AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 20, 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 minutes for October 6, 2026, 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 Apartments-OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0153:

   4601 S. 23rd Street

   A 16.03 AC tract, more or less, out of Lot 25, Block 3 of C. E. Hammonds Subdivision, Hidalgo County, Texas

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

   CASE REZ2026-0156:

   2904 South 23rd Street

   An approximate 6.29 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision and Lots 1-2 of Gonzalez-Lopez Subdivision, Hidalgo County, Texas; as shown in Exhibit A: Tract 5A

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

   CASE REZ2026-0157:

2900 South 23rd Street (Rear)
A 2.12 AC tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; said tract of land as shown in Exhibit A: Tract 4A

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

CASE REZ2026-0158:
3100 South 23rd Street (PID: 211120)

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 19, Block 9, Guerra's Addition Subdivision, Hidalgo County, Texas; 2032 Houston Avenue. **(REZ2026-0152)**

c) CONDITIONAL USE PERMITS:

1. Request of Rudy Aranda, on behalf of Desperados 956 holdings LLC, for a Conditional Use Permit, for one year for a bar (Desperados Saloon) at Lot A, J. G. Ortegon Subdivision, Hidalgo County, Texas, 6328 South 23rd Street. **(CUP2026-0076)**

2. Request of Arnela W. Torres, for a Conditional Use Permit, for one year, for a portable building greater than 10'X12' at 1.19 Acres out of the North 220.4 feet of west 237.8 feet of north ½ of north 20 acres of Lot 16, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2201 South 23rd Street. **(CUP2026-0084)**

3. Request of Enrique Martinez Jr., on behalf of North Lean LTD, for a Conditional Use Permit, for one year, for a nightclub (Hillbillies) at Lots 1 & 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2026-0075)**

d) SUBDIVISION:

1. Estancia at Tres Lagos Lot 50A & 50B Subdivision, 4601 Balmorhea Way, Rhodes Development; **(SUB2026-0070) (FINAL) M&H**

3) CONSENT:

a) FYN Subdivision, 10600 N. Bentsen Road, Jose Francisco & Elva Hernandez; **(SUB2024-0129) (Revised Preliminary) (1-Year Extension) SEC**

4) SUBDIVISIONS:

a) Whispers at Taylor Subdivision, 7400 N. Taylor Road, Rick Salinas, (Caledonia West); **(SUB2025-0047) (Revised Preliminary) SEA**

b) Enclave on Jackson Phase II Subdivision, 2801 N. Jackson Road, Vista Property Investments, LLC; **(SUB2026-0083) (Revised Preliminary) M&H**

c) Brysa Subdivision, 600 Dicker Road, Tirso Javier Garcia; **(SUB2026-0127) (Preliminary) SEA**

d) Covenant Christian Academy Subdivision Phase III, 4117 N. Ware Road, Covenant Christian Academy; **(SUB2026-0128) (Preliminary) Rioplex**

e) Toyota of McAllen Subdivision, 4400 Expressway 83, Merit; **(SUB2026-0129) (Preliminary) Halff**

5) 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, October 6, 2026 at 3:30 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
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
Absent:		
Staff Present:	Martin Canales	Assistant City Attorney III
	Eduardo Garza	Development Coordinator
	Omar Sotelo	Planning Director
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Alexa Martinez	Planner I
	Miguel Hernandez	Technician I
	Valerie Ramos	Administrative Assistant

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

1) MINUTES:

a) Approval of September 22, 2026 meeting minutes.

Being no discussion, Board member Jesse Ozuna motioned to approve the minutes. Mr. Raul Sesin second the motion with seven members present and voting.

Chairperson Mr. Marco Suarez, announced they were going into executive session start time 3:31 pm end time 3:39 pm, No motion was needed

2) PUBLIC HEARING:

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

1. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District**

under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0149:

7301 South 23rd Street Rear (PID:270195)
7301 South Ware Road (PID: 1076445)
7600 South Bentsen Road (PID: 270203)
7701 South Bentsen Road and Rears 1-4 (PID: 1310008, 1310007, 1310004, 1310010, 1310001)
8501 South Stewart Road and Rear 1 and 12 (PID:121384, 101593 and 121385)

2. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) District and C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0159:

6309 South 10th Street (PID: 269758)
1000 and 1004 Zelda Avenue (PID: 269764 and 269766)

3. **Ms. Samantha Aguilar stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0160:

6701 and 6801 South 10th Street (PID: 189332 and 190018)
7501 South 23rd Street (PID: 185539)

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

CASE REZ2026-0166:

Lot A-1 Nolana Tower Subdivision, Lot A-1
400 Nolana Avenue

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, Board member Mr. Raul Sesin moved to approve the city initiated rezoning request. Mr. Emilio Santos second the motion with seven members present and voting.

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1 and 2, Sandelcast Subdivision, Hidalgo County, Texas; 1408 N. 15th Street and 1409 N. Main Street **(REZ2026-0142)**

Mr. Porfirio Hernandez stated the property located at 1409 North Main Street, the subject property is located along the west side of North Main Street, south of Pecan Boulevard. The applicant is requesting to rezone the property to C-2 (Reginal Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for an event center. The adjacent properties are zoned C-3 (General Business-OC) District to the north and south, R-1 (Single Family Residential-OC) District to the east and R-3C (Multifamily Residencial Condominium-OC) District the west. The subject property is currently not in use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments. The development trend along the west side of North Main Street is commercial and residential on the east

side. Sandelcast Subdivision was recorded on August 7, 2015. The earliest zoning record found for the property, indicating C-3 zoning designation, dates back to 1979. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

Staff recommends approval of the rezoning request.

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

Ruth Rajales 1405 North 15th Street was present in opposition to the proposed rezoning request, Customer stated she is a residence living near the property and is worried on the amount of traffic and the value of the property would go down due to it no longer being residential area and more looked like as a commercial area.

Bernie Smith 1315 Orange, Customer is very concerned and was not aware it was going to be an event center, Customer is not in approval of having this kind of business in a residential property.

Marissa Sandoval Rodriguez 1401 North Main Street, Customers concern was if there will be a traffic impact on Main and Pecan due to often car accidents there. Customer also stated another concern of hers is there will be enough parking for this business.

Alicia Sanchez Del Castillo 1409 North Main Street, Daughter of the applicant was present and spoke with the board members. Explaining to the board members the venue will be for all type of family events, Customer also stated her intention is not to bother the neighbors that is why they are trying to get more parking spaces.

After lengthy discussion, Board member Mr. Raul Sesin moved to Disapprove the rezoning request. Ms. Amanda Gomez second the motion with seven members present and voting.

2. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lots 1 & 2 – Less West 18 ft, Block 3, Best Courts Subdivision, Hidalgo County, Texas; 204 South 4th Street. **(REZ2026-0144)**

Mr. Porfirio Hernandez stated the property located at 204 South 4th Street, the subject property is located at the southwest corner of South 4th Street and Beaumont Avenue. The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for office use. The adjacent properties are zoned R-1 (Single Family Residential-OC) District to the south, east and west, and R-3A (Multifamily Residential Apartments-OC) District to the north. The subject property is currently utilized for office use. Surrounding land uses consist of commercial properties, as well as single-family and multifamily residential developments. The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include mixed-use urban which include retail and office use. The development trend along South 4th Street is residential. Best Courts Subdivision was recorded on October 3, 1927. The earliest zoning record identified for the property dates to August 16, 1995, when the property was rezoned from R-1 to C-1. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

Staff recommends approval of the rezoning request.

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

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

3. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lots 1 thru 5, Newport Subdivision, Hidalgo County, Texas; 1317, 1321, 1325, 1329, 1333 South 18th Street. **(REZ2026-0148)**

Mr. Porfirio Hernandez stated the property located at 1317, 1321, 1325, 1329, 1333 South 18th Street, the subject property is located at the northeast corner of South 18th Street (Bicentennial Blvd.) and Newport Avenue. The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC) for duplexes. The adjacent properties are zoned R-2 (Duplex-Fourplex Residential-OC) District in all directions. The subject property is currently vacant. Surrounding land uses consist of single-family, multifamily residential developments and townhomes. The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Development types most compatible with Complete Communities include single family and multifamily duplex. The development trend along South 18th Street (Bicentennial Blvd) is residential. Newport Subdivision was recorded on November 16, 1960. The earliest zoning record found for the property, indicating R-2 zoning designation, dates back to 1979. The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

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

Staff recommends approval of the rezoning request.

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

Yolanda Vargas 2121 Jefferson Ave was present in opposition of the proposed rezoning request, Customer mentioned she along with her patents and sister in property at 1328 South 17th ½ Street. Customer mentioned they had concerns on the proposed rezoning property and proposed development.

Mary Gracia 7017 North 10th Street, Customer was present in opposition of the rezoning request. Customer mentioned she has a lot of concerns that happen around the property but one of her concerns is the parking.

Mario Quintanilla Representing 1322 South 17th ½ Street, Customer mentioned he is not in opposition to reasonable development of the property, Mr. Quintanilla is in opposition to multi duplexes development in this property due to it not being compatible with the established character of la paloma neighborhood. Customer also mentioned he has serious concerns on traffic and the proposed road way access.

Ramon Almaguer Newport Subdivision lots 1-5, Designer of the property project in behalf of the owners. Mr. Almaguer mentioned all there asking if they approve the code that has been their previous. Customer is not asking for any huge modification, Customer also mentioned they want to conform to all the parking requirements that the city requires for them to have in addition that the city has invest a lot of money in the area. Customers goal is the beautify the area and increase the value of the area.

After lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Emilio Santos Second the motion with seven members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of Luis A. Mena, on behalf of IDLL Investment Group LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10’ x 12’ (office/storage) at Lots 11 and 12, Block 55, McAllen Addition, Hidalgo County, Texas; 617 South 17th Street. **(CUP2026-0072)**

Mr. Porfirio Hernandez stated the property located at 617 South 17th Street, the property is located at the Northeast corner of South 17th Street and Galveston Avenue and is zoned CC-DT (City Core Downtown-UDC) District. The adjacent zoning is CC-DT in all directions. Surrounding land uses include commercial uses and a church. A portable building is allowed in a CC-DT (City Core Downtown-UDC) District with a Conditional Use Permit and in compliance with requirements. This is the initial Conditional Use Permit application for this location. The applicant proposes to place three portable buildings, two

measuring 8 feet by 40 feet and one measuring 8 feet by 20 feet, for storage and office purposes. The portable buildings will support the construction of a retail plaza associated with a future commercial development on the property. There are 36 parking spaces provided and at this time, there are no building permits on file for the proposed future development.

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

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

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

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with seven members present and voting.

2. Request of Marcial Sanchez on behalf of Brickstone LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10’ x 12’ (office) at Lot 55, Betty-Rose Subdivision, Hidalgo County, Texas; 205 South “C” Street. **(CUP2026-0073)**

Mr. Porfirio Hernandez stated the property located at 205 South C Street, the property is located on the east side of South “C” Street, south of East Business Highway 83 and is zoned C-3 (General Business-OC) District. Adjacent zoning includes C-3 to the north, east and west, and R-2 (Duplex-Fourplex Residential-OC) District to the south. A portable building is allowed in a C-3 (General Business-OC) District with a Conditional Use Permit and in compliance with requirements. Betty Rose Subdivision was recorded on June 4, 1946. The existing portable buildings were placed without a building permit. On February 16, 2024, the applicant submitted a building permit application; however, the application was disapproved because portable buildings larger than 10 feet by 12 feet require a Conditional Use Permit. On February 19, 2024, the applicant submitted a Conditional Use Permit application for two portable buildings larger than 10 feet by 12 feet to be used as offices. The application was presented to the Planning and Zoning Commission at its March 19, 2024 meeting and was denied because the proposed offices were intended to support a nonconforming business located adjacent to the north. The applicant is reapplying for a Conditional Use Permit for the two existing portable buildings, each measuring 8 feet by 26 feet, located on the property. The portable buildings were previously associated with the nonconforming business use involving the storage of brick and stone materials on the adjacent property to the north. The brick and stone business has since relocated to another location, and the applicant is reapplying for the Conditional Use Permit to allow the existing portable buildings to remain on the property and be utilized solely as office space for the relocated business. No brick or stone materials will be stored on the property or on the adjacent property to the north as part of the proposed office use.

The Fire Department has conducted their inspection and has allowed the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance and specific requirements as follows:

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

Staff recommends approval of the request, for one year, subject to the conditions noted, Fire and Building Code requirements.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Raul Sesin Second the motion with seven members present and voting.

3. Request of Mark A. Watts, on behalf of El Belicon LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Heaven Nightclub) at Lot 1 & South 1' of Lot 2, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 324 South 17th Street. **(CUP2026-0074)**

Mr. Porfirio Hernandez stated the property located at 324 South 17th Street, the subject property is located at the northwest corner of South 17th Street and Dallas Avenue and is zoned C-C DT (City Core Downtown-UDC) District. Adjacent zoning is C-C DT (City Core Downtown-UDC) District in all directions. A bar is permitted in the C-C DT District with a Conditional Use Permit and in compliance with all requirements. The most recent Special Use Permit was approved for this location on March 28, 2024. A revocation letter was issued on September 2, 2025 due to failure to enforce the use of age-verification devices, mark all occupants under the age of 21 years with UV ink and refusal of copies of video recording footage to McAllen police department. The applicant is proposing to operate a bar under the name Heaven Nightclub from a 2,510 sq. ft. 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 days and hours of operation are Thursday through Sunday from 9:00 p.m. to 2:00 a.m.

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
- Mark all occupants that are under the age of 21 years with UV ink
- Litter control
- Maximum occupancy load established by the building official

If approval is granted, the applicant must sign an acknowledgement and agreement to all conditions.

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

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

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

Micheal Campos 424 North 7th Street. Customer is present in opposition of the conditional use permit due to previous incidents that have happen in nightclub/bar and also the name change.

Mark Matts 324 South 17th Street, was present and explained to the board members they have nothing to do with the previous bar that was there before. And also explained why they wanted to change the name.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the conditional use permit. Mr. Emilio Santos Second the motion with seven members present and voting.

d) SUBDIVISION:

1. Central Market Subdivision Lots 1A & 1B, 5617 South 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Revised Final) Bowman**

Mr. Marco Suarez stated the property located at 5617 South. 23rd ST (Spur 115): 75 ft. from centerline for a total of 150 ft. ROW. Paving: By State Curb & gutter: By State. 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. ROW: 20 ft. Paving: 16ft. 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. Please see comments from Traffic Dept. regarding access easements within lots. Revise plat note No. 15 to reflect “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". Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Rear: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. Any changes to the original plat note will trigger a vacate & replat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on. Subdivision Ordinance: Section 134-120. 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 Proposed: I-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Any other proposed use will require rezoning. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved, No TIA required= Per Traffic. See Departmental Comments for Traffic Comments: Must comply with City’s Access Management Policy. Please review all departmental comments. Replat to reflect existing plat notes recorded on the original plat of Central Market Subdivision. Replat will require a public hearing. Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.

Staff recommends approval of the subdivision in Final Form subject to the conditions noted.

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

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

2. Milmor Addition Lots 10A and 11A Subdivision, 1708 Kendlewood Avenue, RGVSF Properties LLC; **(SUB2026-0123) (Final) BIG**

Mr. Noah Del Bosque stated the property located at 1708 Kendlewood Ave.: Existing 50 ft. of R.O.W. Paving: 32 ft. Curb & gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan. N. 17th Street: 60 ft. Existing R.O.W. Paving: 40 ft. Curb & gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan. 200 ft. to 800 ft. or 12 lots, whichever is less, Block Length **Unified Development Code: Section 5.3.6. ROW: 20 ft. Paving: 16ft. Alley/service drive easement required for commercial and multi-family properties. Unified Development Code: Section 5.3.9. Front: 25 ft. or greater for easements, whichever is greater. Unified Development Code: Chapter 2. Rear: 10 ft. or greater for easements, whichever is greater applies. Unified Development Code: Chapter 2. Sides: 6 ft. or greater for easements, whichever is greater applies. Unified Development Code: Chapter 2. Garage: 18 ft. except where a greater setback is required, greater setback applies. Unified Development Code: Chapter 2. All setbacks are

subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along the west side of N. 17th St. and 4 ft. wide minimum sidewalk required along the north side of Kendlewood Ave. Revise plat note to read as provided above. Unified Development Code: Section 5.3.8. 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. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area. Unified Development Code: Chapter 2. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Based on the submitted application and plat, 2 dwelling units/lots are proposed. As per Parks Department, park land dedication of 0.0318 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. Park Fee of $700 per lot/dwelling unit to be paid prior to recording Comments: Revise sidewalk plat note. Disclaimer: Any abandonment must be done by a separate instrument/document, cannot be done by plat, prior to recording. Must comply with City's Access Management Policy.

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 subdivision. There was none.

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

3) CONSENT:

a) Plaza on Ridge Road Lots 1A and 2A Subdivision, 1101 East Ridge Road, Ridge Car Wash Services LLC; **(SUB2024-0017) (Revised Preliminary) (1-Year Extension) KLE**

b) Homewood Subdivision, 301 South Ware Road, Victor Barrera; **(SUB2023-0019) (Revised Preliminary) (1-Year Extension) MAS**

c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas; **(SUB2021-0106) (Revised Preliminary) (1-Year Extension) MAS**

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the consent items from 3a-3c. Mr. Emilio Santos Second the motion with seven members present and voting

4) SUBDIVISIONS

a) J.R. Imports Subdivision, 6701 South 10th Street, JAR & JAC Investments LTD; **(SUB2026-0124) (Preliminary) REGA**

Mr. Noah Del Bosque stated the property located at 6701 South 10th Street 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. Front: In accordance with the Unified Development Code or greater for easements - Proposing: 50 feet or easement whichever is greater. Unified Development Code: Chapter 2. Rear: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater. Unified Development Code: Chapter 2. Sides: In accordance with the Unified Development Code or greater for easements - Proposing: 15 feet or easement whichever is greater. Unified Development Code: Chapter 2. 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. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum Lot Width and Lot Area. Unified Development Code: Chapter 2.

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 subdivision. There was none.

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

b) Santoy Subdivision, 3401 Highway 83, Juan Santoy; **(SUB2026-0125) (Preliminary) SEC**

Ms. Natalie Moreno stated the property located at 3401 Highway 83, Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Block length in the R-1 and R-2 Districts and in the ETJ shall be between 200ft-800ft or twelve. lots, whichever is less. Unified Development Code: 5.3.6. 600 ft. Block Length for R-3, M-1, M-2 Districts and CC Districts. Unified Development Code: Section 5.3.6. 300 ft. Maximum Cul-de-Sac. Unified Development Code: 5.3.9. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on U.S Highway 83. Unified Development Code: Section 5.3.8. 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. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets: the lot is fronting U.S. Highway 83. Unified Development Code: 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Land dedication in lieu of fee. Park Fee do not apply to commercial properties. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee do not apply to commercial properties. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee do not apply to commercial properties. Traffic Impact Analysis (TIA) required prior to final plat.

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 subdivision. There was none.

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

c) Ballesteros Subdivision, 2201 South Bentsen Road, Blanca Alicia Garza; **(SUB2025-0102) (Revised Preliminary) PCE**

Mr. Juan Johnson stated the property located at 2201 South Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for Total 100 ft. of R.O.W. Paving: 65 ft. Curb & gutter: Both Sides. Document No. 1147283 shown on the plat needs to be provided a copy for staff review prior to final. Show ROW dedication on both sides from centerline at several points along Bentsen Road prior to final. Show ROW from centerline and total ROW after accounting for ROW dedication. The Engineer submitted a variance request to not provide Additional ROW for this road. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. The variance got approved. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 43rd Street: Dedication as required for 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides. Street names to be finalized prior to final. Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review. Provide gate details for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. If rezoning to the new R-1 (Low-Density Residential District). Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. Subdivision Ordinance: Section 134-118. Rear:

10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Sides: 5 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Corner: 10 ft. or greater for easements, whichever is greater applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.2-1. Garage: 18 ft. except where greater setback is required, greater setback applies. Add plat note as stated above, prior to final. Unified Development Code Section 2.2.3.D.4 All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Bentsen Road and both sides of 43rd street and on the north side of Victoria Ave. Add plat note #7 as stated above, prior to final. May Increase to 5 ft. as per Engineering Department, prior to final/recording. The Engineer submitted a variance request to not provide a side walk on the south side of the property. The variance will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. The variance got approved. 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. Referenced in plat note #9. Landscaping Ordinance: Section 110-4. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Referenced in plat note #10. Will be required to provide buffer on the South boundary line of the property. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. No curb cuts are allowed onto S. Bentsen Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) Rezoning application (REZ2025-0087) was approved on August 25, 2025 at the city commission board meeting. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Rezoning application was submitted (REZ2025-0087) and was approved on August 25, 2025 at the city commission board meeting. for R-1 - LOW DENSITY RESDIENTIAL (UDC). Land dedication in lieu of fee. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable. As per Traffic Department, Trip Generation waived for 4 single family homes. The Engineer submitted Variance requests. The variances will be heard at the planning and zoning meeting of May 19, 2026 and City Commission on June 8, 2026. Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. 2nd Variance Request was submitted on 9.3.26 to reduce the required Cul-de-sac ROW from 116' to 100' and reduce the front setback from 20' to 10'. Will be heard at the P&Z Board Meeting on 10.6.26 follow by City Commission on 10.26.26. Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. Rezoning application (REZ2025-0087) was approved on August 25, 2025, at the city commission board meeting to the new R-1 (UDC). As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required, The Cul-De-Sac requirements on the subdivision are not complying. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and approval of variance requests number 1 (cul-de-sac) and number 2 (setback).

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

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

d) McAllen Flex Complex Subdivision, 2100 North McColl Road, Pamota LLC; **(SUB2026-0021) (Revised Preliminary) RE**

Mr. Juan Johnson stated the property located at 2100 North McColl Road, 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. All setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common

Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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, and utilities approval and approval of the variance request.

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

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

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:43 p.m. with Mr. Raul Sesin second the motion with seven members present and voting.

_____
Marco Suarez, Chairperson

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 20, 2026

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

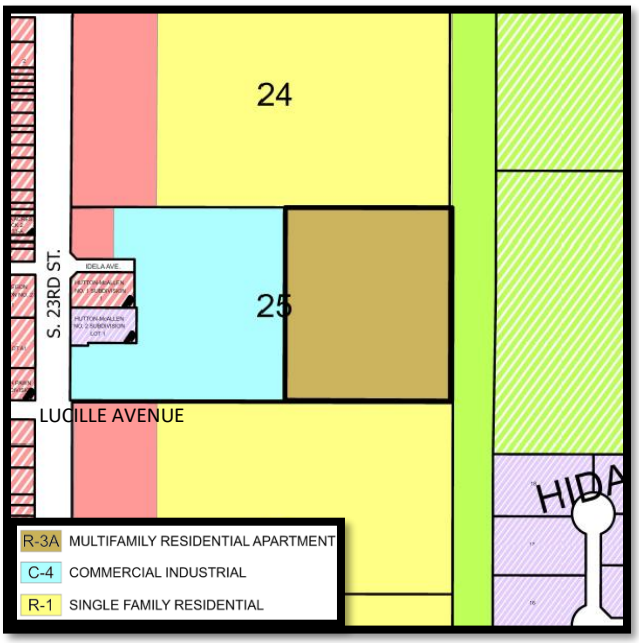
CASE REZ2026-0153:

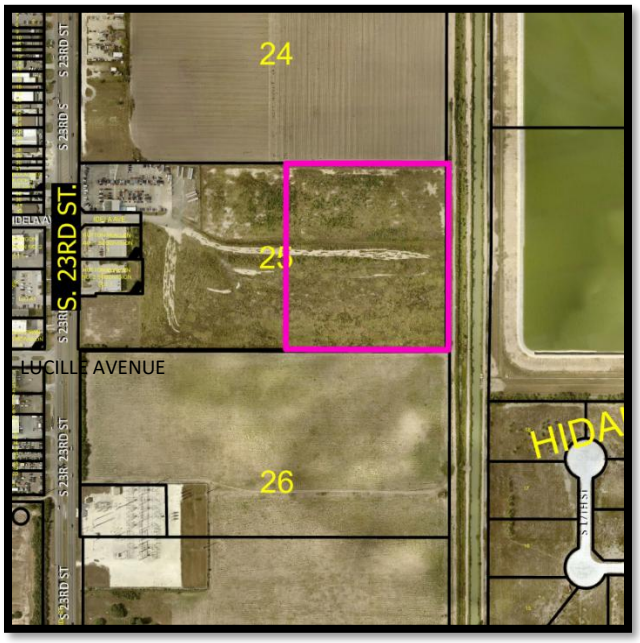
4601 S. 23rd Street

A 16.03 AC tract, more or less, out of Lot 25, Block 3 of C. E. Hammonds Subdivision, Hidalgo County, Texas

---

LOCATION: The subject property is located on the east side of South 23rd Street north of Lucille Avenue.





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

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

LAND USE: The subject property is currently vacant. Surrounding uses include vacant land in all directions.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Nodes. Mixed-use Nodes allow a combination of dense residential and nonresidential uses in a compact design to create a walkable environment. Mixed-use Nodes encourage a greater number of residential units in close proximity to jobs, goods, services and civic activities, reducing residents' dependence on the car.

DEVELOPMENT TRENDS: The majority of surrounding area consists of undeveloped properties.

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 current zoning of the property.

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: October 20, 2026

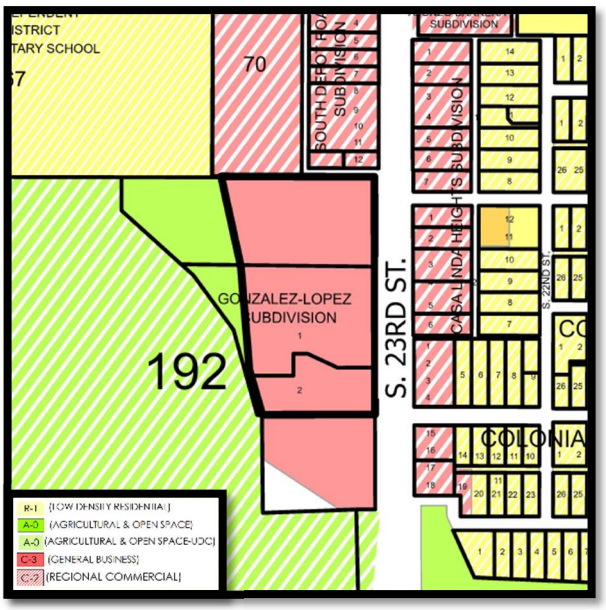
SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

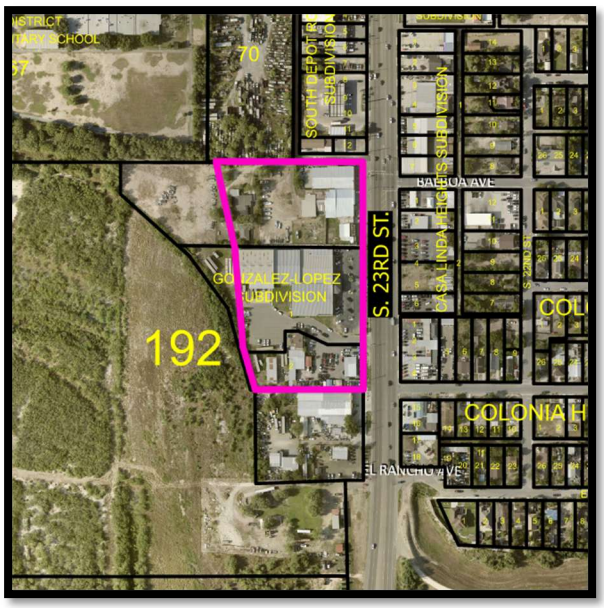
CASE REZ2026-0156:

2904 South 23rd Street

An approximate 6.29 AC Tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision and Lots 1-2 of Gonzalez-Lopez Subdivision, Hidalgo County, Texas; as shown in Exhibit A: Tract 5A

LOCATION: The subject property is located along the west side of South 23rd Street just south of Balboa Avenue.





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

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

LAND USE: The subject property is currently utilized for commercial use. Surrounding land uses consist of auto sales, furniture store, agricultural use, single family residential developments and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include residential, commercial, and mixed-use appropriate for the area.

DEVELOPMENT TRENDS: The development trend along South 23rd Street is commercial.

HISTORY: The earliest zoning record found for the property, indicating C-3 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 and the zoning trend in the 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: October 20, 2026

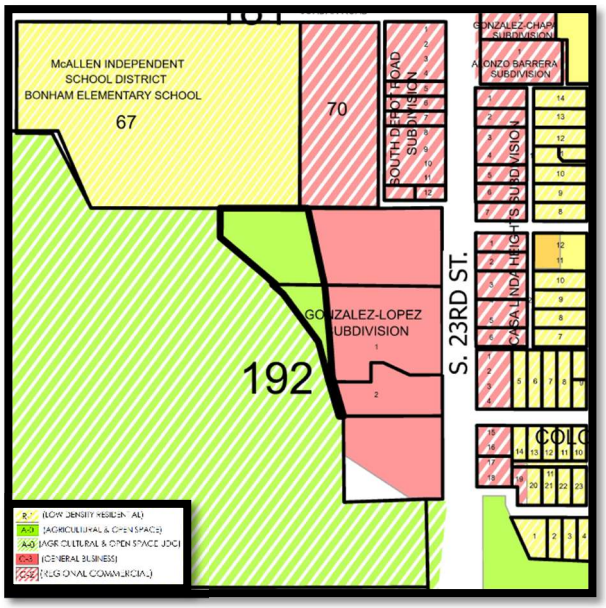
SUBJECT: **REZONING FROM A-O (AGRICULTURAL & OPEN SPACE-OC) DISTRICT TO A-O (AGRICULTURAL & OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

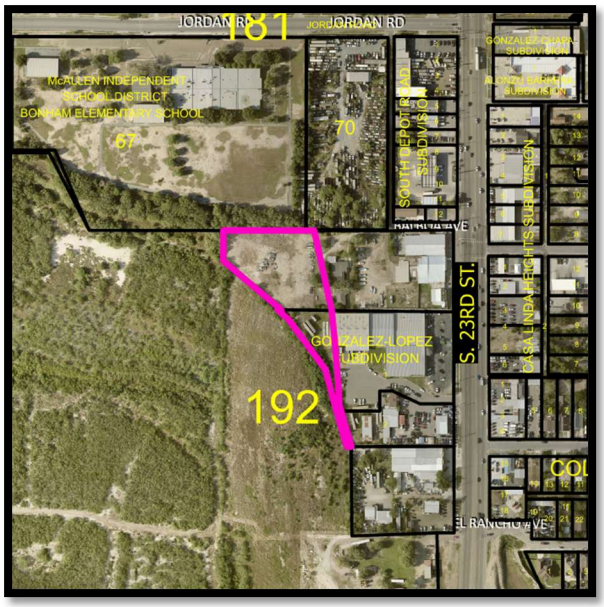
CASE REZ2026-0157:

2900 South 23rd Street (Rear)

A 2.12 AC Tract out of Lot 192 of La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; said tract of land as shown in Exhibit A: Tract 4A

LOCATION: The subject property is located to the rear of an existing tract of land along the west side of South 23rd Street, just south of Balboa Avenue.





PROPOSAL: The City of McAllen is requesting to rezone the property to A-O (Agricultural & Open Space-UDC) District as part of the citywide rezoning pertaining to the adoption of the new new McAllen Unified Development Code (UDC).

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

to the north and A-O (Agricultural & Open Space-UDC) District to the west and south.

LAND USE: The subject property is currently utilized for commercial use. Surrounding land uses consist ofcommercial uses, McAllen School District, agricultural use, single family residential and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include commercial, residential and mixed-use appropriate for the area.

DEVELOPMENT TRENDS: The development trend along South 23rd Street is commercial use.

HISTORY: The earliest zoning record found for the property, indicating C-3 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 and the zoning trend in the 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

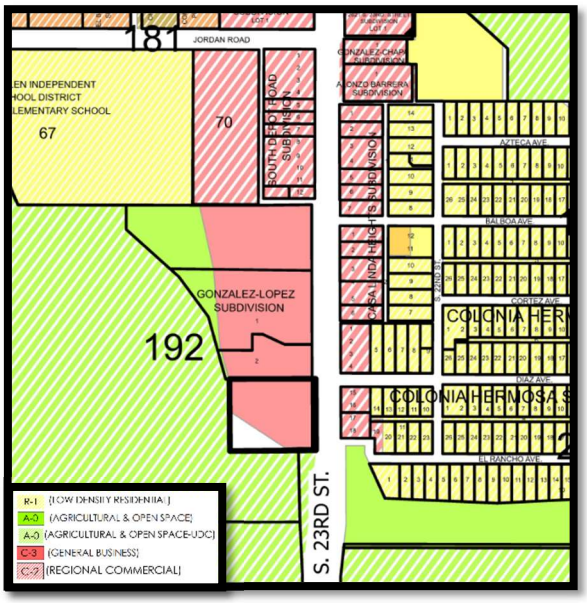
FROM: Planning Staff

DATE: October 20, 2026

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

CASE REZ2026-0158:
3100 South 23rd Street (PID:211120)

LOCATION: The subject property is located along the west side of South 23rd Street just south of Jordan Road.





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

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

LAND USE: The subject property is currently utilized for commercial use. Surrounding land uses consist of commercial uses, agricultural use and single family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Development types most compatible with Mixed Use Corridors include residential, commercial, and mixed-use appropriate for the area.

DEVELOPMENT TRENDS: The development trend along South 23rd Street is commercial.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

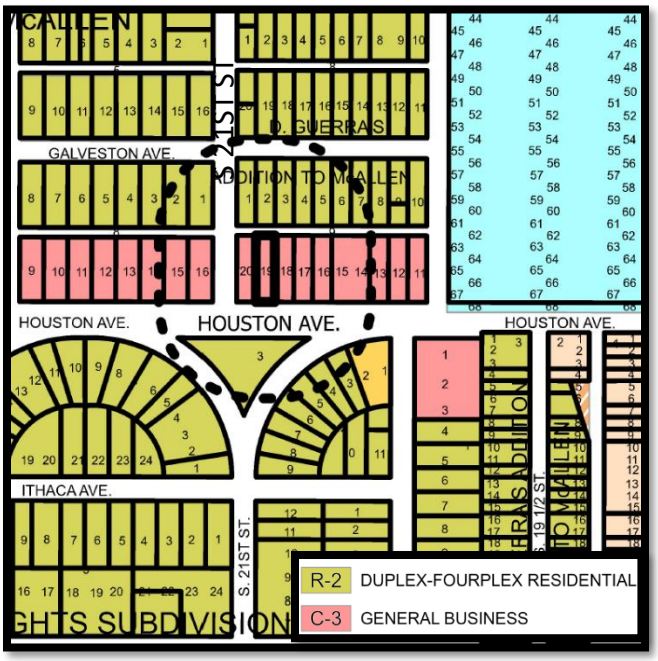
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 20, 2026

SUBJECT: **REZONING FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 19, BLOCK 9, GUERRA'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2032 HOUSTON AVENUE. (REZ2026-0152)**

LOCATION: The subject property is located on the north side of Houston Avenue, east of South 21st Street.





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

PROPOSAL: The applicant has requested to rezone the property to C-2 (Regional Commercial-UDC) District for commercial use.

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

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

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

HISTORY: The property was zoned C-3 (General Business-OC) District during the Comprehensive Zoning in 1979.

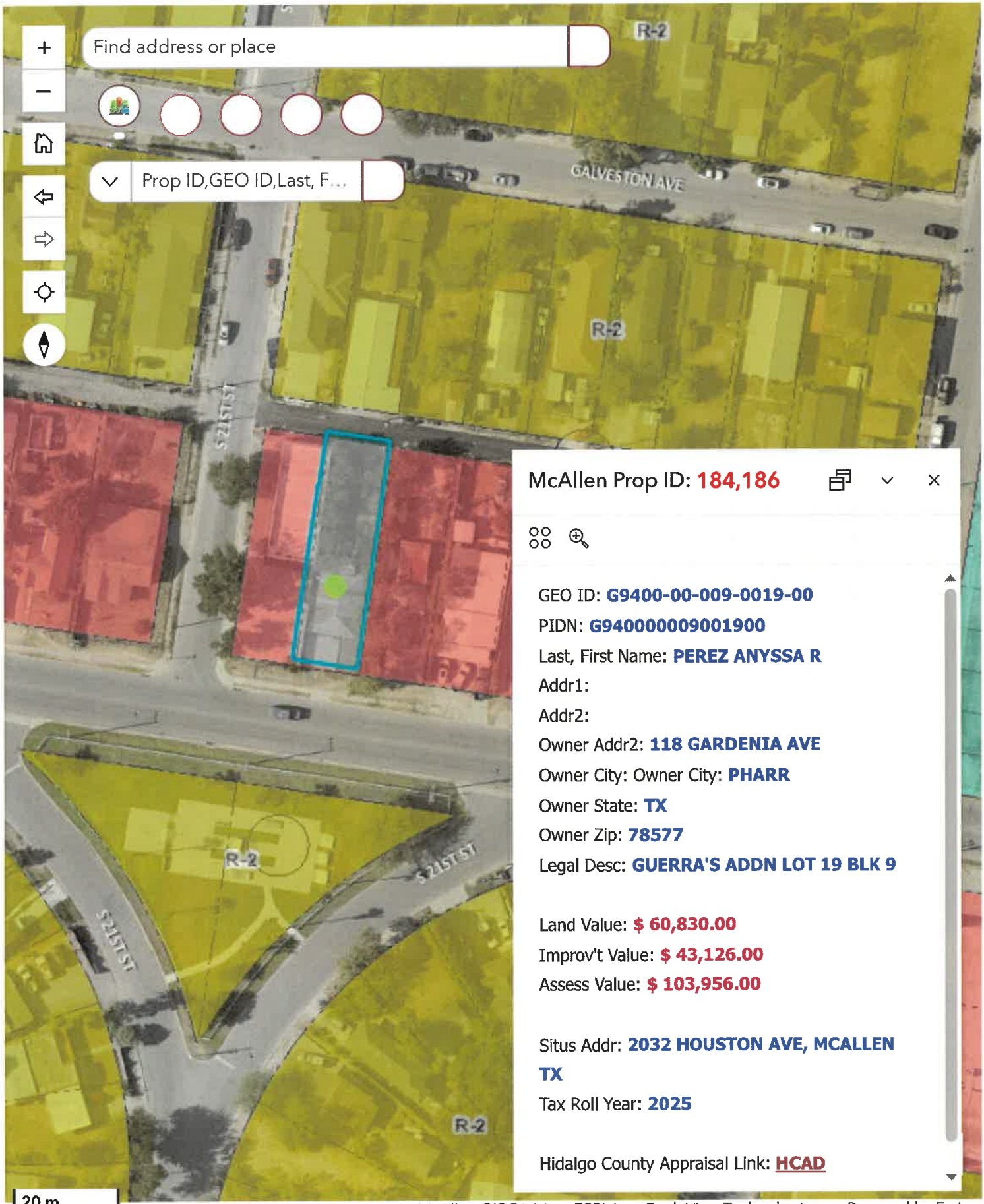
ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It is also compatible with surrounding uses and the development and zoning trend in the area.

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, emails or letters in opposition to the request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

Development & Zoning



Planning Department

Memo

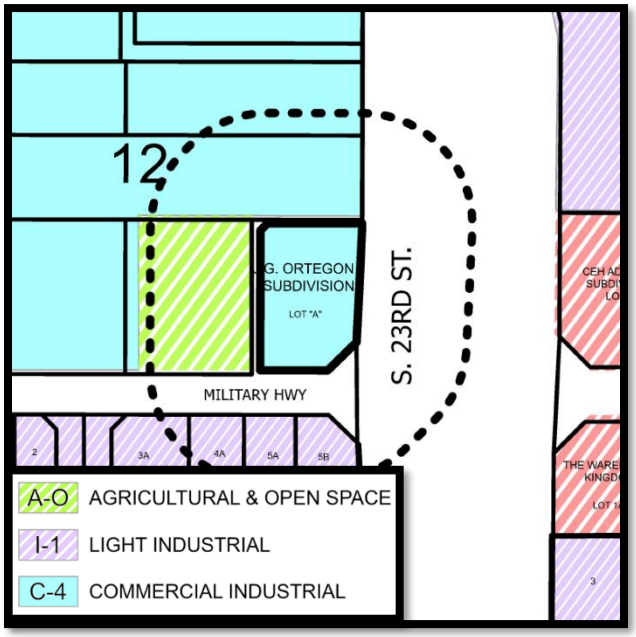
TO: Planning and Zoning Commission

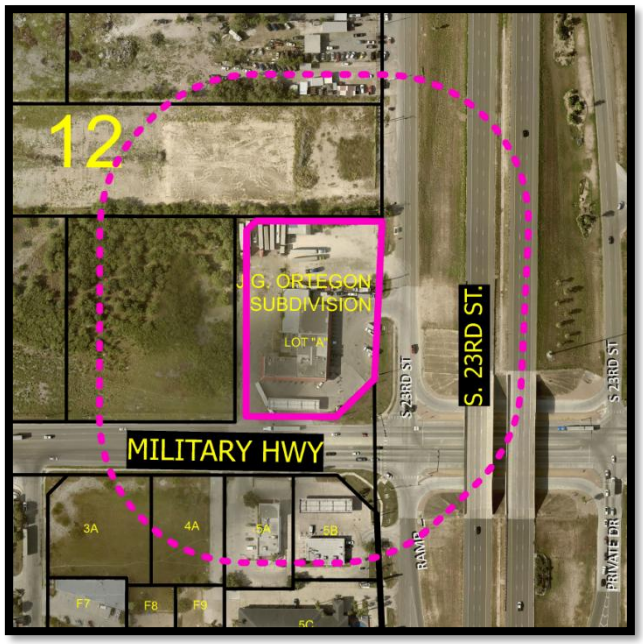
FROM: Planning Staff

DATE: October 20, 2026

SUBJECT: **REQUEST OF RUDY ARANDA, ON BEHALF OF DESPERADOS 956 HOLDINGS LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR FOR A BAR (DESPERADOS SALOON) AT LOT A, J. G. ORTEGON SUBDIVISION, HIDALGO COUNTY, TEXAS, 6328 SOUTH 23RD STREET. (CUP2026-0076)**

BRIEF DESCRIPTION: The property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (Commercial Industrial-OC) District. The adjacent zoning is C-4 District to the north, I-1 (Light Industrial-UDC) District to the south, A-O (Agricultural and Open Space-UDC) District to the west and C-2 (Regional Commercial-UDC) District to the east. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.





HISTORY: The initial Conditional Use Permit for this establishment was approved in September 1991 and has been renewed every year. The current application was submitted in August 21, 2026..

ANALYSIS: The applicant is proposing to continue operating a bar (Desperado Saloon) from the existing 2,036 square feet leased space. The hours of operation are from 5:00 P.M to 2:00

A.M Monday through Saturday and Sunday from 4:00 P.M. to 12:00 A.M. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the following requirements:

1) The property line of the Lot of the abovementioned business must be at least 300 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 300 ft. of the above-mentioned land uses;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 23rd Street and Military Highway;

3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment, 21 parking spaces are required. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

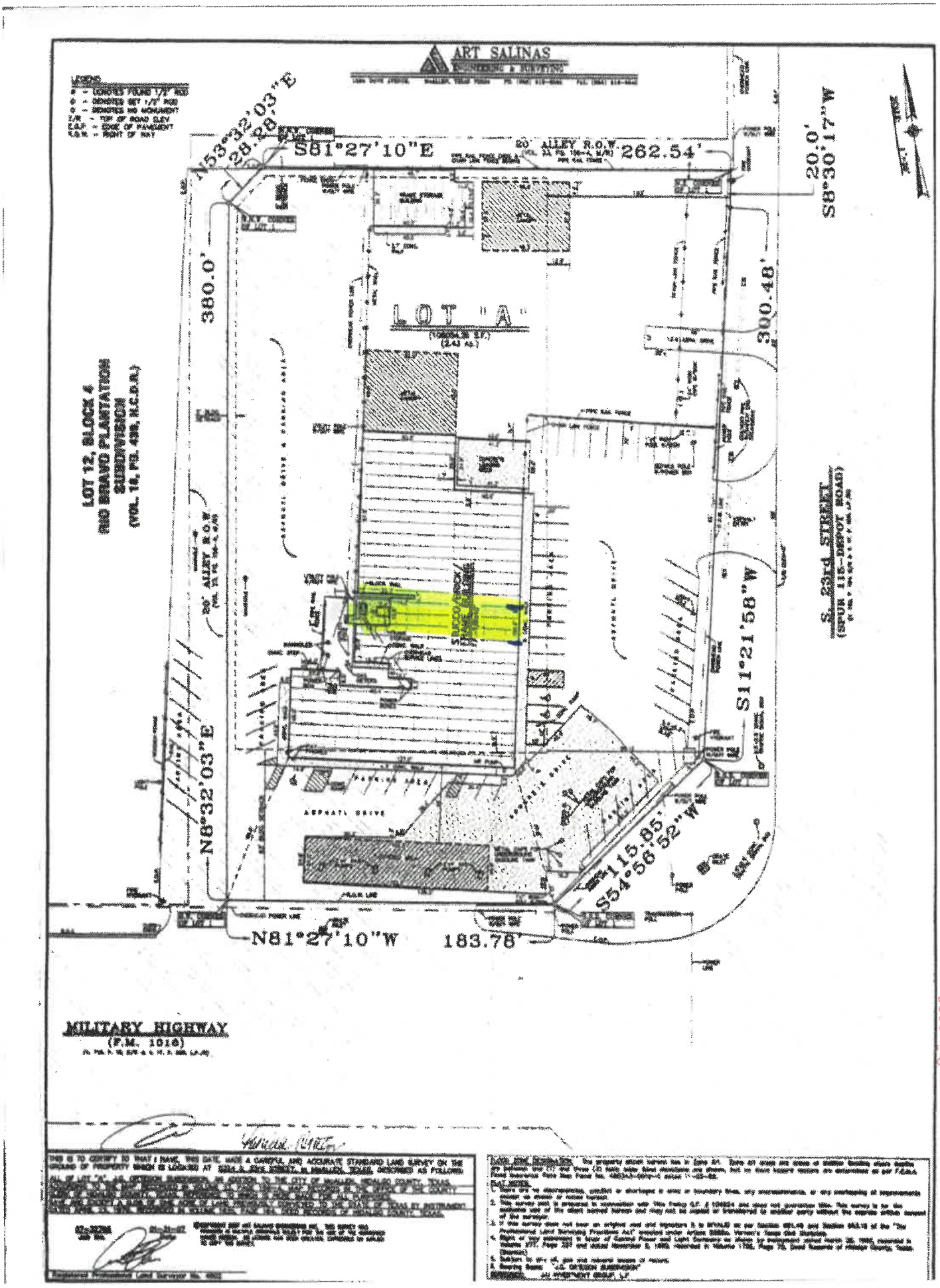
5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to compliance with the CUP requirements, Health and Fire Department requirements.


ART SALINAS
LEGEND
N53°32'03"E
28.28'
S81°27'10"E
20' ALLEY R.O.W.
262.54'
S8°30'17"W
20.0'
380.0'
LOT "A"
300.48'
LOT 12, BLOCK 4
RIO BRAVO PLANTATION
SUBDIVISION
(VOL. 16, PG. 436, H.C.D.R.)
20' ALLEY R.O.W.
S. 23rd STREET
(SPUR 115-DEPOT ROAD)
S11°21'58"W
N8°32'03"E
ASPHALT DRIVE
115.85'
S54°56'52"W
N81°27'10"W
183.78'
MILITARY HIGHWAY
(F.M. 1016)
AUG 21 2026
BY:

Planning Department

Memo

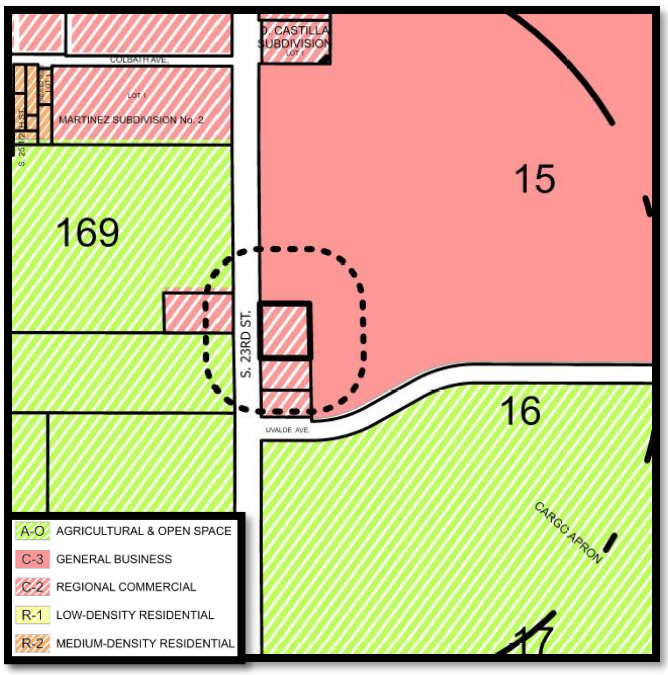
TO: Planning and Zoning Commission

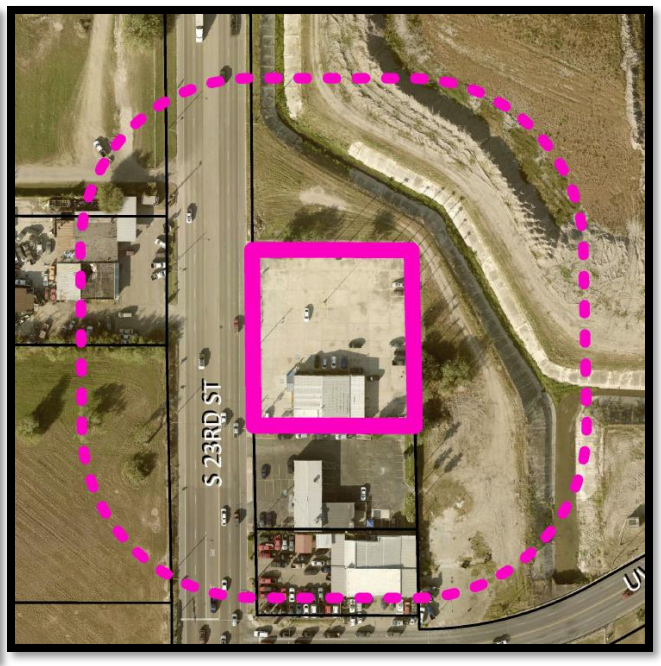
FROM: Planning Staff

DATE: October 20, 2026

SUBJECT: **REQUEST OF ARNELA W. TORRES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10'X12' AT 1.19 ACRES OUT OF THE NORTH 220.4 FEET OF WEST 237.8 FEET OF NORTH ½ OF NORTH 20 ACRES OF LOT 16, BLOCK 3, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 2201 SOUTH 23RD STREET. (CUP2026-0084)**

BRIEF DESCRIPTION: The subject property is located along the east side of South 23rd Street, north of Uvalde Avenue, and is zoned C-2 (Regional Commercial-UDC)) District. Adjacent zoning is C-3 (General Business-OC) District to the north and east, C-2 (Regional Commercial-UDC) District to the south, as well as A-O (Agricultural & Open Space -UDC) and C-2(Regional Commercial-UDC) District to the west. A portable building is permitted in a C-3 (OC) District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: The subject property has been used as a doctor's office since approximately 2008. A Certificate of Compliance for the property was issued on October 1, 2025, based on its metes

and bounds remaining the same since October 15, 1973. The property is currently serving as an office building. A site plan review for a food truck park on the subject property is still under review and must be approved by the Development team. There was a Conditional Use Permit for a portable building applied for earlier this year and was disapproved at the P&Z meeting of July 21, 2026 due to there being no proposed use/tenant or days and hours of operation.

ANALYSIS: The applicant is proposing to place a portable building on the east side of the property to be used as an office for car sales. Their proposed days and hours of operation for the office and Clinics Use will be from 8:00 A.M. to 5:00 P.M. Monday through Friday and for the food trucks will be Monday through Friday from 6:00 P.M. to 1:00 A.M, Saturday from 10:00 A.M. to 2:00 A.M. and Sunday from 10:00 A.M. to 10:00 P.M.

A portable building must comply with UDC requirements and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office container use only;

2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet;

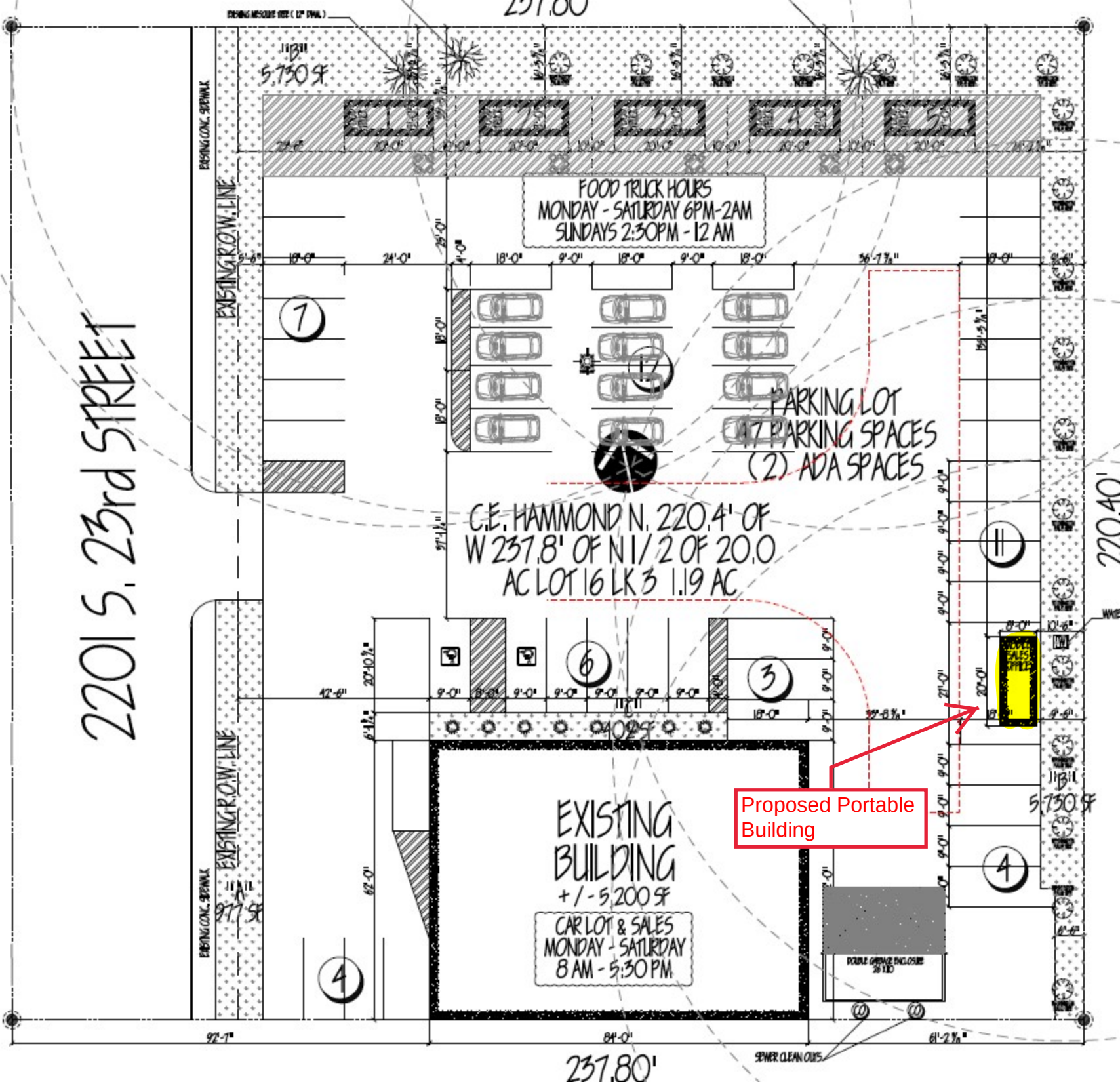
3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.

4. Portable buildings shall be with garbage and trash collection services.

If approval is granted, the establishment must comply with all other UDC requirements, 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.


2201 S. 23rd STREET
EXISTING R.O.W. LINE
EXISTING CONC. SIDEWALK
FOOD TRUCK HOURS
MONDAY - SATURDAY 6PM-2AM
SUNDAYS 2:30PM - 12 AM
PARKING LOT
17 PARKING SPACES
(2) ADA SPACES
C.E. HAMMOND N. 220.4' OF W 237.8' OF N 1/2 OF 20.0 AC LOT 16 LK 3 1.19 AC
EXISTING BUILDING
+/- 5,200 SF
CAR LOT & SALES
MONDAY - SATURDAY
8 AM - 5:30 PM
Proposed Portable Building
5,730 SF
977 SF
402 SF
237.80'
220.40'
SEWER CLEAN OUTS

Planning Department

Memo

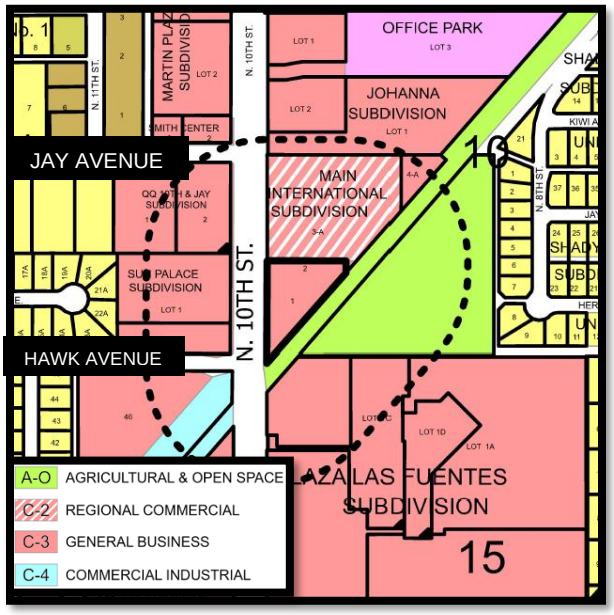
TO: Planning and Zoning Commission

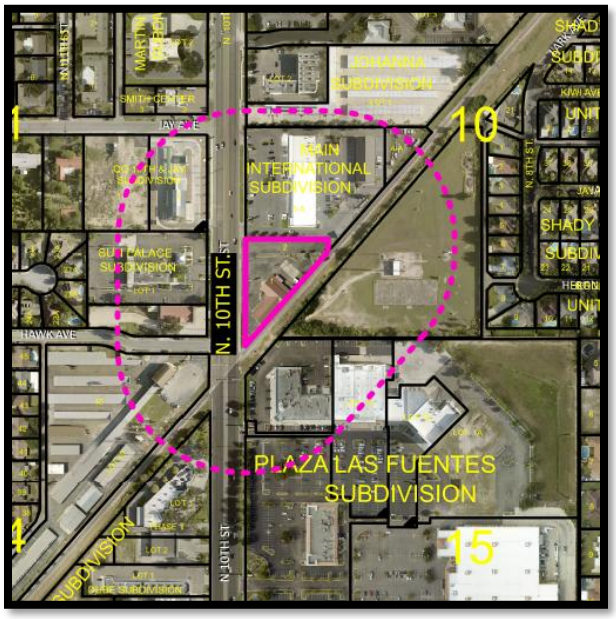
FROM: Planning Staff

DATE: October 20, 2026

SUBJECT: **REQUEST OF ENRIQUE MARTINEZ JR., ON BEHALF OF NORTH LEAN LTD, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHTCLUB (HILLBILLIES) AT LOTS 1 & 2, MAIN INTERNATIONAL SUBDIVISION, HIDALGO COUNTY, TEXAS, 6000 NORTH 10TH STREET. (CUP2026-0075)**

BRIEF DESCRIPTION: The property is located on the east side of North 10th Street between Hawk Avenue and Jay Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, A-O (agricultural and open space) District to the east and south and C-2 (Regional Commercial-UDC) District to the north. Surrounding land uses include offices, retail, restaurants, cell tower, single-family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.





HISTORY: The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals ever since. The last permit was approved by the Planning and Zoning Commission on August 19, 2025.

ANALYSIS: The applicant is proposing to continue operating a nightclub (Hillbillies) from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday through Saturday. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the following requirements:

1) The property line of the Lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is not within 400 ft. of the above-mentioned land uses;

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;

3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan. No parking is permitted on the west side of North 10th Street. Parking lot needs to be clearly striped and if pavement is in disrepair or has potholes, needs to be paved according to the City's Pavement Standards.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to compliance with requirements of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street.

JUL 11 2025
BY:

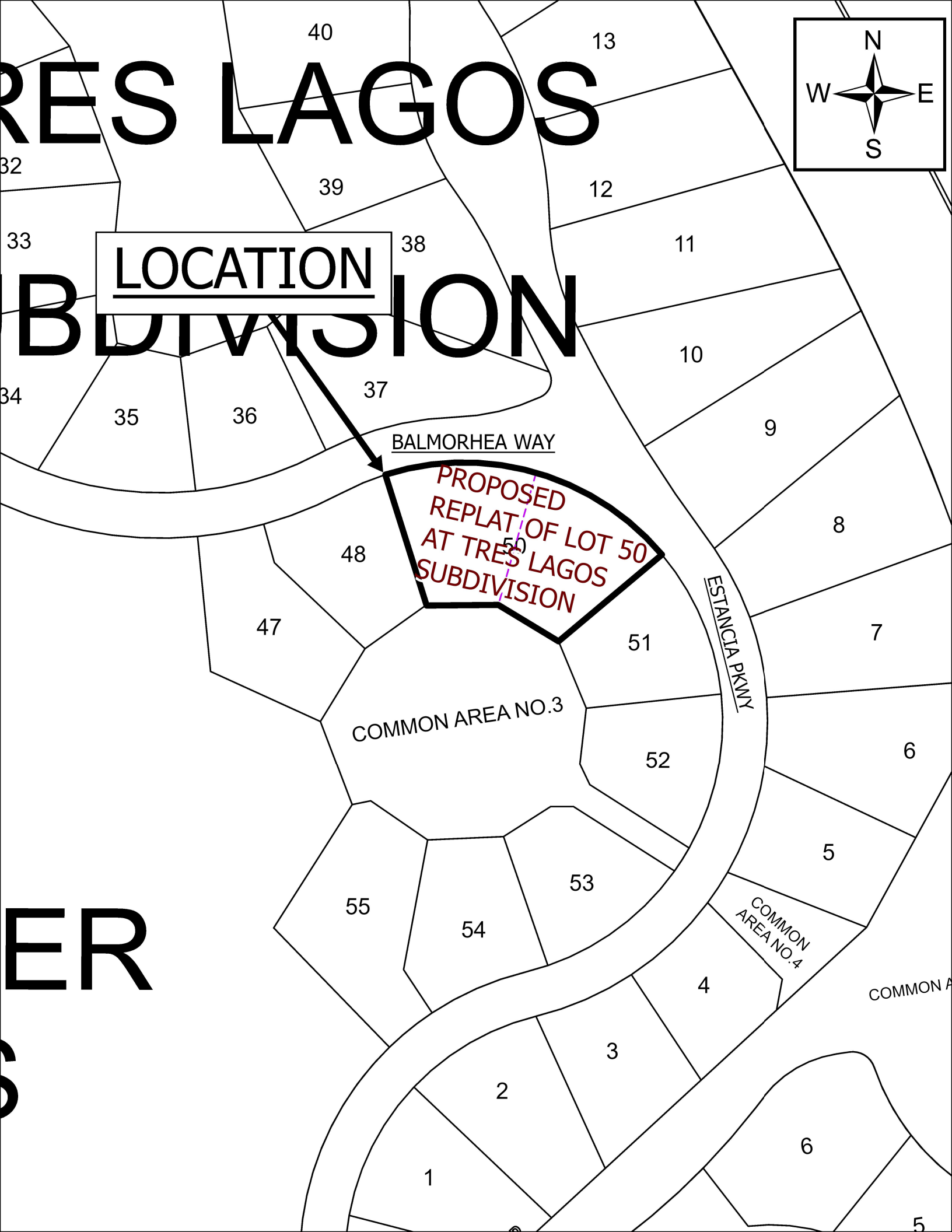
RECEIVED
JUN 18 2024
By

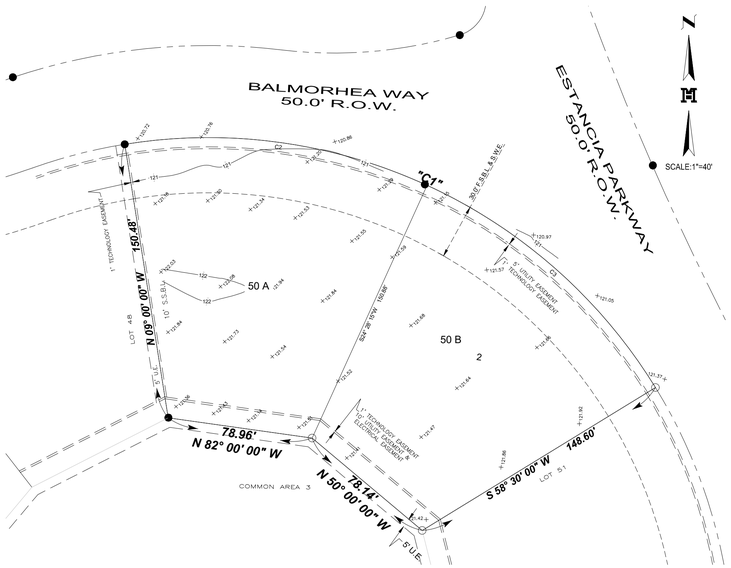
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Estancia At Tres Lagos Lot 50A & 50B Subdivision*
Owner Name	*Oscar & Gabriela Gomez*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-1*
Proposed Zoning	*R-1*
Number of Lots	2

City of McAllen Planning Department


RES LAGOS
BDIVISION
LOCATION
N
W
E
S
40
13
39
12
38
11
10
37
9
35
36
BALMORHEA WAY
PROPOSED
REPLAT OF LOT 50
AT TRES LAGOS
SUBDIVISION
8
48
50
47
51
7
ESTANCIA PKWY
COMMON AREA NO.3
52
6
5
55
53
54
COMMON
AREA NO.4
4
3
2
1
6
5
ER



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	067° 37' 01"	285.00'	336.34'	190.85'	317.16'	S 65° 21' 55" E
C2	033° 48' 31"	285.00'	168.17'	86.61'	165.74'	N 82° 16' 10" W
C3	033° 48' 31"	285.00'	168.17'	86.61'	165.74'	N 48° 27' 40" W

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

METES AND BOUNDS DESCRIPTION

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

BEGINNING at the Northeast corner of said Lot 50 at a No. 4 rebar set for the Northeast corner of this herein described tract;

1. THENCE, S 58° 30' 00" W along the East line of said Lot 50, and the West line of said Lot 51, a distance of 148.60 feet to a No.4 rebar set at the Southeast corner of said Lot 50, and the Southwest corner of said Lot 51, for the Southeast corner of this tract;

2. THENCE, N 50° 00' 00" W along the South line of said Lot 50, and the North line of said Common Area 3, a distance of 78.14 feet to a No.4 rebar set at a inside corner of said Lot 50, and a outside corner of said Common Area 3, for an inside corner of this tract;

3. THENCE, N 82° 00' 00" W along the South line of said Lot 50, and the North line of said Common Area 3, a distance of 78.96 feet to a No.4 rebar Found at an inside corner of said Lot 50, and a outside corner of said Common Area 3, for an inside corner of this tract;

4. THENCE, N 09° 00' 00" W along the West line of said Lot 50 and the East line of said Lot 48, a distance of 150.48 feet to a No.4 rebar found at the Northwest corner of said Lot 50, and the Northeast corner of said Lot 48, for the Northwest corner of this tract;

5. THENCE, in a Northeasterly direction along the curve to the left with a central angle of 067° 37' 01", a radius of 285.00 feet, an arc length of 336.34 feet, a tangent of 190.85 feet and a chord that bears S 65° 21' 55" E a distance of 371.16 feet, along the North line of said Lot 50, for the POINT OF BEGINNING and containing 0.869 of one acre [37,846.711 Square Feet] of land more or less.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNTY PANEL NUMBER 480334 1295 D, MAP REVISED: JUNE 06, 2000;

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE:

FRONT: 20 FEET OR GREATER FOR EASEMENTS.

REAR: 15 FEET EXCEPT 20 FEET FOR THE DOUBLE FRONTING LOTS ALONG FUTURE WARE RD (F.M. 2220)(LOTS 7-18) OR GREATER FOR EASEMENTS.

INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS.

GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. CITY OF McALLEN BENCHMARK: NUMBER MC23, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP AT THE NORTHWEST CORNER OF THE INTERSECTION OF F.M.2220 AND F.M. 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003)
N=16652949.4951, 1067206.29414, ELEV.=128.79

5. NO BUILDING ALLOWED OVER ANY EASEMENT.

6. SIDEWALK REQUIRED ON INTERIOR STREETS, AS PER APPROVED SIDEWALK PLAN FILLED WITH THE CITY AT BUILDING PERMIT STAGE. 5' SIDEWALK REQUIRED ALONG WARE ROAD AND TRES LAGOS BOULEVARD.

7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TRES LAGOS BOULEVARD AND N. WARE ROAD.

8. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

9. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVOR. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVOIR AND IS EXCLUSIVE.

12. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

16. 25 FEET x 25 FEET SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

17. 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.

18. CITY OF McALLEN ACTING BY AND THROUGH THE PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

19. UNITED IRRIGATION DISTRICT NOTES:
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

21. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ESTANCIA AT TRES LAGOS PHASE IV SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589 , HIDALGO COUNTY DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION ___134-168___ OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND STREETS. ANY AMENDMENT TO THE DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION ___134-168_ SHALL BE NULL AND VOID.

22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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

SUBDIVISION MAP OF
ESTANCIA AT TRES LAGOS LOT 50A & 50B SUBDIVISION
(PRIVATE SUBDIVISION)

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE REPLAT OF LOT 50 ESTANCIA AT TRES LAGOS SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

STATE OF TEXAS
COUNTY OF TEXAS

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

_____ _____
OSCAR GOMEZ DATE:
4700 ESTANCIA PARKWAY
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20__.

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 05/06/2026
ENGINEERING JOB # 26023.0

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20__.

_____
ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 02/23/2026
SURVEY JOB # 26023.00





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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

DRAWN BY: L.H. DATE: 05-11-26
REVISED BY:_____ DATE:_____
SURVEYED CHECKED_____ DATE:_____
FINAL CHECK_____ DATE:_____

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2026

SUBDIVISION NAME: ESTANCIA AT TRES LAGOS LOT 50A & 50B SUBDIVISION

REQUIREMENTS

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

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

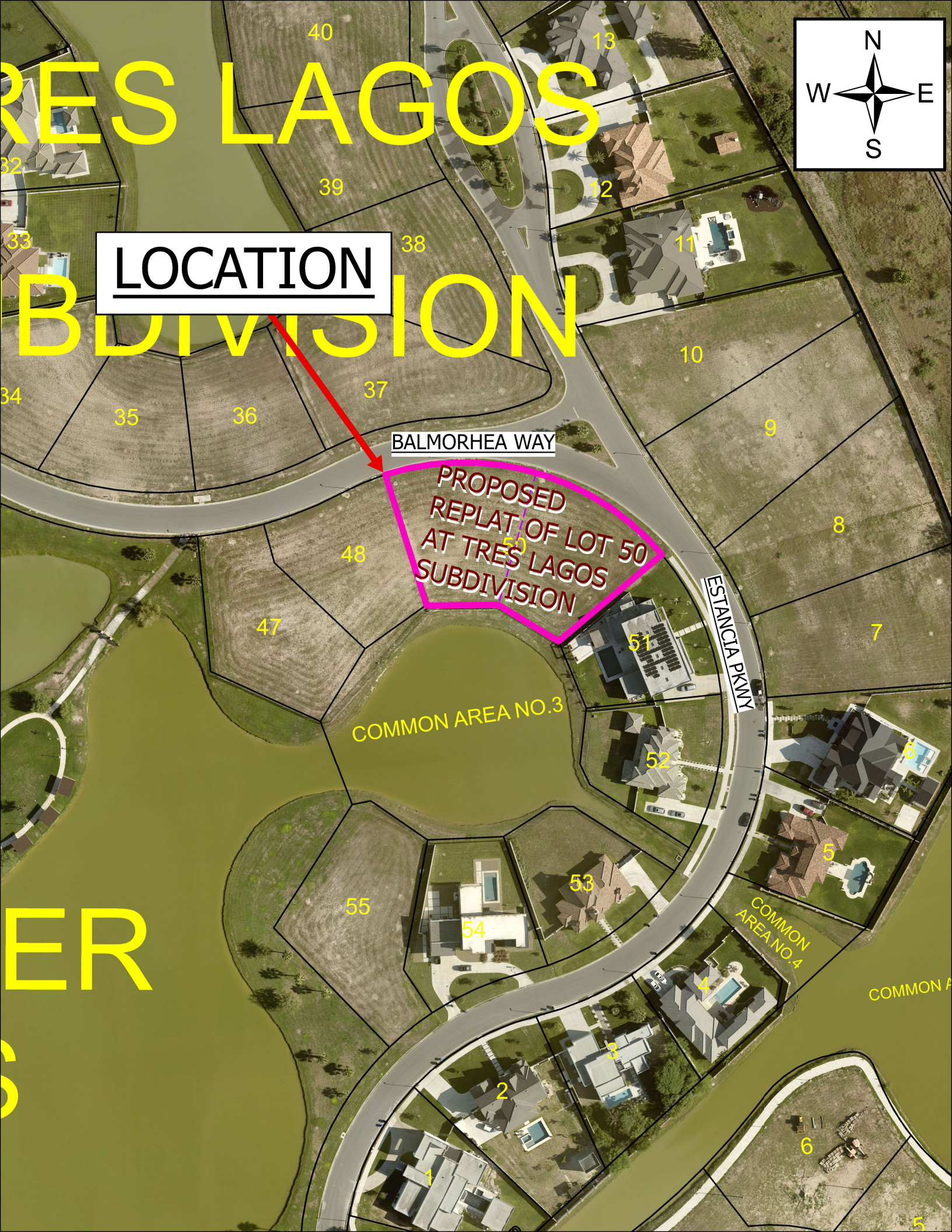
* Rear: 15 feet except 20 feet for the double fronting lots along future ware road (F.M. 2220) (Lots 7-18) or greater for easements. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356	Applied
Interior Sides: 5 feet. or greater for easements. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356	Compliance
Side Corner: 10 feet or greater for easements. - Add plat note as stated above, prior to final. -changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 feet except where greater setback is required; greater setback applies. - Add plat note as stated above, prior to final. -Changing of recorded plat notes will require a vacate and replat. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
sidewalk required on interior streets, as per approved sidewalk plan filed with the city at building permit stage. 5' sidewalk required along ware road and Tres Lagos boulevard. - Add plat note as stated above, prior to final. -Changing of recorded plat notes will require a vacate and replat. **Subdivision Ordinance: Section 134-120	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	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 Tres Lagos Boulevard and N. Ware Road. - Add plat note as stated above, prior to final. - Changing of recorded plat notes will require a vacate and replat. **Must comply with City Access Management Policy	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 stated above, prior to final.	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	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 **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential) Proposed: R-1 (Single-Family Residential) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - No rezoning has been submitted at this time.	Applied
PARKS	
* Land dedication in lieu of fee. - Must be in compliance with agreement.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee of $700 per dwelling unit is required to be paid prior to recording. **Park Fee is N/A per agreement on 10-30-2014	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. -Park Fee of $700 per dwelling unit is required to be paid prior to recording. **Park Fee is N/A per agreement on 10-30-2014	Applied
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.	Required

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. - This is a replat, this subdivision will require a public hearing with legal notices to be mailed out (R-1) Zone. - If any restrictions are removed, this will trigger a Vacate & Replat process. - The subdivision name should be changed to plat to "Estancia at Tres Lagos Lot 50A & 50B Subdivision", prior to final. -The wording (Private Subdivision) not as bold & in smaller font should be added below the subdivision name just like the recorded plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

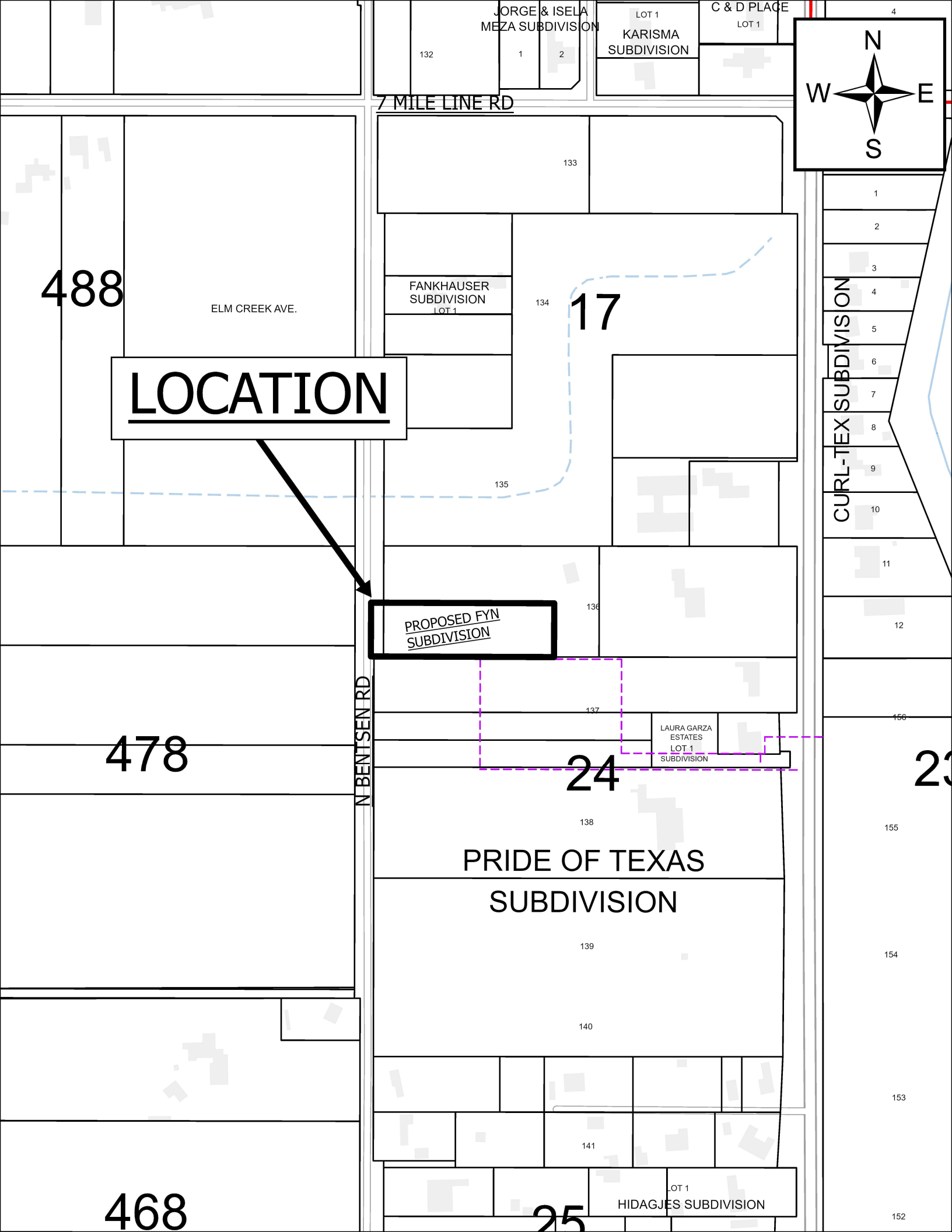

RES LAGOS
BDIVISION
LOCATION
N
W
E
S
BALMORHEA WAY
PROPOSED REPLAT OF LOT 50 AT TRES LAGOS SUBDIVISION
ESTANCIA PKWY
COMMON AREA NO.3
COMMON AREA NO.4
ER
40
39
38
37
36
35
34
33
32
13
12
11
10
9
8
7
6
5
4
3
2
1
47
48
50
51
52
53
54
55

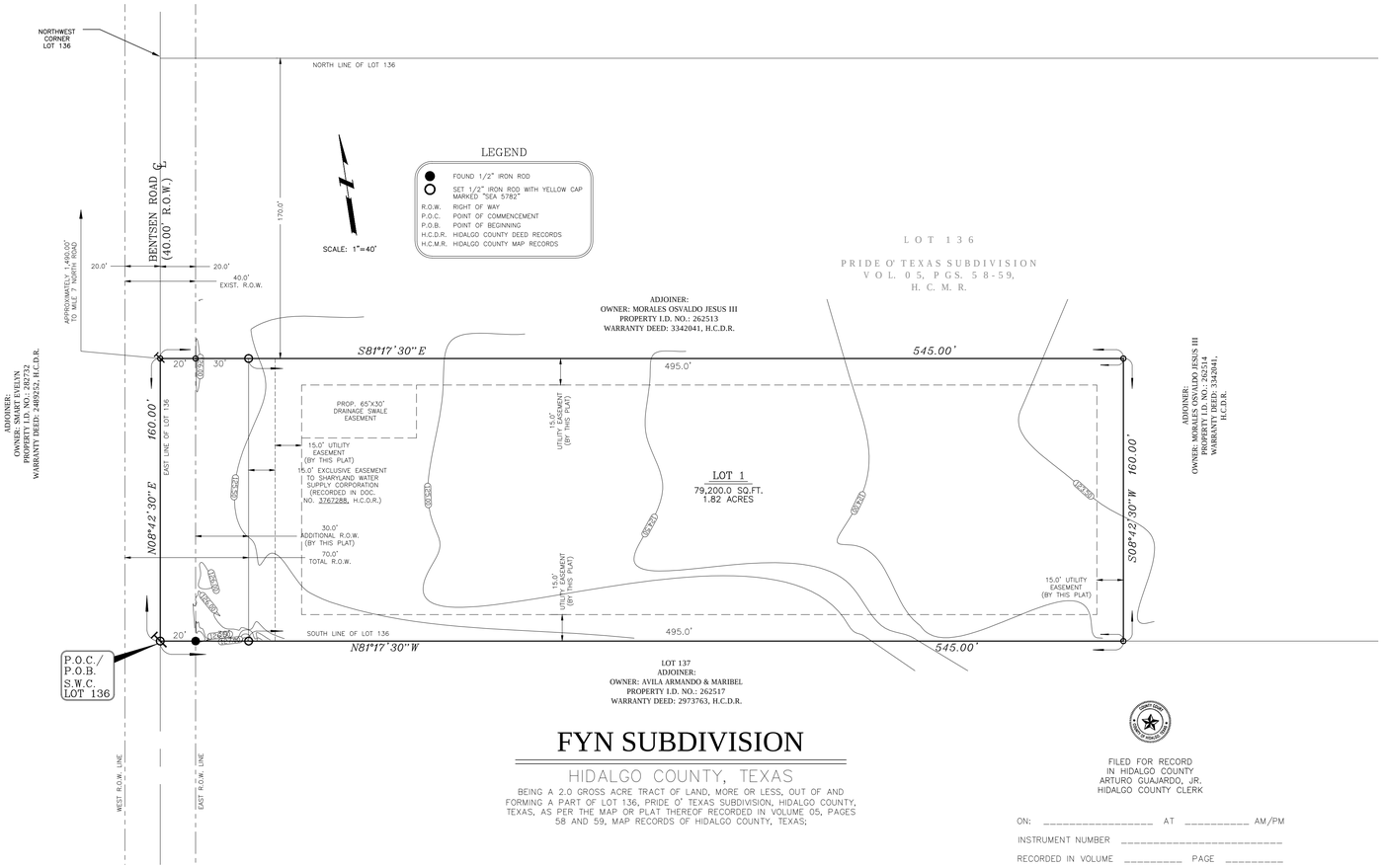
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*FYN Subdivision*
Owner Name	*Jose Francisco Hernandez & Elva N. Hernandez*
Engineering Firm	*Salinas Engineering and Consultants*
Existing Zoning	*ETJ*
Proposed Zoning	*ETJ*
Number of Lots	1

City of McAllen Planning Department


JORGE & ISELA MEZA SUBDIVISION
LOT 1
KARISMA SUBDIVISION
C & D PLACE
LOT 1
7 MILE LINE RD
N
W
E
S
488
ELM CREEK AVE.
FANKHAUSER SUBDIVISION
LOT 1
17
LOCATION
CURL-TEX SUBDIVISION
PROPOSED FYN SUBDIVISION
N BENTSEN RD
LAURA GARZA ESTATES
LOT 1
SUBDIVISION
478
24
PRIDE OF TEXAS
SUBDIVISION
HIDAGJES SUBDIVISION
LOT 1
468
25
132
133
134
135
136
137
138
139
140
141
1
2
3
4
5
6
7
8
9
10
11
12
150
155
154
153
152



FYN SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 2.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 136, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

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

   ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
   COMMUNITY PANEL NUMBER: 480334 0295 D
   EFFECTIVE DATE: JUNE 6, 2000.

   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0295 D, EFFECTIVE DATE JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. MINIMUM SETBACKS:
   FRONT: 50.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER.
   REAR: 15.0 FEET OR GREATER FOR EASEMENT.
   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.
4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF F.M. 681 (BENTSEN ROAD). 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#38 IS AT THE WEST BOUND OF WARE RD. 550 FT. SOUTH OF MILE 7 LINE AND 20 FT. WEST OF THE (CP OF WARE RD. 127 FT. NORTHWEST OF THE MONUMENT THERE IS A DRAIN DITCH.
   NORTHING: 16636659.37695, EASTING: 1066482.31938.
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 2.474.29 CUBIC-FEET OR 0.057 ACRE-FEET OF STORM WATER RUNOFF.
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. JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, THE OWNERS & SUBDIVIDERS OF FYN SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
13. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
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. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
19. 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.
20. 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.
21. 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.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE FRANCISCO HERNANDEZ	3301 N. 42ND. ST.	MCALLEN, TEXAS 78501	(956) 451-9895	NONE
OWNER:	ELVA N. HERNANDEZ	3301 N. 42ND. ST.	MCALLEN, TEXAS 78501	(956) 451-9895	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 OCTOBER 09, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. (1) ON THIS _____DAY OF _____, 2024.

HIDALGO COUNTY IRRIGATION DISTRICT NO. (1) WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANDY KIND SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO. (1) RIGHTS-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NO. (1).

_____ 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

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

WE, JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS FYN SUBDIVISION (2.0 ACRES) 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: JOSE FRANCISCO HERNANDEZ
3301 N. 42TH. ST.
MCALLEN, TEXAS 78501

OWNER: ELVA N. HERNANDEZ
3301 N. 42TH. ST.
MCALLEN, TEXAS 78501

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS FYN 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: JOSE FRANCISCO HERNANDEZ
3301 N. 42TH. ST.
MCALLEN, TEXAS 78501

OWNER: ELVA N. HERNANDEZ
3301 N. 42TH. ST.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE FRANCISCO HERNANDEZ AND ELVA N. HERNANDEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO 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 _____, 2026.

MONICA GUERRA
Notary ID #11673539
My Commission Expires
August 2, 2027

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

STATE OF TEXAS
CITY OF McALLEN
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 FYN SUBDIVISION, WAS REVIEWED AND

APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2026.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF FYN 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.

DAVID OMAR SALINAS
71973
LICENSED 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
5782
REGISTERED
PROFESSIONAL
LAND SURVEYOR
DAVID O. SALINAS

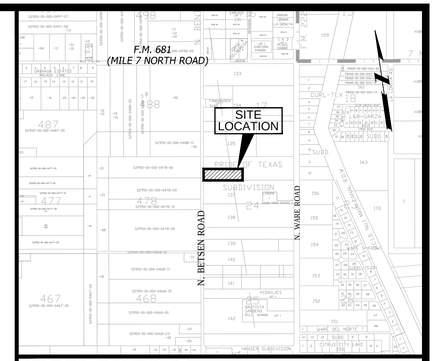
_____
DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE FYN 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
JOB NUMBER: SP-24-26231
2221 DAFFODIL AVENUE — McALLEN, TEXAS 78501

DATE PREPARED: OCTOBER 09, 2026.

PLAT SHEET 1 OF 1

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

FYN SUBDIVISION IS LOCATED ON THE EAST SIDE OF BENTSEN ROAD AND APPROXIMATELY 1,320 FEET SOUTH OF MILE 7 NORTH ROAD.

FYN SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN, (POPULATION 148,782 AS PER THE 2024 CENSUS), 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 2.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 136, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 136 LOCATED IN THE CENTER OF BENTSEN ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 136, A DISTANCE OF 160.0 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 136, A DISTANCE OF 20.0 FEET PASSING A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 545.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 136, A DISTANCE OF 160.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 136 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 136, A DISTANCE OF 525.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 545.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET (OR 0.07 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BENTSEN ROAD, LEAVING 1.93 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PRIDE O' TEXAS SUBDIVISION, H.C.T.
N: \M&B.2024\2.00.100224

INDEX SHEET OF FYN 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.I.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.

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2026

SUBDIVISION NAME: FYN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Bentsen Road: 30 ft. ROW dedication required for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides - Label centerline - Label additional ROW as additional ROW dedicated by this plat. - Provide document number for existing ROW and provide a copy to staff for review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	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/multi-family properties - Minimum 20 ft. wide paved service drive required for City services on lots fronting a major collector road as per Section 134-106 **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 50 ft. or in line with average setback of existing structures, or easements, whichever is greater. - TBD based on easements as may be required by the County; to be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Rear: TBD based on easements as may be required by the County; to be established prior to final. **Zoning Ordinance: Section 138-356	TBD

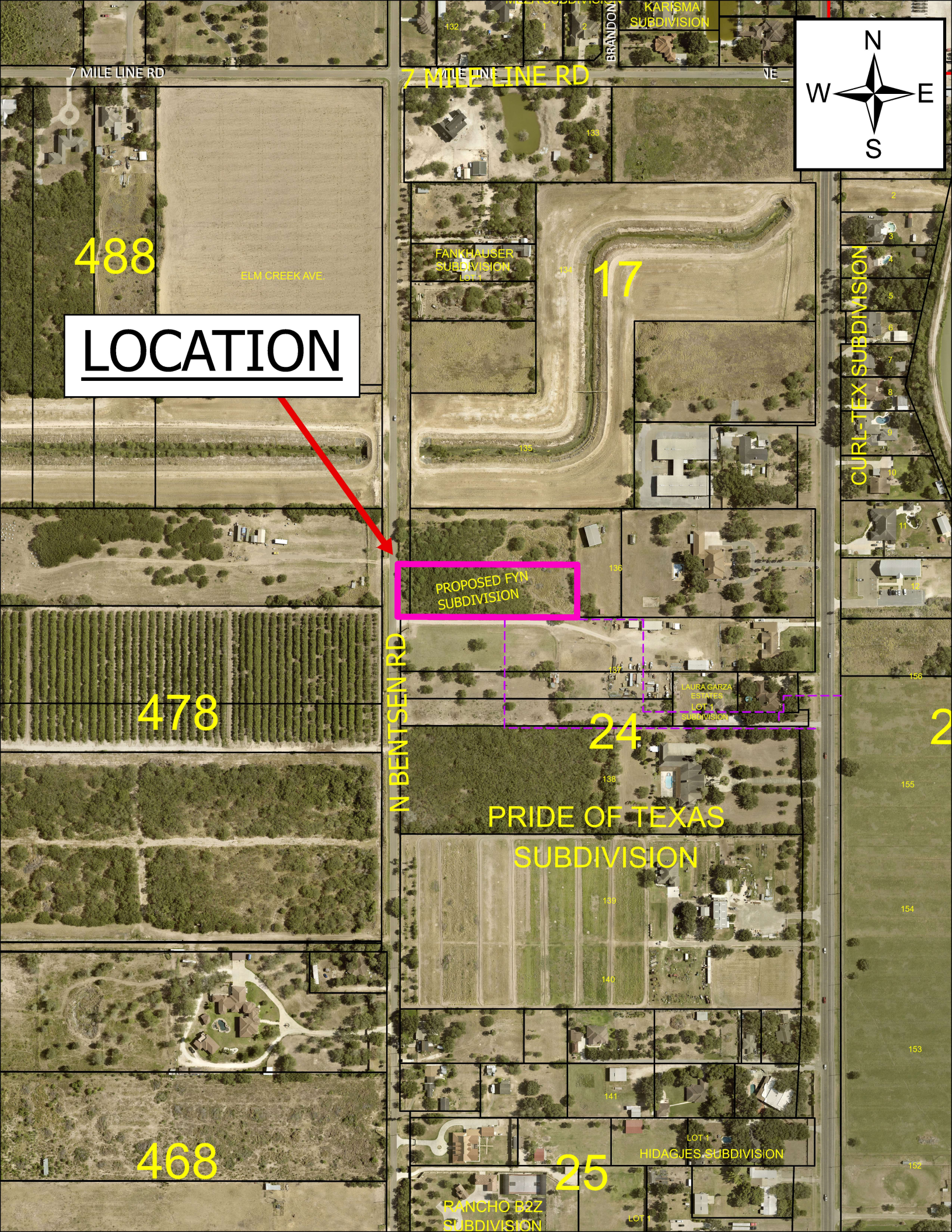
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Sides: TBD based on easements as may be required by the County; to be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. - Include a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road. - Revise 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.	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 - Revise 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.	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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department properties in ETJ are not subject to Parks Department requirements.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department properties in ETJ are not subject to Parks Department requirements.	NA
* Pending review by the City Manager's Office. As per Parks Department properties in ETJ are not subject to Parks Department requirements. Park fee will be required if property is annexed.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for a 1-Lot Single Family Subdivision is waived. No TIA is required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - The subdivision requested a one-year ext. for the meeting of October 20, 2026. - Any abandonments must be done by separate process not by plat, prior to final. - Ownership map will be needed to ensure no landlocked properties exist. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO DRAINAGE AND UTILITY APPROVAL AND APPROVA OF THE 1 YEAR EXTENTION.	Applied

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


7 MILE LINE RD
7 MILE LINE RD
KARISMA SUBDIVISION
BRANDON
N
W
E
S
488
ELM CREEK AVE.
LOCATION
FANKHAUSER SUBDIVISION LOT 1
17
CURL-TEX SUBDIVISION
PROPOSED FYN SUBDIVISION
N BENTSEN RD
478
LAURA GARZA ESTATES LOT 1 SUBDIVISION
24
PRIDE OF TEXAS SUBDIVISION
468
25
HIDAGJES SUBDIVISION
RANCHO B2Z SUBDIVISION

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Whispers at Taylor Subdivision*
Owner Name	*Rick Salinas (Caledonia West)*
Engineering Firm	*Salinas Engineering and Associates*
Existing Zoning	*A-O (Agricultures & Open Space)*
Proposed Zoning	*R-1 (Low- Density Residential)*
Number of Lots	29

EXHIBIT "A"

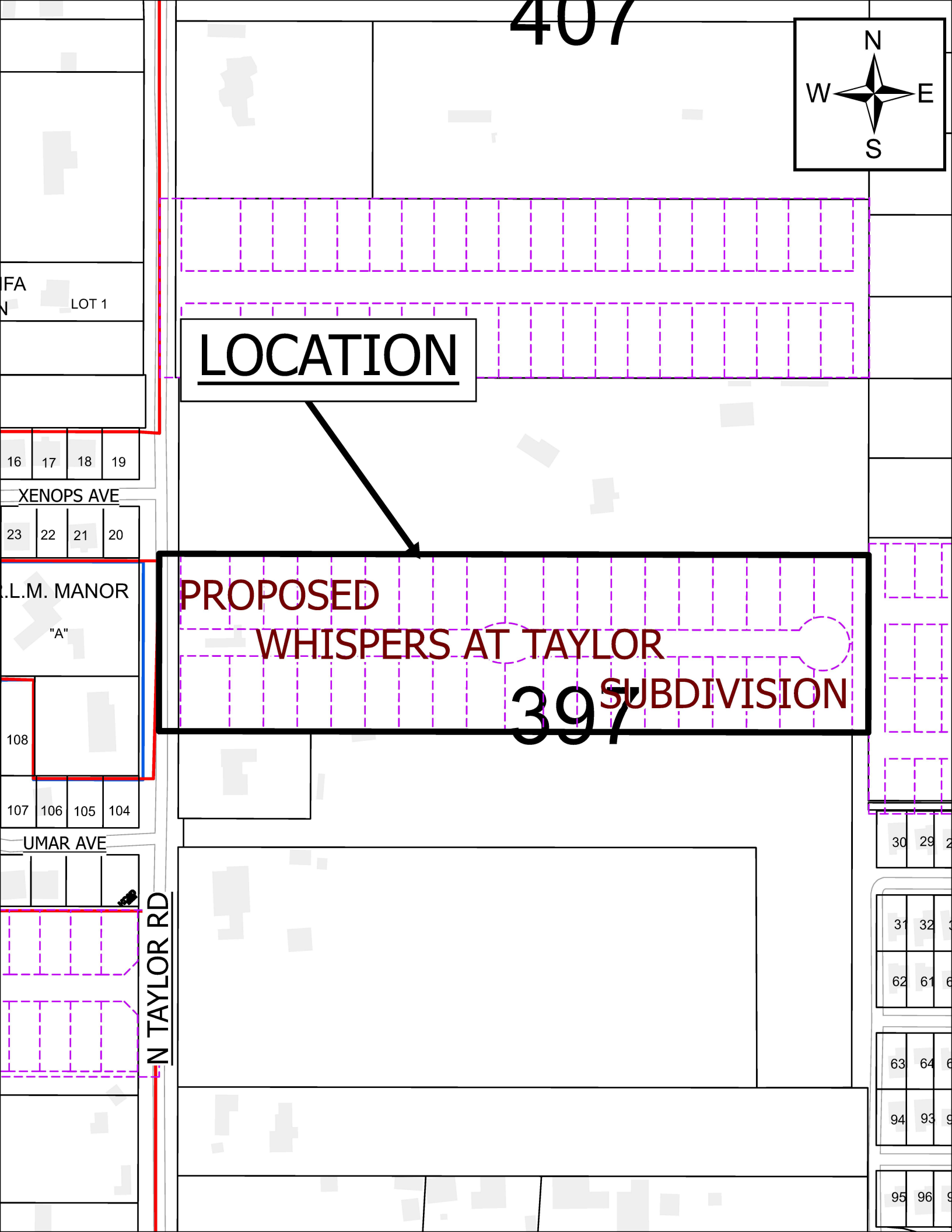
VARIANCES FOR PROPOSED WHISPERS AT TAYLOR ROAD – A 29 LOT PRIVATE RESIDENTIAL SUBDIVISION, MCALLEN, H.C.T.

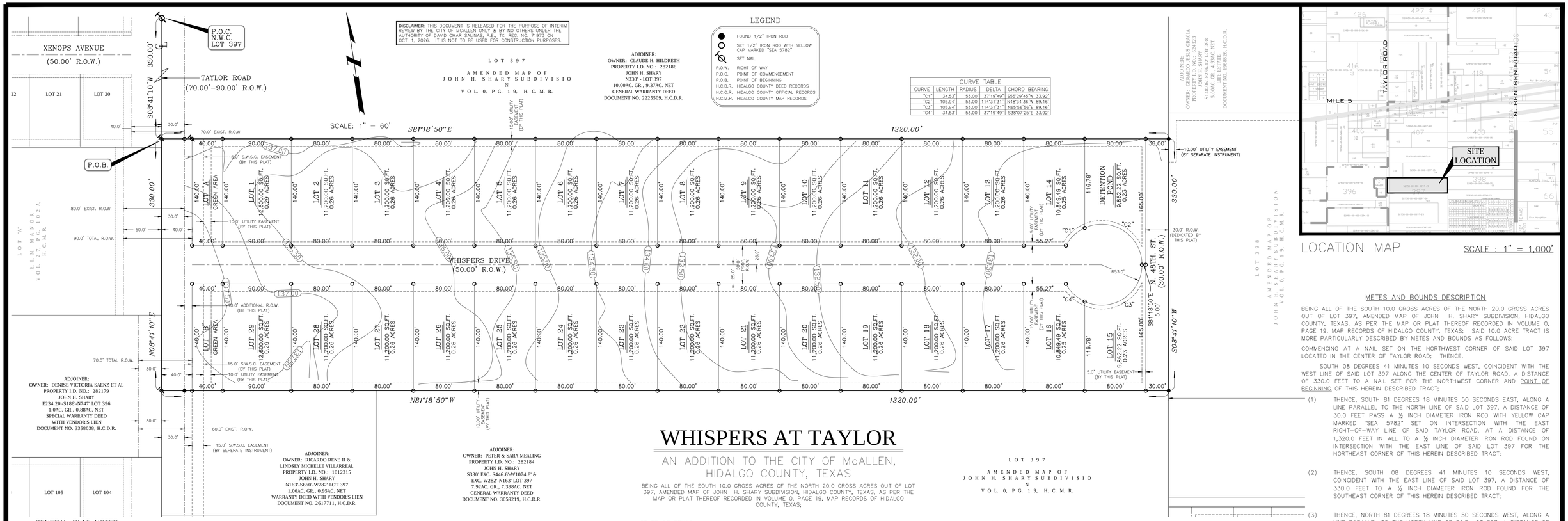
VARIANCE NO. 1: BLOCK LENGTH – VARIANCE TO ALLOW A CUL-DE-SAC EXCEEDING 300' IN LENGTH FOR THE SOLE INTERNAL ***PRIVATE*** ROADWAY.

VARIANCE NO. 2.: STREET STUB OUTS – VARIANCE TO NOT PROVIDE CROSS STREET STUB OUTS EVERY 800 FEET ALONG THE SOLE INTERNAL ***PRIVATE*** ROADWAY - THE SUBDIVISION WILL BE A PRIVATE GATED RESIDENTIAL SUBDIVISION.

VARIANCE NO. 3: VARIANCE TO CUL-DE-SAC ROW/PAVEMENT: A VARIANCE TO PERMIT THE PROPOSED CUL-DE-SAC TO HAVE 106' OF ROW IN LIEU OF 116', AND, PROVIDE FOR A PAVEMENT WIDTH OF THE CITY MIN. REQUIRED PAVMENT DIAMETER OF 96'.

REV: 10/01/26


407
N
W
E
S
LOCATION
PROPOSED
WHISPERS AT TAYLOR
SUBDIVISION
397
LOT 1
16
17
18
19
XENOPS AVE
23
22
21
20
L.M. MANOR
"A"
108
107
106
105
104
UMAR AVE
N TAYLOR RD
30
29
31
32
62
61
63
64
94
93
95
96



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 OCT. 1, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LOT 397
AMENDED MAP OF
JOHN H. SHARY SUBDIVISIO
N
VOL. 0, PG. 19, H. C. M. R.

ADJOINER:
OWNER: CLAUDE H. HILDRETH
PROPERTY I.D. NO.: 282186
JOHN H. SHARY
N330' - LOT 397
10.00AC. GR., 9.37AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 2225509, H.C.D.R.

ADJOINER:
OWNER: DENISE VICTORIA SAENZ ET AL
PROPERTY I.D. NO.: 282179
JOHN H. SHARY
E234.20'-S186'-N747' LOT 396
1.0AC. GR., 0.88AC. NET
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
DOCUMENT NO. 3358038, H.C.D.R.

ADJOINER:
OWNER: RICARDO RENE II &
LINDSEY MICHELLE VILLARREAL
PROPERTY I.D. NO.: 1012315
JOHN H. SHARY
N163'-S660'-W282' LOT 397
1.06AC. GR., 0.95AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 2617711, H.C.D.R.

ADJOINER:
OWNER: PETER & SARA MEALING
PROPERTY I.D. NO.: 282184
JOHN H. SHARY
S330' EXC. S446.6'-W1074.8' &
EXC. W282'-N163' LOT 397
7.92AC. GR., 7.398AC. NET
GENERAL WARRANTY DEED
DOCUMENT NO. 3059219, H.C.D.R.

ADJOINER:
OWNER: CLAUDE H. HILDRETH & GRACIA
PROPERTY I.D. NO.: 614823
JOHN H. SHARY
S148.06'-N396.42' LOT 398
5.00AC. GR., 4.95AC. NET
LIFE ESTATE
DOCUMENT NO. 1968826, H.C.D.R.

LEGEND

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"C1"	34.53'	53.00'	37°19'49"	S55°29'45"W 33.92'
"C2"	105.94'	53.00'	114°31'31"	N48°34'36"W 89.16'
"C3"	105.94'	53.00'	114°31'31"	N65°56'56"E 89.16'
"C4"	34.53'	53.00'	37°19'49"	S38°07'25"E 33.92'

LOCATION MAP SCALE : 1" = 1,000'

WHISPERS AT TAYLOR

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

BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

METES AND BOUNDS DESCRIPTION

BEING ALL OF THE SOUTH 10.0 GROSS ACRES OF THE NORTH 20.0 GROSS ACRES OUT OF LOT 397, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 397 LOCATED IN THE CENTER OF TAYLOR ROAD; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTER OF TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 30.0 FEET PASS A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF SAID LOT 397 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 397, A DISTANCE OF 330.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 397, A DISTANCE OF 1,290.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 397 LOCATED IN THE CENTER OF SAID TAYLOR ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 397 ALONG THE CENTERLINE OF SAID TAYLOR ROAD, A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 30.0 FEET (OR 0.23 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TAYLOR ROAD LEAVING 9.77 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: RECORDED PLAT OF SAID JOHN H. SHARY SUBDIVISION, H.C.T. N: \M&B.2025\10.00.022125

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 50', OR, GREATER FOR EASEMENTS.
   SIDE: 20', OR, IN ACCORDANCE WITH THE
   REAR: 20', OR, GREATER FOR EASEMENTS.
   CORNER: 10', OR, GREATER FOR EASEMENTS.
   GARAGE: 18', EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 16, 1982, COMMUNITY PANEL NO. 480334 0400 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG OLD U.S. HWY. 83, OR, 131.50.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TAYLOR ROAD AND N. 48TH. STREET, AND, ALONG THE DETENTION POND. A 4' SIDEWALK SHALL BE REQUIRED ON ALL INTERNAL LOTS DURING THE BUILDING PROCESS.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 40,333.11 CUBIC FEET, OR, 0.926 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH TAYLOR ROAD AND NORTH 48TH STREET.
8. 8' MASONRY WALL 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, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MC76 IS LOCATED AT THE NORTH BOUND OF BUS. 83, 110 FEET EAST FROM THE BC OF WARE RD. AND 5 FEET NORTH FROM THE BC OF BUS. 83. THE MONUMENT IS 22 FEET SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV.=131.44
    COORDINATES: N: 16601127.00275, E: 10626624.19162.
    VERTICAL DATUM: NAVD 88
    HORIZONTAL DATUM: NAD 83
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. ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. COMMON AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE WHISPERS AT TAYLOR 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
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: CALEDONIA WEST, INC.,
A TEXAS CORPORATION
LIABILITY COMPANY
RICARDO ROEL SALINAS, JR.
DIRECTOR
2221 WEST DAFFODIL AVENUE
McALLEN, TEXAS 78501

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICARDO ROEL SALINAS, JR.	2221 W. DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 330-5642	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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO ROEL SALINAS, JR., 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 _____, 2026.

MONICA GUERRA
Notary ID #11673539
My Commission Expires
August 2, 2027

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR

DATE

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

ON THIS THE _____ DAY OF _____, 2026.

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

ATTEST: _____ PRESIDENT _____ SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NOPERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

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

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

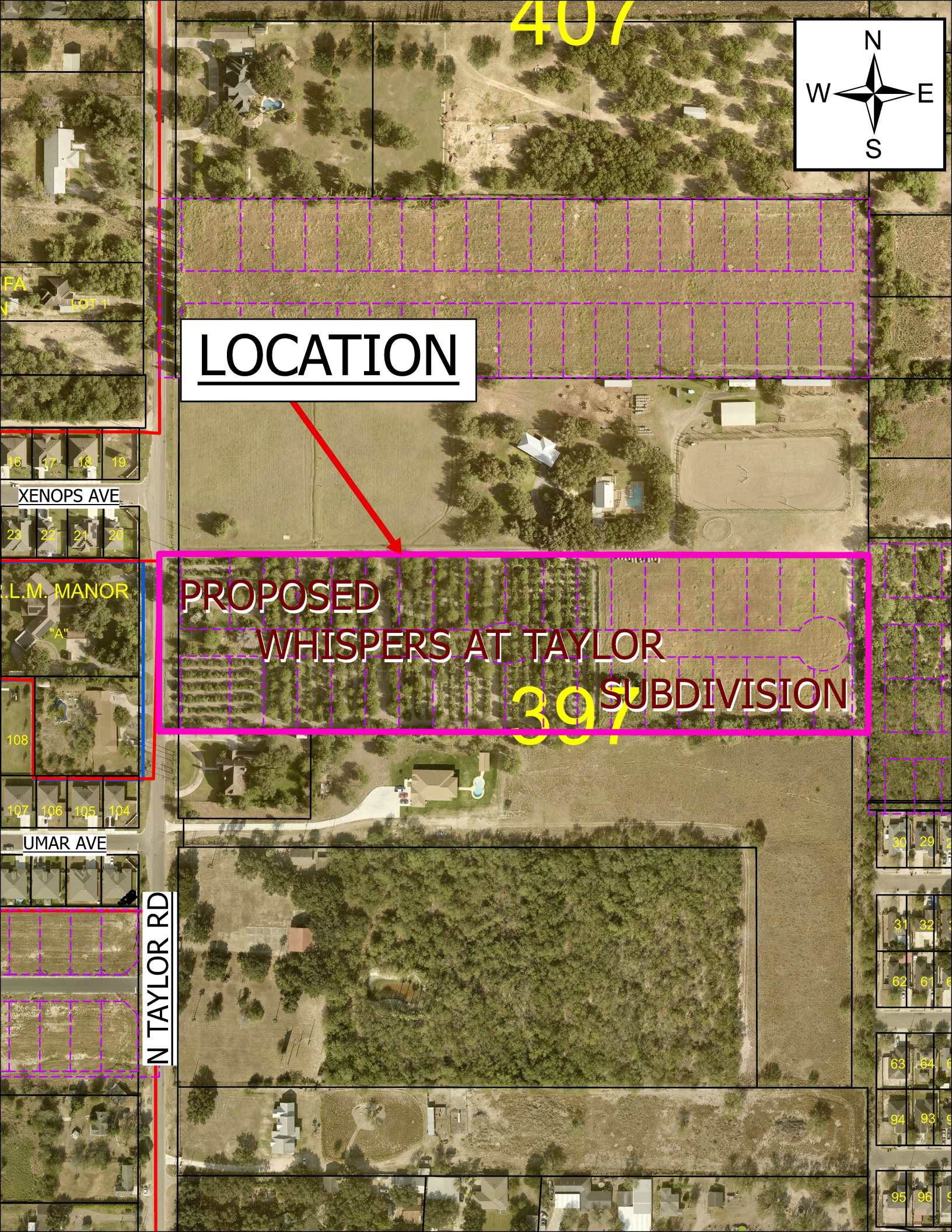
BY: _____ DEPUTY

WHISPERS AT TAYLOR

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 1, 2026.
JOB NUMBER: SP-24-26261

OWNER: CALEDONIA WEST, INC.,
A TEXAS CORPORATION
RICARDO ROEL SALINAS, JR.
DIRECTOR
2221 W. DAFFODIL AVENUE
McALLEN, TEXAS 78501

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


407
N
W
E
S
LOCATION
PROPOSED
WHISPERS AT TAYLOR
SUBDIVISION
397
XENOPS AVE
UMAR AVE
N TAYLOR RD
L.L.M. MANOR
"A"
LOT 1
FA
16
17
18
19
23
22
21
20
108
107
106
105
104
30
29
31
32
62
61
63
64
94
93
95
96

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Enclave on Jackson Phase II*
Owner Name	*Earl D. Beamsley*
Engineering Firm	*Melden & Hunt, Inc.*
Existing Zoning	*R-3A Multifamily Residential Apartments & C-3 General Business*
Proposed Zoning	*R-3 High-Density Residential*
Number of Lots	*99*

City of McAllen Planning Department

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

September 18, 2026

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: ENCLAVE ON JACKSON SUBDIVISION PHASE II (Private Subdivision) – Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, we respectfully request the following variances:

1. **BLOCK LENGTH**:
Requirement: Max. allowed 900 ft.
Proposal: The east/west block length is 1,300 ft. approximately. This subdivision is proposed to be private, and they will have their main access off N. Jackson Road, and an exit gate off N. K Center Street. Extending a street northward is not feasible due to the existing ditch, and extending a street southward is not feasible due to an existing subdivision.

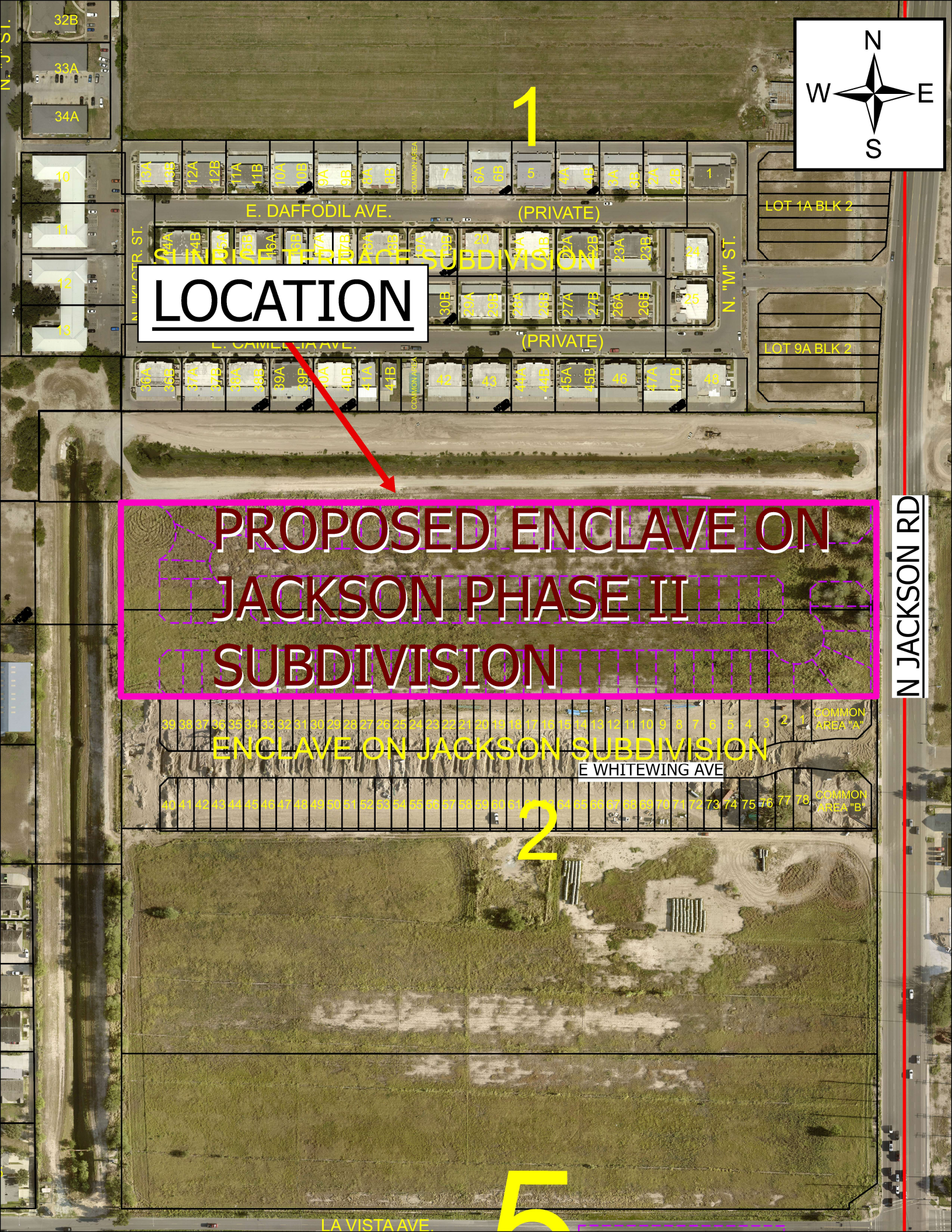
2. **INTERNAL ROW AND PAVING WIDTH:**
Requirement: 60 ft. ROW/ 40 ft. paving
Proposal: 50 ft. ROW/ 40 ft. paving with 10 ft. sidewalks and utility easements along both sides of the internal road. This will be a private subdivision, and all roads will be maintained by HOA. This variance was approved for Enclave on Jackson Phase 1.

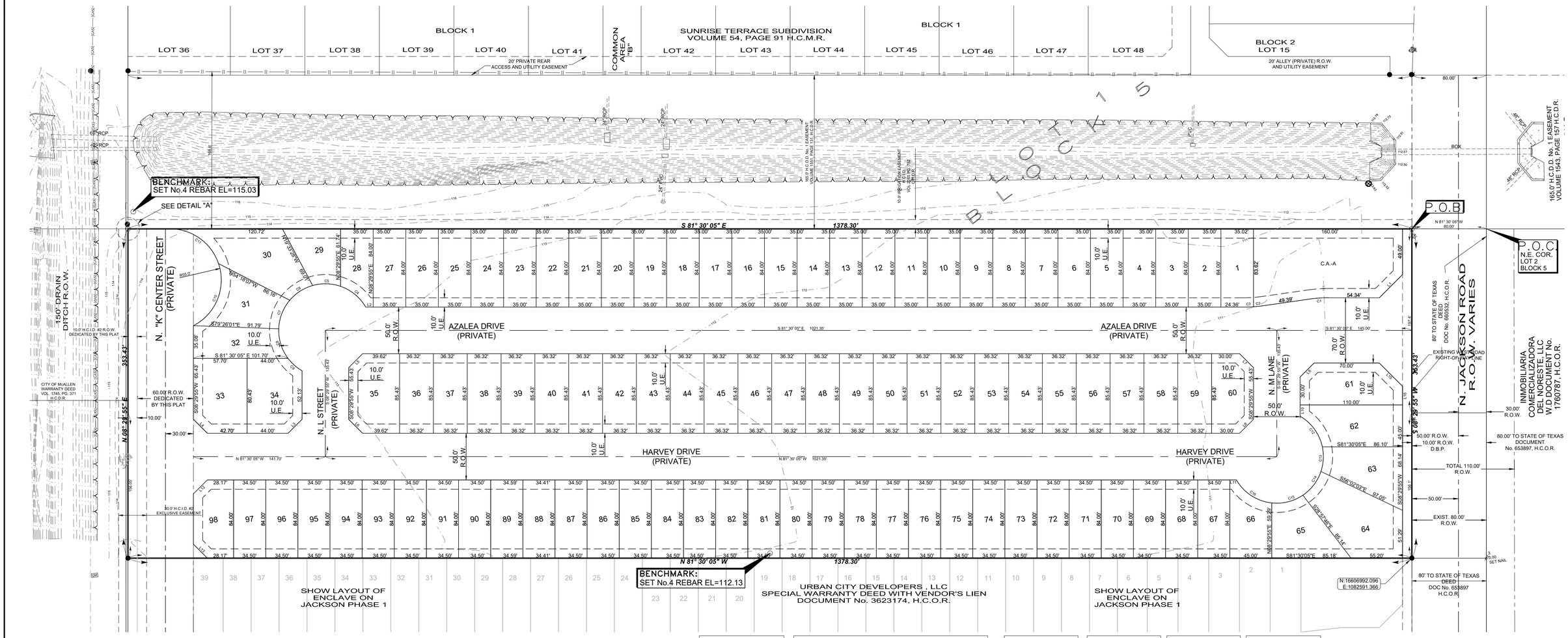
Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.

SEP 23 2026
BY: CW


LOCATION
PROPOSED ENCLAVE ON JACKSON PHASE II SUBDIVISION
ENCLAVE ON JACKSON SUBDIVISION
E WHITEWING AVE
E. DAFFODIL AVE.
(PRIVATE)
E. CAMELLIA AVE.
(PRIVATE)
N. "M" ST.
N. "K" CTR. ST.
N. J ST.
N JACKSON RD
LOT 1A BLK 2
LOT 9A BLK 2
COMMON AREA "A"
COMMON AREA "B"
LA VISTA AVE.
1
2
5
N
S
E
W



Parcel Line Table		
Line #	Length	Direction
L1	35.36'	N53° 29' 55"E
L2	8.03'	S81° 30' 05"E
L3	21.21'	N53° 29' 55"E
L4	21.21'	S36° 30' 05"E
L5	21.21'	S53° 29' 55"W
L6	21.21'	S36° 30' 05"E
L7	21.21'	N36° 30' 05"W
L8	21.21'	S53° 29' 55"W
L9	21.21'	N53° 29' 55"E
L10	12.13'	S08° 29' 55"W
L11	7.08'	N81° 30' 05"W
L12	21.21'	S53° 29' 55"W
L13	21.21'	N36° 30' 05"W
L15	35.36'	S36° 30' 05"E
L16	20.00'	S08° 29' 55"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	21.28'	150.00'	008° 07' 48"	N85° 33' 59"W	21.27'	10.66
C1	21.28'	150.00'	008° 07' 48"	N85° 33' 59"W	21.27'	10.66
C2	10.62'	150.00'	004° 03' 17"	S87° 36' 15"E	10.61'	5.31
C3	10.67'	150.00'	004° 04' 31"	S83° 32' 21"E	10.67'	5.34
C4	35.72'	50.00'	040° 56' 07"	N41° 58' 09"W	34.97'	18.66
C5	30.46'	50.00'	034° 54' 06"	N79° 53' 18"W	29.99'	15.72
C6	29.54'	50.00'	033° 51' 15"	S65° 44' 04"W	29.12'	15.22
C7	33.41'	50.00'	038° 17' 16"	S29° 39' 48"W	32.79'	17.36
C8	33.94'	50.00'	038° 53' 27"	S8° 55' 33"E	33.29'	17.65
C9	20.18'	50.00'	023° 07' 48"	S39° 56' 11"E	20.05'	10.23
C10	78.35'	55.00'	081° 37' 12"	N30° 30' 17"E	71.89'	47.49
C11	68.34'	55.00'	071° 11' 46"	N45° 54' 12"W	64.03'	39.37
C12	41.85'	50.00'	047° 57' 35"	N27° 31' 18"W	40.64'	22.24
C13	26.77'	50.00'	030° 40' 43"	N11° 47' 51"E	26.45'	13.72
C14	32.54'	50.00'	037° 17' 18"	N45° 46' 52"E	31.97'	16.87
C15	35.13'	50.00'	040° 15' 04"	N84° 33' 03"E	34.41'	18.32
C16	46.97'	50.00'	053° 49' 20"	S48° 24' 45"E	45.26'	25.38

Parcel Area Table		
Parcel #	SQ. FT,	Area
1	2940.16	0.067
2	2940.00	0.067
3	2940.00	0.067
4	2940.00	0.067
5	2940.00	0.067
6	2940.00	0.067
7	2940.00	0.067
8	2940.00	0.067
9	2940.00	0.067
10	2940.00	0.067
11	2940.00	0.067
12	2940.00	0.067
13	2940.00	0.067
14	2940.00	0.067
15	2940.00	0.067
16	2940.00	0.067
17	2940.00	0.067
18	2940.00	0.067
19	2940.00	0.067
20	2940.00	0.067
21	2940.00	0.067
22	2940.00	0.067
23	2940.00	0.067
24	2940.00	0.067
25	2940.00	0.067

Parcel Area Table		
Parcel #	SQ. FT,	Area
26	2940.00	0.067
27	2940.00	0.067
28	2565.80	0.059
29	2780.24	0.064
30	5541.20	0.127
31	3787.54	0.087
32	3160.19	0.073
33	4528.21	0.104
34	4519.52	0.104
35	4441.46	0.102
36	3102.98	0.071
37	3102.98	0.071
38	3102.98	0.071
39	3102.98	0.071
40	3102.98	0.071
41	3102.98	0.071
42	3102.98	0.071
43	3102.98	0.071
44	3102.98	0.071
45	3102.98	0.071
46	3102.98	0.071
47	3102.98	0.071
48	3102.98	0.071
49	3102.98	0.071
50	3102.98	0.071

Parcel Area Table		
Parcel #	SQ. FT,	Area
51	3102.98	0.071
52	3102.98	0.071
53	3102.98	0.071
54	3102.98	0.071
55	3102.98	0.071
56	3102.98	0.071
57	3102.98	0.071
58	3102.98	0.071
59	3102.98	0.071
60	3619.35	0.083
61	4525.00	0.104
62	4439.21	0.102
63	4090.79	0.094
64	6071.16	0.139
65	3797.90	0.087
66	3146.27	0.072
67	2898.00	0.067
68	2898.00	0.067
69	2898.00	0.067
70	2898.00	0.067
71	2898.00	0.067
72	2898.00	0.067
73	2898.00	0.067
74	2898.00	0.067
75	2898.00	0.067

Parcel Area Table		
Parcel #	SQ. FT,	Area
76	2898.00	0.067
77	2898.00	0.067
78	2898.00	0.067
79	2898.00	0.067
80	2898.00	0.067
81	2898.00	0.067
82	2898.00	0.067
83	2898.00	0.067
84	2898.00	0.067
85	2898.00	0.067
86	2898.00	0.067
87	2898.00	0.067
88	2890.66	0.066
89	2905.34	0.067
90	2898.00	0.067
91	2898.00	0.067
92	2898.00	0.067
93	2898.00	0.067
94	2898.00	0.067
95	2898.00	0.067
96	2898.00	0.067
97	2898.00	0.067
C.A.-A	11878.85	0.273

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

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
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
D.B.P. - DEDICATED BY PLAT
C.A. - COMMON AREA
S.W.E. - SIDEWALK EASEMENT
℄ - CENTER LINE
N.E.COR. - NORTHEAST CORNER
G.W.D - GENERAL WARRANTY DEED
NO. - NUMBER
U.E. - UTILITY EASEMENT

BEARINGS AS PER TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) (2022) SOUTH ZONE (4205) ELEVATIONS DATUM AS PER NAVD 88 (GEOID 2003)

SCALE:1"= 60'

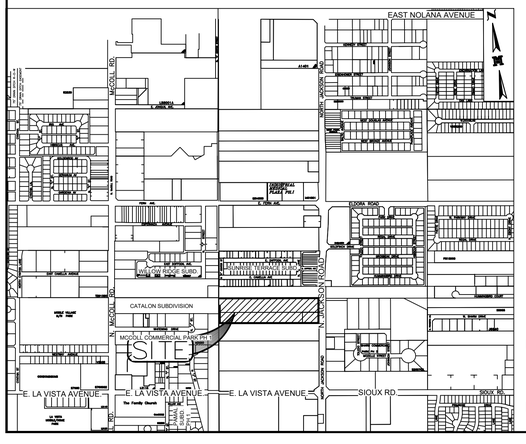
SUBDIVISION MAP OF

ENCLAVE ON JACKSON PHASE II SUBDIVISION

(PRIVATE SUBDIVISION)

PLAT SHOWING 11.183 ACRES OUT OF LOT 2, BLOCK 5 A.J. McCOLL SUBDIVISION VOLUME 21, PAGES 597-598, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

LOCATION MAP
SCALE: 1"=1000'



DRAWN BY: A.A DATE 06-04-2026
REVISED BY: DATE
SURVEYED, CHECKED DATE
FINAL CHECK DATE

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	URBAN CITY DEVELOPERS, LLC C/O MARCO LOPEZ	615 S. 1ST LANE	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

J:\Land Development\Subdivisions\McAllen\2026\Enclave on Jackson Phase 2\Autocad files\2026\Enclave On Jackson PH II.dwg 1/4/2026 3:55:31 PM CMC 1:50 PDF pc3

SUBDIVISION MAP OF

ENCLAVE ON JACKSON PHASE II SUBDIVISION

(PRIVATE SUBDIVISION)

PLAT SHOWING 11.183 ACRES OUT OF LOT 2, BLOCK 5 A.J.
McCOLL SUBDIVISION VOLUME 21, PAGES 597-598, H.C.D.R. CITY
OF McALLEN, HIDALGO COUNTY, TEXAS

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS " 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.
ZONE "B" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

   FRONT: 10 FEET OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   CORNER: 10 FEET OR GREATER FOR EASEMENTS
   SIDES: 0 FT. WITH FIRE WALL OR 5 FT., 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 62,353 CUBIC FEET / 1.431 ACRE FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 62.353 CUBIC FEET / 1.431 ACRE FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING TXDOT STORM SEWER NETWORK LOCATED ON THE SOUTHEAST SIDE OF THE PROPERTY ALONG JACKSON ROAD

5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & ELDORA ROAD. 30" ALUM. PIPE WITH A 3 $\frac{1}{2}$" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. JACKSON ROAD, 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG OF N. "K" CENTER STREET 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, AND ALONG NORTH JACKSON ROAD AND N. "K" CENTER STREET

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.

12. COMMON OR DETENTION AREAS, ANY PRIVATE STREET, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/ HOA AND NOT THE CITY OF McALLEN.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH JACKSON ROAD AND NORTH "K" CENTER STREET.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ENCLAVE ON JACKSON 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 OF SECTION 134-168 SHALL BE NULL & VOID.

15. COMMON AREA "A" IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA "A", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON AREAS "A" TRANSFER OF TITLE TO THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREAS "A" ARE THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO._____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

16. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
GEORGE CARDENAS., PRESIDENT DATE
VANTAGE BANK OF TEXAS
1502 SOUTH SUGAR RD,
EDINBURG, TEXAS, 78539

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 11.183 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, HIDALGO COUNTY DEED RECORDS, WHICH SAID 11.183 ACRES CONSISTS OF: 6.245 ACRES OUT OF A CERTAIN TRACT DESIGNATED AS (TRACT IV DEED CALL) CONVEYED TO EARL DONOVAN BEAMSLEY AND 4.938 ACRES OUT OF A CERTAIN TRACT DESIGNATED AS (TRACT V DEED CALL) CONVEYED TO LELAND LEROY BEAMSLEY, ALL BY VIRTUE OF PARTITION DEED RECORDED UNDER VOLUME 3409, PAGE 427, HIDALGO COUNTY OFFICIAL RECORDS, SAID 11.183 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE, N 81° 30' 05" W ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 5 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 29' 55" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID N. JACKSON ROAD, AT A DISTANCE OF 197.40 PASS THE SOUTH LINE OF SAID (TRACT IV DEED CALL) AND THE NORTH LINE OF SAID (TRACT V DEED CALL), CONTINUING A TOTAL DISTANCE OF 353.43 FEET TO A NO. 4 REBAR FOUND [N:16606992.096 E: 1082591.366], FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 30' 05" W ALONG THE SOUTH LINE OF SAID (TRACT V DEED CALL) DISTANCE OF 1378.30 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID (TRACT V DEED CALL), AND ON THE WEST LOT LINE OF SAID LOT 2, BLOCK 5, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 29' 55" E ALONG THE WEST LINE OF SAID LOT 2, BLOCK 5, AT A DISTANCE OF 156.05 FEET PASS THE NORTHWEST CORNER OF SAID (TRACT V DEED CALL) AND THE SOUTHWEST CORNER OF SAID (TRACT IV DEED CALL), CONTINUING A TOTAL DISTANCE OF 353.43 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID (TRACT IV DEED CALL), FOR THE NORTHWEST CORNER OF THIS TRACT, TO WHICH A NO. 4 REBAR FOUND BEARS N 01° 44' 17" E A DISTANCE OF 5.08 FEET;

4. THENCE, S 81° 30' 05" E ALONG THE NORTH LINES OF SAID LOT 2, BLOCK 5 AND OF SAID (TRACT IV DEED CALL), A DISTANCE OF 1378.30 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD AND POINT OF BEGINNING AND CONTAINING 11.183 ACRES 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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON JACKSON PH II SUBDIVISION, 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 EASEMENTS 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 OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

URBAN CITY DEVELOPERS, LLC
615 S 1ST LANE
McALLEN, TEXAS 78501

_____ _____
ROXANA LOPEZ, DIRECTOR DATE

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 TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 06-04-2026
STATE OF TEXAS
REVISED:
ENGINEERING JOB No. 26086

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENCLAVE ON JACKSON PH II SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-07-24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
DATED THIS THE _____ DAY OF _____, 20_____.

_____ _____
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE:
STATE OF TEXAS
DATE SURVEYED: 05-23-2025
SURVEY JOB No. 25438.08

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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	URBAN CITY DEVELOPERS, LLC	615 S. 1ST LANE	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: A.A DATE 06-04-2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

J:\Land Development\Residential\McAllen\26086 Enclave on Jackson Phase 2\Acad and Revit\26086 Enclave On Jackson PH II.dwg 6/5/2026 1:07:26 PM (JWC) by (YEP JC)

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2026

SUBDIVISION NAME: ENCLAVE ON JACKSON PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Jackson Road (FM 3362): Dedication of 60 ft from centerline for a total R.O.W. of 120 ft Paving: by state Curb & gutter: by state - Label centerline and lot line to finalize R.O.W. dedication requirements prior to final. - Provide a copy of the documents referenced on the plat for staff review prior to final. - Include in parenthesis (FM 3362) beneath road name and remove "R.O.W. VARIES." - Ensure that R.O.W. complies with State plans for North Jackson Road. Any acquisitions should be included with document number, dimensions, and labeling. Finalize prior to final. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North "K" Center Street: Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: both sides - Label centerline. - There is a 60 ft R.O.W. dedicated by this plat overlapping the 30 ft HCID #2 Exclusive Easement. The R.O.W. is not allowed to overlap the HCID #2 Exclusive Easement. - Clarify if this street will be private. Subdivision to the south shows this to be public. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Internal Road: Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: both sides - A variance (VAR2026-0039) request was submitted on September 23, 2026, to allow 50 ft. ROW with 40 ft. of paving and 10 ft Sidewalk & Utility Easements along both sides of the internal roads. - Provide R.O.W. width for proposed North L Street. - Name of streets will be finalized by staff prior to final. Name is subject to change. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	NA

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

* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: 1021.35 ft. - A variance (VAR2026-0039) request was submitted on September 23, 2026, to allow a block length of 1,300 ft. **Unified Development Code: Section 5.3.6	Non-compliance
* 300 ft. Maximum Cul-De-Sac: _____ - As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around cul-de-sac required. - Provide the diameter of the proposed cul-de-sac on N. "K" Center Street. **Unified Development Code: Section 5.3.9	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Alley/service drive easement required for multi-family development/commercial properties. - Must comply with Public Works Department requirements prior to final. **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements **Unified Development Code: Chapter 2	Non-compliance
* Garage: 18 ft except where greater setback is required, greater setback applies. **Unified Development Code: Chapter 2	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Jackson Road, North "K" Center Street, and both sides of all interior streets. **Unified Development Code: Section 5.3.8	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 on North Jackson Road and North "K" Center Street. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Jackson Road and North "K" Center Street. - Provided in plat note 13. **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.	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 prior to final.	Non-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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: Minimum lot width for R-3 (UDC) is 25 ft. with a minimum lot area of 4,000 sqft. For townhomes, it is a minimum lot width of 15 ft. with a minim lot area of 2,000 sqft. **Unified Development Code: Chapter 2 - North side lots (1-30) rear lot widths are not aligning. - Lot 29 is missing rear lot width.	Non-compliance
ZONING/CUP	
* Existing: R-3A (OC) & C-3 (OC) Proposed: R-3 (UDC) **Unified Development Code: Chapter 2 - Rezoning was submitted on May 15, 2026. Will be heard before the Planning & Zoning Commission on July 7, 2026, and before City Commission on July 27, 2026.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - Rezoning (REZ2026-0088) was submitted on May 15, 2026. The case was approved by the Planning & Zoning Commission on July 7, 2026, and by City Commission on July 27, 2026.	Applied
PARKS	
* Land dedication in lieu of fee. - Based on submitted application and plat, 98 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.55 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.	Non-compliance
* Park Fee of $700 per dwelling unit to be paid prior to recording. - A park fee of $68,600 (98 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	Non-compliance
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.	TBD

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

COMMENTS	
Comments: 1. Label centerline of North Jackson Road and new lot line to finalize R.O.W. dedication requirements prior to final. 2. Include in parenthesis (FM 3362) beneath road name and remove "R.O.W. VARIES." 3. Provide a copy of the documents referenced on the plat for staff review prior to final. 4. Label centerline of North "K" Center Street. 5. There is a 60 ft R.O.W. dedicated by this plat overlapping the 30 ft HCID #2 Exclusive Easement. The R.O.W. is not allowed to overlap the HCID #2 Exclusive Easement. 6. Clarify if North "K" Center Street will be private. Plat to the south is showing this street as public. 7. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. 8. Provide R.O.W. width for proposed North L Street. 9. Name of street will be finalized by staff prior to final. Name is subject to change. 10. Alley/service drive easement required for multi-family development/commercial properties. 11. North side lots (1-30) rear lot widths are not aligning. 12. Lot 29 is missing rear lot width. 13. Spell out "C.A.-A." 14. A variance (VAR2026-0039) request was submitted on September 23, 2026, to allow 50 ft. ROW with 40 ft. of paving and 10 ft Sidewalk & Utility Easements along both sides of the internal roads and to allow a block length of 1,300 ft. Will be heard before the Planning & Zoning Commission on October 20, 2026. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary form subject to conditions noted, drainage, and utilities approvals; and approval of both variance requests.	Applied

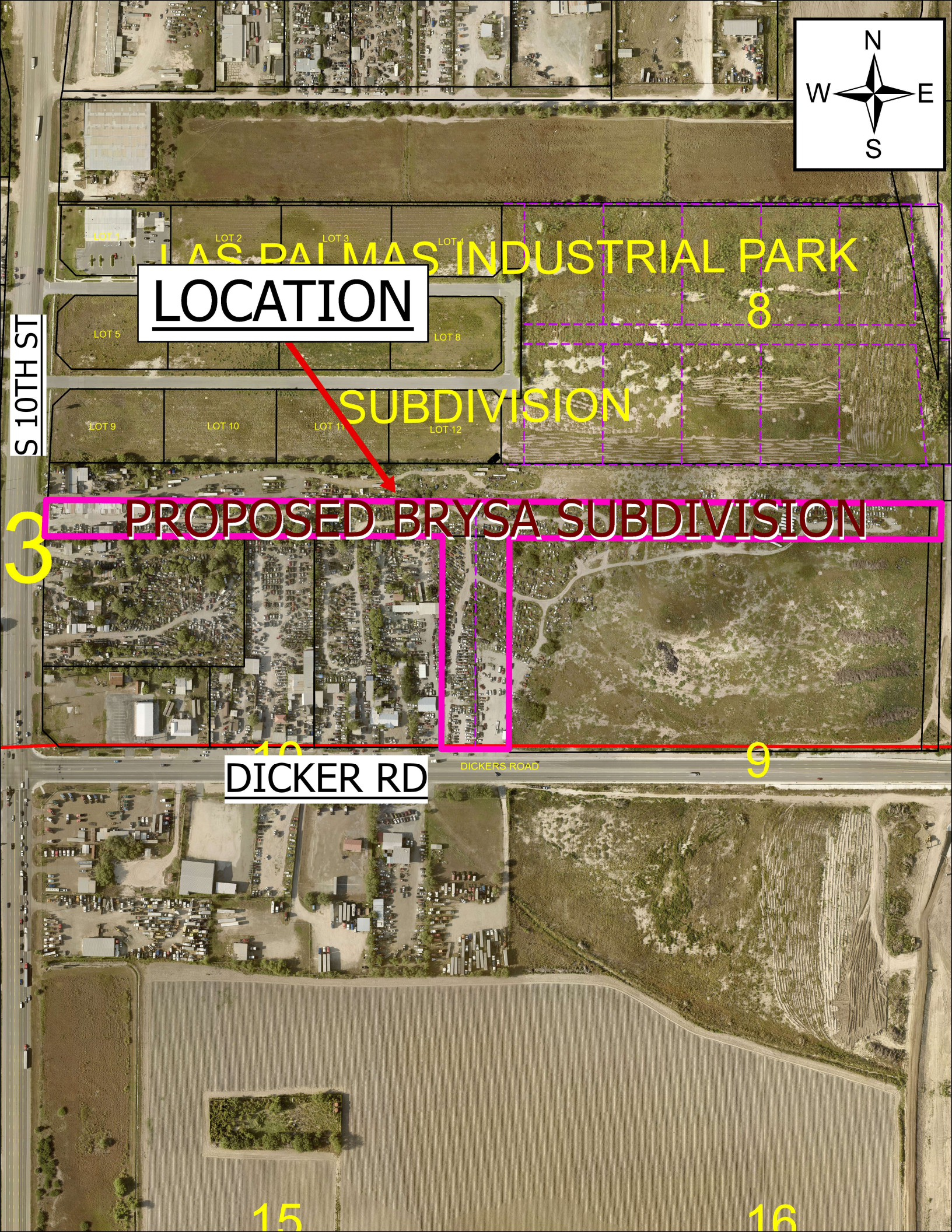
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Brysa Subdivision*
Owner Name	*Tirso Javier Garcia*
Engineering Firm	*Salinas Engineering & Associates*
Existing Zoning	*I-1 (Light Industrial-UDC) District*
Proposed Zoning	*I-2 (Heavy Industrial-UDC) District*
Number of Lots	*2*

City of McAllen Planning Department


N
W
E
S
LOT 1
LOT 2
LOT 3
LOT 4
LAS PALMAS INDUSTRIAL PARK
LOCATION
8
LOT 5
LOT 8
S 10TH ST
SUBDIVISION
LOT 9
LOT 10
LOT 11
LOT 12
PROPOSED BRYSA SUBDIVISION
3
DICKER RD
DICKERS ROAD
9
15
16

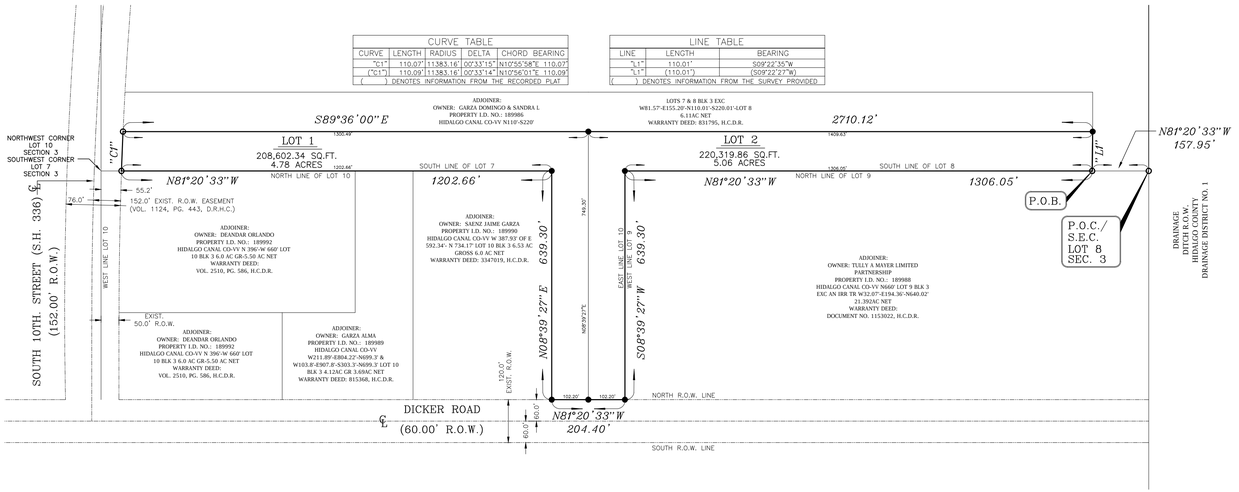
SCALE: 1" = 200'

LEGEND

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"C1"	110.07'	11,383.16'	00°33'15"	N10°55'58"E 110.07'
("C1")	110.09'	11,383.16'	00°33'14"	N10°56'01"E 110.09'
( ) DENOTES INFORMATION FROM THE RECORDED PLAT				

LINE TABLE		
LINE	LENGTH	BEARING
"L1"	110.01'	S09°22'35"W
("L1")	(110.01')	(S09°22'27"W)
( ) DENOTES INFORMATION FROM THE SURVEY PROVIDED		



BRYSA SUBDIVISION

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

BEING A 9.84 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 7, 8, 9 AND 10, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 50.0 FT., OR, GREATER FOR EASEMENTS.
   SIDE: 6 FT., OR, GREATER FOR EASEMENTS.
   REAR: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 01/02/81, COMMUNITY PANEL NO. 480334 0475 B.
   ZONE "B" DEFINED AS 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)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG S. 9TH. STREET.
4. MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ALONG S. 10TH. STREET AND DICKER ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XXXX.XX CUBIC FEET, OR, XXX.XX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
8. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MC105 IS LOCATED ON THE EAST BOUND DICKER ROAD 51 FT, WEST FROM THE EOP OF 10TH, STREET, AND, 30.6 FT. SOUTH FROM THE EOA OF DICKER ROAD. ELEV = 93.703 FT.
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. NO CURB CUT, ACCESS, OR, LOT FRONTAGE PERMITTED ALONG DALLAS AVE.
13. COMMON AREAS, ETC. NOT BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TIRSO JAVIER GARCIA	2717 NORMA AVENUE	McALLEN, TEXAS 78503	(956) 655-1386	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

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

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

BY: _____ DEPUTY

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT

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.

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

OF _____, 2026.

O.E. BRAND JR.
PRESIDENT

MARK FREELAND
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: TIRSO JAVIER GARCIA
2717 NORMA AVENUE
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIRSO JAVIER GARCIA, 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 _____, 2026.

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR

DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

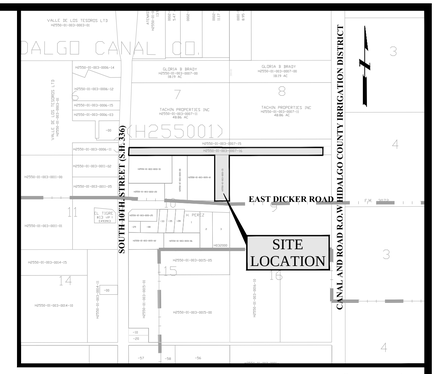
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP SCALE : 1" = 600'

METES AND BOUNDS DESCRIPTION

BEING A 9.84 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 7, 8, 9 AND 10, SECTION 3, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 9.84 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE, AS FOLLOWS:

NORTH 81 DEGREES 20 MINUTES 33 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 8, AND, THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 157.95 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 20 MINUTES 33 SECONDS WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 8, AND, THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 1,306.05 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 39 MINUTES 27 SECONDS WEST, A DISTANCE OF 639.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DICKER ROAD FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 20 MINUTES 33 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID DICKER ROAD, A DISTANCE OF 204.40 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 39 MINUTES 37 SECONDS EAST, A DISTANCE OF 639.30 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 10 SAME BEING THE SOUTH LINE OF SAID LOT 7 FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 81 DEGREES 20 MINUTES 33 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 10, AND, THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 1,202.66 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. 10TH. STREET, AND, BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 11,383.16 FEET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, TO THE LEFT, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. 10TH. STREET, AN ARC LENGTH DISTANCE OF 110.07 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, SOUTH 81 DEGREES 20 MINUTES 33 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOTS 7 AND 8, A DISTANCE OF 2,710.12 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 09 DEGREES 22 MINUTES 27 SECONDS WEST, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING, CONTAINING 9.84 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY PLATS BY PABLO SOTO, JR.
N:\SUBDIVISIONPLATS\BRYSA.SUB\9.84.093026

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 SEPT. 30, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BRYSA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPT. 17, 2026.
JOB NUMBER: SP-26-26442
OWNER: TIRSO JAVIER GARCIA
2717 NORMA AVENUE
McALLEN, TEXAS 78503

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 78753 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2026

SUBDIVISION NAME: BRYSA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Dicker Road (FM 3072): 60 ft. from centerline for a total R.O.W. of 120 ft. Paving: 65 ft. Curb & Gutter: both sides - Include FM 3072 in parenthesis next tot road name. - R.O.W. beneath road name shows 60 ft. Revise to show the total R.O.W. (120 ft.) - Ensure all R.O.W. measurements are labeled. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
South 10th Street (SH 336): Total R.O.W. of152 ft. Paving: by state Curb & Gutter: by state - Show R.O.W. from various points of the property due to curve. - Ensure all R.O.W. measurements are labeled. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length or 10x the minimum lot width, whichever is greater **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Alley/service drive easement required for commercial properties - Must comply with Public Works Department requirements prior to final. **Unified Development Code: Section 5.3.9	Applied

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

SETBACKS	
* Front: In accordance with the Unified Development Code or greater for easements - Proposing: "50 ft., or greater for easements." **Unified Development Code: Chapter 2	Applied
* Rear: In accordance with the Unified Development Code or greater for easements - Proposing: "10 ft., or greater for easements." **Unified Development Code: Chapter 2	Applied
* Sides: In accordance with the Unified Development Code or greater for easements - Proposing: "6 ft., or greater for easements." **Unified Development Code: Chapter 2	Applied
* Corner: **Unified Development Code: Chapter 2	NA
* Garage: **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along South 10th Street (SH 336) and Dicker Road (FM 3072). - Revise plate note as written above. **Unified Development Code: Section 5.3.8	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. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ - Revise or remove plat note 12. Current plat note references Dallas Ave. which is not applicable to this subdivision. **Must comply with City Access Management Policy	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. - Revise plat note 13. Currently states "not be maintained by the lot owners..."	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* 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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets: Lots 1 and 2 fronting Dicker Road. **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: (I-1) Light Industrial-UDC District asks for a minimum lot width of 50 ft. **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: (I-1) Light Industrial-UDC Proposed: (I-2) Heavy Industrial-UDC **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval - Current application states that the existing zoning is I-2 however it is actually I-1 per our records. Please clarify or submit rezoning application. ***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 - Park fees do not apply to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply to commercial development.	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.	TBD
COMMENTS	
Comments: - Include FM 3072 in parenthesis next tot road name. - R.O.W. beneath road name shows 60 ft. Revise to show the total R.O.W. (120 ft.) - Show R.O.W. from various points of the property due to curve. - Revise sidewalk plat note (#4) as referenced. - Revise or remove plat note 12. Current plat note references Dallas Ave. which is not applicable to this subdivision. - Revise plat note 13. Currently states "not be maintained by the lot owners..." - Revise plat note 3. Currently references "S. 9th Street" which is not applicable to this subdivision. - Current application states that the existing zoning is I-2 however it is actually I-1 per our records. Please clarify or submit rezoning application. *Must comply with City's Access Management Policy.	Non-compliance

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

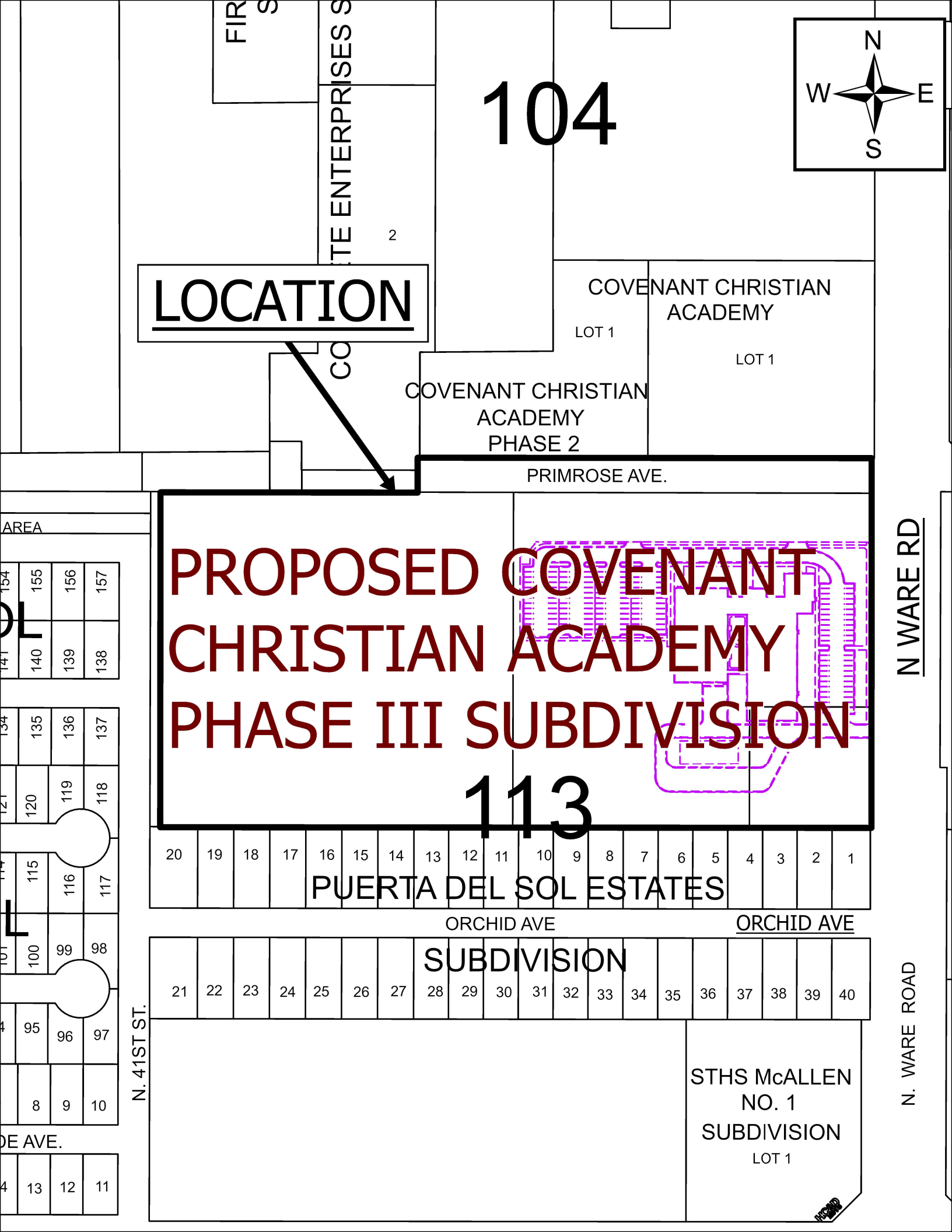
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Preliminary Form, subject to the conditions noted, drainage, and utilities approval.	Applied

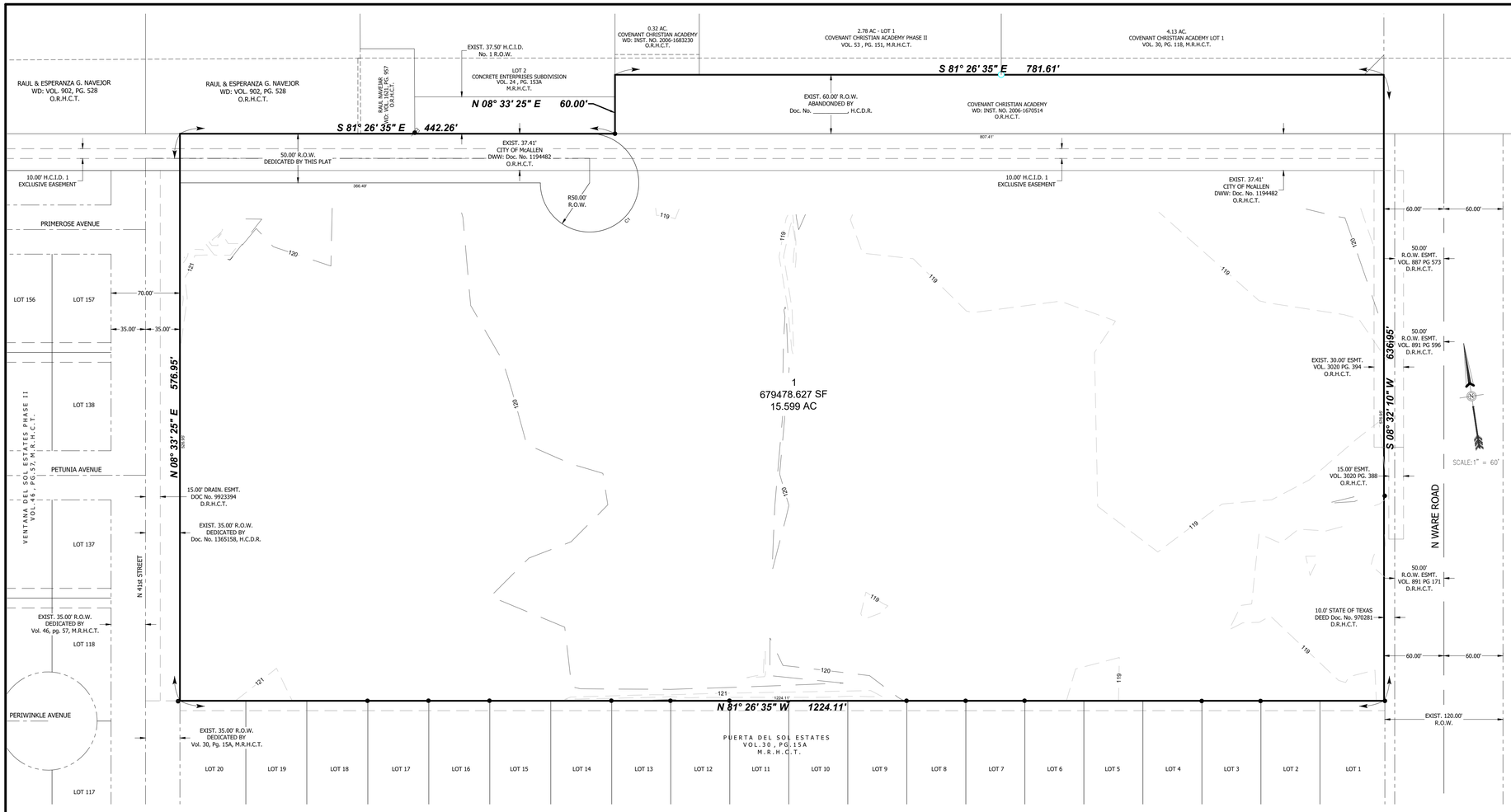
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Covenant Christian Academy Phase III Subdivision*
Owner Name	*Covenant Christian Academy*
Engineering Firm	*RioPlex Engineering LLC*
Existing Zoning	*C-1 Local Commercial*
Proposed Zoning	*C-1 Local Commercial*
Number of Lots	*1*

City of McAllen Planning Department


N
W
E
S
104
LOCATION
COVENANT CHRISTIAN ACADEMY
LOT 1
COVENANT CHRISTIAN ACADEMY PHASE 2
PRIMROSE AVE.
N WARE RD
PROPOSED COVENANT CHRISTIAN ACADEMY PHASE III SUBDIVISION
113
PUERTA DEL SOL ESTATES
ORCHID AVE
ORCHID AVE
SUBDIVISION
N. 41ST ST.
STHS McALLEN NO. 1 SUBDIVISION
LOT 1
N. WARE ROAD



METES AND BOUNDS DESCRIPTION:

A 17.289 ACRE TRACT OF LAND, BEING A PART OR PORTION OF LOT 113, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 15.16 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID LOT 113; THENCE NORTH 81 DEGREES 26 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 113 A DISTANCE OF 61.00 FEET TO A CALCULATED POINT ON THE WEST RIGHT OF WAY LINE OF WARE ROAD; THENCE SOUTH 08 DEGREE 32 MINUTES 10 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID WARE ROAD A DISTANCE OF 37.41 FEET TO A CALCULATED POINT [N:16614779.0328, E:1064497.9842] FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 32 MINUTES 10 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID WARE ROAD A DISTANCE OF 539.54 FEET TO A CALCULATED POINT ON NORTH LINE OF PUERTA DEL SOL ESTATES, RECORDED IN VOLUME 30, PAGE 15A, MAP RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 26 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID PUERTA DEL SOL ESTATES A DISTANCE OF 1,224.11 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF N. 41ST STREET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 33 MINUTES 25 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID N. 41ST STREET A DISTANCE OF 539.54 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 26 MINUTES 35 SECONDS EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 113 A DISTANCE OF 1,223.91 FEET TO THE POINT OF BEGINNING CONTAINING 17.289 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

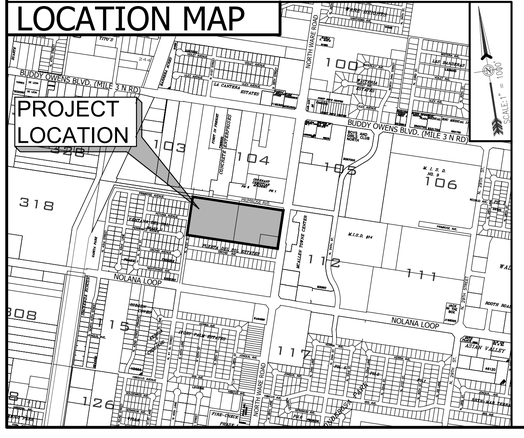
1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000; 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 ORDINANCE:
   FRONT: 60.0 FT OR IN LINE WITH EXISTING STRUCTURE, WHICHEVER IS GREATER.
   REAR: 5.0 FT
   SIDES: TO THE ZONING ORDINANCE TIME OF BUILDING PERMIT
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER 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=1076277.68322, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 209,288 C.F. - 4.805 - 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. A 5.0 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 10TH STREET AND 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG SPRAGUE ROAD AND JOHNSON CREEK AVENUE.
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 OR ALONG SPRAGUE ROAD.
14. A MINIMUM 24 FOOT 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.
15. SITE PLAN/COMMON AREA PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMITS.
16. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
17. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
18. A 55.0-FOOT BY 35.0-FOOT SHARED CROSS ACCESS EASEMENT, DEDICATED BY THIS PLAT, IS HEREBY ESTABLISHED FOR THE MUTUAL USE AND BENEFIT OF LOTS 1A, 1B, 1C, AND 1D. SAID EASEMENT SHALL PROVIDE FOR SHARED VEHICULAR AND PEDESTRIAN ACCESS, INCLUDING INGRESS AND EGRESS, BETWEEN AND TO, FROM SAID LOTS. THE EASEMENT SHALL BE MAINTAINED AS A COMMON ACCESS AREA AMD SHALL NOT BE OBSTRUCTED IN A MANNER THAT WOULD RESTRICT ACCESS TO ANY OF THE BENEFITED LOTS.
19. BASIS OF BEARINGS AND DISTANCES: BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE (FIPS 4205), NAD 83 (2011), EPOCH 2010.00, AS DERIVED FROM GNSS OBSERVATIONS UTILIZING THE ALLTERRA ARE GRID VALUES EXPRESSED IN U.S. SURVEY FEET.

SUBDIVISION MAP OF

COVENANT CHRISTIAN ACADEMY PHASE III

BEING A SUBDIVISION OF A 17.289 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 113, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

LOCATION MAP



LEGEND

- ● – FOUND 1/2" IRON ROD OR AS NOTED
- ○ – FOUND 1/2" IRON PIPE OR AS NOTED
- ◉ – FOUND 1/2" IRON ROD CAP STAMPED "MCLEAN"
- △ – CALCULATED POINT
- POB – POINT OF BEGINNING
- SW – SOUTHWEST
- R.O.W.– RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- ◯ – SET 1/2" IRON ROD WITH PINK CAP STAMPED "CLS RPLS #6388"
- DOC. – DOCUMENT
- INST. – INSTRUMENT
- GWD: – GENERAL WARRANTY DEED
- WD: – WARRANTY DEED
- SWD: – SPECIAL WARRANTY DEED
- SWDL: – SPECIAL WARRANTY DEED W/VENDOR'S LIEN
- 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
- D.D.: – DIVORCE DECREE
- CI: – CORRECTION INSTRUMENT
- WDL: – WARRANTY DEED WITH VENDOR'S LIEN

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280
McAllen, Tx. 78504

Office # (956) 330-2433
rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	KIMBERLY GONZALEZ, PRESIDENT	4210 NORTH WARE ROAD	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

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

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

_____ _____

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____

MAYOR, CITY OF McALLEN DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

COVENANT CHRISTIAN ACADEMY, A TEXAS

NON-PROFIT CORPORATION

_____ _____

KIMBERLY GONZALEZ, PRESIDENT DATE
4210 NORTH WARE ROAD
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED 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: 06/17/2026
DATE REVISED: _____
ENGINEERING JOB # R26-009

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____

MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS
TBPELS FIRM NUMBER: 10194417
DATE SURVEYED: 05/01/2026
SURVEY JOB # K26007.COZ-B

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: 10/16/2026

SUBDIVISION NAME: COVENANT CHRISTIAN ACADEMY SUBDIVISION PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Rd (2220): Dedication required for a total of 150 ft. ROW Paving: By State Curb & gutter: By State -Revise the name to reflect N. Ware Rd (2220) on the plat. -Need to Label the Centerline & Total R.O.W. after accounting for dedication - The plat shows 120 feet total and 60 feet on each side. If 60 feet is the verified existing ROW, an additional 15 feet is needed for 75 ft. from centerline. -Relocate the north arrow and scale on N. Ware Rd. (2220) Arrow shall not be placed on ROW. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

Primrose Ave: Dedication required for a 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides - Label the centerline and revise to show the existing and total R.O.W., including any additional width being dedicated by this plat. - HCID No. 1 easement conflict: The proposed turnaround overlaps the existing 10-foot HCID No. 1 exclusive easement. Confirm whether this layout has been discussed with HCID No. 1 and provide written clearance from the District. Identify whether the existing irrigation line must be relocated and show any required relocation or easement changes on the revised plat. Resolve this conflict before plat approval. -Primrose Avenue abandonment: The initial plat identifies existing Primrose Avenue ROW as abandoned with a recording-reference placeholder; however, no abandonment application has been submitted. Remove the abandonment notation and show the existing ROW accurately. Any proposed abandonment must undergo separate review and will result in additional requirements and comments. -Primrose Avenue connection: Submit a revised plat showing how the proposed Primrose Avenue ROW will connect to existing Primrose Avenue to the west within Ventana Del Sol Estates Phase II. Show the alignment, ROW widths, and any additional dedication required. Provide an approved future connection. - 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. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 41st Street: Dedication required for 70 ft. total ROW Paving: 40 ft- 44 ft. Curb & gutter: Both sides -Label the centerline and revise to show the total R.O.W. and existing, including any additional width being dedicated by this plat. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
**Unified Development Code: Section 5.3.9ing _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length _____ **Unified Development Code: Section 5.3.6	NA
* 600 ft. Block Length for R-3, M-1, M-2 and CC Districts **Unified Development Code: Section 5.3.6	NA

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

* 300 ft. Maximum Cul-de-Sac - Identify whether the Primrose turnaround is permanent or temporary. - limits permanent cul-de-sacs to 300 feet. - requires at least 116 feet ROW diameter and 96 feet outside paving diameter. - The R50-foot ROW callout indicates 100 feet ROW diameter, below 116 feet. - Show curve data and all limits affecting Lot 1. **Unified Development Code: Section 5.3.9	Non-compliance
ALLEYS	
ROW: 20 ft. Paving:mn16 ft. -- Engineer must clarify if alley or service drive will be provided, prior to final -- If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the building plan and must be maintained by the lot owners and not the City of McAllen", prior to final. *Alley/service drive easement required for commercial properties/multifamily **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* Front: Proposing 60 ft. or in line with with existing structure, whichever is greater. -Clarify with staff for proposed setback **Unified Development Code: Chapter 2	Non-compliance
* Rear: Proposing 5 ft. -Clarify with staff for proposed setback **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements, whichever greater applies. -Add plat note as shown above prior to final Proposed- To the Zoning Ordinance time of Building Permit **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements, whichever greater applies. -Add plat note as shown above prior to final Proposed- In accordance with the Zoning Ordinance or greater for easements, whichever greater applies. **Unified Development Code: Chapter 2	Non-compliance
* Garage **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS .	Applied

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

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Ware Rd (2220), N. 41st Street and Primrose Ave - Add plat note as stated above prior to final. - Revise plat note No. 8 - Replace N. 10th Street, Sprague Road, and Johnson Creek Avenue with the applicable Ware Road, N. 41st Street, and Primrose frontage. **Unified Development Code: Section 5.3.8	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 _____ **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/use on the South Boundary of Property. **The 200-foot-or-less cedar option does not fit this south boundary. **Unified Development Code: Section 4.6.4.B	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ -Plat note 13 has streets that do not apply, revise accordingly. -As per Traffic Department (Please see Traffic Comments) No spacing requirement along Primrose Ave and N. 41st Street, however any proposed driveways along 41st and Primrose will need to be reviewed; if any driveways are proposed they will need to be align with West Street Petunia. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Plat note No. 15 is not required, remove and revise accordingly.	Non-compliance
* 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. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets _____ **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area _____ **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-1 Local Commercial Proposed: C-1 Local Commercial **Unified Development Code: Chapter 2	Applied
* Rezoning Needed Before Final Approval **Unified Development Code: Chapter 2	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Commercial Property not subject to Park Fees	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. - As pert Traffic Dept: Submit a Master Trip Generation with all proposed land uses to determine if a TIA will be required. 2. TIA report wont be reviewed until a TG has been submitted	Required
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic Dept: Submit a Master Trip Generation with all proposed land uses to determine if a TIA will be required. 2. TIA report wont be reviewed until a TG has been submitted	TBD

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

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. -Review will be based on the proposed street connection while the existing ROW remains in place. - Clarify how the property along the northeast boundary will gain access. - Ensure the 50-foot ROW dedicated by this plat meets City standards, including applicable turnaround requirements. -Clarify why the 0.32-acre tract along the north boundary is shown outside Covenant Christian Academy Phase II, as City maps indicate it is included within that subdivision. Verify the boundary against the recorded plat and revise the plat accordingly. -Revise owners signature block with correct subdivision name. - Remove plat notes No. 12, No. 15, No. 18 - Revise plat note No. 13 to reflect appropriate streets. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITES APPROVAL.	Applied

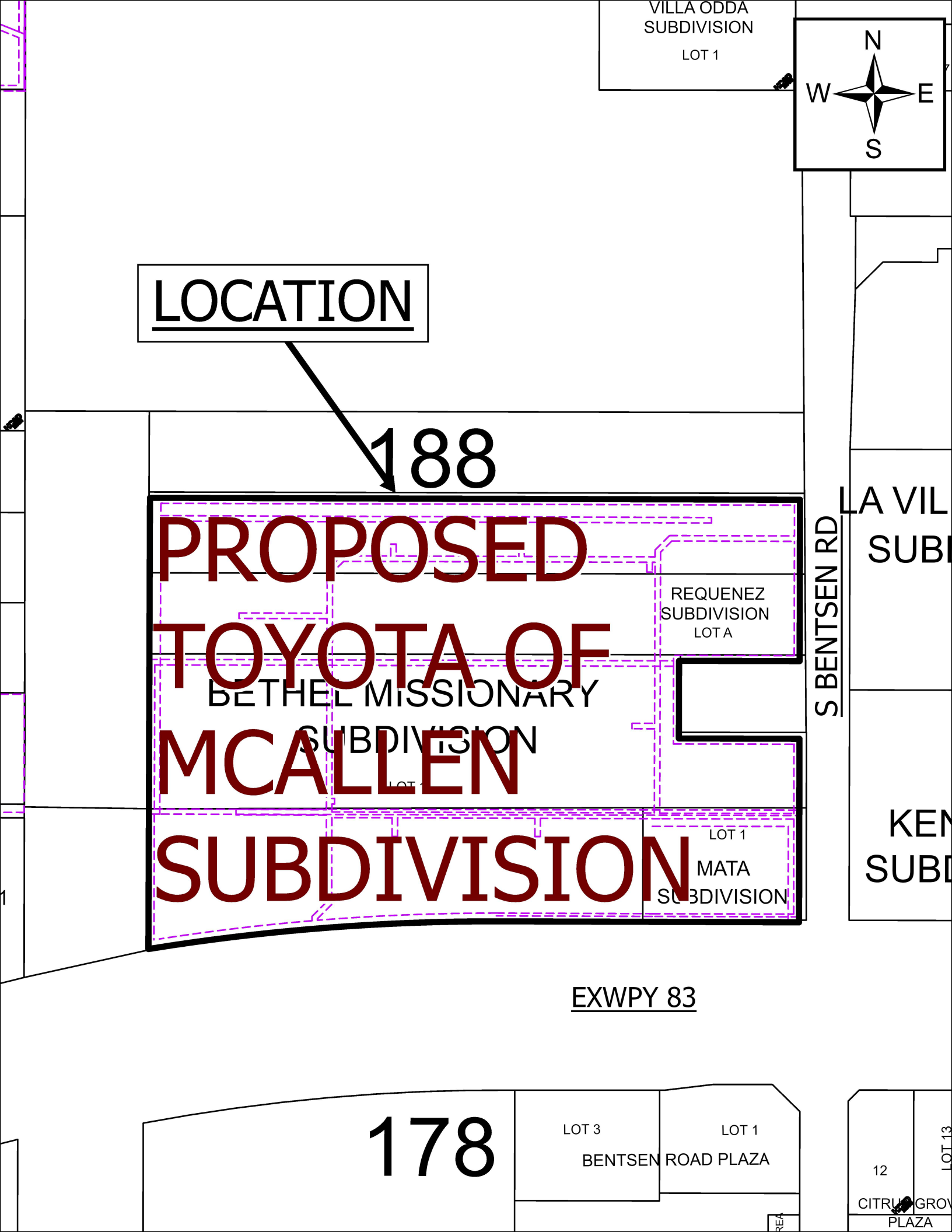

N
W
E
S
104
LOCATION
COVENANT CHRISTIAN ACADEMY
LOT 1
LOT 1
COVENANT CHRISTIAN ACADEMY PHASE 2
PRIMROSE AVE.
PROPOSED COVENANT CHRISTIAN ACADEMY PHASE III SUBDIVISION
113
N WARE RD
PUERTA DEL SOL ESTATES
ORCHID AVE
ORCHID AVE
SUBDIVISION
N. 41ST ST.
N. WARE ROAD
STHS McALLEN NO. 1 SUBDIVISION
LOT 1

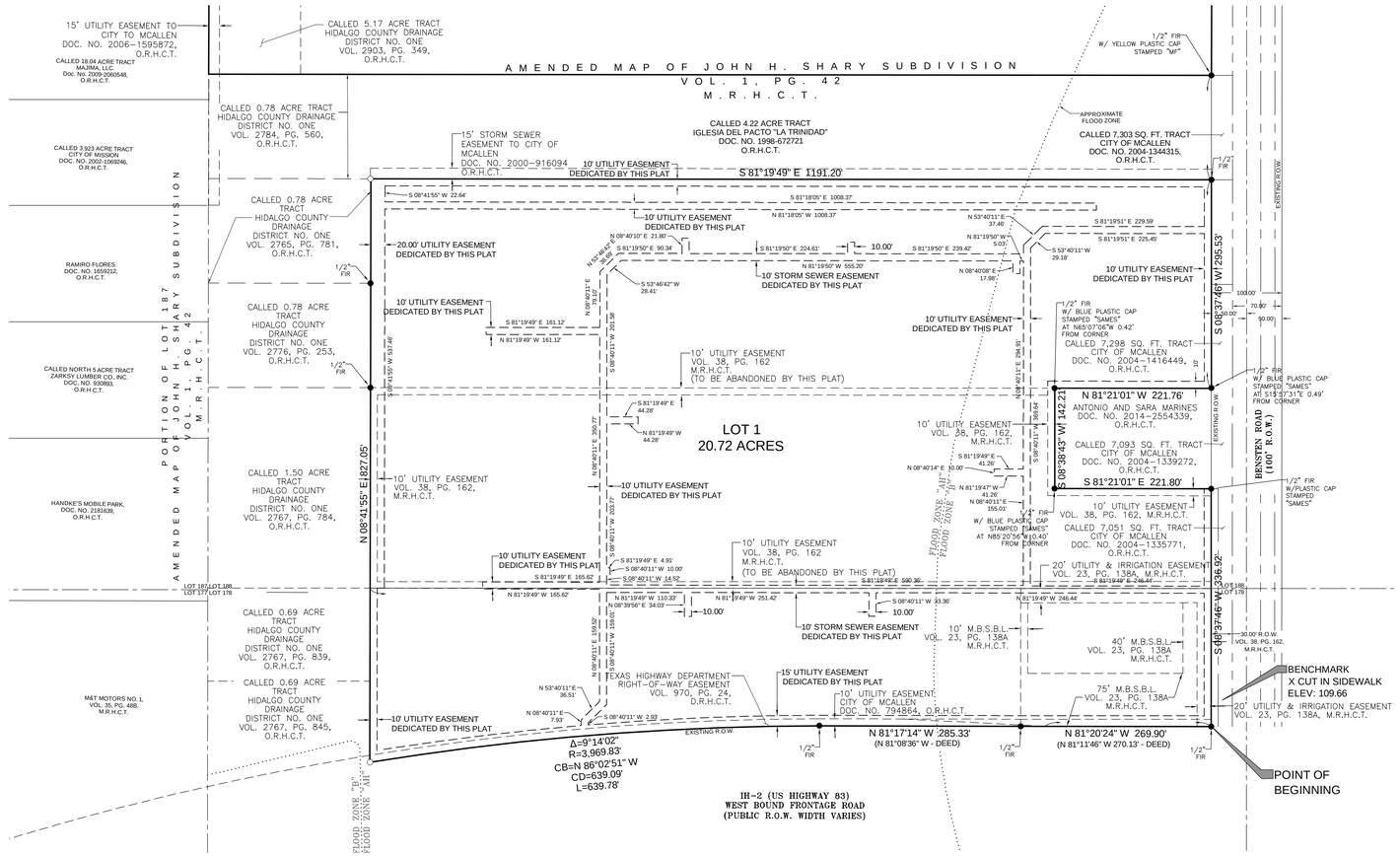
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Toyota of McAllen Subdivision*
Owner Name	*STXTO Real Property, LLC*
Engineering Firm	*Halff*
Existing Zoning	*C-3 (General Business)*
Proposed Zoning	*TBD*
Number of Lots	1

City of McAllen Planning Department

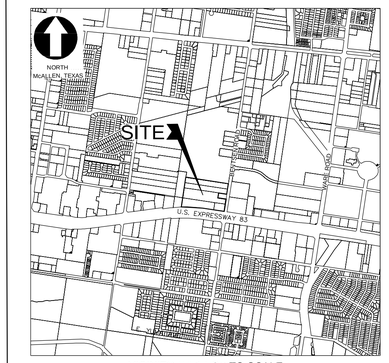

VILLA ODDA
SUBDIVISION
LOT 1
N
W
E
S
LOCATION
188
PROPOSED
TOYOTA OF
MCALLEN
SUBDIVISION
REQUENEZ
SUBDIVISION
LOT A
BETHEL MISSIONARY
SUBDIVISION
LOT 1
MATA
SUBDIVISION
S BENTSEN RD
LA VIL
SUBI
KEN
SUBD
EXWPY 83
178
LOT 3
LOT 1
BENTSEN ROAD PLAZA
12
CITRUS GROV
PLAZA
LOT 13





LEGEND

- ○ - SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- FIR - FOUND 1/2" IRON ROD
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. NO. -DOCUMENT NUMBER
- SQ. FT. - SQUARE FEET
- M.B.S.B.L. - MINIMUM BUILDING SETBACK LINE



VICINITY MAP NOT TO SCALE

GENERAL NOTES:

1. THE BASIS OF BEARING IS REFERENCED TO THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT, EPOCH 2010.00, GEOID 18. THE SURVEY VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL ELEVATIONS ARE IN U.S. SURVEY FEET. ALL DISTANCES ARE SHOWN IN GRID
2. BENCHMARK INFORMATION: BENCHMARK X CUT IN SIDEWALK APPROXIMATELY 36.9 FEET FROM THE SOUTHEAST CORNER OF LOT 1, ELEVATION=109.41 (NAVD88).
3. ACCORDING TO THE COMMUNITY PANEL NO. (4803430010C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/02/1982). THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE AH & B. ZONE AH, DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. ZONE B, AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAINS 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).
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES MEASURED ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
5. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS XXXX AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
6. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

   FRONT : US HWY 83 - 50.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.

   REAR: 30.0' OR GREATER PER APPROVED SITE PLAN.

   SIDES: 21.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BENTSEN ROAD.
8. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
9. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
10. NO BUILDING ALLOWED OVER ANY EASEMENT.
11. ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
12. 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.
13. COMMON AREAS, ANY PRIVATE SERVICE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. MINIMUM 26 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.

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

Being a 20.72 acre tract of land, more or less, out of Porcion 60, Yldefonso Quiroga Survey, Abstract No. 43, Hidalgo County, Texas; said 20.72 acre tract further being out of Lot 178 and Lot 188, John H. Shary Subdivision as recorded in Volume 1, Page 17 of the Map Records of Hidalgo County, Texas; said 20.72 acre tract being more particularly located and described as follows:

BEGINNING at a one-half inch iron rod found in the Southeast corner of a called 6.98 acre tract conveyed to Bentsen Expressway Partners, Ltd. as recorded in Document Number 2009-2056841 of the Official Records of Hidalgo County, Texas, said corner being in the West right-of-way line of Bentsen Road (existing 100 ft wide road right-of-way), said corner being in the North right-of-way line of Interstate Highway 2 (existing variable width highway right-of-way), said corner being the Southeast corner of this 20.72 acre tract;

THENCE, with the North right-of-way line of said Interstate Highway 2, same being the South line of said 6.98 acre tract, North 81 degrees 20 minutes 24 seconds West, a distance of 269.90 feet (recorded North 81 degrees 11 minutes 46 seconds West, a distance of 270.13 feet - Deed) to a one-half inch iron rod found, for a corner of this 20.72 acre tract;

THENCE, continuing with the North right-of-way line of said Interstate Highway 2, same being the South line of said 6.98 acre tract, North 81 degrees 17 minutes 14 seconds West (recorded North 81 degrees 08 minutes 36 seconds West - Deed), a distance of 285.33 feet to a one-half inch iron rod found in a curve to the left, having a radius of 3,969.83 feet, for a corner of this 20.72 acre tract;

THENCE, continuing with the North right-of-way line of said Interstate Highway 2, same being the South line of said 6.98 acre tract, with said curve to the left, an arc distance of 639.78 feet (chord: North 86 degrees 02 minutes 51 seconds West, a distance of 639.09 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Southwest corner of said 6.98 acre tract, same being the Southeast corner of a called 0.69 acre tract conveyed to Hidalgo County Drainage District Number One as recorded in Volume 2767, Page 845 of the Official Records of Hidalgo County, Texas, said corner being the Southwest corner of this 20.72 acre tract;

THENCE, with the East line of said 0.69 acre tract, and with the East line of a called 0.69 acre tract conveyed to Hidalgo County Drainage District Number One as recorded in Volume 2767, Page 839 of the Official Records of Hidalgo County, Texas, and with the East line of a called 1.50 acre tract conveyed to Hidalgo County Drainage District Number One as recorded in Volume 2767, Page 784 of the Official Records of Hidalgo County, Texas, and with the East line of a called 0.78 acre tract conveyed to Hidalgo County Drainage District Number One as recorded in Volume 2776, Page 253 of the Official Records of Hidalgo County, Texas, and with the East line of a called 0.78 acre tract conveyed to Hidalgo County Drainage District Number One as recorded in Volume 2765, Page 781 of the Official Records of Hidalgo County, Texas, North 08 degrees 41 minutes 55 seconds East, a distance of 827.05 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of a called 4.83 acre tract conveyed to Bentsen Expressway Partners, Ltd. as recorded in Document Number 2017-2843876 of the Official Records of Hidalgo County, Texas, said corner being in the South line of a called 4.22 acre tract conveyed to Iglesia Del Pacto as recorded in Document Number 1998-672721 of the Official Records of Hidalgo County, Texas, said corner being the Northwest corner of this 20.72 acre tract;

THENCE, with the North line of said 4.83 acre tract, same being the South line of said 5.00 acre tract, South 81 degrees 19 minutes 49 seconds East (recorded South 81 degrees 23 minutes 59 seconds East - Deed), a distance of 1,191.20 feet to a one-half inch iron rod found in the West right-of-way line of said Bentsen Road, for the Northeast corner of this 20.72 acre tract;

THENCE, with the West right-of-way line of said Bentsen Road, South 08 degrees 37 minutes 46 seconds West, a distance of 295.53 feet to the Northeast corner of a called "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188" conveyed to Antonio Marines and Sara Marines as recorded in Document Number 2014-2554339 of the Official Records of Hidalgo County, Texas, a one-half inch iron rod with a blue plastic cap stamped "SAMES" found at North 15 degrees 57 minutes 31 seconds East, a distance of 0.49 feet from said corner, said corner being a corner of this 20.72 acre tract;

THENCE, with the North line of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188", North 81 degrees 21 minutes 01 second West, a distance of 221.76 feet to the Northwest corner of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188", a one-half inch iron rod with a blue plastic cap stamped "SAMES" found at North 65 degrees 07 minutes 06 seconds West, a distance of 0.42 feet from said corner, said corner being a corner of this 20.72 acre tract;

THENCE, with the West line of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188", South 08 degrees 38 minutes 43 seconds West, a distance of 142.21 feet to the Southwest corner of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188"; a one-half inch iron rod with a blue plastic cap stamped "SAMES" found at North 85 degrees 20 minutes 56 seconds West, a distance of 0.40 feet from said corner, said corner being a corner of this 20.72 acre tract;

THENCE, with the South line of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188", South 81 degrees 21 minutes 01 second East, a distance of 221.80 feet to a one-half inch iron rod with a blue plastic cap stamped "SAMES" found in the Southeast corner of said "East 271.80 feet of the North 142.07 feet of the South 284.14 feet of Lot 188", said corner being in the West right-of-way line of said Bentsen Road, said corner being a corner of this 20.72 acre tract;

THENCE, with the West right-of-way line of said Bentsen Road, South 08 degrees 37 minutes 46 seconds West, a distance of 336.92 feet, to the **POINT OF BEGINNING;**

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

THIS THE _____DAY OF _____, 202__.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 202__.

_____ _____
ATTESTED: SECRETARY, CITY OF McALLEN MAYOR, CITY OF McALLEN

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 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., C.F.M. DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____DAY OF _____, 202__.

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

_____ ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS:
COUNTY OF HIDALGO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND ON 09/19/2025; THAT THE IMPROVEMENTS ON THE GROUND ARE AS SHOWN HEREON; THAT THERE ARE NO VISIBLE OVERLAPPINGS, NO APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON. THIS SURVEY CONFORMS TO OR EXCEEDS THE CURRENT MINIMUM STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

_____ _____
Guadalupe B. Nuñez Jr. Date:
Texas Registered Professional
Land Surveyor No. 5914

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE: 10/2/2026
FOR REVIEW & COMMENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, BERENICE CHAPA, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
BERENICE CHAPA, P.E. DATE
TEXAS REGISTRATION NO. 147965

STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TOYOTA OF MCALLEN SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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.

_____
NAME
COMPANY
TITLE
ADDRESS
CITY, STATE, ZIP

_____
NAME
COMPANY
TITLE
ADDRESS
CITY, STATE, ZIP

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED (OWNER NAME) AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____DAY OF _____ A.D. 202__.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED (OWNER NAME) AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____DAY OF _____ A.D. 202__.

PRELIMINARY PLAT

TOYOTA OF McALLEN SUBDIVISION

A SUBDIVISION OF 20.72 ACRES
SITUATED IN THE CITY OF McALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOTS 178 AND 188
JOHN H. SHARY SUBDIVISION &
OUT OF LOT 1
BETHAL MISSIONARY SUBDIVISION &
OUT OF LOT 1
MATA SUBDIVISION
AVO: 57725.001
DATE OF PREPARATION:OCTOBER 2026

BY

halff
1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100
TBPELS SURVEYING FIRM NO. 10029600

PRINCIPAL CONTACTS	ADDRESS	CITY, STATE, ZIP	PH: NUMBER
OWNER:	ADDRESS	CITY, STATE, ZIP	PH: NUMBER
OWNER:	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286
ENGINEER: HALFF ASSOCIATES	5000 W. MILITARY STE. 100	McALLEN, TX 78503	PH: (956) 664-0286
SURVEYOR: HALFF ASSOCIATES			

FILE NAME: A:\57000s\57725\001\SURVICADD\Sheets\V-PLAT-57725.001.dwg DATE: October 2, 2026, TIME: 11:10 AM, USER: ah1880

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2026

SUBDIVISION NAME: TOYOTA OF MCALLEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
U.S Expressway 83: Dedication needed for 175 ft. from centerline for 350 ft. total R.O.W Paving: By State Curb & gutter: By State Revisions Required: - Need to Label the Centerline & Total R.O.W. after accounting for dedication. - Show ROW dedication on both sides from centerline at several points, prior to final. - Needs to add legal descriptions of the properties surrounding the subdivision. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. Bentsen Road: 100 ft. total ROW needed. Paving: 65 ft. Curb & gutter: both sides Revisions Required: - Show Existing ROW at various points to determine how much dedication is needed to comply with the 50 ft from centerline for a total ROW of 100 ft. -Provide documents to determine how much ROW the city acquired. - Need to Label the Centerline & Total R.O.W. after accounting for dedication. - Show ROW dedication on both sides from centerline - Needs to add the legal description of the properties surrounding the subdivision. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Kennedy Avenue: 80 ft total ROW Paving: 52 ft. Curb & gutter: both sides Revisions required: - Staff is reviewing alignment of Kennedy Avenue. **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
1,000 ft. Block Length. -Once street layout is established, will determine block length. **Unified Development Code: Section 5.3.6	Non-compliance
*600 ft. Block Length for R-3, M-1, M-2 and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
*300 ft. Maximum Cul-de-Sac. - No Cul-de-sac is being proposed. **Unified Development Code: Section 5.3.9	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/multifamily development. If service drive is proposed a plat note stating "A minimum 26 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", - Please revise as shown above, prior to final. **Unified Development Code: 5.3.9	Non-compliance
SETBACKS	
****Front: U.S Highway 83- (Proposing) 50.0' or greater per approved site plan or easements. Revisions required: - Clarify proposed setbacks whether the 75 ft. setback shown as per recorded subdivision "Mata Subdivision" will be maintained. Propose to revise a Vacate and Replat will be needed for the subdivision. **** S. Bentsen Road: 40 ft. or greater for approved site plan. Revisions required: - Recorded subdivisions on "Mata Subdivision" & Bethel Missionary Subdivision" are showing a 40 ft. setback on S. Bentsen Road. Propose to revise a Vacate and Replat will be needed for the subdivision. - Recorded plat notes remain effective. If any plat note is proposed to be removed, a vacate and replat is required. **Unified Development Code: Chapter 2	Non-compliance
* Rear: (Proposing): 30.0' or greater per approved site plan Revisions Required: - Please identify the rear portion. Will that be on the north side or west side of the subdivision, - Subdivision "Bethal Missionaries Subdivision" is showing a plat note "in accordance with the zoning ordinance, or approved site plan or to easement line whichever is greater" - Propose to revise setbacks a Vacate and Replat will be needed for the subdivision. **Unified Development Code: Chapter 2	Non-compliance
Sides: (Proposing): 21.0' or greater per approved site plan or easements. Revisions Required: - Please identify the side portion. Will the side be on the east and west side? -- Subdivision "Bethal Missionaries Subdivision" is showing a plat note for others- "in accordance with the zoning ordinance, or approved site plan or to easement line whichever is greater" - Propose to revise setbacks a Vacate and Replat will be needed for the subdivision. Unified Development Code: Chapter 2	Non-compliance
* Corner _____ **Unified Development Code: Chapter 2	NA
* Garage _____ **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. Bentsen Road and U.S Expressway 83. - May require sidewalk on Kennedy as part as a sidewalk plat note if Kennedy will be required, prior to final. **Unified Development Code: Section 5.3.8	Non-compliance

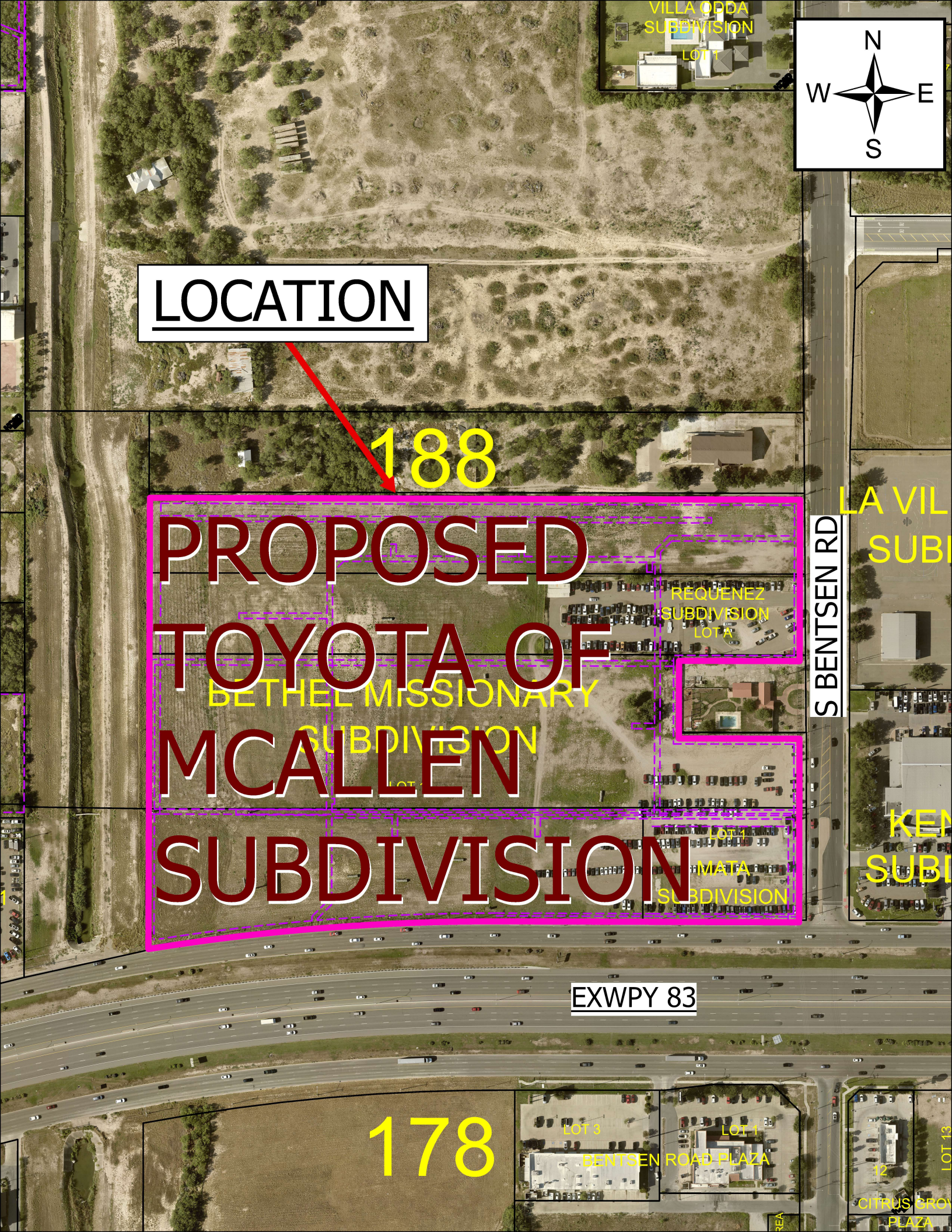
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 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 approval. **Unified Development Code: Section 4.6.4.B	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. **Unified Development Code: Section 4.6.4.B	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. - Per recorded plat, there is a plat note that mentions this plat note. If this plat note is to be removed, a vacate and replat is required.	Non-compliance
*Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets. this is a proposed commercial development. The lot is fronting U.S Expressway 83 and S. Bentsen Road. **Unified Development Code: Section 5.3.5	Applied
*Minimum lot width and lot area **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-3 (General Business) Proposed: TBD -A rezoning application must be submitted for the proposed subdivision. Rezoning must be under the UDC, prior to final. ***Unified Development Code: Chapter 2	Non-compliance

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

* Rezoning Needed Before Final Approval -A rezoning application must be submitted for the proposed subdivision. Rezoning must be under the UDC, prior to final. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. Does not pertain to commercial property. Should the zone change, Park fees will apply.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -Does not pertain to commercial property. Should the zone change, Park fees will apply.	Non-compliance
* 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: - Provide a copy of the documents referenced on the plat for staff review prior to final. -The survey provided does not appear to match, the layout of the plat that was submitted. The distance and bearing and dimensions does not appear to match. Please provide us a revised survey. -A rezoning application will have to be submitted. The subdivision should be under the UDC, prior to final. - On the Location Map, add a frame on the word “SITE” and bold the subdivision location so that is clearly visibly shown. - Recorded plat notes remain effective. If any plat note is proposed to be removed, a vacate and replat is required. - Recorded plat "Mata Subdivision" please clarify plat note #3 with the engineering department of the pro-rata share of drainage, need to clarify requirements to determine any process that may be needed. - Recorded plat "Bethel Missionary Subdivision" please clarify plat note #10 regarding the F.H to be installed as part of the site plan approval. - Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. - Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE -Need to correct the Mayor's Signature Block with correct wording, as it should read; _____ Mayor, City of McAllen DATE *Must comply with City’s Access Management Policy.	Non-compliance
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


VILLA ODDA SUBDIVISION
LOT 1
N
W
E
S
LOCATION
188
PROPOSED TOYOTA OF MCALLEN SUBDIVISION
REQUENEZ SUBDIVISION
LOT A
BETHEL MISSIONARY SUBDIVISION
LOT 1
LOT
MATA SUBDIVISION
S BENTSEN RD
LA VIL
SUBI
KEN
SUBI
EXWPY 83
178
LOT 3
LOT 1
BENTSEN ROAD PLAZA
12
LOT 13
CITRUS GROV
PLAZA