O.W., including any additional width being dedicated by this plat. **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	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

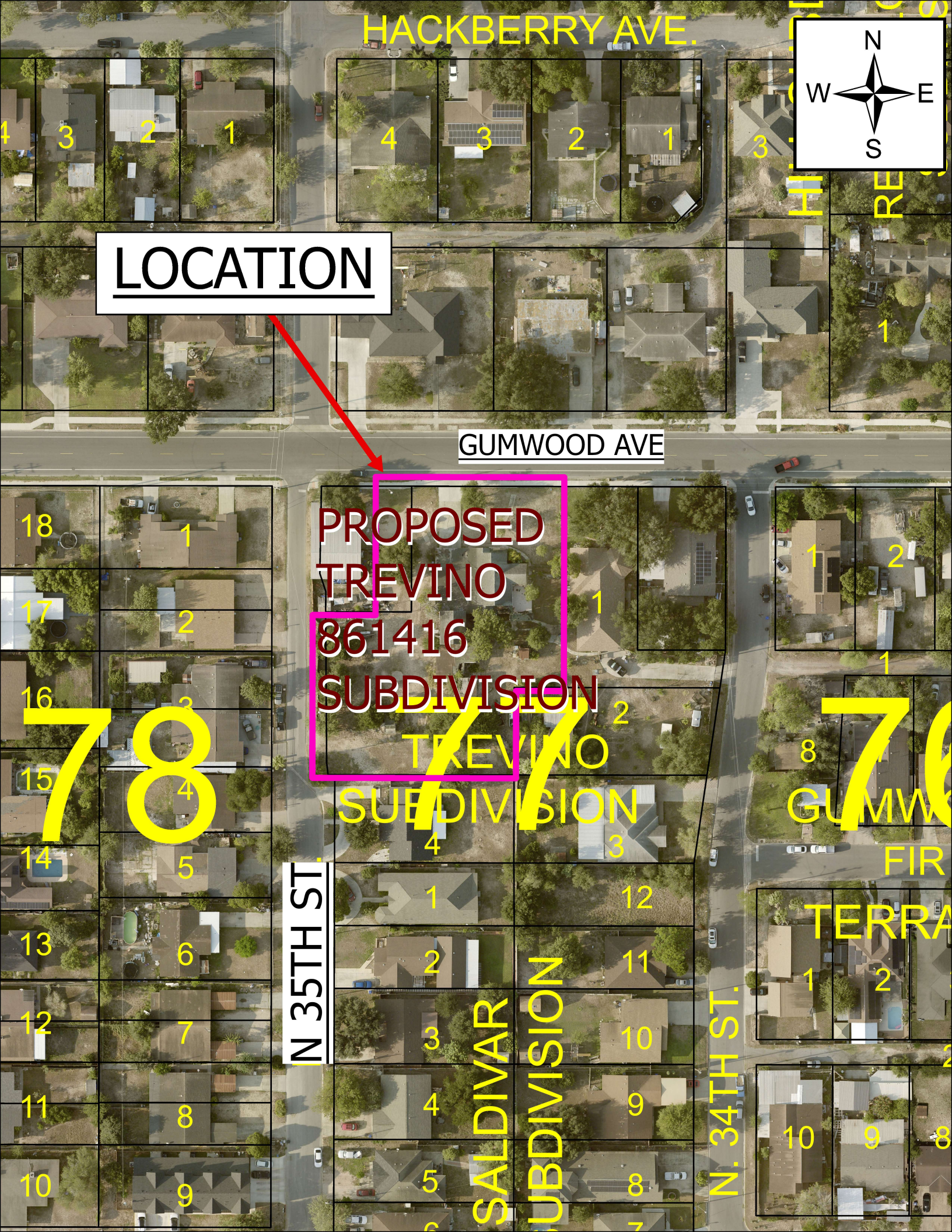
ALLEYS	
ROW _____ Paving _____ -Application reflect R-1 single family *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Gumwood Ave & N. 35th St- 25 ft. or greater for easements or in line with existing structures, whichever is greater. -Revise Plat Note #2 to read as stated above **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10ft. or greater for easements, whichever greater applies. -Revise Plat Note #2 Rear to read as stated as above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements, whichever greater applies. Revise plat note #2 Sides to read as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Gumwood Ave & N. 35th St. -Revise plat note # 6 to read as stated above. **May increase to 5 ft. as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ - Add plat note as stated above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* 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.	Applied
* 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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 -If the owner elects to pursue a rezoning, it must be finalized prior to final plat approval and may establish additional requirements that must be addressed prior to finalizing the plat. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording $700 X 1= $700 to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Trip Generation is being waived by Traffic for single family 1 lot subdivion.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
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.. -Add legal descriptions to the properties located on the north side of Gumwood Ave and west side of N. 35th ST. *Must comply with City's Access Management Policy.	Required

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

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


HACKBERRY AVE.
N
W
E
S
LOCATION
GUMWOOD AVE
PROPOSED
TREVINO
861416
SUBDIVISION
TREVINO
SUBDIVISION
78
77
76
N 35TH ST.
SALDIVAR
SUBDIVISION
N. 34TH ST.
GUMW
FIR
TERRA

SUB2026-0054

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Lot 1C Alta Loma Subdivision

Legal Description A 0.12 of an acre tract of land out of Lot 1, Alta Loma Subdivision, an addition to the City of McAllen, Hidalgo County, Texas

Location SE Corner of south 24th Street & Galveston Avenue

City Address or Block Number 711 S 24th St

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.12 Net Acres 0.12

☑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 C-3 Proposed Zoning _____ Applied for Rezoning ☐No/☑Yes: Date _____

Existing Land Use Vacant Proposed Land Use House

Irrigation District # N/A Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 501629

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Artemio V.Ramos & Francisca G. Ramos Phone (956) 618-3302

Address 2410 El Encino Dr. E-mail autoramosjr@gmail.com

City Mission State TX Zip 78573

Developer

Name Artemio V. Ramos & Francisca G. Ramos Phone (956) 618-3302

Address 2410 El Encino Dr. E-mail autoramosjr@gmail.com

City Mission State TX Zip 78573

Contact Person Artemio Ramos Jr

Engineer

Name Quintanilla, Headley & Associates, Inc Phone 956-381-6480

Address 124 E. Stubbs St. E-mail alfonsoq@qha-eng.com

City Edinburg State TX Zip 78539

Contact Person Alfonso Quintanilla, P.E.

Surveyor

Name Quintanilla, Headley & Associates, Inc Phone 956-381-6480

Address 124 E. Stubbs St. E-mail alfonsoq@qha-eng.com

City Edinburg State TX Zip 78539

RECEIVED

APR 10 2026

BY: A.V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

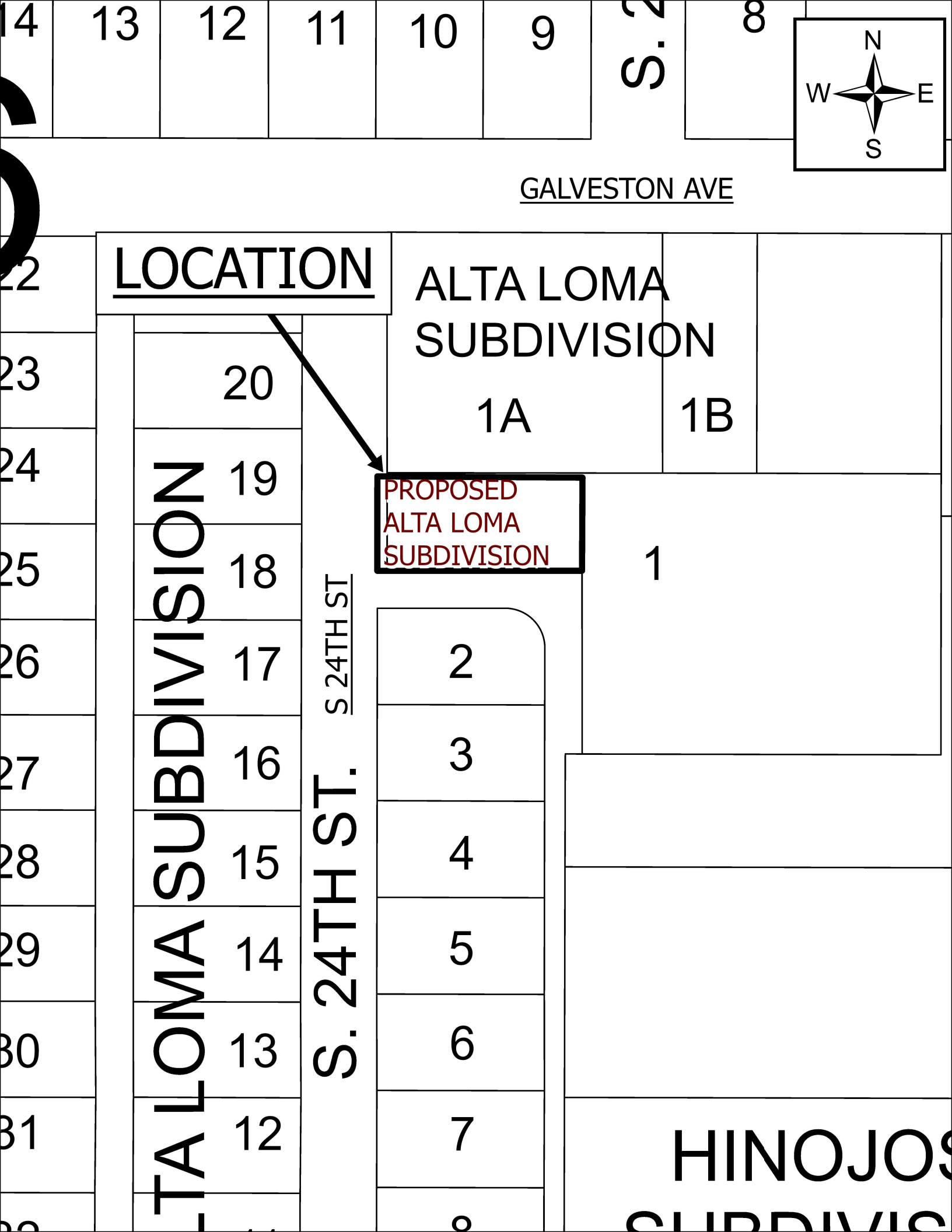
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date: 3-13-26

Print Name Artemio V. Ramos Francisca G. Ramos

Owner ☑ Authorized Agent ☐

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


14
13
12
11
10
9
8
N
W
E
S
GALVESTON AVE
LOCATION
ALTA LOMA
SUBDIVISION
1A
1B
22
23
24
25
26
27
28
29
30
31
20
19
18
17
16
15
14
13
12
PROPOSED
ALTA LOMA
SUBDIVISION
1
S 24TH ST
S. 24TH ST.
2
3
4
5
6
7
ALTA LOMA SUBDIVISION
HINOJOS

LOT 1C ALTA LOMA SUBDIVISION

A 0.12 OF AN ACRE TRACT OF LAND OUT OF LOT 1, ALTA LOMA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2408739, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS

A 0.12 OF AN ACRE TRACT OF LAND OUT OF LOT 1, ALTA LOMA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2408739, 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 1/2" IRON ROD WITH CAP STAMPED PENA 5242 FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH 24TH STREET FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°43'50" E, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF SOUTH 24TH STREET, A DISTANCE OF 50.19 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1A & LOT 1B, ALTA LOMA SUBDIVISION (RECORDED IN VOLUME 28, PAGE 153B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°57'17" E, ALONG THE SOUTH LINE OF LOT 1A & 1B, ALTA LOMA SUBDIVISION, A DISTANCE OF 108.98 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°42'30" W, A DISTANCE OF 49.53 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 1 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°18'00" W, ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 109.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ALTA LOMA SUBDIVISION, RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · ALFONSO QUINTANILLA · 4856 · REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

FEBRUARY 26, 2026
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · ALFONSO QUINTANILLA · 95534 · LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

4-8-26
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 1C ALTA LOMA 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.

ARTEMIO V. RAMOS
2410 EL ENCINO DR.
MISSION TX 78573

DATE

FRANCISCA G. RAMOS
2410 EL ENCINO DR.
MISSION TX 78573

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **ARTEMIO V. RAMOS AND FRANCISCA G. RAMOS** have proved to me through his and hers Texas Department of Public Safety Driver License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed. Given under my hand and seal of office this_____day of , 2026.

DANIELA QUINTANILLA
Notary ID #131129367
My Commission Expires
JUNE 09, 2029

DANIELA QUINTANILLA – NOTARY PUBLIC

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.

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

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

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.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 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 NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST: _____
SECRETARY

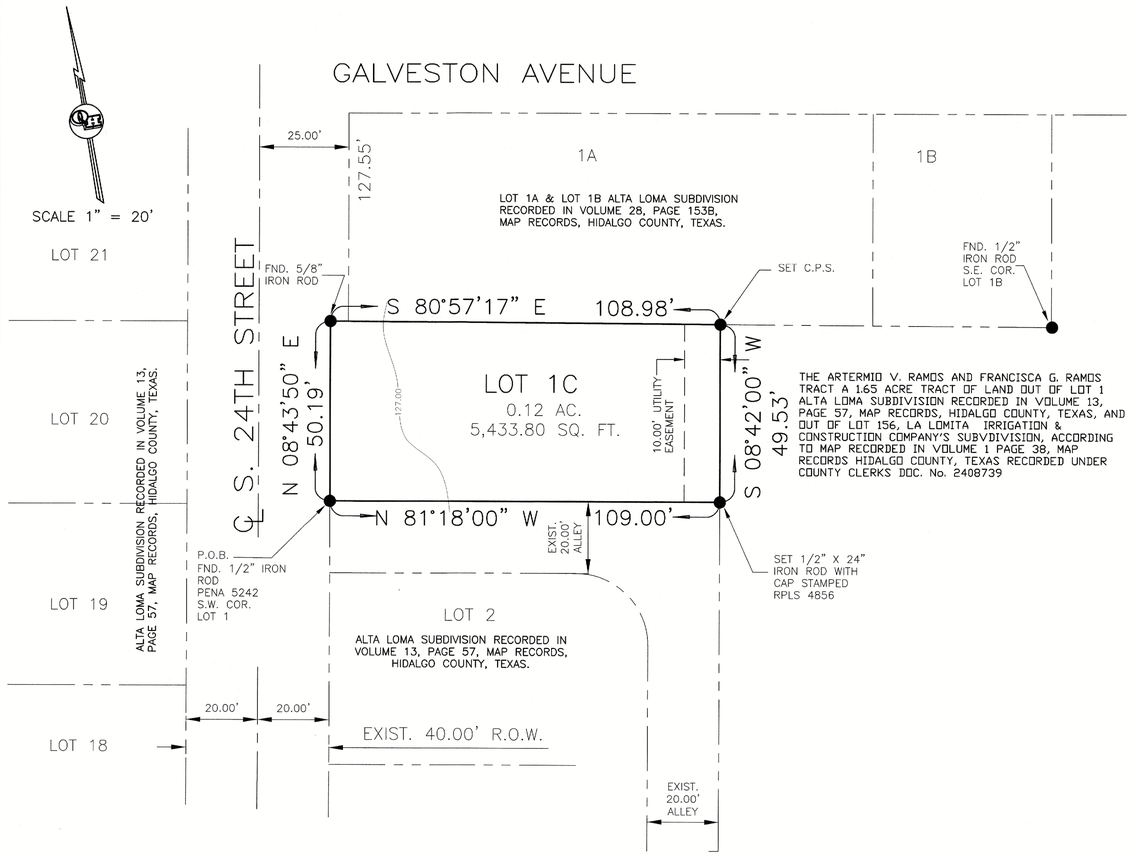
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

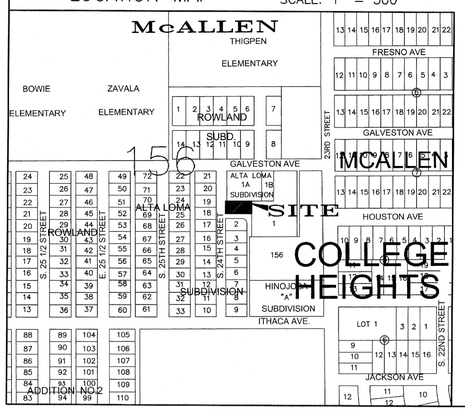
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE



THE ARTERMIO V. RAMOS AND FRANCISCA G. RAMOS TRACT A 1.65 ACRE TRACT OF LAND OUT OF LOT 1 ALTA LOMA SUBDIVISION RECORDED IN VOLUME 13, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 156, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBVDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 1 PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS RECORDED UNDER COUNTY CLERKS DOC. No. 2408739

LOCATION MAP SCALE: 1" = 300'



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
COMMUNITY–PANEL NUMBER 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:
FRONT:–S. 24TH ST..... 20.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
REAR: .....10.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
SIDE SETBACK LINES.....5.00 FT.
OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
GARAGE .....18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

5.– NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED DRAINAGE DETENTION IS: _____ C.F. (_____ AC./FT.) TOTAL

7.– BENCHMARK :
BENCHMARK: (MC77) MONUMENT IS LOCATED AT THE NORTHWEST CORNER OF THE BUSINESS 83/23RD STREET INTERSECTION. THE MONUMENT IS 171 FEET WEST OF THE CENTERLINE OF 23RD STREET AND 4 FEET NORTH OF THE BACK OF CURB OF BUSINESS 83. CAP ELEV.= 126.53
NORTHING: 16600407.27882 EASTING: 1067660.71500
LATITUDE = 26°12'22.68333" N LONGITUDE = 98°14'44.21019" W

8.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

9.– 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

10.– 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.

11.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00
LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSOQ@QHA–ENG.COM

DATE OF PREPARATION FEBRUARY 26, 2026

HIDALGO COUNTY CLERK'S OFFICE · COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

FILENAME : F:\DATA\SUBDIVISION\McALLEN\LOT 1C ALTA LOMA SUBD.\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FEB. 25, 2026	JJUS OVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/30/2026

SUBDIVISION NAME: Lot 1C ALTA LOMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 24th ST: 25 ft. from centerline for a total of 50 ft. ROW Paving: 52' - 65' Curb & gutter: Both Sides -Revise the ROW labeling to clearly show the required width from the centerline. -Clearly show and label the total ROW width, and amount of ROW being dedicated by this plat, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties -Upon approval of any rezoning request, the property shall be subject to requirements of the approved zoning district, and the plat shall be revised accordingly prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
* Front: -In accordance with the Zoning Ordinance or greater for easements or in line with existing structures whichever greater applies -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: -In accordance with the Zoning Ordinance or greater for easements whichever greater applies -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements whichever greater applies -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks is required; greater setbacks applies. -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final." **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 24th ST -Add plat note as shown above prior to final **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ -Add plat note as shown 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 _____ -Add plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied

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

* 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. -Add plat note as shown above prior to final	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Upon approval of any rezoning request, the property shall be subject to the setback requirements of the approved zoning district, and the plat shall be revised accordingly prior to final."	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets S. 24th ST **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: -Clarify the proposed use on the application, specify the type of residential use. -An updated application reflecting the proposed use is required prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval -Any rezoning request must be finalized prior to final plat approval and may establish additional requirements that must be addressed prior to finalizing the plat. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Upon approval of any rezoning request, the property shall be subject to the required park fee	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Traffic has waived the Trip Generation due to a 1 single family ot Subdivison	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonments must be done by separate process and not by plat. *Must comply with City's Access Management Policy. Landlocked Parcel Concern: The proposed plat reflects only a portion of the tract, which may create a landlocked parcel with no street frontage. Please provide an ownership map and clarify how the property to the east will have access to a public street. Additional access or service drive dedication may be required prior to final. -Please revise the subdivision name on both the application and plat. The current name, Lot 1C Alta Loma Subdivision, should be updated to Alta Loma Lot 1C Subdivision prior to final.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in preliminary form subject to the conditions noted, utility and drainage approvals.	Applied

LOCATION
GALVESTON AVE
ALTA LOMA SUBDIVISION
1A
1B
PROPOSED ALTA LOMA SUBDIVISION
1
2
3
4
5
6
7
S 24TH ST
S. 24TH ST.
ALTA LOMA SUBDIVISION
20
19
18
17
16
15
14
13
12
HINOJOS
N
W
E
S