AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 7, 2025 - 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 the August 5, 2025 meeting

2) PUBLIC HEARING

a) ROUTINE ITEMS: *(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.)*

The following items 1-2 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

1. **REZ2025-0209:**
   3200-4000 South 23rd Street (PIDS: 211113,270298, 270299, 270300), Hidalgo County, Texas.
   2901-3800 South 29th Street (PIDS: 211114, 715627, 684329)
   2600 Covina Avenue (PID: 270301)

2. **REZ2025-0219:**
   2701-2901 South Colonel Rowe Boulevard (Property IDs: 290253, 290254, 692813, 694658), Hidalgo County, Texas

The following items 3-4 all consist of Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C -1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties

3. **REZ2025-0208:**
   Orgo Lot 1 Subdivision
   3701 Colbath Avenue

4. **REZ2025-0211:**
   4208 South Ware Road (PID: 270315)
   4224-4232 South Ware Road (PID: 270316, 270336, 270337)

The following items 5-6 all consist of 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:

5. **REZ2025-0210:**
   Stone Oak Plaza Phase I Lots 1-2, Stone Oak Plaza Phase II Lots 4-5, Citrus Grove Plaza Lots 3-8,12—13 and 19, Citrus Grove Plaza Phase 1A Lots 9-11, Citrus Grove Plaza Amended Lots 14-16 and (PID:195354)
   2701-4317 Expressway 83
   Stone Oak Plaza Phase I Lot 3
   1800 South Ware Road

6. **REZ2025-0212:**
   4300 South Ware Road(rear) (PID: 270317)
   Macias-Torres Subdivision, Lopez-Torres Subdivision, Los Arcos Subdivision, Hidalgo County, Texas
   4220 South Ware Road (Macias – Torres Lot 1)
   4300 South Ware Road (Lopez – Torres Lot 1)
   4400 South Ware Road (Los Arcos Subdivision Lot 1)

The following items 7-10 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

7. **REZ2025-0215:**
   Vista Alegre lot 1 Subdivision, Hidalgo County, Texas.
   628 Sunset Drive

8. **REZ2025-0216:**
   Sowell Subdivision Lot 1, Hidalgo County, Texas
   2400 South Country Club Lane
   Fairway Acres Subdivision Lots 7 and 14, Hidalgo County, Texas
   1-2 South Country Club Lane
   Fairway Acres Subdivision Lots 1-6 and 8-13, Hidalgo County, Texas
   200-316 Ben Hogan Drive
   Fairway Acres Subdivision Lots 15-22 and Lot A, Hidalgo County, Texas
   2408-2612 South 2nd street
   Fairway Acres Subdivision Lots 23-31, Hidalgo County, Texas
   200-300,308-316 and 400-408 Byron Nelson Avenue
   Los Alegres No. 1 Subdivision Lots 4, 7-8, 11-12, 15-16 and Lot 19, Hidalgo County, Texas
   201,01,307,315,401,415 and 423 Victoria Avenue
   Los Alegres No. 1 Subdivision Lots 20-25, Hidalgo County,
   2200-2220 South 5th Street

9. **REZ2025-0220:**
   2621 Colbath Road (Property ID: 211104)

10. **REZ2025-0207:**
    4211 Colbath Road (PID: 230679)

The following item 11 consists of Rezoning from A-O (Agricultural and Open Space-OC) District & R-1 (Single Family Residential-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

11. **REZ2025-0214:**
    501 & 615 Wichita Ave (Property IDs: 189363, 189364

The following item 12 consists of Rezoning from R-3C (Multi-family Residential Condominium) District, R-3T (Multi-family Residential Townhouses) & R3-A (Multi-family Apartment-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

12. **REZ2025-0218**

Fairway North Lots 1-12 Subdivision, Hidalgo County
600-817 Toronto Avenue
Rio del Valle Lot 1 Subdivision
1921 South 8th Street
Fairway Development Corp Lot 2 Subdivision
600 Wichita Avenue
Los Alegres No. 2 Subdivision Lots 140-143, Hidalgo County
2000-2100 South 5th Street
Los Alegres No. 2 Subdivision Lots 117-129 and 144-149, Hidalgo County
220-436 Toronto Avenue
Los Alegres No. 2 Subdivision Lots 150A-154, Hidalgo County
2001-2221 South 3rd Street
Fairway Development Subdivision Corp Lots 1-27, Hidalgo County
2101-2212 South 6th Street
S 747 Square Feet of Lot 1 Springfield Heights Subdivision, Hidalgo County
500 Wichita Avenue
Los Alegres No. 1 Subdivision Lots 26-51, Hidalgo County
300-429 Vermont Avenue
Los Alegres No. 1 Subdivision Lots 52-64, Hidalgo County
300, 304, 308, 312, 316, 400, 404, 408, 416, 420, 424, 428 Victoria Avenue
Los Alegres No. 2 Subdivision Lots 65-90, Hidalgo County
300-429 Uvalde Avenue
Los Alegres No. 2 Subdivision Lots 91-116, Hidalgo County
300-429 Tyler Avenue
601 Uvalde Avenue (PID ID:189502)

The following item 13 consists of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

13. **REZ2025-0213:**
    Hollenbeck Lots 7A, 9A-9B, 15A-15B, 16A, 17A-17B:
    600-908 Uvalde Avenue (PID ID: 194177, 194178, 194187, 194188, 194190, 194191, 194192)

b) REZONING:

1. Rezone from C-3(General Business-OC) District to C-2 (Regional Commercial-UDC) District: 5.404 Acres out of lot 4, Block 3 Steele and Pershing Subdivision, Hidalgo County, Texas; 120 Trenton Road **(REZ2025-0178)**

2. Rezone from R-1 (Single-Family Residential-OC) District to I-1 (Light Industrial-UDC) District: 12.815 acre tract of land out of the south 12.815 acres of Lot 6 Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas; 7701 South McColl Road. **(REZ2025-0197)**

3. Rezone from R-3T (Multi-family Residential Townhouse-OC) District to R-3 (High Density Residential-UDC) District: A 5.734 Acre tract of land out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 1200 Freddy Gonzalez Road. **(REZ2025-0182)**

4. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 2.75 Acre tract of land out of Block 3, Amended Broadlawn Terrace Unit No. 1 Subdivision, Hidalgo County, Texas; 3201 North 10th Street. **(REZ2025-0201)**

5. Rezone from R-3C (Multi-family Residential Condominium-OC) District to C-2 (Regional Commercial-UDC) District: A 0.24 Acre tract of land out of Lot 1, Fernwood Subdivision, Hidalgo County, Texas; 3117 North 11th Street. **(REZ2025-0202)**

6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.03 Acre tract of land out of Lot 5, Block 10 Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 1017 Fern Avenue. **(REZ2025-0203)**

7. Rezone from C-3 (General Business-OC) District to R-1 (Low Density Residential-UDC) District: A 0.99 of an acre tract of land out of lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street. **(REZ2025-0198)**

8. Rezone from R-3T (Multi-Family Townhouse-OC) District to R-1 (Low Density Residential-UDC) District: A 13.14- acre tract of land out of lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street (Rear). **(REZ2025-0199)**

c) CONDITIONAL USE PERMITS:

1. Request of Alberto Martinez Chontal, for a Conditional Use Permit, for one year for an institutional use (Church/Fruits and Vegetable Storage) at the North 120 feet of Lot 16, Alaniz Subdivision, Hidalgo County, Texas; 300 North 29th Street. **(CUP2025-0079)**

2. Request of Luis A Alvarez on behalf of Borba, LLC, for a Conditional Use Permit for one year, for a food concession stand at Lot 2, Redbud No. 2 Subdivision, Hidalgo County, Texas; 6700 North 23rd Street, Suite E. **(CUP2025-0080)**

3. Request of Maria D. Acuna, for a Conditional Use Permit for two years, and adoption of an ordinance, for an outdoor commercial recreation (Soccer Field) at 1.405 Acre Tract (DEED) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2025-0081)**

4. Request of Ricardo De La Garza on behalf of South Texas College, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for an institutional use at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas; 2101 South McColl Road. **(CUP2025-0086)**

5. Request of Samuel A. Chi on behalf of Bronx Social Club LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a bar at Lot 6B, Valencia Marketplace Subdivision, Hidalgo County, Texas; 1308 Trenton Road Suite 360. **(CUP2025-0088)**

6. Request of Adrian Medina, for a Conditional Use Permit for one year, and adoption of an Ordinance, for a smoke shop at the West 199.03' of Lot 6, Country Club Acres Subdivision, Hidalgo County, Texas; 1902 South 10th Street. **(CUP2025-0082)**

7. Request of Shawn Boreta on behalf of Rhodes Property Management LLC, for a Conditional Use Permit for one year, and adoption of an ordinance, for a food truck park at Lot 1, Community Center at Tres Lagos Subdivision, Hidalgo County, Texas; 4900 Tres Lagos Boulevard. **(CUP2025-0083)**

3) CONSENT:

a) Orangewood South Lot 19A and 20A Subdivision, 3800 Burns Drive., Spoor Engineering **(SUB2024-0083) (REVISED PRELIMINARY) 6-Month Ext. -SEC**

b) Melissa Palma Estate, 400 Northgate Lane., Cesar Palma and Melissa Ann Tijerina **(SUB2023-0078) (REVISED FINAL) 6- Month Ext. - RDE**

4) SUBDIVISIONS:

a) Journey Church Subdivision, 7005 SH 107., Journey Church RGV, LLC, **(SUB2025-0132) (PRELIMINARY) MGE**

b) Mcallen O.T. Lots 1A & 2A, Block 58 Subdivision, 1619 Galveston Avenue, Marc & Angela Mills., **(SUB2025-0131) (PRELIMINARY) SEA**

c) West Village Subdivision, 10917 North 23rd Street., Del-Rose Development, LLC, **(SUB2025-0123) (PRELIMINARY) CHLH**

d) F. Reyes Subdivision, 14000 North Los Ebanos., Fidel Reyes Mata., **(SUB2025-0127) (PRELIMINARY) RG**

e) Irma Subdivision, 525 North 19th Street., Eric Vargas & Edward Vargas, Jr. **(SUB2025-0128) (PRELIMINARY) SE**

f) Military Industrial Park Subdivision. 1300 Military Hwy., MCC Industrial Park, LLC, **(SUB2025-0130) (PRELIMINARY) VT**

g) Rancho Lot 45A Subdivision, 5416 S. 27th Street., Adolfo Cortina, Jr., **(SUB2025-0126) (PRELIMINARY) SEA**

h) Replat of Lot 9A of Kingwood Estates Subdivision Phase II, 5259 North 23rd Street., First Mcallen Industrial LTD., **(SUB2025-0129) (PRELIMINARY) RDE**

i) The Ware District Subdivision, 3700 Lark Avenue., Rene Gonzalez, **(SUB2025-0116) (REVISED PRELIMINARY) RPX**

j) Los Ebanos Oaks Subdivision, 12220 North Los Ebanos Road., VSR Investments, LLC **(SUB2025-0136) (FINAL) BSC**

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

l) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) (TABLED 09/24/2025) QHA**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

08/05/2025
MEETING MINUTES WILL BE ADDED ON MONDAY 10/6/2025

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

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

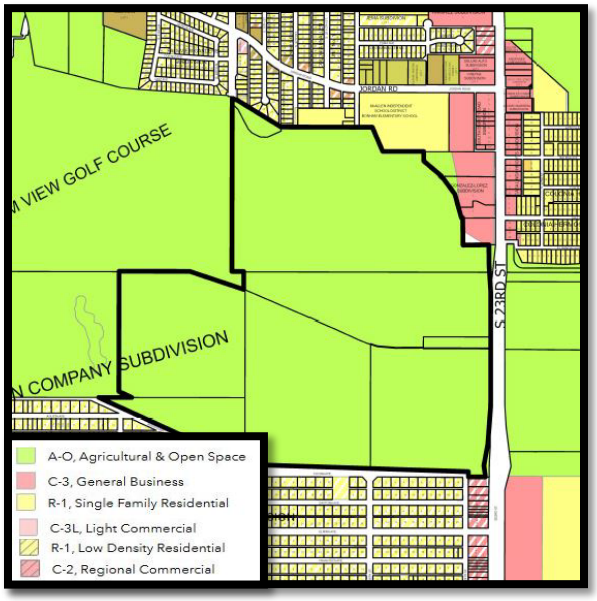
REZ2025-0209:

3200-4000 South 23rd Street (PIDS: 211113,270298, 270299, 270300), Hidalgo County, Texas.

2901-3800 South 29th Street (PIDS: 211114, 715627, 684329)

2600 Covina Avenue (PID: 270301)

LOCATION: The subject properties are located between South 23rd Street and South Ware Road, South of Jordan Avenue and are zoned A-O (Agricultural and Open Space-OC) District



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density-UDC) and R-3A (Multi-Family Residential–OC) District to the north and south, C-2 (Regional Commercial-UDC) District to the north and south, C-3 (General Business-OC) and A-O (Agricultural and Open Space-OC) District to the east, and C-1 (Office Building-OC) and I-1 (Light Industrial-OC) District to the west.

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

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

DEVELOPMENT TRENDS: The development trend around this area is single-family residential, multi-family residential and commercial uses and open space.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

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

CASE REZ2025-0219:
2701-2901 South Colonel Rowe Boulevard (Property IDs: 290253, 290254, 692813, 694658), Hidalgo County, Texas

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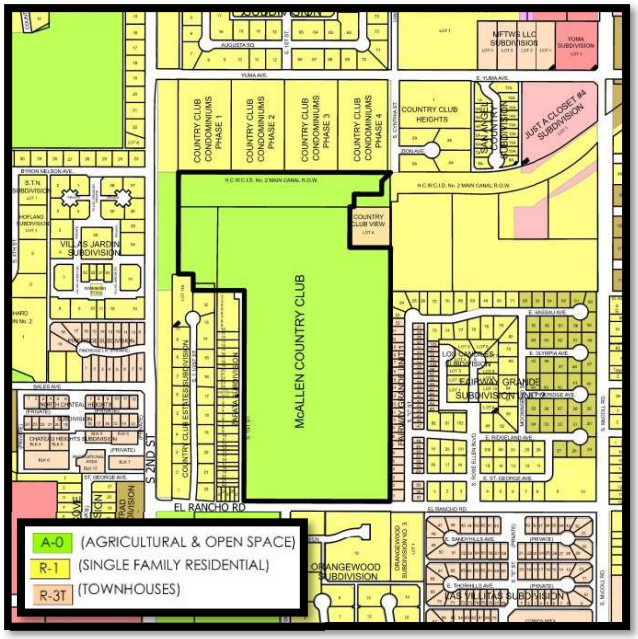
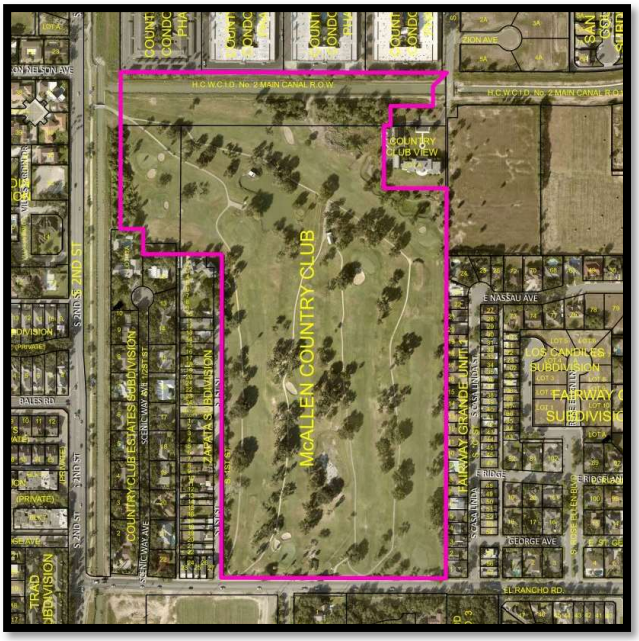
LOCATION: The subject property is located along the north side of El Rancho Road, east of South 2nd Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density Residential-UDC) District in all directions, except R-3T (Multifamily Residential Townhouse-OC) District to the east.

LAND USE: The property is currently a golf club. Surrounding uses include single family residential, townhouses, and vacant land.

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

DEVELOPMENT TRENDS: The development trend around this area is residential and multifamily uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

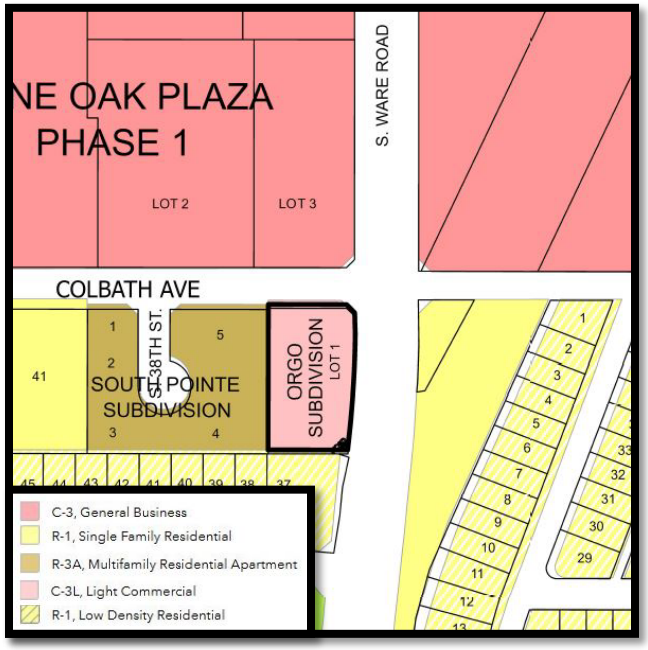
SUBJECT: **Rezoning from C-3L (Light Commercial-OC) District under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

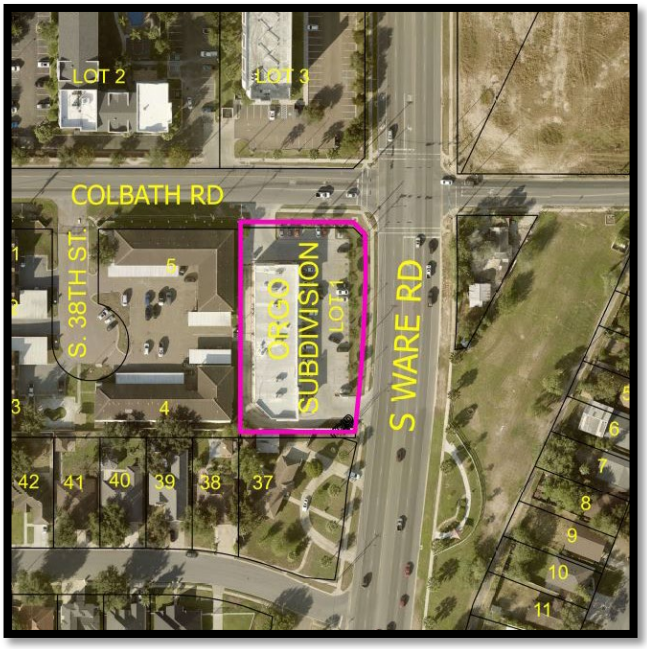
REZ2025-0208:

Orgo Lot 1 Subdivision

3701 Colbath Avenue

LOCATION: The subject property is located along the intersection of South Ware Road and Colbath Avenue and is zoned C-3L (Light Industrial-OC) District.





PROPOSAL: The City of McAllen is requesting to rezone the property to C-1 (Local Commercial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential and commercial uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-1 (Local Commercial-UDC) District follows the development trend for the area.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-1(Local Commercial-UDC) District.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B", AREAS OF MINIMAL FLOODING.

   FIRM COMMUNITY PANEL No.: 480343 0010 C
   MAP REVISED: NOV. 02, 1982

2. PROJECT BENCHMARK:
   CITY OF McALLEN SAT. STATION #MC80
   ELEVATION=104.41

   BENCHMARK IS LOCATED ON THE SOUTH SIDE OF EXPRESSWAY 83 ABOUT 1500 FEET EAST OF TAYLOR ROAD.

3. BUILDING SETBACK LINES:
   FRONT: COLBATH ROAD– 40.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

   REAR: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

   SIDES: IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

   CORNER: SOUTH WARE ROAD–60.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

   ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITEPLAN

4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.

5. STORM WATER DETENTION REQUIRED 7,897 C.F. OR (0.1813 AC.FT.)

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

7. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

8. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

9. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

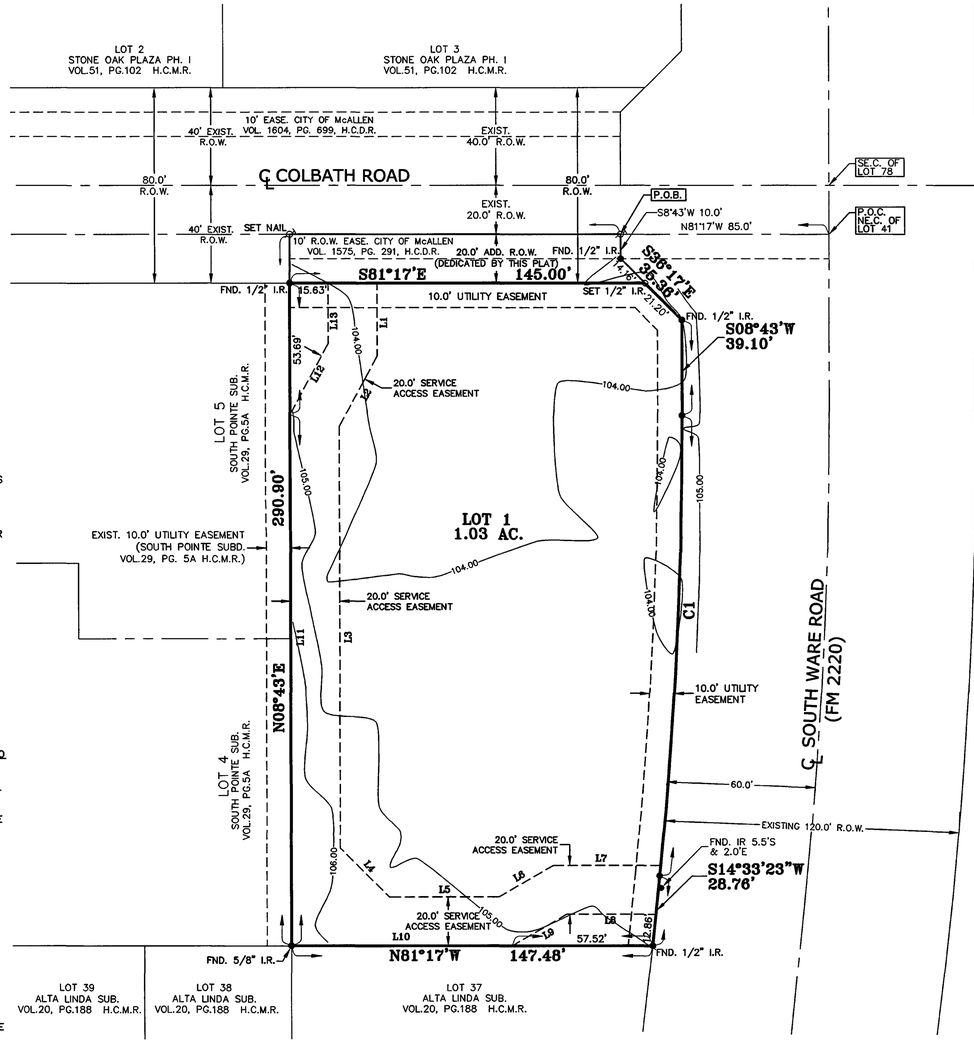
10. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON COLBATH ROAD AND SOUTH WARE ROAD.

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES

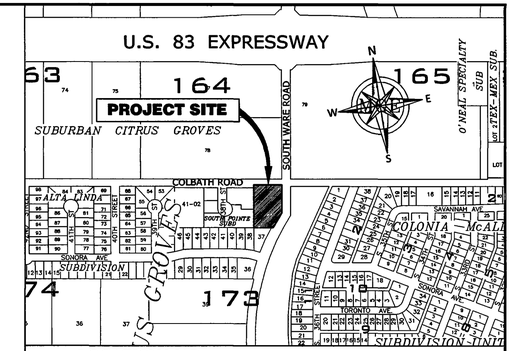
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

13. SITEPLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE

14. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.



SCALE: 1"=30'



LOCATION MAP

SCALE: 1"=500'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
400 NOLANA SUITE N2
McALLEN, TEXAS 78504
DATE PREPARED: NOVEMBER 28, 2011
DATE SURVEYED: MAY 2011
PROJECT NO. 11–113

SUBDIVISION PLAT OF
ORGO SUBDIVISION
1.03 ACRES OF LAND OUT OF LOT 41, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION HIDALGO COUNTY, TEXAS PER MAP RECORDED IN VOLUME 5, PAGE 20, H.C.M.R.

PLAT SHEET 1 OF 1

LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD W/A PLASTIC CAP STAMPED "R&A"
- ● FOUND FENCE POST
- ▲ SET SPINDLE

LINE TABLE		
NO.	LENGTH	BEARING
L1	29.71'	S 08°43' W
L2	32.97'	S 37°0'49" W
L3	172.17'	S 08°43' W
L4	28.29'	S 36°16'20" E
L5	44.62'	S 81°17' E
L6	25.78'	N 68°48'27" E
L7	43.86'	S 81°17' E
L8	36.48'	N 81°17' W
L9	25.78'	S 68°48'27" W
L10	89.96'	N 81°17' W
L11	217.21'	N 08°43' E
L12	32.97'	N 37°0'49" E
L13	24.66'	N 08°43' E

CURVE DATA				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	188.52'	1,849.86	05°50'21"	188.44'

METES AND BOUNDS
DESCRIPTION OF 1.03 ACRES OF LAND

BEING 1.03 ACRES OF LAND OUT OF LOT 41, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AS PER MAP RECORDED IN VOLUME 5, PAGE 20 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 1.03 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTH LINE OF SAID LOT 41 FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID NAIL BEARS NORTH 81° 17' WEST, 85.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 41;

THENCE, SOUTH 08° 43' WEST, 10.00 FEET, WITH THE WEST RIGHT OF WAY LINE OF WARE ROAD TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 36° 17' EAST, 35.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE, SOUTH 08° 43' WEST 39.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, WITH THE LINE OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05° 50' 23", A RADIUS OF 1849.86 FEET FOR A CURVE LENGTH OF 188.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE, SOUTH 14° 33' 23" WEST, 28.76 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81° 17' WEST, 147.48 FEET, LEAVING THE WEST RIGHT OF WAY LIKE OF SAID WARE ROAD AND WITH THE NORTH LINE OF ALTA LINDA SUBDIVISION AS PER MAP RECORDED IN VOLUME 20, PAGE 188 OF THE HIDALGO COUNTY MAP RECORDS, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 43' EAST, WITH THE EAST LINE OF SOUTH POINTE SUBDIVISION AS PER MAP RECORDED IN VOLUME 29, PAGE 5A OF THE HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 270.90 FEET PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 290.90 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 17' EAST, 135.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

ORGO DEVELOPMENT LTD
BY: WARE AND COLBATH PLAZA LLC
ITS GENERAL PARTNER

PEDRO N. ORDONES, MANAGER

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF March, 2014.

TANIA A. ORTEGA
Notary Public, State of Texas
My Commission Expires
August 05, 2017

NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

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

03-20-14
DATE

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

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

REYNALDO ROBLES – R.P.L.S No. 4032
107 W. HUISACHE ST.
P.O. BOX 476
WESLACO, TX. 78596

3/21/14
DATE

STATE OF TEXAS
REYNALDO ROBLES
4032
REGISTERED
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN

ATTEST: CITY CLERK

CITY OF McALLEN
McALLEN, TEXAS

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

CHAIRMAN PLANNING AND ZONING COMMISSION

4-8-14
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: Godfrey Garcia Jr. 04/14/14
DATE

HIDALGO COUNTY CLERK

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

ON: 4/14/2014 AT 10:10 A.M./P.M.
INSTRUMENT NUMBER 2504644
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: Mary L Cantu, DEPUTY CLERK

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	PEDRO N. ORDOÑEZ	501 N. BRIDGE ST. SUITE 301	HIDALGO, TEXAS 78557	(956) 310–2305	
ENGINEER:	MARIANO GARCIA, P.E.	400 NOLANA SUITE N2	McALLEN, TEXAS 78504	(956) 687–9421	(956) 687–3211
SURVEYOR:	REYNALDO ROBLES, R.P.L.S.	107 W. HUISACHE STREET	WESLACO, TEXAS 78596	(956) 968–2422	(956) 969–2011

PLAT OF ORGO SUBDIVISION

1.03 ACRES OF LAND OUT OF LOT 41, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION HIDALGO COUNTY, TEXAS PER MAP RECORDED IN VOLUME 5, PAGE 20, H.C.M.R.

JOB No. 11-113

MGE
CIVIL ENGINEERING
TBPE FIRM REG. NUMBER F-9828

M GARCIA ENGINEERING, LLC
400 NOLANA STE. N2 McALLEN, TEXAS 78504
PH: 956 687-9421 FX: 956 687-3211
WWW.MGARCIAENGINEERING.COM

Planning Department

Memo

TO: Planning and Zoning Commission

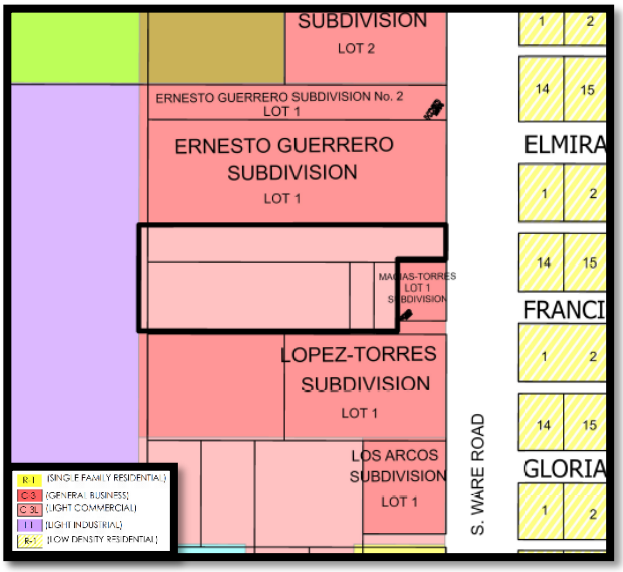
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONING FROM C-3L (LIGHT COMMERCIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0211:
4208 South Ware Road (PID: 270315)
4224-4232 South Ware Road (PID: 270316, 270336, 270337)

LOCATION: The subject property is located on the west side of South Ware Road between Elmira Avenue and Francisca Avenue.



PROPOSAL: The City of McAllen is requesting to rezone the property to C-1 (Local Commercial-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

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

LAND USE: The property contains a single-family dwelling and is zoned C-3L (Light Commercial-OC) District. Surrounding uses include single-family residential dwellings, a storage facility, a food truck park and commercial businesses.

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

DEVELOPMENT TRENDS: The development trend along the west side of South Ware Road is commercial.

HISTORY: The earliest zoning record found for the property, indicating an C-3L zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-1 (Local Commercial) District is an equivalent zoning district to the current C-3L District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-1 (Local Commercial-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

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:**

REZ2025-0210:

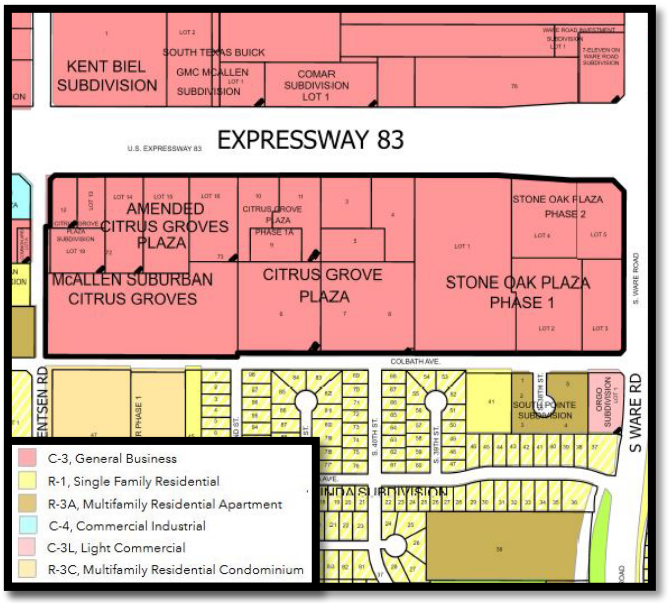
Stone Oak Plaza Phase I Lot 1-2, Stone Oak Plaza Phase II Lots 4-5, Citrus Grove Plaza Lots 3-8,12-13 and 19, Citrus Grove Plaza Phase 1A Lots 9-11, Citrus Grove Plaza Amended Lots 14-16 and (PID:195354)

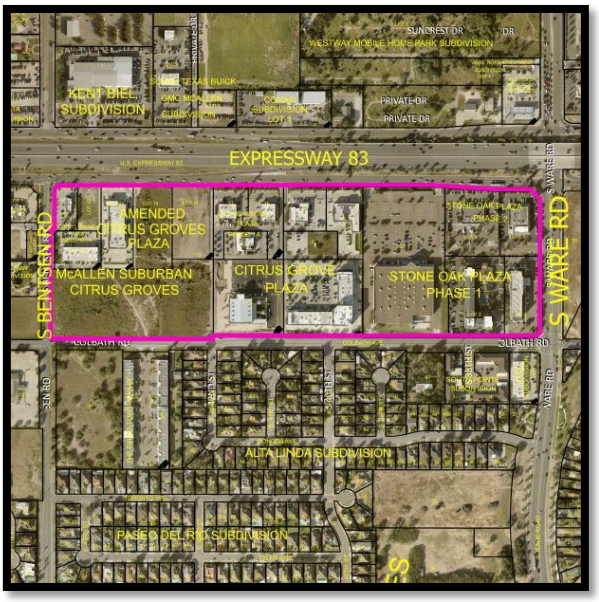
2701-4317 Expressway 83

Stone Oak Plaza Phase I Lot 3

1800 South Ware Road

LOCATION: The subject properties are located along the east side of South Ware Road between Expressway 83 and Colbath Road and are zoned C-3 (General Business-OC) District.





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

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial, which is a land use designation where big box stores, multi-tenant commercial or retail uses make up the majority of this land use category. This consist of non-residential land uses that meet the needs of both local and regional residents.

DEVELOPMENT TRENDS: The development trend around this area is commercial use.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-3 (General Business-UDC) District is an equivalent zoning district to the current C-2 (Regional Commercial -OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

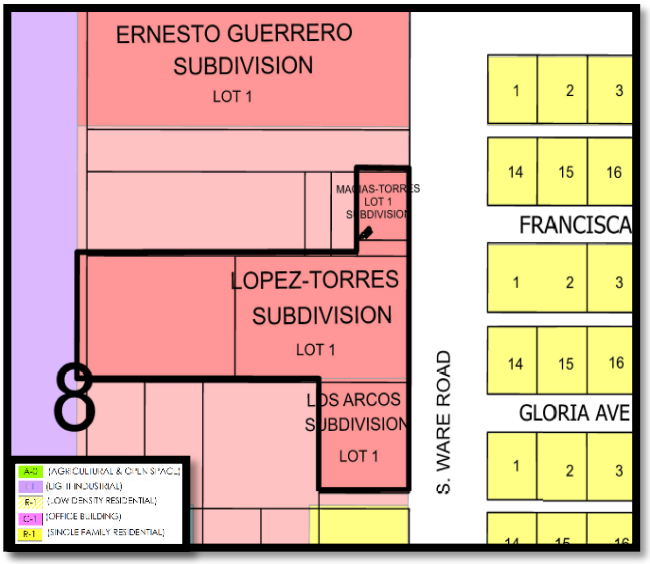
FROM: Planning Staff

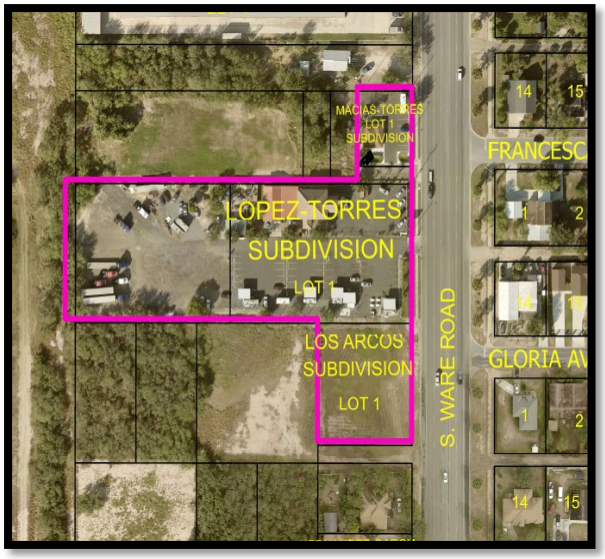
DATE: October 7, 2025

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 REZ2025-0212:
4300 South Ware Road(rear) (PID: 270317)
Macias-Torres Subdivision, Lopez-Torres Subdivision, Los Arcos Subdivision, Hidalgo County, Texas
4220 South Ware Road (Macias – Torres Lot 1)
4300 South Ware Road (Lopez – Torres Lot 1)
4400 South Ware Road (Los Arcos Subdivision Lot 1)

LOCATION: The subject property is located on the west side of South Ware Road between Francisca Avenue and Gloria Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density Residential-UDC) District to the east across South Ware Road, C-3L (Light Commercial-OC) District to the north and south and I-1(Light Industrial-OC) District to the west.

LAND USE: The property contains commercial businesses and is zoned C-3 (General Business-OC) District. Surrounding uses include single-family residential dwellings, a storage facility, a food truck park, auto sales and commercial businesses.

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

DEVELOPMENT TRENDS: The development trend along the west side of South Ware Road is commercial.

HISTORY: The earliest zoning record found for the property, indicating an C-3 zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is an equivalent zoning district to the current C-3 District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

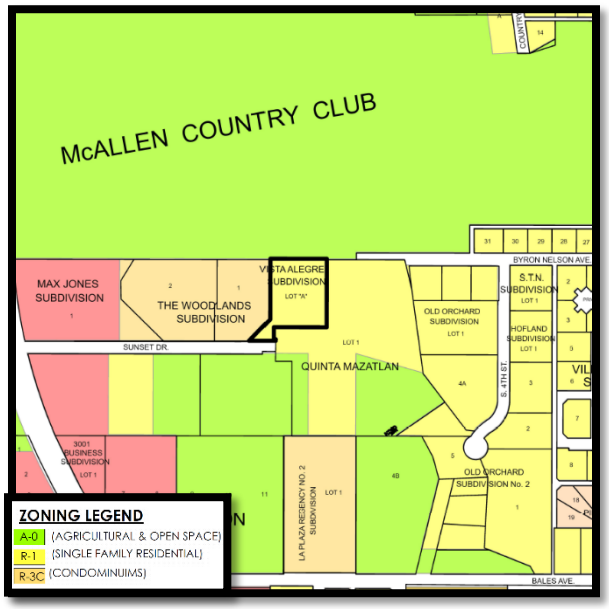
FROM: Planning Staff

DATE: October 7, 2025

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

CASE REZ2025-0215:
628 SUNSET DRIVE

LOCATION: The subject property is located on north side of Sunset Drive and the east of South 10th Street.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the east and south, R-3C (Multifamily Residential Condominium-OC) Distric to the west, and A-O (Agriculture & Open Space-OC) District to the north

LAND USE: The subject property contains a single-family residence.

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

DEVELOPMENT TRENDS: The development trend in this area is single-family and multi-family residences.

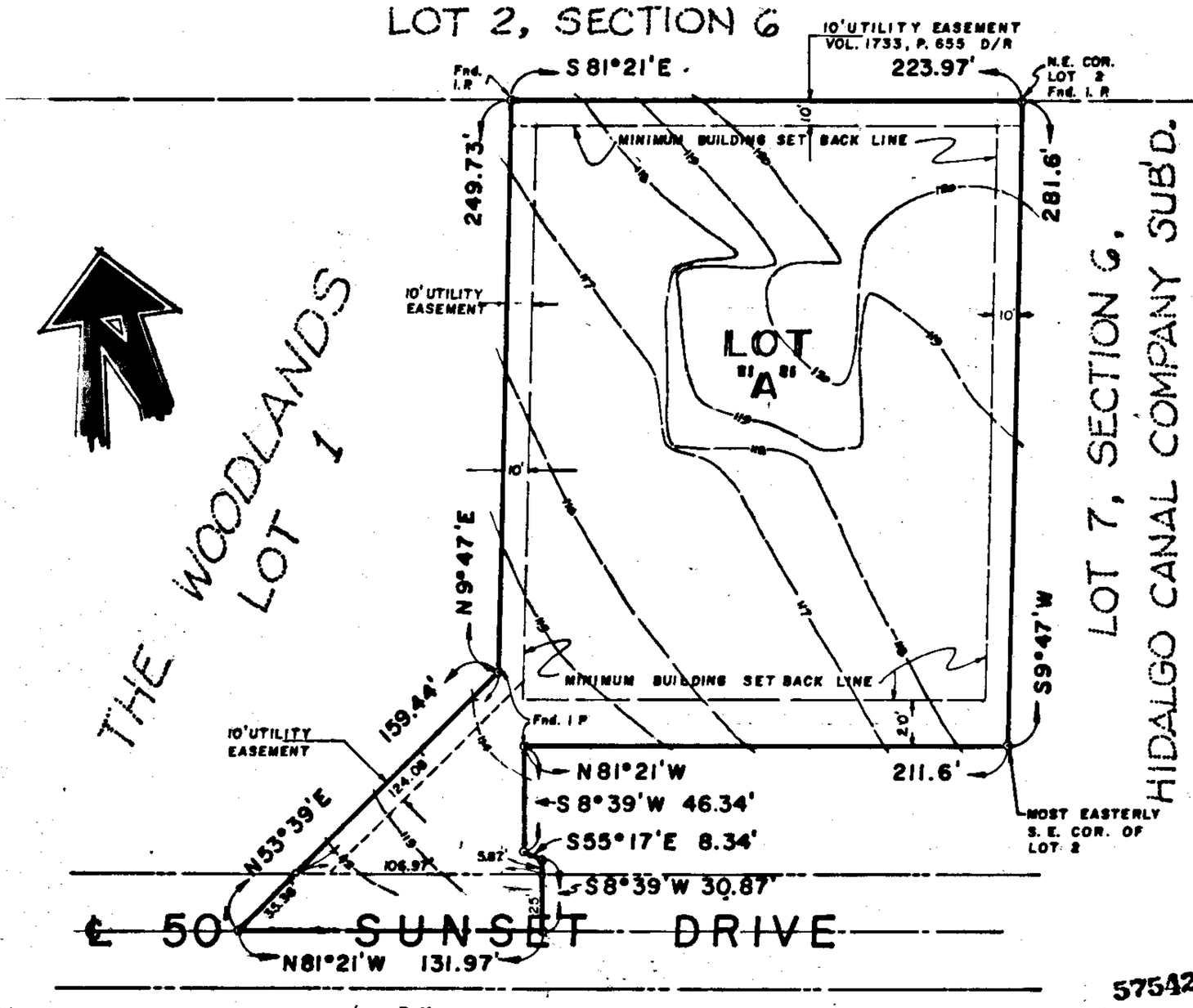
ANALYSIS: The proposed R-1 (Low-Density Residentil-UDC) District is an equivalent zoning district to the current R-1(Single-Family Residential-OC) District zoning designation. It also follows the development trend in this area.

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

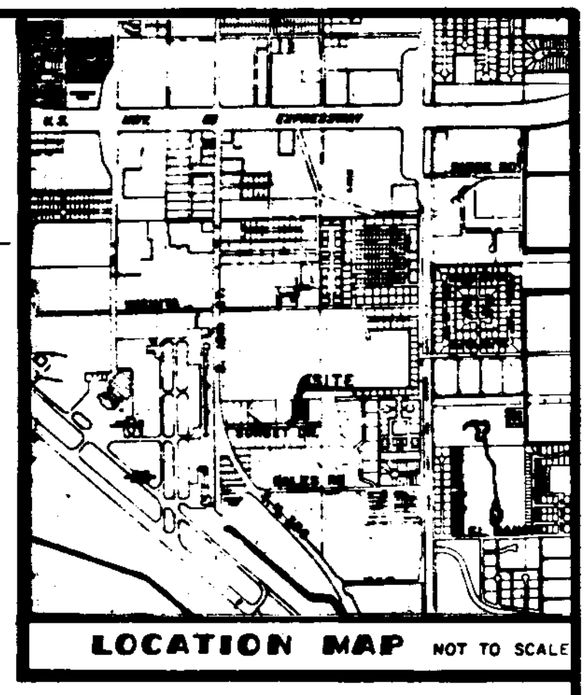
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

HIDALGO CANAL COMPANY SUB'D.
LOT 2, SECTION 6



B. M.
TOP OF CURB AT END OF CURB ON NORTH SIDE OF SUNSET DR.
ELEV. 113.85



NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 12" ABOVE NATURAL GROUND MEASURED AT HIGHEST POINT ADJACENT TO BUILDING.
2. OPAQUE BUFFER IS REQUIRED ON WEST LINE OF SUBDIVISION.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 2, 1982; COMMUNITY-PANEL NUMBER 480343 0005 C.
4. MAX JONES SUB'D. RECORDED IN VOL. 18, PAGE 24 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.
5. A 0.06 AC/FT. STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.

57542

FILED
at 1:42 o'clock P M
MAR 14 1988
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY

MAP
OF
VISTA ALEGRE SUB'D.
McALLEN TEXAS

BEING A SUBDIVISION, OF
1.62 AC. TRACT OF LAND,
OUT OF LOT 2,
MAX JONES SUBDIVISION,
BEING A RESUBDIVISION OF
10.138 AC. OUT OF THE NORTH 12.18 AC.
OF LOT 7, SECTION 6,
HIDALGO CANAL COMPANY SUB'D.
HIDALGO COUNTY TEXAS.

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: 1-29-88

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 14th day of March 88
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY:
DATE: 3-14-88

CHECKED FOR DRAINAGE
BY:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

M. G. Braun
M. G. BRAUN, Jr.

Jo Ann Braun
JO ANN BRAUN

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSONS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF JANUARY, 19 88

JANE ELLEN RICS NOTARY PUBLIC STATE OF TEXAS EXPIRES

Jane Ellen Rics
NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1580 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.

PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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

MAYOR, CITY OF McALLEN

Recorded in Book 25 Page 104A of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

AGJr.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

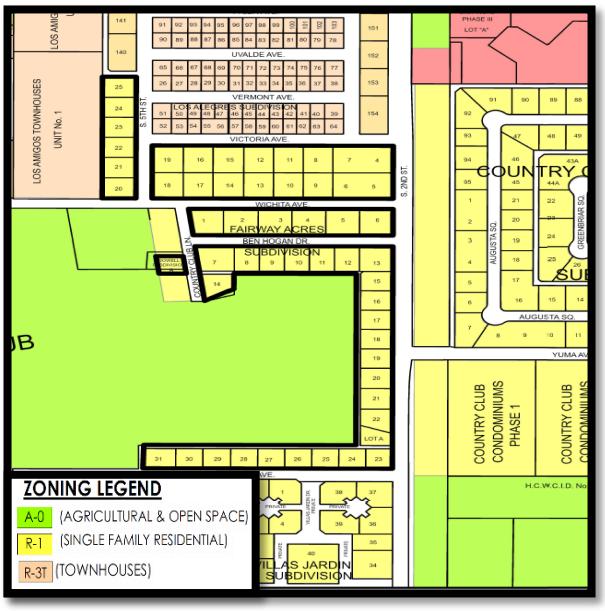
DATE: October 7, 2025

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

CASE REZ2025-0216:

Lot 1 Subdivision, Hidalgo County, Texas
2400 South Country Club Lane
Fairway Acres Lots 7 and 14 Subdivision, Hidalgo County, Texas
1-2 South Country Club Lane
Fairway Acres Lots 1-6 and 8-13 Subdivision, Hidalgo County, Texas
200-316 Ben Hogan Drive
Fairway Acres Lots 15-22 and Lot A Subdivision, Hidalgo County, Texas
2408-2612 South 2nd street
Fairway Acres Lots 23-31 Subdivision, Hidalgo County, Texas
200-300,308-316 and 400-408 Byron Nelson Avenue
Los Alegres No. 1 Lots 4, 7-8, 11-12, 15-16 and Lot 19 Subdivision, Hidalgo County, Texas
201,01,307,315,401,415 and 423 Victoria Avenue
Los Alegres No. 1 Lots 20-25 Subdivision, Hidalgo County,
2200-2220 South 5th Street

LOCATION: The subject properties is located on the west of South 2nd Street between Victoria Avenue and Byron Nelson Avenue.



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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the east and south, R-3T (Multifamily Residential Townhouse-OC) and R-3C (Multifamily Residential Condominium-OC) Distric to the north and northwest, and A-O (Agriculture & Open Space-OC) District to the west and southwest.

LAND USE: The subject property contains single-family residence.

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

DEVELOPMENT TRENDS: The development trend in this area is single-family and multi-family residences.

ANALYSIS: The proposed R-1 (Low-Density Residentil-UDC) District is an equivalent zoning district to the current R-1(Single-Family Residential-OC) District zoning designation. It also follows the development trend in this area.

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

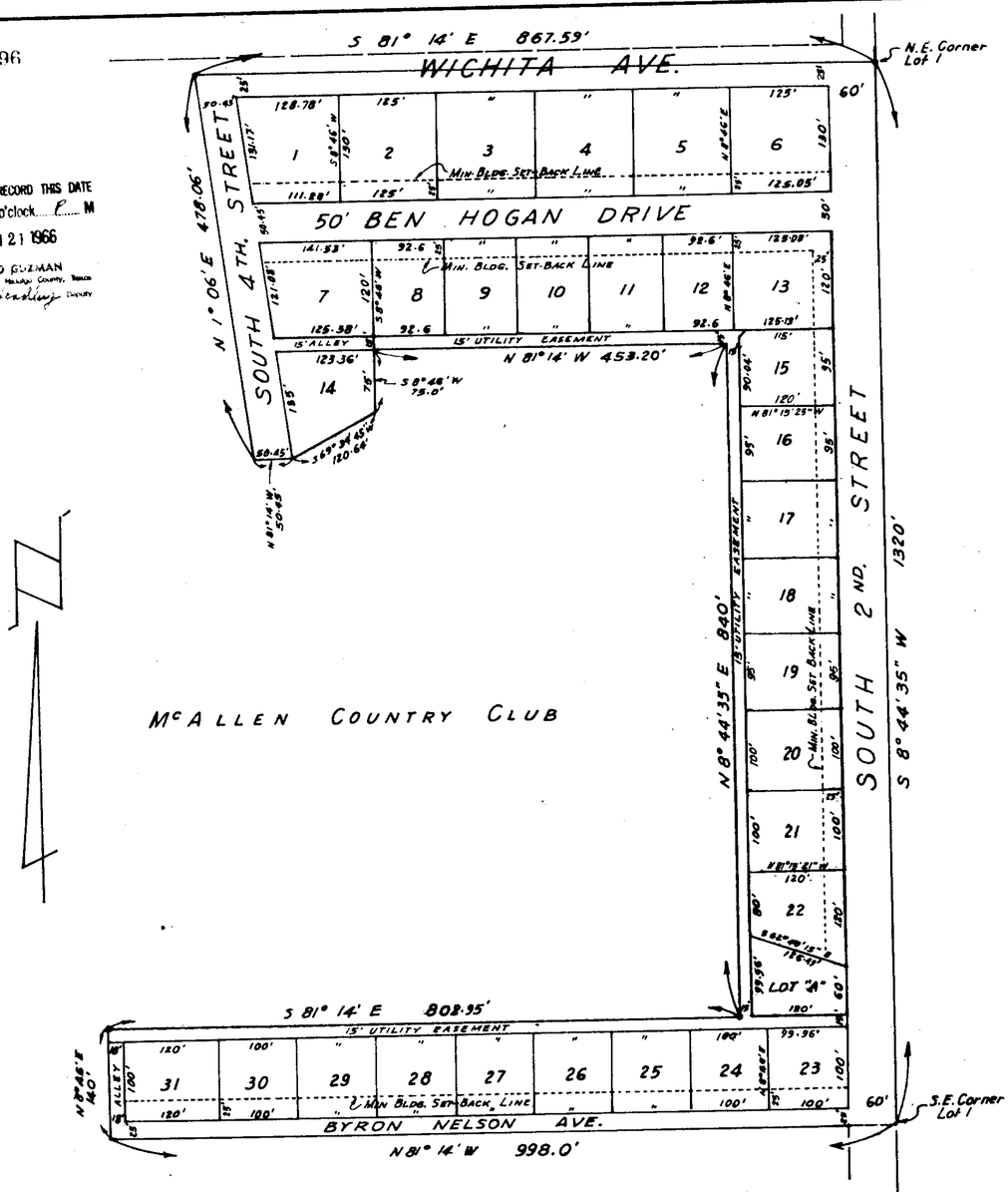
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

VOL. 15 PAGE 60

11696

FILED FOR RECORD THIS DATE
At 4:40 o'clock P M
JUN 21 1966
JULIO GUZMAN
County Clerk, Hidalgo County, Texas
M. Hendley Deputy



APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
by
Date 6-21-66

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 21st day of June 1966
JULIO GUZMAN, County Clerk
By Santa Saldaña, Deputy

MAP OF FAIRWAY ACRES SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 14.0 ACRES OF LAND OF THE EAST PART OF LOT 1, SEC. 6, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, & 66, HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'

DATE: 6-2-66

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT FAIRWAY ACRES INC., OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF McALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN, AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.

IN TESTIMONY WHEREOF, FAIRWAY ACRES, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THE 6th DAY OF June A. D. 1966.

FAIRWAY ACRES, INCORPORATED
By: Robert T. Elmore
ROBERT T. ELMORE, PRESIDENT

James O. Arnold
SECRETARY

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT T. ELMORE, PRESIDENT OF FAIRWAY ACRES, INC., OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6th DAY OF June A.D. 1966.

Dorothy Harris
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 7th DAY OF June A.D. 1966.

McALLEN ZONING AND PLANNING BOARD
By: Ben Bilbrey
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 6th DAY OF June A.D. 1966.

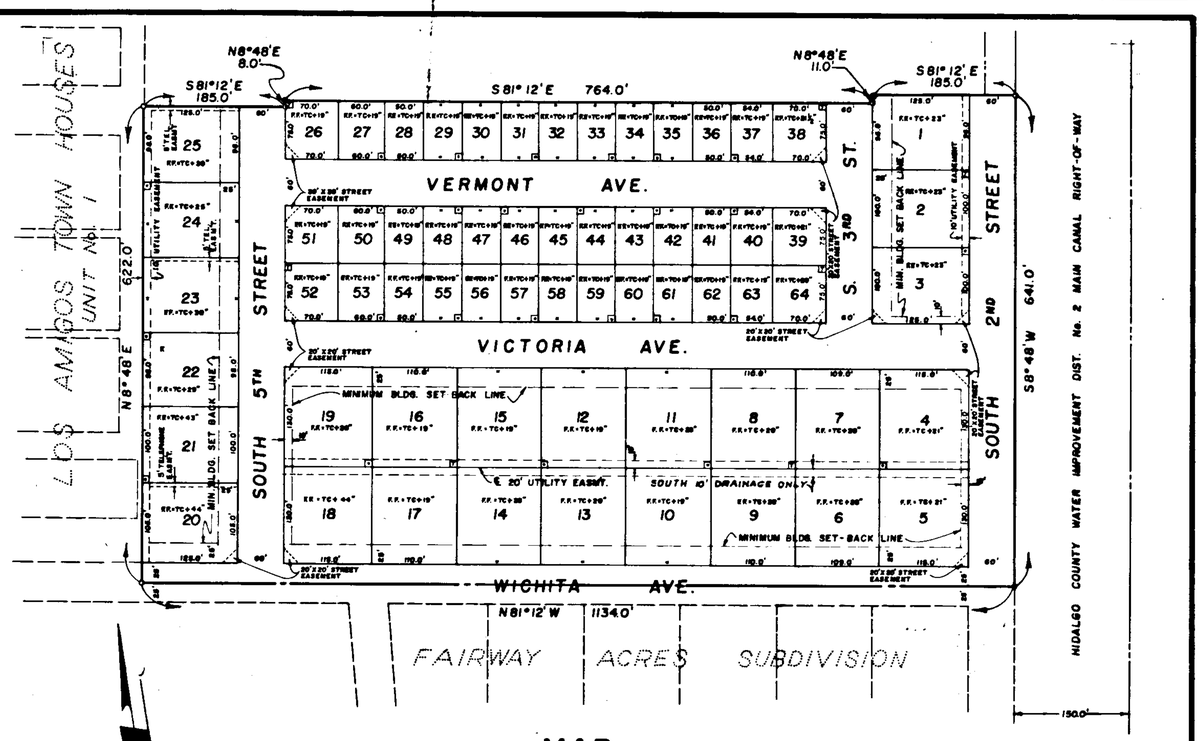
ATTEST:
NATIVIDAD SANCHEZ, CITY CLERK

Paul G. Veale
PAUL G. VEALE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE 8th DAY OF June A.D. 1966.

ATTEST:
Bella Lindquist
SECRETARY

Kenneth Wiseman
PRESIDENT



MAP OF LOS ALEGRES SUBDIVISION

UNIT No. 1

McALLEN, TEXAS

BEING A SUBDIVISION OF 16.38 ACRES OF LAND OUT OF LOTS 2 AND 4, SPRINGFIELD HEIGHTS SUBDIVISION, OF LOT 16, BLOCK 7, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS

14338

Recorded in Book 19 Page 118 of the map records of Hidalgo County, Texas
Charles L. Melden
County Surveyor

NOTES:

1- UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4.0 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK ON WEST SIDE OF 2nd. STREET.

2- MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN FOR EACH LOT

3- SIDEYARD SET-BACK SHALL BE 6 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.

4- 6'x6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

3'x3' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

NOTE: CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 24th day of May 1976
SANTOS SALDANA County Clerk, Hidalgo County, Texas
By Dalia Longoria

FILED FOR RECORD THIS DATE
At 9:20 o'clock A M.
MAY 24 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By Dalia Longoria

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 3-31-76

STATE OF TEXAS:
COUNTY OF HIDALGO:

THAT LOS ALEGRES DEVELOP. CORP. OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LOS ALEGRES SUBDIVISION, UNIT NO. 1", 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOS ALEGRES DEVELOPMENT, CORP.
BY: James W. Southwell
JAMES W. SOUTHWELL, President

Shirley J. Southwell
SHIRLEY J. SOUTHWELL, Secretary

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAME MENTIONED OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF April, 1976

Beatrice Garza
NOTARY PUBLIC

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

John W. Ward
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 690 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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

Jack Hoberik
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 28th DAY OF April A.D. 1976

Ernest Wiseman
PRESIDENT

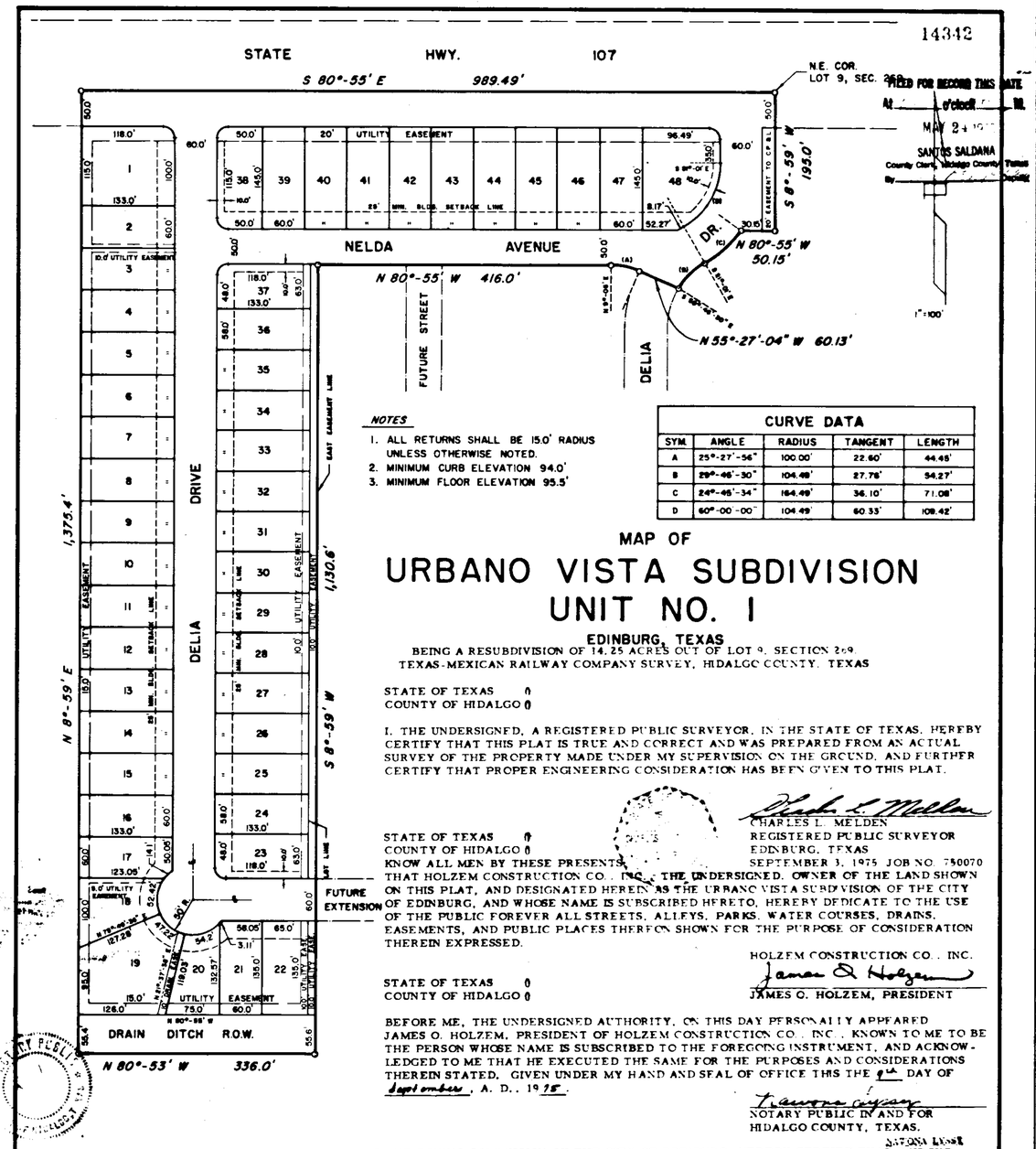
Walter Jarrell
SECRETARY

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John Sim
Date 5-20-76

FILE B-23

14342

FILED FOR RECORD THIS DATE
At ___ o'clock ___ M.
MAY 24 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By ___



NOTES

1. ALL RETURNS SHALL BE 15.0' RADIUS UNLESS OTHERWISE NOTED.
2. MINIMUM CURB ELEVATION 94.0'
3. MINIMUM FLOOR ELEVATION 95.5'

CURVE DATA

SYM.	ANGLE	RADIUS	TANGENT	LENGTH
A	25°-27'-56"	100.00'	22.60'	44.48'
B	29°-46'-30"	104.49'	27.76'	54.27'
C	249°-45'-34"	164.49'	36.10'	71.08'
D	60°-00'-00"	104.49'	60.33'	109.42'

MAP OF

URBANO VISTA SUBDIVISION UNIT NO. 1

EDINBURG, TEXAS

BEING A RESUBDIVISION OF 14.25 ACRES OUT OF LOT 9, SECTION 269 TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF HIDALGO)

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
SEPTEMBER 3, 1975 JOB NO. 750070

STATE OF TEXAS)
COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS, THAT HOLZEM CONSTRUCTION CO., INC., THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE URBANO VISTA SUBDIVISION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

HOLZEM CONSTRUCTION CO., INC.
James O. Holzem
JAMES O. HOLZEM, PRESIDENT

STATE OF TEXAS)
COUNTY OF HIDALGO)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES O. HOLZEM, PRESIDENT OF HOLZEM CONSTRUCTION CO., INC., 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF September, A. D., 1975.

Frances Lopez
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS.
SANTOS LOPEZ

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

DATE Sept. 15, 1975
Manuel Canales
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, ON THIS THE ___ DAY OF ___, A.D., 19__

ATTEST:
CITY SECRETARY

RONALD CASE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 ON THIS THE 4th DAY OF May A. D., 1976.

ATTEST:
SECRETARY

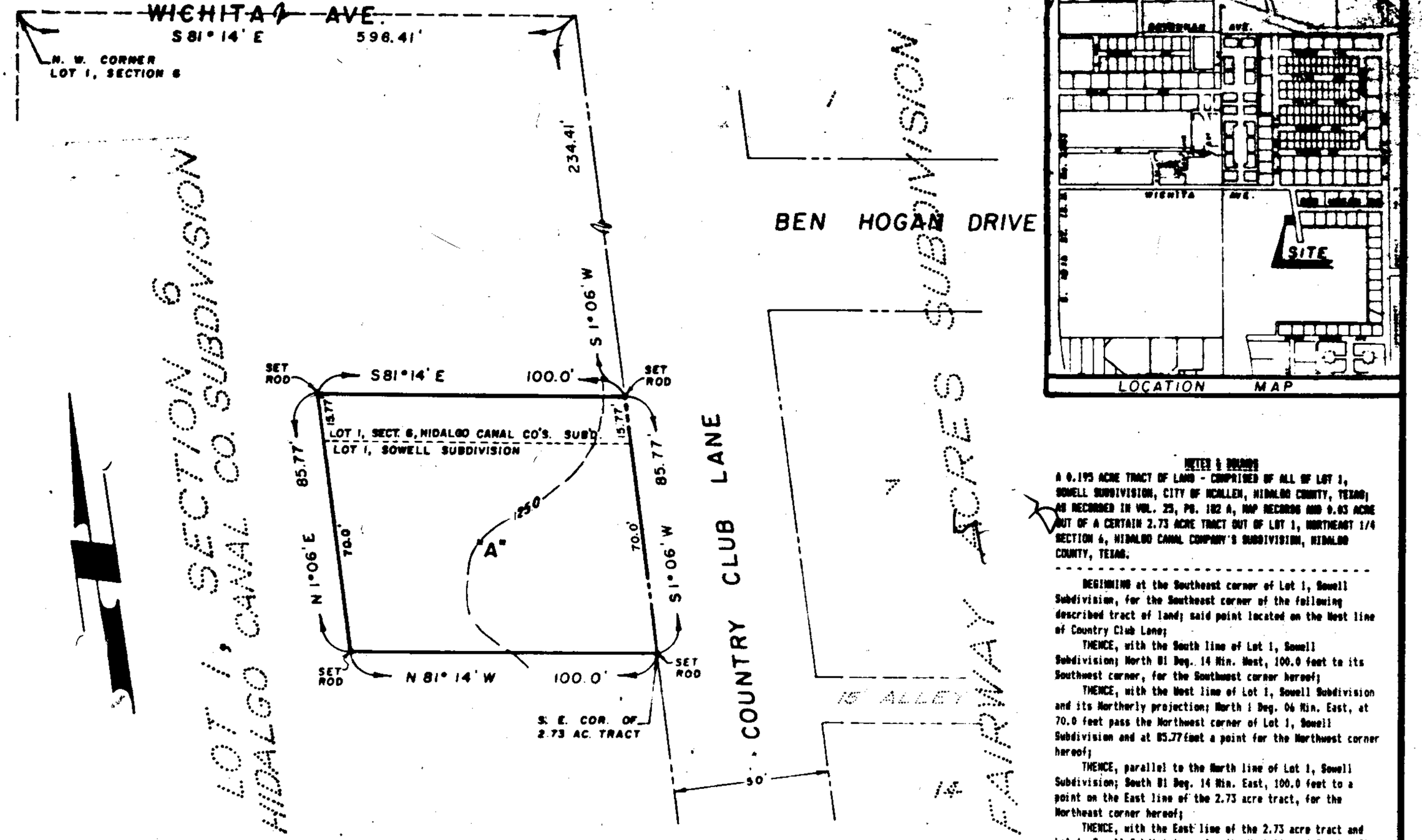
Victor Guerrero
PRESIDENT

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 24th day of May 1976
SANTOS SALDANA County Clerk, Hidalgo County, Texas
By Dalia Longoria

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John Sim
Date 5-20-76

File 7-37

VOL. 26 PG. 44B



METES & BOUNDS

A 0.195 ACRE TRACT OF LAND - COMPRISED OF ALL OF LOT 1, SOWELL SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS; AS RECORDED IN VOL. 25, PG. 182 A, MAP RECORDS AND 0.03 ACRE OUT OF A CERTAIN 2.73 ACRE TRACT OUT OF LOT 1, NORTHEAST 1/4 SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS.

BEGINNING at the Southeast corner of Lot 1, Sowell Subdivision, for the Southeast corner of the following described tract of land; said point located on the West line of Country Club Lane;

THENCE, with the South line of Lot 1, Sowell Subdivision; North 81 Deg. 14 Min. West, 100.0 feet to its Southwest corner, for the Southwest corner hereof;

THENCE, with the West line of Lot 1, Sowell Subdivision and its Northerly projection; North 1 Deg. 06 Min. East, at 70.0 feet pass the Northwest corner of Lot 1, Sowell Subdivision and at 85.77 feet a point for the Northwest corner hereof;

THENCE, parallel to the North line of Lot 1, Sowell Subdivision; South 81 Deg. 14 Min. East, 100.0 feet to a point on the East line of the 2.73 acre tract, for the Northeast corner hereof;

THENCE, with the East line of the 2.73 acre tract and Lot 1, Sowell Subdivision, also the West line of Country Club Lane; South 1 Deg. 06 Min. West, at 15.77 feet pass the Northeast corner of Lot 1, Sowell Subdivision and at 85.0 feet the PLACE OF BEGINNING. Containing 0.195 acre of land, more or less.

NOTES:

1. THIS PROPERTY FALLS IN FLOOD ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480343 0010 C, DATED NOV. 2, 1982.
2. MIN. FRONTYARD BLDG. SET-BACK SHALL BE 20.0 FT. OR IN LINE W/THE OTHERS STRUCTURES IN THE BLOCK, WHICHEVER IS GREATER. GARAGE SET-BACK SHALL BE 18 FT. EXCEPT WHERE GREATER SET-BACK APPLIES. REAR YARD SET BACK 10.0 FT. SIDE YARD SET BACK 6.0 FT.
3. MIN. FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
4. STORM WATER DETENTION REQUIRED FOR THIS SUBDIVISION IS 0.009 AC/FT.

AMENDED MAP OF SOWELL SUBDIVISION

McALLEN TEXAS

132281

BEING A SUBDIVISION OF A 0.03 AC. OUT OF A 2.73 AC TRACT OF LAND OUT OF LOT 1, NORTHEAST 1/4, SECTION 6, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 AND 66; HIDALGO COUNTY, TEXAS; AND ALL OF LOT 1, SOWELL SUBDIVISION, McALLEN, TEXAS.
Containing 0.195 Ac. of land more or less.
SOWELL SUBDIVISION RECORDED IN VOL. 25, PAGE 182 A MAP RECORDS OF HIDALGO, COUNTY.

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE 1" = 30' DATE: 6-20-89

FILED
AT 9:20 O'CLOCK A
SEP 26 1989
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "AMENDED SOWELL SUBDIVISION", 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 SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON HEREAFTER 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.

RICHARD SOWELL

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD SOWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF August, 19 89

Notary Public

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

Chairman, Planning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

PLINIO C. MEDINA
Registered Public Surveyor
McAllen, Texas

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

Mayor, City of McALLEN

Recorded in Book 26 Page 44B of the map records of Hidalgo County, Texas
Holden and Reid, Inc.
County Surveyors

APPROVED FOR RECORDING
HIDALGO CO. PLANNING DEPT.
BY:
DATE: 9-26-89

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 26th day of Sept 1989
Hidalgo County, Texas
By VALDE GUERRA

CHECKED FOR DRAINAGE
BY:

File 7-37

LR 8/22/89
AB 8/22/89
RM

Planning Department

Memo

TO: Planning and Zoning Commission

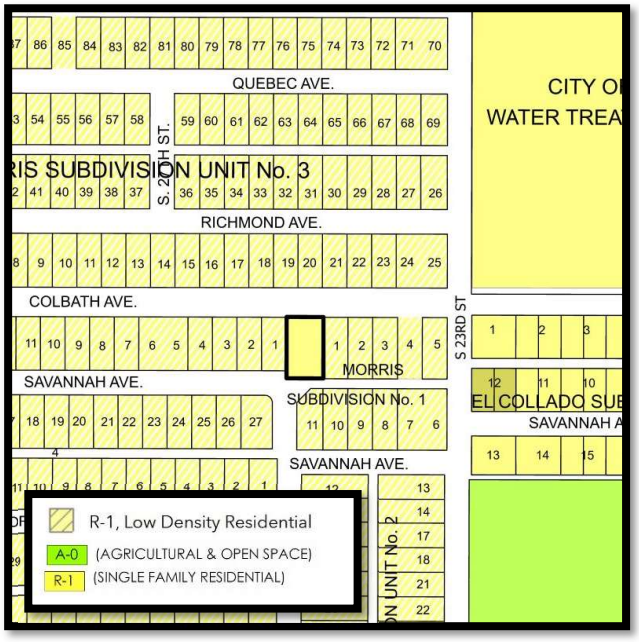
FROM: Planning Staff

DATE: October 7, 2025

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

CASE REZ2025-0220:
2621 Colbath Road (Property ID: 211104)

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



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

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

LAND USE: There is a single-family dwelling in the property. Surrounding uses include single-family residential.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future

land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend around this area is residential uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single Family Residential-OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

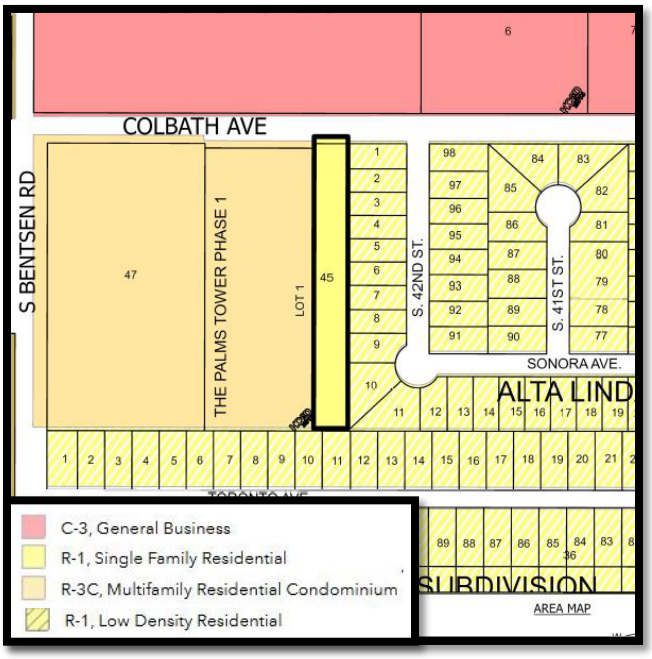
DATE: October 7, 2025

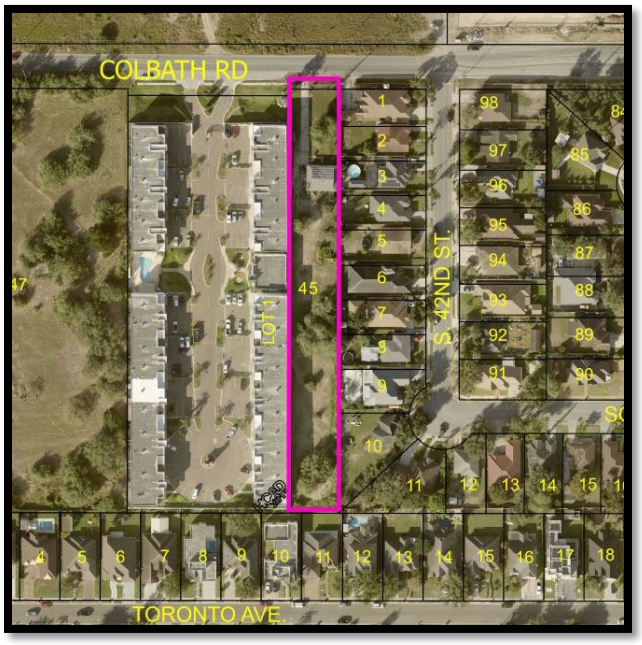
SUBJECT: **Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

REZ2025-0207

4211 Colbath Road (PID: 230679)

LOCATION: The subject property is located along the south side of Colbath Road and is zoned R-1 (Single-Family Residential-OC) District





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

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential, multifamily residential and commercial uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Single-Family Residential-UDC) District is an equivalent zoning district to the current R-1 (Low Density Residential-OC) District zoning designation.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Single-Family Residential-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

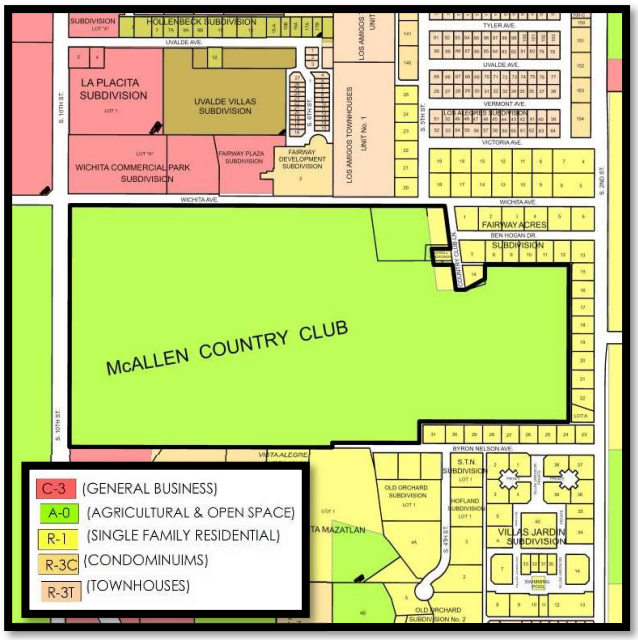
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT & R-1 (SINGLE FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO A-O (AGRICULTURAL AND OPEN SPACE-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2025-0214:
501 & 615 Wichita Avenue (Property IDs: 189363, 189364)

LOCATION: The subject property is located along the southeast corner of Wichita Avenue and South 10th Street.



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

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

LAND USE: The property is currently used as a golf club. Surrounding uses include single family residential, condominiums, townhouses, and commercial uses.

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

DEVELOPMENT TRENDS: The development trend around this area is commercial, residential, and multifamily uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed A-O (Agricultural and Open Space-UDC) District is an equivalent zoning district to the current A-O (Agricultural and Open Space-OC) District zoning designation.

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

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

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

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

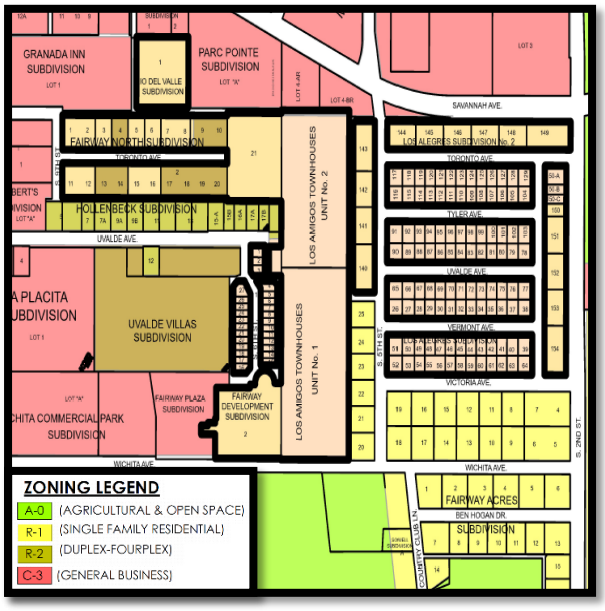
DATE: October 7, 2025

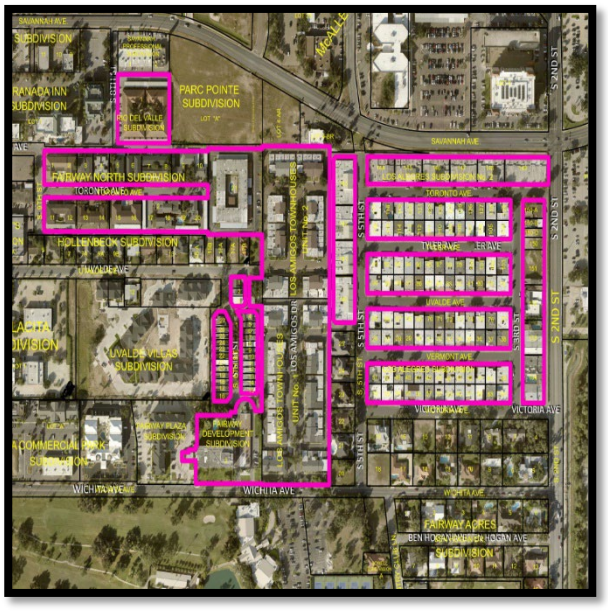
SUBJECT: **REZONING FROM R3-C(MULTI-FAMILY CONDOMINIUM RESIDENTIAL-OC), R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSES) & R3-A (MULTI-FAMILY APARTMENT-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0218

FAIRWAY NORTH SUBDIVISION, LOTS 1-12, HIDALGO COUNTY
600-817 TORONTO AVENUE
RIO DEL VALLE SUBDIVISION, LOT 1
1921 SOUTH 8TH STREET
FAIRWAY DEVELOPMENT CORP SUBDIVISION, LOT 2, HIDALGO COUNTY
600 WICHITA AVENUE
LOS ALEGRES NO. 2 SUBDIVISION , LOTS 140-143, HIDALGO COUNTY
2000-2100 SOUTH 5TH STREET
LOS ALEGRES NO. 2 SUBDIVISION, LOTS 117-129 AND 144-149, HIDALGO COUNTY
220-436 TORONTO AVENUE
LOS ALEGRES NO. 2 SUBDIVISION LOTS 150A-154, HIDALGO COUNTY
2001-2221 SOUTH 3RD STREET
FAIRWAY DEVELOPMENT CORP SUBDIVISION ,LOTS 1-27, HIDALGO COUNTY
2101-2212 SOUTH 6TH STREET
S 747 SQUARE FEET OF LOT 1 SUBDIVISION, SPRINGFIELD HEIGHTS, HIDALGO COUNTY
500 WICHITA AVENUE
LOS ALEGRES NO. 1 SUBDIVISION, LOTS 26-51, HIDALGO COUNTY
300-429 VERMONT AVENUE
LOS ALEGRES NO. 1 SUBDIVISION, LOTS 52-64, HIDALGO COUNTY
300, 304, 308, 312, 316, 400, 404, 408, 416, 420, 424, 428 VICTORIA AVENUE
LOS ALEGRES NO. 2 SUBDIVISION , LOTS 65-90, HIDALGO COUNTY
300-429 UVALDE AVENUE
LOS ALEGRES NO. 2 SUBDIVISION , LOTS 91-116, HIDALGO COUNTY
300-429 TYLER AVENUE
601 UVALDE AVENUE (PID ID:189502)

LOCATION: The subject properties are located north of Wichita Avenue between South 10th Street and South 2nd Street.





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

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential-OC) District to the southeast, C-3 (General Buisness-OC) District to the west and north, R-3A (Multifamily Residential Aparments-OC) Distric to the southwest, and A-O (Agriculture & Open Space-OC) District to the south.

LAND USE: The subject properties contain townhomes and aparments.

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

DEVELOPMENT TRENDS: The development trend in this area single-family and multi-family residences.

ANALYSIS: The proposed R-3 (High-Density Residentil-UDC) District is an equivalent zoning district to the current R-3A(Multi-family Aparment-OC), R-3T(Multi-family Townhouse-OC) and R-3C (Multi-family Residential-OC) District zoning designations, also It follows the development trend in this area.

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

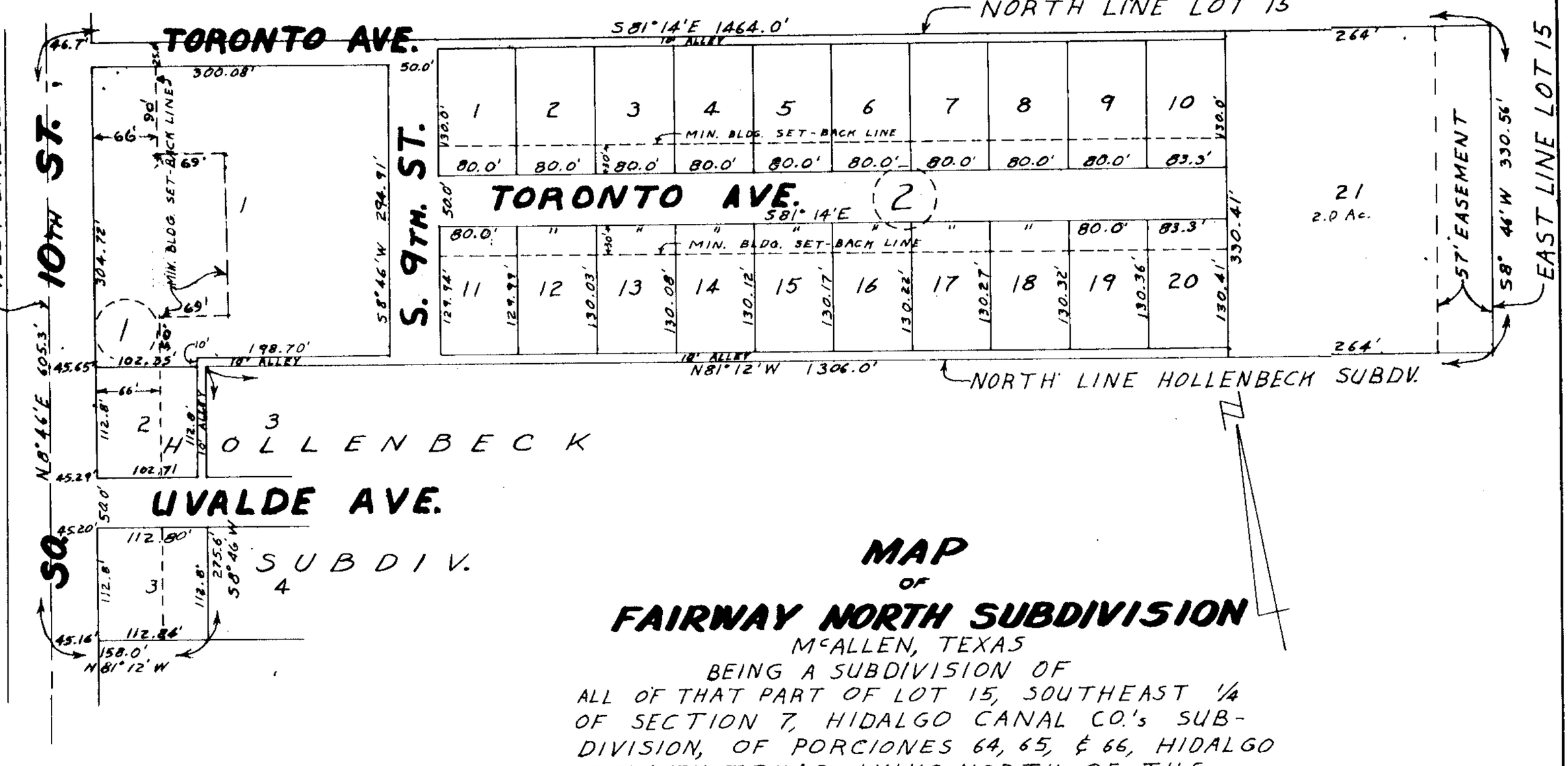
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

FILED FOR RECORD THIS DATE
At 8:25 o'clock a M.
JUL 3 1959
GEO. L. ANDERSON
County Clerk, Hidalgo County, Texas
By ____ Deputy

12784

#47



MAP
OF
FAIRWAY NORTH SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF ALL OF THAT PART OF LOT 15, SOUTHEAST 1/4 OF SECTION 7, HIDALGO CANAL CO.'s SUB-DIVISION, OF PORCIONES 64, 65, & 66, HIDALGO COUNTY, TEXAS; LYING NORTH OF THE HOLLENBECK SUBDIVISION, CONTAINING 11.10 Ac.

AND

LOTS 1 & 2 OF SAID HOLLENBECK SUBDIVISION IN THE CITY OF McALLEN, TEXAS

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 30th day of June, 1959
GEO. L. ANDERSON, County Clerk
By Lorrie DeBuck Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By W H Kilgore
Date June 30, 1959

Scale 1" = 100'

6-1-59

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP OR PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS PLATTED BY ME FROM THE OUTSIDE BOUNDARIES OF SAME.

C. L. Fabian
C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
Mc ALLEN, TEXAS

STATE OF TEXAS
C. L. FABIAN
No. 219
REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT, FAIRWAY LAND COMPANY, A CORPORATION, OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DOES HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF Mc ALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME TO THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, THE SAID FAIRWAY LAND COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 1st DAY OF JUNE A.D. 1959.

FAIRWAY LAND COMPANY
By: W H Wilson
W. H. WILSON, PRESIDENT

ATTEST:
Mrs Mary H. Wilson

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. H. WILSON, PRESIDENT OF THE FAIRWAY LAND COMPANY, A CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AS THE ACT AND DEED OF SAID CORPORATION AND IN THE CAPACITY AS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1ST DAY OF JUNE A.D. 1959.

Greyton Irwin Becker
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS
GREYTON IRWIN BECKER

NOTARY PUBLIC HIDALGO COUNTY TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 30 DAY OF April A.D. 1959.

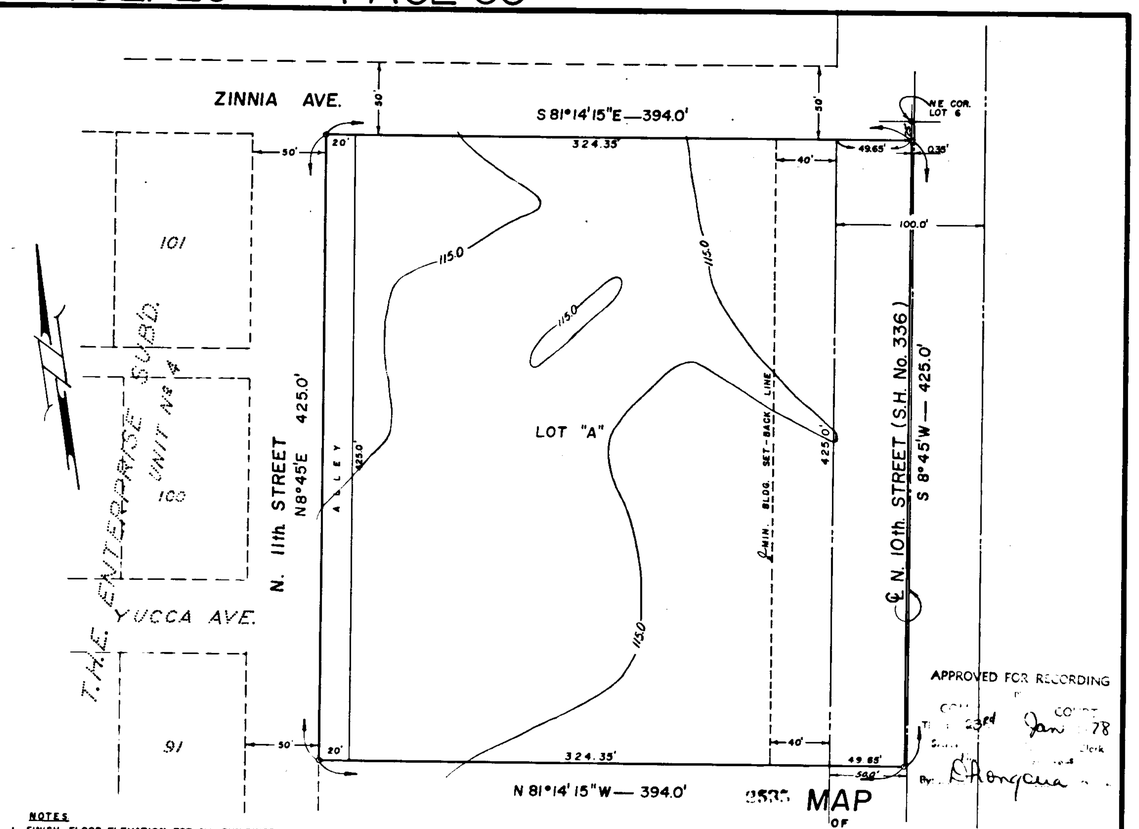
Mc ALLEN ZONING AND PLANNING BOARD
By: V. E. Cook Jr.
V. E. COOK, JR., CHAIRMAN

CITY OF McALLEN, TEXAS

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF Mc ALLEN, TEXAS, ON THIS THE 18TH DAY OF June A.D. 1959.

ATTEST:
H. H. HENSLEY, CITY SECRETARY

Phillip Boeye
PHILLIP BOEYE, MAYOR



NOTES

1. FINISH FLOOR ELEVATION FOR ALL BUILDINGS SHALL BE 32" ABOVE TOP OF CURB @ INLET APPROX. 135' SOUTH OF ℄ OF ZINNIA AVE. ON WEST CURB OF 10th. STREET.
2. A SIX FOOT MASONRY FENCE WILL HAVE TO BE CONSTRUCTED ON CITY'S ELEVENTH STREET RIGHT-OF-WAY, NO CLOSER THAN FOUR FEET EAST OF THE EAST CURB OF ELEVENTH STREET, SUCH FENCE TO COMPLY WITH CITY VISIBILITY REQUIREMENTS AT STREET INTERSECTIONS.
3. A FOUR FOOT SIDEWALK WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ON THE EAST SIDE OF ELEVENTH ST. AND ON ZINNIA AVE.
4. ALL BLDG. SET-BACK LINES SHALL BE 0.0 FT. FROM PROPERTY LINE UNLESS OTHERWISE SHOWN.

FILED FOR RECORD THIS DATE
At 2:06 o'clock P M.
JAN 23 1978
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: 5-26-77

MAP OF TOWN & COUNTRY SUBDIVISION

McALLEN, TEXAS.

BEING A SUBDIVISION OF THE EAST 394.0 FT. OF THE SOUTH 425.0 FT. OF THE NORTH 450.0 FT. OF LOT 6, NORTHWEST 1/4, SECTION 11, HIDALGO CANAL CO'S. SUBDIVISION, OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS. CONTAINING 3.84 AC. OF LAND MORE OR LESS.

Recorded in Book 20 Page 65 of the map records of Hidalgo County, Texas
Charles L. Holden
County Surveyor

STATE OF TEXAS:
COUNTY OF CAMERON

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "TOWN & COUNTRY SUBDIVISION", 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

JONES DRENNAN INC. By: JOHN DRENNAN

STATE OF TEXAS:
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN DRENNAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF June, 1977

Dorothy McMillan
NOTARY PUBLIC

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

John D Wolford
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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

Otto E. Bond
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 28th DAY OF September A.D. 1977

Fred T Smyth
SECRETARY

Kenneth Sheridan
PRESIDENT

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John D
Date 1-19-78

File 26-9

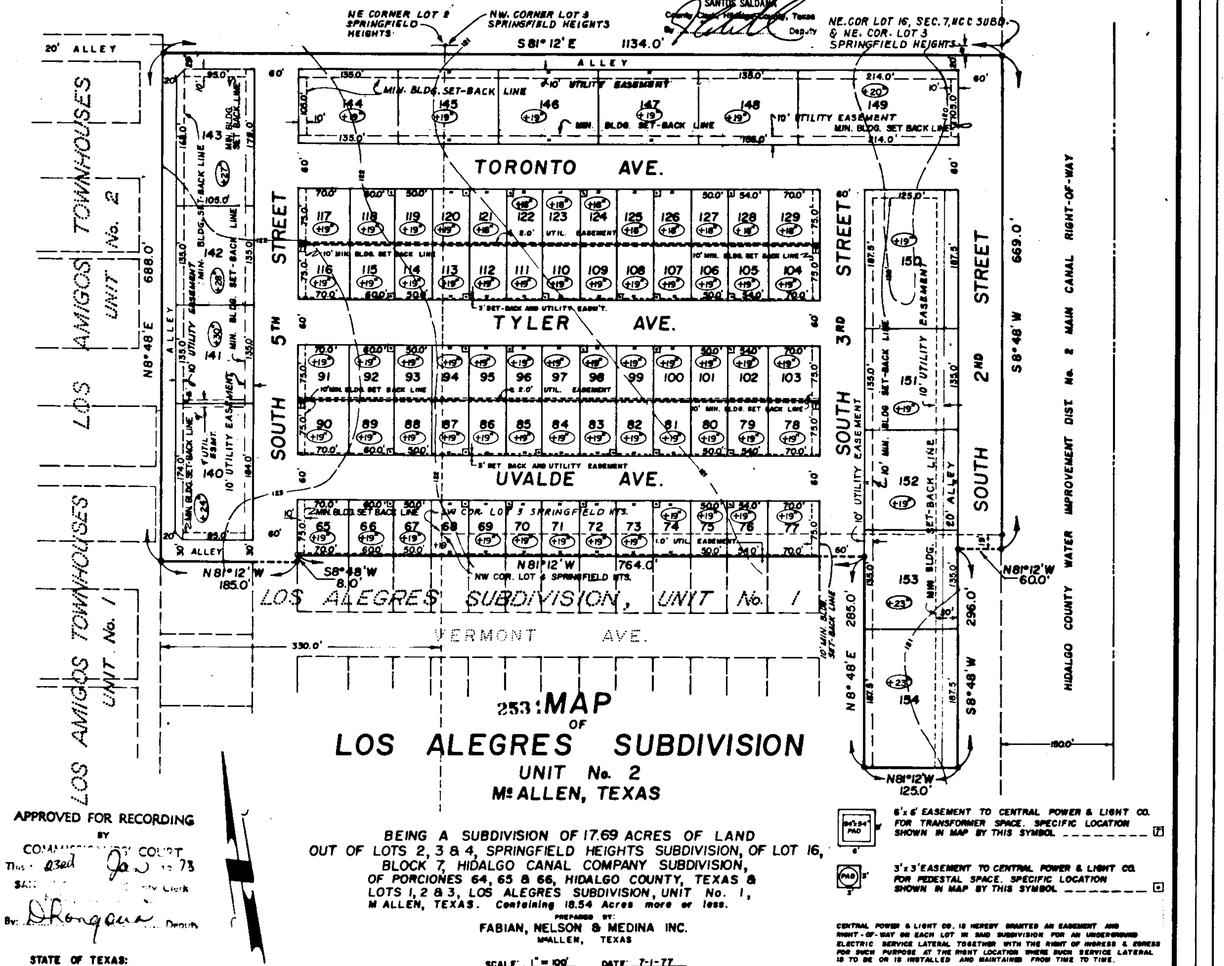
APPROVED FOR RECORDING
BY COMMISSIONERS COURT
This 23rd day of Jan 1978
SANTOS SALDANA, County Clerk
By: D Rongeau Deputy

File 8-73

VOL. 20 PAGE 65

NOTES:
1. UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4' WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALKS ARE REQUIRED ON ALL LOTS WITHIN THE SUBDIVISION AND ALONG WEST SIDE OF 2nd. STREET.
2. LOTS 140 THROUGH 164 ARE TO BE RESTRICTED TO HAVE REAR ENTRY GARAGES ONLY.

FILED FOR RECORD THIS DATE
At 2:06 o'clock P M.
JAN 23 1978
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____ Deputy



MAP OF LOS ALEGRES SUBDIVISION UNIT No. 2 McALLEN, TEXAS

BEING A SUBDIVISION OF 17.69 ACRES OF LAND OUT OF LOTS 2, 3 & 4, SPRINGFIELD HEIGHTS SUBDIVISION, OF LOT 16, BLOCK 7, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS & LOTS 1, 2 & 3, LOS ALEGRES SUBDIVISION, UNIT No. 1, McALLEN, TEXAS. Containing 18.54 Acres more or less.

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 7-1-77

6'x6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL _____

3'x3' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL _____

CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS & EGRESS FOR SAID PURPOSE AT THE POST LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

STATE OF TEXAS:
COUNTY OF HIDALGO:

THAT LOS ALEGRES DEVELOP. CORP. OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LOS ALEGRES SUBDIVISION, UNIT No. 2," 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOS ALEGROS DEVELOPMENT, CORP.
BY: James W. Southwell
JAMES W. SOUTHWELL, President

Shirley A. Southwell
SHIRLEY A. SOUTHWELL, Secretary

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAME MENTIONED OWNERS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 23 DAY OF September, 1977

Sandra Boyd
NOTARY PUBLIC

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

John D Wolford
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

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

Otto E. Bond
MAYOR, CITY OF McALLEN

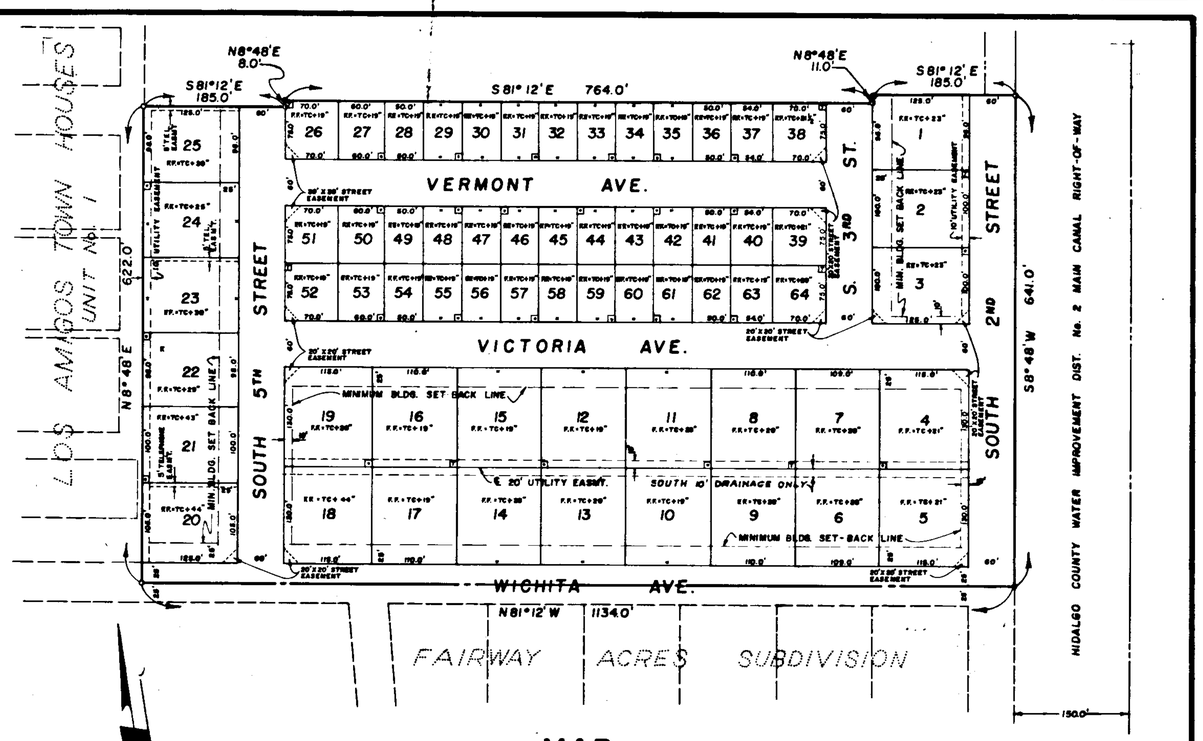
THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 27th DAY OF July A.D. 1977

Fred T Smyth
SECRETARY

Mike Stone
PRESIDENT

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John D
Date 1-19-78

File 8-73



MAP OF LOS ALEGRES SUBDIVISION

UNIT No. 1

McALLEN, TEXAS

BEING A SUBDIVISION OF 16.38 ACRES OF LAND OUT OF LOTS 2 AND 4, SPRINGFIELD HEIGHTS SUBDIVISION, OF LOT 16, BLOCK 7, HIDALGO CANAL COMPANY SUBDIVISION, OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS

14338

Recorded in Book 19 Page 118 of the map records of Hidalgo County, Texas
Charles L. Melden
County Surveyor

NOTES:

1- UNLESS SHOWN OTHERWISE ALL SIDEWALKS ARE 4.0 FT. WIDE AND LOCATED WITH INNER EDGE OF WALK ON PROPERTY LINE. SIDEWALK ON WEST SIDE OF 2nd. STREET.

2- MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN FOR EACH LOT

3- SIDEYARD SET-BACK SHALL BE 6 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.

4- 6'x6' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR TRANSFORMER SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

3'x3' EASEMENT TO CENTRAL POWER & LIGHT CO. FOR PEDESTAL SPACE. SPECIFIC LOCATION SHOWN IN MAP BY THIS SYMBOL

NOTE: CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 24th day of May 1976
SANTOS SALDANA County Clerk, Hidalgo County, Texas
By Dalia Longoria

FILED FOR RECORD THIS DATE
At 9:20 o'clock A M.
MAY 24 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By Dalia Longoria

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 100' DATE: 3-31-76

STATE OF TEXAS:
COUNTY OF HIDALGO:

THAT LOS ALEGRES DEVELOP. CORP. OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LOS ALEGRES SUBDIVISION, UNIT NO. 1", 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOS ALEGRES DEVELOPMENT, CORP.
BY: James W. Southwell
JAMES W. SOUTHWELL, President

Shirley J. Southwell
SHIRLEY J. SOUTHWELL, Secretary

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAME MENTIONED OWNERS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF April, 1976

Beatrice Garza
NOTARY PUBLIC

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

John W. Ward
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR # 690 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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

Jack Hoberik
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 28th DAY OF April A.D. 1976

Ernest Wiseman
PRESIDENT

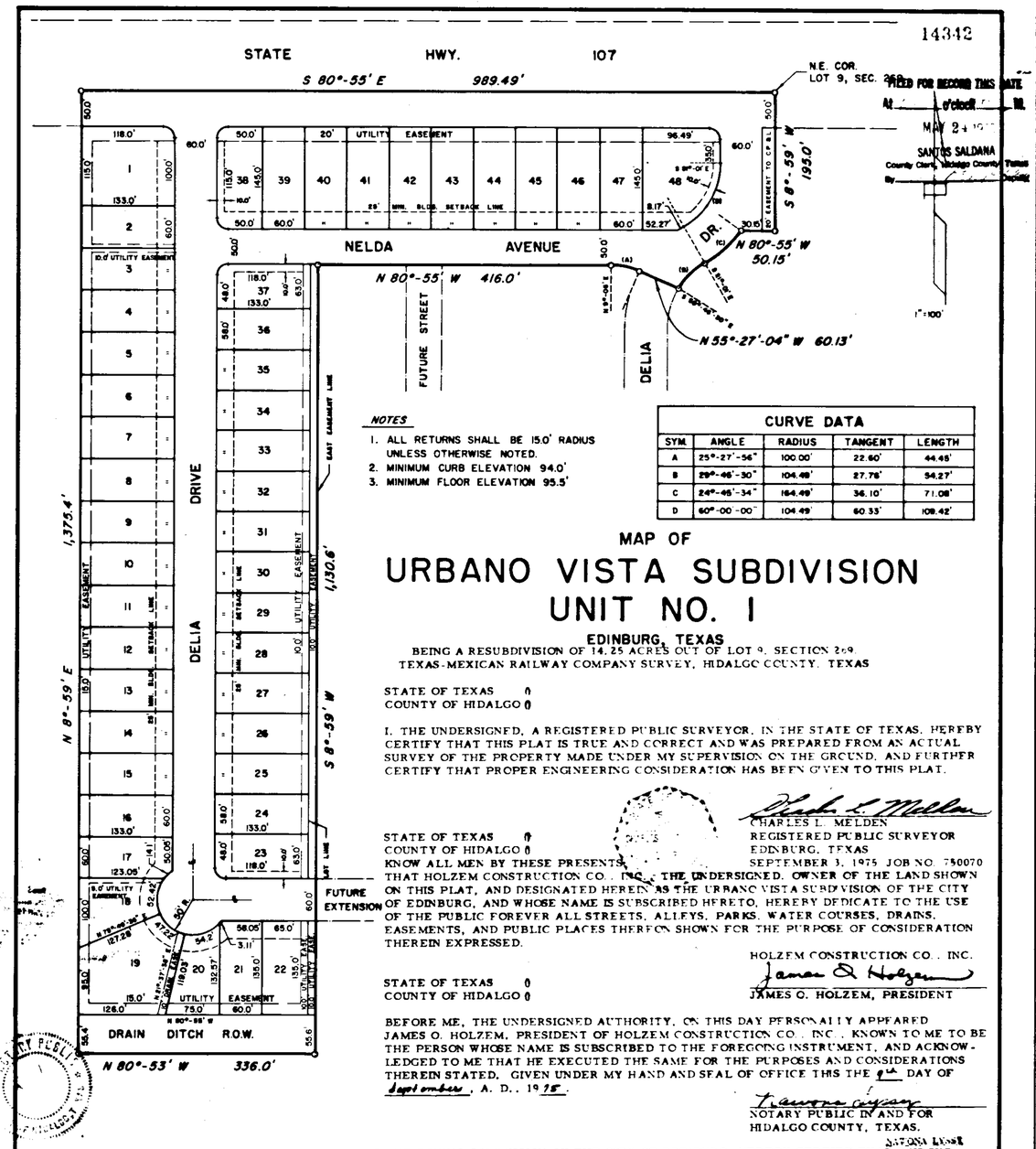
Walter Jarrell
SECRETARY

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John Sim
Date 5-20-76

FILE B-23

14342

FILED FOR RECORD THIS DATE
At ___ o'clock ___ M.
MAY 24 1976
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By ___



NOTES

1. ALL RETURNS SHALL BE 15.0' RADIUS UNLESS OTHERWISE NOTED.
2. MINIMUM CURB ELEVATION 94.0'
3. MINIMUM FLOOR ELEVATION 95.5'

CURVE DATA

SYM.	ANGLE	RADIUS	TANGENT	LENGTH
A	25°-27'-56"	100.00'	22.60'	44.48'
B	29°-46'-30"	104.49'	27.76'	54.27'
C	249°-45'-34"	164.49'	36.10'	71.08'
D	60°-00'-00"	104.49'	60.33'	109.42'

MAP OF

URBANO VISTA SUBDIVISION UNIT NO. 1

EDINBURG, TEXAS

BEING A RESUBDIVISION OF 14.25 ACRES OUT OF LOT 9, SECTION 269 TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF HIDALGO)

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS
SEPTEMBER 3, 1975 JOB NO. 750070

STATE OF TEXAS)
COUNTY OF HIDALGO)

KNOW ALL MEN BY THESE PRESENTS, THAT HOLZEM CONSTRUCTION CO., INC., THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE URBANO VISTA SUBDIVISION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

HOLZEM CONSTRUCTION CO., INC.
James O. Holzem
JAMES O. HOLZEM, PRESIDENT

STATE OF TEXAS)
COUNTY OF HIDALGO)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES O. HOLZEM, PRESIDENT OF HOLZEM CONSTRUCTION CO., INC., 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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF September, A. D., 1975.

Frances Lopez
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS.
SANTOS LOPEZ

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

DATE Sept. 15, 1975
Manuel Canales
CHAIRMAN, PLANNING COMMISSION

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, ON THIS THE ___ DAY OF ___, A.D., 19__

ATTEST:
CITY SECRETARY

RONALD CASE, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 ON THIS THE 4th DAY OF May A. D., 1976.

ATTEST:
SECRETARY

Victor Guerrero
PRESIDENT

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This the 24th day of May 1976
SANTOS SALDANA County Clerk, Hidalgo County, Texas
By Dalia Longoria

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By John Sim
Date 5-20-76

Planning Department

Memo

TO: Planning and Zoning Commission

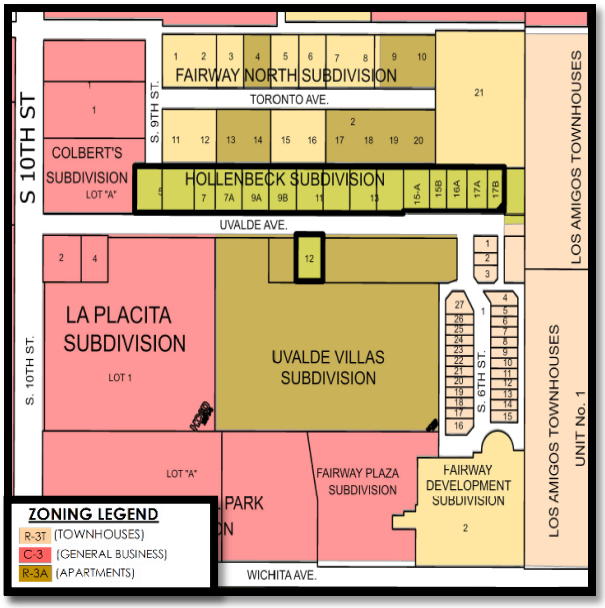
FROM: Planning Staff

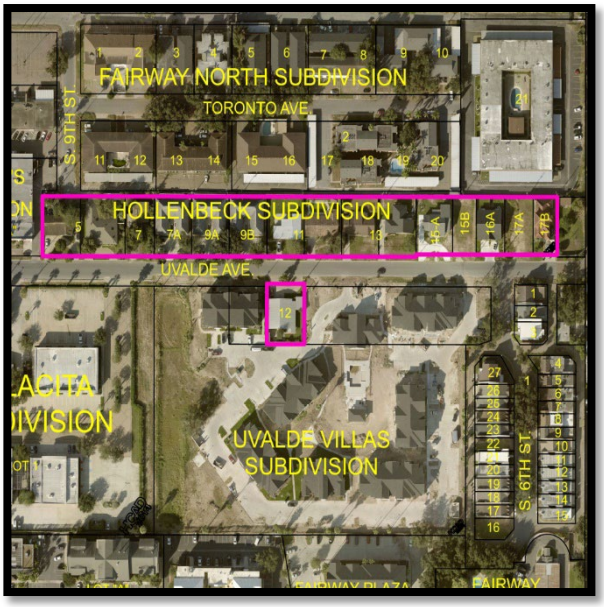
DATE: Octuber 7, 2025

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

CASE REZ2025-0213
HOLLENBECK LOTS 7A, 9A-9B, 15A-15B, 16A, 17A-17B,
600-908 UVALDE AVENUE
600-908 UVALDE AVENUE (PID ID: 194177, 194178, 194187, 194188, 194190, 194191, 194192)

LOCATION: The subject properties are located on the east of South 10th Street north of Uvalde Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned R-3A (Multi-family Residential-OC) District to the north and south, R-3C (Multi-family Residential Condominium-OC) to the north, R-3T (Multifamily Residential Townhouse-OC) Distric to the southeast, and C-3 (General Buisness-OC) District to the southwest.

LAND USE: The subject properties contains multi-family residences.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities use.Sigle-family and multi-family residences make up the majority of this land use category.

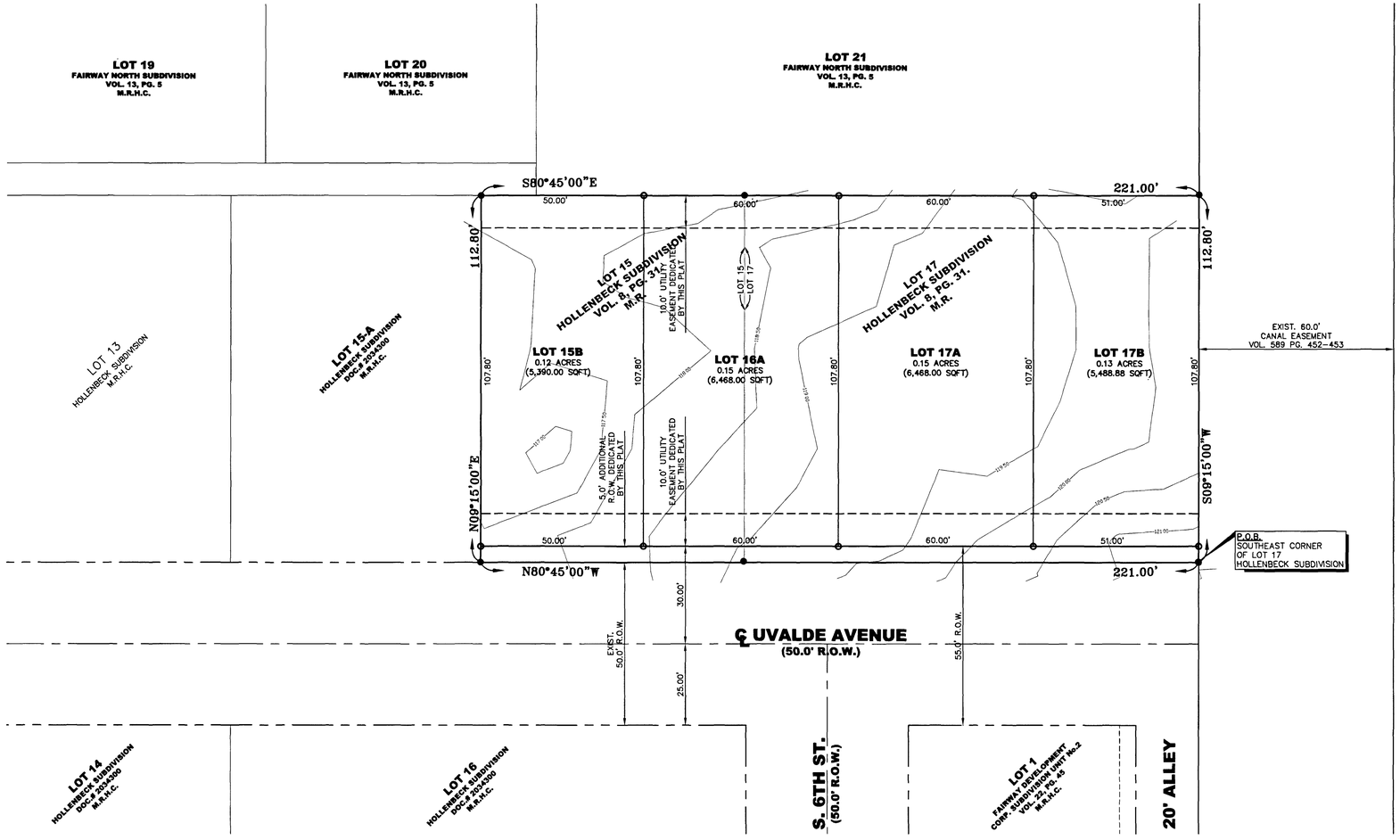
DEVELOPMENT TRENDS: The development trend in this area is multi-family residences.

ANALYSIS: The proposed R-2 (Medium-Density Residentil-UDC) District is an equivalent zoning district to the current R-2(Duplex-Fourplex Residential-OC) District zoning designation. It also follows the development trend in this area.

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

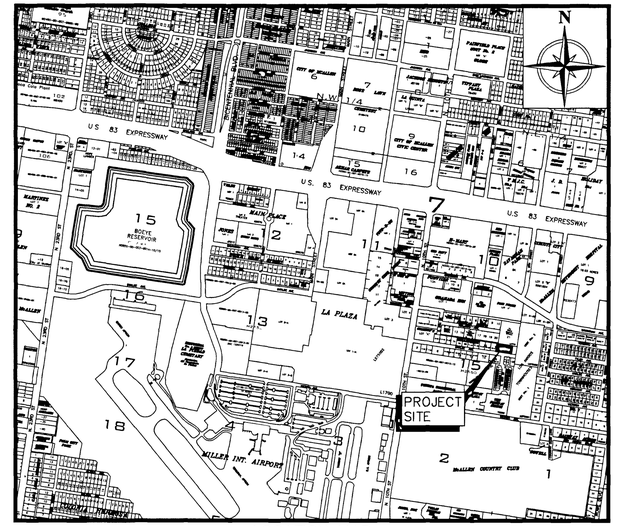
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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



N

SCALE: 1"=20'



LOCATION MAP
SCALE: 1"=1000'

HOLLENBECK SUBDIVISION
LOTS 15B, 16A, 17A & 17B

BEING A 4-LOT RESUBDIVISION CONTAINING 0.572 ACRES (24,928.80 SQ.FT.), BEING THE EAST 81-FEET OF LOT 15 AND ALL OF LOT 17, HOLLENBECK SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO ANGELICA TAMEZ IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2354124 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND		
●	–	FND. 1/2" IRON ROD
o	–	SET 1/2" IRON ROD W/ CAP STAMPED "SAMES"
R.O.W.	–	RIGHT OF WAY
FND.	–	FOUND
P.O.C.	–	POINT OF COMMENCEMENT
P.O.B.	–	POINT OF BEGINNING

METES AND BOUNDS

BEING A 4-LOT RESUBDIVISION CONTAINING 0.572 ACRES (24,928.80 SQ.FT.), BEING THE EAST 81-FEET OF LOT 15 AND ALL OF LOT 17, HOLLENBECK SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS. CONVEYED TO ANGELICA TAMEZ, IN A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2354124, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17 HOLLENBECK SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE; NORTH 80°45'00" EAST, A DISTANCE OF 221.00 FEET TO A FOUND 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF UVALDE AVENUE.

THENCE; NORTH 09°15'00" EAST, AT A DISTANCE OF 112.80' FEET TO A FOUND 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE; SOUTH 80°45'00" EAST, A DISTANCE OF 221.00 FEET TO A FOUND 1/2-INCH IRON FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 09°15'00" WEST, AT A DISTANCE OF 112.80 FEET TO A FOUND 1/2-INCH FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING CONTAINING 0.572 ACRES (24,928.80 SQ.FT.) OF LAND MORE OR LESS.

GENERAL NOTES:

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.
2. SETBACK AS FOLLOWS:
   FRONT..... 25 FEET
   REAR..... AS PER ZONING ORDINANCE, OR EASEMENTS, WHICHEVER IS GREATER
   SIDES..... AS PER ZONING ORDINANCE, OR EASEMENTS, WHICHEVER IS GREATER
   GARAGE..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
3. FLOOD INSURANCE RATING:
   INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0010 C, REVISED NOVEMBER 2, 1982
   ZONE: B
   AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERGAE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BE LEVEES FROM THE BASE FLOOD.
4. BENCHMARK: CITY OF McALLEN BENCHMARK: MC83
   30" ALUMINUM PIPE WITH A 3-¼" BRASS MONUMENT CAP STAMPED MC83, LOCATED AT THE EAST BOUND OF EXPRESSWAY 83 OVERPASS ON 2nd STREET
   N:1659302.3423S
   E:1074754.70420
   Z:134.54
5. AN ENGINEERING DRAINAGE DETENTION PLAN MUST BE APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS. DRAINAGE
   DRAINAGE DETENTION REQUIREMENTS FOR THIS PLAT ARE 0.07 AC-FT:
   (LOT 15B-0.0152 AC-FT, LOT 16A-0.0191 AC-FT
   LOT 17A-0.0191 AC-FT, LOT 17B-0.0165 AC-FT)
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
7. 4FT. WIDE MINIMUM SIDEWALK REQUIRED ON UVALDE AVENUE
8. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
10. THE PARKLAND DEDICATION FEE OF $700.00 BASED ON ONE SINGLE FAMILY DWELLING WAS PAID FOR LOT 17B PRIOR TO PLAT RECORDING. IF ADDITIONAL UNITS ARE PROPOSED TO BE BUILT, ADDITIONAL PARKLAND DEDICATION FEES OF $700 FOR EACH ADDITIONAL DWELLING UNIT WILL BE DUE PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT 17B. FOR THE REMAINING LOTS: 15B, 16A, & 17A, A PARKLAND DEDICATION FEE OF $700 PER DWELLING UNIT IS TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE PENDING THE NUMBER OF DWELLING UNITS.

SURVEY NOTES:

1. BASIS OF BEARING: SOUTH LINE LOT 17, HOLLENBECH SUBDIVISION, AS PER MAP RECORDED IN VOLUME 8, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISH UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

STATE OF TEXAS
COUNTY OF HIDALGO

I, ANGELICA ALICIA TAMEZ, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HOLLENBECK SUBDIVISION LOTS 15B, 16A, 17A & 17B TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: ANGELICA ALICIA TAMEZ
ADDRESS: 200 E. YUMA AVE. APT. 23
McALLEN, TEXAS 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANGELICA TAMEZ, 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 PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF Oct. 2014

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

IRMA S GARCIA
My Commission Expires
February 23, 2016

STATE OF TEXAS
COUNTY OF HIDALGO

I, ANGELICA A. TAMEZ, DIGITAL CONCEPTS ADVERTISING, LLC, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HOLLENBECK SUBDIVISION LOTS 15B, 16A, 17A & 17B TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: ANGELICA A. TAMEZ, DIGITAL CONCEPTS ADVERTISING, LLC., MANAGING MEMBER
ADDRESS: 200 E. YUMA AVE. APT. 23
McALLEN, TEXAS 78504
HIDALGO COUNTY, TEXAS

NO.	SHEET	REVISION	DATE	APPROVED

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.

MAYOR — DATE 10/31/14

CITY CLERK — DATE 10/31/14

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: 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.

CHAIRPERSON, PLANNING AND ZONING COMMISSION — DATE 10/31/2014

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

BY: Godfrey Garcia Jr/gg — DATE 10/31/14

Filed For Record In Hidalgo County
Arturo Guajardo, Jr. Hidalgo County Clerk
On: 11/10/14 At: 11:45 am/pm
Instrument Number 2366630
of the Map Records of Hidalgo County, Texas
By: Elsa Cash Jr. Deputy Clerk

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ANGELICA TAMEZ	200 E. YUMA AVE. APT. 23	McALLEN, TEXAS 78504	(956) 321-9227	
ENGINEER:	SAMUEL D. MALDONADO, PE	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. CAGE BLVD.	PHARR, TEXAS 78577	(956) 702-8880	(956) 702-8883

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SAMUEL D. MALDONADO
RPLS – No. 6027
PE – No. 91889

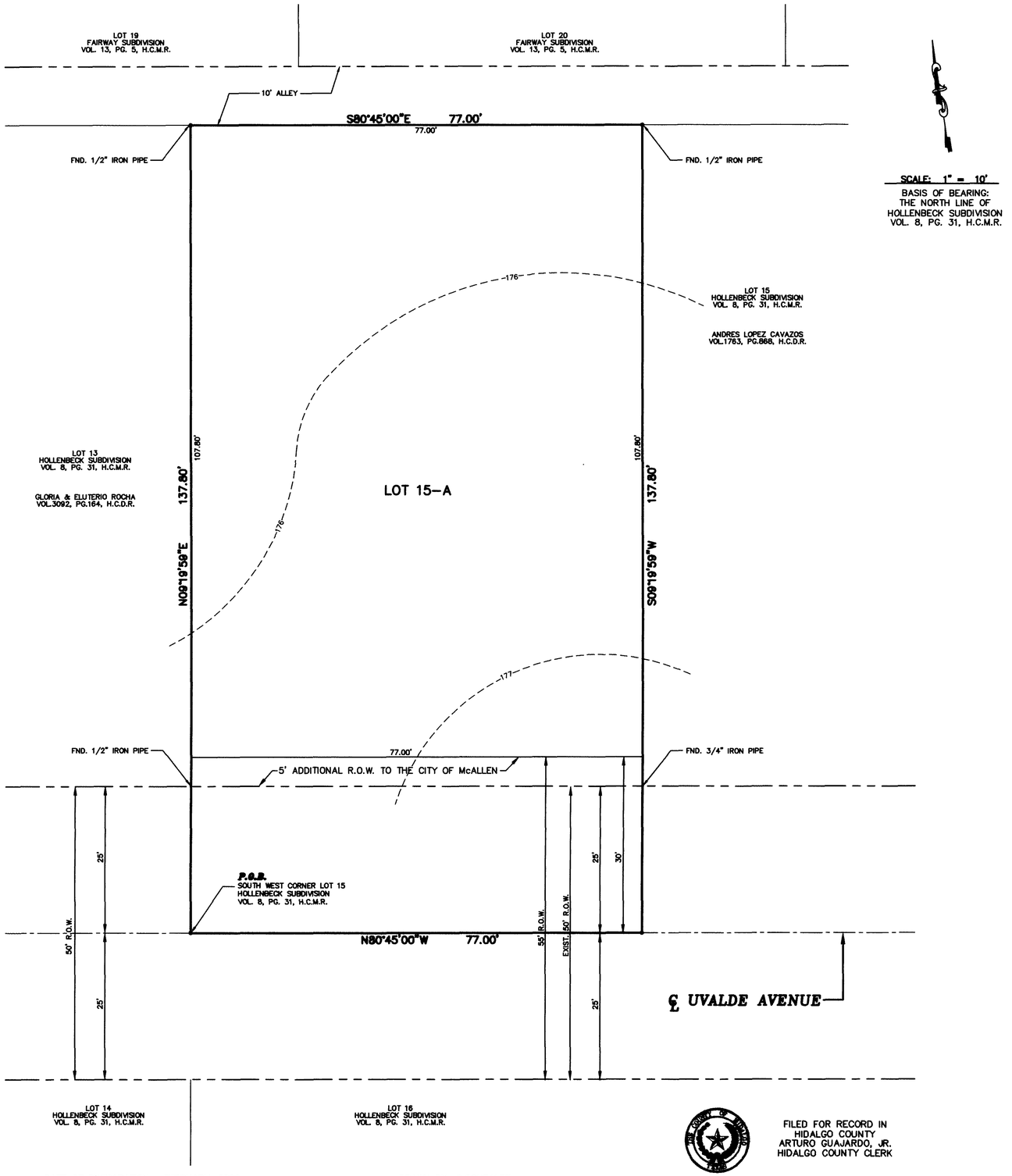
10/27/2014
DATE

STATE OF TEXAS · REGISTERED · SAMUEL D. MALDONADO · 6027 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · SAMUEL D. MALDONADO · 91889 · LICENSED · PROFESSIONAL ENGINEER

DATE OF PREPARATION: OCTOBER 27, 2014

SAMES
SAM Engineering & Surveying, Inc.
200 S. CAGE BLVD. TEL. (956) 702-8880
PHARR, TEXAS 78577 FAX: (956) 702-8883
REGISTRATION # F-10602



SCALE: 1" = 10'

BASIS OF BEARING:
THE NORTH LINE OF
HOLLENBECK SUBDIVISION
VOL. 8, PG. 31, H.C.M.R.

DATE OF PREPARATION: FEBRUARY, 2008 DRAWN BY: P.GONZALEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com

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

ON: 9/14/09 AT 11:58 AM/PM
INSTRUMENT NUMBER 2034300
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: Imelda _____ DEPUTY

GENERAL NOTES

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
   - FRONT ..... 20 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
   - REAR ..... IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   - SIDE ..... IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   - GARAGE ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480343 0010 C; REVISED NOVEMBER 02, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF 0.02 ACRE FEET OR 872 CUBIC FEET FOR THIS SUBDIVISION.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
7. PROJECT BENCHMARK: ELEVATION = 114.91; TOP OF GRATE INLET LOCATED APPROXIMATELY 52 FEET WEST OF THE SOUTHWEST CORNER OF THIS SUBDIVISION. CITY OF McALLEN BENCH MARK NUMBER MC–88 (ELEVATION 95.16) LOCATED ON THE BACK PARKING LOT OF CASCADE POOL, WHICH IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF 10TH STREET AND BALES STREET. THE MONUMENT IS 457 FEET WEST FROM THE BACK OF CURB OF 10TH STREET AND 190 FEET SOUTH FROM THE CENTER LINE OF BALES STREET.
8. A 4' WIDE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF UVALDE AVENUE
9. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONES/USES.
10. A 8' MASONRY WALL REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL AND MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. THE PARKLAND DEDICATION FEE OF $700.00 BASED ON ONE SINGLE FAMILY DWELLING WAS PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING, THEN A PARK FEE OF $700.00 PER UNIT MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

METES & BOUNDS

A 0.24 ACRE TRACT OF LAND BEING THE WEST 77.00 FEET OF LOT 15, HOLLENBECK SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 31 OF THE MAP RECORDS OF SAID COUNTY; SAID 0.24 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

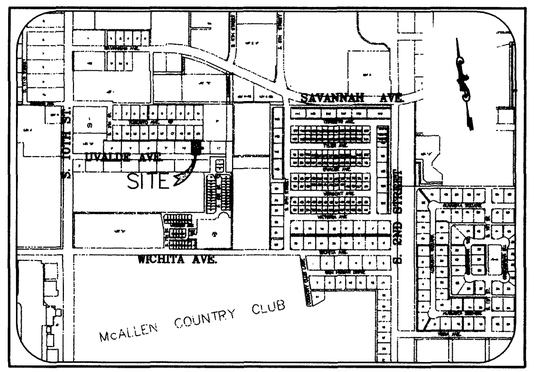
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT, NORTH 09°19'59" EAST 09'–15', AT 25.00 FEET FOUND A ONE–HALF (½) INCH DIAMETER IRON PIPE AT THE NORTH RIGHT OF WAY OF UVALDE AVENUE, AT 137.80 FEET IN ALL TO A ONE–HALF (½) INCH DIAMETER IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT, 80°45'00" 77.00 FEET TO A ONE–HALF (½) INCH DIAMETER IRON PIPE FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE PARALLEL WITH THE WEST LINE OF SAID LOT, THE WEST LINE OF ANDRES LOPEZ CAVAZOS' TRACT DESCRIBED IN VOLUME 1763 PAGE 868 DEED RECORDS, 09°19'59" (MAP: 09°15' WEST), AT 112.80 FEET FOUND A THREE–QUARTER (3/4) INCH DIAMETER IRON PIPE AT THE NORTH RIGHT OF WAY OF SAID AVENUE, AT 137.80 FEET IN ALL TO THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT, THE CENTERLINE OF UVALDE AVENUE, 80°45'00" 77.00 FEET TO THE PLACE OF BEGINNING, CONTAINING TWENTY–FOUR HUNDREDTHS (0.24) ACRE, MORE OR LESS.



LOCATION MAP
N.T.S.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No.3 ON THIS THE 15TH DAY OF August 2008.

PRESIDENT SECRETARY

SUBDIVISION PLAT OF
LOT 15–A HOLLENBECK SUBDIVISION

A 0.24 ACRE TRACT OF LAND BEING THE WEST 77.00 FEET OF LOT 15, HOLLENBECK SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 31 OF THE MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 15–A HOLLENBECK SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

A. Kernz Co

ADRIANA H. KERNZ CANALES
812 TORONTO AVE. APT. 10
McALLEN TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, ADRIANA H. KERNZ CANALES, KNOWN TO ME TO BE THE INDIVIDUAL WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 18 DAY OF August, 2009 A.D.

CLAUDIA N. YBARRA
My Commission Expires
March 26, 2012

Claudia N. Ybarra
NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: 3-23-2012

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

MAYOR, CITY OF MCALLEN Aug 31, 2009 DATE

THIS SUBDIVISION PLAT OF LOT 15–A HOLLENBECK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 1st DAY OF September, 2009 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

8/15/08

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO PEÑA III A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

8-29-06

PABLO PEÑA III
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242
1001 WHITEWING P.O. BOX 4320
McALLEN, TEXAS 78502
(956) 682–8812 DATE SURVEYED: 08–29–06

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: 09/04/2009

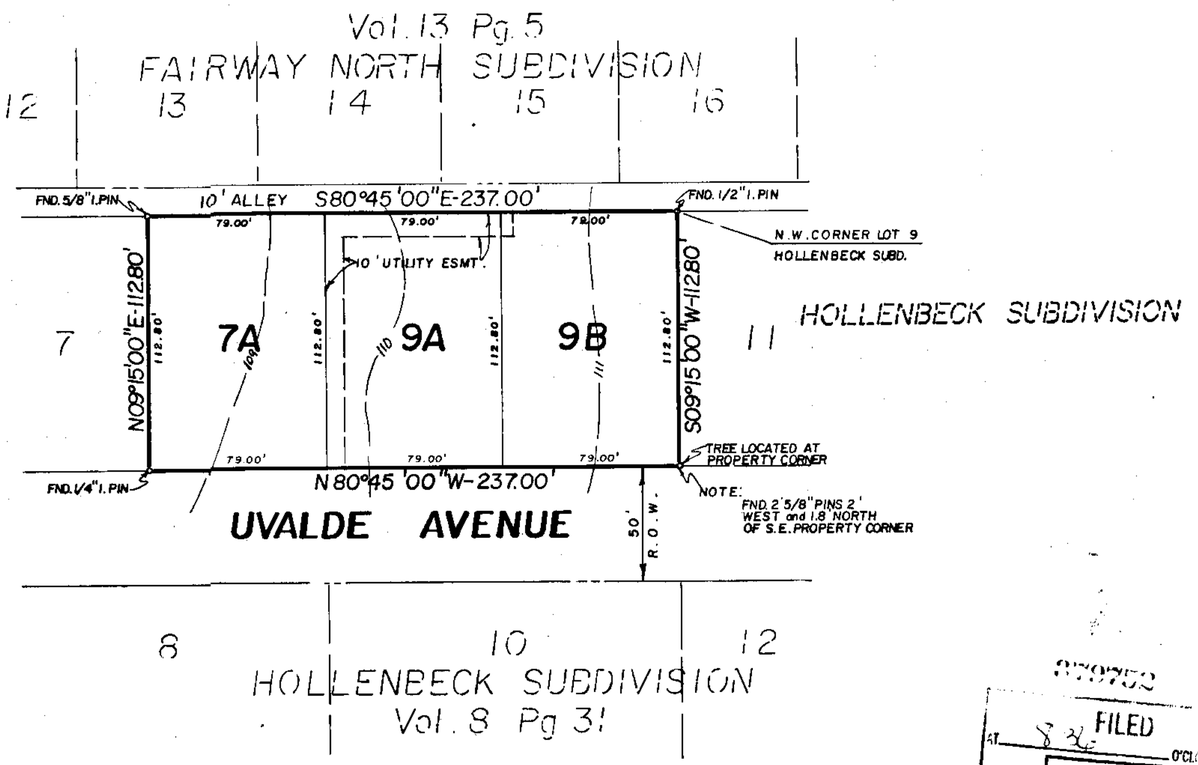
080202

SUBDIVISION PLAT OF

LOTS 7A, 9A, and 9B HOLLENBECK SUBDIVISION

A 0.614 ACRE TRACT OF LAND BEING THE EAST ONE HALF OF LOT 7 AND ALL OF LOT 9, HOLLENBECK SUBDIVISION AS RECORDED IN VOLUME 8 PAGE 31 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE 1"=50'



METES AND BOUNDS DESCIPTION

A 0.614 ACRE TRACT OF LAND BEING THE EAST ONE HALF OF LOT 7 AND ALL OF LOT 9, HOLLENBECK SUBDIVISION AS RECORDED IN VOLUME 8 PAGE 31 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9 HOLLENBECK SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 09 15'00" W A DISTANCE OF 112.80 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF UVALDE AVENUE;

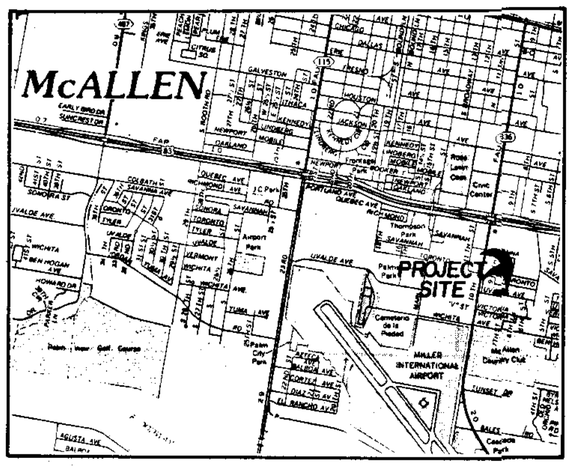
THENCE N 80 45'00" ALONG THE SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 237.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09 15'00" E A DISTANCE OF 112.80 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 80 45'00" E A DISTANCE F 237.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.614 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480343 0005C REVISED NOVEMBER 2, 1982.
2. A 4' SIDEWALK IS REQUIRED ALONG UVALDE AVENUE.
3. 6' BUFFER REQUIRED FROM ADJACENT SINGLE FAMALY OR COMMERCIAL USES. BUFFER TO BE ERECTED PRIOR TO CONSTRUCTION OF THE BUILDING.
4. SETBACKS TO BE AS FOLLOWS:
   FRONT: 20' OR IN LINE WITH EXISTING STRUCTURES, WHICH EVER IS GREATER.
   REAR : 10'
   SIDE: AS PER ZONING ORDINANCE, OR EASEMENTS, WHICHEVER IS GREATER.
5. MINIMUN FLOOR ELEVATION SHALL BE TOP OF CURB + 18".



LOCATION MAP

DATE OF PREPERATION : DEC. 22, 1993

L.L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
3827 N. 10TH ST. McAllen, Texas SUITE 101

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOTS 7A, 9A and 9B HOLLENBECK SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER
EDUARDO ZEGAIB
804 TORONTO AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDUARDO ZEGAIB
KNOWN TO ME TO BE THE PERSONS(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 11 DAY OF _____ A.D. _____

S. GONZALEZ
NOTARY PUBLIC, TEXAS
EXPIRATION DATE:

870703
FILED
AT 8:32 O'CLOCK
APR 12 1994
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS
BY

RECORDING

COMMISSIONERS' COURT
11th day of April, 1994
By

Recorded in Volume 29 Page 39B
of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 3

ON THIS THE 4TH DAY OF February A.D. 1994

PRESIDENT _____ SECRETARY _____

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

MAYOR, CITY OF McALLEN

THIS SUBDIVISION PLAT OF LOTS 7A, 9A and 9B HOLLENBECK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF Feb A.D. 1994

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 34928
REGISTERED PROFESSIONAL LAND SURVEYOR # 2448

CHECKED FOR DRAINAGE
BY: 3/5/94

VOL. 29 PG 39B

Planning Department

Memo

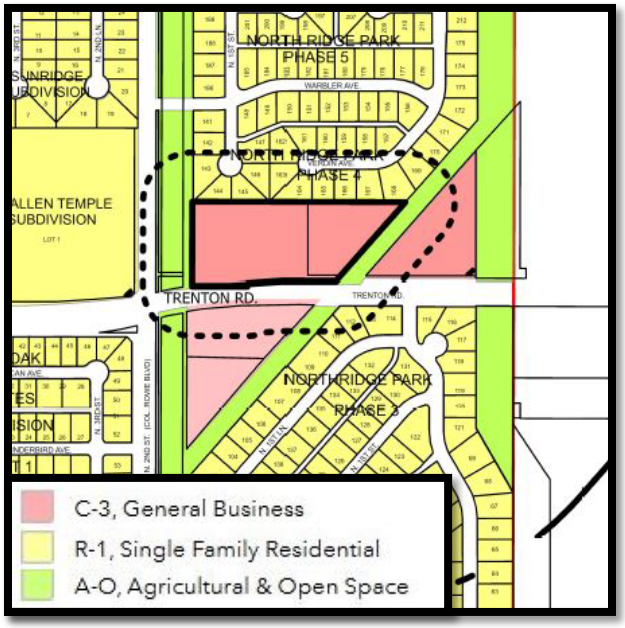
TO: Planning and Zoning Commission

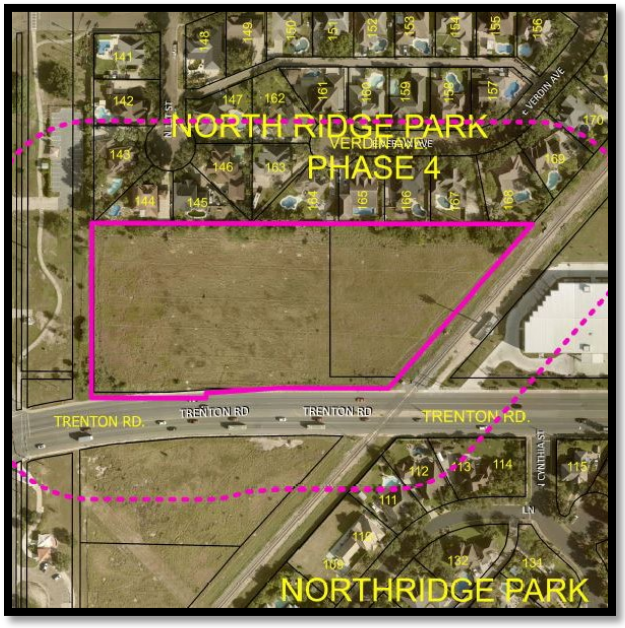
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 5:404 Acres out of lot 4, Block 3 Steele and Pershing Subdivision, Hidalgo County, Texas; 120 Trenton Road (REZ2025-0178)**

LOCATION: The subject property is located along the North side of Trenton Road, east of North 2nd Street and it currently zoned C-3 (General Business-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed plaza. The property is currently vacant.

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

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

DEVELOPMENT TRENDS: The development trend of this area is primarily single family and vacant land.

HISTORY: This is the initial application for a rezoning at this location.

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

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

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

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

September 11, 2024

METES AND BOUNDS DESCRIPTION
5.404 ACRES OUT OF LOT 4, BLOCK 3
STEELE AND PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 5.404 acres situated in the County of Hidalgo, Texas, being out of Lot 4, Block 3, Steele and Pershing Subdivision, according to the plat thereof recorded in Volume 8, Pages 114-115, Hidalgo County Deed Records, said 5.404 acres is out of a certain tract conveyed to Joe V. Corso, Jr., Tony J. Corso, and Anna L. Corso, by virtue of a Warranty Deed recorded under Document Number 2862249, Hidalgo County Official Records, said 5.404 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Southwest corner of said Lot 4, Block 3, on the existing North right-of-way line of Trenton Road, for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 08° 38' 18" E, along the West line of said Lot 4, Block 3, a distance of 340.00 feet to a No. 4 rebar set at the Southwest corner of Northridge Park Phase No. 4, according to the plat recorded in Volume 29, Page 134, Hidalgo County Map Records, from which a No. 4 rebar found bears N 74° 37' 37" W, a distance of 1.62 feet, for Northwest corner of this tract;

2. THENCE, S 81° 21' 42" E, along the South line of said Northridge Park Phase No. 4, a distance of 859.87 feet to a No. 4 rebar set on the existing West 80-foot right-of-way line dedicated to Southern Union Pacific Railroad, for the Northwest corner of this tract;

3. THENCE, S 49° 54' 11" W, along said West 80-foot right-of-way line dedicated to Southern Union Pacific Railroad, at a distance of 0.80 feet pass a No. 4 rebar found in line, continuing a total distance of 425.72 feet to a No. 4 rebar set on the existing North right-of-way line of Trenton Road, from which a No. 5 rebar found bears N 76° 01' 25" W a distance of 1.25 feet, and from which a No. 4 rebar found at the Southwest corner of Premier Storage Subdivision according to the plat thereof recorded in Instrument Number 3343225, Hidalgo County Map Records, bears S 81° 21' 42" E a distance of 106.43 feet, for the Southeast corner of this tract;

4. THENCE, N 81° 21' 42" W, along an existing North right-of-way line of Trenton Road, a distance of 215.61 feet to a No. 4 rebar set for an inside corner of this tract;

5. THENCE, N 85° 28' 11" W along an existing North right-of-way line of Trenton Road, a distance of 139.59 feet to a No. 4 rebar set for an inside corner of this tract;

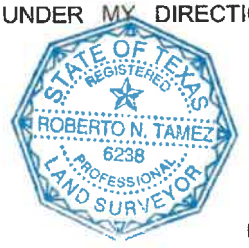
6. THENCE, S 08° 38' 18" W, a distance of 10.00 feet to a No. 4 rebar set on the South line of said Lot 4, Block 3, for an outside corner of this tract;

7. THENCE, N 81° 21' 42" W along the South line of said Lot 4, Block 3, and along an existing North right-of-way line of Trenton Road, a distance of 224.25 feet to the POINT OF BEGINNING and containing 5.404 acres gross, of which 0.034 of one acre lies within the existing right-of-way of Trenton Road, leaving a net of 5.370 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 4/9/2024 UNDER MY DIRECTION AND SUPERVISION.

09/12/2024

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE:



Z:\Surveys\2024\24447\Metes & Bounds\5.404 ACRES METES AND BOUNDS.docx

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0178
CITY OF MCALLEN PLANNING DEPT.
| 956-681-1250 |
WWW.MCALLEN.NET

Planning Department

Memo

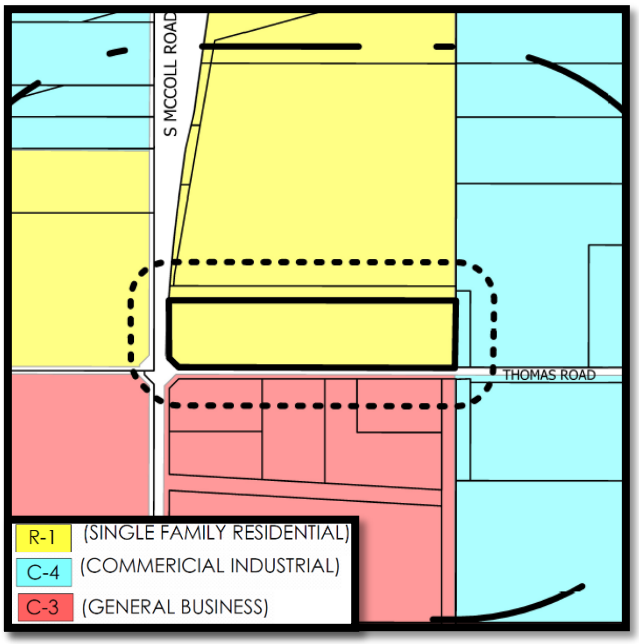
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO I-1 (LIGHT INDUSTRIAL-UDC) DISTRICT: 12.815 ACRE TRACT OF LAND OUT OF THE SOUTH 12.815 ACRES OF LOT 6 BLOCK 21, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 7701 SOUTH MCCOLL ROAD. (REZ2025-0197)**

LOCATION: The vacant tract is located at the northeast corner of South McColl Road and Thomas Road. The subject property is zoned R-1 (Single Family Residential-OC) District.



PROPOSAL: The applicant is proposing to rezone the property to I-1 (Light Industrial-UDC) District in order to construct a warehouse development.

ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential-OC) District to the north and west, C-4 (Commercial Industrial-OC) District to the east, and C-3 (General Business-OC) District to the south.

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

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

DEVELOPMENT TRENDS: The development trend for this area along Thomas Road is industrial along the north side. There is vacant land surrounding the subject property.

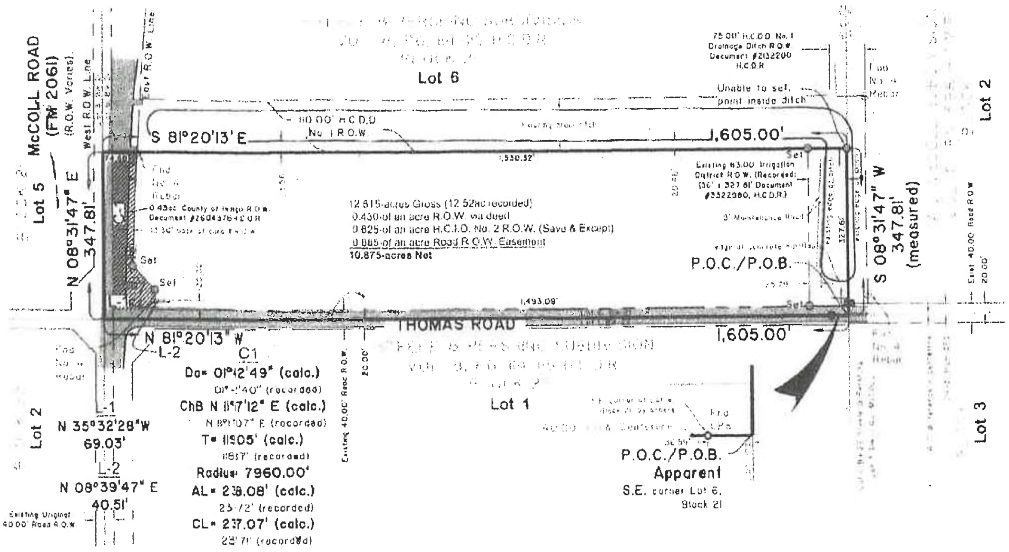
HISTORY: The initial zoning designation for this property was R-1 (Single-family Residential-OC) District with no rezoning since then according to our records. The application for the current rezoning request was submitted on September 2, 2025.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Warehouse developments are encouraged by the Land use Plan. Furthermore, this type of development is encouraged especially when an industrial trend has been established in this area.

Subdivision and site plan review will be required prior to building permit issuance.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to I-1 (Light Industrial-UDC) District.



Scale 1" = 200'

Legend

H.C.M.R.	Hidalgo County Map Records
H.C.I.D.	Hidalgo County Irrigation District
H.C.D.R.	Hidalgo County Deed Records
R.O.W.	Right-of-Way
Fnd No.4	Found 1/2" iron rebar
Set No.4	Set 1/2" iron rebar
S.E.	Southeast
P.O.B.	Point of Beginning
(calc.)	Calculated
Da	Delta Angle
ChB	Chord Bearing
T	Tangent
AL	Arc Length
CL	Chord Length
	Cotton Picker Spindle (CPS)
	Existing iron rod
	Existing light Pole
	Existing power pole
	Existing down guy
	Existing sign
	Existing Curb Inlet
	Existing Grate Inlet
	Asphalt pavement

General Notes:

1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per South McColl Road RCSJ No.09-02-28B, Exhibit "A", Field Notes for Parcel-6, Dated 04/23/2018, Revised 10/10/18, Sealed by Paola Soto Jr. R.P.L.S. No. 4941 (Right-of-way Sketch Showing Property of Wallace H. and Mary M. Graper).
3. Commitment of Title Insurance issued by Fidelity National Title Insurance Company
   Reference: Wallace H. Graper
   To: Universal Towing Inc.
   GF: No. 240067627
   Affect, see Schedule B, 10-a thru 10-k for additional easement and property matters
   a. Statutory rights, rules and regulations in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
   b. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
   c. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land
      NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.
   d. Easements and reservations as shown according to the map or plat thereof recorded in Volume 8, Page 115, Map Records, Hidalgo County, Texas
   e. Easements and reservations claimed by Hidalgo County Irrigation District No. 2 as described in instruments dated February 10, 1912, recorded in Volume 26, Page 234 and Volume 26, Page 237 Deed Records, Hidalgo County, Texas (Blanket)
4. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
5. Building, zoning, platting and/or regulatory laws and/or ordinances of any municipal and/or other governmental authority will apply.
6. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen
7. Surveyor's statement, The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original field steps. A survey of the original bolher tracts to correctly establish what discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out this property as per the found and set monuments shown hereon.
8. Flood Zone "B"- Areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
   Community FIRM Panel No. 480334 0500B
   Map Revised January 02, 1982

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 05/03/2016 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

SURVEY PLAT SHOWING

A 12.815-ACRE TRACT OF LAND,

(12.50-acres recorded)

OUT OF THE SOUTH 12.815-ACRES OF
LOT 6, BLOCK 21,
STEELE AND PERSHING SUBDIVISION,
VOLUME 8, PAGES 114-115, H.C.D.R.

(See Exhibit "A" for Metes and Bounds description)

Homero Luis Gutierrez

Homero Luis Gutierrez, RPLS No. 2791
Date: 07/15/2024

HOMERO L. GUTIERREZ
2600 San Diego
Mission, Texas 78572
(956) 369-0988

REV.: 06/27/2024	REV.: 07/15/2024
REV.: 05/09/2022	REV.: 07/09/2024
DATE: 05/23/2016	JOB No.: HL016-007

EXHIBIT B

SEP 0 2 2025

BY:_____

EXHIBIT "A "

METES AND BOUNDS
12.815-Acre Tract

A 12.815-Acre Tract (12.50 acres recorded) of land, more or less, being the South 12.815 acres (347.81 feet/calculated by 1,605.00 feet), out of Lot 6 (1,320.00 feet by 1,605.00 feet), Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Pages 114-115, recorded in the Hidalgo County Clerk's office Map Records, **SAVE AND EXCEPT** the East 83.00 feet (56-feet recorded via Document No. 3322950, Deed Records, Hidalgo County, Texas) out of the North 327.81 feet of said 12.815-Acre Tract, located on the Northeast corner of the intersection of Thomas Road and McColl Road, being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCEMENT** (P.O.C.) being at a point on the apparent existing original 40-foot right-of-way centerline of said Thomas Road, bearing S 81°20'13" E a distance of 36.89 feet from a cotton picker spindle (CPS) found on the said Thomas Road existing original 40-foot right-of-way centerline (apparently previously set by other for the Southeast corner of said Lot 6), said point being the apparent Southeast corner of said Lot 6 and of said 12.815-Acre Tract of land, and being the **POINT OF BEGINNING** of said 12.815-Acre Tract of land herein described;

THENCE, N 81°20'13" W, with the said Thomas Road existing original 40-foot right-of-way centerline, and the apparent South lot line of said Lot 6 and of said 12.815-Acre Tract, a distance of 1,605 feet to a point being at the intersection of the apparent existing original 40-foot right-of-way centerline of said McColl Road and said Thomas Road existing original 40-foot right-of-way centerline for the apparent Southwest corner of said Lot 6 and of said 12.815-Acre Tract of land herein described;

THENCE, N 08°31'47" E, with the said McColl Road existing original 40-foot right-of-way centerline, and the apparent West lot line of said Lot 6 and of said 12.815-Acre Tract, a distance of 347.81 feet to a point for the Northwest corner of said 12.815-Acre Tract of land herein described;

THENCE, S 81°20'13" E, parallel to said South lot line of said Lot 6 and of said 12.815-Acre Tract and with the apparent North lot line of said 12.815-Acre Tract, a distance of 20.00 feet past the apparent original East right-of-way line of said McColl Road, thence another 74.66 feet past a No. 4 Rebar found on the apparent existing East right-of-way line of said McColl Road, thence with the apparent South line of an existing Hidalgo County Drainage District No. 1 right-of-way easement and the North line of said 12.815-Acre Tract another distance of 1,447.32 feet past a No. 4 Rebar set with plastic cap stamped 2791 on the West line of an existing 83 (56 feet recorded)-foot Hidalgo County Irrigation District No. 2 Right-of-Way, continuing within the North lot line of said 12.815-Acre Tract for a total distance of 1,605.00 feet to a point in the existing drainage ditch (unable to set No. 4 Rebar) and on the apparent East lot line of said Lot 6 for the apparent Northeast corner of said 12.815-Acre Tract of land herein described;

THENCE, S 08°31'47" W, with the said East lot line of Lot 6 and of said 12.815-Acre Tract, a distance of 327.81 feet past a point on the apparent existing North right-of-way of the original 40-foot right-of-way of said Thomas Road, continuing for a total distance of 347.81 feet to the said point for the Southeast corner of said 12.815-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, and containing a gross of 12.815 acres of land, of which 0.885 of an acre lies in existing road right-of-way easement, 0.430 of an acre in acquired road right-of-way and **SAVE AND EXCEPT** the East 83.00 feet of the North 327.81 (0.625 of an acre/27,208.23 square feet), for a net of 10.875 acres, more or less.

METES AND BOUNDS
12.815-Acre Tract
(Continue)

Bearing basis as per the South McColl Road RCSJ Number 0921-02-288, Exhibit "A", Field Notes for Parcel-6, Dated o4/29/2011, Revised 10/10/2011, Sealed by Pablo Soto, Jr., R.P.L.S., No. 4551 (Right-of-way Sketch Showing Property of Wallace H. and Kay M. Graner). See accompanying respective survey plat dated May 10, 2016.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 03, 2016. SEE ACCOMPANIED SURVEY PLAT DATED JULY 09, 2024, OF SAID 12.815-Acre TRACT OF LAND.

Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

July 15, 2024
Date

EXHIBIT A

NOTICE

REZONING

FOR

THIS PROPERTY

REZ2025-0197

CITY OF MCALLEN PLANNING DEPT.

956-681-1250

WWW.MCALLEN.NET

Planning Department

Memo

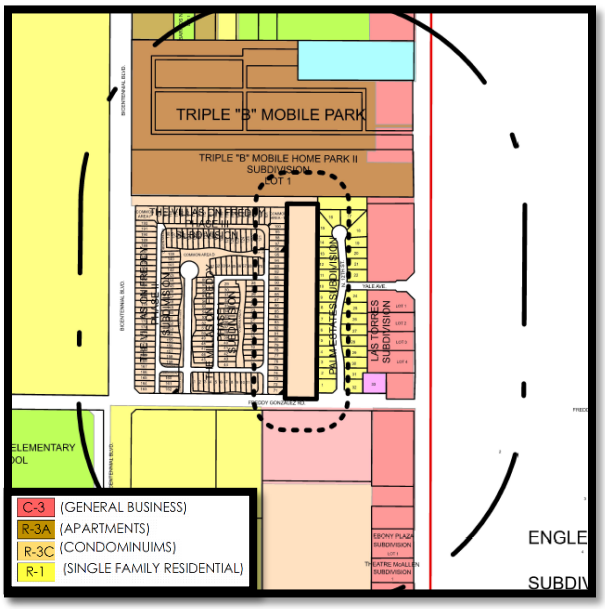
TO: Planning and Zoning Commission

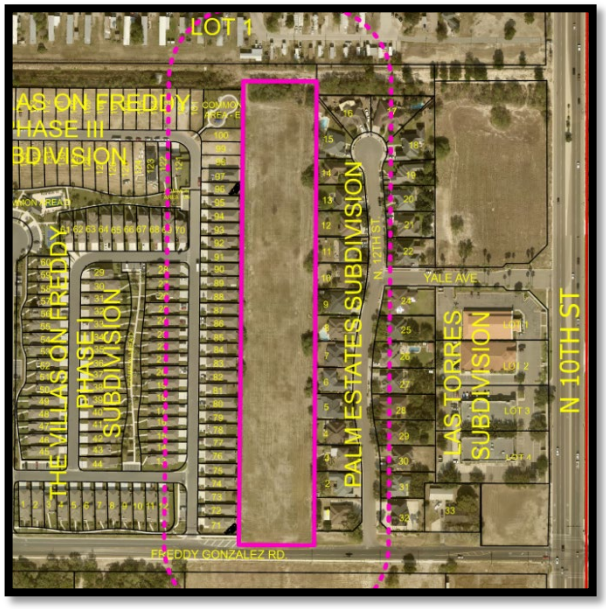
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONE FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: A 5.734 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 1200 FREDDY GONZALEZ ROAD. (REZ2025-0182)**

LOCATION: The subject property is located on the north side of Freddy Gonzalez west of North 10th Street. The property is zoned R-3T (Multi-family Residential Townhouse-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District. The intended use of the property is for a proposed condominium development.

ADJACENT ZONING: The adjacent zoning is R-4 (Mobile Home & Modular Home-OC) District to the north, R-1 (Single-Family Residential-OC) District to the east, C-3L (Light Commercial-OC) District to the south and R-3T (Multi-family Residential Townhouse-OC) District to the west.

LAND USE: The property is currently vacant.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

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

HISTORY: This tract has been zoned R-3T (Multi-Family Residential Townhouse-OC) District since 2015, following the city-initiated rezoning project. The current rezoning application was submitted on August 25, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed R-3 (High Density Residential) District is equivalent to the current R-3T Multi-family Residential Townhouse District designation; the proposed use is consistent with the surrounding uses.

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

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

Revised March 31, 2025
March 17, 2025

METES AND BOUNDS DESCRIPTION
5.734 ACRES OUT OF
LOT 5, SECTION 278,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

A tract of land containing 5.734 acres situated in the City of McAllen, Hidalgo County, Texas, being a part or portion out of Lot 5, Section 278, Texas-Mexican Railway Company's Survey Subdivision, according to the plat thereof recorded in Volume 24, Page 170, Hidalgo County Deed Records, being a part or portion out of a larger tract of land conveyed to Chris Alan Kiesler by virtue of an Agreed Final Judgment Deed recorded under Document Number 2923235, Hidalgo County Official Records, said 5.734 acres also being more particularly described as follows;

COMMENCING at the Southwest corner of said Lot 5, Section 278;

THENCE, S 80° 59' 20" E along the South line of said Lot 5, Section 278 and within the existing right-of-way of Freddy Gonzalez Road, a distance of 1,112.28 feet to a Nail set, for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 09° 04' 38" E at a distance of 30.00 feet pass the existing North right-of-way line of Freddy Gonzalez Road, continuing a total distance of 1,268.02 feet to a No. 4 rebar set, for the Northwest corner of this tract;

2. Thence, S 80° 57' 12" E a distance of 197.00 feet to a No. 4 rebar set, for the Northeast corner of this tract;

3. Thence, S 09° 04' 38" W at a distance of 1,237.90 feet pass a No. 4 rebar set, on the existing North right-of-way line of Freddy Gonzalez Road, continuing a total distance of 1,267.90 feet to a Nail set on the South line of said Lot 5, Section 278, for the Southeast corner of this tract;

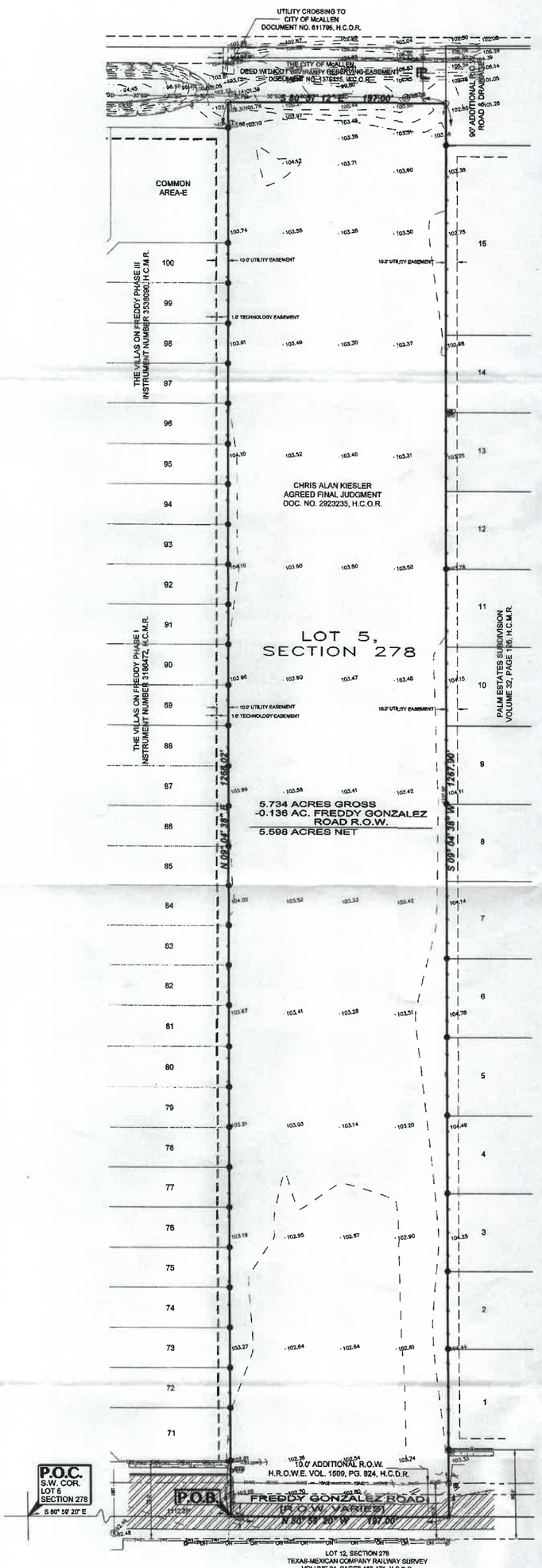
4. Thence, N 80° 59' 20" W along the South line of said Lot 5, Section 278 and within the existing right-of-way of Freddy Gonzalez Road, a distance of 197.00 feet to the POINT OF BEGINNING and containing 5.734 acres, of which 0.136 of one acre lies within the existing right-of-way of Freddy Gonzalez Road, leaving a net of 5.598 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 02/26/2025 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 03/31/2025

RECEIVED
AUG 25 2025
BY:

Z:\Surveys\2025\25343\Metes & Bounds\5.734 Ac. M&B_Rev03-31-25.docx



RECEIVED
AUG 25 2025
BY:

N

SCALE 1"=50'

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- POWER POLE
- POWER POLE WITH LIGHT
- POWER POLE WITH CONDUIT
- GUY WIRE
- UNDERGROUND CABLE MARKER
- AT&T BOX
- SINGLE POST SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- FIBER OPTIC BOX
- COLUMN
- WOOD FENCE
- OVERHEAD POWER LINE
- SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
- SPOTTED GAS LINE [APPROXIMATE LOCATION]
- SPOTTED SANITARY SEWER LINE [APPROXIMATE LOCATION]
- SPOTTED WATER LINE [APPROXIMATE LOCATION]
- ASPHALT AREA
- CONCRETE AREA

A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
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
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
H.R.O.W.E. - HIGHWAY RIGHT OF WAY EASEMENT
DOC. NO. - DOCUMENT NUMBER
VOL. - VOLUME
PG. - PAGE
AC. - OF ONE ACRE
PL - PROPERTY LINE

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NAIL SET ON THE SOUTHWEST CORNER OF THIS TRACT AND THE NO. 4 REBAR SET ON THE NORTHWEST CORNER OF THIS TRACT.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITH THE BENEFIT OF SIERRA TITLE INSURANCE COMMITMENT GF No. 106857 EFFECTIVE DATE: JANUARY 22, 2026 ISSUED: FEBRUARY 3, 2025

EASEMENTS LISTED IN SCHEDULE B:

10.b.- EASEMENTS FOR ROADWAYS AND CANAL RIGHTS OF WAY RESERVED IN DEED FROM STEWART FARM MORTGAGE COMPANY, TO R. A. ROWLAND, TRUSTEE, DATED JANUARY 17, 1927, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 288, PAGE 308, DEED RECORDS HIDALGO COUNTY, TEXAS. BLANKET IN NATURE; NOT PLOTTABLE.

10.c.- HIGHWAY RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, BY R. D. COX, JR., DATED DECEMBER 13, 1978, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 1509, PAGE 824, DEED RECORDS HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.

10.d.- EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP RECORDED IN VOLUME 24, PAGE 168 THROUGH 171, DEED RECORDS OF HIDALGO COUNTY, TEXAS. DOES NOT AFFECT SUBJECT TRACT

10.e.- EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

10.f.- EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT OF PUBLIC RECORD. SURVEYOR CANNOT VERIFY EASEMENTS THAT ARE NOT PART OF THE PUBLIC RECORD.

PLAT SHOWING 5.734 ACRES OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGE 170, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 02/26/2025 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON

STATE OF TEXAS — ROBERTO N. TAMEZ — 6238 — REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERTO N. TAMEZ, RPLS No. 6238 — DATE: 03/11/2025

JOB No.	25343.08
DRAWING DATE:	03/11/2025
DRAWN BY:	J.L.G.
File Name:	25343.08
T-1253, PG. 24	
Page 2 of 2	

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REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10009300
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

REZ2025-0182
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

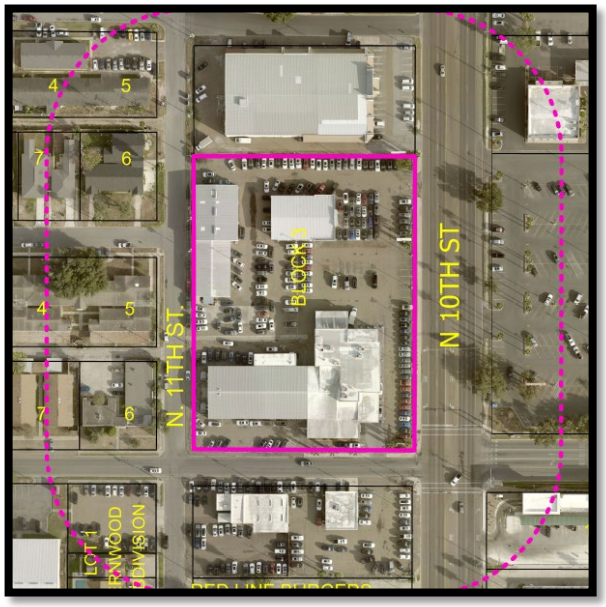
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 2.75 ACRE TRACT OF LAND OUT OF BLOCK 3, AMENDED BROADLAWN TERRACE UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 3201 NORTH 10TH STREET. (REZ2025-0201)**

LOCATION: The subject property is located at the northwest corner of North 10th Street and Fern Avenue. The property is zoned C-3 (General Business-OC) District.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District. The intended use of the property is for office use.

ADJACENT ZONING: The adjacent properties are C-3 (General Business-OC) District to the north, east and south, and R-3A (Multi-family Residential Apartments-OC) District to the west.

LAND USE: The property is currently used as a car dealership.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridor. This development type combines residential and nonresidential uses, placing housing close to jobs, services, and public transit. They serve both nearby residents and attract people from across the city, connecting key areas and mixed-use nodes. While many commercial activities depend on car access, development should also promote diverse transportation options and good urban design to enhance the area's appeal and connectivity.

DEVELOPMENT TRENDS: The development trend of this area along North 10th street is commercial and retail businesses.

HISTORY: The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The rezoning application was submitted on September 8, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-3 General Business District designation, and it accommodates the office use being proposed.

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

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

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-262-0222
TBPLS FIRM # 10013900

Metes and Bounds
Exhibit A
For Re-Zoning Purposes Only

BEING 2.75 ACRES OUT OF A PART OR PORTION OUT OF BLOCK 3, AMENDED BROADLAWN TERRACE UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.75 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3, AMENDED BROADLAWN TERRACE UNIT NO. 1, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

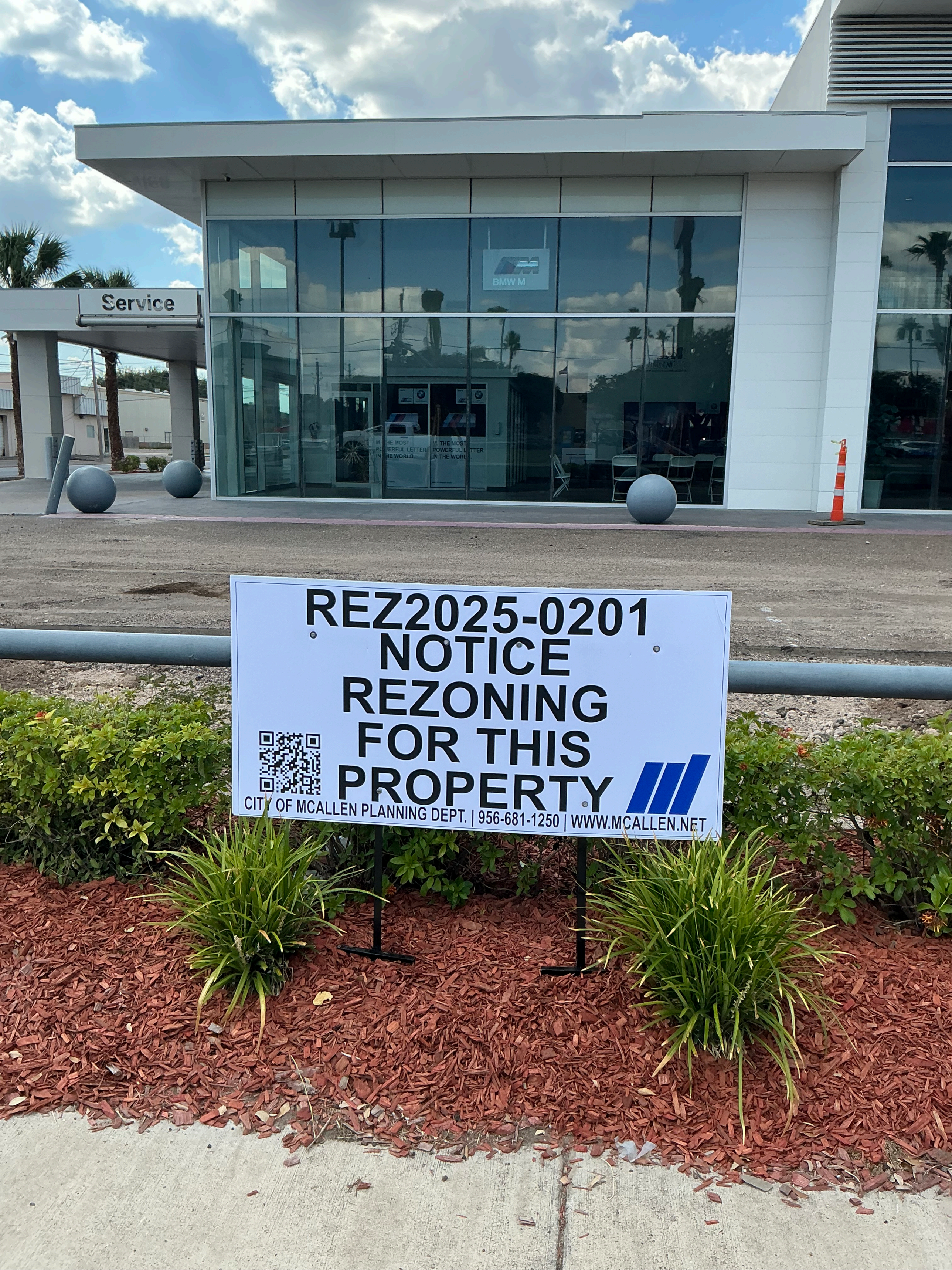
THENCE N 08°35'53" E, WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 397.88' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°25'52" E, ACROSS SAID BLOCK 3, WITH THE SOUTH LINE OF THE MELHART TRACT, A DISTANCE OF 300.71' TO THE EAST LINE OF SAID BLOCK 3, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°39'42" W, WITH THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 398.03' TO THE SOUTHEAST CORNER OF SAID BLOCK 3 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'07" W, WITH THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 300.27' TO THE POINT OF BEGINNING, CONTAINING 2.75 OF AN ACRE OF LAND, MORE OR LESS.

09-01-25


Service
BMW M
REZ2025-0201
NOTICE
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PROPERTY
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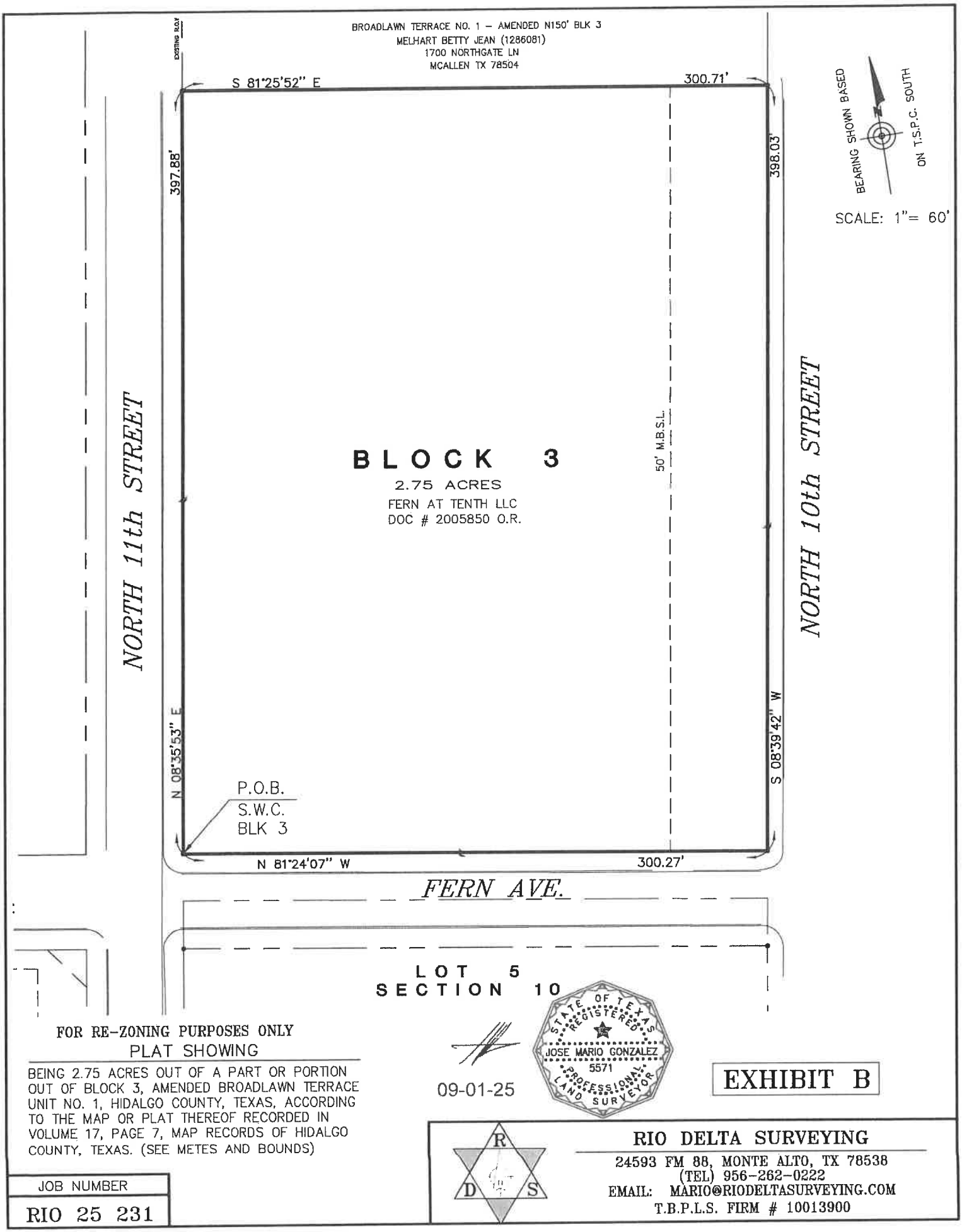


FOR RE-ZONING PURPOSES ONLY

PLAT SHOWING

BEING 2.75 ACRES OUT OF A PART OR PORTION OUT OF BLOCK 3, AMENDED BROADLAWN TERRACE UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS)

09-01-25

STATE OF TEXAS REGISTERED JOSE MARIO GONZALEZ 5571 PROFESSIONAL LAND SURVEYOR

EXHIBIT B

JOB NUMBER
RIO 25 231

RIO DELTA SURVEYING

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

Planning Department

Memo

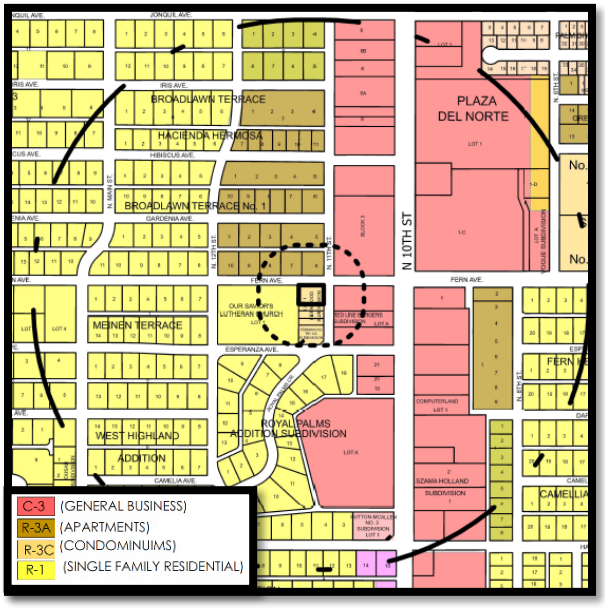
TO: Planning and Zoning Commission

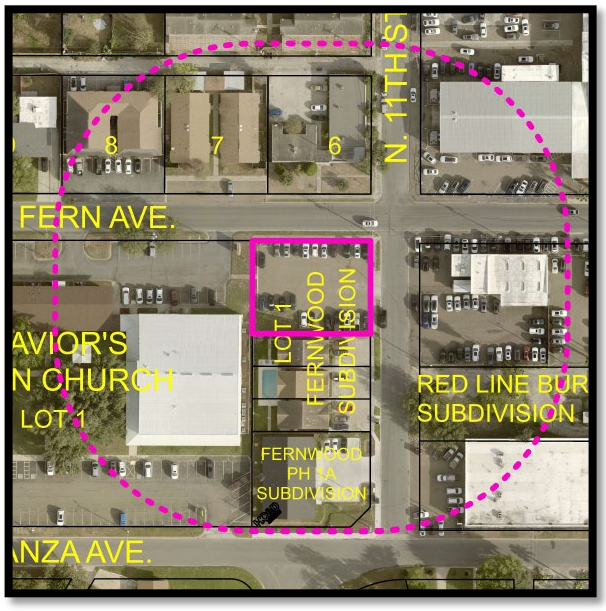
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONE FROM R-3C (MULTI-FAMILY RESIDENTIAL CONDOMINIUM-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 0.24 ACRE TRACT OF LAND OUT OF LOT 1, FERNWOOD SUBDIVISION, HIDALGO COUNTY, TEXAS; 3117 NORTH 11TH STREET. (REZ2025-0202)**

LOCATION: The subject property is located at the southwest corner of North 11th Street and Fern Avenue. The property is zoned R-3C (Multi-family Residential Condominium-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District. The intended use of the property is to maintain existing parking lot.

ADJACENT ZONING: The adjacent zoning is C-3 (General Business-OC) District to the east; there is R-3A (Multifamily Residential Apartments-OC) District to the north across Fern Avenue, R-3C (Multifamily Residential Apartments-OC) to the south and R-1 (Single-Family Residential-OC) District to the west.

LAND USE: The property is currently used as a parking lot to a car dealership.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Community. This development type promotes gradual, compatible growth in mostly low-density, residential neighborhoods. They allow nearby small-scale offices, retail, and services, usually arranged side-by-side. Housing is primarily single-family, with some townhomes and small multifamily to support diverse, stable neighborhoods.

DEVELOPMENT TRENDS: The development trend of this area is primarily commercial, retail businesses and residential homes.

HISTORY: The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The rezoning application was submitted on September 8, 2025.

ANALYSIS: Maintaining the parking lot under the proposed zoning request aligns with the existing use, supports the dealership's operations, and helps meet commercial parking needs in the area. This consistency promotes orderly development. The proposed C-2 (Regional Commercial) District accommodates the existing use.

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

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

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-262-0222
TBPLS FIRM # 10013900

Metes and Bounds
Exhibit A
For Re-Zoning Purposes Only

A 0.24 ACRE OUT OF A PART OR PORTION OUT OF LOT 1, FERNWOOD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 119, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 0.24 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, FERNWOOD SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°35'53" W, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 96.67' TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

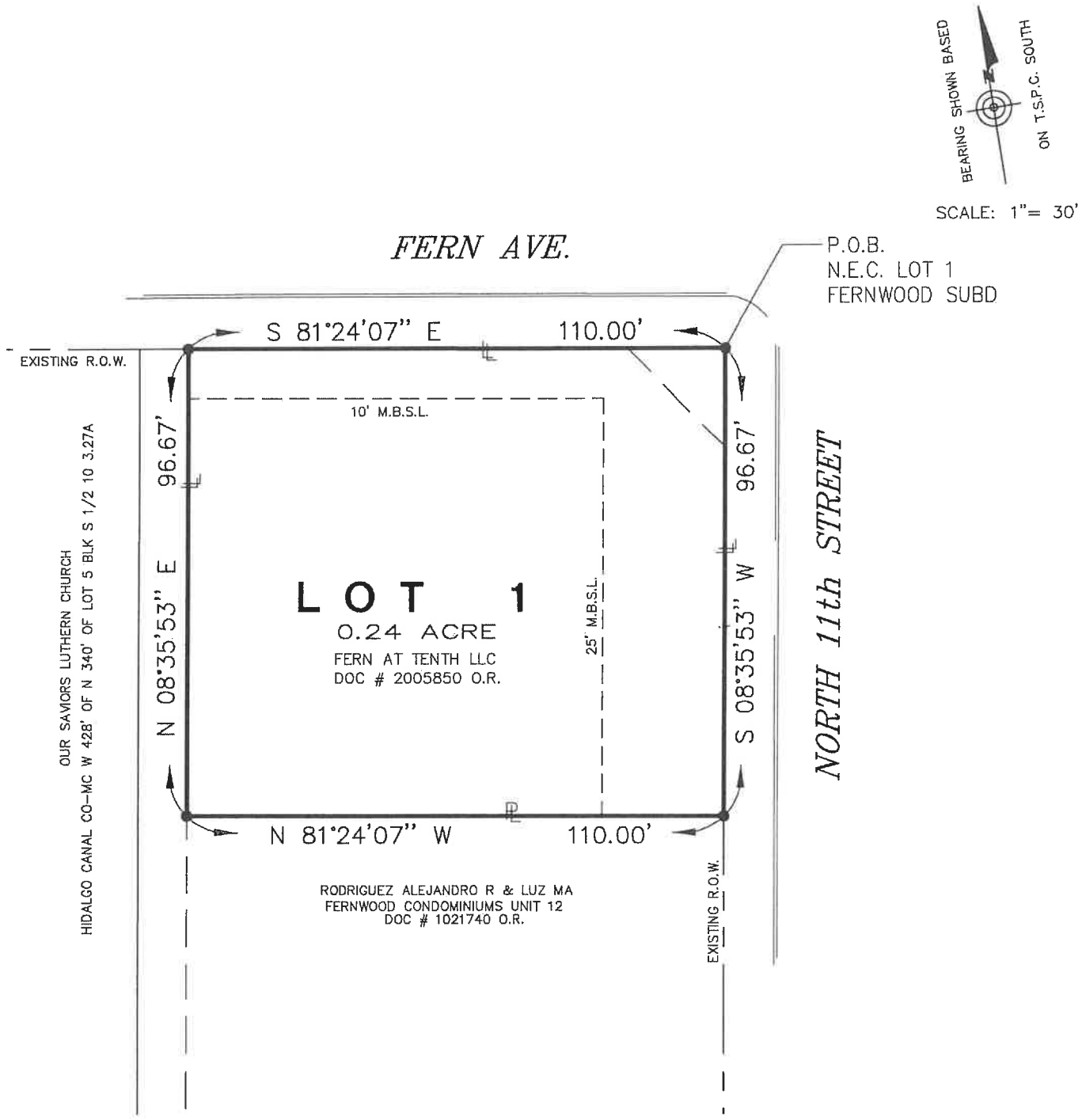
THENCE N 81°24'07" W, ACROSS SAID LOT 1, A DISTANCE OF 110.00' TO THE WEST LINE OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'53" E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 96.67 TO THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°24'0" E, WITH TH NORTH LINE OF SAID LOT 1, A DISTANCE OF 110.00' TO THE POINT OF BEGINNING, CONTAINING 0.24 OF AN ACRE OF LAND MORE OR LESS.

09-01-25

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0202
CITY OF MCALLEN PLANNING DEPT.
| 956-681-1250 |
WWW.MCALLEN.NET



FOR RE-ZONING PURPOSES ONLY

PLAT SHOWING

A 0.24 ACRE OUT OF A PART OR PORTION OUT OF LOT 1, FERNWOOD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 119, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS)

STATE OF TEXAS REGISTERED JOSE MARIO GONZALEZ 5571 PROFESSIONAL LAND SURVEYOR

09-01-25

EXHIBIT B

JOB NUMBER
RIO 25 231C

RIO DELTA SURVEYING

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

Planning Department

Memo

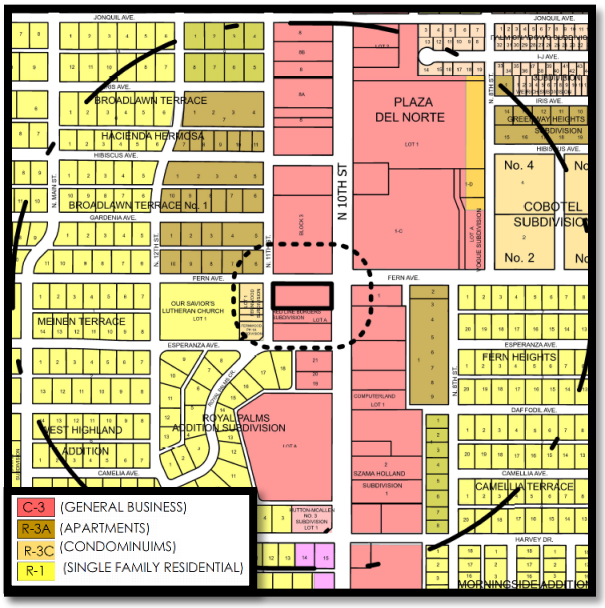
TO: Planning and Zoning Commission

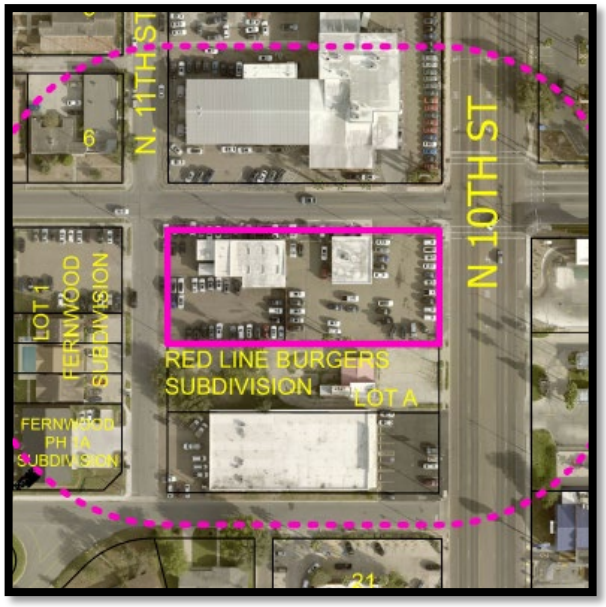
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 1.03 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 10 HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 1017 FERN AVENUE. (REZ2025-0203)**

LOCATION: The subject property is located at the southwest corner of North 10th Street and Fern Avenue. The property is zoned C-3 (General Business-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District. The intended use of the property is for office use.

ADJACENT ZONING: The adjacent properties are C-3 (General Business-OC) District to the north, east and south, and R-3C (Multi-family Residential Condominiums-OC) District to the west.

LAND USE: The property is currently used as a car dealership.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridor. This development type combines residential and nonresidential uses, placing housing close to jobs, services, and public transit. They serve both nearby residents and attract people from across the city, connecting key areas and mixed-use nodes. While many commercial activities depend on car access, development should also promote diverse transportation options and good urban design to enhance the area's appeal and connectivity.

DEVELOPMENT TRENDS: The development trend of this area along North 10th street is commercial and retail businesses.

HISTORY: The tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The rezoning application was submitted on September 8, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-3 General Business District designation, and it accommodates the office use being proposed.

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

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

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-262-0222
TBPLS FIRM # 10013900

Metes and Bounds
Exhibit A
For Re-Zoning Purposes Only

1.03 ACRES OUT OF A PART OR PORTION OUT OF LOT 5, SECTION 10, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF RED LINE BURGERS SUBDIVISION (VOL. 25 PG 178A M.R.) BEING ON THE EAST RIGHT OF WAY LINE OF N. 11TH St, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 08°35'53" E, WITH THE EAST RIGHT OF WAY LINE OF SAID N. 11th St., A DISTANCE OF 149.78' TO THE NORTH LINE OF LOT 5, SECTION 10, HIDALGO CANAL CO. SUBD, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

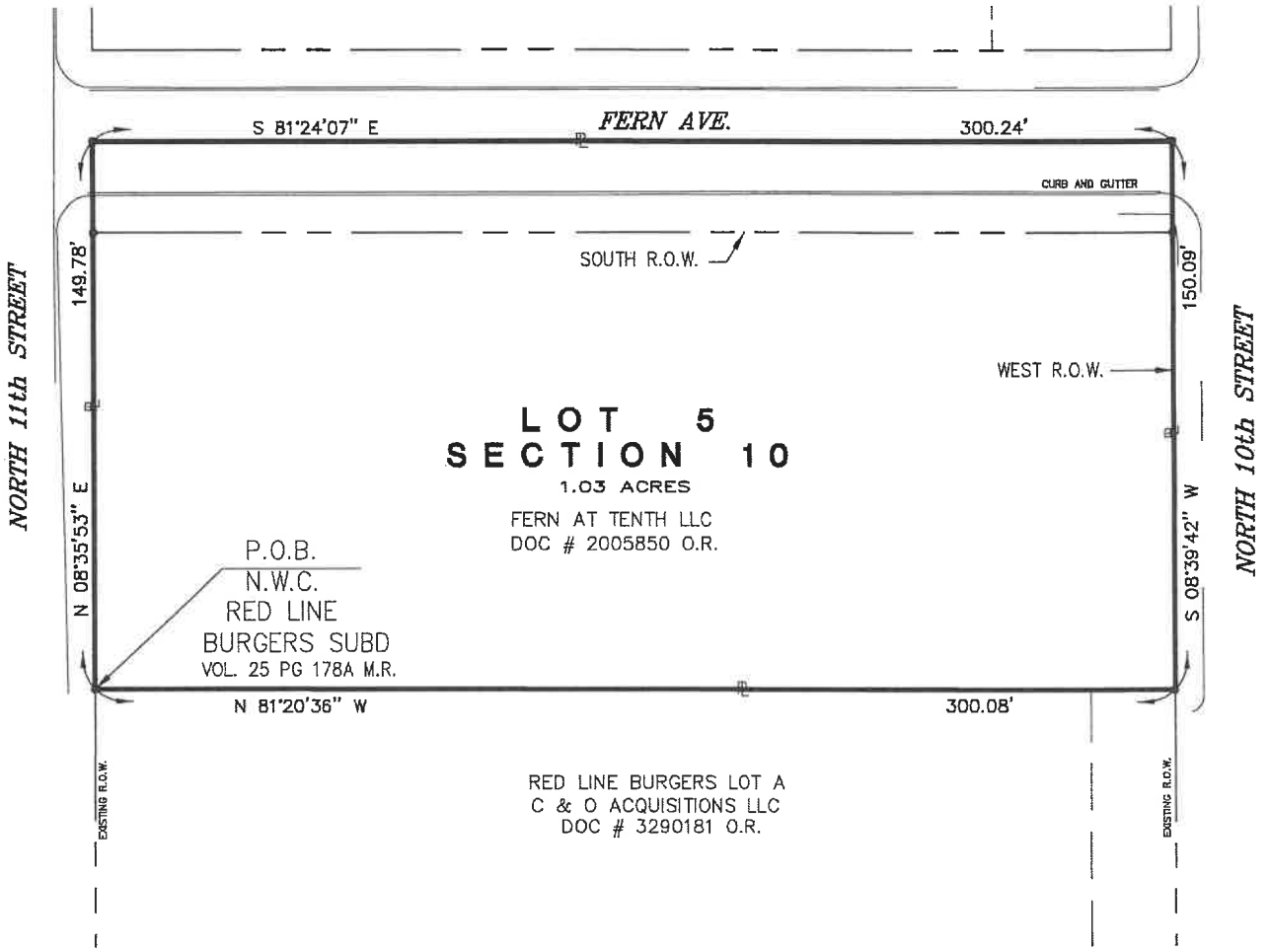
THENCE S 81°24'07" E, WITH THE NORTH LINE OF SAID LOT 5, AND BEING WITHIN FERN AVE, A DISTANCE OF 300.24' TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

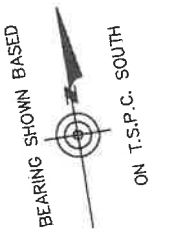
THENCE S 08°39'42" W, WITH THE WEST RIGHT OF WAY LINE OF N. 10TH St. A DISTANCE OF 150.09' TO THE NORTHEAST CORNER OF SAID RED LINE BURGERS SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°20'36" W, WITH THE NORTH LINE OF SAID RED LINE BURGERS SUBDIVISION, A DISTANCE OF 300.08' TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES OF LAND, MORE OR LESS.

09-01-25

TITLE LOANS
$FAST$ CASH
CENTRAL SHO
APPLIAN
REZ2025-0203
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET





SCALE: 1"= 50'

FOR RE-ZONING PURPOSES ONLY

PLAT SHOWING

1.03 ACRES OUT OF A PART OR PORTION OUT OF LOT 5, SECTION 10, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS (SEE METES AND BOUNDS)

09-01-25

EXHIBIT B

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

JOB NUMBER

RIO 25 231B

Planning Department

Memo

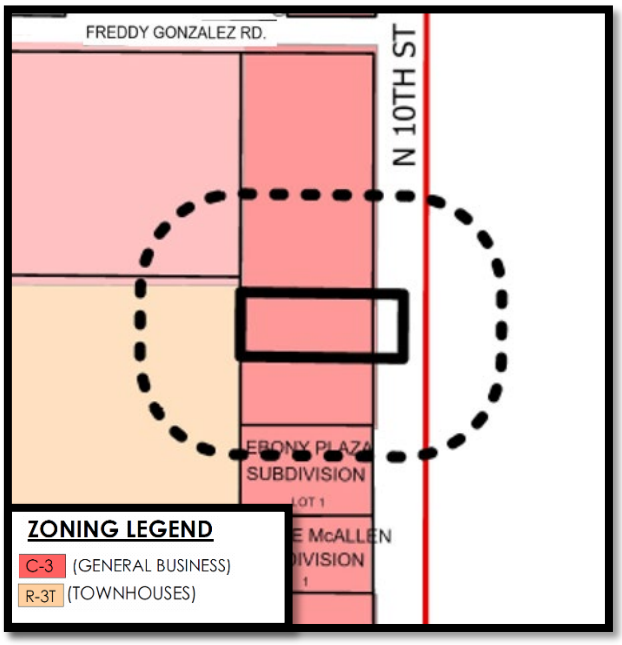
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: Octuber 7, 2025

SUBJECT: **Rezone from C-3 (General Business-OC) District to R-1 (Low Density Residential-UDC) District: A 0.99 of an acre tract of land out of lot 12, Texas-Mexican Railway Company's Subdivision, Hidalgo County, Texas; 9901 North 10th Street. (REZ2025-0198)**

LOCATION: The subject property is located along west side of North 10th Steert and south of Freddy Gonzalez road.



PROPOSAL: The applicant is requesting to rezone the poperty to R-1 (Low-Density Residential-UDC) district to construct single-family residences.

ADJACENT ZONING: The adjacent properties are C-3 (General Buuisness-OC) District to the north and south, and R-3T(Multi-Family Townhouse-OC) District to west. To the east across North 10th street is located the Edigburg City Limits.

LAND USE: The lot is currently vacant. Surrounding uses includes a commercial plaza and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. The propery is current vacant.

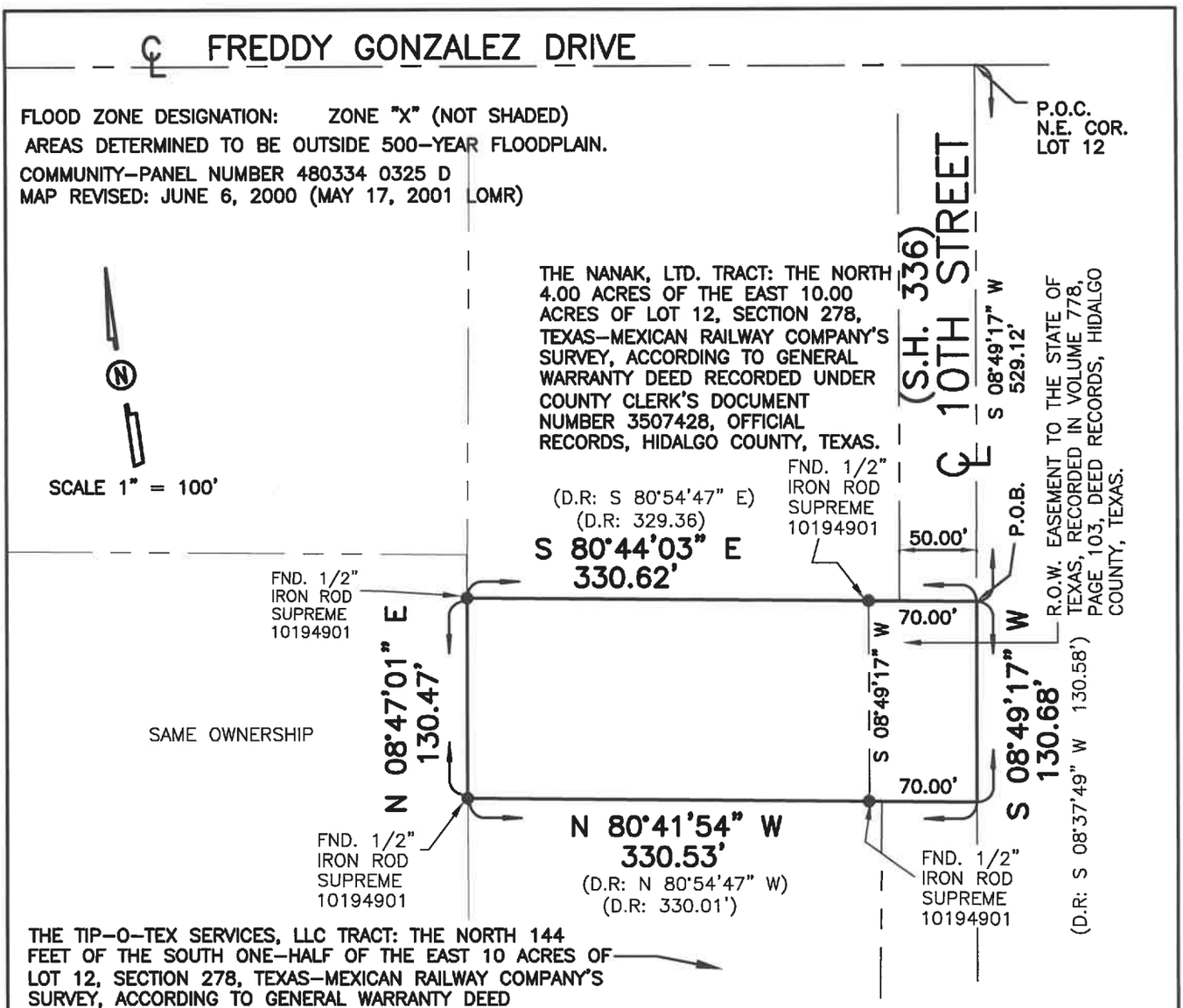
DEVELOPMENT TRENDS: The properties are currently undeveloped and unsubdivided in this area

ANALYSIS: The proposed R-1(Low-Density-UDC) District is not equivalent zoning district to the current C-3(Commercial Buisness-OC) District zoning designation.The proposed zoning allings with the Envision McAllen Future Land Use Plan of complete communites.

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

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

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



PLAT SHOWING

THE EMBERS III
REZONE FROM C-3 TO R-1

A 0.99 OF AN ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3660845, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

BEARINGS ARE IN ACCORDANCE WITH McALLEN THEATRE SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. AND THERE ARE NOT ANY DISCREPANCIES, CONFLICTS, EASEMENTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
4856
PROFESSIONAL
LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 24 PAGES 168-171
SURVEYED AUGUST 28, 2025
OWNER _____
ADDRESS _____
JOB No. _____
BOOK No. _____ PAGE _____
F:\DATA\SUBD\McALLEN\THE EMBERS III\PLAT

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSOQ@QHA-ENG.COM

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

THE EMBERS III
REZONE FROM C-3 TO R-1

A 0.99 OF AN ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3660845, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT ON THE EAST LINE OF LOT 12 AND IN THE CENTERLINE OF NORTH 10TH STREET (S.H. 336) FOR THE SOUTHEAST CORNER OF THE NANK, LTD. TRACT (THE NORTH 4.00 ACRES OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507428, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEARS S 08°49'17" W, 529.12 FEET FROM THE NORTHEAST CORNER OF LOT 12.

THENCE; S 08°49'41" W, ALONG THE EAST LINE OF LOT 12 AND THE CENTERLINE OF NORTH 10TH STREET (S.H. 336), A DISTANCE OF 130.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE TIP-O-TEX SERVICES, LLC TRACT (THE NORTH 144.00 FEET OF THE SOUTH ONE-HALF OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604616, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°41'54" W (DEED RECORD: N 80°54'47" W), ALONG THE NORTH LINE OF TIP-O-TEX SERVICES, LLC TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 50.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.53 FEET (DEED RECORD: 330.01 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°47'01" E, A DISTANCE OF 130.47 FEET TO A 1/2" IRON ROD STAMPED SUPREME 10194901 FOUND FOR THE SOUTHWEST CORNER OF THE NANAK, LTD. TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°44'03" E (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE NANAK, LTD TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 280.62 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET (S.H. 336), A TOTAL DISTANCE OF 330.62 FEET (DEED RECORD: 329.36 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.99 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH THEATRE McALLEN SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: AUGUST 28, 2025

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

REZ2025-0198
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

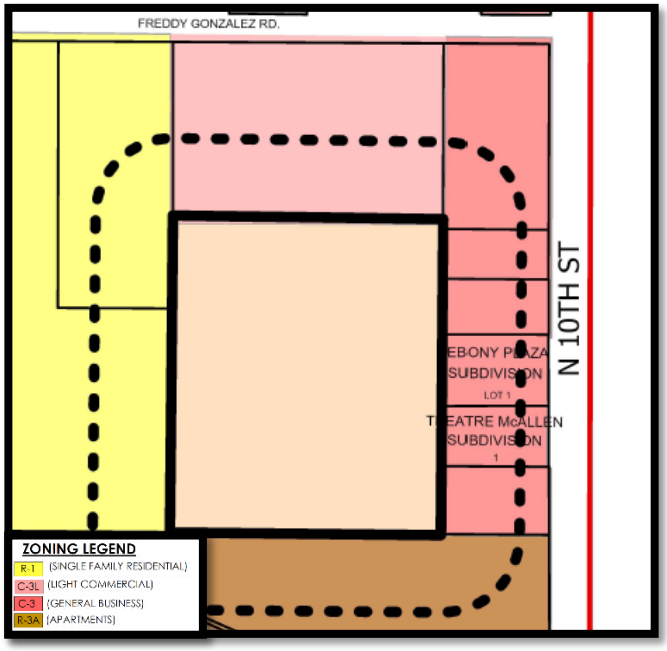
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: Octuber 7, 2025

SUBJECT: **REZONE FROM C-3T (MULTI-FAMILY TOWNHOUSE-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: A 13.14- ACRE TRACT OF LAND OUT OF LOT 12 SECTION 278, TEXAS- MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 9901 NORTH 10TH STREET (REAR). (REZ2025-0199)**

LOCATION: The subject property is located along west side of North 10th Steert and south of Freddy Gonzalez Road.



PROPOSAL: The applicant is requesting to rezone the poperty to R-1 (Low-Density Residential-UDC) district to construct single-family residences.

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-family Residential-OC) District to the west,C-3L(Light Commercial Buisness-OC) Distric to the north, C-3 (General Buuisness-OC) District to the east, and R-4(Mobile Home & Modular Home-OC) Distric to the south.

LAND USE: The lot is currently vacant. Surrounding uses includes a commercial plaza, mobile and modular homes and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Single-family detached homes make up the majority of this land use category, although some townhomes, duplexes, missing middle, and small multifamily should be encouraged to create diversity in housing choices

DEVELOPMENT TRENDS: The development tred in this area is of commercial use. Mixed-use between commercial and complete community are able provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods.

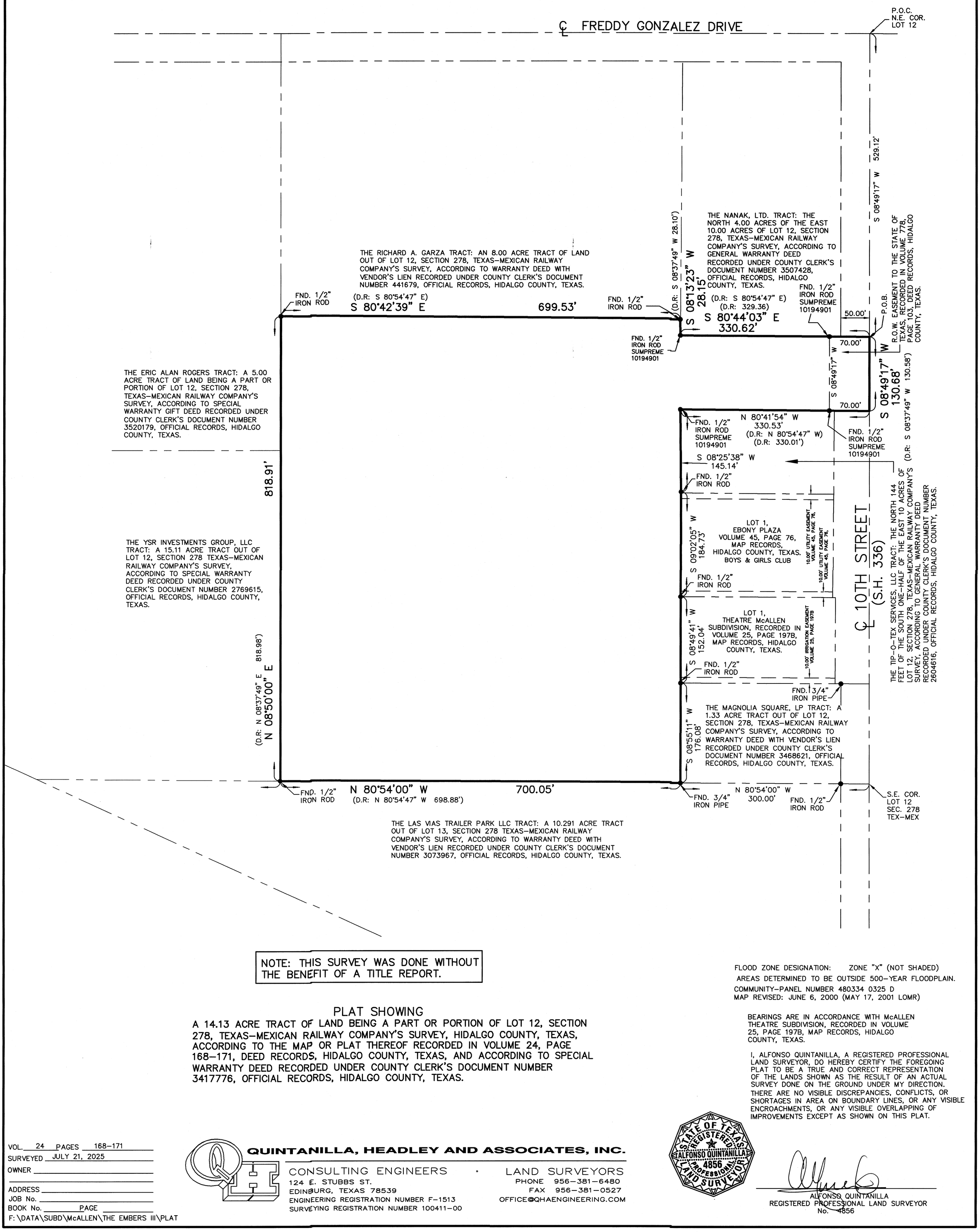
HISTORY: The property was zoned A-O (Agricultural & Open Space-OC) Distric prior to a rezoning request (REZ2015-0221) for R-3T(Multifamily Residential Townhouse-OC) District. Zoning request was approved on November 23 2015. A new request has been submitted to be rezon to R-1 (Low Density Residential-UDC) Distric being shchedule for Planning and Zonning on Octuber 07, 2025 and for City Comisison on October 21,2025.

ANALYSIS: The proposed R-1(Low-Density-UDC) District is not equivalent zoning district to the current R-3T(Multi-family Residential Towhouse-OC) District zoning designation.The proposed zoning allings with the Envision McAllen Future Land Use Plan of complete communites.

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

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

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



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

FLOOD ZONE DESIGNATION: ZONE "X" (NOT SHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D
MAP REVISED: JUNE 6, 2000 (MAY 17, 2001 LOMR)

PLAT SHOWING

A 14.13 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3417776, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS ARE IN ACCORDANCE WITH McALLEN THEATRE SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

STATE OF TEXAS
REGISTERED
ALFONSO QUINTANILLA
4856
PROFESSIONAL
LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 24 PAGES 168-171
SURVEYED JULY 21, 2025
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
F:\DATA\SUBD\McALLEN\THE EMBERS III\PLAT

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys
124 E. Stubbs, Edinburg, Texas 78539
Phone 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

THE EMBERS III
REZONE FROM R-3T TO R-1

A 13.14 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3660845, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE
OF THE NANK, LTD. TRACT (THE NORTH 4.00 ACRES OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3507428, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN INTERIOR CORNER OF THIS TRACT, SAID POINT BEARS S 08°49'17" W, 529.12 FEET AND N 80°44'03" W (DEED RECORD: N 80°54'47" W), 330.62 FEET (DEED RECORD: 329.36 FEET) FROM THE NORTHEAST CORNER OF LOT 12.

THENCE; S 08°47'01" W, A DISTANCE OF 130.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SUPREME 10194901 FOUND FOR THE NORTHEAST CORNER OF THE TIP-O-TEX SERVICES, LLC TRACT (THE NORTH 144.00 FEET OF THE SOUTH ONE-HALF OF THE EAST 10.00 ACRES OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2604616, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°25'38" W, ALONG THE WEST LINE OF THE TIP-O-TEX SERVICES, LLC TRACT, A DISTANCE OF 145.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF EBONY PLAZA (RECORDED IN VOLUME 45, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF SAID TRACT.

THENCE; S 09°02'05" W, ALONG THE WEST LINE OF EBONY PLAZA, A DISTANCE OF 184.73 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THEATRE McALLEN SUBDVISION (RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF SAID TRACT.

THENCE; S 08°49'41" W, ALONG THE WEST LINE OF THEATRE McALLEN SUBDIVISION, A DISTANCE OF 152.04 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE MAGNOLIA SQUARE, LP TRACT (A 1.33 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3468621, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF THE THEATRE McALLEN SUBDIVISION AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 08°55'11" W, ALONG THE WEST LINE OF THE MAGNOLIA SQUARE, LP TRACT, A DISTANCE OF 176.08 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTH LINE OF LOT 12 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°54'00" W (DEED RECORD: N 80°54'47" W), ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 700.05 FEET (DEED RECORD: 698.88 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE YSR INVESTMENTS GROUP, LLC TRACT (A 15.11 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2769615, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°50'00" E (DEED RECORD: N 08°37'49" E), ALONG THE EAST LINE OF THE YSR INVESTMENTS GROUP, LLC AND THE EAST LINE OF THE ERCI ALAN ROGERS TRACT (A 5.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3520179, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 818.91 FEET (DEED RECORD: 8818.98 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RICHARD A. GARZA TRACT (AN 8.00 ACRE TRACT OF LAND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 441679, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°42'39" E (DEED RECORD: S 80°54'47" E), ALONG THE SOUTH LINE OF THE RICHARD A. GARZA TRACT, A DISTANCE OF 699.53 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE NANAK, LTD TRACT FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°13'23" W, ALONG THE WEST LINE FO THE NANAK, LTD TRACT, A DISTANCE OF 28.15 FEET THE POINT OF BEGINNING AND CONTAINING 13.14 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH THEATRE McALLEN SUBDIVISION, RECORDED IN VOLUME 25, PAGE 197B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: AUGUST 28, 2025

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856

REZ2025-0199
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

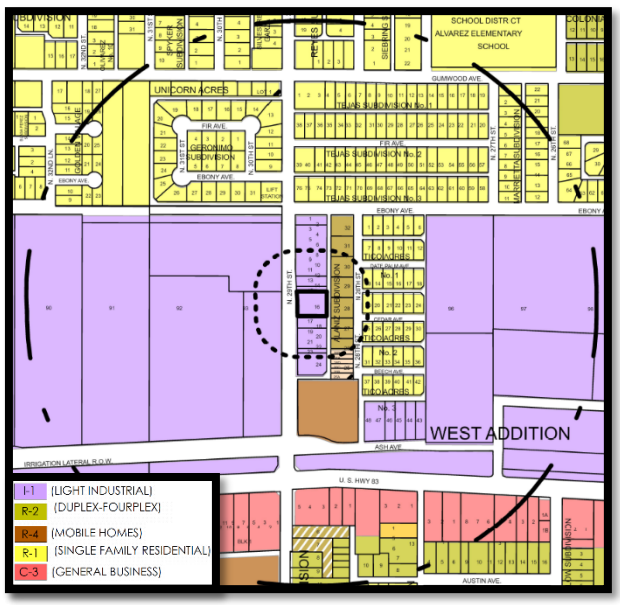
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF ALBERTO MARTINEZ CHONTAL, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH/FRUITS VEGETABLE STORAGE) AT THE NORTH 120 FEET OF LOT 16, ALANIZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 300 NORTH 29TH STREET. (CUP2025-0079)**

BRIEF DESCRIPTION: The property is located at the east side of North 29th Street and south of Ebony Avenue and is zoned I-1 (Light Industrial-OC) District. The adjacent zoning is I-1 (OC) District to the north, west and south, and R3-A (Apartments-OC) District to the east. An institutional use is allowed in an I-1 (OC) District with a Conditional Use Permit and in compliance with requirements.



pm. The suite consists of an open area used as the auditorium, two restrooms and a storage for fruits and vegetables.

The Fire Department has completed inspection of the property. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 29th Street.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 60 seats, 15 parking spaces are require; 23 parking spaces are provided on site. One of the provided parking spaces is required to be van accessible with an 8 ft. wide aisle. The parking must be clear of potholes and properly striped as per section 138-400 of the Zoning Ordinance.

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

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

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

6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and

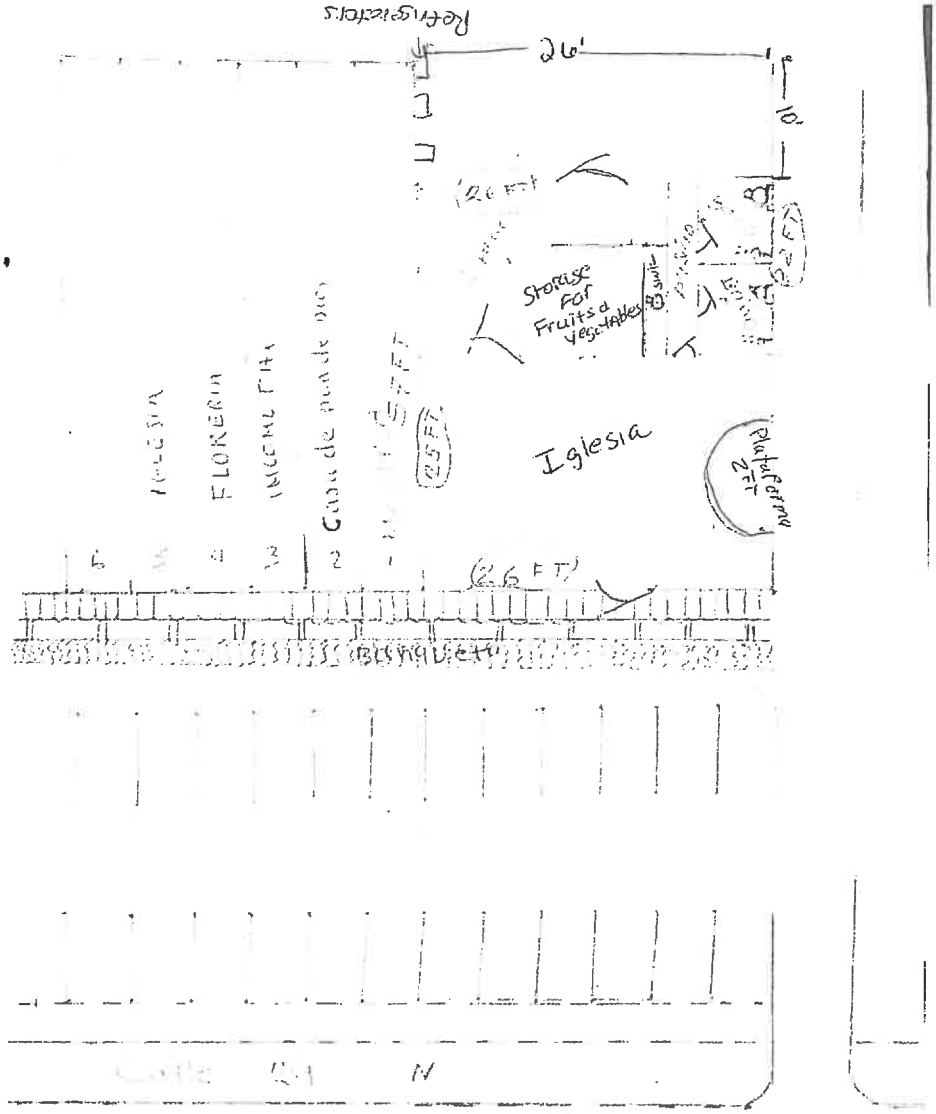
7) Sides adjacent to residentially zoned or use property shall be screened by a 6 ft. opaque fence.

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 Planning Department has not received emails, calls, or letters in opposition to the request.

RECOMMENDATION:
Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, Building, Health, and Fire Department, requirements.

prop.



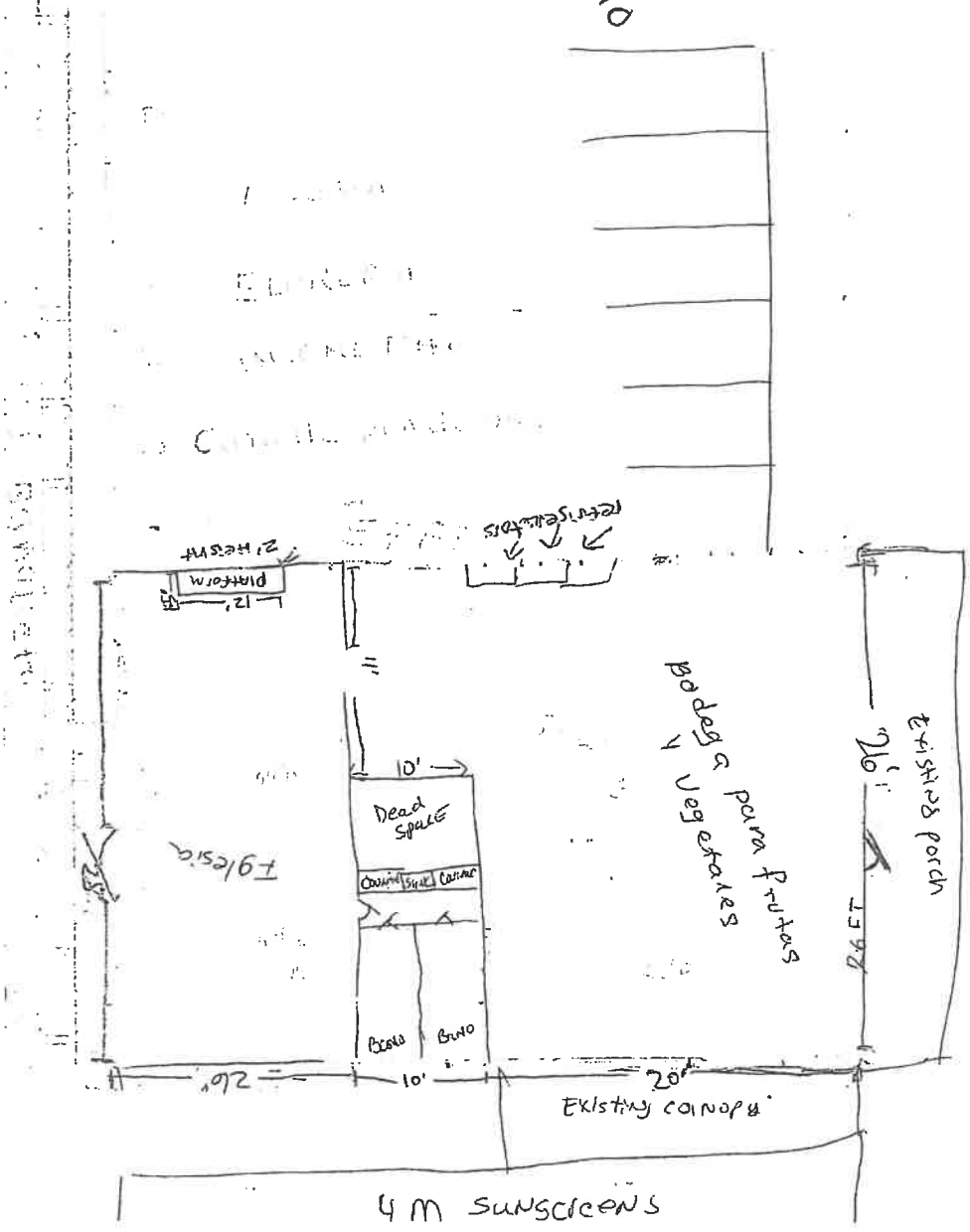
8/18/25
No hay cambio

x Sign

x 23/08/24 Date

8/18/25

NO hay cambio



PROVIDER SERVICES

Lee's Primary Home Care, Inc.

316 N 29TH SUITE 80

316 N 29TH SUITE 60

316 N 29TH SUITE 40

FOLLOW US

NOTICE
INSTITUTIONAL USE
FOR
THIS PROPERTY
CUP2025-0079

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

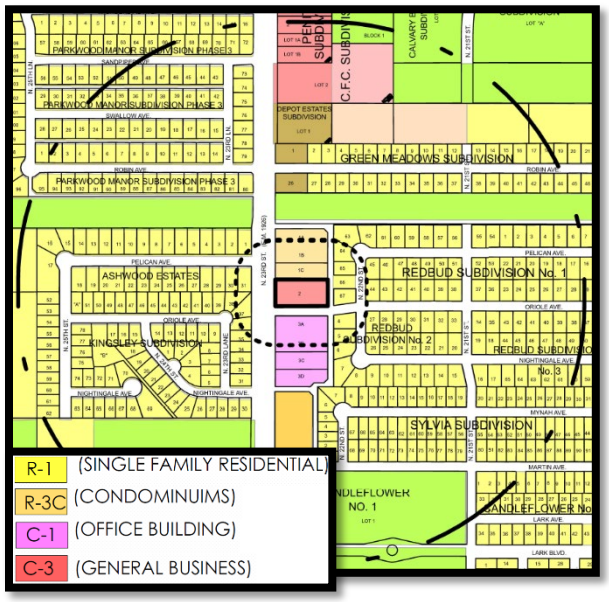
TO: Planning and Zoning Commission

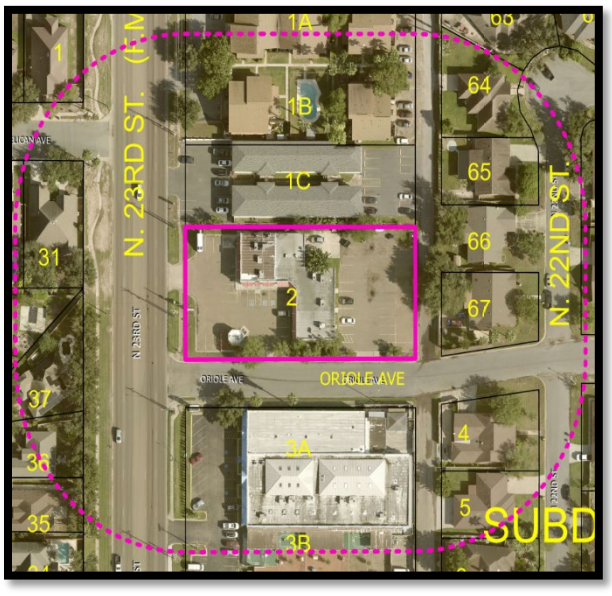
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF LUIS A ALVAREZ ON BEHALF OF BORBA LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT LOT 2, REDBUD NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 6700 NORTH 23RD STREET SUITE E. (CUP2025-0080)**

BRIEF DESCRIPTION: The subject property is located on the northeast corner of North 23rd Street and Oriole Avenue. The property is zoned c-3 9general business) District. The adjacent zoning is R-1 District to the west and east, R-3C(Condominiums-OC) District to the north and C-1 (office building-OC) District to the south. Surrounding land uses includes restaurant, medical office, condominiums, and residential homes. A portable food concession stand is allowed in a C-3(OC) District with a conditional use permit and in compliance with requirements.





HISTORY: A CUP for the same portable food concession stand for this property was approved on June 4th, 2024, which was expired on June 4th, 2025.

ANALYSIS: The applicant is proposing to continue to operate a portable food concession stand (Estradas Snow Ball) on the property. Four parking spaces are required for the snow cone stand.

The Fire and Health Department have inspected property and approved to continue CUP process. The portable building must also meet the requirements set forth in Section 138-118(9) of the Zoning Ordinance as follows:

1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-3 District.

2) The proposed use must be inspected by Building Inspection Department staff and meet applicable building codes.

3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 4 parking spaces are required and provided. Section 138-400 of the Zoning Ordinance, states that the parking lot must be properly striped and maintained free of potholes;

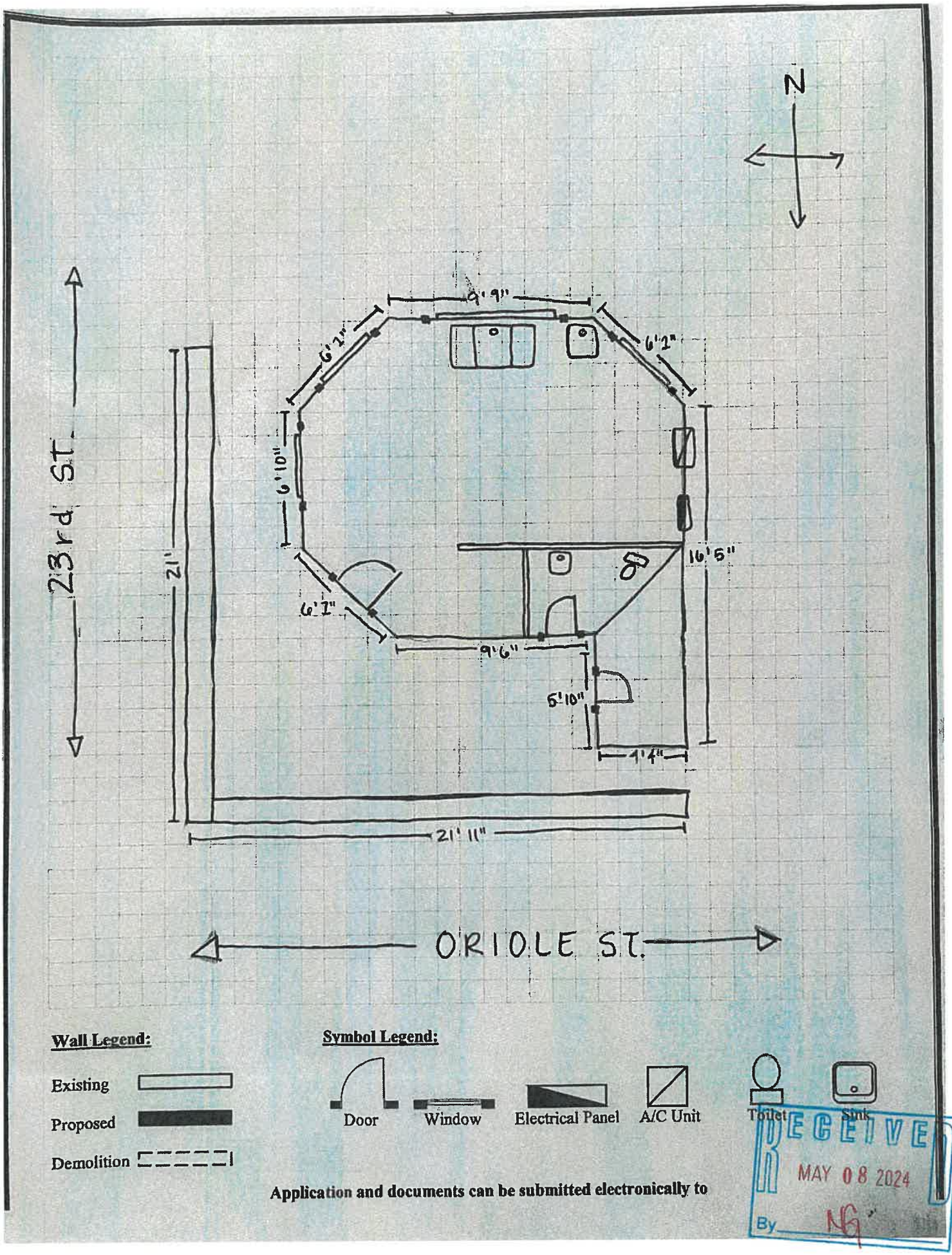
4) Portable building must be anchored to the ground properly;

5) Must meet setback requirements of the zoning district in which it is located; and

6) Water and sewer facilities shall be required to the tract and may be required to the proposed use.

The Planning Department has not received any calls, emails, or letters in opposition to the request.

RECOMMENDATION:
Staff recommends approval of the request, for one year, subject to Section 138-118(9) of the Zoning Ordinance, Health, and Fire Departments' requirements.



Wall Legend:

Existing

Proposed

Demolition

Symbol Legend:

Door Window Electrical Panel A/C Unit Toilet Sink

Application and documents can be submitted electronically to

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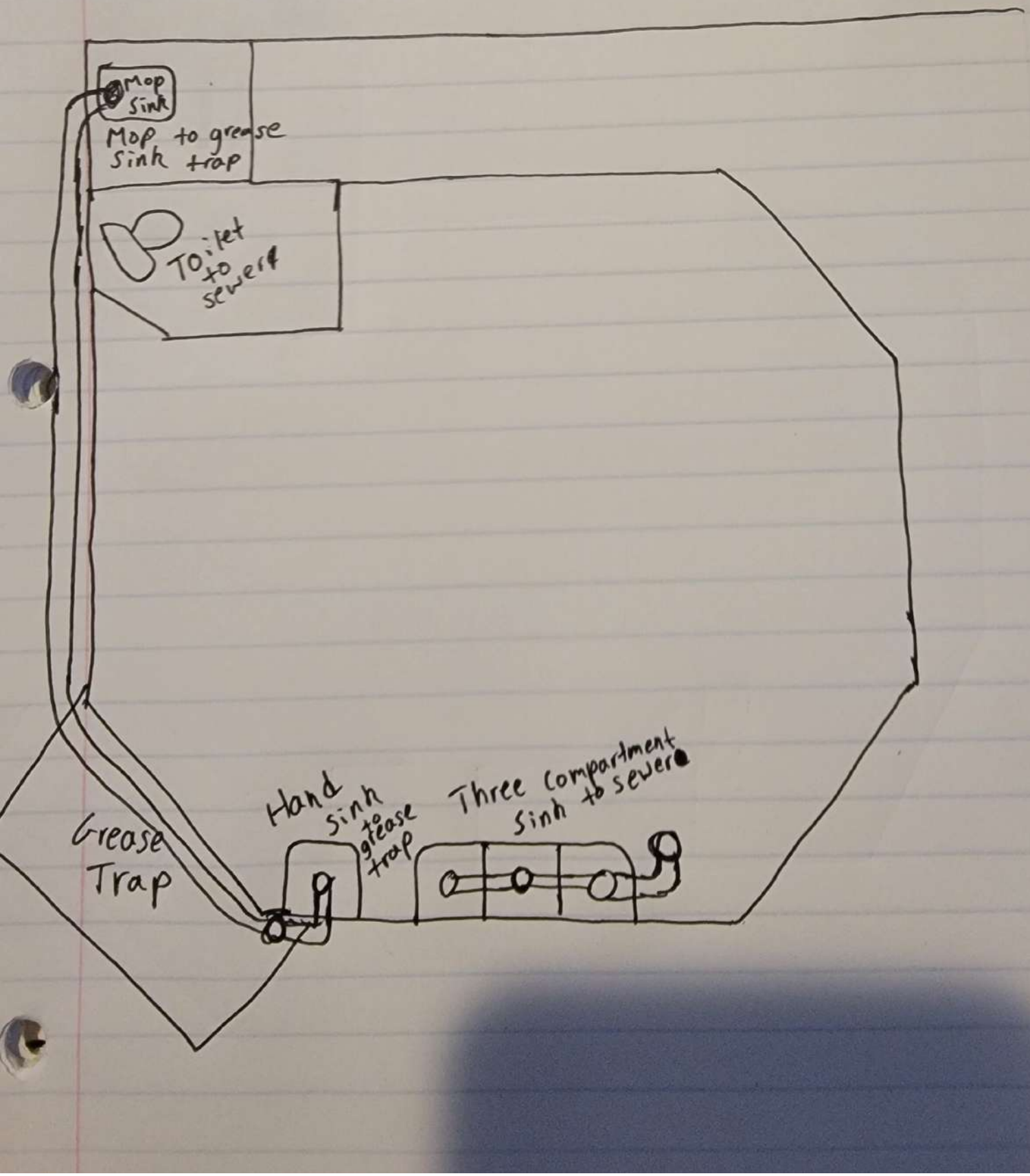
MAY 08 2024
By NG

Oriole Ave.


Mop Sink
Mop to grease sink trap
Toilet to sewer
Grease Trap
Hand sink to grease trap
Three compartment sink to sewer

PANCIT

LECHON

NOTICE
PORTABLE
FOOD
FOR
THIS PROPERTY
CUP2025-0080
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

D
6013

Planning Department

Memo

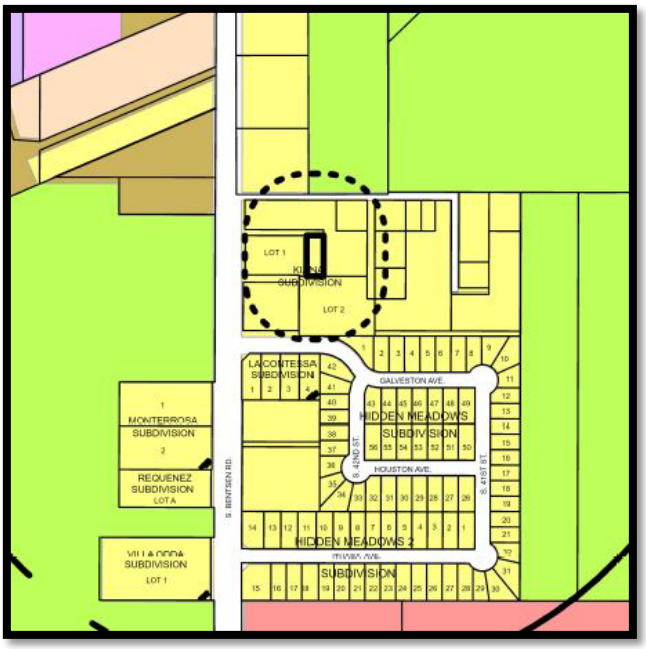
TO: Planning and Zoning Commission

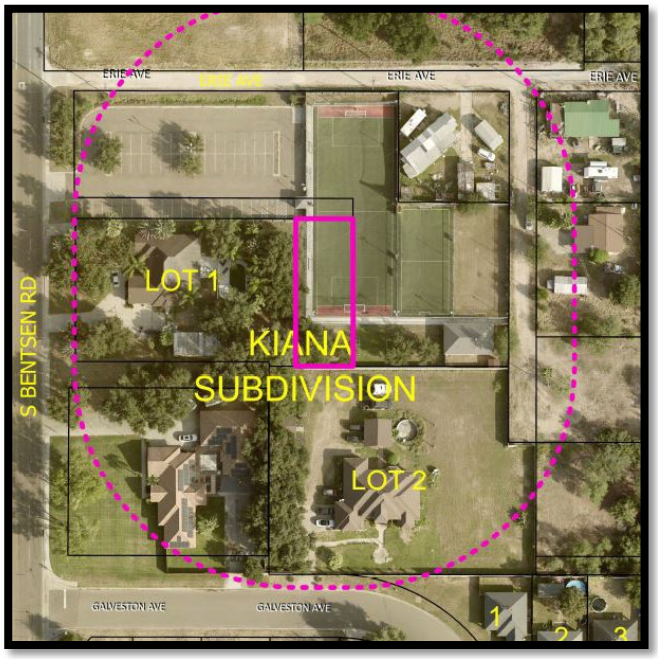
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF MARIA D. ACUNA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN OUTDOOR COMMERCIAL RECREATION (SOCCER FIELDS), AT 1.405 ACRE TRACT (DEED) OUT OF LOT 151, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 501 SOUTH BENTSEN ROAD. (CUP2025-0081)**

BRIEF DESCRIPTION:
The property is located at the southeast corner of Erie Avenue and South Bentsen Road and is zoned R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west across Bentsen Road. Surrounding land uses include single-family residences and vacant land. Currently there are two soccer fields on this property. This facility was originally established in an A-O Zoning District. In 2014 the subject property underwent rezoning through the city initiated A-O rezoning project and was approved for R-1 District.





HISTORY:
The initial conditional use permit for this use was approved for one year, on October 10, 2011 by the City Commission with variances and restrictions as follows: A variance to the distance requirement from a residence; allowing only the construction of restrooms on site without subdividing the property, no concession stand or other construction; allowing the usage of the large field and one small soccer field; hours of operation to conclude at 11:00 p.m. during the week; comply with landscaping; allow the use with a Conditional Use Permit in an R-1 zone; and other Zoning Ordinance standards.

On November 5, 2013 the Planning and Zoning Commission disapproved the request, but with a favorable recommendation to grant the variance to the distance requirements subject to the gate being closed when not in operation, security on site, no one allowed in the soccer fields after 11:00 p.m., parking lot lights off when not in operation, and no trespassing to adjacent properties. The City Commission approved the request for one year, on November 25, 2013 with the variances to the distance requirement and conditions as noted. The permit had been renewed annually until 2017.

The Conditional Use Permit was disapproved at the City Commission meeting of February 27, 2017. A surrounding neighbor had been in opposition to the soccer fields for several years, claiming that people would go into her property to retrieve soccer balls that would go over the fence, and that the applicant was not able to address the issues discussed in previous Planning and Zoning Commission and City Commission meetings.

On April 8, 2019, the City Commission approved the CUP for one year with variance to distance requirement, subject to the following conditions required on previous permits: variance to distance from a residence, no new construction without the benefit of a subdivision, use of the large field and one small field only, hours of operation from 4:00 p.m. to 8:00 p.m. for youth, 8:00 p.m. to 10:00 p.m. for adults, special events and tournaments from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday, close and secure gates when not in operation, security on site, and lights to be turned off when not in operation. The CUP expired in 2020 and was not renewed until May 2022 due to the COVID-19 pandemic.

The permit has been renewed annually since then.

The current application was submitted August 19, 2025 for 2 years.

REQUEST/ANALYSIS:
The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, is proposing to continue operation of the outdoor commercial recreation use for the existing soccer fields on the property. The soccer fields' proposed hours of operation will be Monday through Sunday 3:00 PM – 10:00 PM. There is a "security" office stand on the parking lot, before the entrance to the fields.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

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

use. This includes lighting, littering and noise which may include sound systems or PA speakers;

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

3) The proposed use shall not be located within 300 ft. of residential uses. This property is located within 300 feet of a residentially use to the east, and south;

4) Sides adjacent to a residentially zone or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is provided along most of the property perimeter.

5) The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. In the past, parking requirements to accommodate game personnel have been 30 parking spaces for the main soccer field, and 14 parking spaces for the smaller soccer field. (This includes parking for players, coaches and referees). The applicant states the number of proposed seats as 80 fixed and 30 removable ones for a total of 110 seats. A total of 22 parking spaces are required for the seating area. In the past, the proposed hours of use for each field have not overlapped. A total of 52 parking spaces are required and the site plan shows 52 parking spaces are provided. The establishment complies with the parking requirement. The parking lot has to be maintained free of potholes and must be clearly striped;

6) The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. The soccer facility has on-site bathroom facilities. The facility will not have on-site food preparation.

7) Lighting shall be shielded from residentially zoned or use property.

RECOMMENDATION:
Staff recommends disapproval of the request based on noncompliance with requirement #3 (distance to residential use).

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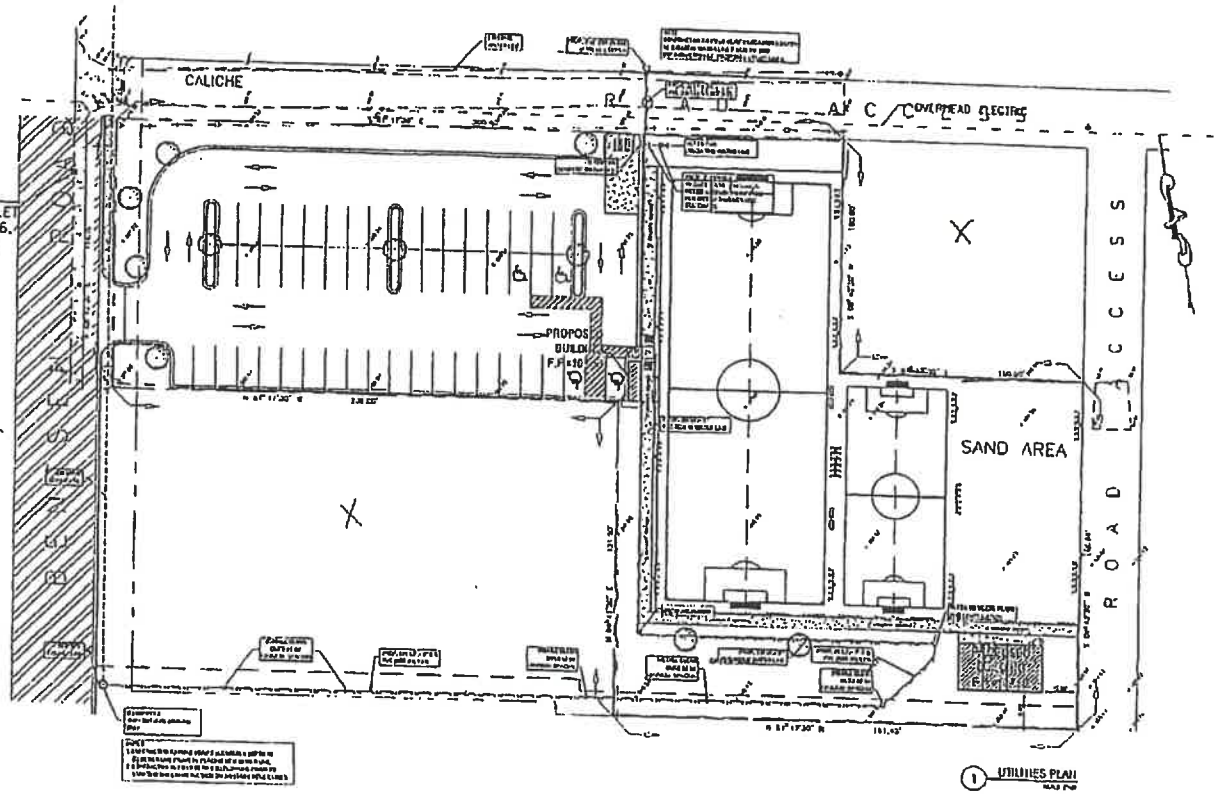
JUL 03 2024
By

GENERAL NOTES:

NOTES:



501 Bentsen Rd

M-R-A

CLH ENGINEERING, INC.

PROJECT TITLE: SOCCER FIELD

ADDRESS: TRACT 181 LA ESTANCIA OPERATION NEAR CHAPARITO NEW MEXICO DONA ANA COUNTY 88028

DRAWN BY:

PROJECT NUMBER:

DATE: OCTOBER 7, 2015

CHECKED BY:

DRAWING SCALE: AS NOTED

SHEET NAME: UTILITIES PLAN

SHEET NUMBER: C2

RECEIVED
MAY 18 2023
By

ENTERED
APR 06 2023
Initial: AK

CUP2025-0081
NOTICE
OUTDOOR RECREATION
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

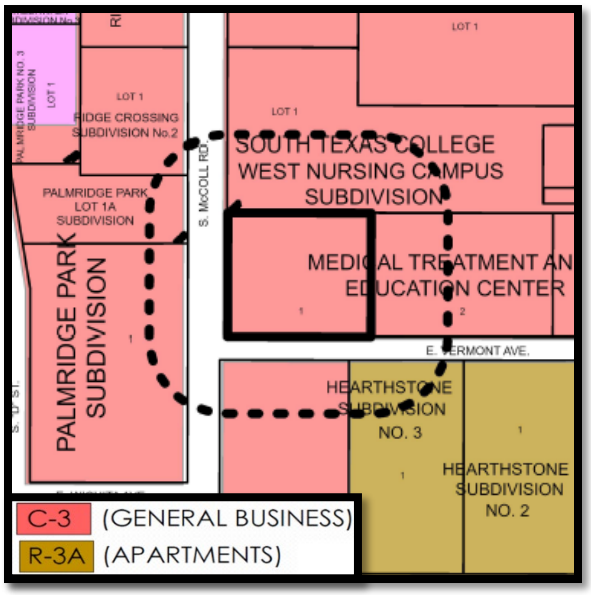
TO: Planning and Zoning Commission

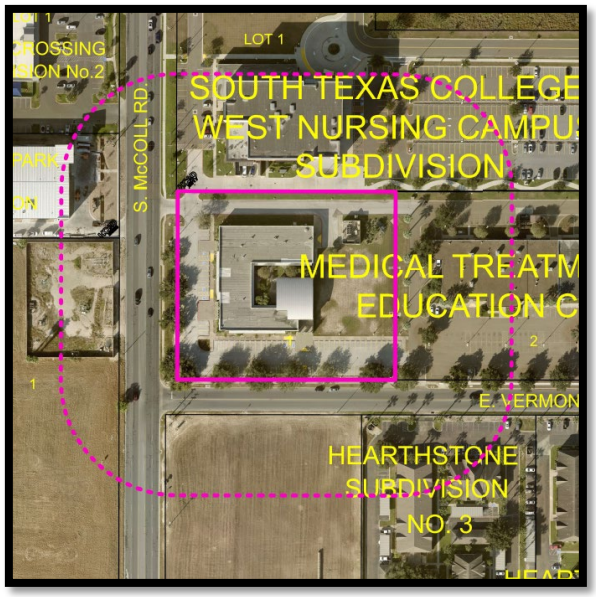
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF RICARDO DE LA GARZA ON BEHALF OF SOUTH TEXAS COLLEGE, FOR A CONDITIONAL USE PERMIT FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE AT LOT 1, MEDICAL TREATMENT AND EDUCATION CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 2101 SOUTH MCCOLL ROAD. (CUP2025-0086)**

BRIEF DESCRIPTION: The subject property is located at the northeast corner of East Vermont Avenue and South McColl Road. The property is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District in all directions and R3-A (Multi-family Residential Apartment-OC) District to the north. An institution is permitted in a C-3 District and in compliance with all requirements.





HISTORY: A CUP for an institutional use applciation was submitted February 1, 2024 and was approved at the City Commission meeting held on March 25, 2024. A new CUP application was submitted September 8, 2025.

ANALYSIS: The applicant is proposing to convert the existing building into a college campus associated with South Texas College. The building will include offices for school officials, students etc.

The Fire Department conducted their inspection on September 9, 2025 and made comments that state “Fire Department inspection was unable to be conducted due to the construction not being underway. This location has Fire Departments approval to continue in the CUP Process. Final Inspection will be done within the building permit process”.

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

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to South McColl Road.

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking will be required.

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

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

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

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

7. Sides adjacent to a residentially zoned or use property shall be screened by a 6’ opaque buffer.

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

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

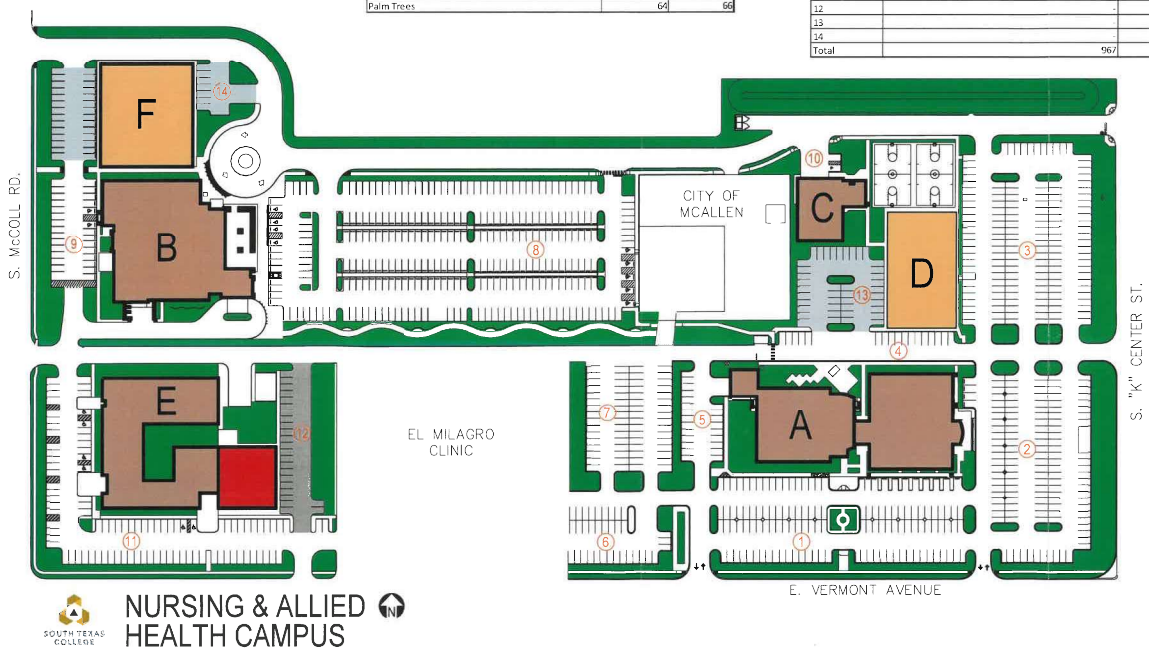
RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for Life of the Use subject to compliance with the stated conditions.

LEGEND:
- EXISTING BUILDING
- NEW BUILDING (UNDER CONSTRUCTION)
- FUTURE BUILDING
- NEW PARKING LOT
- FUTURE PARKING LOT
- (#) PARKING LOT NUMBER

Building Letters	Building Name	Existing Size (sq. ft.)	Proposed Size	Floors
A	NAH East	115,942	-	4
B	NAH West & Simulation Center	97,885	-	4
C	Physical Plant	3,697	-	1
D	Future	-	56,000	1
E	Regional Workforce Development Healthcare Center	22,950	29,750	4
F	Future	-	72,000	4

	Current	Future
Greeen Area (sq. ft.)	275,667	204,284
Trees	138	141
Palm Trees	64	66

Parking Lot	Current Spaces	Future Spaces	Total
1	130	-	130
2	132	-	132
3	149	-	149
4	22	-6	16
5	23	-	23
6	34	-	34
7	62	-	62
8	283	-	283
9	29	28	57
10	2	-	2
11	101	-4	97
12	-	24	24
13	-	41	41
14	-	7	7
Total	967	90	1057



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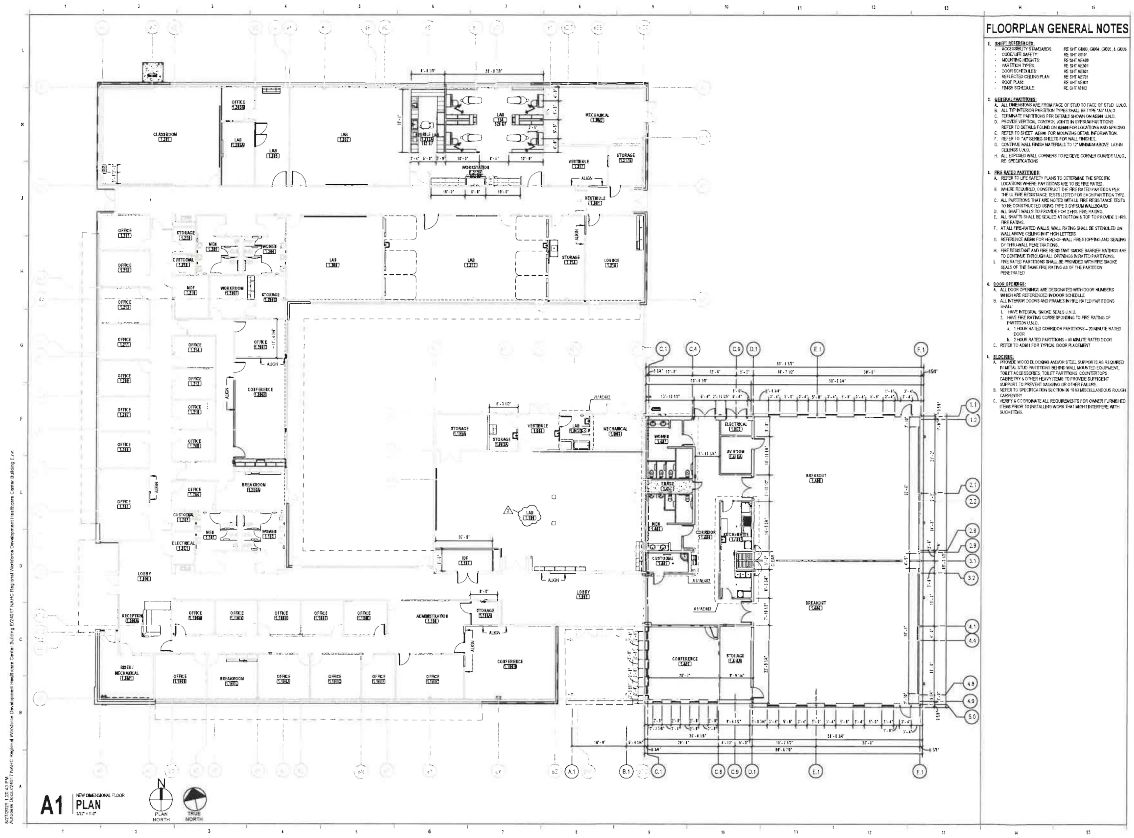


A1 NEW ONE-STORY FLOOR PLAN

FLOORPLAN GENERAL NOTES

ERO ARCHITECTS
PO BOX 720420, McAllen TX 78504
(P) 956-561-0400 | eroarc.com

REGISTERED ARCHITECT — STATE OF TEXAS — 9/8/25

Nursing and Allied Healthcare Center
Regional Workforce Development Healthcare Center - Building E
SOUTH TEXAS COLLEGE
2101 E. VERMONT AVE., MCALLEN, TX 78503

No.	Description	Date
1	ADDENDUM 2	

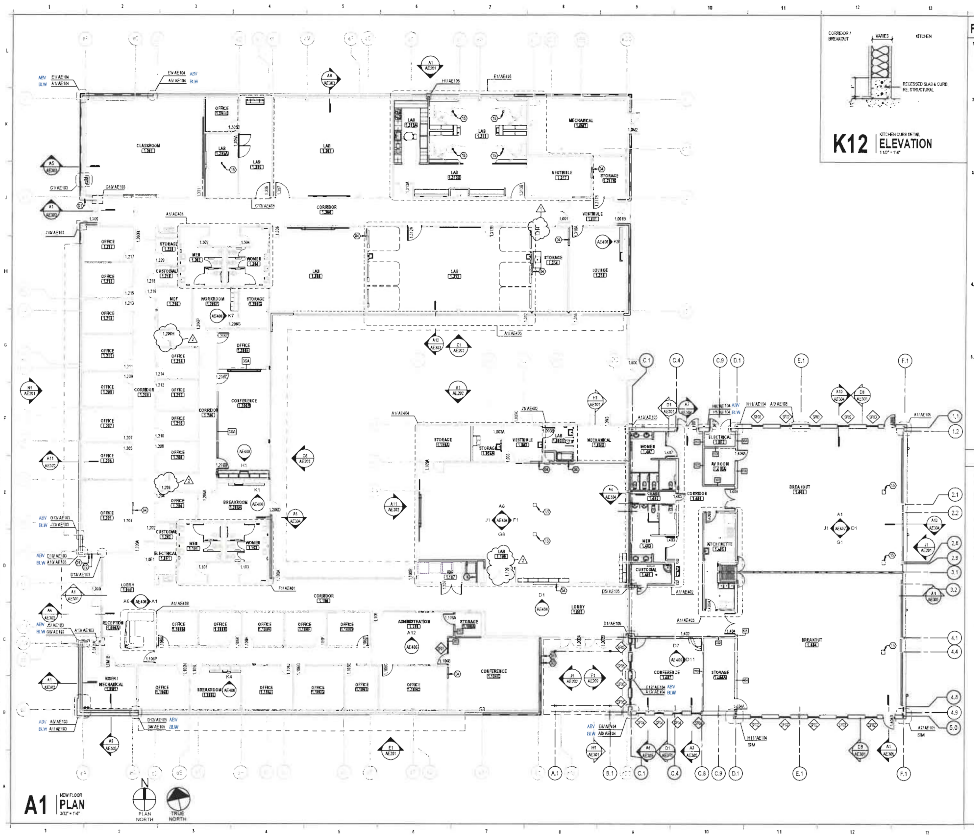
PROJECT No.: 2417
ISSUE DATE: 8/7/2025
DRAWN BY: Author
CHECKED BY: Checker

OVERALL FLOOR PLAN

Sheet Number
AE101

Project Status
100% CONSTRUCTION DOCUMENTS

RECEIVED
SEP 08 2025
BY:



A1 | KEY FLOOR PLAN
3/32" = 1'-0"

K12 | ELEVATION
1 1/2" = 1'-0"

FLOORPLAN GENERAL NOTES

1. SHEET REFERENCES:
   - ACCESSIBILITY STANDARDS: SEE SHT G002, G004, G005, & G006
   - CODE & LIFE SAFETY: SEE SHT G003
   - ARCHITECTURAL: SEE SHT A0101
   - FINISH SCHEDULE: SEE SHT A0102
   - DOOR SCHEDULE: SEE SHT A0103
   - ROOF PLAN: SEE SHT A0104
   - REFLECTED CEILING PLAN: SEE SHT A0105
   - ROOF PLAN: SEE SHT A0106
   - PARTITION DETAILS: SEE SHT A0107
2. GENERAL PARTITIONS:
   A. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLO
   B. ALL INTERIOR PARTITIONS (TYPICAL) IN TYPE "INT" UNLO
   C. DEMARCATE PARTITIONS WITH CONTROL JOINTS AS NEEDED TO
   D. PROVIDE VERTICAL CONTROL JOINTS IN GYPSUM PARTITIONS
   E. PROVIDE CONTROL JOINTS IN GYPSUM PARTITIONS AT CEILING
   F. REFER TO SHEET A0106 FOR WALL MOUNTED ITEMS
   G. REFER TO "ARCHITECTURAL SHEETS" FOR WALL TYPES
   H. CONTRACTOR SHALL PROVIDE MATERIAL & TYPE OF GYPSUM BOARD, LAYOUT, CEILING HEIGHT
   I. ALL WALLS SHALL BE CONTINUOUS TO RESILIENT CORNER GUARDS UNLO, SEE SPECIFICATIONS
3. FIRE RATED PARTITIONS:
   A. REFER TO "LIFE SAFETY" PLANS TO DETERMINE WHERE FIRE RATED PARTITIONS ARE REQUIRED
   B. SHEET ASSEMBLY NUMBERS SHALL BE USED WHERE PARTITIONS TYPE THE SAME RESISTANCE TO FIRE LISTED FOR EACH PARTITION TYPE.
   C. ALL PARTITIONS THAT ARE NOT DESIGNATED AS FIRE RESISTANCE RATED TO BE CONSTRUCTED USING TYPE 2 GYPSUM ASSEMBLY
   D. ALL PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO DECK
   E. ALL SHAFT WALLS & ROOM ENCLOSURES SHALL BE CONTINUOUS FROM TO PROVIDE THREE HOUR RATING
   F. AT ALL RATED STUD WALLS, WALL RATING SHALL BE INDICATED ON WALL MOVE SIGNAGE AT HALL LETTERS
   G. ALL RATED WALLS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK, INCLUDING ALL PENETRATIONS AND SEALING OF ENTIRE WALL THICKNESS
   H. ANY RESIDENTIAL AND LIGHT RESISTANT RATED BARRIER BUILDING ARE TO CONTRACT INTERNAL ALL OPENINGS IN RATED PARTITIONS
   I. RATED PARTITIONS SHALL BE PROVIDED WITH FIRE SEALANT AT ALL TIMES WHERE THEY INTERSECT ANY PENETRATIONS
4. DOOR OPENINGS:
   A. SEE DOOR SCHEDULE FOR ALL OF DOOR TYPES, DOOR NUMBERS AND SHEET REFERENCES IN DOOR SCHEDULE
   B. ALL ROOM DOOR OPENINGS ARE FRAMED INTO STUD WALL PARTITIONS UNLO
      1. UNLO SHOWN, SWING SEAT 4 INCH
      2. UNLO SHOWN DOORS CORRESPONDING TO FIRE RATING OF PARTITION WALLS
         a. 1 HOUR WITH COMMON PARTITIONS — 20 MINUTE RATED DOOR
         b. THROUGH PARTITIONS — 1 HOUR RATED DOOR
      3. REFER TO ABOVE FOR TYPICAL DOOR PLACEMENT
5. GLAZING:
   A. PROVIDE WOOD FLOOR & WALL MOUNTED GLAZING AS SHOWN ON PLANS AND ELEVATIONS. GLAZING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY WITH ALL APPLICABLE CODES. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE SUFFICIENT SUPPORT FOR WINDOW SASHING AND OTHER GLAZING.
   B. REFER TO SPECIFICATION SECTION 08 11 00 MISCELLANEOUS DOOR OPENINGS
   C. VERIFY AND COORDINATE ALL REQUIREMENTS FOR MANUFACTURING AND INSTALLATION OF METAL FRAMES WHERE THEY MEET WITH EXISTING ANTI-SWEATING

FLOOR PLAN KEYNOTES

01 ALARM DEVICE IN ACTIVE CEILING
02 PROVIDE SMOKE EVACUATION. CONTRACTOR TO COORDINATE WITH MEP ENGINEER.
03 6" H.M. BUILDING FRAME, 4" W.P.
04 WATERFALL INTAKE WATER FEATURE WITH WALL
05 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR SCREEN
06 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR MOUNT (CEILING MOUNTED)
07 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR SYSTEM (PROJECTOR, LENS, ETC.)
08 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR MOUNT (CEILING MOUNTED) WITH SUPPORT STRUCTURE (SEE SHEET A0106 FOR SHEET DETAILS)
09 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR SCREEN
10 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR MOUNT (CEILING MOUNTED) WITH SUPPORT STRUCTURE (SEE SHEET A0106 FOR SHEET DETAILS)
11 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR MOUNT (CEILING MOUNTED) WITH SUPPORT STRUCTURE (SEE SHEET A0106 FOR SHEET DETAILS)
12 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - PROJECTOR MOUNT (WALL MOUNTED) WITH SUPPORT STRUCTURE (SEE SHEET A0106 FOR SHEET DETAILS)
13 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - ADVANCED LIGHTING SYSTEM
14 11 2100 - FACILITY ADVANCED MEDICAL EQUIPMENT - IN WALL SPEAKER SYSTEM
15 PLEASE REFER TO SHEET A0106
16 PROVIDE 1/4" GRADE CAST RELIEF BEHIND TILE WHERE ON WALL WITH SHOWER HEAD FACING. USE INSTALL PLANS TO PROVIDE CORRECT DETAILS AT WALL CONDITIONS

ERO ARCHITECTS
PO BOX 720428, McAllen TX 78504
(P) 956-631-6400 | eroarc.com

Nursing and Allied Healthcare Center
Regional Workforce Development Healthcare Center - Building E
SOUTH TEXAS COLLEGE
2101 E. VERMONT AVE., MCALLEN, TX 78503

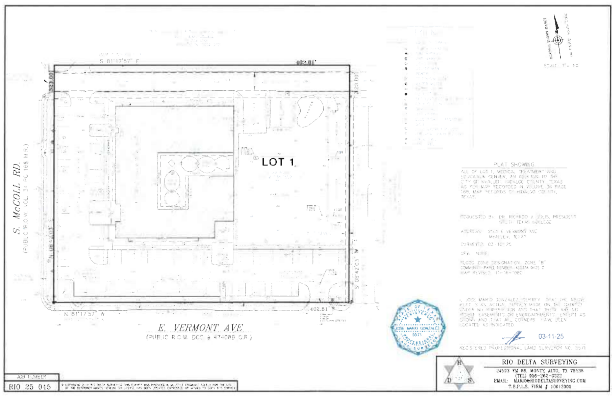
No.	Description	Date
1	ADDENDUM 1	04/07/2023

PROJECT NO.: 2407
ISSUE DATE: 03/17/23
DRAWN BY: Author
CHECKED BY: Checker

ANNOTATIVE FLOOR PLAN

Sheet Number
AE102

Project Status
100% CONSTRUCTION DOCUMENTS



EXISTING SURVEY

FOR REFERENCE ONLY

ERO ARCHITECTS

PO BOX 713426, McAllen TX 78504
(P) 956.661.0400 | ero.co.com

NAHC Regional Workforce DHC Building E

SOUTH TEXAS COLLEGE
2101 E. VERMONT AVE., MCALLEN, TX 78503

EXISTING SURVEY

C101

NEW CONSTRUCTION DOCUMENTS

RECEIVED
SEP 08 2025
BY:

FDC
PL2002
CUP2025-0086
NOTICE
INSTITUTIONAL USE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

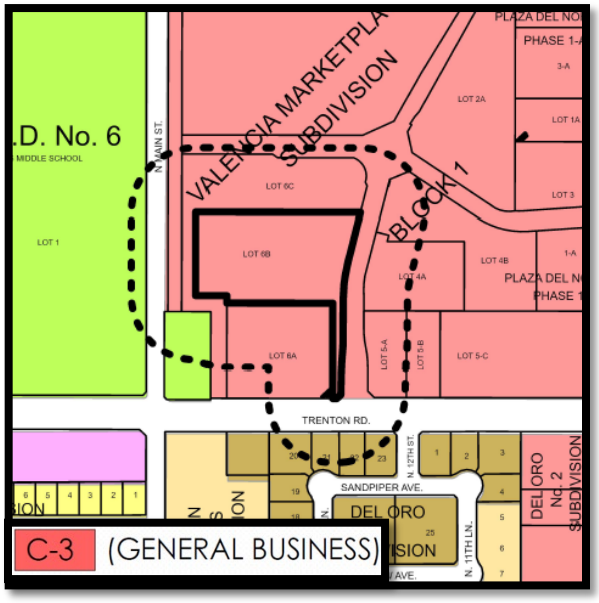
TO: Planning and Zoning Commission

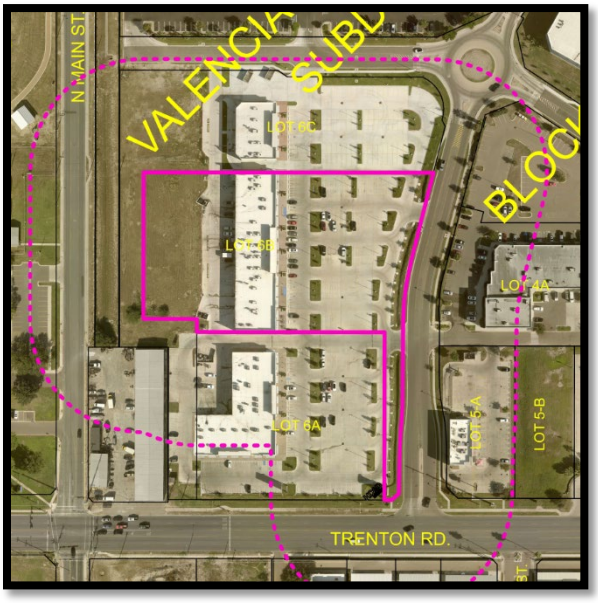
FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF SAMUEL A. CHI ON BEHALF OF BRONX SOCIAL CLUB LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 6B, VALENCIA MARKETPLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 1300 TRENTON ROAD. (CUP2025-0088)**

BRIEF DESCRIPTION: The subject property is located along the northeast corner of North Main Street and Trenton Road. The property is zoned C-3 (General Business-OC) District and the adjacent zoning is C-3 District in all directions. Surrounding land uses include School District, commercial uses and multi-family residence. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: This is the first Conditional Use Permit (bar) application submitted for this location. The site plan review and subdivision plat for Nolana Retail Subdivision was recorded in May 20 2019.

ANALYSIS: The proposed hours of operation for the Bar are from 5 P.M. to 2:00 A.M. from Monday to Sunday. A minimum of 14 parking spaces are required based on the square feet of retail plaza. A parking agreement has been provided from the north lot In order to meet the minimum remaining parking requirements. Inspections from the Health and Fire Departments have not been completed for the Conditional Use Permit process to continue.

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

1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of a school zone to the west.

2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to the north of Trenton Road.

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there are 159 parking spaces being provided as common parking for the plaza. A minimum of 14 parking spaces are required for the bar use.

4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;

5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

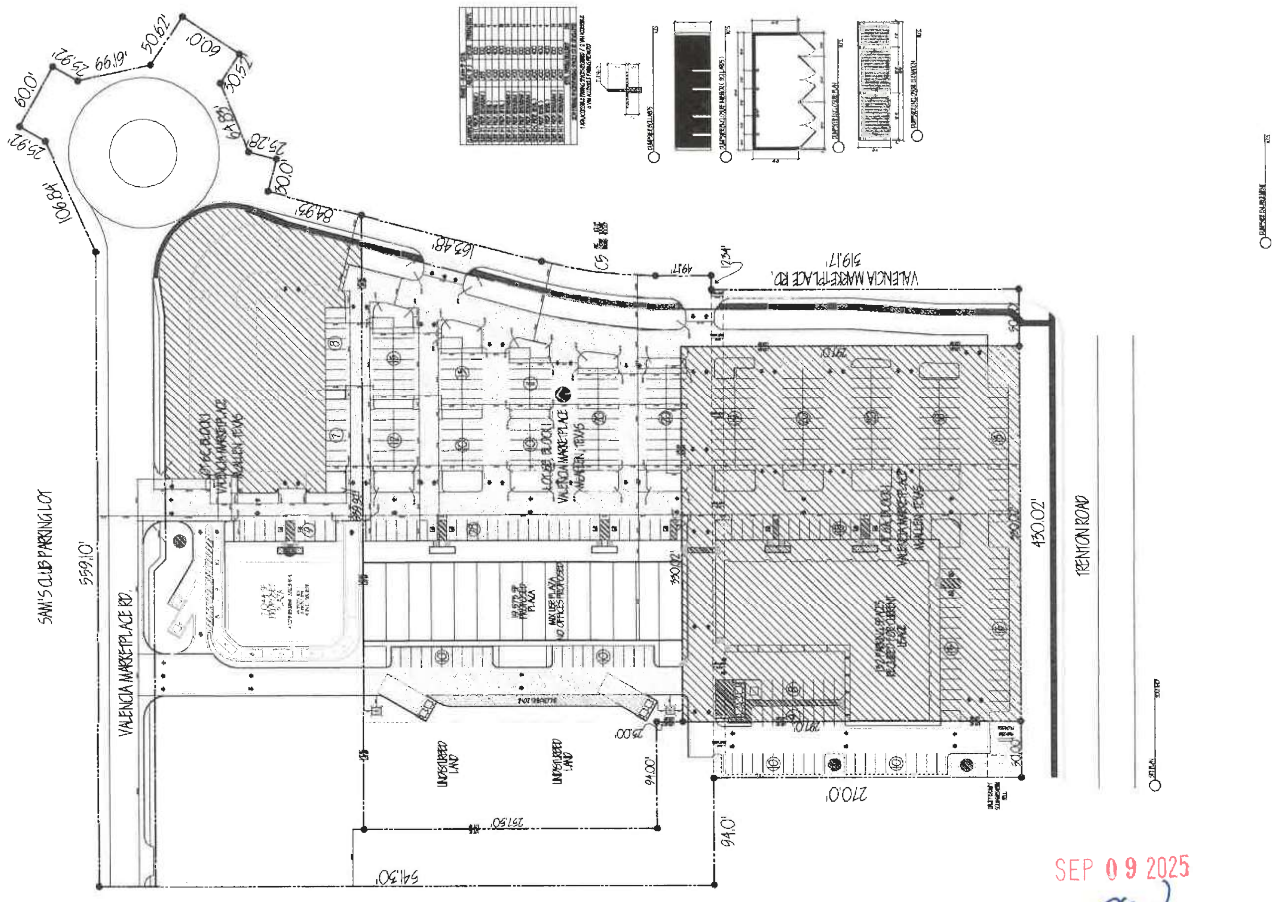
6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

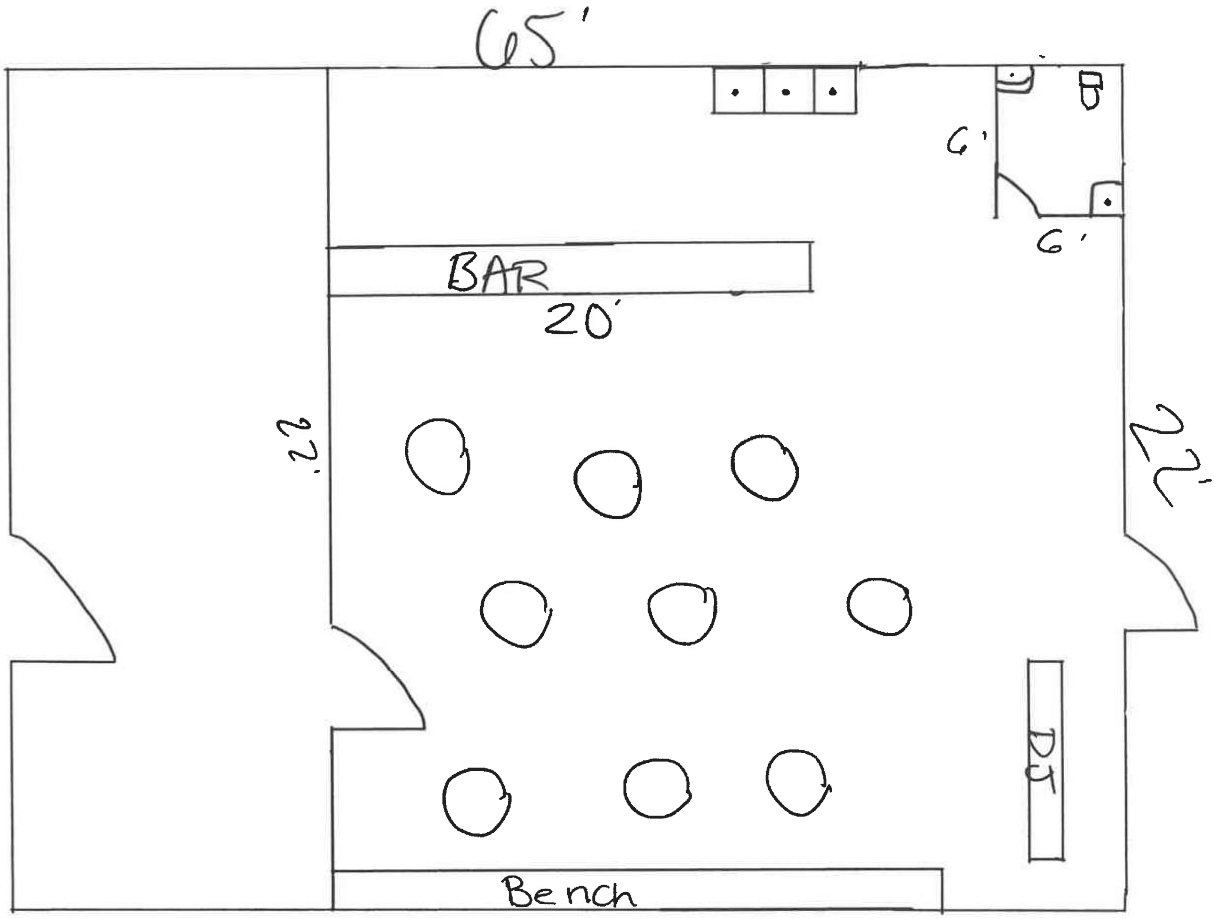
7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy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

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

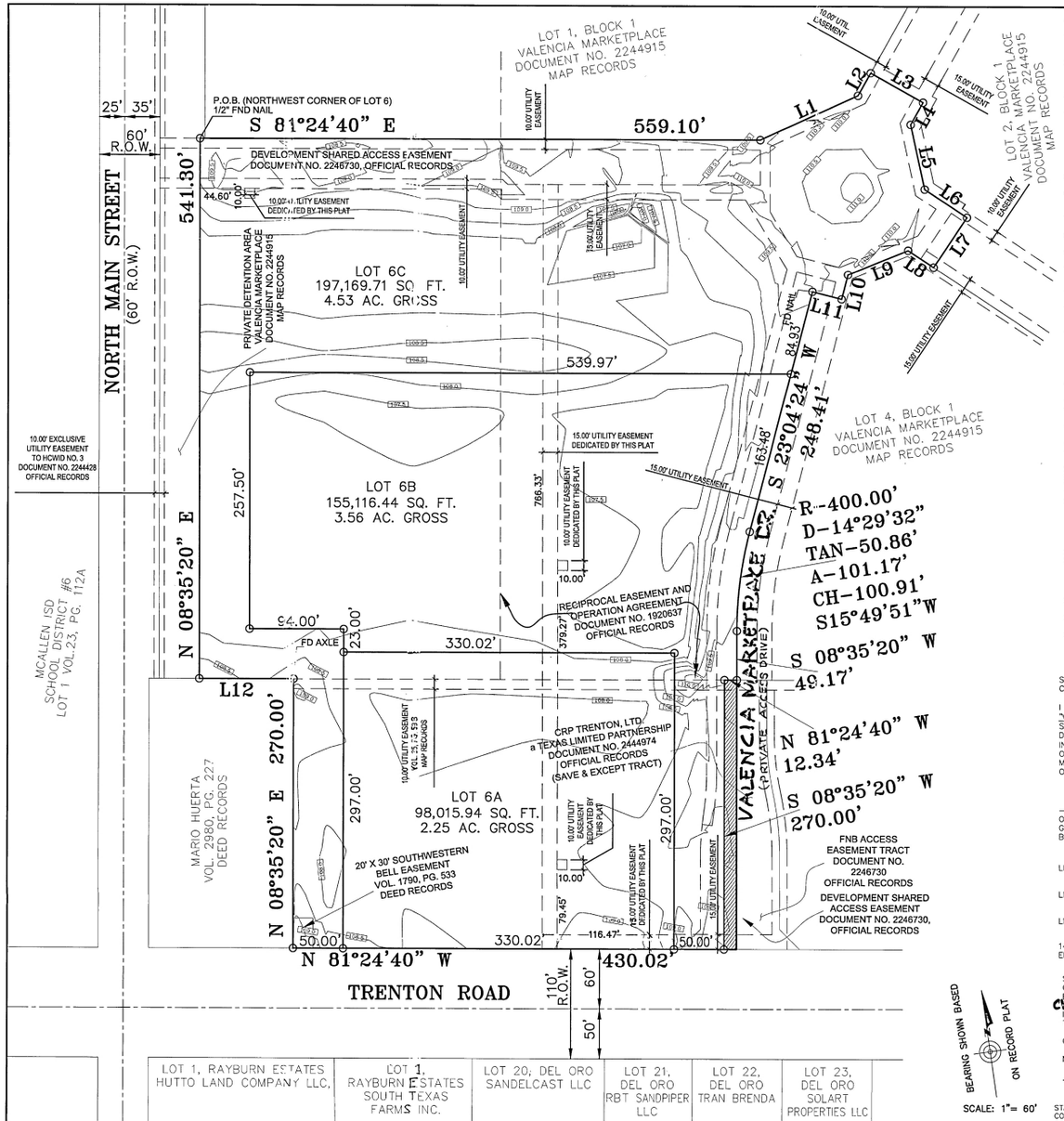
Staff has not received any phone calls, emails, or letters in opposition to this request.

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


SAM'S CLUB PARKING LOT
VALENCIA MARKETPLACE RD.
TRENTON ROAD
VALENCIA MARKETPLACE RD.
559.10'
541.30'
94.0'
210.0'
430.02'
390.02'
UNASSIGNED LAND
UNASSIGNED LAND
WALGREENS
WALGREENS
WALGREENS



SEP 09 2025



LINE TABLE		
NO.	LENGTH	BEARING
L1	106.84'	N 74°02'05" E
L2	25.92'	N 37°47'39" E
L3	60.00'	S 52°12'21" E
L4	25.27'	S 37°47'39" W
L5	66.19'	S 03°41'19" E
L6	50.62'	S 47°49'44" E
L7	60.00'	S 42°10'16" W
L8	30.52'	N 47°49'44" W
L9	64.83'	S 76°22'37" W
L10	25.28'	S 23°04'24" W
L11	30.00'	N 66°55'36" W
L12	94.00'	N 81°24'40" W

"VALENCIA MARKETPLACE, LOT 6A, 6B, AND 6C SUBDIVISION"

MCALLEN, TEXAS

A 10.34 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED SEPTEMBER 28, 2011 RECORDED UNDER DOCUMENT NO. 2244915, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. — DATE 06/17/19
GENERAL MANAGER

FILED FOR RECORDING
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: 5-20-19 AT: 4:15 P.M.
INSTRUMENT NUMBER: 3015505
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: , DEPUTY CLERK

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN "ZONE C", AREAS OF MINIMAL FLOODING, IN ACCORDANCE WITH F.E.M.A.–F.I.R.M. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982 AND F.E.M.A.–F.I.R.M. COMMUNITY PANEL No. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
3. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TRENTON ROAD AND N. MAIN STREET.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: TRENTON ROAD – 60 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
5. CURRENT ZONING FOR THIS TRACT IS COMMERCIAL NEIGHBORHOOD.
6. BENCHMARK: ELEVATIONS ARE BASED UPON "NAVD 88" AND REFERENCED TO THE SAME NGS STATIONS AND ALSO REFERENCED TO C.O.M. SATELLITE STATIONS: MC 53 (ELEV 125.83) & MC 65 (ELEV 120.15).
7. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
9. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
10. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
11. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
12. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
13. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
    LOT 6A – 26,998 CF (.62 AC–FT)
    LOT 6B – 42,675 CF (.98 AC–FT)
    LOT 6C – 53,997 CF (1.24 AC–FT)
    TOTAL OF 123,670 CF (2.84 AC–FT) FOR THE COMBINED LOTS
14. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
15. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
16. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
17. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES, AND ALONG N. MAIN STREET.
18. NO CURB CUT ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. MAIN STREET.
19. COMMON AREAS, PRIVATE SERVICE DRIVE ACCESS EASEMENTS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
20. 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.
21. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND REFERENCED TO NGS CORS STATIONS:
    "TXLR", / LAREDO RRP2 CORS ARP (PID #DF4381)" AT LAREDO TX,
    "TXPR", / PHARR RRP2 CORS ARP (PID #DF4383)" AT PHARR TX,
    "TXCC", / CORPUS CHRISTI R2 CORS ARP (PID # DF4377)", AT CORPUS CHRISTI TX.
22. LOT 6A, 6B AND 6C SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DETENTION AREA.
23. THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO PARKING, PAVEMENT, ACCESS, PRIVATE EASEMENTS, LANDSCAPING, ISLANDS, PRIVATE STORMWATER DETENTION AREA, ETC., SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MCALLEN. SUCH MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON WHICH COMMON AREAS ARE LOCATED. SUCH OWNERS MAY REALLOCATE SUCH RESPONSIBILITY AMONG THEMSELVES BY FUTURE WRITTEN AGREEMENT.
24. 20 FT. x 30 FT. EASEMENT, SOUTHWESTERN BELL, 1790/533, HCDR, ALSO INCLUDES A 20 FT. ACCESS ROAD.
25. ⊕ INDICATES A 1/2" IRON ROD FOUND UNLESS SHOWN OTHERWISE.
26. MINIMUM 24–FOOT WIDE PRIVATE SERVICE DRIVE(S) WITH ACCESS FROM VALENCIA MARKETPLACE DRIVE FOR LOT 6A, 6B, 6C WITH A CITY–APPROVED SITE PLAN ON FILE WITH OF MCALLEN. RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVES ON ITS LOT. CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE FOREGOING.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "VALENCIA MARKETPLACE LOT 6A, 6B & 6C" SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DATE 4/23/17

OWNER: CHAPA BLUE, LTD., A LIMITED PARTNERSHIP
GENERAL PARTNER: CHAPA BLUE MANAGEMENT, LLC.
BY: RODOLFO D. CHAPA–MEMBER, RODOLFO CHAPA–MEMBER, & JOSE A. CHAPA MEMBER

LIMITED PARTNER: RODOLFO D. CHAPA — DATE 4/23/17
LIMITED PARTNER: RODOLFO CHAPA — DATE 4/23/17
LIMITED PARTNER: JOSE. A. CHAPA — DATE 4/23/19

141 PASEO DEL PRADO AVE.,
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THEUNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodolfo D. Chapa, Rodolfo Chapa, Jose A. Chapa KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF April 20 19.

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VALENCIA MARKETPLACE LOT 6A, 6B & 6C SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORCLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

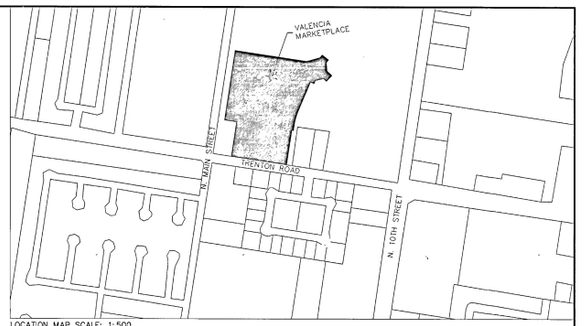
SECURITY INTEREST HOLDER: TEXAS NATIONAL BANK — DATE 4.25.19

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25TH DAY OF April, 20 19

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 07/03/19



LOCATION MAP SCALE: 1:500

METES & BOUNDS:

A 10.34 ACRE TRACT OF LAND OUT OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED SEPTEMBER 28, 2011 RECORDED UNDER DOCUMENT NO. 2244915, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 10.34 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°24'40" E, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 559.10' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 74°02'05" E, A DISTANCE OF 106.84' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 37°47'39" E, A DISTANCE OF 25.92' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 52°12'21" E, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 37°47'39" W, A DISTANCE OF 25.27' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 03°41'19" E, A DISTANCE OF 66.19' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 47°49'44" E, A DISTANCE OF 50.62'TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 42°10'16" W, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 47°49'44" W, A DISTANCE OF 30.52' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND ;

THENCE S 76°22'37" W, A DISTANCE OF 64.83' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23°04'24" W, A DISTANCE OF 25.28' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 66°55'36" W, A DISTANCE OF 30.00' TO A NAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23°04'24" W, A DISTANCE OF 248.41' TO A CORNER OF THIS TRACT OF LAND;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00', A DELTA ANGLE OF 14°29'32", AN ARC LENGTH OF 101.17', A CHORD DIRECTION OF S 15°49'51" W, AND A CHORD DIRECTION OF 100.91' TO A CORNER OF THIS TRACT OF LAND;

THENCE S 08°35'20" W, A DISTANCE OF 49.17' TO A CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" W, A DISTANCE OF 12.34' TO A CORNER OF THIS TRACT OF LAND;

THENCE S 08°35'20" WA DISTANCE OF 270.00' TO THE NORTH R.O.W. OF TRENTON ROAD, A CORNER OF THIS TRACT OF LAND ;

THENCE N 81°24'40" W, WITH SAID NORTH R.O.W., A DISTANCE OF 430.02' TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'20" E, A DISTANCE OF 270.00' TO AN AXLE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE N 81°24'40" WA DISTANCE OF 94.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 08°35'20" E,A DISTANCE OF 541.30' TO THE POINT OF BEGINNING, CONTAINING 10.34 ACRES OF LAND, MORE OR LESS.

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

James E. Darling — 05/8/19.
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 THE CITY WHERE IN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN — 05/03/19 DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), 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 EDINBURG, TEXAS.

DATED THIS THE 26 DAY OF April 20 19

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
MARIO GONZALEZ
RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL)956–380–5154 (FAX)956–380–5156

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL LAND SURVEYOR

No. 5571 STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLORomiro HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956–687–5560 (FAX)956–687–5561

STATE OF TEXAS
C. HINOJOSA, JR.
90636
LICENSED
PROFESSIONAL ENGINEER

No. 90636 STATE OF TEXAS.

CLH
ENGINEERING, INC.
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: APRIL 23, 2019

CUP2025-0088
NOTICE
BAR
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

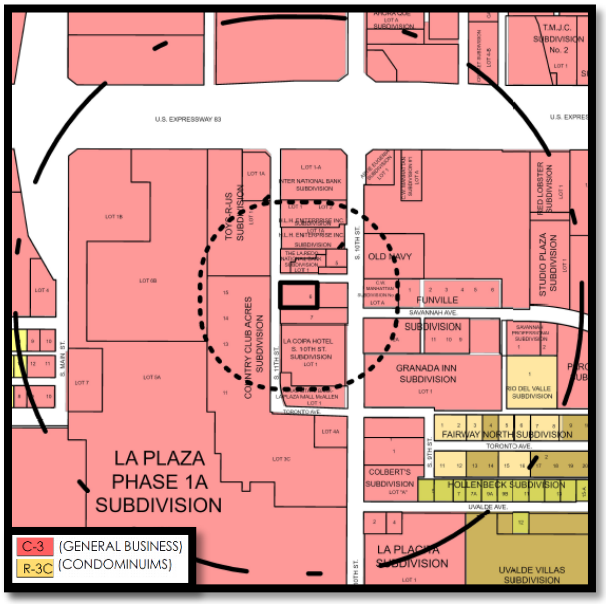
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF ADRIAN MEDINA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A SMOKE SHOP AT THE WEST 199.03' OF LOT 6, COUNTRY CLUB ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, 1902 SOUTH 10TH STREET. (CUP2025-0082)**

BRIEF DESCRIPTION: The subject property is located at the southwest corner of Savannah Avenue and South 11th Street. The property is zoned C-3 (general business) District. Surrounding land uses include retail businesses and restaurants.



HISTORY: This is the initial application for a smoke shop at this location. The applicant applied for a conditional use permit for one year on August 22, 2025.

REQUEST/ANALYSIS:
The applicant is proposing to operate a smoke shop with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 10:00 a.m. to 2:00 a.m., Monday through Sunday. A vaporizer store is permitted in a C-3 district with a Conditional Use Permit and in compliance with requirements.

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

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property complies with the required 400-foot buffer and is well-separated from any residentially zoned areas, schools, churches, or public property

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along South 10th Street and does not generate traffic into residential areas.

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 1,657 sq. ft. commercial area requires seven parking spaces.

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

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

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

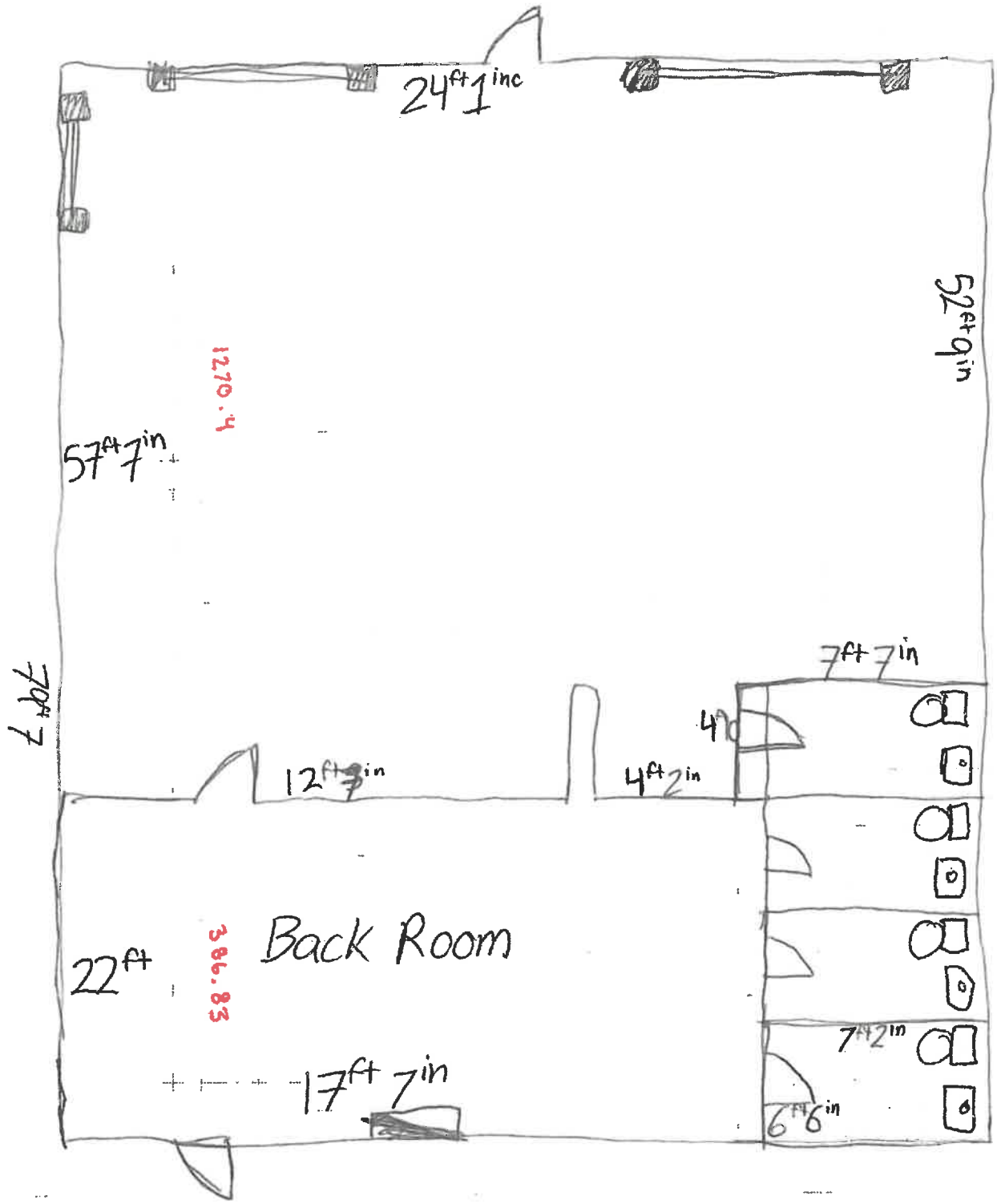
7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy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

Staff has not received any phone, emails, or letters in opposition they have received one call in agreement to this request.

RECOMMENDATION: Staff recommends approval of the request based on compliance with requirements listed on Section 138-118(a)(4) of the Zoning Ordinance.

CUP2025-0082
NOTICE
SMOKE SHOP
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET



Wall Legend:

Existing

Proposed

Demolition

Symbol Legend:

Door | Window | Electrical Panel | A/C Unit | Toilet | Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET

Planning Department

Memo

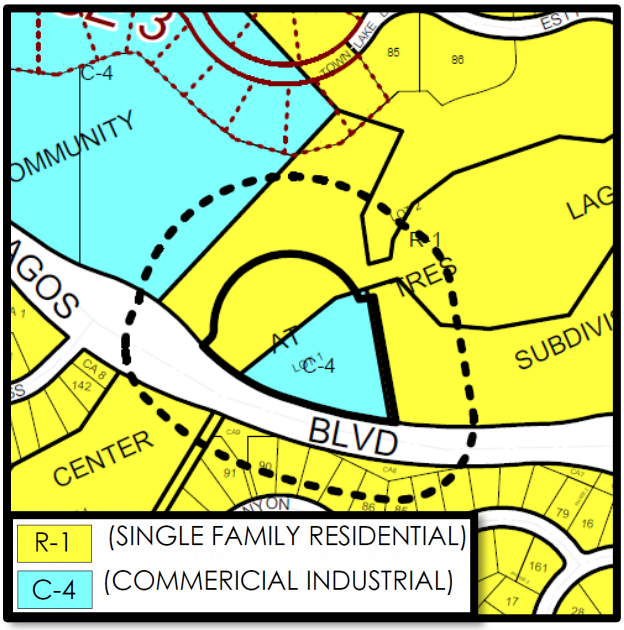
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2025

SUBJECT: **REQUEST OF SHAWN BORETA ON BEHALF OF RHODES ENTERPRISES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A FOOD TRUCK PARK AT LOT 1, COMMUNITY CENTER AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 TRES LAGOS BOULEVARD. (CUP2025-0083)**

BRIEF DESCRIPTION: The subject property is located along the north side of Tres Lagos Boulevard. The property is zoned R-1 (Single-Family Residential-OC) District and C-4 (Commercial Industrial-OC) District. Surrounding land uses include single-family residential in all directions. A Food Truck Park is permitted in a C-4 District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY:, The first Conditional Use Permit for this location was originally approved in February of 2023 The current permit expired on June 24, 2025 and the applicant submitted an application on August 22, 2023. The Food Truck Park's days and hours of operation are currently Monday through Sunday from 5 AM to 10 PM. The applicant proposes to expand the hours of operation to Monday through Sunday from 5:00 AM to 11:00 PM.

ANALYSIS: The Fire and Health Departments have not completed their inspections on the subject property. The Food Truck Park and its vendors must comply with the requirements set forth in Section 54-52 of the Zoning Ordinance for mobile food vendor courts and the following specific requirements:

1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property; the location of the Food Truck Park is proposed to be within the R-1 District portion of the Lot and adjacent to other residentially zoned properties;

2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding the operation of the mobile food vendor court; applicant has provided their contact information;

3) Mobile food vendor courts shall not operate between the hours of 2:00 AM and 7:00 AM; proposed hours of operation are between 5:00 AM and 11:00 PM;

4) Each mobile food vendor court shall provide access to a restroom on or within 600 feet of the property lines of the track of land on which it is situated;

5) Mobile food vendor courts must provide one (1) garbage receptacle, to hold a minimum of thirteen (13) gallons, per each vendor located on premises for public use. This requirement is in addition to the receptacles required of each individual vendor;

6) Mobile food vendors may not be placed or parking on unimproved surfaces;

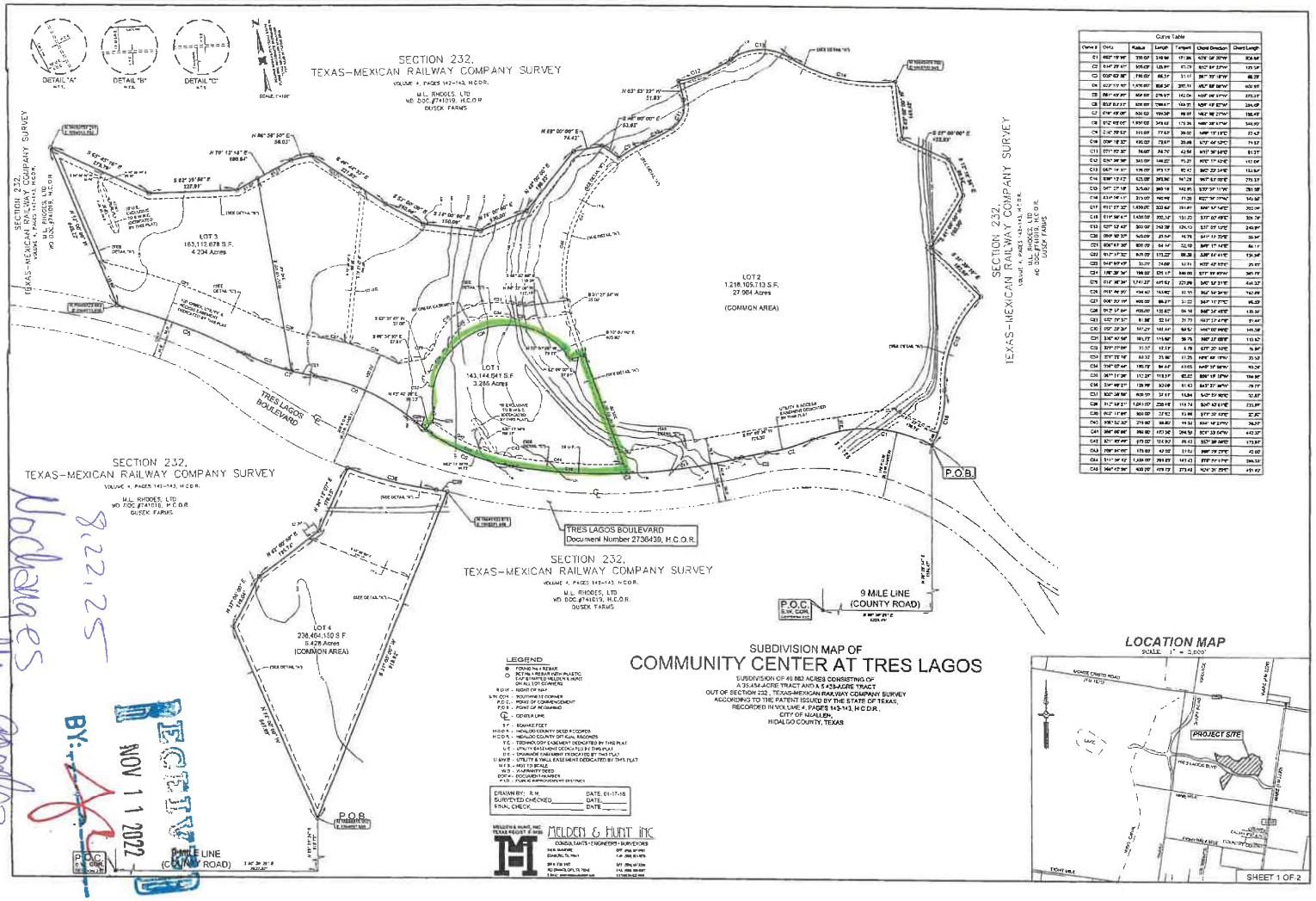
7) Adequate lighting, as determined by the Health Director, to enable clear and unobstructed visibility of mobile food vendors and patrons shall be provided at all entrances and exits of the mobile food vendor court;

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

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

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

RECOMMENDATION: Staff recommends disapproval of the conditional use permit request due to non-compliance with requirement #1 (distance; Food Truck park is to be within the R-1 District portion of the lot and adjacent to other residentially zoned properties) and requirement #3 (hours of operation; Monday through Sunday from 5:00 AM to 11:00 PM.) of Sec. 54-52, which prohibits food truck parks from operating between the hours of 2:00 AM to 7:00 AM.



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	002° 19' 59"	1500.00'	61.00'	30.50'	N78° 08' 30"W	60.99'
C2	014° 29' 47"	1470.00'	371.69'	186.85'	N70° 54' 57"W	370.77'
C3	008° 42' 38"	1470.00'	223.43'	111.93'	N56° 17' 18"W	223.21'
C4	023° 12' 17"	1470.00'	595.24'	301.11'	N45° 58' 08"W	591.09'
C5	061° 42' 27"	1470.00'	1583.07'	871.58'	N14° 08' 37"W	1507.98'
C6	003° 53' 21"	1470.00'	99.73'	49.89'	N01° 49' 52"E	99.71'
C7	014° 49' 08"	1470.00'	380.31'	191.07'	N10° 16' 27"E	379.21'
C8	012° 43' 05"	1470.00'	326.42'	163.66'	N25° 08' 41"E	325.75'
C9	2° 47' 29"	1470.00'	71.62'	35.82'	N32° 17' 18"E	71.61'
C10	009° 18' 37"	1470.00'	238.87'	119.72'	N37° 56' 42"E	238.61'
C11	011° 52' 30"	1470.00'	304.70'	152.94'	N51° 36' 34"E	304.20'
C12	024° 26' 38"	1470.00'	626.97'	318.01'	N70° 17' 53"E	622.30'
C13	005° 14' 37"	1470.00'	134.52'	67.31'	N83° 23' 34"E	134.47'
C14	038° 13' 13"	1470.00'	980.36'	507.79'	N65° 57' 09"E	962.32'
C15	0° 7' 19"	1470.00'	31.32'	15.66'	N46° 42' 15"E	31.32'
C16	0° 7' 19"	1470.00'	31.32'	15.66'	N46° 42' 15"E	31.32'
C17	011° 27' 33"	1,530.00'	305.84'	153.81'	N46° 57' 42"E	305.29'
C18	013° 58' 41"	1,530.00'	372.74'	187.33'	N33° 07' 49"E	371.79'
C19	025° 12' 43"	300.00'	132.00'	67.00'	S37° 07' 49"W	130.94'
C20	090° 00' 00"	15.00'	23.56'	15.00'	S41° 11' 25"E	21.21'
C21	038° 57' 30"	800.00'	544.00'	282.50'	S68° 17' 14"E	533.51'
C22	013° 17' 30"	800.00'	185.57'	93.26'	S87° 17' 14"E	185.16'
C23	042° 09' 49"	30.00'	22.08'	11.51'	N25° 42' 15"E	21.59'
C24	1°57' 28"	1,968.00'	67.17'	33.59'	S77° 59' 59"W	67.16'
C25	014° 48' 34"	1,717.27'	443.82'	223.09'	S85° 53' 31"E	442.57'
C26	013° 46' 30"	1,944.00'	467.02'	234.74'	S85° 59' 29"E	465.91'
C27	008° 30' 19"	400.00'	59.41'	29.77'	S84° 11' 27"E	59.35'
C28	013° 17' 30"	400.00'	92.82'	46.66'	S87° 17' 14"E	92.61'
C29	032° 29' 30"	15.00'	8.51'	4.37'	S68° 17' 14"E	8.39'
C30	90° 0' 0"	15.00'	23.56'	15.00'	N41° 11' 25"W	21.21'
C31	3°45' 40"	1,968.00'	129.17'	64.61'	S79° 07' 09"E	129.14'
C32	3°01' 09"	31.00'	16.17'	8.09'	S77° 20' 10"E	16.04'
C33	27° 22' 14"	60.00'	31.98'	16.29'	N89° 49' 19"W	31.67'
C34	79° 57' 46"	180.78'	84.29'	49.05'	N49° 17' 38"W	93.24'
C35	36° 11' 26"	112.29'	118.31'	62.22'	S86° 18' 38"W	116.35'
C36	23° 48' 27"	139.78'	32.08'	16.43'	S63° 37' 38"W	29.77'
C37	102° 38' 58"	60.00'	31.17'	19.84'	S42° 59' 40"E	53.87'
C38	31° 18' 37"	1,241.00'	236.18'	119.74'	S24° 42' 41"E	233.57'
C39	9° 2' 11"	300.00'	37.92'	19.00'	S11° 31' 05"E	37.90'
C40	108° 52' 32"	274.00'	38.82'	19.32'	S54° 18' 23"W	36.57'
C41	38° 08' 49"	286.00'	190.36'	98.56'	S01° 33' 04"W	186.87'
C42	32° 15' 49"	175.00'	98.51'	50.71'	S57° 38' 48"E	97.21'
C43	108° 51' 00"	175.00'	42.00'	3.16'	S38° 41' 01"E	41.90'
C44	31° 17' 12"	1,530.00'	299.97'	153.41'	S73° 51' 11"E	296.77'
C45	36° 17' 39"	400.00'	253.32'	131.13'	N24° 31' 25"E	249.12'

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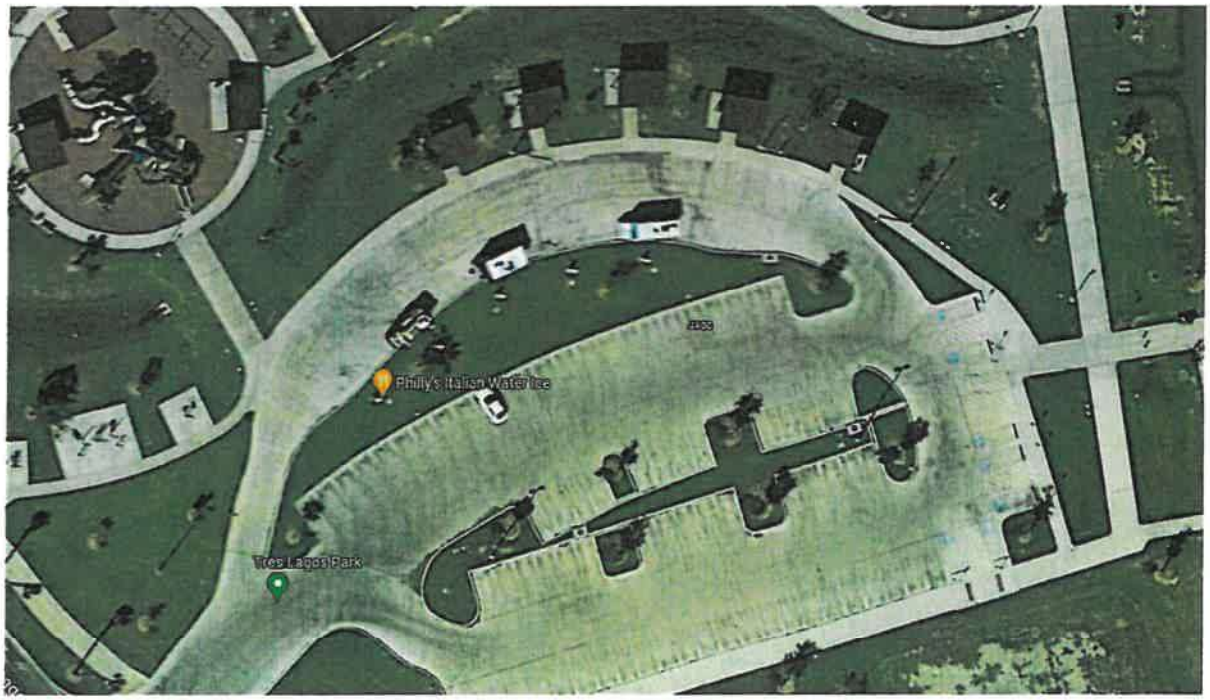

8.22.25

No Changes

Alex Gonzalez

RECEIVED
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BY:

CUP2025-0083
NOTICE
FOOD TRUCK PARKS
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

SUB2024-0083

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

Project Information

Subdivision Name: Orangewood South Lot 19A & 20A (Gated Community)
Legal Description: Resubdivision of Lots 19 & 20, Orangewood South
Location: E. Burns Drive and Burns Drive South
City Address or Block Number: 3800 Burns Dr
Total No. of Lots: 2 Total Dwelling Units: 1 Gross Acres: 2.48 Net Acres: 2.48
☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 2 **Lots)** Replat: ☑Yes/☐No
Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ☑No/☐Yes: Date: ____
Existing Land Use: Residential Proposed Land Use: Residential
Irrigation District #: 2 Water CCN: ☑MPU/☐Sharyland Water SC Other: ____
Agricultural Exemption: ☐Yes/☑No Parcel #: 252401 (lot 19) & 242502 (lot 20)
Estimated Rollback Tax Due: n/a Ø Tax Dept. Review: MR 7/26/24

Owner

Name: Juan & Leticia Pena Phone: 956-800-4384
Address: 3800 Burns South Drive E-mail: erick@orange-made.com
City: McAllen State: TX Zip: 78503

Developer

Name: Same As Owner Phone: ____
Address: ____ E-mail: ____
City: ____ State: ____ Zip: ____
Contact Person: ____

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000
Address: 510 So. Broadway Street E-mail: SEC@SpoorEng.com
City: McAllen State: TX Zip: 78501
Contact Person: Stephen Spoor, P.E.

Surveyor

Name: Robles & Associates, RPLS Phone: 956-968-2422
Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com
City: Weslaco State: TX Zip: 78596

RECEIVED
JUL 26 2024
By: NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

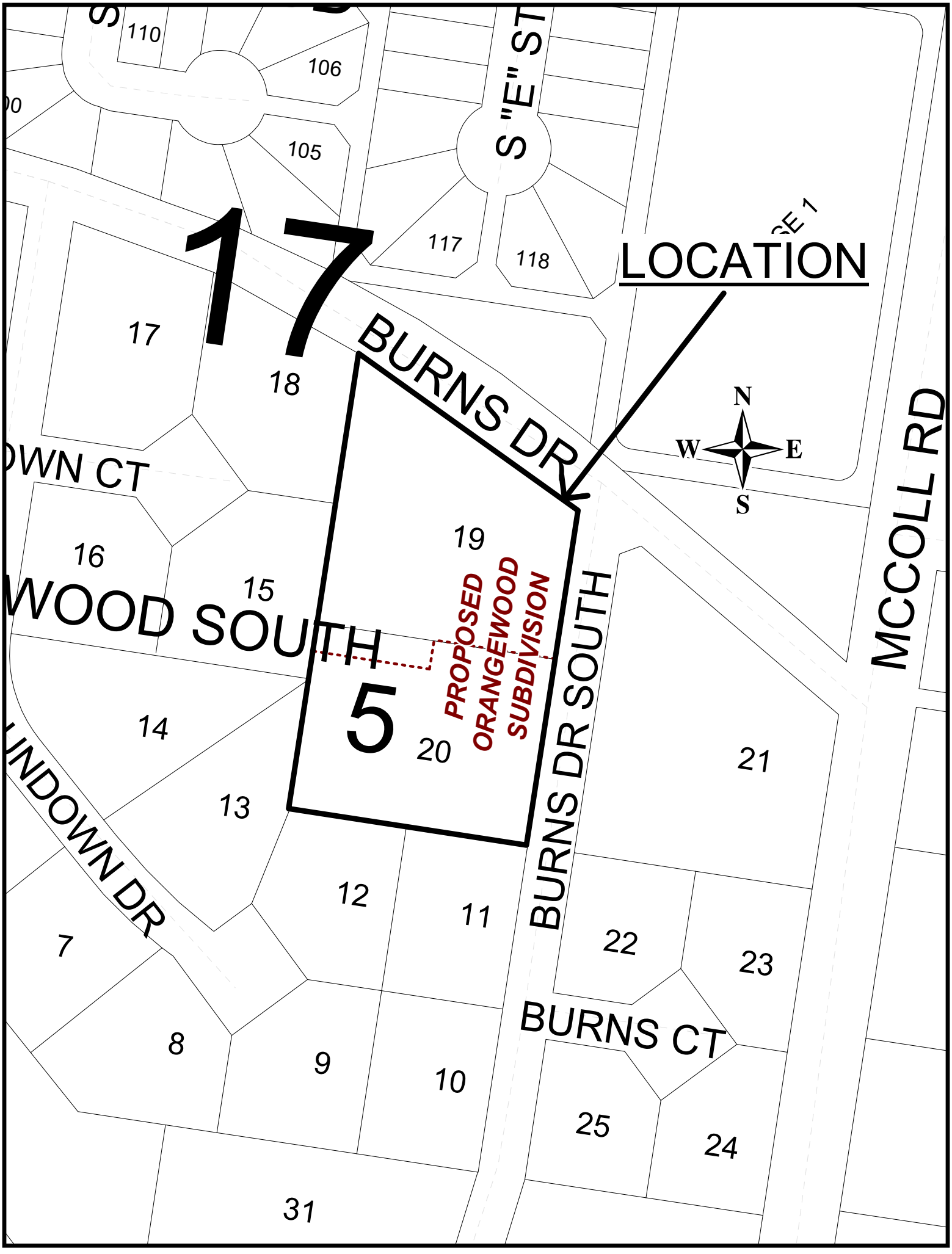
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Date 07-17-24

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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LOCATION
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MCCOLL RD
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INDOWN DR
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PROPOSED ORANGEWOOD SUBDIVISION
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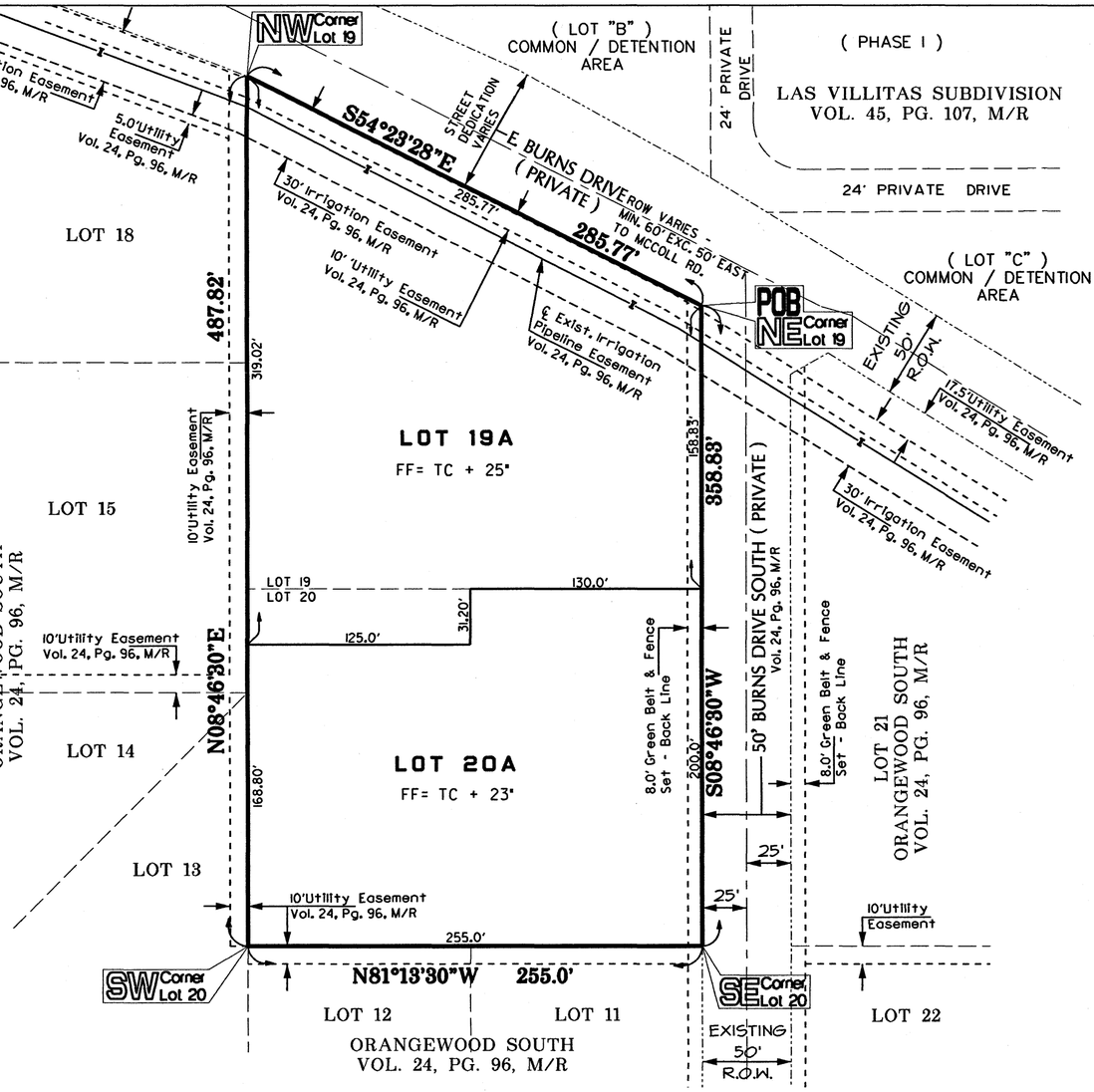
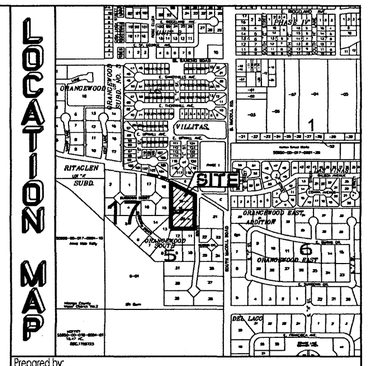


August 21 2024
Scale:1"=60'
Rev. 06-27-25
Rev. 08-25-25

MAP
OF
ORANGEWOOD SOUTH
LOT 19A AND 20A
(GATED COMMUNITY)

McAllen, Texas

BEING A RESUBDIVISION OF LOTS 19 & 20, ORANGEWOOD SOUTH
CITY OF McALLEN,
HIDALGO COUNTY TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 96, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 2.48 AC. OF LAND, MORE OR LESS.



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

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ORANGEWOOD SOUTH LOT 19A and 20A GATED COMMUNITY SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MIGHT NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN EMPLOYHEES OF UTILITIES OPERATION UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

By: Juan C. Pena
3800 Burns South Dr.
McAllen, Texas 78503

By: Leticia R. Pena
3800 Burns South Dr.
McAllen, Texas 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan C. Pena and Leticia R. Pena, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

08-25-25
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

NOTES:

1.) FRONTYARD SET - BACK SHALL BE A MINIMUM OF 25 FT EXCEPT AT CUL - DE - SACS IT SHALL BE 10FT.

2.) REARYARD SET - BACK SHALL BE A MINIMUM OF 10.0 FT UNLESS OTHERWISE SHOWN.

3.) SIDEYARD SET - BACK SHALL BE A MINIMUM 6.0 FT. EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10.0 FT. UNLESS NOTED OTHERWISE.

4.) MINIMUM FLOOR ELEVATION SHALL BE T.C. + INCHES ABOVE TOP OF CURB AT FRONT CENTER OF EACH LOT AS SHOWN.

5.) CENTRAL POWER & LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

6.) STREETS WITHIN THE SUBDIVISION WHICH ARE INDICATED AS PRIVATE, WILL BE MAINTAINED BY THE (OWNER) S.

METES & BOUNDS

LOTS 19 AND 20, ORANGEWOOD SOUTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 96, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 19, for the northeast corner of the following described tract of land; said point being at the intersection of the South line of East Burns Drive (Private) and the West line of Burns Drive South (Private);

THENCE, with the East line of Lots 19 and 20, and the West line of Burns Drive South (Private), South 08 Deg. 46 Min. 30 Sec. West, 358.83 feet to the southeast corner of Lot 20, for the southeast corner hereof;

THENCE, with the South line of Lot 20, North 81 Deg. 13 Min. 30 Sec. West, 255.0 feet to the southwest corner of Lot 20, for the southwest corner hereof;

THENCE, with the West line of Lots 20 and 19, North 08 Deg. 46 Min. 30 Sec. East, 487.82 feet to the northwest corner of Lot 19, for the northwest corner hereof; said point being on the South line of East Burns Drive (Private);

THENCE, with the North line of Lot 19, and the South line of East Burns Drive (Private), South 54 Deg. 23 Min. 28 Sec. East, 285.77 feet to the POINT OF BEGINNING; containing 2.48 acres of land, more or less.

COUNTY CLERK'S RECORDING CERTIFICATE

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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2025

SUBDIVISION NAME: ORANGEWOOD SOUTH LOT 19A & 20A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
East Burns Drive: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Need to show 'existing' R.O.W. as per recorded plat and reference document number for existing R.O.W., prior to final - Provide copies of R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Burns Drive South: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Reference document number for existing ROW, prior to final - Need to submit copies of R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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 **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Front yard setback shall be a minimum of 25 ft. except at cul-de-sac it shall be 10 ft. **Zoning Ordinance: Section 138-356	Compliance
* Rear: Rear yard setback shall be a minimum of 10 ft. unless otherwise shown. **Zoning Ordinance: Section 138-356	Compliance

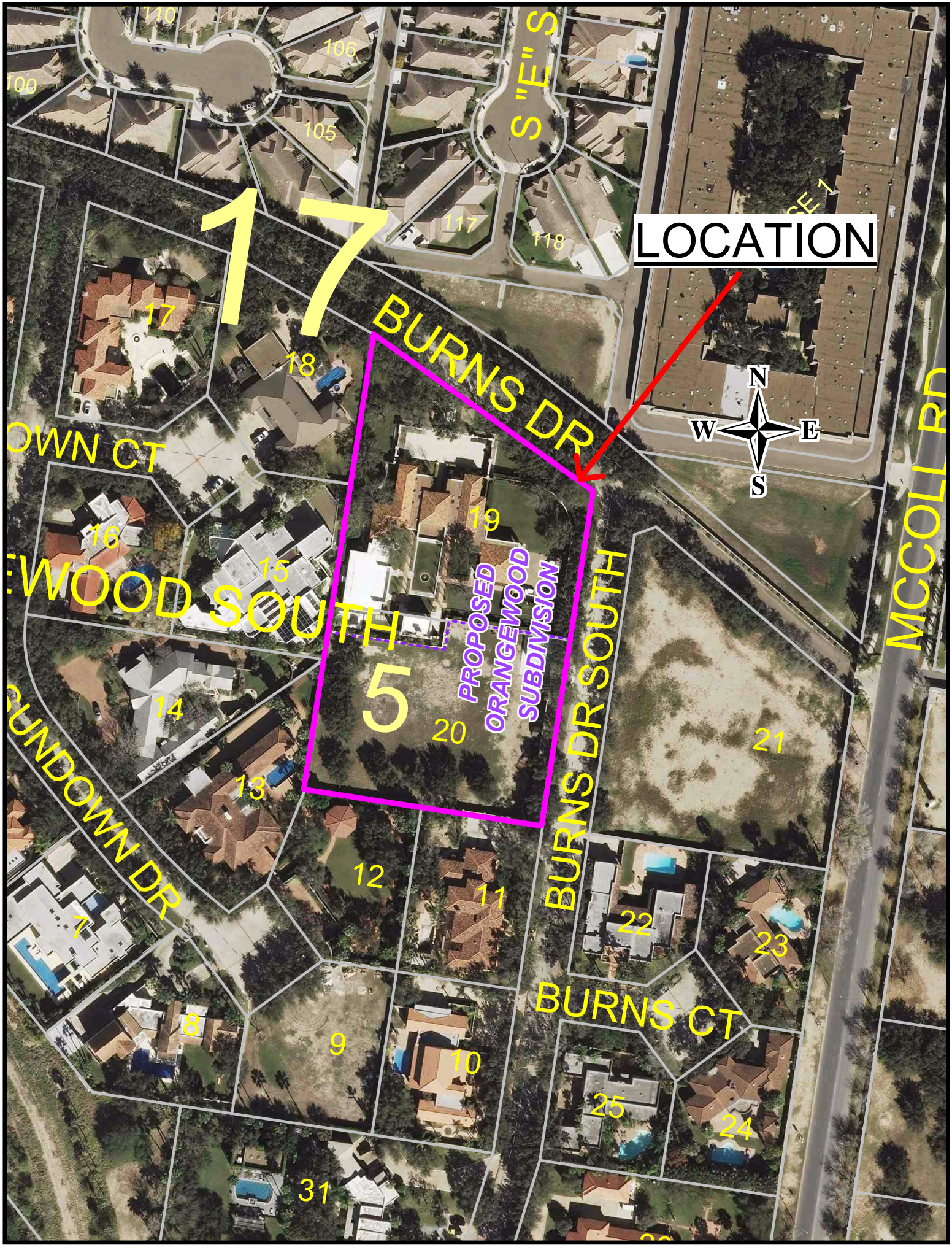
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Sides: Side yard setback shall be a minimum 6.0 ft except side yards adjacent to streets shall be 10 ft. unless noted otherwise.. **Zoning Ordinance: Section 138-356	Compliance
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Include a garage 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 East Burns Drive and Burns Drive South - Include a 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 **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* 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. - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. **Section 134-168 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. - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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

LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation for 2 single-family lot is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. - Public Hearing with legal notices will be required for the re-subdivision and it is scheduled for October 21, 2025. - Subdivision was approved in preliminary form at the P&Z meeting of August 20, 2024. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED AND APPROVAL OF THE 6-MONTH EXTENSION.	Applied

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


17
LOCATION
BURNS DR
BURNS DR SOUTH
BURNS CT
MCCOLL RD
GUNDOWN DR
GUNDOWN CT
WOOD SOUTH
PROPOSED ORANGEWOOD SUBDIVISION
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Natalie Moreno

From: SEC <sec@spooreng.com>
Sent: Friday, September 19, 2025 2:04 PM
To: Natalie Moreno
Subject: Orangewood South Lot 19A and 20A

Natalie,
We would like to request a six month extension for preliminary plat approval for the above referenced subdivision.
If you need a formal letter, please let me know.
Thank you.
Bryan

Spoor Engineering Consultants, Inc.
We have moved to:
510 S. Broadway St.
McAllen, Texas 78501
(956)683-1000

SUB2023-0078

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description

Subdivision Name MELISSA PALMA ESTATE

Location APPROXIMATELY 1,900 FEET EAST OF THE INTERSECTION OF N. 10 STREET AND NORTHGATE LANE.

City Address or Block Number 400 NORTHGATE LN

Number of lots 1 Gross acres 2.72 Net acres N/A

Existing Zoning R-1 Proposed R-1 Rezoning Applied For ☐Yes ☒No Date _____

Existing Land Use SINGLE FAMILY RESIDENTIAL Proposed Land Use SINGLE FAMILY RESIDENTIAL Irrigation District # 2

Residential Replat Yes ☒ No ☐ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☐ No ☒

Agricultural Tax Exempt Yes ☐ No ☒ **Estimated Rollback tax due** _____

Parcel No. 1461140 **Tax Dept. Review** _____

Legal Description BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Owner

Name CESAR PALMA AND MELISSA ANN TIJERINA Phone _____

Address 16210 THE HILLS DRIVE

City EDINBURG State TEXAS Zip 78542

E-mail cpalma002@yahoo.com

Developer

Name CESAR PALMA AND MELISSA ANN TIJERINA Phone _____

Address 16210 THE HILLS DRIVE

City EDINBURG State TEXAS Zip 78542

Contact Person CESAR PALMA

E-mail cpalma002@yahoo.com

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVE.

City EDINBURG State TEXAS Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S.

E-mail RIODELTA2004@YAHOO.COM

Surveyor

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVE.

City EDINBURG State TEXAS Zip 78573

RECEIVED
JUL 27 2023
By CMM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

_____ $225 Preliminary Review Fee and $75 Final Approval Fee
_____ Title Report
_____ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
_____ 2 Location Maps
_____ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
_____ 6 Folded blueline prints of the proposed plat
_____ 2 Warranty Deeds (Identifiying owner on application)
_____ Autocad 2005 DWG file and PDF of plat
_____ Letter of Authorization from the owner, if applicable
_____ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

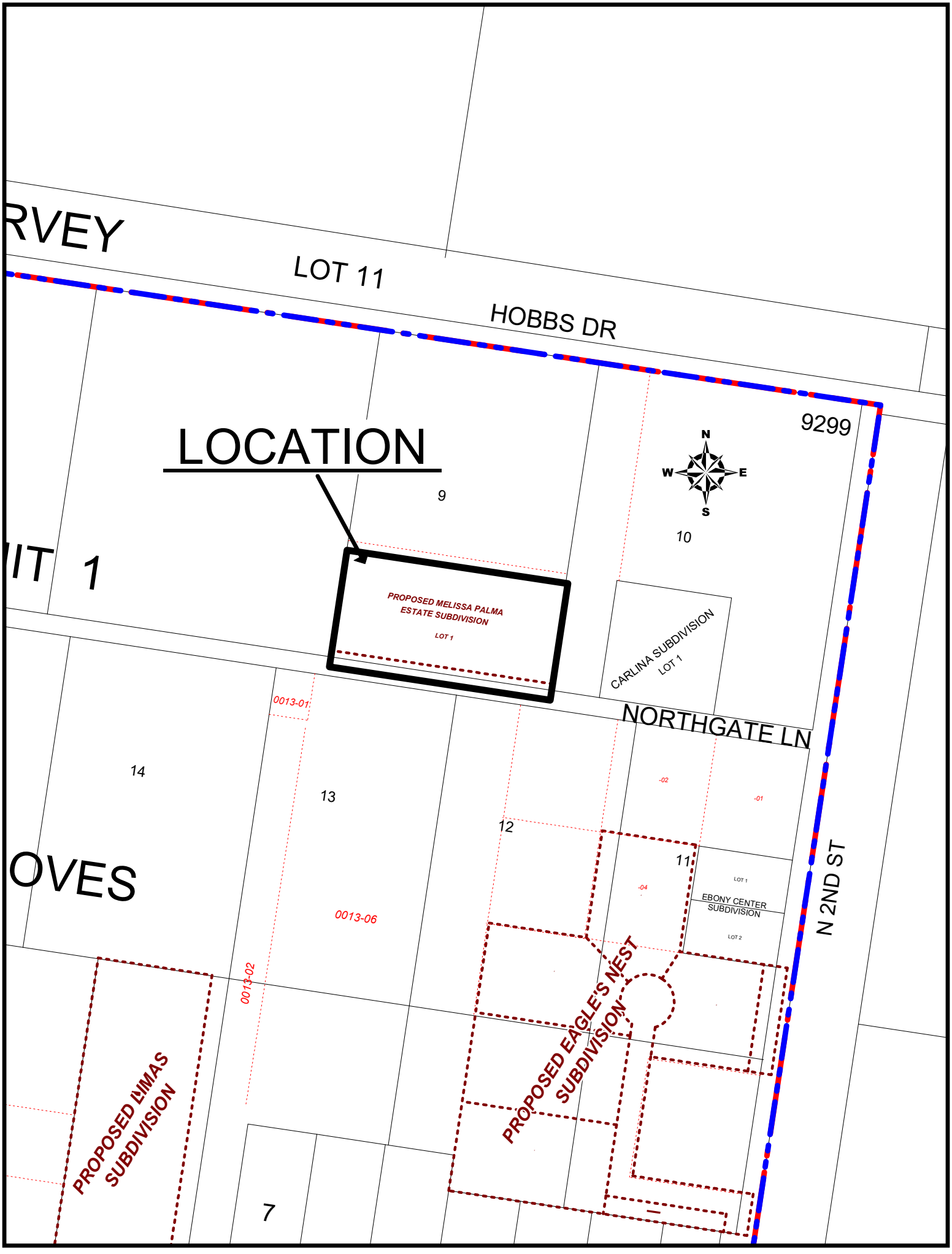
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/27/23

Print Name Ivan Garcia, P.E. R.P.L.S - Rio Delta Engineering

Owner □ Authorized Agent ☒

10/19


RVEY
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PROPOSED MELISSA PALMA
ESTATE SUBDIVISION
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CARLINA SUBDIVISION
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NORTHGATE LN
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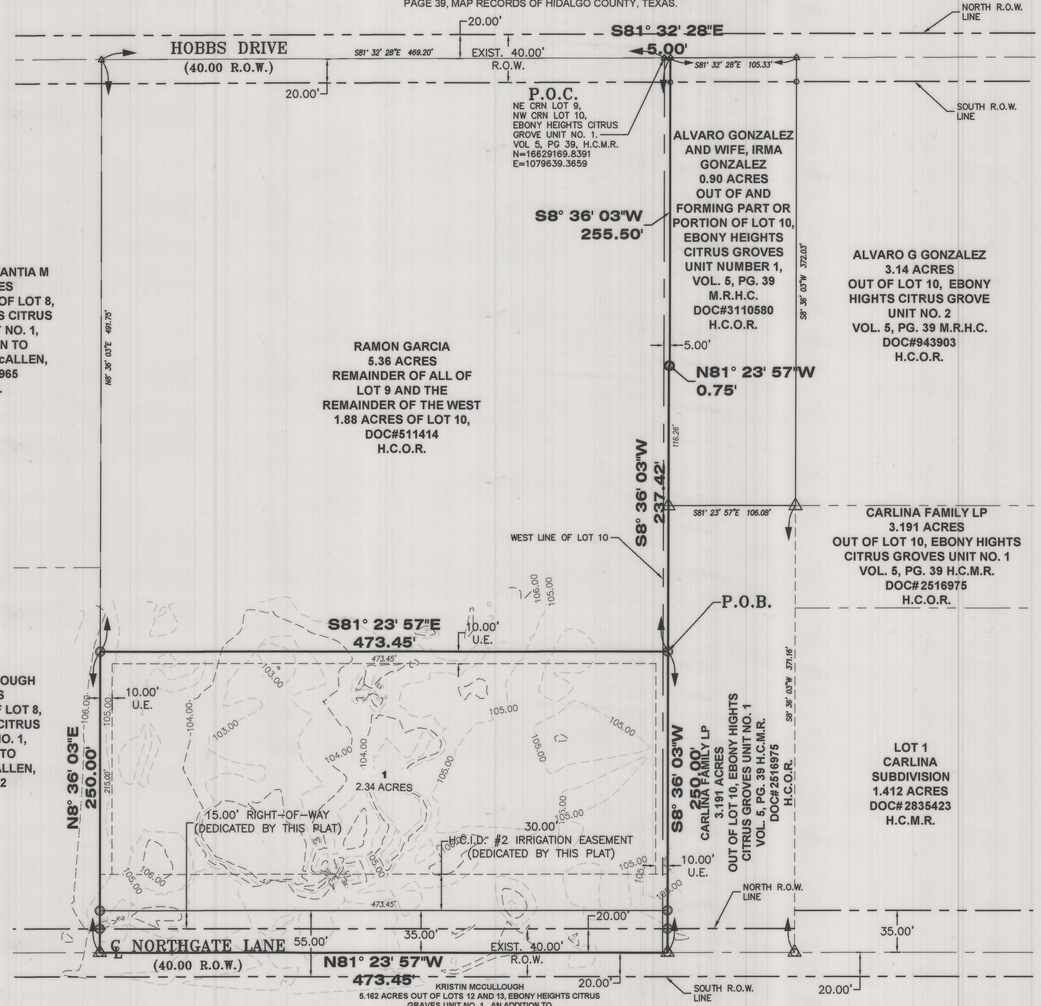
OVES
0013-06
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
N 2ND ST
0013-02
PROPOSED EAGLE'S NEST
SUBDIVISION
PROPOSED LIMAS
SUBDIVISION
7

DATE OF PREPARATION: SEPTEMBER 24, 2024

MELISSA PALMA ESTATE SUBDIVISION

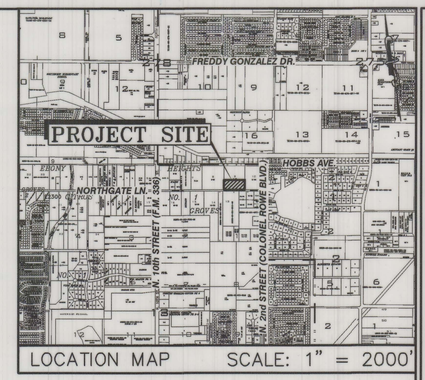
BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



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

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

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



LOCATION MAP SCALE: 1" = 2000'

09.25.24
TR#1
NG

METES AND BOUNDS DESCRIPTION:

BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.72 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID LOT 10, AND SAME BEING A POINT ON THE CENTERLINE OF HOBBS DRIVE;

THENCE S 81° 32' 28" E ALONG THE NORTH LINE OF THE SAID LOT 10, SAME BEING ALONG THE CENTERLINE OF HOBBS DRIVE, A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S 8°36'03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 255.50 FEET TO A CALCULATED POINT;

THENCE N 81°23'57" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 10, A DISTANCE OF 0.75 FEET TO A CALCULATED POINT;

THENCE S 8°36'03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 237.42 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE S 8°36'03" W ACROSS THE SAID LOT 10, PASSING AT A DISTANCE OF 230.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 23' 57" W ALONG THE SOUTH LINE OF THE SAID LOTS 10 AND 9, SAME BEING ALONG THE CENTERLINE OF NORTHGATE LANE, A DISTANCE OF 473.45 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°36'03" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, PASSING AT 20.00 FEET A CALCULATED POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°23'57" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 9, A DISTANCE OF 473.45 FEET TO THE **POINT OF BEGINNING**, SAID TRACT CONTAINING 2.72 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.22 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE (40.00 FOOT ROAD).

GENERAL PLAT NOTES:

1. THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "AH", AREAS OF FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING), WITH BASE FLOOD ELEVATION 107.00 (NAGD 1929) OR 106.65 (NAVD 88) DETERMINED, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR DATED MAY 17, 2001.
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT OR 18" ABOVE TOP OF CURB, WHICHEVER IS HIGHER.
4. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   - FRONT: 45 FT. OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   - REAR: 10 FT. OR GREATER FOR EASEMENTS.
   - SIDES: 6 FT. OR GREATER FOR EASEMENTS.
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
5. A DRAINAGE DETENTION OF 2.277 OF OR 0.052 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
7. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTHGATE LANE AT BUILDING PERMIT STAGE.
9. CITY OF McALLEN BENCHMARK (MC50_1) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE WEST BOUND OF 10TH STREET, IN BETWEEN TRENTON ROAD AND FULLERTON ROAD.
   NORTHING=16626260.81559 EASTING= 1076787.99709 ELEV= 108.511
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES
11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. A 25FT. X 25FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

CESAR PALMA DATE
16210 THE HILLS DRIVE
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAR PALMA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

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

MELISSA ANN TIJERRINA DATE
16210 THE HILLS DRIVE
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA ANN TIJERINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20__.

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

ATTEST: _____
SECRETARY

_____
PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
CITY MAYOR DATE

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

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

_____
PLANNING AND ZONING CHAIR DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED · PROFESSIONAL ENGINEER

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:	NAME	ADDRESS		PHONE & FAX	
OWNER(S): CESAR PALMA AND	MELISSA ANN TIJERINA	16210 THE HILLS DRIVE	EDINBURG, TX. 78542		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083

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

ISSUED FOR: FINAL

PROJECT: PLAT SHEET
MELISSA PALMA ESTATE SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EDWIN PENA/ G.F./Y.V/F.G.
SCALE:	AS SHOWN
DATE:	SEPTEMBER 24, 2024
PROJECT:	SUB 21 055
REVISIONS:	
PAGE NO.	1-OF-1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2025

SUBDIVISION NAME: MELISSA PALMA ESTATE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Northgate Lane: 15 ft. ROW dedication for 35 ft. from centerline for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: Both Sides. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356 & 138-367	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

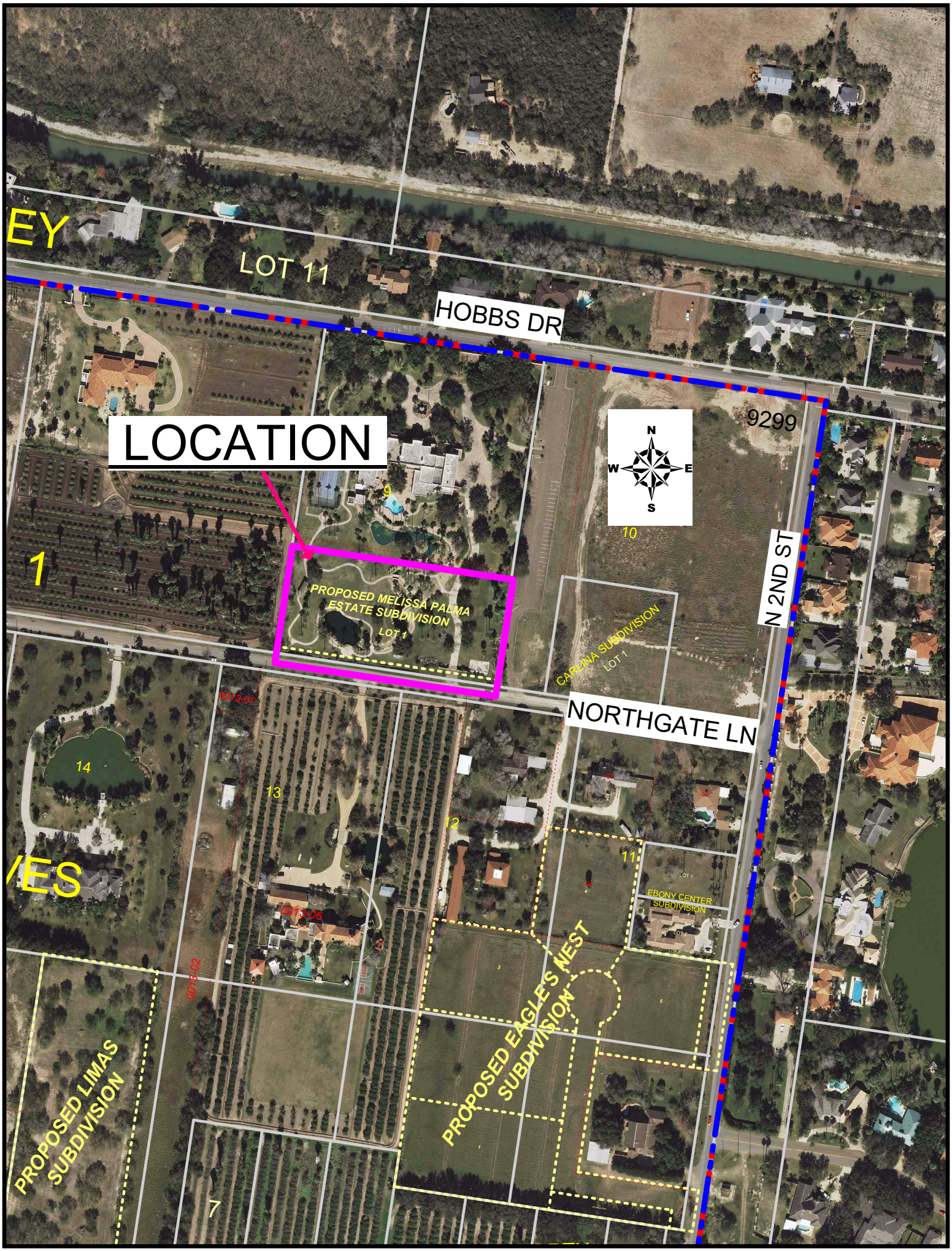
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Northgate Lane. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for plat note prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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 ***The previous application for the property submitted as "San Felipe Subdivision" showed multiple lots. The new application and plat for "Melissa Palma Estate Subdivision" shows 1 lot. An HOA is not required for 1 lot subdivision.	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 ***The previous application for the property submitted as "San Felipe Subdivision" showed multiple lots. The new application and plat for "Melissa Palma Estate Subdivision" shows 1 lot. An HOA is not required for 1 lot subdivision.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

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

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	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 1-Lot single family subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: **Must comply with City's Access Management Policy. **Any abandonments must be done by separate process, not by plat **The new subdivision application is submitted as one-lot subdivision. Any change in the layout will require additional review and Board approval. ****Subdivision was approved in Final form at the Planning and Zoning commission meeting of October 17, 2023. **At the Planning and Zoning commission meeting of August 22nd,2023, the subdivision was approved in Preliminary form subject to conditions noted in the Planning Review. **All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE REVISED FINAL 6-MONTH EXTENSION, SUBJECT TO CONDITIONS NOTED.	Applied

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


EY
LOT 11
HOBBS DR
LOCATION
9299
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9
10
1
PROPOSED MELISSA PALMA ESTATE SUBDIVISION
LOT 1
CARLENA SUBDIVISION
LOT 1
N 2ND ST
NORTHGATE LN
14
13
12
11
LOT 1
EBONY CENTER SUBDIVISION
/ES
PROPOSED EAGLE'S NEST SUBDIVISION
PROPOSED LIMAS SUBDIVISION
7

RIO DELTA ENGINEERING
CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

September 24, 2025

Planning and Zoning Commission
City of McAllen
311 N. 15th Street
McAllen, TX 78501

Re: Melissa Palma Estates, request for 6 months extension

Dear Sir(s),

As agents for the subdivision to be named "Melissa Palma Estates", we are requesting a 6-month extension to complete this subdivision. The developer/owner has been in the process of securing funding before proceeding with this project. We currently expect to record the subdivision within the next 60 to 90 days.

Respectfully submitted,

Ivan Garcia P.E. R.P.L.S
Agent

921 S. 10th Ave. • Edinburg, Texas 78539 • Phone: (956) 380-5152 • Fax: (956) 380-5083

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Journey Church

Legal Description: 3.284 Acre Tract of Land out of Lot 492 John H. Shary Subdivision (Vol. 1 Pg. 17 H.C.M.R.)

Location: 670 feet west of Glasscock Rd, south side of SH 107

City Address or Block Number: 7005 SH 107

Total No. of Lots: 1 Total Dwelling Units: _____ Gross Acres: 3.284 Net Acres: 3.260

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

For Fee Purposes: ☒Commercial (3.26 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☒No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: Commercial Proposed Land Use: Commercial

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

Agricultural Exemption: ☐Yes/☐No Parcel #: 729846

Estimated Rollback Tax Due: $0 Tax Dept. Review: _____

Owner

Name: Journey Church RGV, Inc. Phone: (956) 222-1981

Address: 2317 Fullerton Ave. E-mail: fcruz.signs@yahoo.com

City: McAllen State: TX Zip: 78504

Developer

Name: Journey Church RGV, Inc. Phone: (956) 222-1981

Address: 2317 Fullerton Ave. E-mail: fcruz.signs@yahoo.com

City: McAllen State: TX Zip: 78504

Contact Person: Fernando Cruz

Engineer

Name: M Garcia Engineering, LLC Phone: (956) 598-5417

Address: 1616 E. Griffin Parkway #146 E-mail: mgarciaeng@gmail.com

City: Mission State: TX Zip: 78572

Contact Person: Mariano Garcia, P.E.

Surveyor

Name: Rio Delta Surveying Phone: (956) 262-0222

Address: 24593 FM 88 E-mail: jmgonzalezrpls@msn.com

City: Monte Alto State: TX Zip: 78538

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

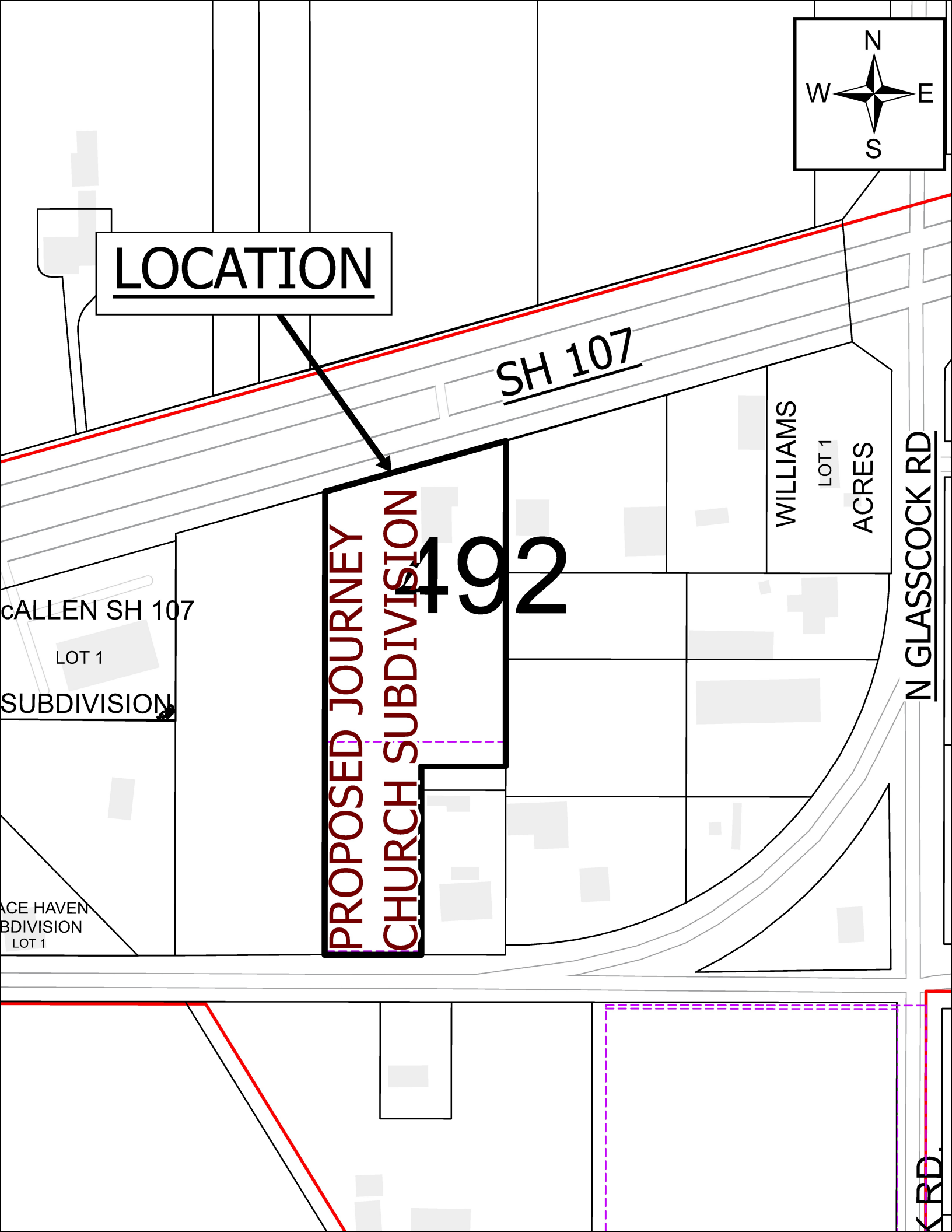
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 08/25/2025

Print Name Fernando Cruz

Owner ☐ Authorized Agent ☒

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


N
W
E
S
LOCATION
SH 107
WILLIAMS
LOT 1
ACRES
N GLASSCOCK RD
492
PROPOSED JOURNEY CHURCH SUBDIVISION
cALLEN SH 107
LOT 1
SUBDIVISION
ACE HAVEN
BDIVISION
LOT 1

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS JOURNEY CHURCH SUBDIVISION TO THE CITY OF MCALLEN, TEXAS AND WHOSE NAME(S) IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, 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.

BY: _____

MANAGING MEMBER
JOURNEY CHURCH RGV, LTD.

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 202__.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

ENGINEER'S STATEMENT:

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

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

STATE OF TEXAS
MARIANO GARCIA
90956
REGISTERED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
MARIO GONZALEZ, R.P.L.S. NO. 5571 DATE
RIO DELTA SURVEYING
24593 FM 88
MONTE ALTO, TX. 78538
T.B.P.L.S. FIRM # 10013900

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR CITY OF MCALLEN DATE:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

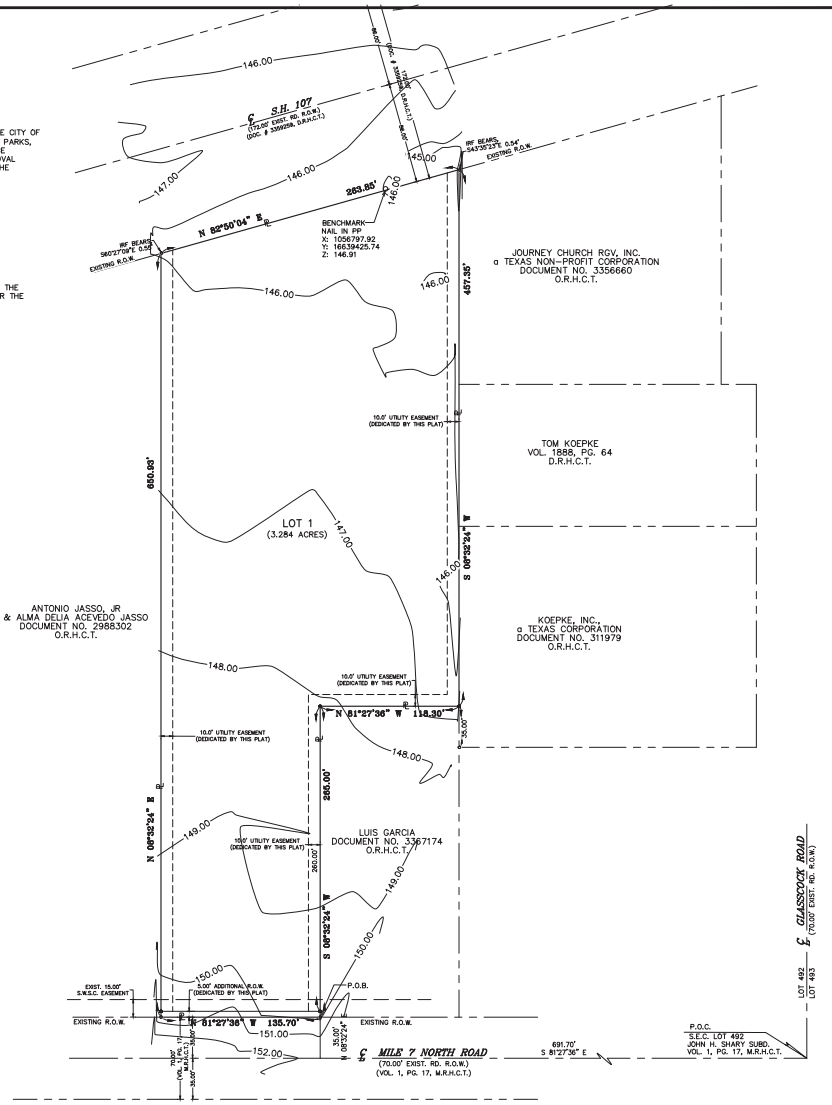
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

_____ ATTEST: _____
PRESIDENT SECRETARY



SUBDIVISION PLAT
OF
JOURNEY CHURCH SUBDIVISION

BEING A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

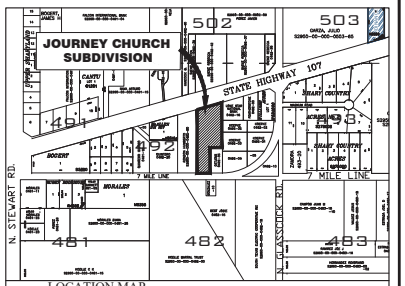
PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	JOURNEY CHURCH RGV, LTD.	2317 FULLERTON AVE.	MCALLEN, TX. 78504	(956) 222-1981
ENGINEER:	MARIANO GARCIA, P.E.	1022 E GRIFFIN PKWY.,#202B	MISSION, TX 78572	(956) 598-5417
SURVEYOR:	MARIO GONZALEZ, RPLS	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 262-0222

SCALE: 1"=50'

LEGEND

●	– SET 1/2 INCH IRON ROD W/ 1 RED CAP STAMPED "RIO DELTA SURVEYING"
O	– FD. 1/2 INCH IRON ROD
L	– LOT LINE
E	– PROPERTY LINE
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
VOL.	– VOLUME
PGS.	– PAGES
R.O.W.	– RIGHT OF WAY



LOCATION MAP SCALE: 1"=600'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
www.mgarciaengineering.com
DATE PREPARED: MAY 28, 2023 DATE REVISED: MAY 13, 2025
DATE SURVEYED: MAY 09, 2023 PROJECT NO. 23-103

PLAT OF
JOURNEY CHURCH SUBDIVISION
A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

PLAT SHEET 1 OF 1

METES & BOUNDS

A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED IN THE COUNTY OF HIDALGO, ON THE SOUTH SIDE OF S.H. 107, APPROXIMATELY 574.00 FEET WEST FROM GLASSCOCK ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 70–FOOT RIGHT–OF–WAY CENTERLINE OF SAID GLASSCOCK ROAD AND THE APPARENT EXISTING 70–FOOT RIGHT–OF–WAY CENTERLINE OF MILE 7 NORTH ROAD INTERSECTION, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 492; THENCE, N 81°27'36" W. WITH THE SAID MILE 7 NORTH ROAD EXISTING 70–FOOT RIGHT–OF– WAY CENTERLINE, ALSO BEING THE APPARENT SOUTH LOT LINE OF SAID LOT 492, A DISTANCE OF 691.70 FEET TO A POINT. THENCE, N 08°32'24" E, A DISTANCE OF 35.00 TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT AND THE POINT OF BEGINNING (P.O.B.) OF SAID 3.284 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°27'36" W, WITH THE APPARENT NORTH RIGHT–OF–WAY LINE OF SAID MILE 7 NORTH ROAD AND THE APPARENT SOUTH LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08°32'24" E, WITH THE APPARENT WEST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 650.93 FEET TO A HALF INCH IRON ROD FOUND
ON THE APPARENT EXISTING 172–FOOT SOUTH RIGHT–OF–WAY LINE OF S.H. 107 FOR THE APPARENT NORTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 82°50'04" E. WITH THE APPARENT NORTH LOT LINE OF SAID 3.284 ACRE TRACT, ALSO BEING THE APPARENT EXISTING SOUTH RIGHT–OF–WAY LINE OF SAID S.H. 107, A DISTANCE OF 263.85 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°32'24" W, WITH THE APPARENT EAST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 457.35 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 81°27'36" W, WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 118.30 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN INTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°32'24" W, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 492 AND WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 265.00 FEET TO A HALF INCH IRON FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.284 ACRE OF LAND MORE OR LESS.

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE C"–AREAS OF MINIMAL FLOODING.

   FIRM COMMUNITY PANEL No.: 480334 0295 C
   MAP REVISED: JUNE 6, 2000

2. PROJECT BENCHMARK:

   BM – MC36 LOCATED ON A PP, APPROXIMATELY 661 FT WEST FROM THE CENTER OF GLASSCOCK ROAD.
   ELEV=146.91 TEXAS SOUTH (4205)
   HORIZONTAL DATUM: NAD 83
   VERTICAL DATUM: NAVD 88
   N= 1056797.92
   E= 16639425.74

3. BUILDING SETBACK LINES:
   FRONT:..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
   SIDES: ..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   REAR: ..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS..

4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF ASPHALT AT CENTER OF LOT.

5. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON STATE HIGHWAY 107 AND MILE 7 NORTH ROAD.

6. STORM WATER DETENTION OF 29,325.06 C.F. OR (0.673 Ac–Ft) IS REQUIRED FOR THIS SUBDIVISION.

7. 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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

9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

10. 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.

11. 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.

12. 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.

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

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

M. GARCIA ENGINEERING
MGE
CIVIL ENGINEERING
www.mgarciaengineering.com
Firm Reg. No. F-9828

Preliminary
This document has been released for preliminary purposes only by Mariano Garcia, P.E. Licence No. 90956. AUGUST- 2025

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2025

SUBDIVISION NAME: JOURNEY CHURCH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107: Dedication for 75 ft. from centerline for total 150 ft. ROW Paving: By the State Curb & gutter: By the State Revisions required: - Label the existing ROW on both sides of the centerline, include the document number on the plat, and provide a copy for staff review prior to final. - If 86 ft. is the existing ROW from the centerline, label it accordingly prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Mile 7 Road: Dedication as needed for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - If 35 ft. is the existing ROW from centerline, please label accordingly prior to final. - Include the document number on the plat for the existing ROW on both sides and provide a copy for staff review prior to final. - Verify that there is no issue for the overlap of 5 ft. ROW dedication with the existing 15 ft. S.W.S.C. Easement prior to final. City and Sharyland Water need to approve any overlap prior to final. - Any abandonment must be done by separate instrument and referenced on plat prior to final. - Street name will be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

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

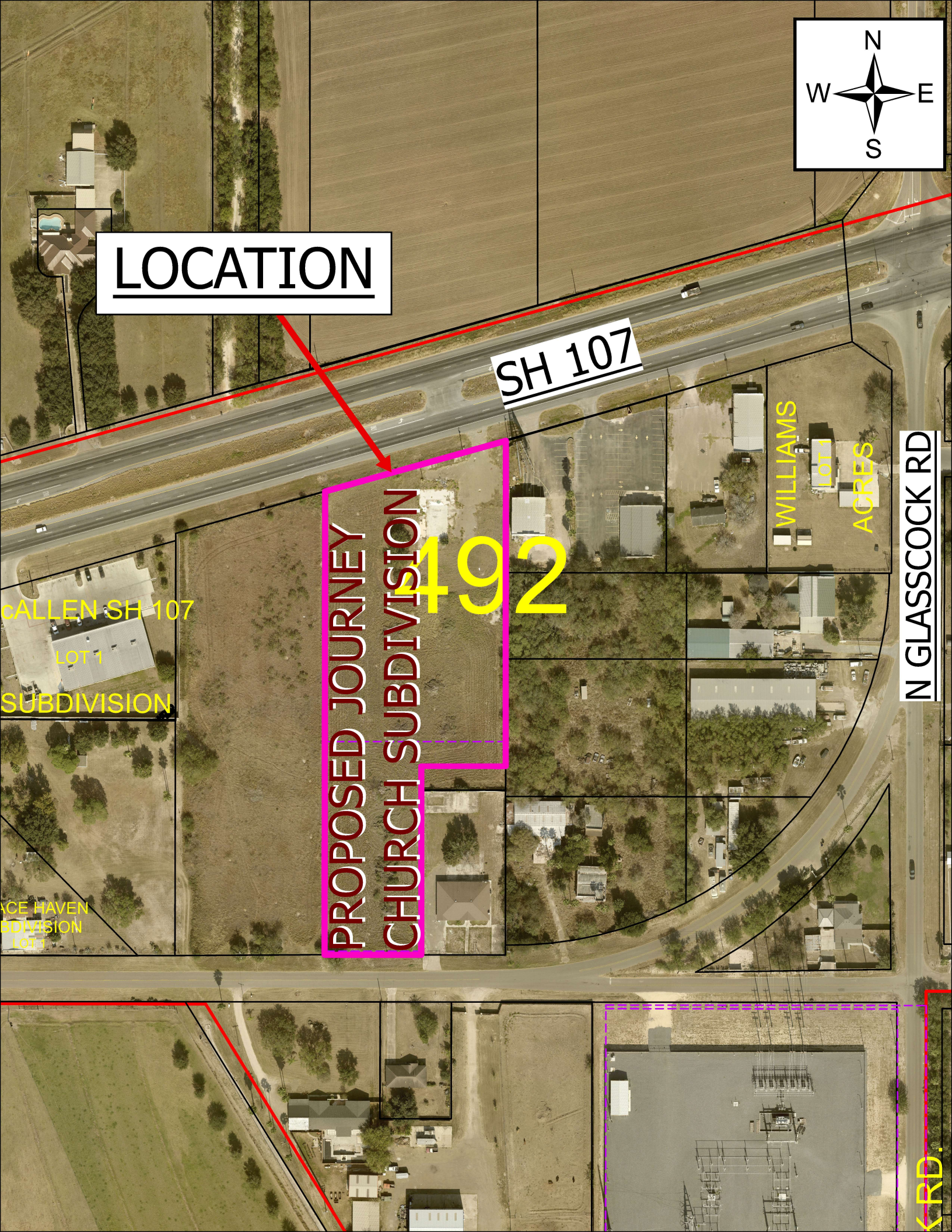
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Alley/service drive easement is required and must be approved by all development departments including Public Works. - If service drive easement is proposed in lieu of an alley, it must be minimum 24 ft. wide. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: S.H. 107/Mile 7 North Road: In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or in line with existing structures, whichever is greater. - Revise plat note #3 as shown above prior to final. - Proposed: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on State Highway 107 and Mile 7 North Road. - Add a plat note as shown above prior to final. - Engineering Department may require 5 ft. wide minimum sidewalk. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 * An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * Subdivision application submitted on August 25, 2023, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording * Subdivision application submitted on September 19, 2025, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Provide the legal description of all adjacent lots on all sides, including the north side of State Highway 107 and south sides of Mile 7 Road, prior to final. - An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc. - The project engineer is responsible to verify any existing easement on the property and show them prior to final. - Please add the legal description of all adjacent properties on all sides on the plat, including north side of S.H. 107 and south side of Mile 7 Road. *Disclaimer: Subdivision was previously submitted to the City and also known as 'Journey Church' (SUB2023-0091). This subdivision had expired past the 1-year allowable timeline. * Must comply with City's Access Management Policy. * Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


N
W
E
S
LOCATION
SH 107
PROPOSED JOURNEY CHURCH SUBDIVISION
492
WILLIAMS
LOT 1
ACRES
N GLASSCOCK RD
cALLEN SH 107
LOT 1
SUBDIVISION
ACE HAVEN
BDIVISION
LOT 1
RD.

SUB2025-0131

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

Project Information

Subdivision Name ~~1619 GALVESTON AVE. SUBD.~~ MCALLEN, O.T. LOTS 1A AND 2A

Legal Description ALL OF LOTS 1-12, BLK. 3, O.T. OF MCALLEN

Location NWC HOUSTON AVE. & S. 17TH. ST.

City Address or Block Number 1619 Galveston Ave

Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 2.06 Net Acres 2.06

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

For Fee Purposes: X Commercial (2.06 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☐No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use 2 - COM. BUILD. Proposed Land Use 2 - COM. BUILD.

Irrigation District # N/A Water CCN: X MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/X No Parcel # 229111

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name MARC & ANGELA MILLS Phone 408-0084

Address 1305 JASMINE AVE. E-mail MARC@MILLSREG.COM

City MCALLEN State TX Zip 78501

Developer

Name SAME AS OWNER Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name DAVID O. SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person DAVID / NICK

Surveyor

Name SAME AS ENGR. Phone ____

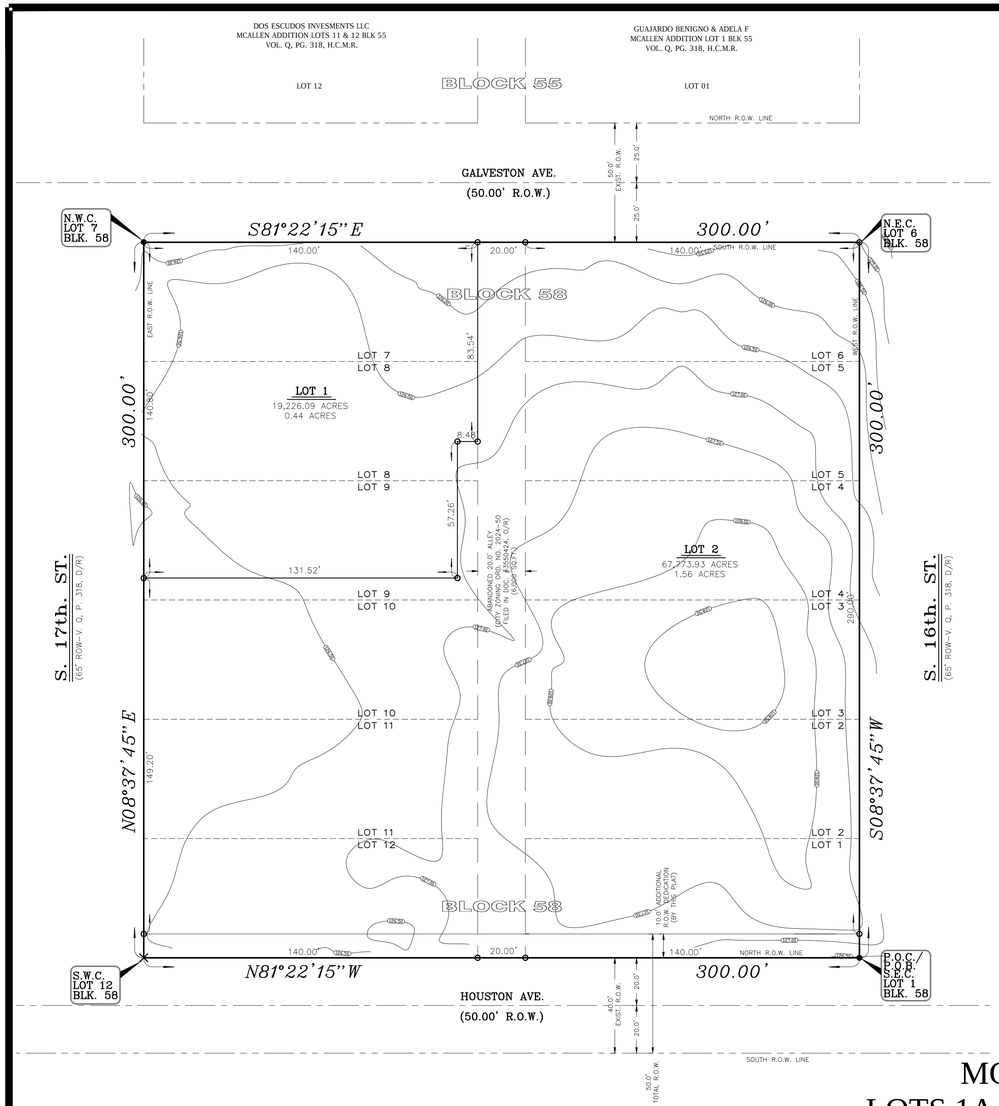
Address ____ E-mail ____

City ____ State ____ Zip ____

SEP 19 2025

BY: MD

LOCATION
PROPOSED
MCALLEN O.T.
LOTS 1A & 2A
BLOCK 58
SUBDIVISION
FRESNO AVE.
GALVESTON AVE.
HOUSTON AVE.
ITHACA AVE.
JACKSON AVE.
S. 17TH ST.
S. 16TH ST.
S 16TH ST
BICENTENNIAL BLVD.
SOUTH McALLEN
4
ADDITION
NELSON ADDIT
3
LOT 1
LOT 5A
LOT 6A
N
S
E
W



SCALE: 1" = 20'

LEGEND

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

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

MCALLEN O. T.
LOTS 1A AND 2A, BLOCK 58

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

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1–12, BLOCK 3, INCLUDING A FORMER 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY CITY ORDINANCE NO. 2024–50, ALL OUT OF O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.

   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
   ZONE "C": AREAS OF MINIMAL FLOODING. (NO SHADING)

3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF CURB MEASURED FROM FROM THE CENTER OF THE LOT ALONG SOUTH 17TH. STREET FOR LOT 1, AND, SOUTH 16TH. ALONG FOR LOT 2.

4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON HOUSTON AVE.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 16763.78 CUBIC FEET, OR, 0.385 ACRE–FEET OF DRAINAGE RUNOFF VOLUME. LOT 1 SHALL DETAIN A MINIMUM OF 3,580.61 CU. FT., AND, LOT 2 SHALL DETAIN A MINIMUM OF 13,183.71 CU. FT. (PRO–RATED VOLUMES).

6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.

7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAYBE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

8. B.M.–MCALLEN SURVEY CONTROL POINT NO. 82, LOCATED IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 16 FT. WEST FROM THE BC OF BROADWAY AVE. AND 81 FT. NORTH FROM THE BC OF JACKSON AVE.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

11. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARC MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408–0084	NONE
OWNER:	ANGELA MILLIS	1305 JASMINE AVE	MCALLEN, TEXAS 78501	(956) 408–0084	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCALLEN O.T. LOTS 1A AND 2A, BLOCK 58 TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE 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: ALMONDINE PROPERTIES LLC.
MARC MILLIS, MANAGER
1305 JASMINE AVE
MCALLEN, TEXAS 78501

OWNER: ALMONDINE PROPERTIES LLC.
ANGELA MILLIS, MANAGER
1305 JASMINE AVE
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC MILLIS AND ANGELA MILLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN,
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · DAVID OMAR SALINAS · 71973 · REGISTERED PROFESSIONAL ENGINEER

_____ _____
DAVID OMAR SALINAS, P.E. DATE
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 · REGISTERED · DAVID O. SALINAS · 5782 · PROFESSIONAL LAND SURVEYOR

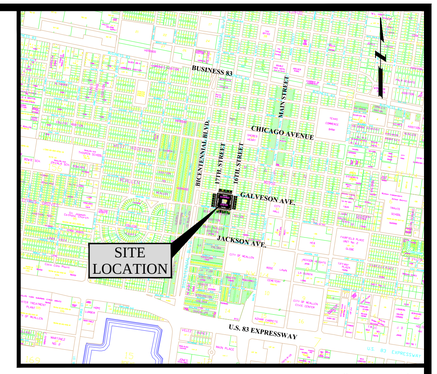
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 2.06 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 1–12, BLOCK 58, INCLUDING AN ABANDONED 20.0 FOOT PUBLIC DEDICATED ALLEY LOCATED BETWEEN LOTS 1 THRU 6, AND, LOTS 7 THRU 12, HAVING BEEN ABANDONED BY MCALLEN CITY ORDINANCE NO. 2024–50, ALL OUT OF THE O.T. OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF S. 16TH. STREET AND HOUSTON AVE. FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 81 DEGREES 22 MINUTES 15 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOTS 1 AND 12, AND, THE SOUTH LINE OF SAID ABANDONED ALLEY, AND, FURTHER BEING COINCIDENT WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HOUSTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO AN "X" CUT FOUND ON THE SOUTHWEST CORNER OF SAID LOT 12 LOCATED AT THE INTERSECTION OF S. 17TH. STREET, AND, HOUSTON AVE. FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 37 MINUTES 45 SECONDS EAST, COINCIDENT WITH THE WEST LINES OF SAID LOT 12 THRU 7, AND, BEING COINCIDENT WITH THE EAST RIGHT–OF–WAY LINE OF SAID S. 17TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 7 LOCATED ON INTERSECTION WITH S. 17TH. STREET, AND, GALVESTON AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 22 MINUTES 15 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 7 AND 6, AND, THE NORTH LINE OF SAID 20.0 FOOT ABANDONED ALLEY, AND, BEING COINCIDENT WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID GALVESTON AVE., A DISTANCE OF 300.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID LOT 6 LOCATED ON THE INTERSECTION WITH GALVESTON AVE., AND, S. 16TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 37 MINUTES 45 SECONDS WEST, COINCIDENT WITH THE WEST RIGHT–OF–WAY OF SAID LOTS 6 THRU 1, AND, BEING COINCIDENT WITH THE WEST RIGHT–OF–WAY LINE OF SAID S. 16TH. STREET, A DISTANCE OF 300.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: ART SALINAS, RPLS SURVEY
N:\SUBDIVISIONPLATS\1619GALVESTONAVE. SUB\2.06.091625

MCALLEN O. T.
LOTS 1A AND 2A, BLOCK 58

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPT. 17, 2025.
JOB NUMBER: SP–25–26351

OWNER: ALMONDINE PROPERTIES LLC.
MARC MILLIS, MANAGER
ANGELA MILLIS, MANAGER
1305 JASMINE AVE
MCALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(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: 9/25/2025

SUBDIVISION NAME: MCALLEN O.T. LOTS 1A & 2A, BLOCK 58 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Houston Avenue: Dedication as required 40 ft. from centerline for a total of 80 ft. R.O.W. Paving 52 ft. Curb & gutter both sides Revisions Required: - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - Provide any existing R.O.W on plat with documents numbers and provide a copy to staff for review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 16th Street: 65 ft. existing R.O.W Paving 40 ft. Curb & gutter both sides Revision needed: -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - Provide documents of existing R.O.W., prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Galveston Avenue: Dedication of 30 ft. from centerline for a total of 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides *Revisions required: - Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - If the existing R.O.W remains, a variance request may need to be submitted. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 17th Street: 65 ft. existing R.O.W Paving 40 ft. Curb & gutter both sides -Label centerline and show R.O.W. existing on both sides to determine R.O.W. dedication requirements, prior to final. - provide existing R.O.W from the property to the west - Provide documents from the existing R.O.W., prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied

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

* 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. -Plat reference abandoned alley R.O.W. by document number #3550424 -Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive must not be a dead end. - if service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and maintained by the lot owners and not the city of McAllen *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the zoning ordinance or greater for easements or inline with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the zoning ordinance or greater for easements. whichever greater applies. -Add plat note as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South 16th Street, Galveston Avenue, Houston Avenue, and South 17th Street. - Add plat note as shown above, prior to final -Sidewalk requirement may increase to 5 ft. per Engineering department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along - **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - This does not pertain to commercial use	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -This does not pertain to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -does not pertain to commercial development	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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. - Public hearing for resubdivision is required, prior to final. - Provide centerline on all adjacent streets. - Engineer needs to clarify if any existing structures will remain to determine additional requirements as applicable, prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITES APPROVAL.	Applied

LOCATION
PROPOSED
MCALLEN O.T.
LOTS 1A & 2A
BLOCK 58
SUBDIVISION
FRESNO AVE.
GALVESTON AVE.
HOUSTON AVE.
ITHACA AVE.
JACKSON AVE.
S. 17TH ST.
S. 16TH ST.
S 16TH ST
BICENTENNIAL BLVD.
N
S
E
W
M
LOT 1
LOT 5A
LOT 6A
NELSON ADDIT
3
SOUTH McALLEN
4
ADDITION

SUB2025-0123

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

Project Information

Subdivision Name West Village Subdivision

Legal Description 1.427 acres of Lot 14, Section 280, Vol. 24, Pg. 168-171 & 5.0 acres of Lot 14, Section 280, Vol. 24, Pg. 170, Texas-Mexican Railway Co. Survey.

Location Next to Northwest corner of 23rd & Sprague Rd.

City Address or Block Number 10917 N 23rd St

Total No. of Lots 46 Total Dwelling Units 46 Gross Acres 6.427 Net Acres 6.003

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 46 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R1,R2, R3T (R: lot 1-10 & 36 / R2: lot 37-46 / R3T: lot 11-35) Proposed Zoning _____ Applied for Rezoning ☐No/☑Yes: Date 01/21/2025

Existing Land Use Vacant Proposed Land Use Duplex/Townhomes/Single Family

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 297750 & 297748

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Maria Lourdes Moya Phone (956) 821 2578

Address 420 Warber Ave E-mail moyamary@gmail.com

City McAllen State TX Zip 78504

Developer

Name Del-Rose Development LLC Phone (956) 342 1036

Address 3107 Center Point Dr E-mail davidreed109@gmail.com

City Edinburg State TX Zip 78539

Contact Person David Reed

Engineer

Name CHLH Engineering, LLC Phone (956) 687 5560

Address 701 S 15th St E-mail cloro@chlhengineering.com

City McAllen State TX Zip 78501

Contact Person Cloromiro Hinojosa Jr

Surveyor

Name Rio Delta Surveying Phone (956) 262 0222

Address 24593 FM 88 E-mail jmgonzalezrpls@msn.com

City Monte Alto State TX Zip 78538

RECEIVED
AUG 22 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

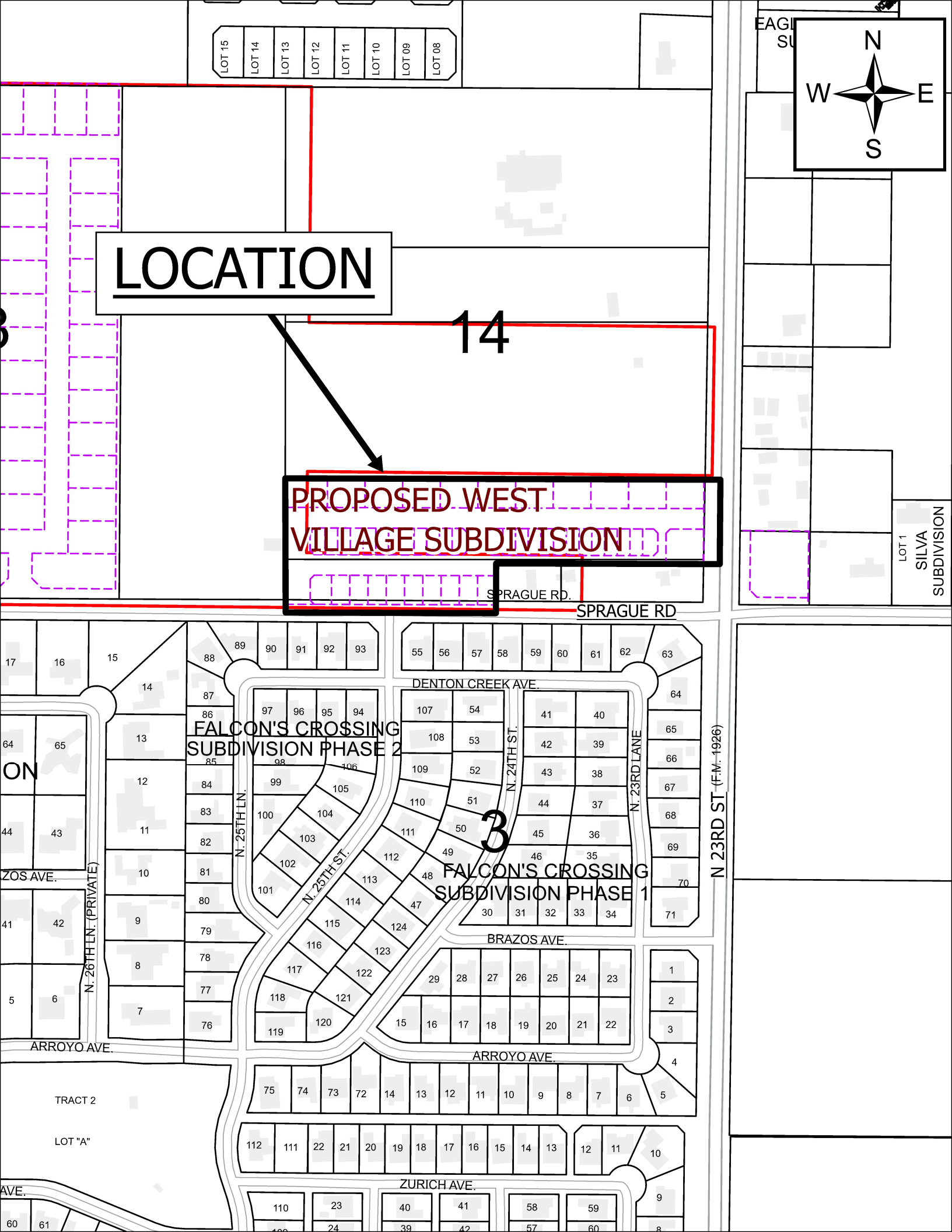
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Maria Moya Date 5/19/2025

Print Name Maria Moya

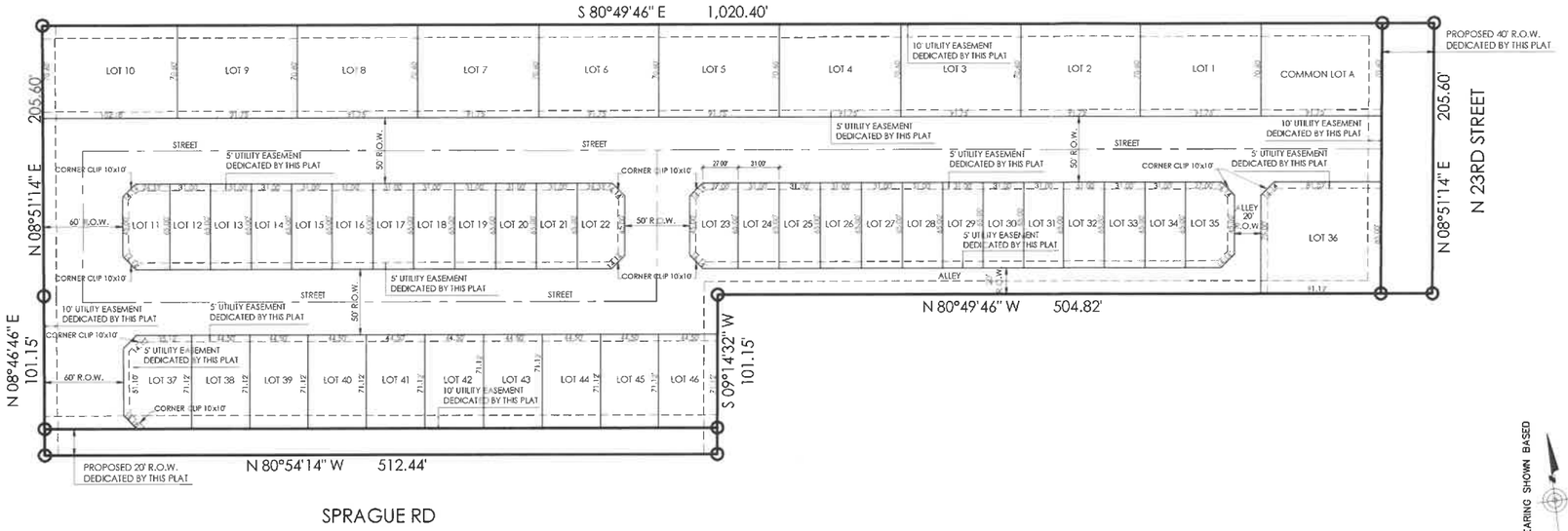
Owner ☐ Authorized Agent ☐

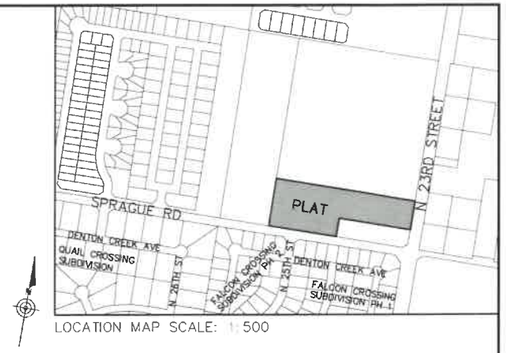
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
14
PROPOSED WEST VILLAGE SUBDIVISION
SPRAGUE RD.
SPRAGUE RD
N
W
E
S
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 09
LOT 08
LOT 1
SILVA SUBDIVISION
N 23RD ST (F.M. 1926)
DENTON CREEK AVE.
FALCON'S CROSSING SUBDIVISION PHASE 2
FALCON'S CROSSING SUBDIVISION PHASE 1
3
N. 25TH LN.
N. 25TH ST.
N. 24TH ST.
N. 23RD LANE
N. 26TH LN. (PRIVATE)
BRAZOS AVE.
ARROYO AVE.
ZURICH AVE.
TRACT 2
LOT "A"

SUBDIVISION PLAT OF WEST VILLAGE SUBDIVISION

MCALLEN, TEXAS





LOCATION MAP SCALE: 1" 500

BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 50'

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

MAYOR, CITY OF MCALLEN DATE:

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 WHERE IN MY APPROVAL IS REQUIRED

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF MCALLEN DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENTS DISTRICT NO. 3, ON THIS THE _____ DAY OF _____ 20_____.

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

O.E. BRAND JR., PRESIDNET MARK FREELAND, SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), 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_____

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
MARIO GONZALEZ
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 5571
24593 FM 88, MONTE ALTO, TEXAS 78538
(956) 380-5154

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561

No. _____ STATE OF TEXAS.

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN:ZONE "B", AREAS BETWEEN LIMITS OF THE 10-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); AS PER COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED NOVEMBER 16, 1982.
3. A 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON SPRAGUE RD & 23TH STREET.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT:45 FT OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING, WHICHEVER IS GREATER APPLIES
   REAR: 10 FT OR GREATER FOR EASEMENTS.
   SIDES: 6 FT OR GREATER FOR EASEMENTS.
5. BENCHMARK: BENCHMARK SPINDLE IN PP
   EASTING:
   NORTHING:
   ELEVATION:
6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
    TOTAL OF (AC-FT)
12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
13. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
14. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
15. COMMON AREAS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
16. 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.
17. A MINIMUM 24 FT PRIVATE SERVICE DRIVE FOR CITY SERVICES TO BE ESTABLISHED AS PART OF SITE PLAN AND MUST BE MAINTAINED BY LOT OWNER AND NOT THE CITY OF MCALLEN.

METES & BOUNDS:

STATE OF TEXAS
COUNTY OF HIDALG

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

OWNER DATE
ADDRESS

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

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

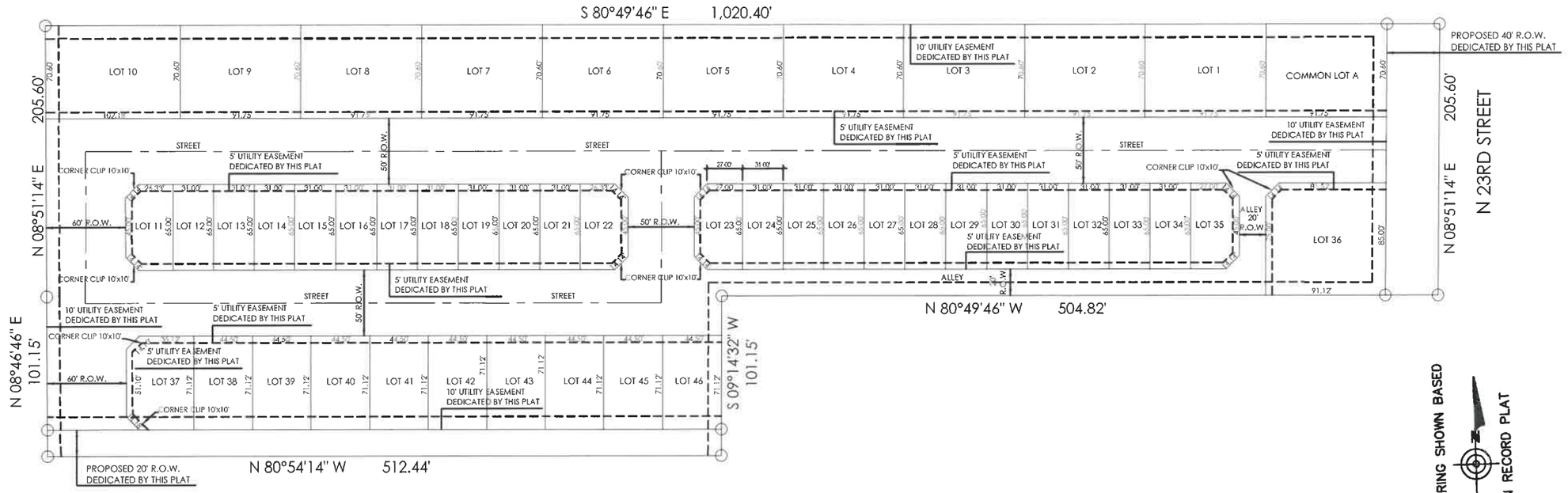
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:			
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560

CHLH ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 F

AUG 22 2025

DATE OF PREPARATION: JULY 1, 2025



SUBDIVISION PLAT OF WEST VILLAGE SUBDIVISION

MCALLEN, TEXAS

CHLH
ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560

RECEIVED
AUG 22 2025
By

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2025

SUBDIVISION NAME: WEST VILLAGE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 23rd Street: Dedication of 60 ft. R.O.W from centerline for a total of 120 ft. of R.O.W Paving: 65 ft. - 85 ft. Curb & gutter both sides Revision Required: - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Must show R.O.W existing on both sides of the centerline and total R.O.W. - Once R.O.W existing is shown on plat as required, dedication requirements will be established. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Sprague Road: Dedication for 40 ft. of R.O.W from centerline for a total of 80 ft. R.O.W Paving 52 ft. Curb & gutter both sides - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Must show R.O.W existing on both sides of the centerline and total R.O.W. - Once R.O.W existing is shown on plat as required, dedication requirements will be established. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: 60 ft. of R.O.W Paving 40 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. City of McAllen", prior to final. - Plat provides for all alleys at the rear of Lots 21-35. - 20 ft. x20 ft. corner clip required at alley intersection. **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
Front: Lots 1-10 and 36: 25 ft. or greater for easements, whichever is greater applies (R-1) Lots 11-35: 10 ft. or greater for easements, whichever greater applies (R-3T) Lots 37-46: 20 ft. or greater for easements, whichever greater applies (R-2) *Proposing: 45 ft. or greater for easements, or in line with existing, whichever greater applies. - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear Lots 1-10 and 36: 10 ft. or greater for easements. Lots 11-35: 10 ft. or greater for easements. Lots 37- 46: 6 ft. or greater for easements - Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Interior Sides: Lots 1-10 and 36: 6 ft. or greater for easements. Lots 11-35: in accordance with the zoning ordinance or greater for easements. Lots 37-46: 6 ft. or greater for easements. -Engineer must clarify for different type of setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Corner - 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. except where greater setbacks is required, greater setbacks applies. Revision required: - Include a plat note as stated above. - Engineer must clarify for different type of setbacks, 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 Sprague Road and North 23rd street, and both sides of all interior streets. - May increase to 5 ft. as per Engineering Department, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street and Sprague Road. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

NOTES	
* No curb cut, access, or lot frontage permitted along North 23rd and Sprague Road. -Add plat note as noted above, prior to final. **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. -Please revise plat note #15 as stated above.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revision required: Please revise plat note #15 as shown above, prior to final	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - HOA must be submitted for review prior to recording. Also, plat notes required in regard to HOA. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Once revised and finalized, HOA will be recorded simultaneously with the plat. -Please add plat note as shown above. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 - Engineer must clarify if this will be public or private subdivision.	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 / R-2 / R3T Proposed: R-1 / R-2 / R3T ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - At the City Commission Meeting of February 10, 2025, the board approved the request to R-2 District (1.43 acres) bottom portion. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - Based on submitted application and plat, 46 dwelling units/lots are proposed. As per Parks Department, park land dedication 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.	TBD

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. - please provide acreage to determine park land dedication.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	TBD
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: *Must comply with City's Access Management Policy. -Engineer must clarify if this plat will be public or private. The owners signature block includes verbiage for a public subdivision. Once clarified, additional requirements will be established, prior to final. - Indicate if this subdivision will be public or private, owners signature block and application are not corresponding, prior to final. -For Lots 11 through 22, please indicate if the front will be facing north or south, prior to final. - Provide the legal description of the property below the subdivision name, prior to final. - Provide the metes and bounds on the southwest corner of the plat, prior to final. - If it's a private subdivision, please provide gate details.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Incomplete

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

LOCATION
PROPOSED WEST VILLAGE SUBDIVISION
14
3
FALCON'S CROSSING SUBDIVISION PHASE 2
FALCON'S CROSSING SUBDIVISION PHASE 1
INDIAN CREEK AVE
N 25TH ST
N 23RD ST
SPRAGUE RD
DENTON CREEK AVE
BRAZOS AVE
ARROYO AVE
ZURICH AVE
N 26TH ST
N 25TH LN
N 24TH ST
N 23RD LN
TRACT 2
LOT "A"
SILVA SUBDIVISION
N
W
E
S

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name F. Reyes Subdivision

Legal Description A 5.0 Acre tract of land being the South 5.0 Acres of the North 10.0 Acres of the North 10.0 Acres of Lot 56-3 West Add'n to Sharyland Subdivision

Location 165 feet South of Mile 9 Rd and N Los Ebanos Road Intersection

City Address or Block Number Lot 56-3 West Add'n to Sharyland Subdivision

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 5.00 Net Acres 4.70

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

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☐Yes/☑No

Existing Zoning A-O Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Agriculture Proposed Land Use Residential

Irrigation District # U.I.D. Water CCN: ☐MPU/☑Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # _____

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Fidel Reyes Mata Phone (956) 522-1457

Address 2606 Milan Dr. E-mail _____

City Mission State Tx Zip 78574

Developer

Name Fidel Reyes Mata Phone (956) 782-2557

Address 2606 Milan Dr. E-mail _____

City Mission State Tx Zip 78574

Contact Person _____

Engineer

Name Ramiro Gutierrez Phone (956) 782-2557

Address 130 E. Park Ave. E-mail rgutierrez@rgec.net

City Pharr State Tx Zip 78577

Contact Person _____

Surveyor

Name Pablo Soto, Jr. Phone (956) 782-2557

Address 130 E. Park Ave. E-mail office@rgec.net

City Pharr State Tx Zip 78577

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

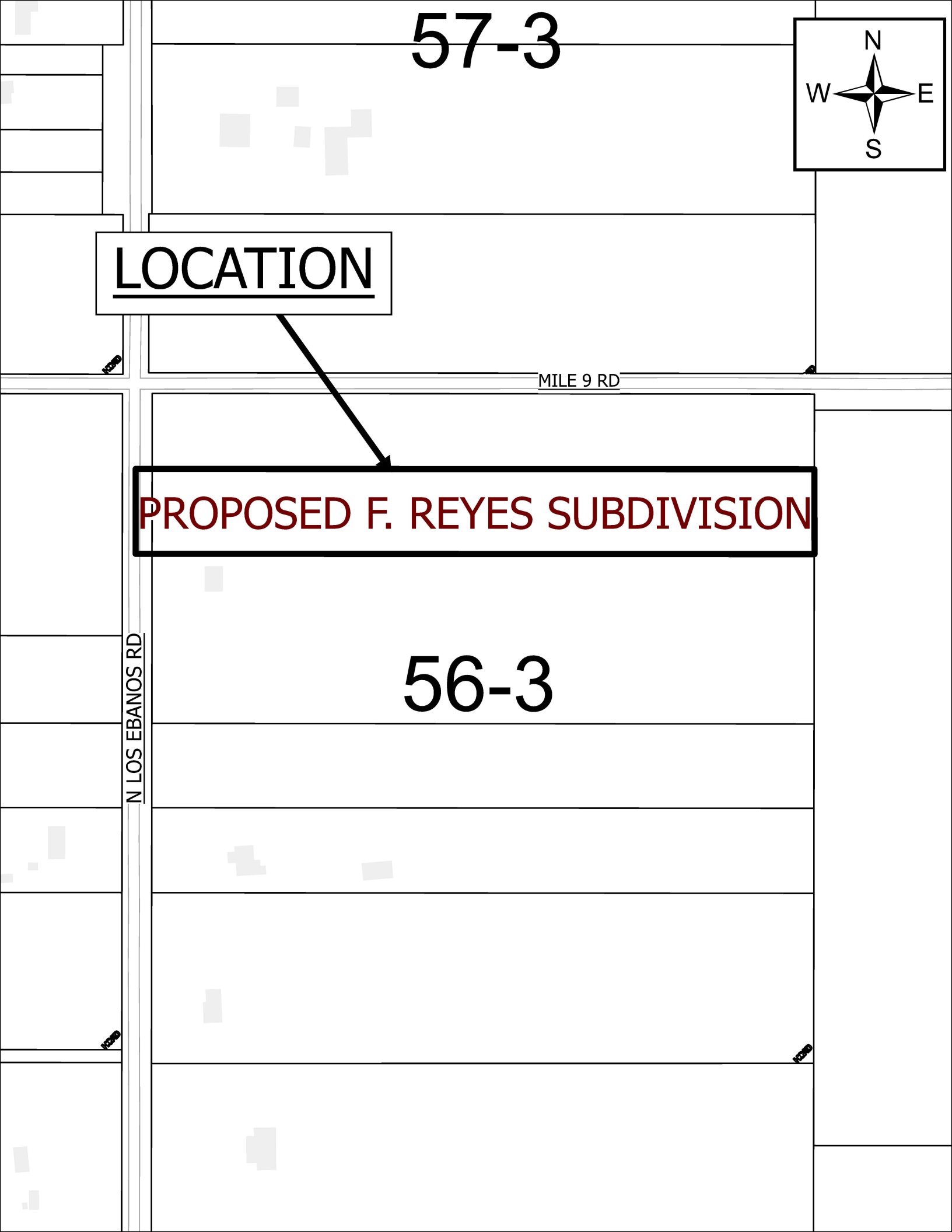
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

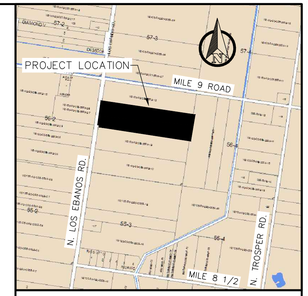
Signature Ramiro Gutierrez, PE Date 7/22/25

Print Name Ramiro Gutierrez, PE

Owner ☐ Authorized Agent ☑

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

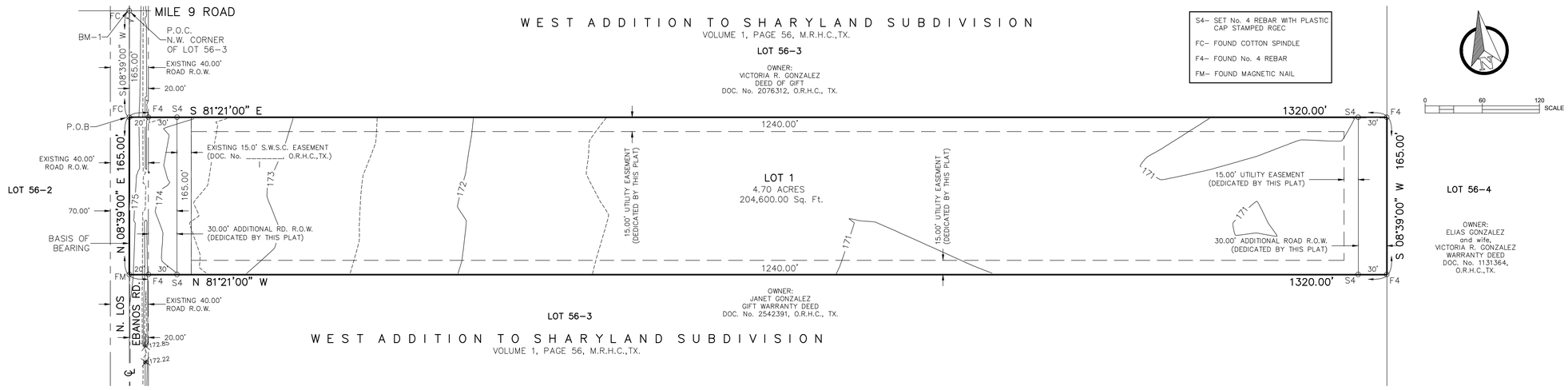

57-3
N
W
E
S
LOCATION
MILE 9 RD
PROPOSED F. REYES SUBDIVISION
N LOS EBANOS RD
56-3



LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.
130 E. PARK AVE.
PHARR, TEXAS 78577

DATE PREPARED: 04/10/2023
DATE SURVEYED: 01/11/2021 SCALE: 1"=1000'



WEST ADDITION TO SHARYLAND SUBDIVISION
VOLUME 1, PAGE 56, M.R.H.C.,TX.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

F. REYES SUBDIVISION IS LOCATED WITHIN THE HIDALGO COUNTY PRECINT No. 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN. (POPULATION: 147,989). F. REYES SUBDIVISION LIES APPROXIMATELY 1.0 MILE FROM THE CITY LIMITS OF MCALLEN AND IS WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

PRINCIPAL CONTACTS		
OWNER:	ADDRESS	PHONE No.
FIDEL REYES MATA	2606 MILAN DR. MISSION, TX. 78574	(956) 522-1457
ENGINEER: RAMIRO GUTIERREZ, PE	130 E. PARK AVE. PHARR TX. 78577	(956) 782-2557
SURVEYOR: PABLO SOTO, JR., PE, RPLS	130 E. PARK AVE. PHARR TX. 78577	(956) 782-2557

INDEX OF SHEETS FOR F. REYES SUBDIVISION

SHEET 1	PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, PLAT NOTES, LOCATION MAP, ETJ OF A MUNICIPALITY DESCRIPTION, PRECINCT LOCATION, CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL, OWNER'S DEDICATION, HEALTH DEPARTMENT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION,, U.I.D. CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION	SHEET 2	ENGINEERING REPORT (ENGLISH & SPANISH), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH); OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, DRAINAGE REPORT, ENGINEERING COST ESTIMATE, WATER DETAILS	SHEET 3	WATER DISTRIBUTION AND SEPTIC (OSSF) SYSTEM MAP, TYPICAL WATER SERVICE CONNECTION, TOPOGRAPHY MAP, DRAINAGE LAYOUT

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
Engineering Firm No.: 486 • Survey Firm No.: 101650-00

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

SUBDIVISION PLAT
OF

F. REYES SUBDIVISION

A 5.00 ACRE TRACT OF LAND BEING THE SOUTH 5.00 ACRES OF THE NORTH 10 ACRES OF LOT 56-3, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

File Path: F:\2024\ENG\014 - F Reyes Subd\PLANS\ENG22_003_SUBDIVISION PLAT.dwg

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/2/2025

SUBDIVISION NAME: F. REYES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Los Ebanos Road: Dedication for 50 ft. R.O.W. from centerline for 100 ft. R.O.W Paving: 65 ft. Curb & gutter: both sides - Show on plat existing R.O.W. on west side of centerline. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N/S Collector on East Side of Boundary: 30 ft. dedication for 60 ft. R.O.W. Paving : 40 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 45 ft. or inline with existing structures, or greater for easements, whichever greater applies. - Add plat note as states above. **Zoning Ordinance: Section 138-356	Non-compliance

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

* Rear: In accordance with the Zoning Ordinance, or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides In accordance with the Zoning Ordinance or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Not a corner lot **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setbacks applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Los Ebanos Road and N/S Collector Street. - Sidewalk may increase to 5 ft. per engineering, prior to final. - Application submitted references single family residential **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 - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Proposed use is for single family residence	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. - Proposed use is for single family residence	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 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one single family residence	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing ETJ Proposed ETJ ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - If property is annexed, zoning required, prior to final. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - If property is annexed, park fee will be required.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. -If property is annexed, park fee will be required.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -If property is annexed, park fee will be required.	NA
COMMENTS	
Comments: -Must comply with spacing requirements as may be applicable per traffic. - Clarify if property will be annexed, prior to final. - Must comply with Fire Department requirements and / or provide documentation as applicable. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

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

57-3
N
W
E
S
LOCATION
MILE 9 RD
PROPOSED F. REYES SUBDIVISION
56-3
N LOS EBANOS RD

SUB2025-0128

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

Project Information

Subdivision Name Irma Subdivision

Legal Description HAMMOND ADDITION N 50' OF E 70' OF W 180' OF W 1/2 OF BLK 9 0.08 AC NET

Location 525 N 19th St., McAllen, Tx, 78501

City Address or Block Number 525 N 19th St., McAllen, Tx, 78501

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres _____ Net Acres .08

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

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☑Yes/☐No

Existing Zoning R-2 Proposed Zoning R-2 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Residential Proposed Land Use Residential

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # H0900-00-009-0000-08

Estimated Rollback Tax Due 0 Tax Dept. Review I.D.L

Owner

Name Eric Vargas & Edward Vargas, Jr. Phone 956-926-9154

Address 525 N 19th St. E-mail vargaseric13@gmail.com

City McAllen State TX Zip 78501

Developer

Name SAME AS OWNER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Engineer

Name SAMES, INC. Phone 956-702-8880

Address 200 S. 10TH ST., STE. 1500 E-mail chinojosa@samengineering-surveying.com

City McAllen State TX Zip 78501

Contact Person Christopher Hinojosa

Surveyor

Name SAME AS ENGINEER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
SEP 15 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

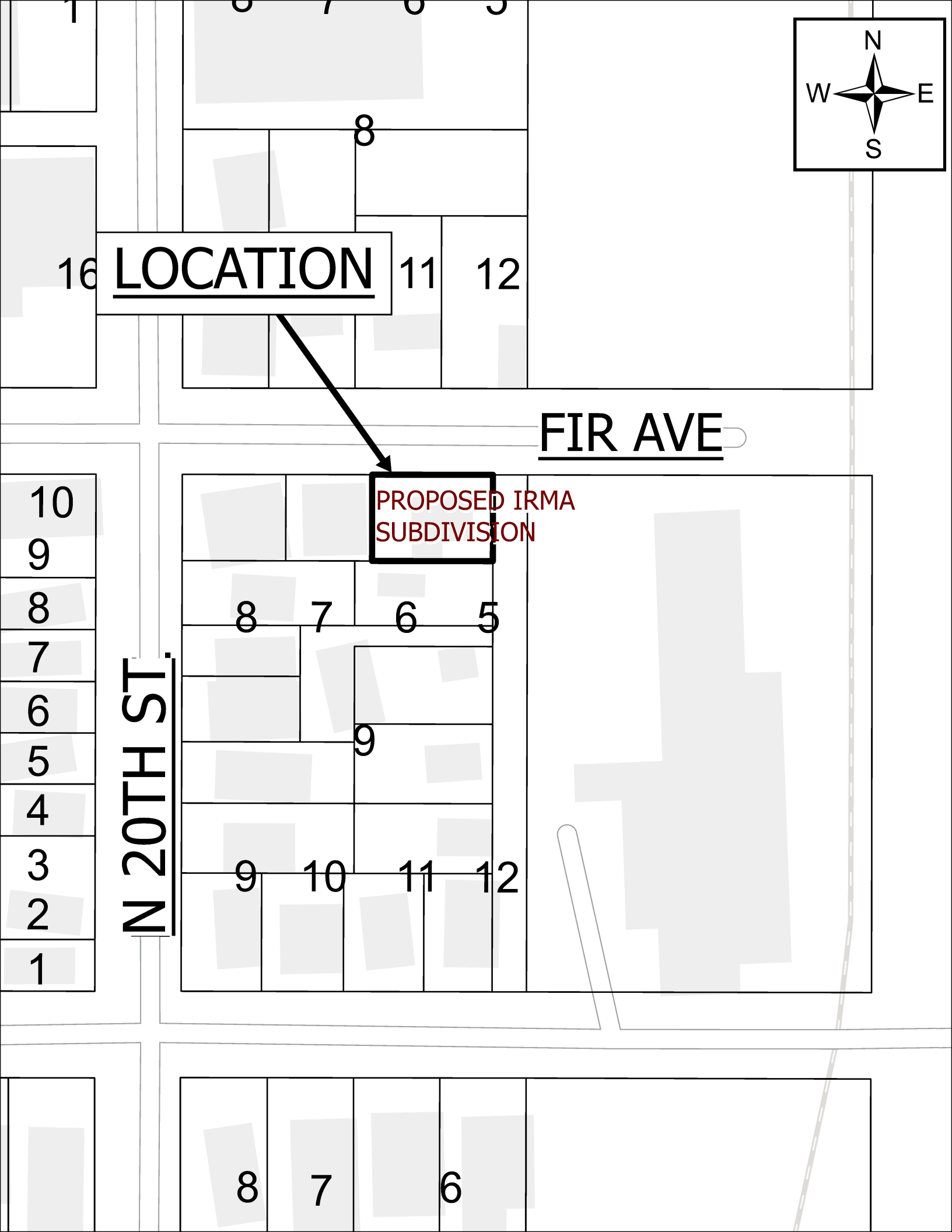
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *Luis Gonzalez* FOR ERIC VARGAS & EDWARD VARGAS, JR. Date 9/15/25

Print Name Luis Gonzalez FOR ERIC VARGAS AND EDWARD VARGAS, JR.

Owner ☐ Authorized Agent ☑

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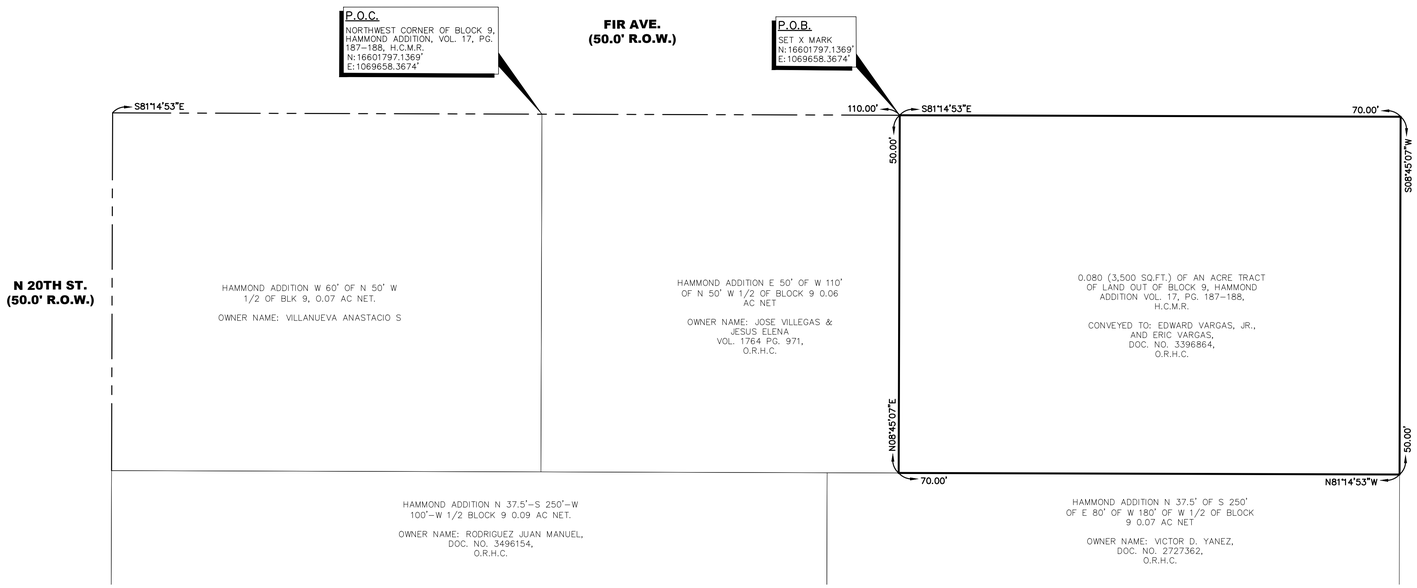

SCALE: 1" = 10'

LOCATION MAP
SCALE: 1"=800'

IRMA SUBDIVISION

BEING A 1–LOT SUBDIVISION CONTAINING 0.080 (3,500 SQ.FT) OF AN ACRE TRACT OF LAND OUT OF BLOCK 9, HAMMOND ADDITION, HIDALGO COUNTY, TEXAS, AS PER MAP PER OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187–188, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A 1–LOT SUBDIVISION CONTAINING 0.080 (3,500.00 SQ.FT) OF AN ACRE TRACT OF LAND OUT OF BLOCK 9, HAMMOND ADDITION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187–188, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS, AS FOLLOWS;

COMMENCING AT A POINT, FOR THE NORTHWEST CORNER OF BLOCK 9, OF SAID HAMMOND ADDITION, BEING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MICHIGAN AVENUE (HAVING A 50.00' R.O.W.) AND THE EAST RIGHT OF WAY LINE OF NORTH 20TH STREET (HAVING 50.00' R.O.W.), THENCE; SOUTH 81°14'53" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID FIR AVENUE AND THE NORTH BLOCK 9, OF SAID HAMMOND ADDITION, A DISTANCE OF 110.00 FEET, TO A SET X MARK, FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOE VILLEGAS, AS RECORDED IN VOLUME 1764, PAGE 974 DEED RECORDS, HIDALGO, TEXAS, AND FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16601780.3996', E=1069767.0863',

THENCE; SOUTH 81°14'53" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID FIR AVENUE AND THE NORTH BLOCK 9, OF SAID HAMMOND ADDITION, A DISTANCE OF 70.00 FEET, TO 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", BEING ON THE SOUTH RIGHT OF WAY SAID FIR AVENUE, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°45'07" WEST, A DISTANCE OF 50.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF A TRACT CONVEYED TO VICTOR D. YANEZ, AS RECORDED IN DOCUMENT NUMBER 2727362, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°14'53" WEST, ALONG THE NORTH LINE OF SAID TEACT OF LAND VICTOR D. YANEZ, A DISTANCE OF 70.00 FEET, TO A SET X MARK, FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JOSE VILLEGAS, AND FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°45'47' EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO JOSE VILLEGAS, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.080 (3,500.00 SQ.FT.) OF AN ACRE TRACT OF LAND, MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARING: THE SOUTH LINE OF BLOCK 9, HAMMOND ADDITION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 187–188, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE. US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOW IN THE PARENTHESIS ARE BASED ON THE RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF LEO L. RODRIGUEZ, JR. LAND SURVEYOR # 2448 ON 09/12/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

LEO L. RODRIGUEZ, JR, RPLS NO. 2448 DATE

DATE OF PREPARATION: September 2025

SHEET 1 OF 3

STATE OF TEXAS
COUNTY OF HIDALGO

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

ERIC VARGAS
525 N. 19TH ST.
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

EDWARD VARGAS JR
525 N. 19TH ST.
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC VARGAS & EDWARD VARGAS JR, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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

PRESIDENT ATTEST:_____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN DATE

CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: 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.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHRISTOPHER HINOJOSA, PE NO. 152426 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF CHRISTOPHER HINOJOSA P.E.# 152426 ON 09/12/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

GENERAL NOTES

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.

2. SETBACK AS FOLLOWS:
FRONT..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
REAR..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
SIDES..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
CORNER..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
GARAGE..... 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

3. FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 ZONE B
AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BE LEVEES FROM THE BASE FLOOD.

4. BENCHMARK: STORM MANHOLE
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 1078900.3060
EASTING: 16625130.4000
ELEVATION: 106.91'

5. DRAINAGE DETENTION REQUIRED OF 0.002 AC–FT TO BE DETAINED WITHIN THE SUBDIVISION.

6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.

7. MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON FIR AVE AND N 19TH ST.

8. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.

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

10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FIR AVE AND N 19TH ST.

11. THE PARKLAND DEDICATION FEE OF $700.00 BASED ON ONE SINGLE FAMILY DWELLING WAS PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING, THEN A PARK FEE OF $700.00 PER UNIT MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

12. PROPERTY OWNERS, 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.

LEGEND	
●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◉	– FND. 5/8" IRON ROD
✥	– ON–SITE BENCHMARK
△	– SET CONCRETE MONUMENTS
℄	– CENTER LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
P.U.E.	– PUBLIC UTILITY EASEMENT
P.O.B.	– POINT OF BEGINNING
MON.	– MONUMENT
PROP.	– PROPOSED
ELEV.	– ELEVATION
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ERIC VARGAS & EDWARD VARGAS JR	525 N. 19TH ST	McALLEN, TEXAS 78504	(956) 926–9154	
ENGINEER:	CHRISTOPHER HINOJOSA, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	LEO L. RODRIGUEZ, JR, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/2/2025

SUBDIVISION NAME: IRMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Fir Avenue: 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides -Show centerline on plat and label R.O.W. on both sides of centerline and total R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 19th Street: 20 ft. R.O.W. existing Paving ** Curb & gutter both sides - Clarify existing pavement to establish requirement, prior to final. ** Staff reviewing dedication and street improvements as required is 50 ft. R.O.W. with 32 ft. pavement and curb and gutter on both sides. If proposing to maintain existing R.O.W. and improvements, variance request must be submitted, 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
_____ 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. - property is zoned R-2 **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - No Cul-de-Sac is proposed **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW 20 ft. Paving 16ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements *proposing* In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies -revise plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies -revise plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies -revise plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Fir Avenue and N. 19th Street. - R.O.W. dedication on N. 19th Street must be finalized, prior to final including sidewalk location. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Please revise note #8 above as plat references Wisconsin. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along - Plat note #10 indicates no curb cuts along N. 19th Street and Fir Avenue, clarify proposed access, prior to final. **Must comply with City Access Management Policy	Non-compliance

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	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 private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets on Fir Avenue and N. 19th Street **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lot consists only 3, 500 sqft. Variance (Zoning Board of Adjustments) required. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing R-2 Proposed R-2 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - if rezoning is proposed it must be prior to final. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Please clarify if this only going to be one single family dwelling.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for one single family dwelling	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: - Public hearing required with notices as may be applicable, prior to final - Revise name to "Hammond Addition, Lot____, Block 9 Subdivision - Clarify Lot # out of Block 9, Hammond Addition Subdivision to finalize subdivision name, prior to final. - Please add legal descriptions of adjacent properties on location map, prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

N
W
E
S
LOCATION
FIR AVE
FIR AVE
FIR AVE
PROPOSED IRMA SUBDIVISION
N 20TH ST
N 20TH ST
N 20TH ST
EBONY AVE
EBONY AVE
16
11
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SUB2025-0130

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

Project Information

Subdivision Name MILITARY INDUSTRIAL PARK SUBDIVISION

Legal Description Being a 52.442 acre tract of land out of lots 13 and 14, Section 5,and 4, Hidalgo Canal Company's sub. or Porciones 64, 65 and 66,Hidalgo County, Texas, Recorded in Volume "Q", Page 177, (D.R.H.C.T.)

Location W MILITARY HWY & 10th St. (FM 336)

City Address or Block Number 1300 Military Hwy

Total No. of Lots 9 Total Dwelling Units _____ Gross Acres 52.442 Net Acres _____

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

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

Existing Zoning A-O Proposed Zoning I-1 Applied for Rezoning ☐No/☑Yes: Date 9/17/2025

Existing Land Use VACANT LOT Proposed Land Use INDUSTRIAL

Irrigation District # HCWID No.3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 654316

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name MCC INDUSTRIAL PARK, LLC. Phone _____

Address 6800 S. INTERNATIONAL PKWY STE 10 E-mail _____

City McALLEN State TEXAS Zip 78503

Developer

Name MCC INDUSTRIAL PARK, LLC. Phone _____

Address 6800 S. INTERNATIONAL PKWY STE 10 E-mail _____

City McALLEN State TEXAS Zip 78503

Contact Person LUIS H. CANTU

Engineer

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

Contact Person (956)424-3355

Surveyor

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

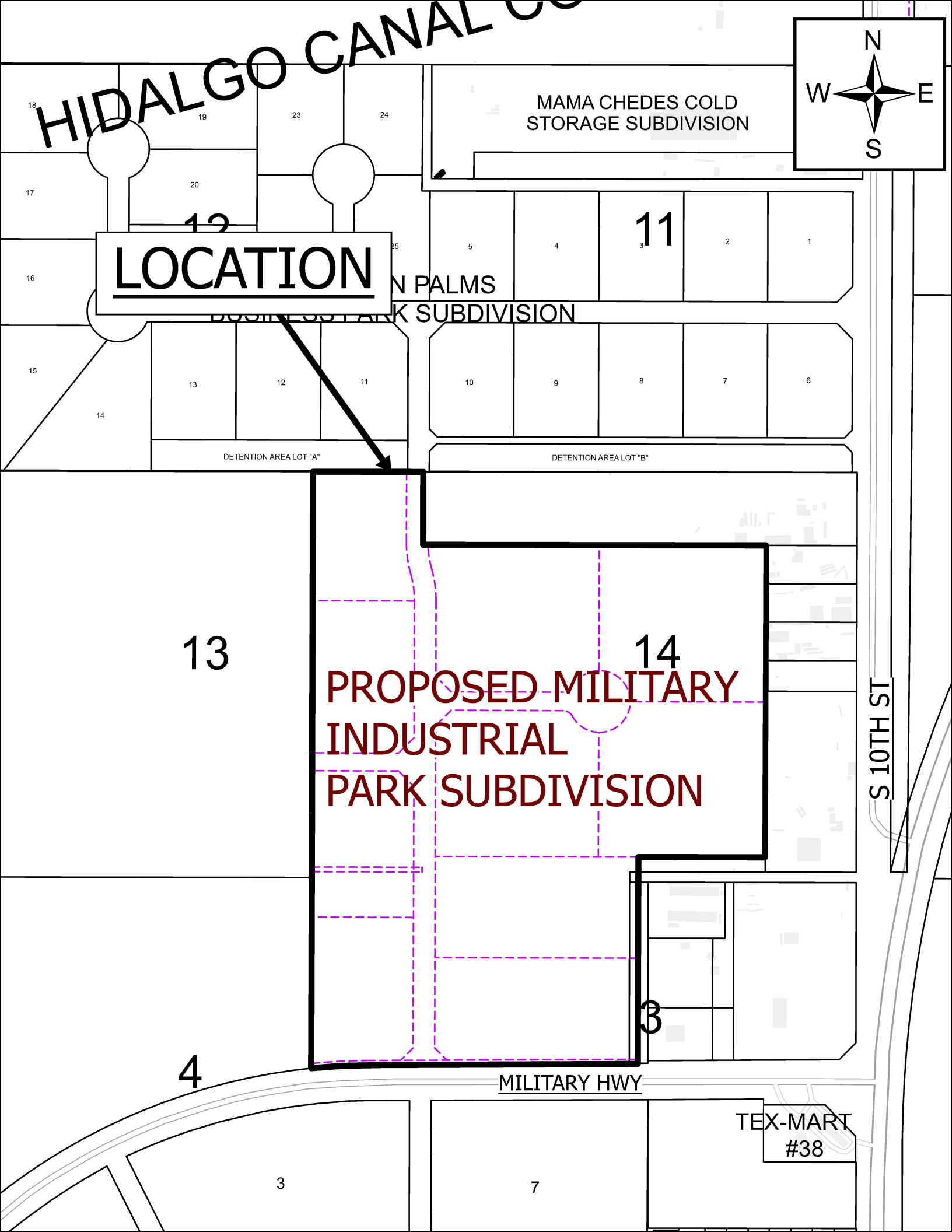
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 09/17/2025

Print Name VICTOR H. TREVINO

Owner ☐ Authorized Agent ☑

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


HIDALGO CANAL
MAMA CHEDES COLD STORAGE SUBDIVISION
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LOCATION
11
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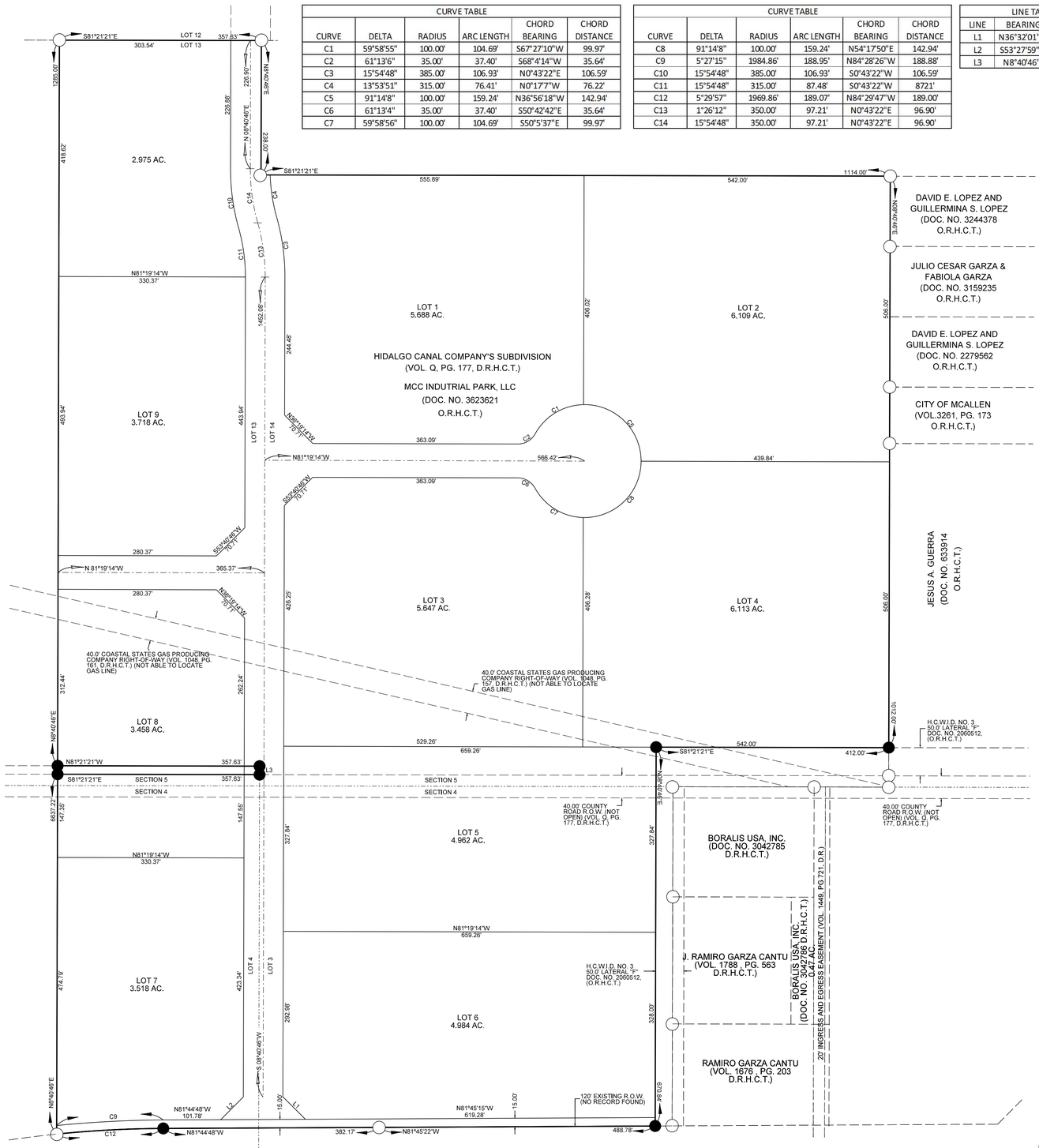
PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION
DETENTION AREA LOT "A"
DETENTION AREA LOT "B"
S 10TH ST
MILITARY HWY
TEX-MART #38
3
4
7



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	59°58'55"	100.00'	104.69'	S67°27'10"W	99.97'
C2	61°13'6"	35.00'	37.40'	S68°4'14"W	35.64'
C3	15°54'48"	385.00'	106.93'	N0°43'22"E	106.59'
C4	13°53'51"	315.00'	76.41'	N0°17'7"W	76.22'
C5	91°14'8"	100.00'	159.24'	N36°56'18"W	142.94'
C6	61°13'4"	35.00'	37.40'	S50°42'42"E	35.64'
C7	59°58'56"	100.00'	104.69'	S50°5'37"E	99.97'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	91°14'8"	100.00'	159.24'	N54°17'50"E	142.94'
C9	5°27'15"	1984.86'	188.95'	N84°28'26"W	188.88'
C10	15°54'48"	385.00'	106.93'	S0°43'22"W	106.59'
C11	15°54'48"	315.00'	87.48'	S0°43'22"W	8721'
C12	5°29'57"	1969.86'	189.07'	N84°29'47"W	189.00'
C13	1°26'12"	350.00'	97.21'	N0°43'22"E	96.90'
C14	15°54'48"	350.00'	97.21'	N0°43'22"E	96.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°32'01"W	56.36
L2	S53°27'59"W	56.78
L3	N8°40'46"E	15.00'

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X500" ZONE "X500" AREA IN WHICHS FLOOD HAZARDAS ARE UNDETERMIND.; COMMUNITY PANEL NO. 4803340400 C, EFECTIVE NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT:

BM-1 IS A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "CONTROL R.O.W.S.S." ELEV. = 0.0

BM-2 IS A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "CONTROL R.O.W.S.S." ELEV. = 0.0

N.A.V.D. 88 DATUM

5. THIS ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 491,795 CUBIC FEET, OR 11.290 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

6. SERVICES CONNECTION WILL BE DONE AT THE BUILDING PERMIT STAGE.

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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:

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

_____
MAYOR, CITY OF MCALLEN

_____
DATE:

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

_____
VICTOR H. TREVINO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

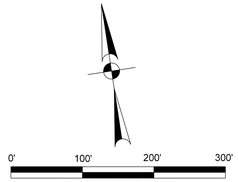
_____
VICTOR H TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

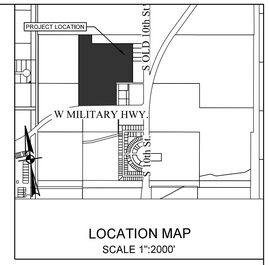
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

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

_____ _____
O E BRAND JR, PRESIDENT MARK FREELAND, SECRETARY



SCALE 1" = 100' (24" X 36")



LOCATION MAP
SCALE 1":2000'

LEGEND:

FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	○
SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	●
MAP RECORDS HIDALGO COUNTY TEXAS	M.R.H.C.T.
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	O.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	D.R.H.C.T.

LOCATION DESCRIPTION

MILITARY INDUSTRIAL PARK IS LOCATED IN THE INTERSECTION OF W MILITARY HWY AND S 10TH ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF HIDALGO, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 15,128 CENSUS). MILITARY INDUSTRIAL PARK LIES ON THE CITY OF McALLEN.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCC INDUTRIAL PARK, LLC., OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCIRBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQURED 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.

_____ _____
MCC INDUSTRIAL PARK, LLC. DATE

MCALLEN, TEXAS 78503

STATE OF _____
COUNTY OF _____

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

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

_____
NOTARY PUBLIC

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

DATE PREPARED:
03/19/2025

SUBDIVISION PLAT

MILITARY INDUSTRIAL PARK

Being a 52.442 acre tract of land out of Lots 13 and 14, Section 5, and Lots 3 and 4, Section 4, Hidalgo Canal Company's Subdivision, or Porsiones 64, 65 and 66, Hidalgo County, Texas, recorded In Volume "Q", Page 177, Deed Records, Hidalgo County, Texas

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	MCC INDUSTRIAL PARK, LLC.	6800 S. INTERNATIONAL PKWY STE 10	MCALLEN, TEXAS 78503	(956) XXX-XXXX	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

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

SOUTH TEXAS INFRASTRUCTURE GROUP

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2025

SUBDIVISION NAME: MILITARY INDUSTRIAL PARK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
W. Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86 Curb & gutter by state - Provide any existing R.O.W. on plat with documents for staff to review, prior to final. - please label centerline and existing R.O.W. on both sides to determine R.O.W dedication, prior to final. -Clarify if this section on Military Hwy is a state designated roadway, prior to final to establish any requirements as needed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Minimum 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides Revisions needed: - Label all street R.O.W. width on this plat to assure compliance. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides -Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134-105 of the subdivision ordinance. - Staff reviewing extension of street East to Old 10th Street, finalize prior to final. - Once plat is revised clarifying extension of the N/S interior to the subdivision to the north, staff will establish Cul-De-Sac to assure compliance. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Stub Out Street: Paving 60 ft. Curb & gutter 40 ft. -Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround with minimum 96 ft. paving diameter. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Existing 40' County R.O.W: Dedication for 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides - The plat does not provide for any R.O.W. Dedication, Clarify and Finalize alignment/ requirement, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length: -Need to finalize street layout to assure block length do not exceed 1, 2000 ft in length. **Subdivision Ordinance: Section 134-118	Non-compliance

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

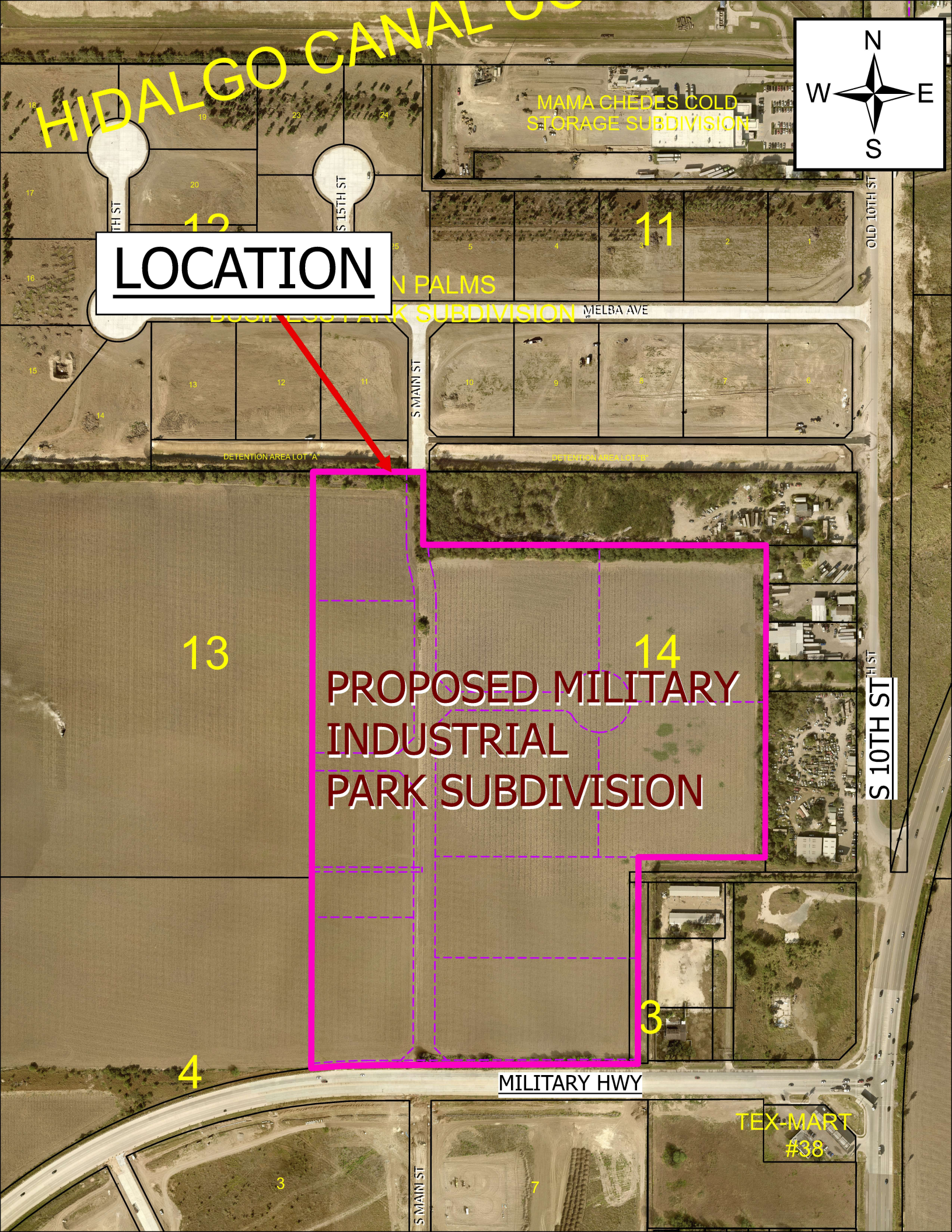
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac -Please provide the length of the Cul-De-Sac on plat to determine compliance. **Subdivision Ordinance: Section 134-105 *Please provide Cul-De-Sac length.	Non-compliance
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. *Engineer must clarify if alley or service drive will be provided. *Alley or service drive cannot be a dead end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. -Please add plat note as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Please add plat note as referenced above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - add plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets. - Add plat note as stated above, prior to final. - Sidewalks might increase to 5 ft. per engineering, prior to final. **Subdivision Ordinance: Section 134-120	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 *Please add plat note as stated above. **Landscaping Ordinance: Section 110-46	Non-compliance

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

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses *Please add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. -Add plat note as stated above, prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. *Please add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. - Please identify area at the N/W corner of plat that is not labeled. Need lot number or letter. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: I-1 Proposed: I-1 - Please update application to reflect the current zone and relevant information ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. *Does not pertain to commercial development.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Please add plat notes regarding setbacks on plat - In-between Lot 8 and Lot 9, please indicate if temporary turnaround will be provided. - No dead ends are permitted - Provide Cul-de-sac length -Clarify the bolded lines on Lot 8 -Clarify if the north lot of lot 9 is detention, if so, please indicate as detention area. - Any abandonments must be by separate instrument and not by this plat. -Need to provide an ownership map of surrounding properties to assure no landlock property exists or if additional streets will be required, prior to final. -Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied


HIDALGO CANAL
MAMA CHEDES COLD STORAGE SUBDIVISION
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14
PALMS
BUSINESS PARK SUBDIVISION
MELBA AVE
S 15TH ST
S MAIN ST
OLD 10TH ST
S 10TH ST
DETENTION AREA LOT "A"
DETENTION AREA LOT "B"
PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION
3
4
MILITARY HWY
TEX-MART #38
7

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

Project Information

Subdivision Name RANCHO LOT 45A SUBD.

Legal Description ALL OF THE S. ½ OF LOT 45, RANCHO SUBD., MCALLEN

Location +/- 500' NORTH OF SARAH ALONG THE W. SIDE OF S. 27TH ST.

City Address or Block Number 5416 S. 27TH ST.

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.14 Net Acres 0.14

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒**Residential (** 1 **Lots)** Replat: ☐Yes/☒No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use SINGLE FAM. RM. Proposed Land Use SINGLE FAM. RM.

Irrigation District # NONE Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # R0950-00-000-0045-01

Estimated Rollback Tax Due 0.00 Tax Dept. Review 266980

Owner

Name ADOLFO CORTINA, JR Phone 250-9317

Address 121 E. GARCIA ST. E-mail ADOLFO.CORTINA@ICLOUD.COM

City PHARR State TX Zip 78577

Developer

Name SAME AS OWNER Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name DAVID SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person DAVID / NICK

Surveyor

Name SAME AS ENGR. Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

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

Owner(s) Signature(s)

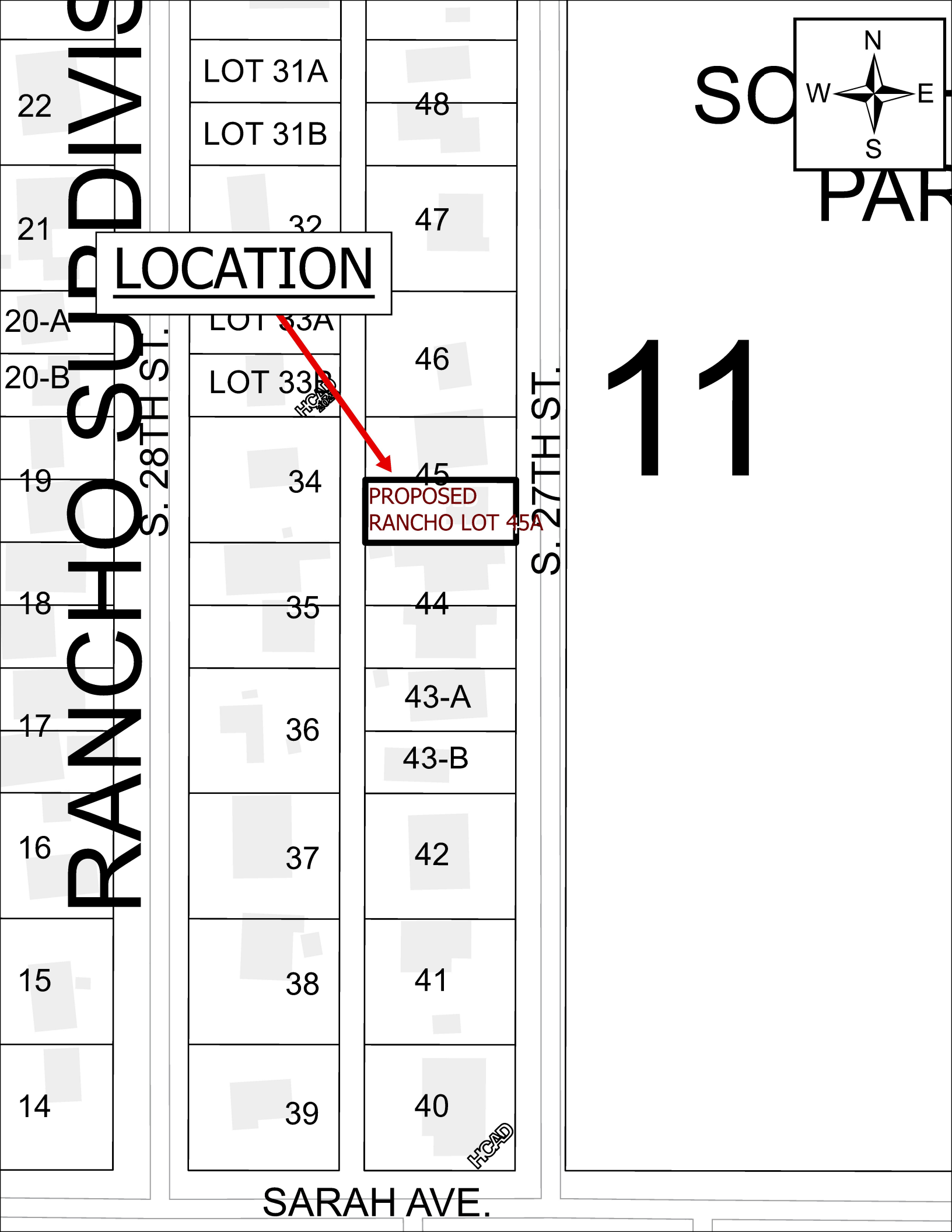
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/12/'25

Print Name David Salinas, P.E.

Owner ☐ Authorized Agent ☒

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


RANCHO SUBDIVIS
LOCATION
PROPOSED
RANCHO LOT 45A
LOT 31A
LOT 31B
LOT 33A
LOT 33B
22
21
20-A
20-B
19
18
17
16
15
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32
34
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48
47
46
45
44
43-A
43-B
42
41
40
S. 28TH ST.
S. 27TH ST.
SARAH AVE.
11
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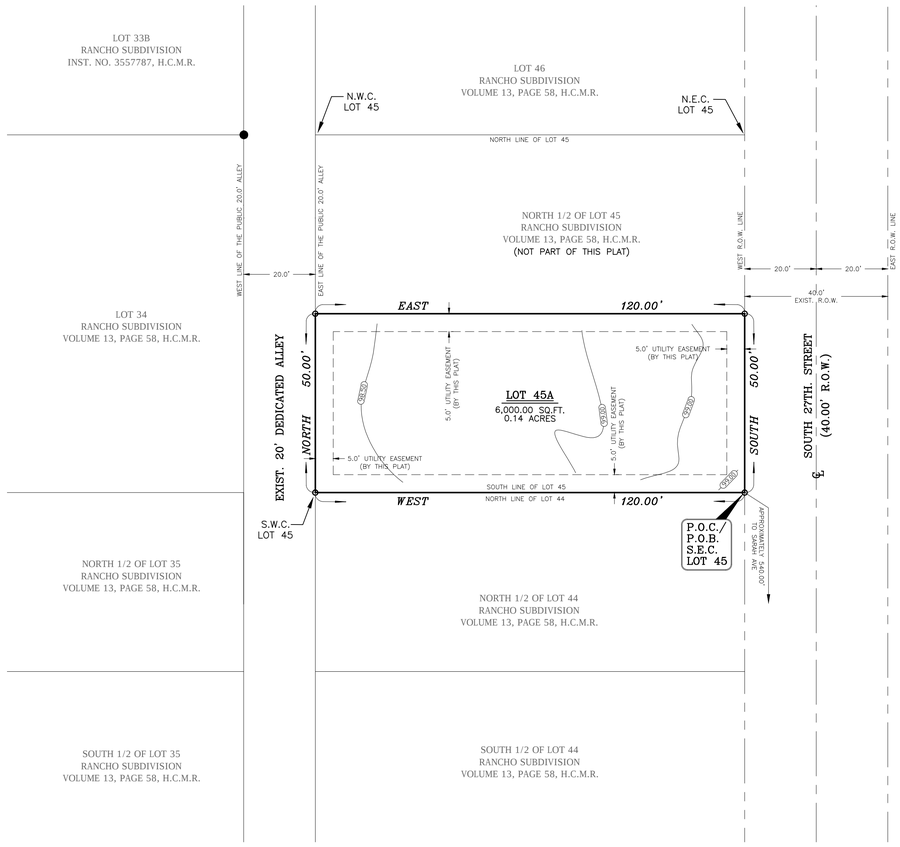


RANCHO SUBDIVISION
LOT 45A

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

BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH ½ OF LOT 45, RANCHO SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.

   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
   ZONE "B": AREAS BETWEEN LIMITS OF THE 100–YEAR AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF CURB ALONG SOUTH 27TH. STREET.
4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ALONG SOUTH 27TH. STREET
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 424.68 CUBIC FEET, OR, 0.009 ACRE–FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 550.0 CU. FT..
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAYBE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. B.M.–MCALLEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD. ELEV.=98.55, NAVD 88. NORTHING:16586158.14727, EASTING: 1060517.89051
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
11. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ADOLFO CORTINA, JR.	121 E. GARCIA	PHARR, TEXAS 78577	(956) 250–9317	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 10, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SCALE: 1" = 20'

LEGEND

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

ADJOINER:
OWNER: CITY OF MCALLEN
PROPERTY I.D. NO.: 270346
RIO GRANDE VALLEY GAS CO. VOL. 311 &
LOT 12 EXC. NORTH 50.0' VOL. 453 PG. 537 BLK 3
WARRANTY DEED: NOT AVAILABLE, H.C.D.R.

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RANCHO SUBDIVISION LOT 45A TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____

OWNER: ADOLFO CORTINA, JR.
121 E. GARCIA
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADOLFO CORTINA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____, 2025.

MONICA GUERRA
Notary ID #16723539
My Commission Expires
August 2, 2027

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN,
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED
PROFESSIONAL ENGINEER

_____ _____
DAVID OMAR SALINAS, P.E. DATE
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
REGISTERED
DAVID O. SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

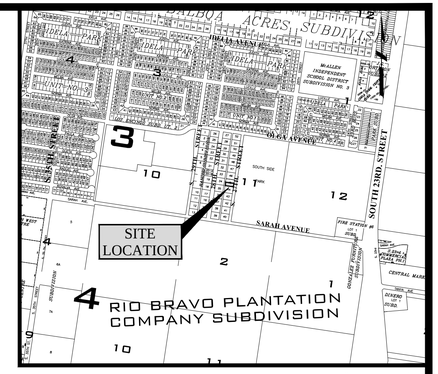
_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH ½ OF LOT 45, RANCHO SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.14 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 45 LOCATED ON INTERSECTION WITH THE WEST LINE OF S. 27TH. STREET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 45, A DISTANCE OF 120.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 45 LOCATED ON INTERSECTION WITH THE EAST LINE OF A 20.0 FOOT PUBLIC DEDICATED ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH, COINCIDENT WITH THE WEST LINE OF SAID LOT 45, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 45 AND THE EAST LINE OF SAID ALLEY, A DISTANCE OF 120.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 45 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 45 AND THE WEST LINE OF SAID S. 27TH. STREET, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RANCHO SUBD., MCALLEN, H.C.T.
N:\SUBDIVISIONPLATS\LOT45A, REPLAT OF LOT 45 RANCHO SUBD.\0.14.082725

RANCHO SUBDIVISION
LOT 45A

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPTEMBER 10, 2025.
JOB NUMBER: SP–25–26351

OWNER: ADOLFO CORTINA, JR.
121 E. GARCIA
PHARR, TEXAS 78577

SEA
SALINAS ENGINEERING & ASSOC.
(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: 10/2/2025

SUBDIVISION NAME: RANCHO LOT 45A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 27th Street: 5 ft. dedication for 25 ft. for a 50 ft. R.O.W Paving 32 ft. Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ 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 - Property is zoned R-1 **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - No Cul-de-sac proposed **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving existing conditions remain *Alley/service drive easement required for commercial properties. - Proposed is Single-family residential, per application. If the use changes, alley improvements will be required. **Subdivision Ordinance: Section 134-106	Applied

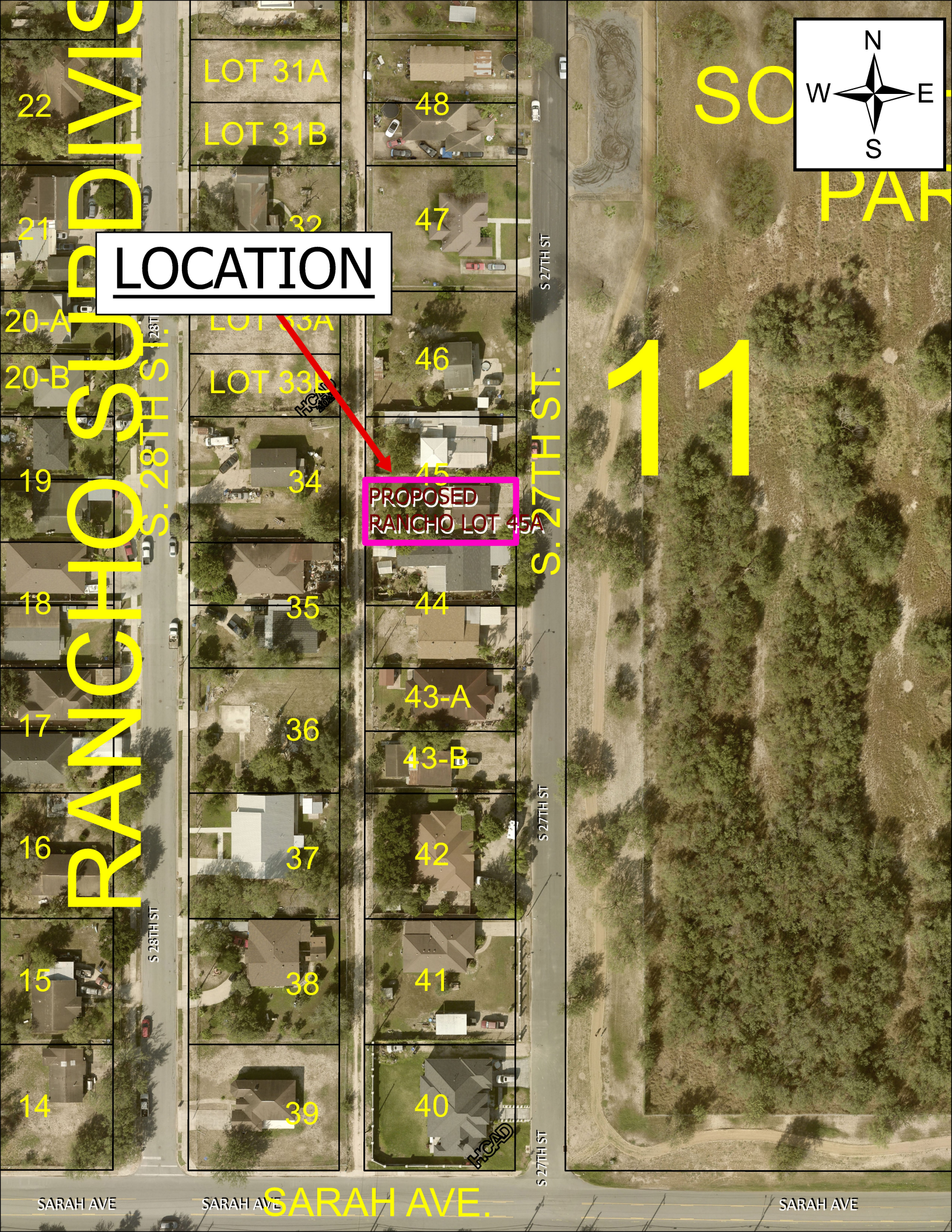
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: In accordance with the zoning Ordinance or greater for easements or inline with existing structures, whichever greater applies. Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18.0 ft except where greater setback is required; greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South 27th Street. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _ *Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -propose use is single family residential	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. -propose use is single family residential	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 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area --Subdivision does not include north 1/2 of Lot 45; Clarify before final. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing R-1 Proposed R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -* Park Fee of $700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation For one lot single family residential use will be waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Public hearing with notices will be required for the re-subdivision -Subdivision does not include north 1/2 of Lot 45; Clarify before final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

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


LOCATION
PROPOSED
RANCHO LOT 45A
RANCHO SUBDIVIS
S. 28TH ST.
S. 27TH ST.
SARAH AVE.
SARAH AVE
SARAH AVE
SARAH AVE
S 28TH ST
S 27TH ST
S 27TH ST
S 27TH ST
LOT 31A
LOT 31B
LOT 33A
LOT 33B
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HCAD

SUB2025-0129

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

Project Information

Subdivision Name: REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II

Legal Description: BEING A REPLAT OF ALL OF LOT 9A OF KINGWOOD ESTATES PHASE II 0.06 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 0.060 ACRES BEING ALL OF LOT 9A, KINGWOOD ESTATE SUBDIVISION, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Location: NORTHWEST OF THE INTERSECTION OF INDUSTRIAL DRIVE AND N. 23RD STREET

City Address or Block Number: 5259 & 5263 N 23rd St

Total No. of Lots: 2 Total Dwelling Units: _____ Gross Acres: 0.06 Net Acres: 0.06

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

For Fee Purposes: ☒**Commercial (**0.06 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☒Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

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

Agricultural Exemption: ☐Yes/☐No Parcel #: 796597 & 620846

Estimated Rollback Tax Due: 0 Tax Dept. Review: I.D.L

Owner

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: 956-630-1713

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1- 78560 / OWNER 2 - 78504

Developer

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: _____

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1- 78560 / OWNER 2 - 78504

Contact Person: SANDRA FLORES

Engineer

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

Contact Person: IVAN GARCIA P.E., R.P.L.S.

Surveyor

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

RECEIVED
SEP 18 2025
By: OG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 9/16/25

Print Name Ivan Garcia

Owner ☐ Authorized Agent ☒

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

SUB2025-0129

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

Project Information

Subdivision Name: REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II

Legal Description: BEING A REPLAT OF ALL OF LOT 9A OF KINGWOOD ESTATES PHASE II 0.06 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 0.060 ACRES BEING ALL OF LOT 9A, KINGWOOD ESTATE SUBDIVISION, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Location: NORTHWEST OF THE INTERSECTION OF INDUSTRIAL DRIVE AND N. 23RD STREET

City Address or Block Number: 5259 & 5263 N 23rd St. Mcallen, Texas 78504

Total No. of Lots: 2 Total Dwelling Units: _____ Gross Acres: 0.06 Net Acres: 0.06

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

For Fee Purposes: ☒Commercial (0.06 Acres)/☐ Residential (____ Lots) Replat: ☒Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☒No/☐Yes: Date: _____

Existing Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

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

Agricultural Exemption: ☐Yes/☐No Parcel #: 796597 & 620846

Estimated Rollback Tax Due: 0 Tax Dept. Review: I.D.L

Owner

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: 956-630-1713

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1 - 78560 / OWNER 2 - 78504

Developer

Name: OWNER 1 - SANDRA FLORES / OWNER 2 - FIRST MCALLEN INDUSTRIAL LTD Phone: _____

Address: OWNER 1 - 320 W. 5TH STREET / OWNER 2 - 2101 INDUSTRIAL DRIVE E-mail: _____

City: OWNER 1 - LA JOYA / OWER 2 - MCALLEN State: TX Zip: OWNER 1 - 78560 / OWNER 2 - 78504

Contact Person: SANDRA FLORES

Engineer

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

Contact Person: IVAN GARCIA P.E., R.P.L.S.

Surveyor

Name: RIO DELTA ENGINEERING Phone: 956-380-5152

Address: 921 S. 10TH STREET E-mail: EDINBURG@RIODELTAENGINEERING.COM

City: EDINBURG State: TX Zip: 78539

RECEIVED
SEP 18 2025
By: OG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

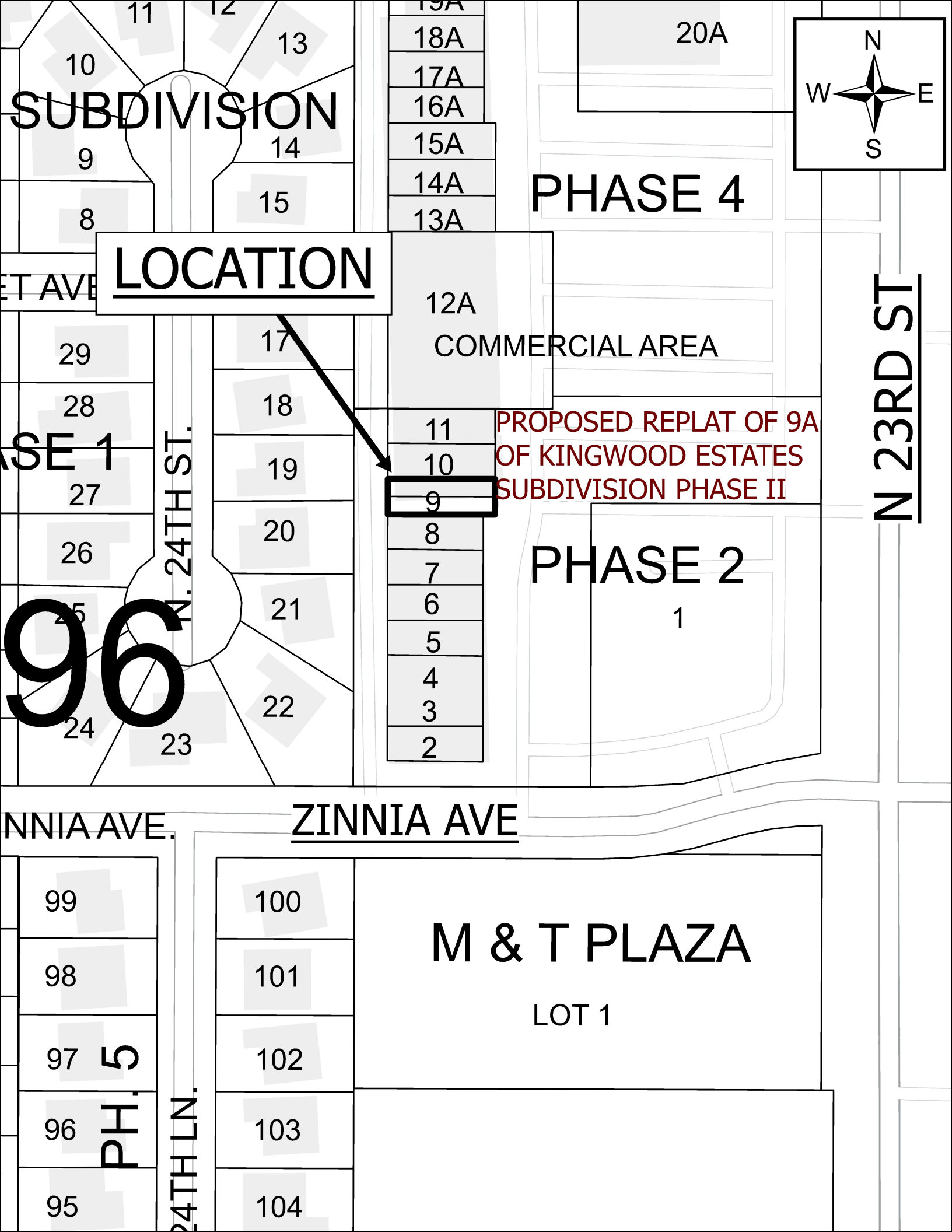
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/16/25

Print Name Ivan Garcia

Owner ☐ Authorized Agent ☒

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


SUBDIVISION
LOCATION
PHASE 4
PHASE 2
PHASE 1
PH. 5
96
N 23RD ST
N. 24TH ST.
N. 24TH LN.
ZINNIA AVE
ZINNIA AVE.
COMMERCIAL AREA
12A
20A
PROPOSED REPLAT OF 9A
OF KINGWOOD ESTATES
SUBDIVISION PHASE II
M & T PLAZA
LOT 1
N
W
E
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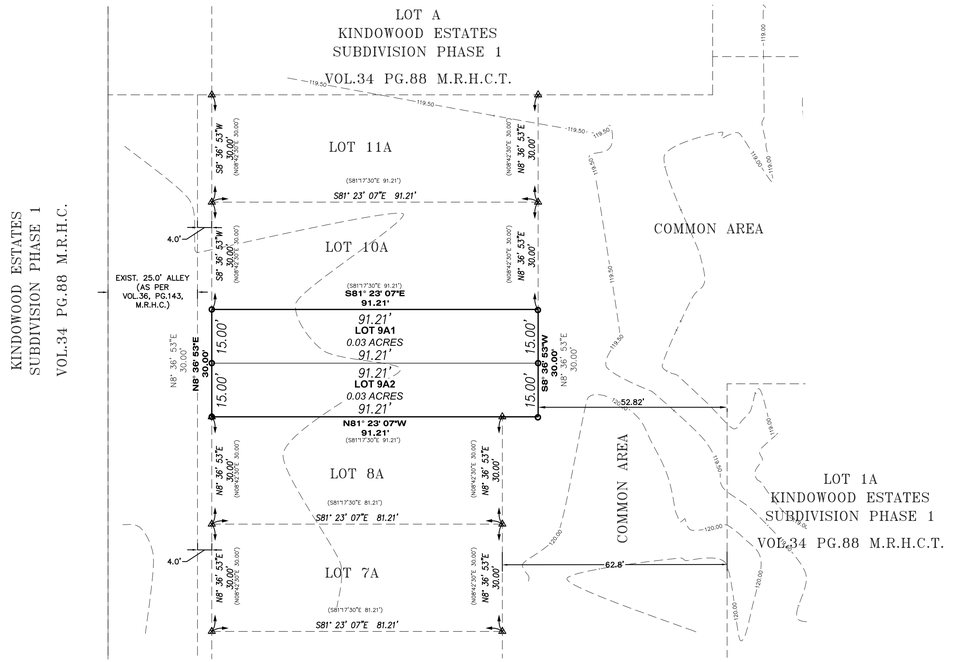
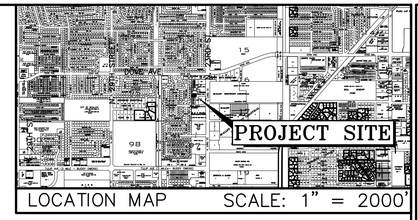
DATE OF PREPARATION: AUGUST 22, 2025

REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II

BEING 0.06 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HILDALGO COUNTY, TEXAS, SAID 0.063 ACRES BEING ALL OF LOT 9A, KINGWOOD ESTATE SUBDIVISION, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HILDALGO COUNTY, TEXAS



SCALE 1" = 20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALL TERRA NETWORK



LOCATION MAP SCALE: 1" = 2000'

LEGEND	
O	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
◬	– CALCULATED POINT
○	– CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
℄	LOT LINE

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER–POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WWTH 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, MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 02, 1982.
4. A DRAINAGE DETENTION OF **451** CF OR **0.010** ACRE FEET IS REQUIRED FOR LOT 1. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS..
8. CITY OF McALLEN BENCHMARK (MC59) SET BY ARANDA & ASSOCIATES A 30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP. LOCATED NORTHWEST CORNER OF THE INTERSECTION OF 23RD ST. & MILE 3 LINE RD NORTHING=16615383.725031 EASTING= 1069956.13629 ELEV= 118.71
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
11. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

METES AND BOUNDS DESCRIPTION

BEING A 0.06 ACRES TRACT OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 9A, KINGWOOD ESTATES SUBDIVISION PHASE II, RECORDED IN VOLUME 36, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.06 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 9A, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 23'07"W ALONG THE SOUTH LINE OF THE SAID LOT 9A, TO THE SOUTHWEST CORNER OF THE SAID LOT 9A, A DISTANCE OF 91.21 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 08° 36'53"E ALONG THE WEST LINE OF THE SAID LOT 9A, TO THE NORTHWEST CORNER OF THE SAID LOT 9A, A DISTANCE OF 30.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 23'07"E ALONG THE NORTH LINE OF THE SAID LOT 9A, TO THE NORTHEAST CORNER OF THE SAID LOT 9A, A DISTANCE OF 91.21 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 36'53"W ALONG THE EAST LINE OF THE SAID LOT 9A, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, SAID TRACT CONTAINING 0.06 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOT 9A, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINE, 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.

SANDRA FLORES (OWNERS) DATE
320 W. 5TH STREET
MCALLEN, TX 78504

DEBORAH SAKULENZKI (MANAGING MEMBER)
FIRST MCALLEN INDUSTRIAL LTD DATE
2021 INDUSTRIAL DRIVE
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA FLORES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH SAKULENZKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

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

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR DATE

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

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

PLANNING AND ZONING CHAIR DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS:				
NAME	ADDRESS			PHONE & FAX
OWNER(S): SANDRA FLORES	320 W. 5TH STREET	LA JOYA, TX.	78560	
OWNER(S): FIRST MCALLEN INDUSTRIAL LTD	2021 INDUSTRIAL LTD	MISSION, TX.	78504	
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152 (956) 380–5083
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152 (956) 380–5083

THE COUNTY OF HIDALGO TEXAS

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

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON AUGUST 22, 2025** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT:
PLAT SHEET
REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PHASE II
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: E.P.
SCALE: AS SHOWN
DATE: AUGUST 22, 2025
PROJECT: SUB 25.053
REVISIONS:
PAGE NO: 1–OF–1

Y:\RDE SUBDIVISIONS 2025\SUB 25.053 – LOT 9A – KINGWOOD ESTATES\DWG\SUB 25 053_SHT 2 PLAT SHEET.dwg RIODELTA 8/22/2025 10:10 AM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/2/2025

SUBDIVISION NAME: REPLAT OF LOT 9A OF KINGWOOD ESTATES SUBDIVISION PH II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 23rd Street (F.M. 1926): Dedication of 60 ft. from centerline for a total of 120 ft. R.O.W. Paving 65 -85 ft. Curb & gutter both sides - Need to show N. 23rd Street on plat with R.O.W properly labeled on both sides. - Label centerline -Provide a copy of the existing R.O.W. for staff's review, prior to final. - Provide the legal description of the adjacent property with the R.O.W. dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Zinnia Avenue: Dedication of 30 ft. from centerline for a 60 ft. total R.O.W. Paving 40 ft. Curb & gutter both sides - Need to show Zinnia Avenue on plat with R.O.W properly labeled on both sides. - In March of 2000, the developer was proposing to dedicate 55.85 ft. of R.O.W west of the curve and balance of the 60 ft. R.O.W for zinnia was proposed to be dedicated when the property to the south developed, that was approved. - show centerline -Provide copy of existing R.O.W. for staff's 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
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW 25 ft. existing Paving Minimum 16 ft. *Alley/service drive easement required for commercial properties. - Plat references existing 25 ft. alley R.O.W pavement width remains as now exists. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: As per existing plat notes: LOTS 9A-11A: 277.89' ON N. 23RD ST. - Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: Per existing plat note: 4.0 feet setback required. -Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: per existing plat note: As per zoning ordinance. - Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: As per existing plat note: 22.16 feet on Zinnia Avenue. -Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North side of Zinnia Avenue and West side of N. 23rd street, and also N. 25th street. - add plat note as stated above, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. buffer is required between commercial and residential zone/uses. - add plat note as stated above, prior to final. -Existing plat notes should remain. if any plat notes change, a vacate and replat will be required. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - As per existing recorded plat. A site plan must be approved for Lots 9A - 11A.	Non-compliance
*Common area shall be provide parking, landscaping, detention, blanket utility easement and access for benefit of all lot owners, common area shall be maintained by lot owners. - Add plat note as stated above, prior to final. - -Existing plat notes should remain. if any plat notes change, a vacate and replat will be required.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets: -In March of 2000 a variance to allow lots not fronting a public was approved/ the variance will be applied to this re-subdivision. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-3 Propose C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Please show centerline for R.O.W. on north 23rd street and Zinnia Avenue. - Existing Plat notes must remain as now exist on recorded plat. if any plat notes change, a vacate and replat will be required. - Replats will need to have a public hearing. - The subdivision name should be "Kingswood Estates Lots 9B & 9C Phase II Subdivision" *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITES APPROVAL.	Applied

SUBDIVISION
LOCATION
PHASE 4
COMMERCIAL AREA
PROPOSED REPLAT OF 9A
OF KINGWOOD ESTATES
SUBDIVISION PHASE II
PHASE 2
N 23RD ST
N. 24TH ST.
ZINNIA AVE
ZINNIA AVE.
M & T PLAZA
LOT 1
PH. 5
24TH LN.
96
N
W
E
S

SUB2025-0116

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

Project Information

Subdivision Name The Ware District Subdivision

Legal Description A tract of land containing 3.364 acres, 3.923 acres (3.922 acres deed call) being a part or portion out of Lot 77, La Lomita Irrigation and Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 68, Hidalgo County Deed Records, Hidalgo County, Texas.

Location Northwest corner of Lark Avenue and N. Ware Road (FM 2220)

City Address or Block Number 3700 LARK AVE.

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 3.923 Net Acres 3.364

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

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

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☑No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Restaurant and Plaza

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

Agricultural Exemption: ☐Yes/☐No Parcel # 210680

Estimated Rollback Tax Due 4,212.48 Tax Dept. Review LPG

Owner

Name Carmen M. Gonzalez, LLC Phone c/o (956) 330-2433 and/or (956) 867-3287

Address 2128 Pelican Avenue E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McAllen State TX Zip 78504

Developer

Name Rene Gonzalez Phone c/o (956) 330-2433 and/or (956) 867-3287

Address 2128 Pelican Avenue E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McAllen State TX Zip 78504

Contact Person c/o Kelley Heller-Vela and Della Robles

Engineer

Name Rioplex Engineering LLC Phone (956) 330-2433 and/or (956) 867-3287

Address 1200 Auburn Avenue, Suite 280 E-mail c/o khv@rioplexengineering.com dr@rioplexengineering.com

City McAllen State TX Zip 78504

Contact Person Kelley Heller-Vela and Della Robles

Surveyor

Name Carrizales Land Surveying LLC Phone (956) 567-2167

Address 4807 Gondola Ave. E-mail mannyrpls@cls.land

City Edinburg State TX Zip 78542

RECEIVED
AUG 08 2025
By

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

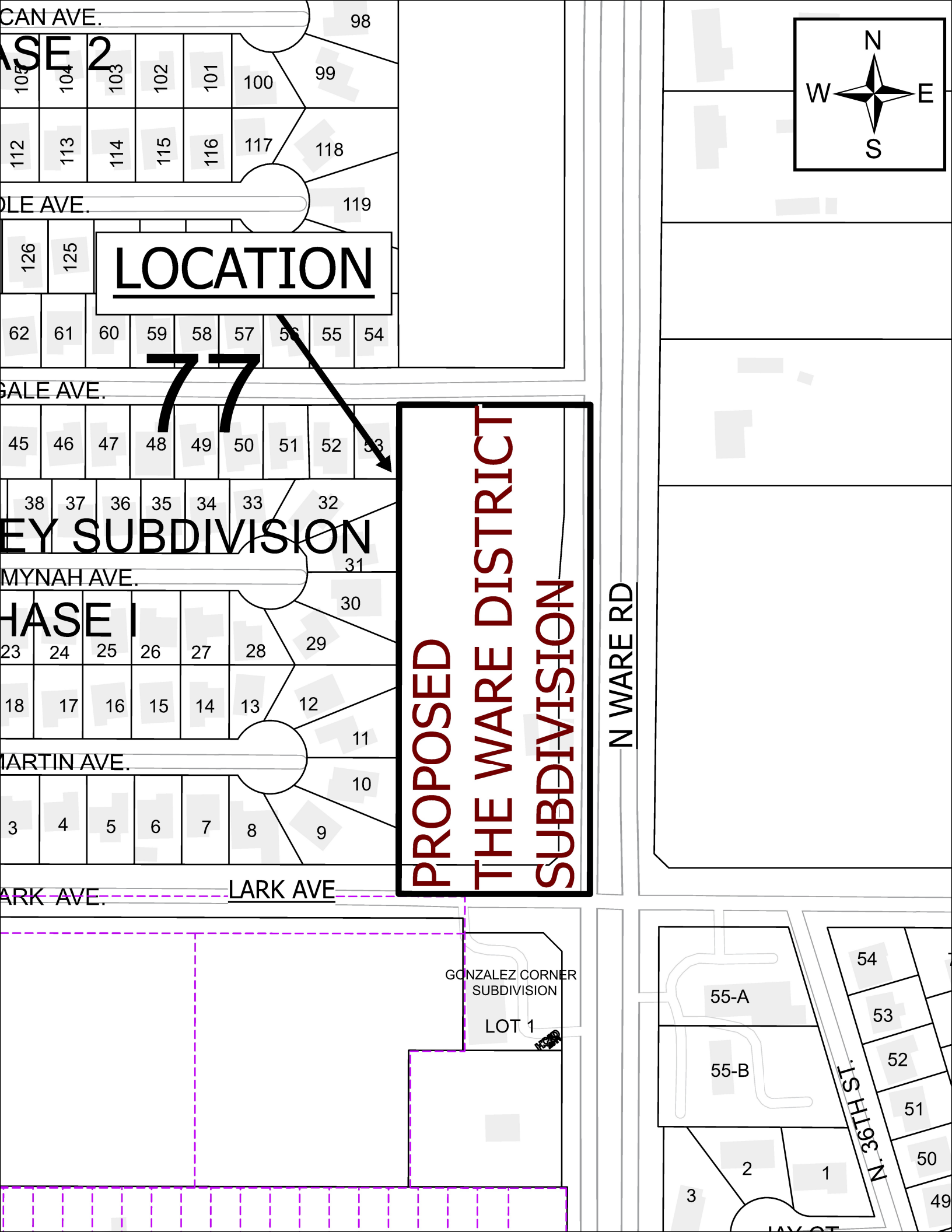
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Kelley A Heller-Vela Date 08.08.2025

Print Name Kelley A. Heller-Vela

Owner ☐ Authorized Agent ☑

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


CAN AVE.
ASE 2
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DLE AVE.
LOCATION
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GALE AVE.
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EY SUBDIVISION
MYNAH AVE.
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HASE I
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MARTIN AVE.
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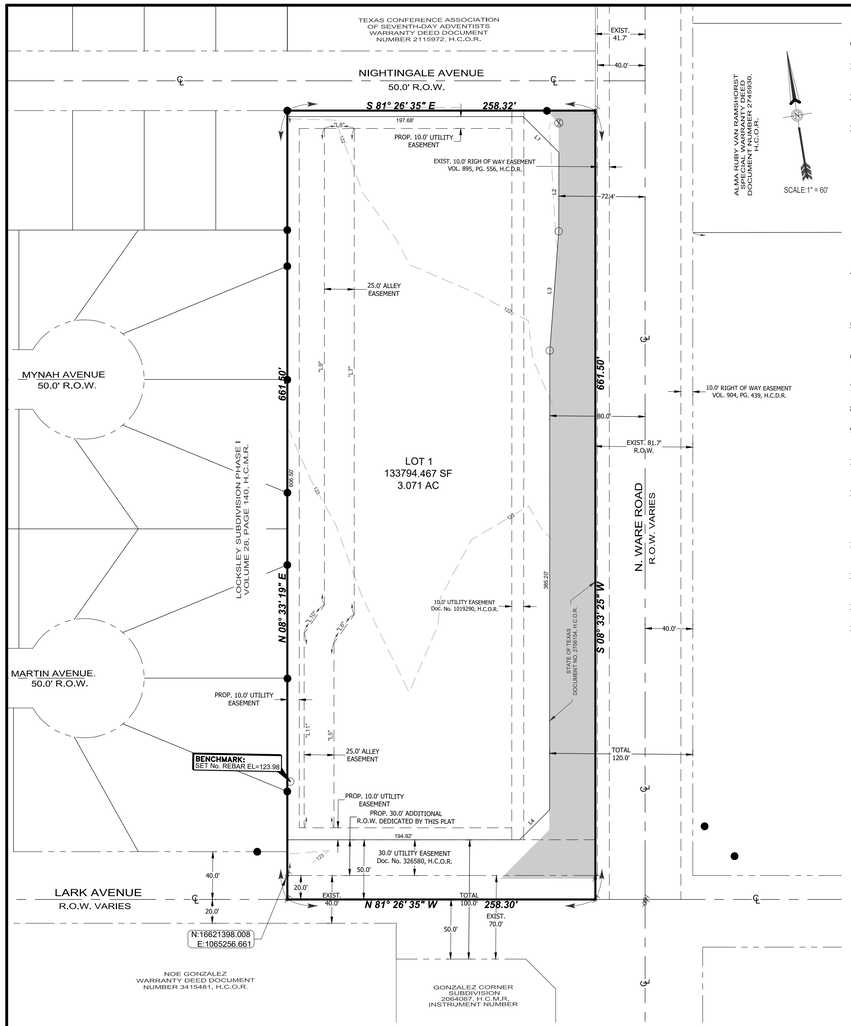
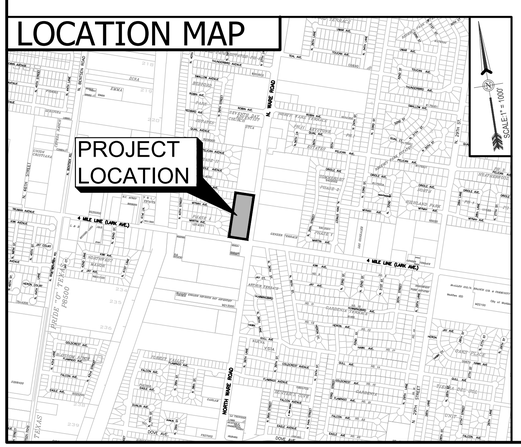
6
7
8
9
ARK AVE.
LARK AVE
PROPOSED THE WARE DISTRICT SUBDIVISION
N WARE RD
N
W
E
S
GONZALEZ CORNER SUBDIVISION
LOT 1
55-A
55-B
54
53
52
51
50
49
2
1
3
N. 36TH ST.



Lot Line Table		
Line #	Length	Direction
L1	42.42'	N36° 25' 54"W
L2	66.31'	N08° 34' 47"E
L3	100.28'	N12° 52' 08"E
L4	35.36'	N53° 34' 06"E

Access Easement line Table		
Line #	Length	Direction
"L5"	154.99'	N08° 33' 19"E
"L6"	29.30'	N43° 59' 34"E
"L7"	407.65'	N08° 33' 19"E
"L8"	25.00'	S81° 26' 35"E
"L9"	399.66'	N08° 33' 19"E
"L10"	29.30'	N43° 59' 34"E
"L11"	162.97'	N08° 33' 19"E

LOCATION MAP



LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND SQUARE ROD
- FOUND PIPE
- SET NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
S.E. COR. - SOUTHEAST CORNER
AC. - OF ONE ACRE
( ) - RECORDED DEED CALL

- LOT LINE
- PROPERTY LINE

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	CARMEN M. GONZALEZ, LLC	2128 PELICAN AVENUE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "C" ; AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
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: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS WHICHEVER GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 53, SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 4 LINE ROAD, 30" ALUMINUM PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16621278.7204, E=1065626.59002, ELEV.=125.83.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 37,521 C.F. - 0.861 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD, LARK AVENUE, AND NIGHTINGALE 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. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
15. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR GONZALEZ CORNER PHASE II SUBDIVISION IS $_____, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.

SUBDIVISION MAP OF

THE WARE DISTRICT SUBDIVISION

BEING A SUBDIVISION OF A 3.923 ACRES [170,872.130 Sq. Ft.] OUT OF LOT 77 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION VOLUME 24, PAGE 68 H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.364 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF: 3.923 ACRES (3.922 ACRES DEED CALL) BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.923 ACRES (3.922 ACRES DEED CALL) WERE CONVEYED TO CARMEN M. GONZALEZ, LLC BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 3150108, HIDALGO COUNTY OFFICIAL RECORDS, SAVE AND EXCEPT 0.559 OF ONE ACRE CONVEYED TO STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2756154, HIDALGO COUNTY OFFICIAL RECORDS,

SAID 3.923 ACRES (3.922 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF- WAYS OF N. WARE ROAD AND LARK AVENUE;

THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF N. WARE ROAD AND LARK AVENUE, A DISTANCE OF 41.70 FEET TO A NAIL SET AT THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 25' 32" W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 77 AND THE SOUTH LINE OF SAID 3.922 ACRES, A DISTANCE OF 258.30 FEET TO A NAIL SET AT THE SOUTHEAST CORNER OF LOCKSLEY SUBDIVISION PHASE I, RECORDED IN VOLUME 28, PAGE 140A, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 34' 21" E (N 08° 34' 28" E DEED CALL) ALONG THE EAST LINE OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 20.00 FEET PASS A NAIL SET (NORTHING: 16621398.008, EASTING: 1065256.661) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF LARK AVENUE, AT A DISTANCE OF 90.50 FEET PASS THE SOUTHERNMOST NORTHEAST CORNER OF LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, ALL OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 185.50 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF LOT 11 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 280.50 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF LOT 12 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 341.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHERNMOST NORTHEAST CORNER OF LOT 29 AND THE SOUTHERNMOST CORNER OF LOT 30, ALL OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 436.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 30 AND THE SOUTHEAST CORNER OF LOT 31 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 531.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 31 AND THE SOUTHEAST CORNER OF LOT 32 OF SAID LOCKSLEY SUBDIVISION PHASE I, AT A DISTANCE OF 561.25 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 32 AND THE SOUTHEAST CORNER OF LOT 53 OF SAID LOCKSLEY SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 661.50 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 53 OF SAID LOCKSLEY SUBDIVISION AND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 25' 32" E ALONG THE NORTH LINE OF SAID CERTAIN TRACT AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, AT A DISTANCE OF 217.47 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID SAVE AND EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.32 FEET (258.30 FEET DEED CALL) TO A NAIL SET AT THE NORTHEAST CORNER OF SAID SAVE AND EXCEPT TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. WARE ROAD, A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.923 ACRES (3.922 ACRES DEED CALL) TOTAL, SAVE AND EXCEPT 0.559 OF ONE ACRE, LEAVING 3.364 ACRES GROSS, OF WHICH 0.114 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 4 ROAD (LARK AVENUE), LEAVING A NET OF 3.250 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 0.559 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 77, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, WHICH SAID 0.559 OF ONE ACRE WAS CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NO. 2756154, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.559 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 77 AND WITHIN THE RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE);

THENCE, N 81° 25' 32" W ALONG THE SOUTH LINE OF SAID LOT 77 AND WITHIN RIGHT-OF-WAYS OF WARE ROAD (F.M. 2220) AND MILE 4 ROAD (LARK AVENUE), A DISTANCE OF 41.70 FEET;

THENCE, N 08° 34' 28" E A DISTANCE OF 17.86 FEET TO A POINT FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 40' 28" W A DISTANCE OF 78.85 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE, N 53° 27' 10" E ALONG A CUTBACK LINE, A DISTANCE OF 57.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 08° 34' 47" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N WARE ROAD, A DISTANCE OF 401.98 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 12° 52' 08" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N WARE ROAD, A DISTANCE OF 100.28 FEET, TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 34' 47" E CONTINUING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 90.91 FEET TO AN INSIDE CORNER OF THIS TRACT;

THENCE, N 36° 01' 42" W ALONG A CUTBACK LINE, A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 25' 32" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE AVENUE, A DISTANCE OF 40.83 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 34' 28" W ALONG THE EAST LINE OF SAID SAVE AND EXCEPT TRACT, AND WITHIN THE EXISTING RIGHT-OF-WAY OF WARE ROAD (F.M. 2220), A DISTANCE OF 661.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.559 OF ONE ACRE OF LAND, MORE OR LESS.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WARE DISTRICT SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____

CARMEN M GONZALEZ, GOVERNING AUTHORITY DATE
CARMEN M GONZALEZ, LLC
2128 PELICAN AVENUE
McALLEN, HIDALGO, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARMEN M GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 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: 08/08/2025
ENGINEERING JOB # R25-012

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS
TEXAS FIRM NUMBER 10194417
DATE SURVEYED: 04/07/2025
SURVEY JOB # 25060

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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: 9/29/2025

SUBDIVISION NAME: THE WARE DISTRICT SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: ROW dedication needed for 75ft from centerline for a total of 150 feet R.O.W. Paving: by State Curb & gutter: by State if not by state, 85 feet of pavement with curb and gutter on both sides will be required. - 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. - If 81.7 feet is the existing R.O.W, please label it accordingly to final. - Please label the state designated roadway number on the subdivision plat. -Remove the word "proposed" on plat **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Lark Avenue: Dedication needed 50 feet from centerline for the total of 100 feet R.O.W. Paving 65ft Curb & gutter Both Sides -Label Center Line to finalize R.O.W dedication, prior to final. R.O.W dedication should be clear of any easements, clarify and revise plat prior to final. -Provide a copy of the documents referenced on the plat for staff review, prior to final. -Remove the word "proposed" on plat **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Nightingale Avenue 50 feet of R.O.W existing: 5 feet of R.O.W dedication required for 30 feet from centerline for future 60 feet of R.O.W. Paving 40 feet Curb & gutter both sides. -Remove the word "prop" on plat **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118 *Only for interior streets*	NA
* 900 ft. Block Length for R-3 Zone Districts __N/A_____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 feet Paving: 16 feet Revisions required: -Commercial development requires alleys. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

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

SETBACKS	
Front: In accordance with the zoning ordinance or greater for approved site plan or easements whichever greater applies **Zoning Ordinance: Section 138-356	Compliance
Rear: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies Revisions required: **Zoning Ordinance: Section 138-356	Compliance
Sides: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever greater applies **Zoning Ordinance: Section 138-356	Compliance
Corner: In accordance with the zoning ordinance or greater for approved site plan or easements whichever greater applies. Revision required: -Please clarify or remove Lot 1 from setback plat prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage *proposed commercial use. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Ware Road, Lark Avenue and Nightingale Avenue *May increase to 5 feet depending on the engineering department, prior to final. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: Staff is reviewing the access restrictions on perimeter streets, finalized prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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 *Does not apply to commercial development*	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 *proposed commercial use8	NA
LOT REQUIREMENTS	
* Lots fronting public streets: North Ware Road, Lark Avenue and Nightingale Avenue **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. *only applys to residential*	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. *does not pertain to resdiential properties*	NA
* Pending review by the Parkland Dedication Advisory Board and CC. *Only applies to residential*	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: - If any abandonments proposed or needed, must be by separate instrument process and not by plat. -Subdivision will need MPUB approval. -Please provide any documents referenced on the plat for staffs review, prior to final *Must comply with City's Access Management Policy.	Required

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

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

LOCATION
77
PROPOSED
THE WARE DISTRICT
SUBDIVISION
N WARE RD
LARK AVE
GONZALEZ CORNER
SUBDIVISION
LOT 1
N. 36TH ST
N
W
E
S

SUB2025-0083

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

Project Information

Subdivision Name Los Ebanos Oaks Subdivision

Legal Description A 4.04 acre tract of land situated in Hidalgo County being out of lot 52-3 West addition to Sharyland.

Location 12220 N. Los Ebanos Road, Mission, Texas 77377

City Address or Block Number 12220 N. Los Ebanos Road, Mission, Texas 77377

Total No. of Lots 3 Total Dwelling Units 3 Gross Acres 4.04 Net Acres _____

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

For Fee Purposes: ☐Commercial (____ Acres)/☒ Residential (3 Lots) Replat: ☐Yes/☐No

Existing Zoning ETJ Proposed Zoning ETJ Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Residential

Irrigation District # 16 Water CCN: ☐MPU/☒Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Property ID: 319123

Estimated Rollback Tax Due N/A Tax Dept. Review N/A

Owner

Name VSR Investments, LLC Phone (956)207-8699

Address 1405 Pamela Drive E-mail rigo@theolympusgrp.com

City Mission State TX Zip 78572

Developer

Name VSR Investments, LLC Phone (956)207-8699

Address 1405 Pamela Drive E-mail rigo@theolympusgrp.com

City Mission State TX Zip 78572

Contact Person Rigoberto Villarreal

Engineer

Name Brownstone Consultants, LLC Phone (956)429-9033

Address 2205 N Jackson Rd E-mail david@bstone.biz

City McAllen State TX Zip 78501

Contact Person David M. Chacon, PE

Surveyor

Name Kurt Schumacher Phone (956) 458-8391

Address 2805 Fountain Plaza Blvd.Ste B E-mail kurt@kanelindsey.com

City Edinburg State TX Zip 78539

KF

MAY 29 2025

BY:

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements (Preferred)

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

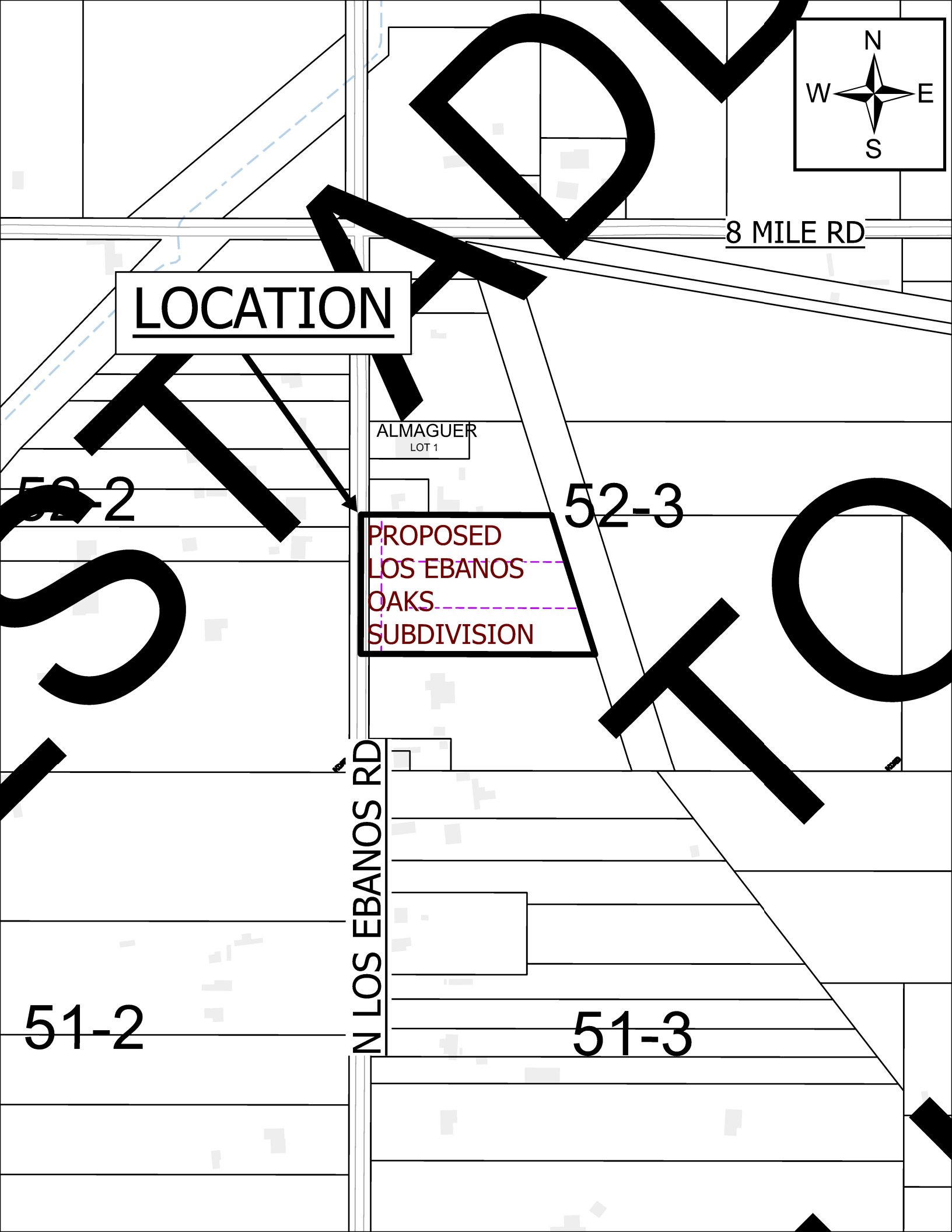
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05/29/2025

Print Name David Chacon, PE

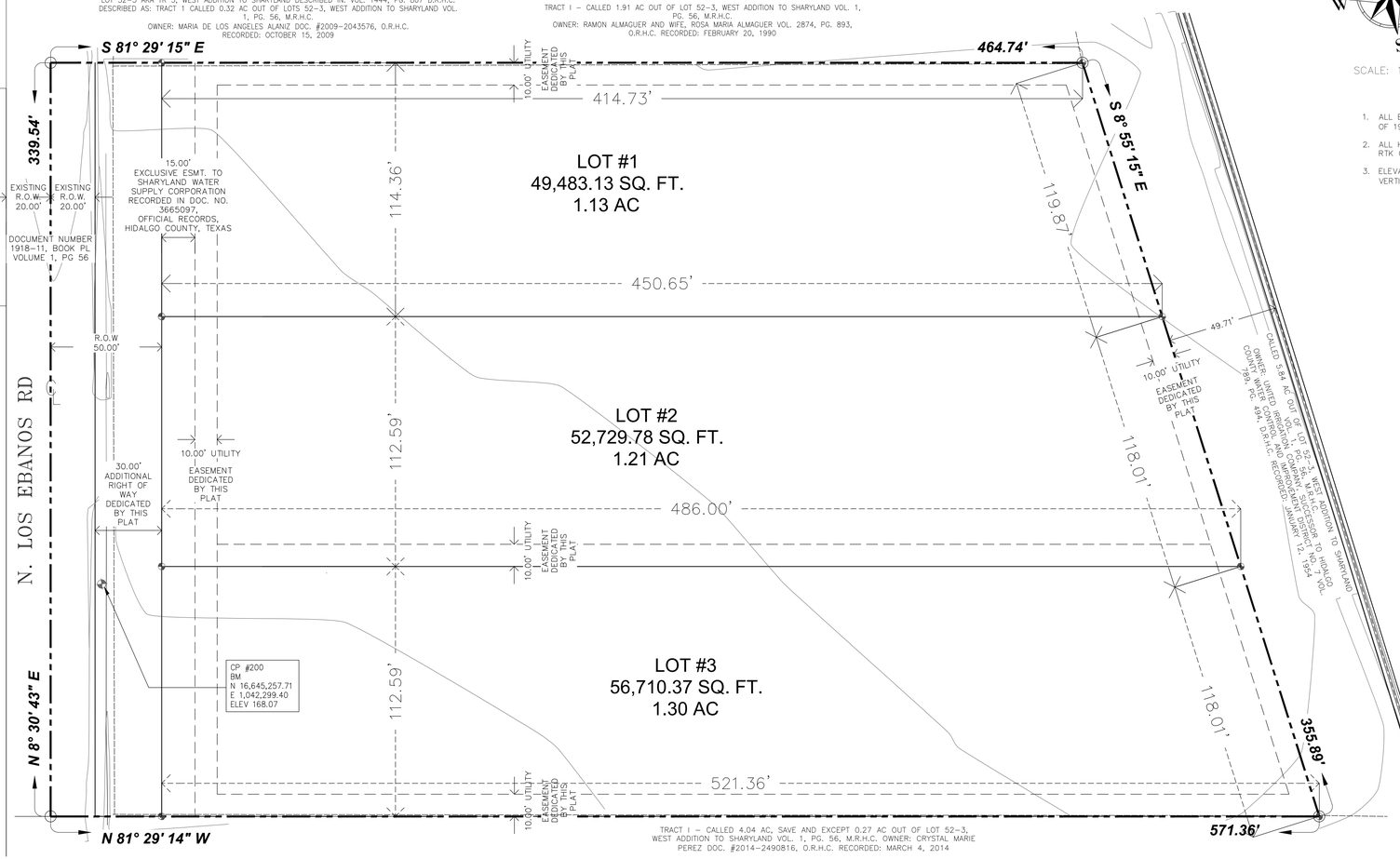
Owner ☐ Authorized Agent ☑

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


N
W
E
S
8 MILE RD
LOCATION
ALMAGUER
LOT 1
52-2
52-3
PROPOSED
LOS EBANOS
OAKS
SUBDIVISION
N LOS EBANOS RD
51-2
51-3

LOS EBANOS OAKS SUBDIVISION

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY



SCALE: 1"=30'

LEGEND	
(IR)	– SET IRON ROD
(CM)	– FOUND IRON ROD W/ CAP
	– BENCHMARK
	– MAGNAIL
	– SURVEY CONTROL POINT
R.O.W.	– RIGHT OF WAY
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING

1. ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJCT ARE BASED ON THE NORTH AMERICAN VERTIVAL DATUM OF 1988 (NAV88)

CONTRACTURAL AGREEMENT NOTE

THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN RIGOBERTO VILLARREAL AND THE CITY OF MCALLEN EXECUTED ON 00/00/2025 AND RECORDED IN THE FOLLOWING INSTRUMENT DOCUMENT # OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

LOS EBANOS OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY AT THE SOUTHEAST INTERSECTION OF W. MILE 8 ROAD AND N. LOS EBANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, (POPULATION 146,593). LOS EBANOS OAKS LIES APPROXIMATELY FOUR MILES FROM THE CITY LIMITS OF McALLEN AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _ 20__

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232.028(a)

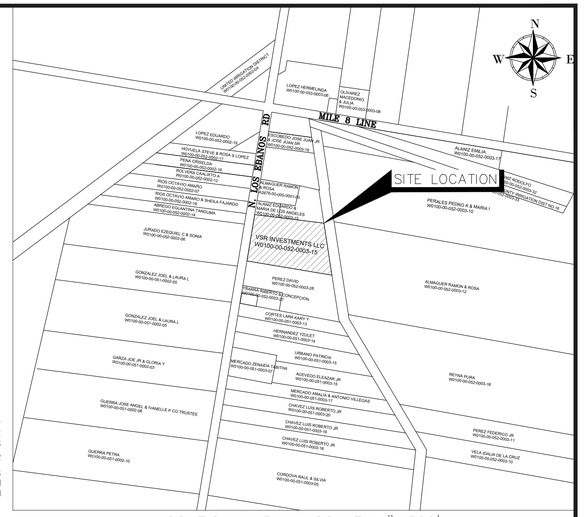
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANOS OAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, ___

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
HIDALGO COUNTY CLERK DATE

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

_____ _____
DISTRICT MANAGER DATE



LOCATION MAP – SCALE: 1"=500'

METES AND BOUNDS

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52–3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 4.04 ACRE TRACT OF LAND BEING CONVEYED TO THE UNITED STATES OF AMERICA BY A FINAL ORDER OF FORFEITURE RECORDED ON MAY 9, 2024 AS DESCRIBED IN DOCUMENT NUMBER 3547095 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 52–3, AND BEING WITHIN THE EXISTING RIGHT–OF–WAY OF LOS EBANOS ROAD (DEDICATED 40.00' RIGHT–OF–WAY, MEASURED 50.00' RIGHT–OF–WAY);

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 285.46 FEET ALONG THE WEST LINE OF SAID LOT 52–3, BEING WITHIN THE EXISTING RIGHT–OF–WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 4.04 ACRE TRACT OF LAND (TRACT I, SAVE AND EXCEPT A CALLED 0.27 ACRE TRACT OF LAND) CONVEYED TO CRYSTAL MARIE PEREZ BY A GIFT WARRANTY DEED DATED FEBRUARY 24, 2014 AND RECORDED ON MARCH 4, 2014 AS DESCRIBED IN DOCUMENT NUMBER 2490816 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 339.54 FEET ALONG THE WEST LINE OF SAID LOT 52–3, BEING WITHIN THE EXISTING RIGHT–OF–WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 0.32 ACRE TRACT OF LAND CONVEYED TO MARIA DE LOS ANGELES ALANIZ BY A GENERAL WARRANTY GIFT DEED DATED OCTOBER 14, 2009 AND RECORDED ON OCTOBER 15, 2009 IN DOCUMENT NUMBER 2043576 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 0.32 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 1444, PAGE 807 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°29'15" EAST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.32 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 20.00 FEET A FOUND 1/2–INCH IRON ROD BEING ON THE DEDICATED RIGHT–OF–WAY LINE OF SAID LOT EBANOS ROAD, CONTINUING PASSING AT A DISTANCE OF 25.00 FEET THE APPARENT RIGHT–OF–WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.74 FEET TO A SET 1/2–INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 1.91 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO RAMON ALMAGUER AND WFE, ROSA MARIA ALMAGUER BY A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 15, 1990 AND RECORDED ON FEBRUARY 20, 1990 AS DESCRIBED IN VOLUME 2874, PAGE 893 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE EXISTING WEST RIGHT–OF–WAY LINE OF A UNITED IRRIGATION DISTRICT CANAL, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°55'15" EAST A DISTANCE OF 355.89 FEET ALONG THE COMMON LINE OF SAIDCALLED 4.04 ACRE TRACT OF LAND AND SAID EXISTING WEST RIGHT–OF–WAY LINE OF SAID UNITEDIRRIGATION DISTRICT CANAL TO A SET 1/2–INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, FOR THE SOUTHEAST CORNER OF THISHEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°29'14" WEST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LANDAND SAID CALLED 4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, PASSING AT A DISTANCEOF 546.36 FEET THE APPARENT RIGHT–OF–WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING PASSINGAT A DISTANCE OF 551.36 FEET A FOUND 1/2–INCH IRON ROD BEING ON THE DEDICATED RIGHT–OF–WAYLINE OF SAID LOT EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 571.36 FEET TO THE POINTOF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.04 ACRES.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (BFE MIN. FF SHOULD BE 18" ABOVE CENTERLINE OF ROAD)

   ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN COMMUNITY–PANEL NO 480334 0295 D EFFECTIVE DATE: JUNE 06, 2000

   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 UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 US C SECTIONS 4001 THROUGH 4127)
2. SETBACKS:

   FRONT: 50.00 FT. ON N LOS EBANOS ROAD OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

   REAR: 15.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

   SIDE: 6.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

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

   ALL SETBACKS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
3. SIDEWALKS:
   4 FEET WIDE MINIMUM SIDEWALK REQUIRED IN LOS LOS EBANOS ROAD.
4. BUFFERS:

   6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

   8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
5. COMMON AREAS:
   ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED AT EACH LOT. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PER AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS,THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,729 CUBIC – FEET .223 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS"
   LOT #1 DETENTION: 3,360.67 CF
   LOT #2 DETENTION: 3,360.67 CF.
   LOT #3 DETENTION: 3,360.67 CF.
8. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT
11. 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 EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
    B. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
    C. 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
    D. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT
    E. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
    F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
    1. ANCHORING OF SEPTIC TANK(S)
    2. BACK FLOW VALVES
    3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
11. RIGOBERTO VILLAREAL, THE OWNER & SUBDIVIDER OF LOS EBANOS OAKS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
12. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
14. 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.
15. 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.
16. 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.
17. 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 NOTE NEAR EASEMENT LOCATION ON PLAT: X' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION RECORDED IN DOC. NO. 3665097, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
18. ALL EXISTING INFRASTRUCTURE TO BE RELOCATED TO NEW ROW LINE AT THE TIME OF LOS EBANOS ROAD EXPANSION
19. PERMANENT BENCHMARK: CONTROL POINT CP#200 BM LOCATED AT NORTHING 16,645,257.71, EASTING 1,042,299.40, ELEVATION 168.07.
20. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
21. SWALE TO BE MAINTAINED BY LOT OWNER.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, RIGOBERTO VILLAREAL, AS OWNER (S) OF THE 4.04 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS EBANOS OAKS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS,
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
BY: RIGOBERTO VILLAREAL DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES_____

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

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE _____ SUBDIVISION LOCATED AT _____ 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.

INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION: REVISION NOTES
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 CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION
4	EXISTING STREET PROFILE DESCRIBING POSITIVE FLOW PROFILES OF EXISTING MAIN ROAD.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	VSR INVESTMENTS LLC	1405 PAMELA DR.	MISSION, TEXAS 78572	(956) 207–8699
ENGINEER:	DAVID M. CHACON	2205 N. JACKSON RD.	McALLEN, TEXAS 78501	(956) 429–9033
SURVEYOR:	KURT SCHUMACHER	2805 FOUNTAIN PLAZA BLVD. STE. B	EDINBURG, TEXAS 78539	(956) 458–8391

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, KURT SCHUMACHER, RPLS 6333 DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF McALLEN.

_____ _____ _____
KURT SCHUMACHER, RPLS NO. 6333 DATE

STATE OF TEXAS · KURT SCHUMACHER · 6333 · REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____ _____
DAVID M. CHACON, P.E. NO. 141941 DATE

STATE OF TEXAS · DAVID M. CHACON · 141941 · LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: 01/31/2025

BROWNSTONE CONSULTANTS
FIRM No. F–23250

2205 N. JACKSON RD.
McAllen, Texas 78501
(956) 429–9033
david@bstone.biz

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2025

SUBDIVISION NAME: LOS EBANOS OAKS

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Los Ebanos Road: 30 ft. R.O.W. dedication required for 50 ft. from Centerline for a Total 100 ft. R.O.W. (Minor Arterial Street). Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: - Need to add R.O.W. labels as required: EXISTING, TOTAL, etc. prior to final. - All R.O.W. requirements must be addressed prior to final. *Disclaimer: Any Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. *Disclaimer: For Single Family Use **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 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	
R.O.W.: Paving: *Alley/service drive easement required for multifamily & commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 50 ft. on N. Los Ebanos Road or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Rear: 15 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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

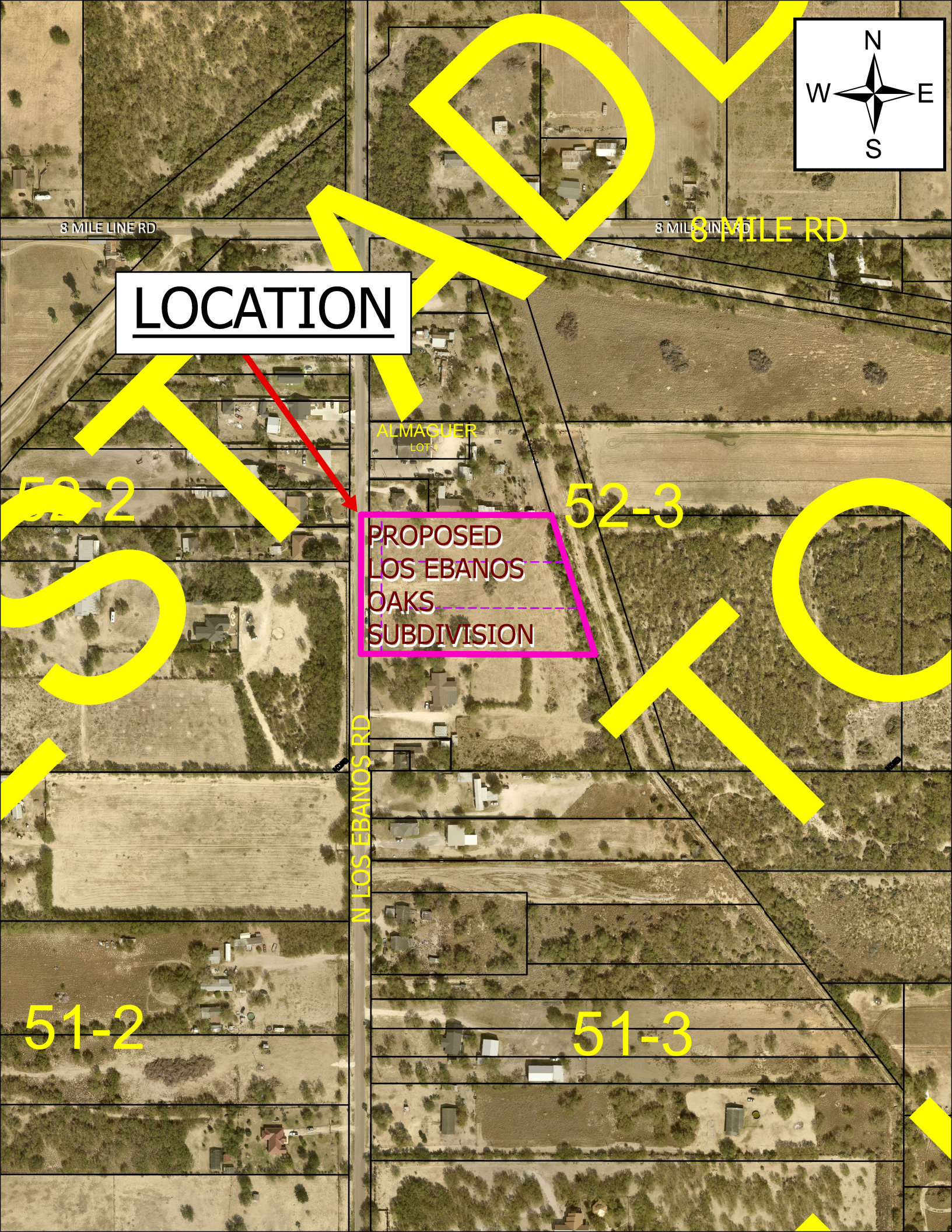
* Sides: 6 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Los Ebanos Road. **Sidewalk requirements may increase to 5 ft. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Needs to separate the buffer notes, separate plat notes required for the 6 ft. & 8 ft. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Needs to separate the buffer notes, separate plat notes required for the 6 ft. & 8 ft. **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	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	Required
* Minimum lot width and lot area. - Lot width dimension annotation on the plat for each lot needs to be clarified, perhaps make it a dashed line or some way to differentiate from the lot lines. Dimension needs to be clearly shown <--------->**Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - If annexed into the City, a rezoning application & Park requirements would apply. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Park fees do not apply for lots in the ETJ unless they get annexed.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park fees do not apply for lots in the ETJ unless they get annexed.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply for lots in the ETJ unless they get annexed.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 3 Single Family homes is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Need to add the 'Subdivisions' parcel information on the Location Map from HCAD. Add parcel information of existing subdivisions on the map, shows wrong information. - Need to provide staff with copy of the Irrigation district easement located on the East side. - There are some Hidalgo County Plat notes being shown on the plat, will need to clarify with staff prior to final. - On the plat, make sure to add the City of McAllen Signature blocks as per Section 134-61 Subdivisions. - Contractual agreement note should be a plat note, no signature block is required. *The engineering department presented the contractual agreement at the city commission on sept 22, 2025 and was approved. * At the Planning and Zoning Commission meeting of June 17, 2025, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. * See attached planning review *Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. U.I.D. Tax Certificates). *Disclaimer: Any abandonment of easements cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy.	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 FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied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W
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8 MILE LINE RD
8 MILE RD
LOCATION
ALMAGUER
LOT 1
52-2
52-3
PROPOSED
LOS EBANOS
OAKS
SUBDIVISION
N LOS EBANOS RD
51-2
51-3
STADIUM

SUB2025-0114

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

Project Information

Subdivision Name THE VILLAGES AT DALLAS SUBDIVISION

Legal Description BEING A 3.31 ACRES OF LAND, MORE OR LESS, OT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISIONS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

Location APPROX. 1600 FT WEST OF THE INTERSECTION OF DALLAS AVE AND S COL ROWE BLVD

City Address or Block Number 601 DALLAS AVE.

Total No. of Lots 42 P.A. Total Dwelling Units 40 Gross Acres 3.31 Net Acres _____

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 42 P.A. **Lots)** Replat: ☐Yes/☑No

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

Existing Land Use VACANT Proposed Land Use TOWNHOMES

Irrigation District # HCWID#3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # _____

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name SMART PECUNIA LLC Phone (956) 309-3395

Address 717 BRAZOS APT NO 5 E-mail SP.RGV@PM.ME

City McALLEN State TX Zip 78572

Developer

Name SMART PECUNIA LLC Phone _____

Address 717 BRAZOS APT NO 5 E-mail SP.RGV@PM.ME

City McALLEN State TX Zip 78572

Contact Person CARLOS BAUZA

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA, P.E., R.P.L.S.

Surveyor

Name IVAN GARCIA, P.E., R.P.L.S. Phone (956) 380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

KF

RECEIVED
AUG 05 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

fee

SOS documents

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

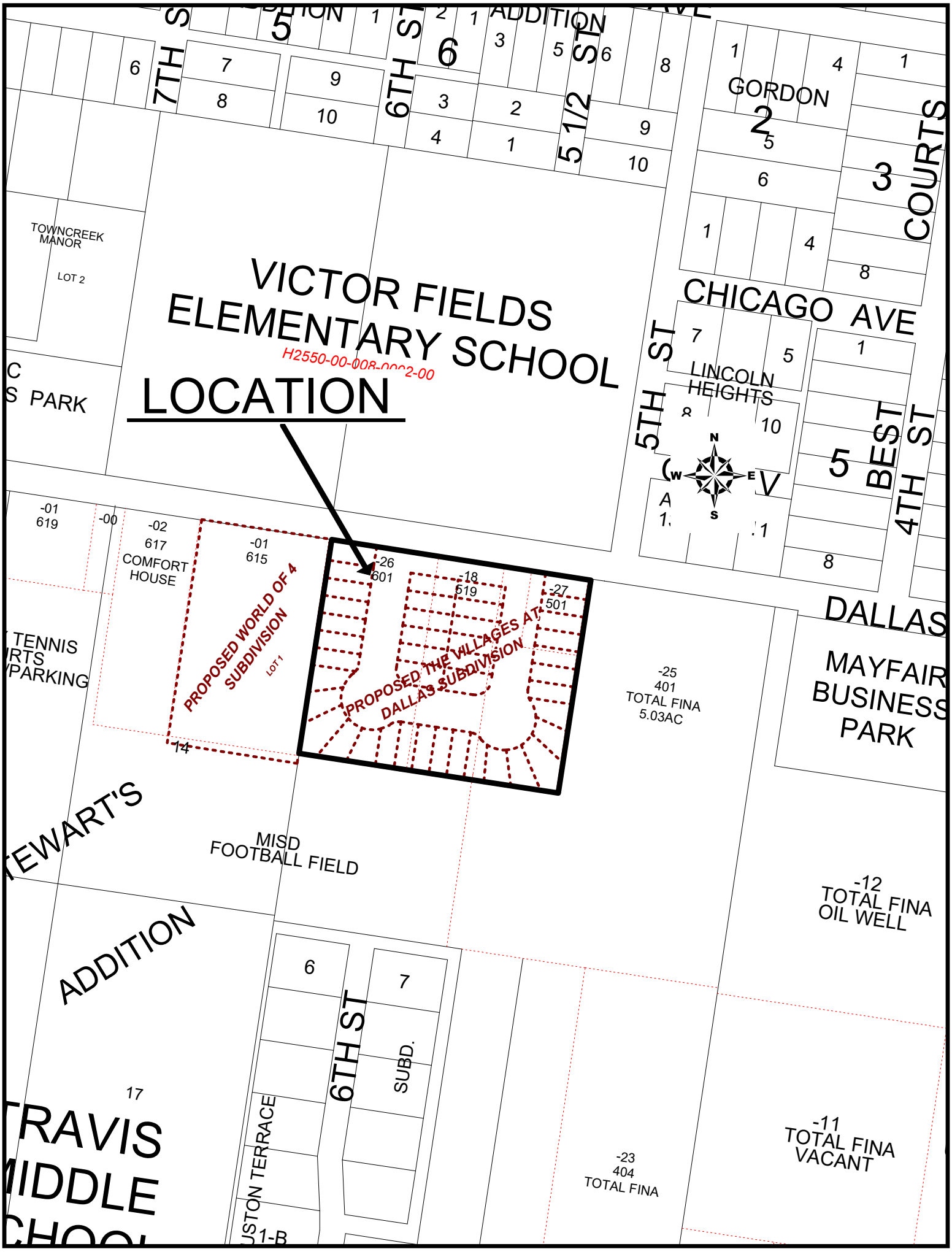
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 06/19/25

Print Name Carlos A. Bauza

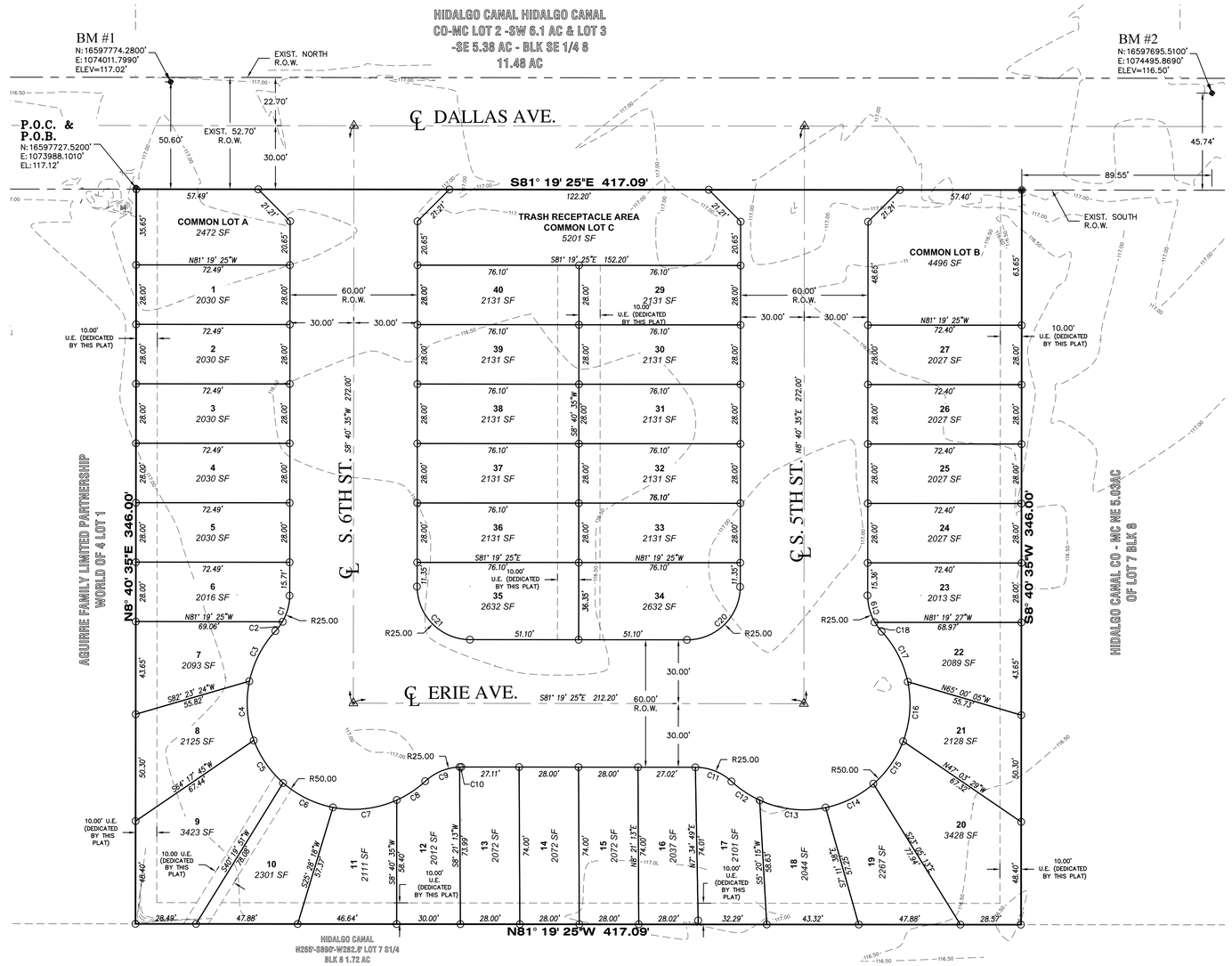
Owner ☒ Authorized Agent ☐

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

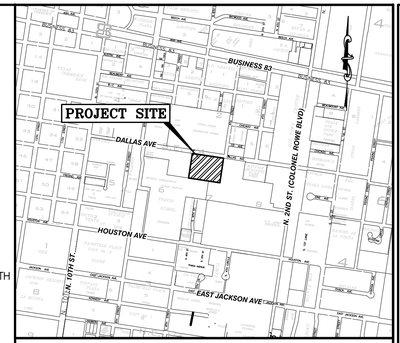

VICTOR FIELDS ELEMENTARY SCHOOL
LOCATION
H2550-00-008-0002-00
PROPOSED WORLD OF 4 SUBDIVISION
LOT 1
PROPOSED THE VILLAGES AT DALLAS SUBDIVISION
TOWNCREEK MANOR
LOT 2
LINCOLN HEIGHTS
GORDON 2
3 COURTS
5 BEST
CHICAGO AVE
DALLAS
5TH ST
6TH ST
7TH
4TH ST
5 1/2 ST
COMFORT HOUSE
-01 619
-00
-02 617
-01 615
-26 601
-18 619
-27 501
-14
-25 401 TOTAL FINA 5.03AC
-12 TOTAL FINA OIL WELL
-11 TOTAL FINA VACANT
-23 404 TOTAL FINA
MISD FOOTBALL FIELD
MAYFAIR BUSINESS PARK
TENNIS RTS /PARKING
EWART'S
ADDITION
17
TRAVIS MIDDLE
SUBD.
N
S
E
W

THE VILLAGE AT DALLAS SUBDIVISION

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS



SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)



LOCATION MAP SCALE: 1" = 1000'

LOCATION THE VILLAGES AT DALLAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
THE VILLAGES AT DALLAS SUBDIVISION IS LOCATED SOUTH OF BUSINESS 83 AND BETWEEN 8TH AND 5TH ST IN MCALLEN CITY. THE ESTIMATED POPULATION OF MCALLEN CITY IS 143,789 AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS

COMENCING AT THE NORTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION BEGING ALSO THE NORTH WEST CORNER OF A 1.40 Acre Tract of land CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING.

Thence 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH RIGHT O WAY LINE OF DALLAS AVENUE PAST 177.00 FT ALONG SAID BEARING ACROSS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TOA POINT BEING THE NORTH EAST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A PONT BEING THE SOUTH EAST CORNER OF VILLAGS AT DALLAS SUBDIVISION.

THENCE 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE VILLAGE AT DALLAS SUBDIVISION PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, PAST 177.00 FTACROSS A 1.41 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, TO A POINT BEING THE SOUTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A PONT BEING THE POINT OF BEGINNING OF VILLAGES AT DALLAS SUBDIVISION

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT:	10 FT. OR GREATER FOR EASEMENTS.
REAR:	IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICH EVER GREATER APPLIES.
INTERIOR SIDES:	IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICH EVER GREATER APPLIES.
CORNER:	10 FT. OR GREATER FOR EASEMENTS.
GARAGE:	18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOOD--PLAIN. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
4. DRAINAGE DETENTION OF 14.193 CF OR 0.326 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN A DESIGNATED ONSITE DETENTION AREA LOCATED AT THE NORTH EAST & NORTH WEST CORNER LOTS OF THE SUBDIVISION AND BLEED OFF INTO AN EXISTING STORM LINE THROUGH TWO PROPOSED MANHOLES, ON SOUTH RIGHT--OF--WAY OF DALLAS AVE, WITH OUTFALL TO THE McALLEN MAIN CANAL.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG DALLAS AVE, AND BOTH SIDES OF ALL INTERIOR STREETS.
7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG DALLAS AVE.
8. BM #1: A SQUARE CUT INTO AN EXISTING CONCRETE SIDEWALK LOCATED APPROXIMATELY 51.0' FEET NORTH AND 16.0' EAST FROM THE P.O.C. & P.O.B. OF THIS SUBDIVISION. NORTHING:16597774.2800', EASTING:1074011.7990', ELEV.=117.02'

   BM #2: A TOP OF INLET LOCATED APPROXIMATELY 90.0' FEET EAST AND 46.0' FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. NORTHING:16597695.5100', EASTING:1074495.8690', ELEV.=116.50'
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI--FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG DALLAS AVE.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI--FAMILY RESIDENTIAL ZONES/USES.
11. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. 50% OF PARKLAND FEES TO BE PAID AT TIME OF BUILDING PERMIT.
13. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO.3, 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 HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO.3.
15. 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.
16. 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.
17. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110--72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
18. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAGES AT DALLAS SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134--168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134--168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
19. COMMON LOT A AND B, TRASH RECEPTICAL AREA (COMMON LOT C), AND PRIVATE STREETS, SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAGES AT DALLAS HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A AND B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A AND B'S TRANSFER OF TITLE TO THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE 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 LOT A AND B, 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.

LEGEND	
△	– SET C–P–S
▲	– FD. C–P–S
△	– CALCULATED POINT
	– SET 1/2" IRON ROD
●	– FD. 1/2" IRON ROD
■	– FD. 5/8" IRON ROD
•	– FD. 60–D NAIL
╱	– SET PK NAIL
▫	– STORM INLET
⌀	– POWER POLE
⌘	– FIRE HYDRANT
○	– IRR. STAND PIPE
—X—	– CHAIN LINK FENCE
ⓦ	– EXIST. WATER METER
ⓖ	– GAS SPOTTING
⌖	– TELEPHONE PEDESTAL
⊹	– POWER POLE

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON–SITE SEWAGE FACILITY
℄	CENTER LINE
L	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.90	25.00	29.57	N24° 16' 22"E	12.76
C2	5.44	25.00	12.46	N45° 16' 44"E	5.43
C3	26.95	50.00	30.88	N36° 04' 05"E	26.63
C4	28.32	50.00	32.46	N4° 23' 54"E	27.95
C5	24.57	50.00	28.15	N25° 54' 19"W	24.32
C6	26.47	50.00	30.34	N55° 08' 54"W	26.17
C7	30.75	50.00	35.23	N87° 55' 58"W	30.26
C8	16.24	50.00	18.61	S65° 08' 48"W	16.17
C9	17.80	25.00	40.79	S76° 14' 22"W	17.43
C10	0.89	25.00	2.04	N82° 20' 38"W	0.89
C11	18.78	25.00	43.04	S60° 00' 30"E	18.34
C12	15.94	50.00	18.27	S47° 37' 25"E	15.87
C13	31.80	50.00	36.44	N74° 58' 44"W	31.27
C14	25.41	50.00	29.12	S72° 14' 22"W	25.14
C15	24.67	50.00	28.27	S43° 32' 34"W	24.42
C16	28.53	50.00	32.69	S13° 03' 41"W	28.14
C17	26.94	50.00	30.87	S18° 43' 13"E	26.62
C18	5.44	25.00	12.46	S27° 55' 37"E	5.43
C19	13.25	25.00	30.37	S6° 30' 37"E	13.10
C20	39.27	25.00	90.01	N53° 40' 55"E	35.36
C21	39.27	25.00	90.00	N36° 19' 25"W	35.36

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE VILLAGES AT DALLAS, 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 STREETS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____
CARLOS A. BAUZA (MANAGING MEMBER) DATE
SMART PECUNIA, LLC
717 BRAZOS APT. NO. 5
MCALLEN, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS A. BAUZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____, 20____ NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT 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.

ATTEST: _____
_____ SECRETARY
PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

_____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF MCALLEN DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO · TEXAS

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

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

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER:	SMART PECUNIA LLC	717 BRAZOS APT NO 5	MISSION, TX 78572	(XXX) XXX–XXXX	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083

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

ISSUED FOR: FINAL

PROJECT:

PLAT SHEET
THE VILLAGES AT DALLAS
CITY OF MCALLEN, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	F.M/ G.F.
SCALE:	1" = 30'
DATE:	SEPTEMBER 29, 2025
PROJECT:	SUB 25 039
REVISIONS:	
PAGE NO.	SHT 2

Y:\ROE SUBDIVISIONS 2025\SUB 25.039 – VILLAS AT DALLAS\DWG\SUB 25 039_SHT 2 PLAT SHEET.dwg RIODELTA 9/30/2025 10:19 AM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2025

SUBDIVISION NAME: THE VILLAGES AT DALLAS SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Dallas Avenue: R.O.W to remain as existing 52.7 feet -Paving 40 feet Curb & gutter both sides As per the P&Z meeting of October 8, 2024 under a different engineer, the subdivision was approved with the existing R.O.W. being shown as 52.7 feet with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. As per previous final approval, this condition will apply. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Streets: Dedication as needed for 60 feet total R.O.W Paving 40 feet Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	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	NA
ALLEYS	
ROW 20 feet Paving 16 feet - a 32 ft alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle area common Lot C on the most recent submittal. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: 10ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
interior sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies **Zoning Ordinance: Section 138-356	Applied
Corner: 10ft or greater for easements **Zoning Ordinance: Section 138-356	Applied

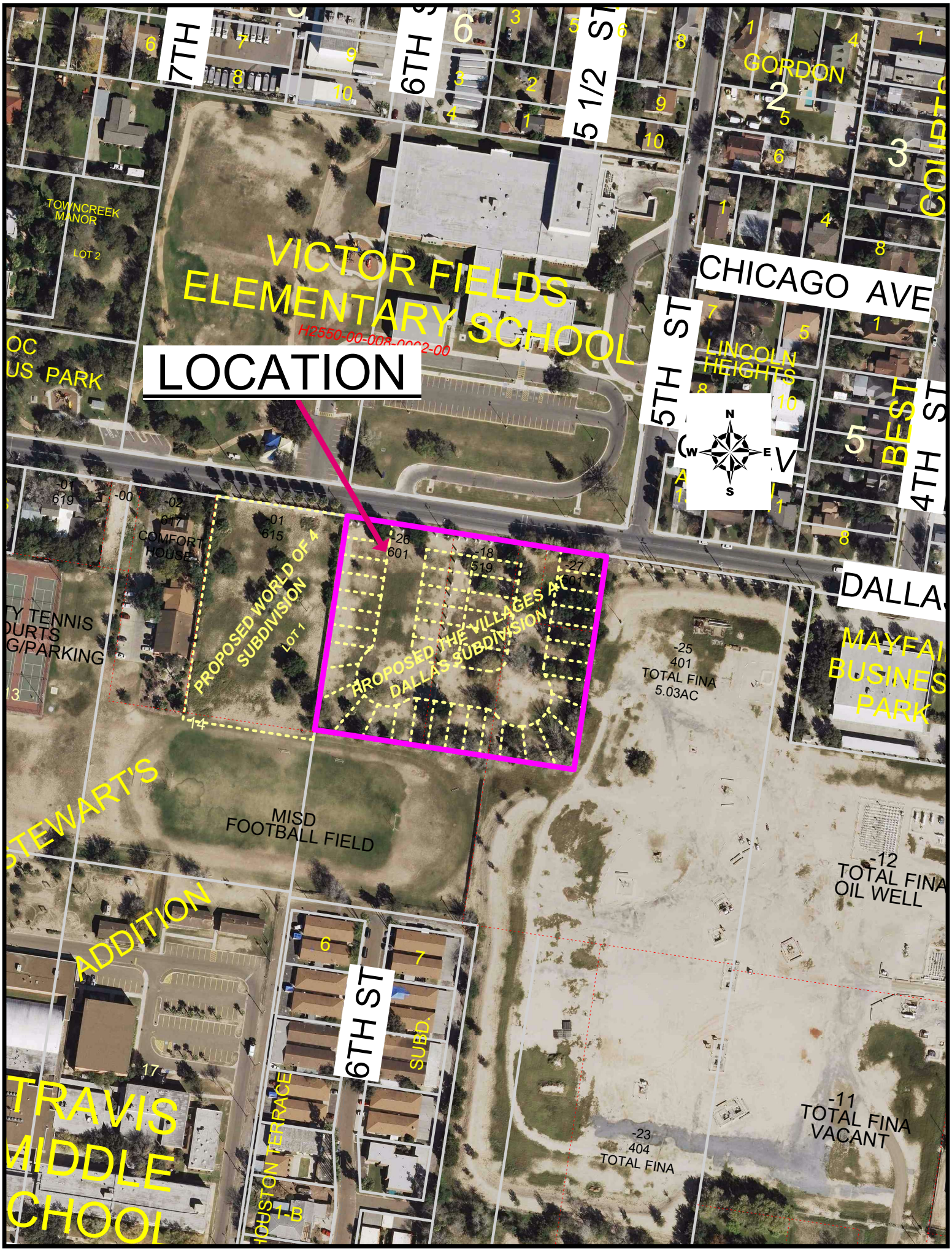
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Garage 18 feet except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and both sides on all interior streets. - Minimum sidewalks width is subject to increase as per the Engineering department. -On Dallas Avenue, the subdivision was previously under a different engineer approved in final form with the condition that the sidewalk is to be re-adjusted to be the R.O.W. This requirement will apply to this plat. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Revisions required: **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing R-3T Proposed R-3T ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. -A variance request to pay half of the park fees ($350 per dwelling unit) prior to recording and the other half ($350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording. Approved by the City Managers Office. --A variance request to pay half of the park fees ($350 per dwelling unit) prior to recording and the other half ($350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. -Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
*A per Traffic Department, Trip generation is approved	Applied
TG approved, no TIA required as per traffic department	Applied
COMMENTS	
Comments: - Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. -Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. -If any revisions are submitted for the plat, it will require REVISED FINAL approval.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FIANL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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


LOCATION
VICTOR FIELDS ELEMENTARY SCHOOL
H2550-00-008-0002-00
CHICAGO AVE
7TH
6TH
5 1/2 ST
5TH ST
4TH ST
GORDON
LINCOLN HEIGHTS
BEST
TOWNCREEK MANOR
LOT 2
COMFORT HOUSE
PROPOSED WORLD OF 4 SUBDIVISION
LOT 1
PROPOSED THE VILLAGES AT DALLAS SUBDIVISION
MISD FOOTBALL FIELD
-25 401 TOTAL FINA 5.03AC
-12 TOTAL FINA OIL WELL
-11 TOTAL FINA VACANT
-23 404 TOTAL FINA
MAYFAIR BUSINESS PARK
STEWART'S ADDITION
TRAVIS MIDDLE SCHOOL
HOUSTON TERRACE
SUBD.
N
S
E
W

SUB2023-0071

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

Project Information

Subdivision Name El Dorado at Thousand Oaks I, II, III, IV PH2
Location SE corner of Mile 8 1/2 Road and 38th Street
City Address or Block Number 13100 N. 38th ST
Number of Lots 173 Gross Acres 65.56 Net Acres 65.11 ETJ ☐Yes ☑No
Existing Zoning R-1 Proposed Zoning R-1 and R-3A Rezoning Applied for ☑Yes ☐No Date ____
Existing Land Use Open Land Proposed Land Use Residential Irrigation District # N/A
Replat ☐Yes ☑No Commercial ____ Residential ____
Agricultural Exemption ☐Yes ☑No Estimated Rollback Tax Due 22,153.68
Parcel # 552128 Tax Dept. Review MJ
T2100-00-234-0007-00
Water CCN ☐MPU ☑Sharyland Water SC Other ____
Legal Description A 65.56 acre tract of land out of Lots 7, 8, 13, 14, 15, 16, and 17, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

Owner

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503

Developer

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503
Contact Person Manuel Cantu

Engineer

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539
Contact Person Alfonso Quintanilla

Surveyor

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539

ENTERED
JUL 10 2023
Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

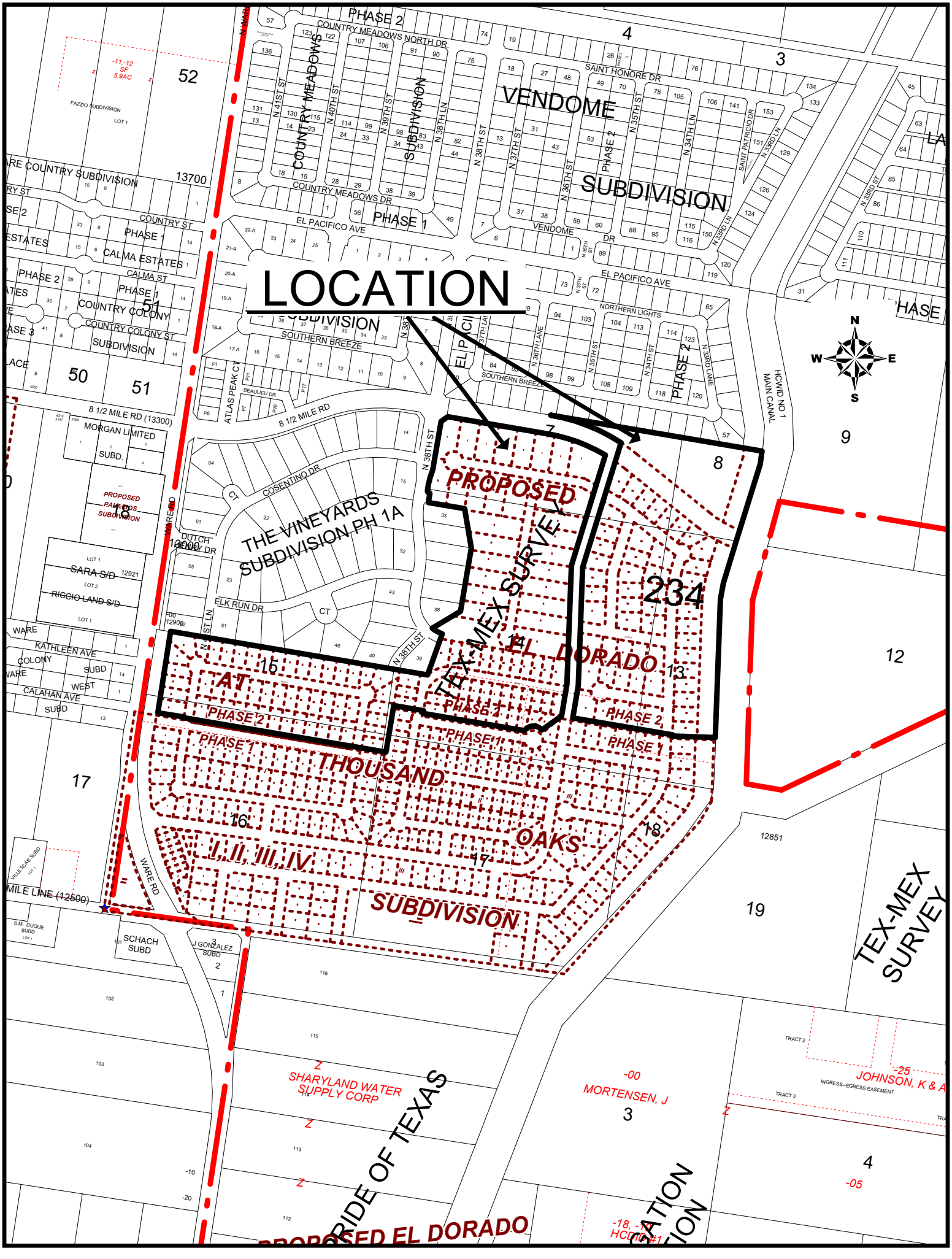
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date May 15, 2023

Print Name Manuel Cantu Jr

Owner □ Authorized Agent □

The Planning Department is now accepting DocuSign signatures on application


LOCATION
PROPOSED
EL DORADO
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
PHASE 1
PHASE 2
TEX-MEX SURVEY
THE VINEYARDS SUBDIVISION PH 1A
VENDOME
SUBDIVISION
COUNTRY MEADOWS
SUBDIVISION
SOUTHERN BREEZE
NORTHERN LIGHTS
COUNTRY COLONY
SUBDIVISION
CALMA ESTATES
MORGAN LIMITED
SUBD.
SARA S/D
RICCIO LAND S/D
KATHLEEN AVE
COLONY WEST SUBD
CALAHAN AVE
SUBD
SCHACH SUBD
J GONZALEZ SUBD
S.M. DUQUE SUBD
VILLESCAS SUBD
FAZZIO SUBDIVISION
COUNTRY MEADOWS NORTH DR
COUNTRY MEADOWS DR
SAINT HONORE DR
EL PACIFICO AVE
VENDOME DR
COSENTINO DR
ELK RUN DR
DUTCH HOLLOW DR
BEAULIEU DR
ATLAS PEAK CT
8 1/2 MILE RD
8 1/2 MILE RD (13300)
WARE RD
MILE LINE (12500)
HCWID NO 1 MAIN CANAL
SHARYLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
INGRESS--EGRESS EASEMENT
PROPOSED EL DORADO
PROPOSED PALMS SUBDIVISION
TEX-MEX SURVEY
N
S
E
W

SUBDIVISION PLAT OF :

ELDORADO AT THOUSAND OAKS I, II, III, & IV PHASE II

(PRIVATE SUBDIVISION BLOCK I, III AND IV)

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001

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

3.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES: FOR BLOCKS I, II, III AND IV
FRONT: ..... 25.00 FT. OR GREATER FOR EASEMENTS.
REAR: ..... 10.00 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: ..... 6.00' OR GREATER FOR EASEMENTS.
CORNER SIDE: ..... 10.00 FT. OR GREATER FOR EASEMENT
GARAGE: ..... 18.00 FT. OR GREATER FOR EASEMENTS EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

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

6.– REQUIRED ENGINEERED DRAINAGE DETENTION IS: 1,530,645.46 C.F. (35.14 AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.)
REQUIRED ENGINEERED DRAINAGE DETENTION FOR 65.56 ACRES IS: 647,467.07 C.F. (14.86 AC./FT.)

7.– BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE–ELEVATION 118.60. DATUM NAD83

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

9.– A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF 8 1/2 MILE RD. AND N. 34TH Ln. AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).

10.– FOR BLOCKS I, II, III AND IV. : NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG 8 1/2 MILE RD. AND NORTH WARE RD (FM 2220), ALONG N. 34TH Ln. INCLUDING LOTS 87–88 AND 97–104 & 116 BLOCK III, LOT 8 AND LOTS 10–18 BLOCK IV AND LOTS 105 & 106 BLOCK II.

11.– E.E. DENOTES ELECTRICAL EASEMENT

12.– 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

13.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK I LOTS 53–78) DOCUMENT NUMBER (SINGLE FAMILY BLOCK III LOTS 83–135) AND DOCUMENT NUMBER (SINGLE FAMILY BLOCK IV LOTS 1–30) HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

14.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK II LOTS 79–117), HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110–72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110–72 SHALL BE NULL AND VOID.

15.– 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

16.– BUFFER REQUIREMENTS FOR BLOCK I, II, III AND IV–6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG EAST SIDE OF N. WARE RD. (FM 2220), AND ON LOTS 105 AND 106 IN BLOCK II, LOTS 87, 88, 97, 98–104, AND 116 IN BLOCK III, LOTS 11–18, AND LOTS 8 AND 10, BLOCK IV, ALONG N. 34TH LN.

17.– 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.

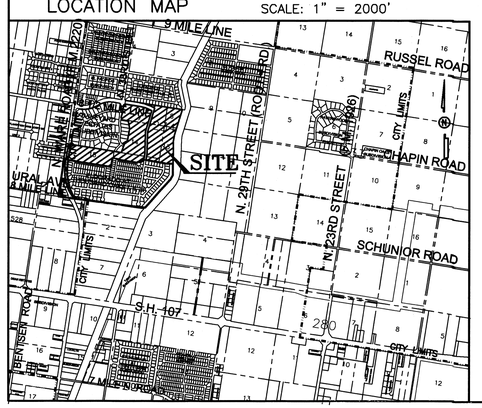
18.– A VARIANCE OF FEES IN LIEU OF PARKLAND DEDICATION – $700 – PER DWELLING UNIT WITH THE FOLLOWING CONDITIONS AND APPROVED BY THE CITY ON APRIL 19, 2024: FIFTY (50%) PERCENT OF PARK FEES ($350) TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT ($350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II IS COMPOSED OF 174 UNITS. FIFTY PERCENT (50%) UPFRONT IS $60,900. THE OTHER FIFTY PERCENT (50%) IS $ 350 PER EACH OF THE 174 UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) ($60,900.) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.

19.– THE AREA IDENTIFIED AS LOT "B" DETENTION AREA SHALL BE MAINTAINED BY DEVELOPER, ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II HOMEOWNERS ASSOCIATION, INC. (E.A.T.O.H.O.A.) SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, WHICH SHALL BE USED EXCLUSIVELY AS A STORM WATER DETENTION AREA. THE LOT OWNERS' PRO RATA SHARES (INCLUDING DRAINAGE EASEMENT MAINTENANCE) SHALL BE DETERMINED BY THE E.A.T.O.H.O.A.. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS' COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORD. SEC. 134–168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF THE STORM WATER DETENTION AREA, THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.

20.– COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS. HOA AND NOT THE CITY OF MCALLEN, INCLUDING LOT "B"

21.– 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.

LOCATION MAP SCALE: 1" = 2000'



TRACT No. I

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD AND A 45.00 FOOT COUNTY ROAD FOR NORTHWEST CORNER OF ELDORADO AT THOUSAND OAKS I, II, III, (RECORDED IN INSTRUMENT NUMBER MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID ROD BEARS N 08°54'52" E, 1,087.58 FEET FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE; N 08°54'52" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.03 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, PASSING AN ALUMINUM DISK FOUND AT 115.89 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 1,496.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 19°40'18" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 231.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 20°12'14", RADIUS = 175.00 FEET), A DISTANCE OF 61.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 59°25'42" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 174.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°36'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 339.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°33'02" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 211.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°22'19" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 195.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°06'00" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 49.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA =90°26'07", RADIUS = 15.00 FEET), A DISTANCE OF 23.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°38'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 34.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 08°30'29", RADIUS = 200.00 FEET), A DISTANCE OF 29.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 18°06'05" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 37.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 09°31'07", RADIUS = 200.00 FEET), A DISTANCE OF 33.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'23" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 239.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°49'57" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 42.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA AND IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 21°11'19", RADIUS = 930.00 FEET), A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W, A DISTANCE OF 629.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 169.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 54°28'13" W, A DISTANCE OF 128.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 545.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 189.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°50'36" E, ALONG THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.04 FEET TO AN ALUMINUM DISK FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 70.79 FEET TO FOR A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50'16" W, WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE 435.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 45.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"G"	100.59'	990.00'	05°49'17"	100.54'
"H"	85.52'	600.00'	08°10'01"	85.45'
"I"	98.54'	600.00'	09°24'35"	98.43'
"J"	97.94'	700.00'	08°00'58"	97.86'
"K"	48.01'	700.00'	03°55'47"	48.00'
"L"	75.75'	700.00'	06°11'59"	75.71'
"M"	61.85'	890.00'	03°58'53"	61.83'
"N"	57.58'	50.00'	65°58'54"	54.45'
"O"	38.49'	50.00'	44°06'38"	37.55'
"P"	82.95'	58.50'	81°14'19"	76.21'
"Q"	74.34'	58.50'	72°48'46"	69.44
"R"	76.84'	58.50'	75°15'16"	71.43'
"S"	70.44'	58.50'	68°59'26"	66.26'
"T"	61.05'	58.50'	59°47'51"	58.32'
"U"	96.90'	58.50'	94°54'11"	86.24'
"V"	91.89'	58.50'	90°00'00"	82.73'
"W"	66.06'	58.50'	64°42'02"	62.67'
"X"	157.95'	58.50'	154°42'02"	114.16'
"Y"	18.06'	123.00'	08°24'54"	18.05'

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"Z"	167.14'	123.00'	77°51'21"	154.57'
"AA"	8.01'	123.00'	03°43'45"	8.00'
"BB"	37.64'	173.00'	12°27'59"	37.57'
"CC"	116.77'	173.00'	38°40'20"	114.56'
"DD"	6.37'	58.00'	06°17'44"	6.37'
"EE"	50.00'	58.00'	49°23'25"	48.46'
"FF"	20.74'	50.00'	23°45'40"	20.59'
"GG"	50.00'	50.00'	57°17'36"	47.94'
"HH"	62.54'	50.00'	71°39'42"	58.54'
"II"	60.00'	50.00'	68°45'32"	56.47'
"JJ"	50.00'	50.00'	57°17'54"	47.94'
"KK"	50.00'	50.00'	57°17'54"	47.94'
"LL"	23.25'	50.00'	26°38'42"	23.04'
"MM"	38.61'	890.00'	02°29'09"	38.61'
"NN"	100.55'	890.00'	06°28'24"	100.50'
"OO"	189.97'	890.00'	12°13'46"	189.61'

TRACT No. II

A 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.88 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II (RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, S 80°24'08" E, 569.56 FEET FROM THE SOUTHWEST CORNER OF EL PACIFICO SUBDIVISION PHASE II.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II, A DISTANCE OF 1,136.92 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 8, FOR THE SOUTHEAST CORNER OF EL PACIFICO SUBDIVISION PHASE II AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 07°42'52" W (MAP RECORD: S 07°43' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 69.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°18'52" W (MAP RECORD: S 17°23' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 429.39 FEET (MAP RECORD: 428.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 8, THE NORTHEAST CORNER OF LOT 13 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W (MAP RECORD: S 17°09' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 231.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 10°00'52" W (MAP RECORD: S 10°05' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 58.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W (MAP RECORD: S 02°08' W), ALONG THE EAST LINE OF LOTS 13 AND 18, A DISTANCE OF 731.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 87°56'08" E, A DISTANCE OF 227.00 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 6.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 536.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09 35'52" E, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 625.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 692.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.88 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
4856
REGISTERED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JUNE 26, 2023
DATE

BLOCK I SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
53	10493.83
54–55	9210.21
56	8659.99
57	9061.36
58	13196.80
59	6321.50
60	8242.31
61–71	8840.00
72	7634.43
73	10840.35
74	9524.12
75	8450.00
76–78	8450.00
79	9178.00
80–90	8450.00
91–92	9213.10
93–103	8450.00
104	9178.00

BLOCK III SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
LOT B	167,816.38
83	13168.78
84–85	10400.00
86	11054.75
87	15321.47
88	16117.25
89	9050.90
90–91	10400.00
92	13152.33
93	12673.40
94–96	10400.00
97	14991.86
98	11513.71
99	10400.00
100	15298.20
101	11253.71
102–103	10140.00
104	13298.91
105	14533.89

BLOCK II SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
79	5771.54
80	5267.13
81	5659.91
82–88	6050.00
89	6317.07
90	6900.00
91–92	6050.00
93	8180.81
94	8836.91
95	6049.31
96–104	6050.00
105	6710.00
106	11107.67
107–115	7425.00
116	7478.59
117	12167.39

BLOCK III SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
106	10391.83
107	12513.46
108–109	10140.00
110	10054.98
111	13602.09
112	10956.62
113	11121.02
114	11783.43
115	14277.68
116	13989.80
117	11566.99
118–121	10140.00
122	10256.48
123	12819.42
124	10178.30
125	10237.38
126	11025.97
127–135	10140.00

BLOCK IV SINGLE FAMILY LOTS	
AREA TABLE	
LOT	AREA (S.F)
1	20195.10
2	18895.99
3–5	20000.00
6	19989.23
7	19510.35
8	30004.73
9	21855.00
10	21251.23
11	23018.29
12	23337.88
13	23487.68
14	22397.88
15	23469.06
16	24540.24
17	25611.43
18	36953.42
19	41484.81
20	22726.46
21–23	22187.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSOQ@QHA-ENG.COM

SCALE 1" =100'

EL PACIFICO SUBDIVISION PHASE I RECORDED IN VOLUME 47, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EL PACIFICO SUBDIVISION PHASE II RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P.O.C. TRACT No. II
S.W. COR.
EL PACIFICO SUBD
PHASE II

P.O.B., TRACT No. II
FND. 1/2" IRON ROD WITH
PLASTIC CAP STAMPED RPLS
4856

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC. N.E. COR., AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

FND. 1/2" IRON ROD

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/1/2025

SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS I, II, III AND IV PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: -Provide a copy of existing dedication for staff review, prior to recording. -Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording. -Clarify any acquisitions by the state and existing dedications prior to recording. - Proper ROW and dedications are required to be shown on plat, prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
North 34th Lane: 60 Total ROW. Paving : 40 ft. Curb & gutter Both Sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. * North 34th Lane along Blocks II,III and IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. -Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording. *Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required

1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must be revised as to provide for street looping or extension and not dead-end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. -For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. -For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 36 ft. Curb & gutter: Both sides - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. At the Planning City Commission, the variance was approved for the 36ft of pavement. --For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. - The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and 36 ft. of paving on January 8, 2024. *Must escrow monies if improvements are not built at this time, prior to recording. **Barricade and/or temporary turnaround at the north end of streets as needed.	Required

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. - Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024.	Applied
* 900 ft. Block Length for R-3 Zone Districts. -Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. Pending Items: - For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving on January 8, 2024. -As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. Revisions needed: - Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 25.00 ft. for Blocks I, II, III & IV or greater for easements. Revisions needed: -Please revise as shown above on plat note. -Zoning was approved for R-1 District requirements. -Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied

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* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). - Revise plat note #9 as shown above, finalize wording prior to recording. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116 -123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: - Revise note #16 as shown above, finalize wording for note prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: -Revise note #10 as shown above, finalize wording for note prior to recording. **Must comply with City Access Management Policy	Required
For Block III, as applicable: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. *** Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to recording.	Required

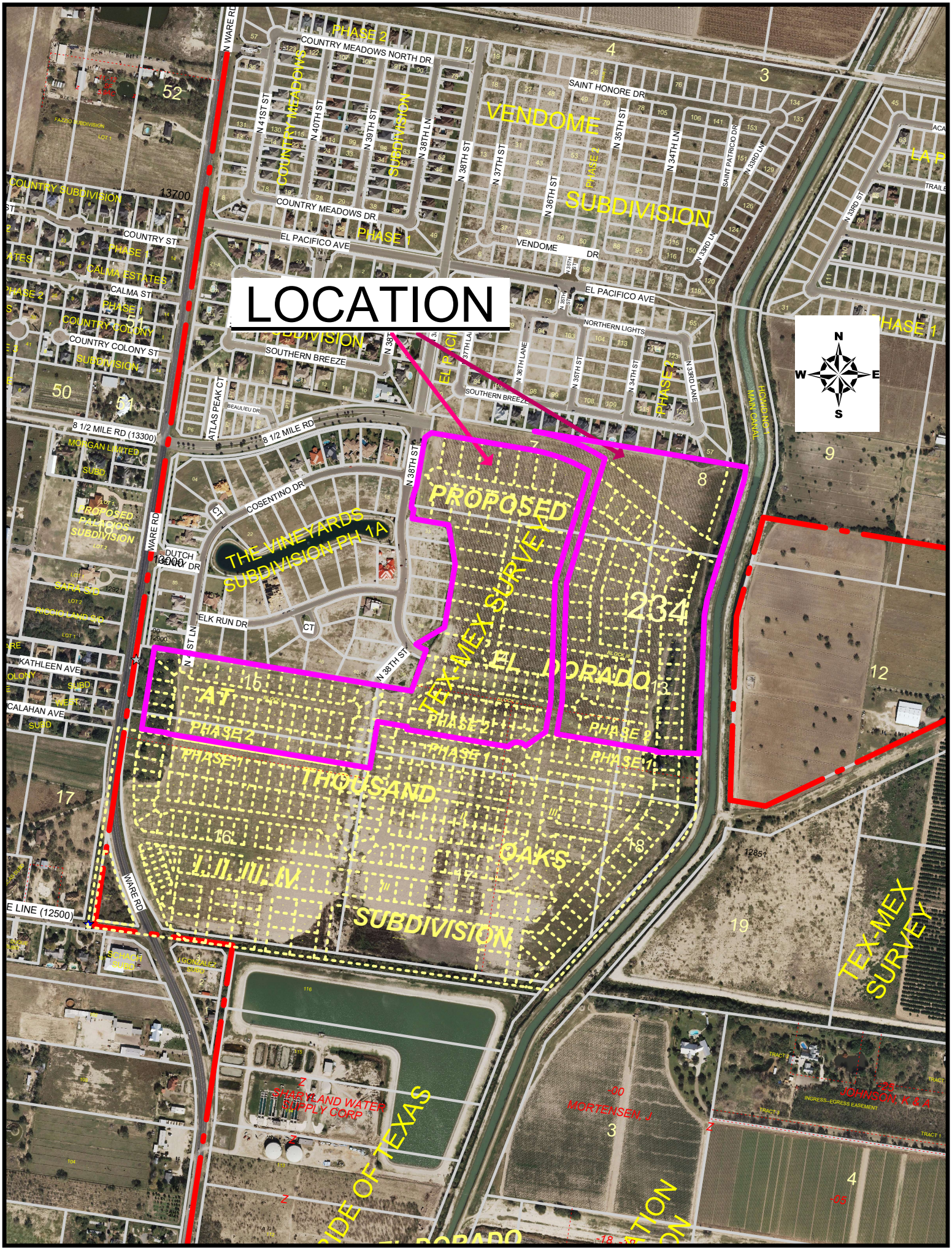
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording. ****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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private 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) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) *Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied

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

PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
TRAFFIC	
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
COMMENTS	
Comments: *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. **As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. ***Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS FOR THIS ITEM TO REMAIN TABELED.	Applied

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


LOCATION
PROPOSED
THE VINEYARDS SUBDIVISION PH 1A
TEX-MEX SURVEY
EL DORADO
234
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
PHASE 1
PHASE 2
VENDOME
SUBDIVISION
COUNTRY MEADOWS SUBDIVISION
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS DR.
SAINT HONORE DR.
EL PACIFICO AVE
VENDOME DR
NORTHERN LIGHTS
SOUTHERN BREEZE
8 1/2 MILE RD
8 1/2 MILE RD (13300)
COSENTINO DR
DUTCH ELM DR
ELK RUN DR
WARE RD
N WARE RD
N 38TH ST
N 35TH ST
N 34TH LN
N 33RD LN
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH LN
N 37TH ST
N 36TH ST
N 33RD ST
SAINT PATRICIO DR
ATLAS PEAK CT
BEAUJEU DR
COUNTRY ST
CALMA ESTATES
CALMA ST
COUNTRY COLONY
COUNTRY COLONY ST
COUNTRY SUBDIVISION
MORGAN LIMITED SUBD.
PROPOSED PALAFOOS SUBDIVISION
SARA SUB
KATHLEEN AVE
CALAHAN AVE
E LINE (12500)
HOMID NO 1 MAIN CANAL
HARLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
INGRESS--EGRESS EASEMENT
TEX-MEX SURVEY
N
S
E
W