AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 22, 2026 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of minutes for September 8, 2026, Meeting Minutes.

2) PUBLIC HEARING:

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

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

   <u>CASE REZ2026-0137:</u>
   2700 South 22nd Street (PID: 185503)

2. **Rezoning from R-2 (Duplex Fourplex-OC) District and C-3 (General Business-OC) District to R-2 (Medium Density Residential-UDC) under the new Unified Development Code (UDC) for the following properties:**

   <u>CASE REZ2026-0138:</u>
   1909 Portland Avenue (PID:185495)

3. **Rezoning from R-3A (Multifamily Residential Apartment-OC) District to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   <u>CASE REZ2026-0139:</u>
   2221 South 29th Street (PID: 230690)
   2311 South 29th Street (PID: 230691)

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

CASE REZ2026-0140:

3001 Formosa Avenue and Rear, 3321 and 3620 Formosa Avenue (PID: 1130635, 1127530, 588235 and 510082)
7200, 7201, 7203, 7209, 7305 South Ware Road (PID: 1076461, 1127669, 1076460, 1076444 and 270197)
7600, 7606, 7700 South 23rd Street Rears 1-4 and 7800 South 23rd Street (1019738, 1073375, 1187007, 1187177, 1187008, 1473386 and 270213)
6401 South 33rd Street (PID: 270374)
6500 South 35th Street and Rear and 6501 South 35th Street Rear (PID: 270381, 270376 and 584854)
6401 South 36th Street Building H and 6500 South 36th Street (PID: 270375 and 588442)
7405 South Bentsen Road Rear 2, 7409 South Bentsen Road Rear 1 and 7501 South Bentsen Road (PID: 270206, 1036798,1241629 and 270204

5. **Rezoning from A-O (Agricultural and Open Space-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0141:

3520 South 10th Street (PID: 629375)

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

CASE REZ2026-0143:

South West Centre Subdivision, Lot 8
5201 South 35th Street
Lot 1-A And Lot 1-B South West Centre Subdivision, Lots 1-A and1-B
6201 South Ware Road
6200 South 35th Street
Lot 2A & 2B South West Centre Subdivision, Lots 2A – 2B
6001 South Ware Road
6100 South 35th Street
Lots 3 A, 3 B; 4 A, 4 B South West Centre Subdivision, Lots 3A – 4B
5801 South Ware Road
5701 South Ware Road
5601 South Ware Road
5-A and 5-B South West Centre Subdivision, Lots 5-A and 5-B
5601 South 35th Street
5701 South 35th Street
Lot 6A & 7A South West Centre Subdivision, Lots 6A & 7A
5801 South 35th Street
6001 South 35th Street
Log/FD Subdivision, Lots 1 & 2
2900 & 3100 Military Highway
Sharyland Business Park Lot 15 Subdivision, Lot 15
6900 South Bentsen Road
Sharyland Business Park No. 3 Subdivision, Lot 20A

6551 George McVay Drive
Trade Zone Substation Subdivision, Lot 1
6000 South 26th Street
Gonzalez Furniture Subdivision, Lot 1
5600 South 23rd Street
Sharyland Service Center No. 8 Subdivision, Lot 13
4101 Military Highway
5901 and 6201 South Stewart Road (PID: 723192 and 723189)
5901, 7100 and 8200 South Shary Road (PID: 280731, 280769 and 550075)
2500 and 2702 Military Highway (PID: 20827883 and 270366)
2401 and 2501 Sarah Avenue (PID: 270350 and 270353)
5600 South 23rd Street Rear, 5810 South 23rd Street and Rear, 5900, 6022, 6024 South 23rd Street and Rear, 6026 South 23rd Street and Rear and 6212 South 23rd Street (PID: 796429, 270351, 270352, 714065, 270368, 270367, 796430, 20827881, 270369 and 270370)

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) Lot 1, Holdings by S.T. Real Estate Subdivision, Hidalgo County; 3601 Buddy Owens Boulevard. **(REZ2026-0119)**

2. Rezoning from R-1 (Single-Family Residential-OC) District to R-1 (Low Density Residential-UDC) District: Lot 1 Block 2, La Lomita Terrace Subdivision, Hidalgo County, Texas; 2436 Quince Avenue **(REZ2026-0136)**

c) CONDITIONAL USE PERMITS:

1. Request of Melden and Hunt Inc., on behalf of The Centre Offices, LLC, for a Conditional Use Permit for life of the use, and adoption of an ordinance, for a Planned Unit Development (PUD) at 9.268 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13801 North 23rd Street. **(CUP2026-0004)**

2. Request of Miguel A. Rivera, on behalf of Casa de Oracion Rey de Reyes Inc., for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 4 Block 2, Market Center Subdivision, Hidalgo County, Texas; 1400 East Jasmine Avenue STE 140 & 160 **(CUP2026-0065)**

3. Request of Omar Villarreal, on behalf of Sloan Beauty Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (Cosmetology School) at Lot 11A, Kingwood Estates Subdivision Phase II, Hidalgo County, Texas, 5269 North 23rd Street. **(CUP2026-0069)**

4. Request of Anthony A. Vasquez, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand at Lots 1, 2, and 3, Block 2, Youngs Subdivision, Hidalgo County, Texas, 2401 Highway 83. **(CUP2026-0070)**

d) SUBDIVISION:

1. Janice at Sycamore Terrace Subdivision, 1107 Tamarack Avenue, Samuel F. Vale; **(SUB2026-0108) (Final) SEC**

2. Park West Plaza Subdivision, 11201 N. 10th Street, Domain Development Corp; **(SUB2026-0119) (Final) RPLX**

3) CONSENT:

a) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise; **(SUB2025-0144) (Revised Final) (6-Month Extension) SEA**

b) Central Market Subdivision Lots 1A & 2B, 5617 S. 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Final) Bowman**

c) The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate; **(SUB2026-0121) (Final) BIG**

d) Nolana Estates Subdivision, 3901 N. McColl Road, EB Merit Construction; **(SUB2026-0122) (Final) M&H**

4) SUBDIVISIONS:

a) Dallas Corner Subdivision, 401 S. 10th Street, Ronald Surprise; **(SUB2026-0114) (Preliminary) BIG**

b) 107 Walls Subdivision, 1601 State Highway 107, Cubic Walls, LLC; **(SUB2026-0085) (Revised Preliminary) QHA**

c) Onyx Plaza Subdivision, 221 N. Ware Road, Valhe Real Estate Holdings LTD. Partnership; **(SUB2026-0118) (Preliminary) SEC**

5) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, September 8, 2026 at 3:30 p.m. at the McAllen City Hall, 3rd. Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Marco Suarez	Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Raul Sesin	Member
	Isela V. Rios	Member
	Amanda Gomez	Member
Absent:	Gabriel Kamel	Vice Chairperson
Staff Present:	Michelle Rivera	Deputy City Manager
	Norma Borrego	Assistant City Attorney I
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director Planning
	Kaveh Forghanparast	Senior Planner
	Natalie Moreno	Planner III
	Marcos Johnson	Planner III
	Noah Del Bosque	Planner III
	Samantha Aguilar	Planner II
	Nicolas Lopez	Planner II
	Magdalena Ramirez	Planner I
	Jonathan Gutierrez	Technician I
	Florencio De La Cruz	Designer/Subdivision Coord
	Valerie Ramos	Administrative Assistant

CALL TO ORDER – 3:30 pm Mr. Marco Suarez, Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Jesse Ozuna

1) MINUTES:

a) Approval of August 18, 2026 meeting minutes.

Being no discussion, Board member Emilio Santos motioned to approve the minutes. Mr. Jesse Ozuna second the motion with five members present and voting.

Board Member Mr. Raul Sesin arrived to the meeting at 3:31 PM, Making that six board members present.

2) PUBLIC HEARING:

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

1. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-3T (Multifamily Residential Townhouse-OC) District and R-3C (Multifamily Residential Condominium-OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0127:
   2401 South Bentsen Road (PID: 720045)
   1913 South Taylor Road (PID: 1067667)
   600 East El Rancho Road (PID: 685729)
   1401 South "M" Lane (PID: 353027)

2. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-1 (Office Building-OC) and C-3 (General Business-OC) Districts under the Old Code (OC) to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0128:
   2001 South "D" Street (PID: 20828029)

3. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0129:
   2001 Expressway 83 (PID: 201282)

4. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone 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:**

   CASE REZ2026-0133:
   2021 South Taylor Road (PID: 351418)

5. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from C-3 (General Business-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0134:
   1924 South Jackson Road (PID: 231202)

6. **Mr. Nicolas Lopez stated that the City of McAllen is requesting to Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

   CASE REZ2026-0135:
   4601 and 4901 Uvalde Avenue (PID: 654878 and 708306)
   2300 and 2400 South 44th Street (PID: 981558 and 654923)

3200 South 2nd Street (PID: 697151)
400 and 1400 East Yuma Avenue (PID: 1013315 and 715437)
4371 Yuma Avenue (PID: 1124393)
901 and 1200 East Orangewood Drive (PID: 562731 and 711884)
901 East Burns Drive (PID: 670105)
4301 Neuhaus Drive (PID: 20834231)
501 East Pineridge Avenue (PID: 1183314)
301 Byron Nelson Avenue (PID: 315735)

Chairperson Mr. Marco Suarez asked if there was anyone present in opposition of the proposed city initiated rezoning request 2a1 -2a6. There was none.

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Raul Sesin second the motion with six members present and voting.

b) REZONING:

1. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 10, Taggart Subdivision, Hidalgo County, Texas; 1115 Redwood Avenue **(REZ2026-0123)**

Mr. Nicolas Lopez stated, the subject property is located south of Redwood Avenue, east of North 12th Street, and west of North 11th Street.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed office building.

The adjacent properties are zoned R-1(Single Family Residential-OC) District in all directions, R-2 (Duplex Fourplex Residential-OC) District to the west, C-1 (Office Building-OC) Districts to the southeast.

There is a vacant building on the subject property. Surrounding uses include residential and office building.

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

The development trend in this area is residential and commercial.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin

second the motion with six members present and voting.

2. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 4.182 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 101 South Taylor Road **(REZ2026-0125)**

Ms. Magdalena Ramirez stated, the subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.

The adjacent properties are zoned I-1 (Light Industrial-OC) District to the north, C-3 (General Business-OC) District and R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

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

Surrounding uses include multifamily residences and commercial, and industrial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

The development trend along this area is multifamily residential and commercial use.

This is the initial rezoning for this property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board Member Mr. Emilio Santos moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

3. Rezoning from C-3 (General Business-OC) District to R-2 (Medium-Density Residential-UDC) District: 2.032 acres out of Lot 1, Block 1, Manlorson's Estates Subdivision, Hidalgo County, Texas; 111 South Taylor Road **(REZ2026-0126)**

Ms. Magdalena Ramirez stated, the subject property is located on the southeast corner of US Business Highway 83 and South Taylor Road.

The adjacent properties are zoned C-3 (General Business-OC) District to the north, R-4 (Mobile Home and Modular Home-OC) District to the south and R-2 (Duplex-Fourplex Residential-OC) District to the east.

The applicant has requested to rezone the property to R-2 (Medium Density Residential-UDC) District for residential use.

Surrounding uses include multifamily residences, commercial, and industrial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Corridors. Mixed-Use Corridors consist of residential and nonresidential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Nonresidential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the city.

The development trend along this area is multifamily residential and commercial use.

This is the initial rezoning for this property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

4. Rezoning from C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District: 1.36 acres out of Lot 107, La Lomita Irrigation and Construction Company's (Hoit) Subdivision, Hidalgo County, Texas; 4500 North 29th Street **(REZ2026-0130)**

Mr. Nicolas Lopez stated, the subject property is located on the southeast corner of Buddy Owens Boulevard and North 29th Street.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed commercial plaza.

The adjacent properties are zoned R-1(Single Family Residential-OC) District to the south, A-O (Agriculture & Open Space-OC) District to the east and west, and I-2 (Heavy Industrial-OC) District to the north.

The subject property is currently vacant. Surrounding uses include single family residential to the south, a school to the west, vacant land to the east, and a commercial plaza to the north.

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

The development trend in this area is single family residential, institutional, and commercial use.

The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It is also compatible with existing zoning of the properties and the zoning trend in the area.

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with six members present and voting.

5. Rezoning from A-O (Agricultural and Open Space-OC) District to M-2 (Regional Mixed Use-UDC) District: 7.321-acre tract of land out of Lots 29, 30, 31 and 38, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2100 South Ware Road **(REZ2026-0131)**

Ms. Magdalena Ramirez stated, the subject property is located southwest corner of South Ware Road and Uvalde Avenue.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District to the west and south, M-2 (Local Mixed Use-UDC) District and R-1 (Single Family Residential-OC) District to the north, and R-1 (Low Density Residential-UDC) District to the east.

The applicant has requested to rezone the property to M-2 (Residential Mixed Use-UDC) District.

Surrounding uses include single-family Residential, McAllen ISD, vacant land, and a golf course.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low density neighborhoods to welcome compatible density and commercial uses into their neighborhoods. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

The development trend along this area is single-family residential.

This is the initial rezoning for this property. No other requests for rezoning have been made for this property. The applicant requested the rezoning on July 14, 2026

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the rezoning request. Mr. Jesse Ozuna Second the motion with six members present and voting.

6. Rezoning from A-O (Agricultural and Open Space-OC) District to R-1 (Low-Density Residential-UDC) District: 4.936-acre tract of land out of Lots 29, 30, and 31, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 4001 Uvalde Avenue **(REZ2026-0132)**

Ms. Magdalena Ramirez stated, the subject property is located along Uvalde Avenue west of South Ware Road.

The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District in all directions, and R-1 (Single Family Residential-OC) District to the north of Uvalde.

The applicant has requested to rezone the property to R-1 (Low Density Residential-UDC) District.

Surrounding uses include a mobile home park, vacant land, single family homes and a middle school.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Complete Communities allow for established low density neighborhoods to welcome compatible density and commercial uses into their neighborhoods. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residences.

The development trend along this area is single family residential, multifamily and vacant land.

The first rezoning for this property from A-O (Agricultural Open Space-OC) district to A-O (Agricultural and Open Space-UDC) District was approved by City Commission on October 13, 2025. No other request has been made for the proposed property.

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

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

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

Staff recommends approval of the rezoning request.

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

Being no discussion, Board Member Mr. Emilio Santos moved to approve the rezoning request. Mr. Raul Sesin Second the motion with six members present and voting.

c) CONDITIONAL USE PERMIT:

1. Request of John A. Simon for a Conditional Use Permit, for two years, and the adoption of an ordinance for a bar (Simon Sez) at Lot 23, Continental Trade Center Subdivision, Hidalgo County, Texas, 2007 Orchid Avenue. **(CUP2026-0067)**

Ms. Samantha Trevino stated, the subject property is located along the south side of Orchid Avenue, west of North Bicentennial Drive and is zoned C-3 (General Business-OC) District. Adjacent zoning include C-3 (General Business-OC) District in all directions. A bar is permitted in a C-3 District with a Conditional Use Permit and in

compliance with all requirements.

Continental Trade Center Subdivision was recorded on November 15, 1994. The previous Conditional Use Permit for this applicant and location was approved by City Commission on May 28, 2024 for two years. The applicant submitted a new application on July 10, 2026.

The bar's current and proposed days and hours are Monday-Friday from 4:00 p.m. to 2:00 a.m. and Saturday from 6:00p.m. to 2:00 a.m. If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

The establishment must also meet the requirements set forth in the memo.

1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of distance from a publicly owned property to the east, The International Museum of Art & Science;

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

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 2,400 sq. ft. bar requires 24 parking spaces. A parking agreement has been submitted with the application.

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

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

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

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

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

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance to publicly owned property).

Ms. Monica Martinez 2010 Nolana Ave, was present on opposition of this case. Ms. Monica Martinez mentioned she was against moving forward with this case due to not feeling safe after hours due to intoxicated people always being around her building after hours and also early in the mornings, Ms. Martinez also mentioned she felt very uncomfortable having her customer being around intoxicated people due her business being a kid's spa and events starting hours from 5:00 pm to 8:00 pm. She also mentioned she was no longer in her business by the time people from the bar start getting there but her business alarm has been constantly turned on due to

customers from another bar have broken her business windows twice and nothing has been made even with police reports.

Mr. John Simons 2007 Orchid Ave, Applicant was present and talked to board members.

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the conditional use permit. Ms. Amanda Gomez Second the motion with six members present and voting.

2. Request of Ricardo and Melinda Vega, on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for one year, and the adoption of an ordinance for an event center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company (Hoit) Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2026-0068)**

Ms. Samantha Trevino stated, The property is located on the east side of North Bentsen Road, north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, agriculture, and vacant land. A CUP is not allowed in an R-1 District for this use.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was approved by City Commission on November 22, 2021. The CUP for the subject property was approved for 9 months subject to dust mitigation and fencing the property. The Conditional Use Permit expired On August 22, 2022. The applicant re-applied for another year on August 2, 2022 and was approved by city commission on September 26, 2022. On September 11, 2023 city commission was presented with a CUP for this property for 3 years, and was disapproved and only granted for 6 months with the conditions that the animals be removed. On March 19, 2024, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request. Applicant withdrew the item before the City Commission meeting. On August 19, 2025, the applicants went before Planning and Zoning where the board motioned to disapprove with a favorable recommendation to City Commission for one year of the request for an Event Center (picture venue). City Commission approved the CUP for 3 months. The current application was submitted July 13th, 2026 for 1 year.

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 ½ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department is pending inspection of the establishment. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in the application as follows:

1. The property line of the lot of any of the above mentioned businesses 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 proposed establishment is within 400 ft. of residential properties; however, the proposed hours are operation is from 8:00 AM to 8:00 PM.;

2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen 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. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;

4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.

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.

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

Staff recommends disapproval of the request based on noncompliance with the required C-3 District zoning, requirements #1 (distance), and #3 (parking).

Chairperson Mr. Marco Suarez announced board members and staff they are going into executive session at 3:55 PM, and came back from executive session at 4:02 PM.

Mr. Jaime Morales Business address 5526 North 10th Street and Residence address 2305 Fairmont Ave was present representing applicants. Mr. Morales stated the reason why they have not rezoned the proper was due to their understand they couldn't rezone the property to commercial due to being in a residential area.

Ms. Melinda Martinez Vega 1804 Ariel Lane Edinburg Tx, Applicants' wife was present and mentioned when they submitted for this application they advised if they can also do a rezoning request as per customer, they told her to move forward with their request of CUP due to the rezoning application not being able to get approved by time for the season. Ms. Vega also mentioned she was not aware of the zone until it was brought up to her attention this year.

Mr. Ricardo Vega 6712 North Bentsen Road, the property owner stated when they first applied for a permit, they started with a special event permit for three years and then they were instructed to move to a CUP. Mr. Vega stated they have never been advised to rezone up until this year.

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to disapprove the conditional use permit. Mr. Raul Sesin Second the motion with six members present and voting.

d) SUBDIVISION:

1. A resubdivision of "Lot 1, Villas at Tres Lagos Phase I Subdivision" into proposed "Villas at Tres Lagos Phase II Subdivision" Hidalgo County, Texas; 5600 Tres Lagos Blvd **(SUB2025-0159)**

Ms. Natalie Trevino stated the property located at, Tres Lagos Blvd: 100 ft. ROW. Paving: 65 ft. B-B Curb & gutter: both sides. Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with

minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: Dedications needed for 60 ft. minimum ROW. Paving: 40 ft. Curb & gutter: both sides. Street names will be established prior to final. Finalize street name requirement prior to recording. Paved temporary street turnaround, must be done through a separate instrument, prior to final/ recording. Diameter of pavement to be of adequate size for City Turnarounds and City Services. 96 ft diameter with a 10 ft ROW back of curb. A Variance was requested for internal road with and paving would be 32 ft. ROW with 32 ft. of paving with a 10 ft. utility and sidewalk easement along both sides of internal road. Variance will be heard at the planning and zoning meeting of July 7, 2026 and City Commission on 07/27/2026. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. 96 ft. diameter with a 10 ft. R.O.W back of curb. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily development. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. (Proposing): 10 ft. minimum or (greater for easements). Zoning Ordinance: Section 138-356. Rear: 10 ft or greater for easements. (Proposing): 11 ft or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements. (Proposing): In accordance with the zoning ordinance or greater for easements. The engineer submitted a variance request to the side yard setbacks from 0 ft with a firewall or 6ft to 0 ft with firewall and 5ft. Variance will be heard at the planning and zoning meeting of July 7, 2026. Variance request was approved. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setbacks applies. (Proposing): 18 ft except where greater setbacks is required; greater setbacks applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos and both sides of interior streets. If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk may increase to 5 ft., prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Boulevard. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. Access will be from the interior streets from Villas at Tres Lagos Phase I. Please revise spelling from "Frontage" to "Frontage". Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: Plat notes referenced "Common areas A, B and C will be maintained by the property owners and HOA and not the city of McAllen" - Phase II has no common areas, please clarify prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Plat submitted shows some lots not meeting the minimum lot width requirements, please clarify or adjust, prior to final. Zoning Ordinance: Section 138-356. Existing: R-3T (OC) Proposed: R-3T (OC). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact

Analysis (TIA) required prior to final plat. Submit Doc. No's along Tres Lagos for the R.O.W. and Recorded Easements for staff review. Phase II has no parking as per discussion during Phase I, please show parking on phase II. Access will be from the interior streets in Phase I. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the conditional use permit. Mr. Jesse Ozuna Second the motion with six members present and voting.

3) CONSENT:

a) 7-11 McAllen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC; **(SUB2026-0116) (Final) MH**

b) Stonegate at Jackson Subdivision, 3912 South Jackson Road, Skyline Valley Development, LLC; **(SUB2026-0115) (Final) MH**

c) Row at Park Place Subdivision, 1200 Freddy Gonzalez Road, Auriel Investments; **(SUB2026-0101) (Final) MH**

d) The Embers III Subdivision, 9901 North 10th Street, MDG Investment Group, LLC; **(SUB2026-0102) (Final) QHA**

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

Being no discussion, Board Member Mr. Jesse Ozuna moved to approve the consent items from 3a-3d. Mr. Jesse Ozuna Second the motion with six members present and voting

4) SUBDIVISIONS

a) LivSmart Subdivision, 901 South 29th Street, Stay in McAllen, LLC; **(SUB2026-0107) (Final) SEC**

Ms. Natalie Moreno stated the property located at, 901 S. 29th Street: 50 ft. dedication for a total of 100 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Provide document numbers for existing ROW dedication and provide copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lindberg Ave: 30 ft. dedication for a total of 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides. Provide document numbers for existing ROW dedication and provide copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive can not dead end. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. this plat note is stated twice on the plat, please make any corrections and revise plat note. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 29th street and Lindberg Avenue. Please revise as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built

or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C3 Proposed:C3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy.

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

Board member Ms. Amanda Gomez will be abstaining from item 4(a).

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

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

b) Plaza D5 Commons Subdivision, 2900 Trenton Road, Global Projects and Developments; **(SUB2025-0081) (Revised Final) BIG**

Ms. Natalie Moreno stated the property located at, 2900 Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides. Need to provide document numbers shown on the plat for staff review prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total R.O.W. Paving 65 ft. Curb & gutter: Both Sides. Revisions needed: Need to provide document numbers shown on the plat for staff review prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Revisions Needed: Provided for service drive easement on the plat. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. Front: Trenton Road/N.29th Street: In accordance with Unified Development Code, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Unified Development Code Section 2.2.5-1. Rear: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Unified Development Code Section 2.2.5-1. Sides: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise plat note #3 as noted above. Unified Development Code Section 2.2.5-1. Corner: See front setback section above. Revisions Needed: Add note as shown above. Unified Development Code Section 2.2.5-1. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Referenced as plat note #11. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.

Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-1 (Local Commercial District) Proposed: C-1 (Local Commercial District) Property went through a rezoning application and was approved by City Commission on July 14, 2025. Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC). Unified Development Code Section 2.2.5-1. Rezoning Needed Before Final Approval. Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC). As per Traffic Department, Trip Generation approved, no TIA required. The subdivision went for a name change going from Plaza Muzquiz to Plaza D5 Common Subdivision. Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final, subject to conditions noted, and approval of the name change.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in revised final form including of the name change. Mr. Emilio Santos Second the motion with six members present and voting.

c) Villas at Trenton Subdivision, 8000 North Ware Road, 3400 N Auburn Ave, LLC/Alvaro Gonzalez; **(SUB2026-0060) (Revised Final) RJC**

Ms. Natalie Moreno stated the property located at 3400 N. Ware Road (F.M. 2220): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the State Curb & gutter: By the State. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review. On the Survey provided, there is a mention of a Tx-DOT R.O.W. parcel acquired, provide copies of these documents and show on the plat prior to final. Please label "10' U.E" or "10' Utility easements" on plat, not "10' Utility Ease". Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication required 60 ft total ROW. Paving: 40ft Curb & gutter: Both Sides. Proposing a 50 ft ROW with a 10 ft utility easement on both sides. Street names "Street A, B, C, etc." need to be added on plat, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW. Engineering is reviewing the additional ROW. needed to 33rd Street for City Project. Paving: 40 ft. Curb & gutter: Both sides. Revisions needed: Label documents numbers regarding how existing ROW was dedicated. Add document number on what the City Acquired, prior rot recording. Auburn Avenue: 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft. Curb & gutter: Both sides. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 200 ft.~ Block Length for R-2 Zone Districts. Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet OR twelve (12) lots, whichever is less. Unified Development Code Section 5.3.6.C.3.a. 134-118. 300 ft. Maximum Cul-de-Sac. ft. of R.O.W. back of curb around Cul-de-Sac required. Unified Development Code Section 5.3.9.H.4. 4-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Unified Development Code Section 2.2.3.D.4. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. Sides: In accordance with the UDC, or greater for easements. Revise plat not as stated above, prior to final. (Proposing) Lot 1 shall be 5 feet on the south side. Lot 2 & 3 shall be 0 feet on the south side. lot 2 shall be 0 feet on the north side. lot 4 shall be 5 feet on the east side. lot 5-12, 15-30, 33-40, 43-58, 61-63, 66-73, 76-81, & 84-88 shall be 5 feet on each side. lot 13 shall be 5 feet on west side and 0 feet on east side. lot 14 shall be 0 feet on west

side and 5 feet on east side. lot 31 shall be 5 feet on north side. lot 32 shall be 5 feet on south side. lot 41 shall be 5 feet on the east side and 0 feet on the west side. lot 42 shall be 0 feet on the east side and 5 feet on the west side. lot 59 shall be 5 feet on the south side. lot 60 shall be 5 feet on the east side. lot 64 shall be 5 feet on the west side and 0 feet on the eastside. lot 65 shall be 0 feet on the west side and 5 feet on the east side. lot 74 and 75 shall be 5 feet on west side. lot 82 shall be 0 feet on the west side and 5 feet on the east side. lot 83 shall be 5 feet on the west side and 0 feet on east side. lot 89 shall be 5 feet on the east side. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage :18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Masonry wall will be required along the recorded El Tigre Food Store No. 15. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add plat note as stated above, prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. Zoning Ordinance: Section 138-356. Existing: R-2 (Medium-Density Residential District) Proposed: R-2 (Medium-Density Residential District) Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning application (REZ2025-0082) was approved at the Planning & Zoning Commission meeting of 07/22/25, whereby the property went from C-3/R-3A (Old Code) to the new R-2(Medium-Density Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling unit to be paid prior to recording, As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please show a breakdown of ROW on the southeast corner of the property, above the license agreement. Common lot detention area is labeled incorrectly. Please revise accordingly. If subdivision is Public or private but not gated, please come by office to revise application. On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plats note about Common Area. Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to recording. Needs to add parcel information for properties located to the North and West of N. Ware Rd. Verify and review the bearings and distances / Metes and bounds. Verify that the curve tables match the lot widths shown on the plat, it is currently missing the CURVE DATA POINTS (o) Disclaimer: Any abandonments must be done by a separate instrument, cannot be done by plat, must be finalized prior to final. Must comply with City's Access Management Policy.

Staff recommends approval of the subdivision in revised final form, subject to conditioned noted and approval of the change of layout.

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

Being no discussion, Board member Mr. Emilio Santos moved to approve the subdivision in revised final form including the change of layout. Ms. Amanda Gomez Second the motion with six members present and voting.

d) Villa Floresta Subdivision, 3900 North Bicentennial Boulevard, Four Stones Construction; **(SUB2026-0016) (Revised Preliminary) IEG**

Mr. Marcos Johnson stated the property located at, 3900 N. 16th Street: Dedication as needed 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 recording. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving Curb & gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. The submitted application proposed Townhome development and currently zoned R-3T. as per public works, approved to proceed with Residential Trash Collection. On construction plans please ensure cul-de-sac meets City of McAllen's minimum paving requirements of at least 96 ft. face to face. Must comply with Chapter 90 of McAllen's Solid Waste Ordinance. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include note as shown above. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Include plat note as shown above prior to final. Setbacks are based on the R-3T Zoning District. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Bicentennial Boulevard, and both sides of all interior streets. May increase to 5 ft. as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Bicentennial Boulevard. Revisions Needed: Revise plat note #10 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Must comply with City Access Management Policy. As per Traffic Department no accesses will be granted off of Bicentennial Blvd. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Remove plat note #20 as proposed use is not commercial. 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. Add plat note as shown above. Maintenance of detention pond and park area responsibilities need to be established. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. After clarification of ROW on the east boundary, minimum lot width and lot area shall meet current zone (R-3T). Any proposed abandonment must be done via separate instrument and referenced on the plat. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential) Proposed: R-3 (High Density Residential District). Application proposes Zoning to R-3, if rezoning, need to submit rezone application for rezoning to the new R-3. Update application to reflect no change in zone prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Application on file reflects proposed zoning as R-3 (High-Density Residential District). update application to reflect no current zone. Disclaimer: If submitting a rezoning application to the new R-3

(High-Density Residential District) requirements may be subject to change. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Clarify the total number of dwelling units to finalize the park fee prior to final. with the updated number of dwelling units, park land dedication is as follows: 5 acres X 30 dwelling units X 3.18 / 1,000 = 0.477 Acres. Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. based on the updated number of dwelling units, park fees are as follows: $700 X 30 dwelling units = $21,000 to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved as per traffic.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage and utilities approval, approval of variance requests no. 1, no. 3, and no. 4, and disapproval of variance request no. 2 as submitted.

Ms. Diana Izaguirre 2121 East Griffin Pkwy Mission Tx, 78572 was present representing customers Engineering company from Izaguirre Engineering Group LLC. Exhibit was presented to the board members.

Mr. Florencio De la Cruz Designer/Subdivision Coordinator from Engineering Department was present, Mr. De la Cruz mentioned they are going to keep the way the subdivision is what they want is just a middle lane for bicentennial due to currently no middle lane being there, he also mentioned they want to add a left turn lane for both sides in this case they just want it on the north.

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

Being no discussion, Board member Mr. Raul Sesin moved to approve the subdivision in preliminary form with favorable recommendation approve for 1, 3, and 4. No action was taken on 2, Mr. Jesse Ozuna Second the motion with six members present and voting.

e) McDonald's 42-3865 McAllen Subdivision, 3500 South Jackson Road, McDonald's Corporation; **(SUB2026-0111) (Preliminary) AEC**

Mr. Marcos Johnson stated the property located at, 3500 South Jackson Road, All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Jackson RD (F.M. 2061). Subdivision Ordinance: United Development Code 5.3.8. Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. See Departmental comments from Traffic Department. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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

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

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

f) Multidisciplinary Clinic Subdivision, 5017 North Jackson Road, Vargas Alvarez Investments, LLC; **(SUB2026-0112) (Preliminary) MH**

Ms. Natalie Moreno stated the property located at, 5017 North Jackson Road, all setbacks are subject to increase for easements or approved site plan. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4. B. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets: North Jackson Road. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Unified Development Code: Chapter 2. Traffic Impact Analysis (TIA) required prior to final plat. Rezoning to the new UDC will be required, prior to final. Setbacks must reference the new unified development code. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. Must comply with City's Access Management Policy.

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

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

Being no discussion, Board Member Mr. Raul Sesin moved to approve the subdivision in preliminary form. Ms. Amanda Gomez Second the motion with six members present and voting.

g) Yale Corner Subdivision, 10301 North 10th Street, AVL, LP; **(SUB2026-0113) (Preliminary) SEC**

Mr. Noah Del Bosque stated the property located at, 10301 North 10th Street Yale Avenue: 50 ft. to 170 ft R.O.W. Paving: 37 ft. to 52 ft. existing paving Curb & Gutter: both sides. Unified Development Code: Section 5.3.9. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,000 ft. Block Length. Unified Development Code: Section 5.3.6. All setbacks are subject to increase for easements. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Unified Development Code: Section 4.6.4.B. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Unified Development Code: Section 4.6.4.B. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Unified Development Code: Section 5.3.5. Minimum lot width and lot area. Subject to change, pending rezoning. Unified Development Code: Chapter 2.

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

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

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

5) INFORMATION ONLY:

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board member Emilio Santos adjourned the meeting at 4:50 p.m. with Ms. Isela Rios second the motion with six members present and voting.

_____
Marco Suarez, Chairperson

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

Planning Department

Memo

TO: Planning and Zoning Commission

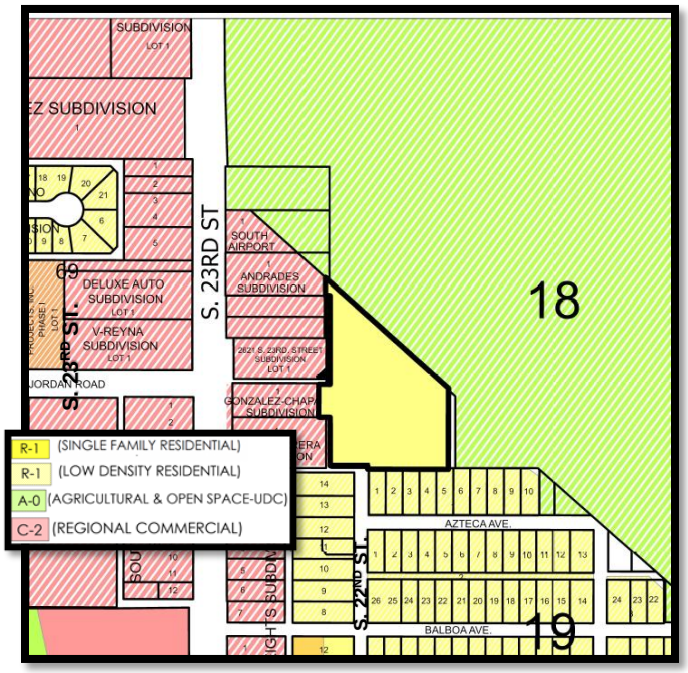
FROM: Planning Staff

DATE: September 22, 2026

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

CASE REZ2026-0137:
2700 South 22nd Street (PID: 185503)

LOCATION: The subject property is located at the north end of South 22nd Street and east of Azteca Avenue.



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

ADJACENT ZONING: The adjacent properties are zoned A-O (Agricultural and Open Space-UDC) District to the north and east, C-2 (Regional Commercial-UDC) District to the west and R-1 (Low Density Residential-UDC) District to the south.

LAND USE: The subject property is an office. The surrounding land uses include residential homes, park, commercial 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 areas in which the areas noted in the FLUM denote parks, recreational facilities, drainage ways, trails and other open spaces that are currently in existence or planned.

The Envision McAllen Future Land Use Plan also designates the future land use for part of the property as Complete Community. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend along South 23rd Street and Azteca Avenue is both commercial and residential.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

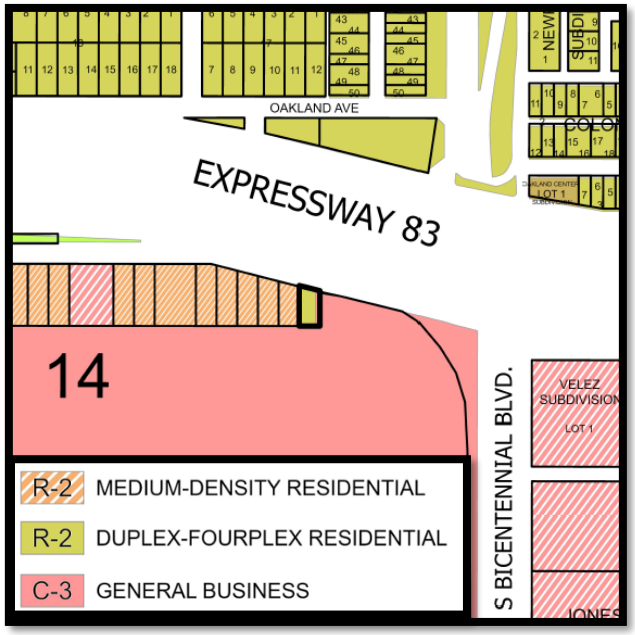
FROM: Planning Staff

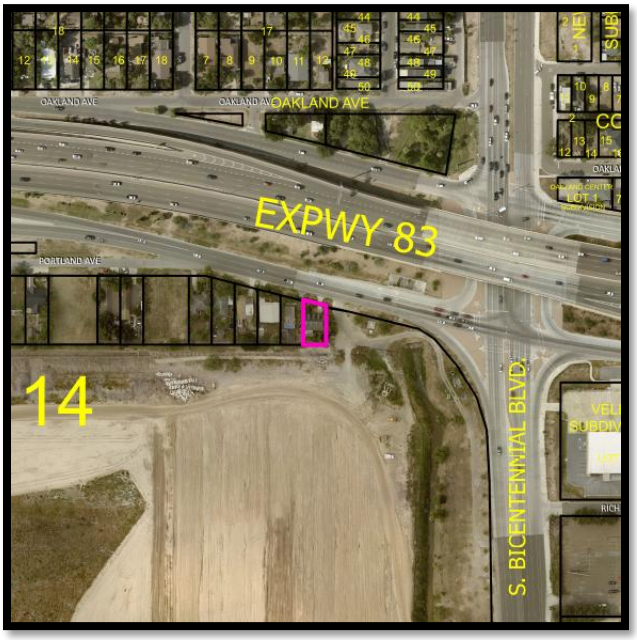
DATE: September 22, 2026

SUBJECT: **REZONING FROM R-2 (DUPLEX FOURPLEX-OC) DISTRICT AND C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0138:
1909 Portland Avenue (PID:185495)

LOCATION: The subject property is located on the south side of Expressway 83, west of South Bicentennial Boulevard.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-2 (Medium Density-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-2 (Duplex-Fourplex-OC) District to the north, R-2 (Medium Density-UDC) District to the west and C-3 (General Business-OC) District to the east and south.

LAND USE: There is an existing house on the subject property. Surrounding 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 Regional Commercial. Regional Commercial areas consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors that connect outside the City limits.

DEVELOPMENT TRENDS: The development trend in the surrounding area is single family homes and vacant land.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

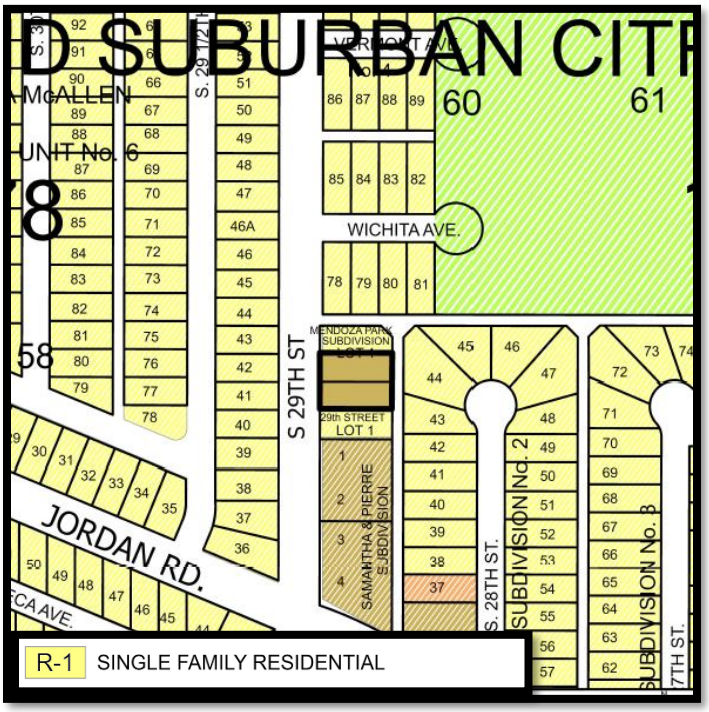
FROM: Planning Staff

DATE: September 22, 2026

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

CASE REZ2026-0139:
2221 South 29th Street (PID: 230690)
2311 South 29th Street (PID: 230691)

LOCATION: The subject properties are located along the east side of South 29th Street north of Jordan Road.



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

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

LAND USE: The subject properties have existing residences. Surrounding uses include single-family residences in all direction.

COMPREHENSIVE 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. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend in the surrounding area is single family residential and apartments.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

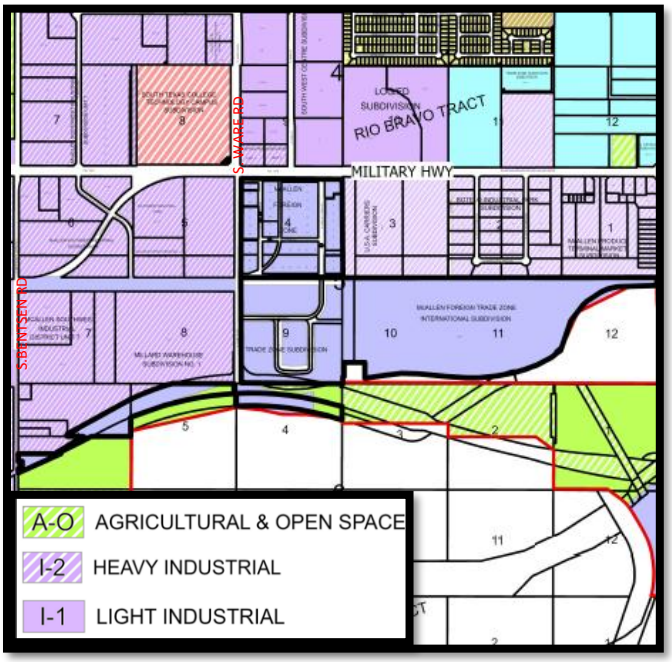
DATE: September 22, 2026

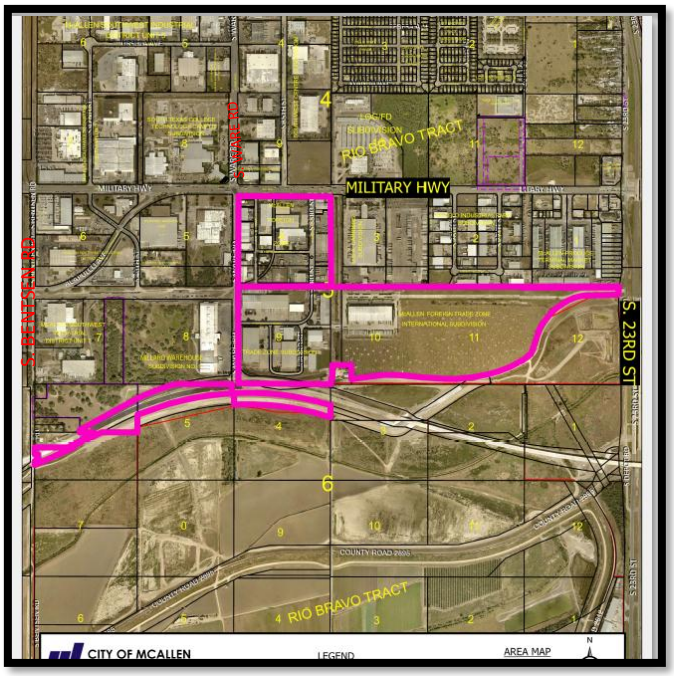
SUBJECT: **REZONING FROM I-2 (HEAVY INDUSTRIAL-OC) DISTRICT, TO I-2 (HEAVY INDUSTRIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0140:

3001 Formosa Avenue and Rear, 3321 and 3620 Formosa Avenue (PID: 1130635, 1127530, 588235 and 510082)
7200, 7201, 7203, 7209, 7305 South Ware Road (PID: 1076461, 1127669, 1076460, 1076444 and 270197)
7600, 7606, 7700 South 23rd Street Rears 1-4 and 7800 South 23rd Street (1019738, 1073375, 1187007, 1187177, 1187008, 1473386 and 270213)
6401 South 33rd Street (PID: 270374)
6500 South 35th Street and Rear and 6501 South 35th Street Rear (PID: 270381, 270376 and 584854)
6401 South 36th Street Building H and 6500 South 36th Street (PID: 270375 and 588442)
7405 South Bentsen Road Rear 2, 7409 South Bentsen Road Rear 1 and 7501 South Bentsen Road (PID: 270206, 1036798,1241629 and 270204

LOCATION: The subject properties are located south of Military Highway between South Bentsen Road and South 23rd Street.





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

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-UDC) District, I-2 (Heavy Industrial-UDC) District and A-O (Agricultural and Open Space-UDC).

LAND USE: The subject properties are currently warehouses and commercial buildings. Surrounding uses include warehouse manufacturing, commercial businesses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The industrial category is largely confined to the southern portion of the City. Industrial allows for major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend in the surrounding area is industrial.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

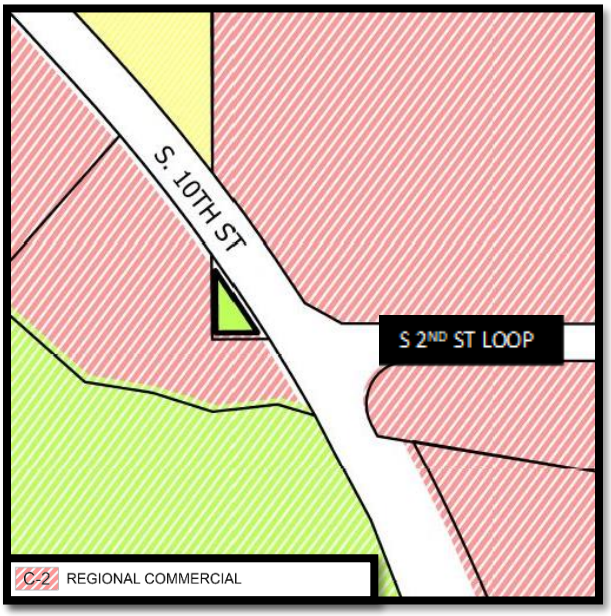
FROM: Planning Staff

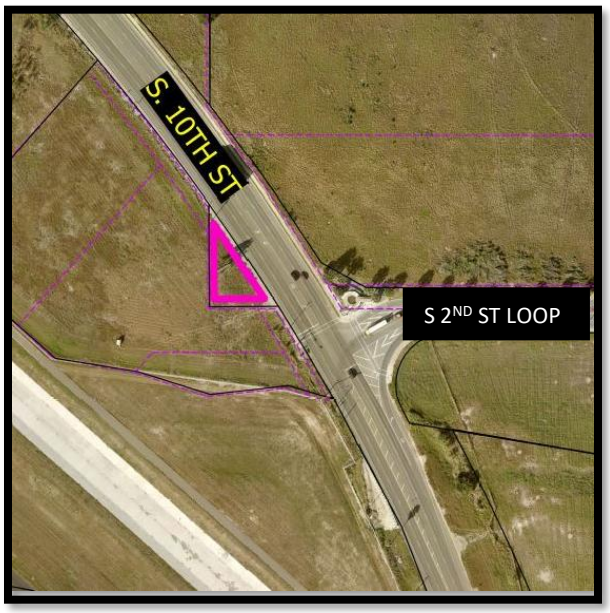
DATE: September 22, 2026

SUBJECT: **REZONING FROM A-O (AGRICULTURAL AND OPEN SPACE-OC) DISTRICT, C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2026-0141:
3520 South 10th Street (PID: 629375)

LOCATION: The subject property is located on the west side of South 10th Street, north of South 2nd Street Loop.





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

ADJACENT ZONING: The adjacent properties are zoned C-2 (Regional Commercial-UDC) District in all directions.

LAND USE: The subject property is currently vacant except for a billboard. Surrounding uses include vacant land in all directions, and McAllen International Airport.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Public/Semi-Public. The Public/Semi-Public category includes uses that are governmental, institutional or religious in nature, such as government buildings, community facilities, fire and police stations, schools, places of worship, and any land used by the City for storage or utilities.

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

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 22, 2026

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

CASE REZ2026-0143:

South West Centre Subdivision, Lot 8
- 5201 South 35th Street

Lot 1-A And Lot 1-B South West Centre Subdivision, Lots 1-A and1-B
- 6201 South Ware Road
- 6200 South 35th Street

Lot 2A & 2B South West Centre Subdivision, Lots 2A – 2B
- 6001 South Ware Road
- 6100 South 35th Street

Lots 3 A, 3 B; 4 A, 4 B South West Centre Subdivision, Lots 3A – 4B
- 5801 South Ware Road
- 5701 South Ware Road
- 5601 South Ware Road

5-A and 5-B South West Centre Subdivision, Lots 5-A and 5-B
- 5601 South 35th Street
- 5701 South 35th Street

Lot 6A & 7A South West Centre Subdivision, Lots 6A & 7A
- 5801 South 35th Street
- 6001 South 35th Street

Log/FD Subdivision, Lots 1 & 2
- 2900 & 3100 Military Highway

Sharyland Business Park Lot 15 Subdivision, Lot 15
- 6900 South Bentsen Road

Sharyland Business Park No. 3 Subdivision, Lot 20A
- 6551 George McVay Drive

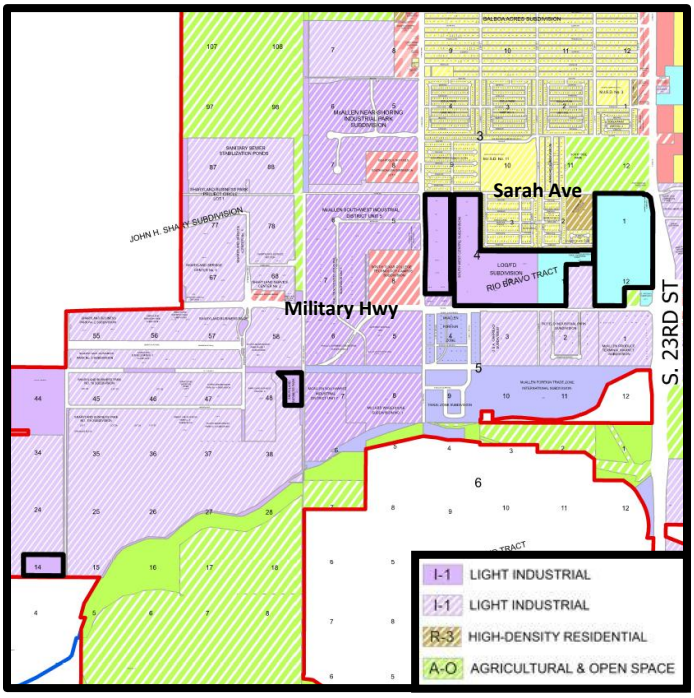
Trade Zone Substation Subdivision, Lot 1
- 6000 South 26th Street

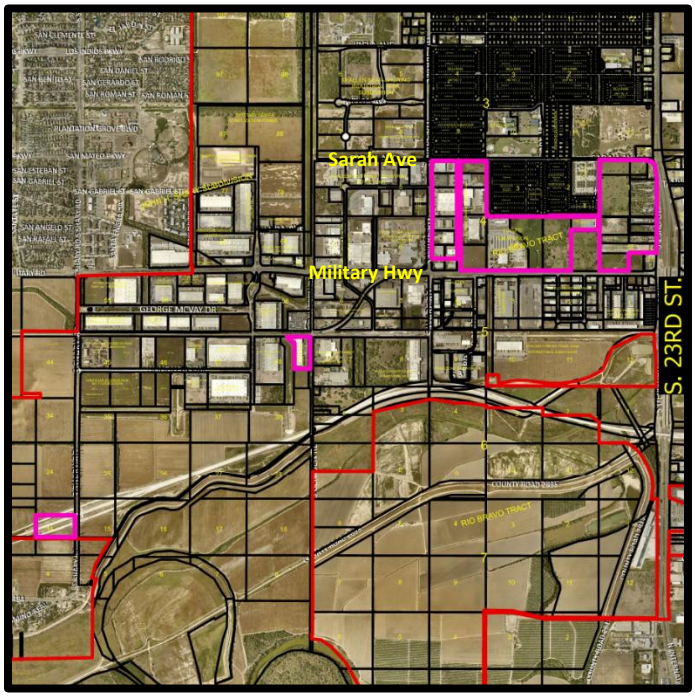
Gonzalez Furniture Subdivision, Lot 1
- 5600 South 23rd Street

Sharyland Service Center No. 8 Subdivision, Lot 13
- 4101 Military Highway

5901 and 6201 South Stewart Road (PID: 723192 and 723189)
5901, 7100 and 8200 South Shary Road (PID: 280731, 280769 and 550075)
2500 and 2702 Military Highway (PID: 20827883 and 270366)
2401 and 2501 Sarah Avenue (PID: 270350 and 270353)
5600 South 23rd Street Rear, 5810 South 23rd Street and Rear, 5900, 6022, 6024 South 23rd Street and Rear, 6026 South 23rd Street and Rear and 6212 South 23rd Street (PID: 796429, 270351, 270352, 714065, 270368, 270367, 796430, 20827881, 270369 and 270370)

LOCATION: The subject property is located on the west side of South 23rd Street, South of Sarah Avenue.





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

ADJACENT ZONING: The adjacent properties are zoned I-1 (Light Industrial-OC), I-1 (light Industrial-UDC), R-3 (High-Density Residential-UDC), A-O (Agricultural and Open Space-UDC) and R-1 (Low-Density Residential-UDC) Districts.

LAND USE: The subject properties consist of industrial uses and vacant land. Surrounding uses include single family homes, industrial uses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Industrial. The industrial category is largely confined to the southern portion of the City. Industrial allows for major employers, along with some supportive retail and office.

DEVELOPMENT TRENDS: The development trend in the surrounding area is primarily industrial.

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.

Planning Department

Memo

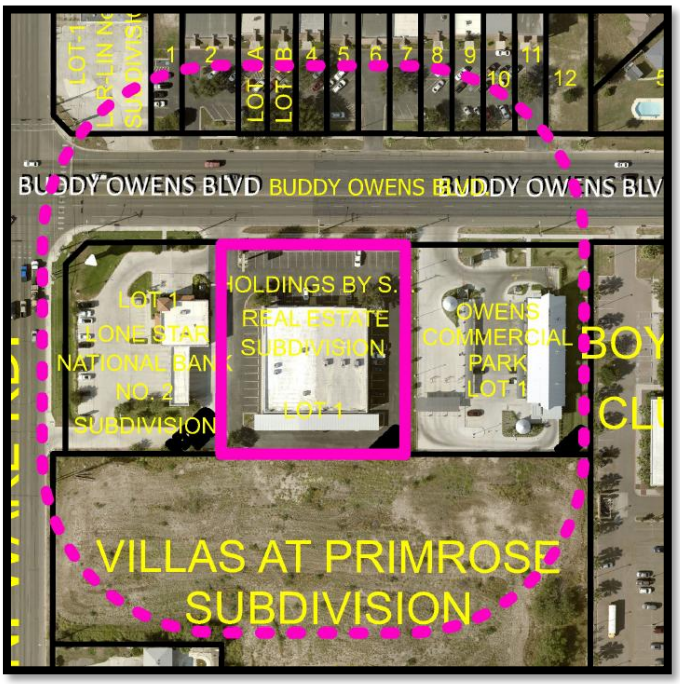
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REZONING FROM C-1 (OFFICE BUILDING-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) LOT 1, HOLDINGS BY S.T. REAL ESTATE SUBDIVISION, HIDALGO COUNTY; 3601 BUDDY OWENS BOULEVARD. (REZ2026-0119)**

LOCATION: The subject property is located on the north side of Buddy Owens Boulevard, east of North Ware Road.



PROPOSAL: The owner is requesting to rezone the property to C-1 (Local Commercial-UDC) District for a proposed health club.

ADJACENT ZONING: The adjacent properties are zoned C-1 (Office Building-OC) to the north, C-3 (General Business-OC) District to the east, C-2 (Neighborhood Commercial-OC) to the west, and R-3A (Multifamily Residential Apartment-OC) to the south.

LAND USE: The current land use of the subject property is an office plaza. Surrounding uses include a carwash, a bank, an office plaza, and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed Use Corridors. Mixed-use Corridors consist of residential and nonresidential land uses, putting houses nearby jobs and services.

DEVELOPMENT TRENDS: The development trend in this area is commercial and multifamily residential.

ANALYSIS: The requested zoning does conform to the future land use designation established by the Envision McAllen Future Land Use Plan. It also follows the existing zoning trend in this area.

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

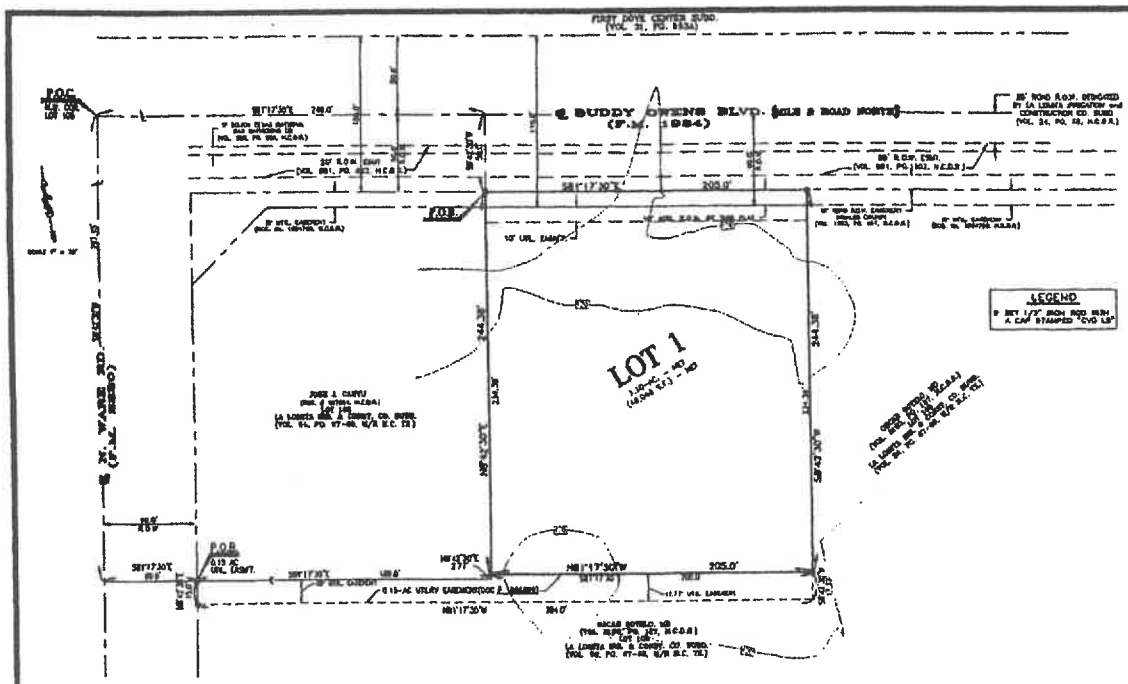
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.

PLAT of HOLDINGS BY S.T. REAL ESTATE SUBDIVISION

A tract of land containing 1.13 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 67-68, H.C.D.R.

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JUNE, 2008



METES AND BOUNDS DESCRIPTION

A tract of land containing 1.13 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, map reference: Volume 24, Page 67-68, H.C.D.R., and said 1.13 acres of land also being more particularly described as follows:

COMMENCING on the Northwest corner of Lot 105, THENCE S 61° 17' 30" E, along the North line of Lot 105 and in the right-of-way of Mile 3 Road North (F.M. 1924) recorded in Volume 991, Page 102, H.C.D.R. and Volume 1382, Page 497, H.C.D.R., a distance of 349.00 feet, THENCE S 00° 42' 30" W, a distance of 30.00 feet to a ½" iron rod found on the South right-of-way line of said Mile 3 Road North (F.M. 1924), the North line of a 10.0 foot Utility easement recorded in Document No. 1080196, H.C.D.R., and the Northwest corner of a tract deeded to Jose J. Cantu recorded in Document No. 927981, H.C.D.R., for the northwest corner of this tract and the POINT OF BEGINNING;

THENCE, S 61°17'30" E, along the South right-of-way line of said Mile 3 Road North (F.M. 1924) and the North line of said 10.0 foot Utility easement, a distance of 200.00 feet to a ½" iron rod found, for the northeast corner of this tract;

THENCE, S 00°42'30" W, at a distance of 10.00 feet pass the South line of said 10.0 foot Utility easement, continuing a total distance of 244.38 feet to 1/2" iron rod with a plastic cap stamped "CVG LS" set, for the southeast corner of this tract;

THENCE, N 61°17'30" W, a distance of 200.00 feet to a 1/2" iron rod with a plastic cap stamped "CVG LS" set on the East line of said Cantu Tract, for the southwest corner of this tract;

THENCE, N 00°42'30" E, along the East line of said Cantu Tract, distance of 234.38 feet pass the South line of said 10.0 foot Utility easement, continuing a total distance of 244.38 feet to the POINT OF BEGINNING, containing 1.13 acres of land, more or less.

GENERAL PLAT NOTES

1. LOWEST FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF THE LOT
2. THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0005 C DATED SEPTEMBER 2, 1983
3. OPTIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   - FRONT = MIN. 50 FEET OR GREATER THAN THE PLAT ON SUBDIVISION
   - SIDES STREETS 15 FEET FRONT SETBACK
   - AS SHOWN ON APPROVED SITE PLAN OR SUBDIVISION
4. A TOTAL OF 4,000 CUBIC FEET OF DETENTION (0.10 AC) IS REQUIRED FOR THE SUBDIVISION. AT THE BUILDING PERMIT STAGE.
5. AN APPROVED DRAINAGE DETENTION PLAN APPROVED BY THE DRAINAGE DIST. & REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. 4' SIDEWALK REQUIRED ALONG BUDDY OWENS BLVD.
7. 5' BUFFER REQUIRED FROM ADJACENT RESIDENTIAL STRUCTURE.
8. ENGINEERING, SIGNS INSTALLED PUBLIC WORKS, DIVISION NO. 1, OF 3 REQ. OWNER PAYS, ELEVATION-22.00
9. THE PLAN MUST BE APPROVED OR PLANNED & ZONING COMMISSION PRIOR ISSUANCE OF BUILDING PERMIT.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HOLDINGS BY S.T. REAL ESTATE SUBDIVISION, IN THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN AND DESIGNATED HEREON AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN AND DESIGNATED HEREON FOR THE PURPOSES THEREIN EXPRESSED, WHEN ON THE PLAT SHALL BE ON THE OFFICIAL MINUTES OF THE APPROPRIATE AUTHORITIES OF THE CITY OF MCALLEN.

LA FRONTERA PARTNERS, LLP
A TEXAS LIMITED LIABILITY PARTNERSHIP
CARLOS MARIO SANCHEZ MONROY
1300 S. MAGNOLIA, SUITE 7
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) OF THE LIEN AGAINST PROPERTY OF THE ADDRESSED BY A LIENHOLDER ADDRESS IN THE ABOVE DESCRIBED PROPERTY, KNOW THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS THE HOLDINGS BY S.T. REAL ESTATE SUBDIVISION, IN THE CITY OF MCALLEN, TEXAS AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN AND DESIGNATED HEREON FOR THE PURPOSES THEREIN EXPRESSED. THE LIEN AGAINST PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

SECURITY INVESTMENT HOLDINGS, LLC
MARK DAVID SCHOOL, MANAGER
1300 S. MAGNOLIA
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, THE SUBDIVISION PLAT CONTAINING THE ALL DEDICATIONS IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY THE CITY COUNCIL.

MAYOR, CITY OF MCALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF HOLDINGS BY S.T. REAL ESTATE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20__, A.D.

CHAIRMAN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION HEREIN ARE ADEQUATE DESIGNATION OF THE DRAINAGE DISTRICT UNDER ITS RULES AND REGULATIONS. THE DISTRICT DOES NOT REVIEW OR SUBMIT ANY DRAINAGE STRUCTURES DESIGNED AND APPROVED FOR THE PRIVATE SUBDIVISION, BASED ON REASONABLY ACCEPTED ENGINEERING CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS OWNERS TO MAKE THESE DETERMINATIONS.

DRAINAGE DISTRICT DATE: _____
BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RANDY D. MARSH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE DRAINAGE CONSIDERATION HAS BEEN MADE TO THIS PLAT.

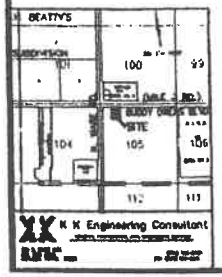
RANDY D. MARSH, P.E.
REG. PROFESSIONAL ENGINEER No. 87767

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED: OCTOBER

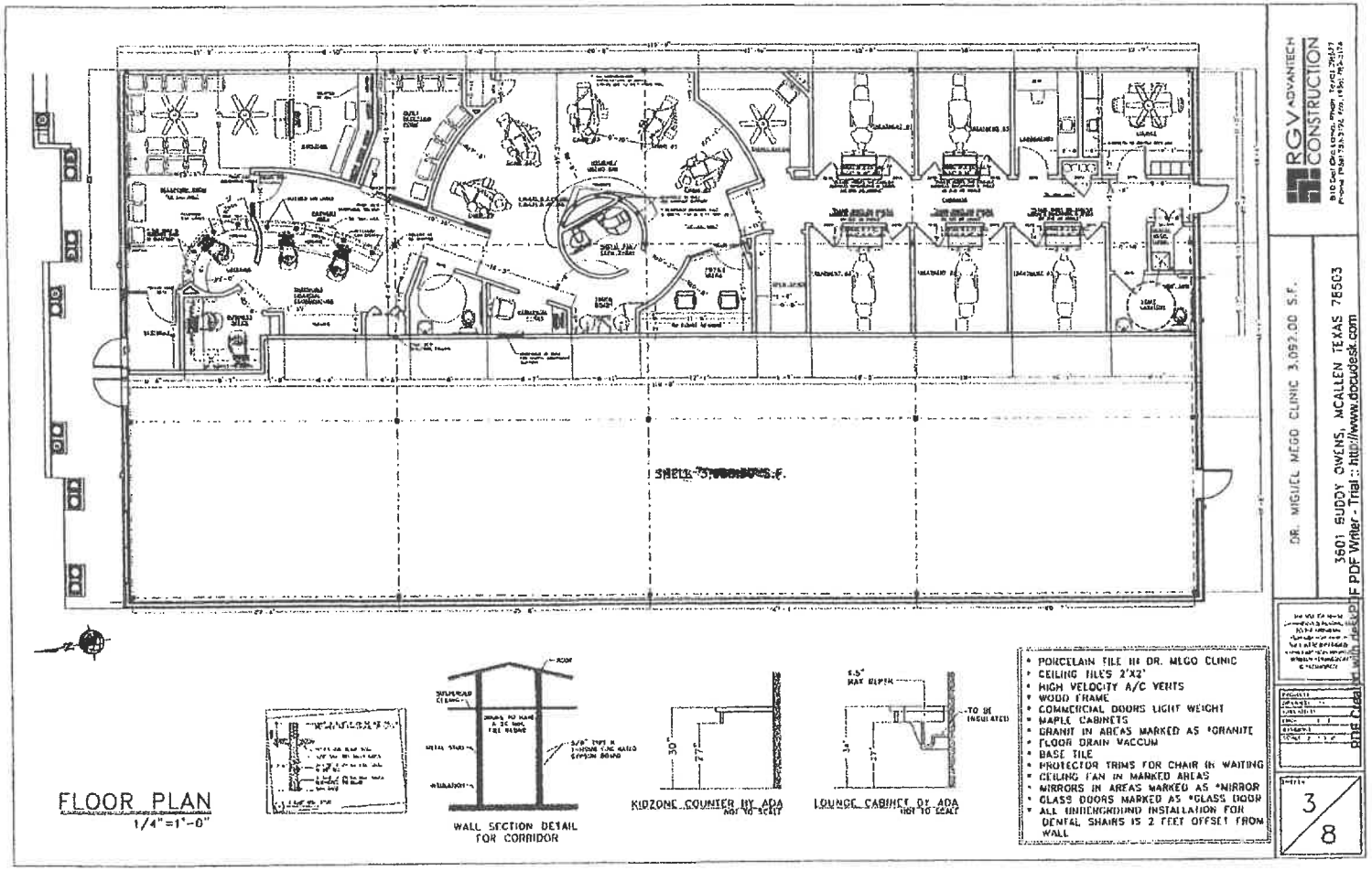
CVG LAND SURVEYING, LLC
CARLOS VARGAS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4924
107 SOUTH 2ND
MCALLEN, TEXAS 78501
TEL. 956-618-1616



FILED FOR RECORDING
HIDALGO COUNTY
I, ARTURO GUAJARDO, JR.
COUNTY CLERK
DATE: _____ AT 4:30 o'clock p.m.
AND DULY RECORDED ON _____
BY: _____ DEPUTY

Recorded in Volume 55 Page 98
of the map records of Hidalgo
County, Texas
Arturo Guajardo, Jr.
County Clerk

SUBJECT SITE MAP


FLOOR PLAN
1/4" = 1'-0"
WALL SECTION DETAIL FOR CORRIDOR
KIDZONE COUNTER BY ADA
LOUNGE CABINET BY ADA
* PORCELAIN TILE IN DR. MEGO CLINIC
* CEILING TILES 2'X2'
* HIGH VELOCITY A/C VENTS
* WOOD FRAME
* COMMERCIAL DOORS LIGHT WEIGHT
* MAPLE CABINETS
* GRANIT IN AREAS MARKED AS *GRANITE
* FLOOR DRAIN VACCUM
* BASE TILE
* PROTECTOR TRIMS FOR CHAIR IN WAITING
* CEILING FAN IN MARKED AREAS
* MIRRORS IN AREAS MARKED AS *MIRROR
* GLASS DOORS MARKED AS *GLASS DOOR
* ALL UNDERGROUND INSTALLATION FOR DENTAL CHAIRS IS 2 FEET OFFSET FROM WALL
RGV ADVANTECH CONSTRUCTION
DR. MIGUEL MEGO CLINIC 3,092.00 S.F.
3601 BUDDY OWENS, MCALLEN TEXAS 78503
PDF Writer - Trial :: http://www.docudesk.com
3
8

SUITE 200

REZ2026-0136
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

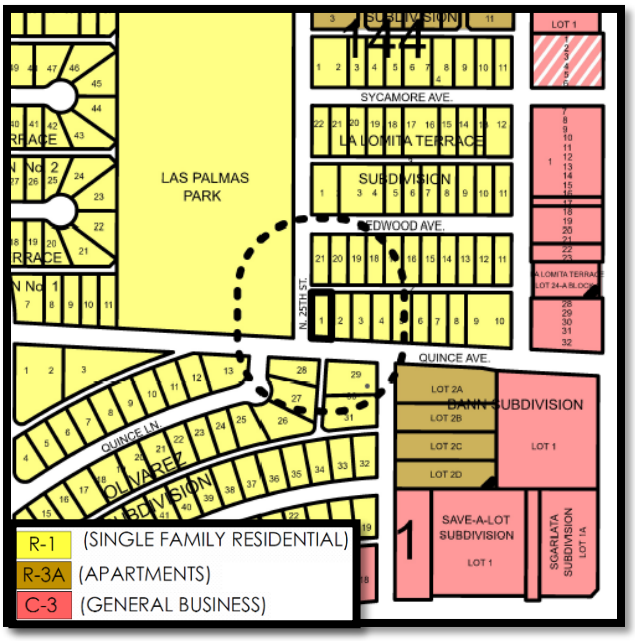
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 1 BLOCK 2, LA LOMITA TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 2436 QUINCE AVENUE (REZ2026-0136)**

LOCATION: The subject property is located on the northeast corner of North 25th Street and Quince Avenue.



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

PROPOSAL: The applicant has requested to rezone the property to R-1 (Low Density Residential-UDC) District for residential use.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Community. Complete Communities allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. Most of the close-in existing neighborhoods in McAllen have been included under this future land use. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

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

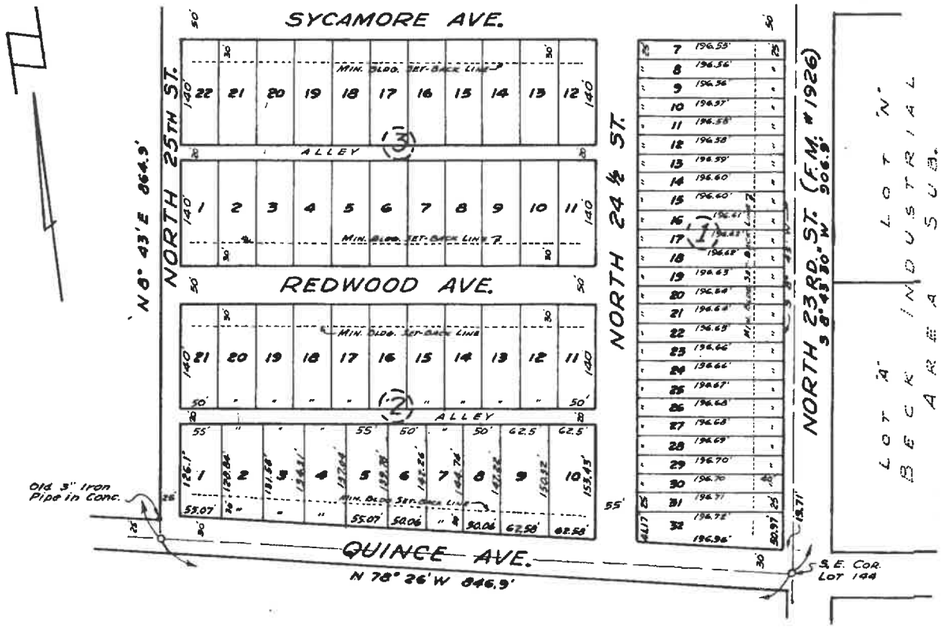
HISTORY: La Lomita Terrace was recorded on January 7, 1964 and has remained zoned as R-1 (Single-Family Residential-OC).

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

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of January 1964
JULIO GUZMAN County Clerk
By Louis DeBruck Deputy

MAP
OF
LA LOMITA TERRACE
Mc ALLEN, TEXAS

BEING A SUBDIVISION OF 17.21 AC. OUT OF THE SOUTHEAST CORNER OF LOT 144; LA LOMITA IRRIG. & CONST. CO. SUBDIVISION; OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS

APP... 1-7-64

Scale: 1" = 100' Date: Nov. 13, 1963

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

C. L. FARIAN
REGISTERED PUBLIC SURVEYOR
Mc ALLEN, TEXAS

STATE OF TEXAS: STATE OF TEXAS
COUNTY OF HIDALGO: COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
THAT WE, H. P. FOWLER & W. E. WHITBITT, OWNERS OR THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

H. P. FOWLER W. E. WHITBITT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H. P. FOWLER & W. E. WHITBITT, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18TH DAY OF November A. D. 1963.

Jo Nelle Bryant
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
JO NELLE BRYANT NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

THIS PLAT APPROVED BY THE Mc ALLEN ZONING AND PLANNING BOARD ON THIS THE 19 DAY OF DEC. A.D. 1963.

Mc ALLEN ZONING AND PLANNING BOARD
BY: Ben Bilbrey
BEN BILBREY, CHAIRMAN

JUL 20 2026

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF Mc ALLEN, TEXAS THIS 6TH DAY OF January A.D. 1963.

BY:

ATTEST:

REZ2026-0136
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

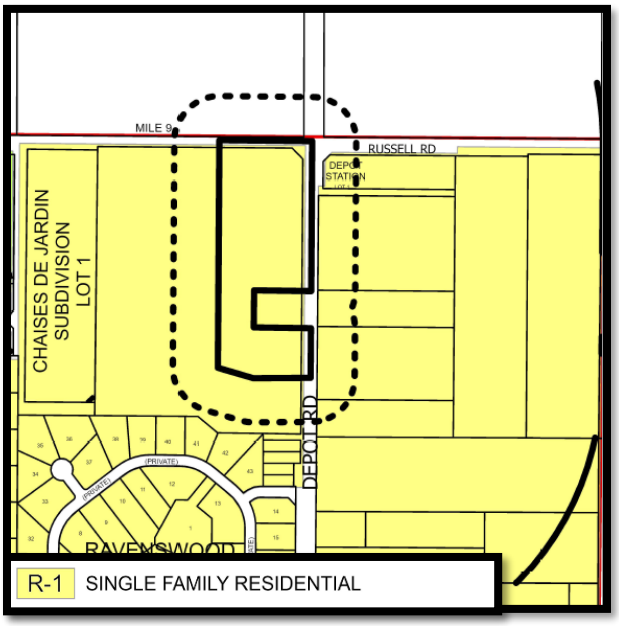
TO: Planning and Zoning Commission

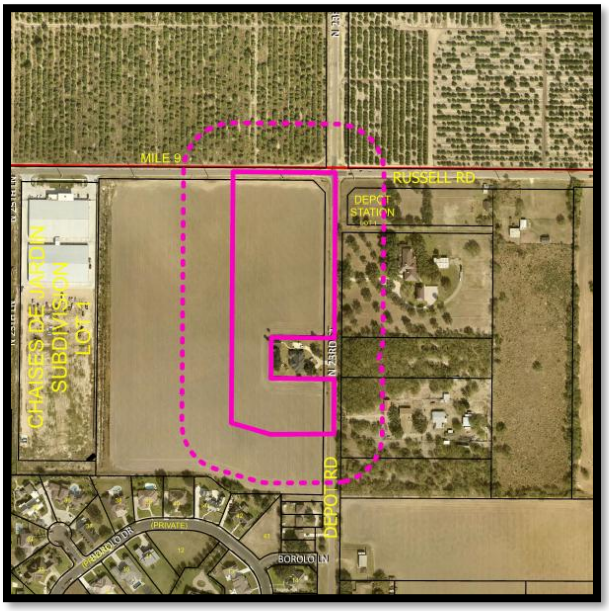
FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REQUEST OF MELDEN AND HUNT INC., ON BEHALF OF THE CENTRE OFFICES, LLC, FOR A CONDITIONAL USE PERMIT FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A PLANNED UNIT DEVELOPMENT (PUD) AT 9.268 ACRES OUT OF LOT 3, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 13801 NORTH 23RD STREET. (CUP2026-0004)**

BRIEF DESCRIPTION: The subject property is located at the southwest corner of Russell Road and North 23rd Street (Depot Road). The tract has 421.35 ft. of frontage along Russel Road and a depth of 675.44 ft. for a lot size of 9.268 acres. The property is zoned R-1 (Single Family Residential-OC) District. The adjacent zoning is R-1 (Single Family Residential-OC) District to the east, west and south. The properties on the north side of Russell Road are outside the city limits. The applicant is requesting a Planned Unit Development in order to build a single-family subdivision with smaller lots than required in an R-1 District. Surrounding land use include single-family residences, storage units, and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with the City requirement.





HISTORY:
A proposed 64-lot subdivision under the name of Russel Creek Phase II for the subject property was approved in preliminary form on March 17, 2026. A rezoning to R-2 (Medium-Density Residential-UDC) District was disapproved by City Commission on June 23, 2025. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on January 19, 2026, which was on hold, pending documents. Revised documents were submitted on August 31, 2026.

REQUEST/ANALYSIS:
The property is currently vacant. The applicant is proposing to develop a 62-lot subdivision, under the name of Russel Creek Phase II, for single-family homes. Lot "CA 1" is proposed for a detention area and Lot "CA 2" is proposed as a common area.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. The proposed Planned Unit Development must comply with all City codes and requirements including but not limited to the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.

2. PERMITTED USES: Permitted uses are uses allowed in the R-1 District. The applicant is proposing single family residences.

3. OFF-STREET PARKING AND LOADING: 2 parking spaces per dwelling unit are required with enough space for compliance with 5 ft. landscaping on both sides of all lots. Should compliance not be met an amendment to the PUD will be required. Must provide floor plan at the time of building permit submittal to show compliance.

4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. A minimum of one tree is required at the front yard of all residential lots. According to the applicant's email, compliance will be met for all lots. If a variance to the landscape requirement is needed an amendment to the PUD CUP will be required.

5. STREETS AND SETBACKS: A minimum of 50 ft. right-of-way with 40 ft. of pavement width and 10 ft. sidewalk and utility easement on both sides of the interior streets is proposed; 96 ft. of paving (48 ft. radius) face to face is required for the cul-de-sac. A 4 ft. wide minimum sidewalk required on Russell Road, North 23rd Street (Depot Road) and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement. If additional ROW is required for Russell Road as part of the subdivision approval, the layout must be revised and an amendment to the PUD CUP will be required.

   An R-1 District requires a front yard setback of 25 ft. on interior streets; 18 ft. is being proposed. No overhangs will be allowed over the easements. Interior sides are proposed to be 5 ft or 0 ft with a firewall or greater for easements instead of the required 6 ft side yard setbacks. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is 10 ft. or greater or easements.

6. DRAINAGE: The drainage report is under review and must comply with the Engineering Departments requirements.

7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is a conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The proposed Planned Unit Development must comply with Traffic, Public Works, Engineering, Fire, and Utilities Departments requirements.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.

9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits.

The request must comply with City requirements. Specific modifications required for approval are the following:

- Request a variance to allow an 18 ft. front setback or greater for easements instead of the minimum 25 ft.
- Request a variance to allow 5 ft. or 0 ft. with a firewall or greater for easements on interior sides instead of the minimum 6 ft.
- Request a variance to the lot width to be from 28.88 ft. - 72.23 ft. instead of the minimum lot width of 50 ft.
- Request a variance to the lot size to be from 2,488.28 sq. ft. - 6,678.76 sq. ft. instead of the minimum lot size of 5,000 sq. ft.

If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved subdivision plat.

There have been no phone calls, email, or letter of opposition to the request.

RECOMMENDATION:
Staff recommends approval of the request subject to the conditions noted.

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

Russell Creek Phase 2 (PUD Variances)

- **SETBACKS:**
  - **Front:** 18 ft. or greater for easements (Variance)
  - **Rear**: 10 ft. or greater for easements
  - **Interior Sides**: 5 ft. or 0' ft. with fire wall or greater for easements (Variance)
  - **Corner**: 10 ft. or greater for easements
  - **Garage**: 18 ft. except where greater setback is required, greater setback applies

- **LOT SIZE:**
  - Range **2,488.27-6,678.76 sq. ft.** (Variance)

- **LOT WIDTH:**
  - 25.88'-72.23' (Variance)

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

GENERAL NOTES

1. THE SITE LIES IN ZONE "X" (UNSHADED); AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
ZONE "X" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0450 C
MAP REVISED: JUNE 06, 2000
MAP REVISED TO REFLECT LOMR: MAY 30, 2002

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 18 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES: 5 FEET OR 0 FEET WITH FIREWALL OR GREATER FOR EASEMENT
SIDE: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 23RD STREET (N. DEPOT ROAD), RUSSELL ROAD, AND BOTH SIDES OF INTERIOR STREETS

5. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.

6. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.

7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 23RD STREET (N. DEPOT ROAD) & RUSSELL ROAD (MILE 9 ROAD).

8. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

9. HOME OWNERS ASSOCIATION COVENANTS FOR RUSSELL CREEK SUBDIVISION PHASE II AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____H.C.D.R.

10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR RUSSELL CREEK SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

11. HOMEOWNER'S ASSOCIATION, RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA 1 & 2, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION & LANDSCAPING AREAS. AFTER COMMON AREA 1 & 2 TRANSFER OF TITLES TO THE RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BYRUSSELL CREEK SUBDIVISION PHASE II 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 AREA 1 & 2 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.

12. COMMON AREA LOT 1 FOR DETENTION PURPOSES ONLY AND COMMON AREA 2 FOR LANDSCAPING PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

13. FIRE HYDRANTS TO HAVE A MINIMUM 3.0' CLEARANCE.

14. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF _____.

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	035° 52' 56"	50.00'	31.31'	16.19	S57° 04' 00"W	30.80'
C2	035° 08' 25"	50.00'	30.67'	15.83	N87° 25' 20"W	30.19'
C3	030° 34' 53"	50.00'	26.69'	13.67	N54° 33' 41"W	26.37'
C4	026° 57' 57"	50.00'	23.53'	11.99	N25° 47' 16"W	23.32'
C5	038° 53' 17"	50.00'	33.94'	17.65	N7° 08' 21"E	33.29'
C6	042° 32' 34"	50.00'	37.13'	19.47	N47° 51' 16"E	36.28'
C7	026° 14' 16"	50.00'	22.90'	11.65	N9° 43' 32"W	22.70'
C8	036° 34' 45"	50.00'	31.92'	16.53	N41° 08' 03"W	31.38'
C9	020° 33' 53"	50.00'	17.95'	9.07	N69° 42' 22"W	17.85'
C10	039° 11' 07"	55.00'	37.62'	19.58	S37° 25' 55"E	36.89'
C11	032° 31' 12"	55.00'	31.22'	16.04	S73° 17' 05"E	30.80'
C12	032° 31' 52"	55.00'	31.23'	16.05	N74° 11' 23"E	30.81'
C13	032° 31' 52"	55.00'	31.23'	16.05	N41° 39' 31"E	30.81'
C14	032° 32' 08"	55.00'	31.23'	16.05	N9° 07' 31"E	30.81'
C15	032° 32' 46"	55.00'	31.24'	16.06	N23° 24' 56"W	30.82'
C16	032° 30' 46"	55.00'	31.21'	16.04	N55° 56' 42"W	30.79'
C17	026° 57' 32"	55.00'	25.88'	13.18	N85° 40' 51"W	25.64'
C18	044° 36' 27"	55.00'	42.82'	22.56	S58° 32' 09"W	41.75'

Lot Area Table		
Lot #	SQ. FT.	AC.
1	6,678.76	0.153
2	6,303.41	0.145
3	6,026.11	0.138
4	6,772.25	0.155
5	3,445.44	0.079
6	3,703.36	0.085
7	3,547.39	0.081
8	3,547.39	0.081
9	3,547.39	0.081
10	3,547.39	0.081
11	4,242.62	0.097
12	3,907.32	0.090
13	4,667.75	0.107
14	3,547.39	0.081
15	3,547.39	0.081
16	3,749.85	0.086
17	3,067.32	0.070
18	3,192.00	0.073
19	3,192.00	0.073
20	3,192.00	0.073
21	3,192.00	0.073
22	3,192.00	0.073
23	3,192.00	0.073
24	3,192.00	0.073
25	3,192.00	0.073
26	3,192.00	0.073
27	3,133.35	0.072
28	3,192.00	0.073
29	3,192.00	0.073
30	3,192.01	0.073
31	3,192.01	0.073
32	3,192.01	0.073
33	3,192.01	0.073

Lot Area Table		
Lot #	SQ. FT.	AC.
34	3,192.01	0.073
35	3,192.01	0.073
36	3,192.01	0.073
37	3,192.01	0.073
38	3,192.01	0.073
39	3,192.01	0.073
40	3,192.01	0.073
41	3,192.01	0.073
42	3,192.02	0.073
43	3,192.02	0.073
44	3,192.02	0.073
45	3,192.01	0.073
46	3,192.01	0.073
47	3,977.09	0.091
48	6,494.26	0.149
49	3,834.37	0.088
50	3,500.72	0.080
51	2,930.29	0.067
52	3,241.68	0.074
53	4,083.48	0.094
54	4,272.21	0.098
55	4,212.80	0.097
56	4,194.12	0.096
57	3,591.46	0.082
58	2,488.27	0.057
59	3,090.24	0.071
60	3,438.30	0.079
C.A.1	15,126.37	0.347
C.A.2	4,519.38	0.104

Line Table		
Line #	Length	Direction
L1	34.82'	S53° 12'25"W
L2	21.21'	S35° 52' 28"E
L3	41.44'	S35° 37' 55"E
L4	15.70'	N09° 07' 31"E
L5	21.21'	N35° 52' 28"W
L6	35.36'	S54° 07' 32"W
L7	21.21'	S54° 07' 32"W
L8	35.36'	N35° 52' 39"W
L9	24.25'	N54° 32' 33"E
L10	24.14'	S35° 52' 28"E
L11	21.37'	N36° 17' 30"W
L12	21.21'	S54° 07' 32"W
L13	35.51'	N36° 09' 14"W
L14	5.68'	N09° 07' 32"E
L15	7.38'	N80° 52' 28"W
L16	8.98'	N80° 52' 28"W
L19	21.21'	N54° 33' 32"E

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE. THE OWNER(S) OF THE LAND SHOWN ON THIS PLANNED UNIT DEVELOPMENT SITE PLAN, HEREBY CERTIFY THAT THE CITY OF McALLEN HAS APPROVED OF THE PLANNED UNIT DEVELOPMENT AS DEDICATED.

THE CENTRE OFFICES, LLC, A TEXAS LIMITED LIABILITY COMPANY

_____ _____
JAVIER DIAZ COVARRUBIAS, MANAGING MEMBER DATE
2001 SANTA ANA AVE
RANCHO VIEJO, TEXAS 78575

_____ _____
ALEJANDRO NAJERA, MANAGING MEMBER DATE
2001 SANTA ANA AVE
RANCHO VIEJO, TEXAS 78575

_____ _____
CARLOS AJA SAINZ TRAPAGA, MANAGING MEMBER DATE
8015 N EXPRESSWAY 77, SUITE G1
OLMITO, TEXAS 78575

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

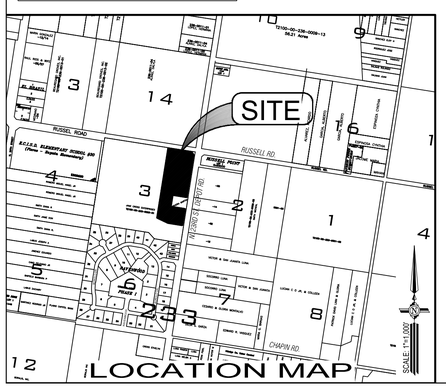
STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF RUSSELL CREEK SUBDIVISION PHASE II , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/12/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

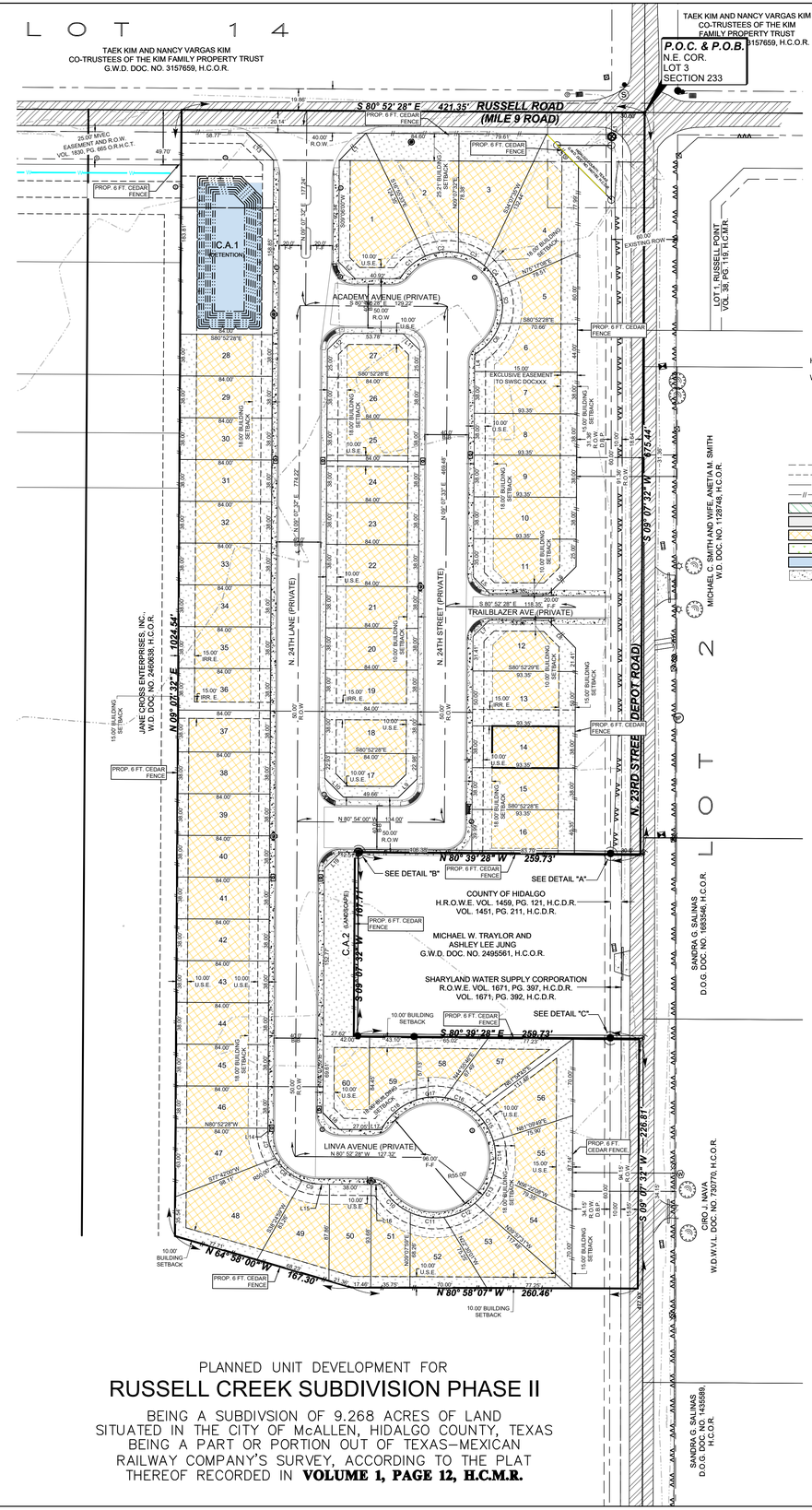
_____ _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
DATE SURVEYED: 11/12/2025
SURVEY JOB No. 25649.08

ROBERTO N. TAMEZ
6238

DRAWN BY: A.A.	DATE 09/29/2025
DRAWN BY: A.G.P.	DATE 04/29/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE



LOCATION MAP



LOT FRONTAGE	
Lot #	Length
L1	40.92'
L2	29.52'
L3	27.04'
L4	23.32'
L5	33.29'
L6	36.28'
L7	38.00'
L8	38.00'
L9	38.00'
L10	38.00'
L11	35.00'
L12	31.41'
L13	50.00'
L14	38.00'
L15	38.00'
L17	30.01'
L18	38.00'
L19	38.00'
L20	38.00'
L21	38.00'
L22	38.00'
L23	38.00'
L24	38.00'
L25	38.00'
L26	38.00'
L27	25.00'
L28	38.00'
L29	38.00'
L30	38.00'
L31	38.00'

LOT FRONTAGE	
Lot #	Length
L32	38.00'
L33	38.00'
L34	38.00'
L35	38.00'
L36	38.00'
L37	38.00'
L38	38.00'
L39	38.00'
L40	38.00'
L41	38.00'
L42	38.00'
L43	38.00'
L44	38.00'
L45	38.04'
L46	37.96'
L47	28.13'
L48	31.38'
L49	25.13'
L50	38.00'
L51	36.89'
L52	30.80'
L53	30.81'
L54	30.81'
L55	30.81'
L56	30.82'
L57	30.79'
L58	25.64'
L59	41.75'
L60	27.05'

Buildable Area		
Lot #	SQ. FT.	Area
1	3788.36	0.087
2	3003.92	0.069
3	2880.53	0.066
4	3831.65	0.088
5	1445.05	0.033
6	1617.18	0.037
7	1689.87	0.039
8	1689.87	0.039
9	1689.69	0.039
10	1689.87	0.039
11	2190.53	0.050
12	1973.62	0.045
13	1809.30	0.042
14	2293.63	0.053
15	1687.62	0.039
16	1820.00	0.042
17	1927.47	0.044
18	1423.71	0.033
19	1422.26	0.033
20	1582.66	0.036
21	1561.71	0.036
22	1561.71	0.036
23	1561.71	0.036
24	1563.51	0.036
25	1562.28	0.036
26	1562.63	0.036
27	1648.56	0.038
28	1373.33	0.032
29	1373.33	0.032
30	1372.86	0.032

Buildable Area		
Lot #	SQ. FT.	Area
31	1372.86	0.032
32	1372.86	0.032
33	1372.86	0.032
34	1370.95	0.031
35	1372.86	0.032
36	1246.84	0.029
37	1375.75	0.032
38	1512.21	0.035
39	1513.00	0.035
40	1513.00	0.035
41	1513.00	0.035
42	1513.00	0.035
43	1513.00	0.035
44	1513.00	0.035
45	1513.00	0.035
46	1513.00	0.035
47	2172.01	0.050
48	4097.63	0.094
49	2072.80	0.048
50	1802.18	0.041
51	1243.22	0.029
52	1507.74	0.035
53	2094.84	0.048
54	2041.75	0.047
55	1888.27	0.043
56	2001.21	0.046
57	1690.93	0.039
58	991.06	0.023
59	1279.15	0.029
60	1656.78	0.038

COUNTY CLERK
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

PLANNED UNIT DEVELOPMENT FOR

RUSSELL CREEK SUBDIVISION PHASE II

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

TBPE FIRM # F-1435

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

SHEET 1 OF 1

Y:\Land Development\Residential\Multifamily\2171 - The Centre Offices, LLC - Ausland Creek Phase 2\Advanced Site\2171 Ausland Creek PH2 RCNV.dwg 9/14/2026 9:20:28 AM, Debby Garza, plt3

SUBDIVISION PLAT OF

RUSSELL CREEK SUBDIVISION PHASE II

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

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

MAYOR, CITY OF McALLEN DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS,
THE _____DAY OF _____, 20_____.

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

PRESIDENT ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ __, MANAGER DATE
_____, LLC
A TEXAS LIMITED LIABILITY COMPANY
STREET ADDRESS
McALLEN, TEXAS 785__

DRAWN BY: A.A.	DATE 09/29/2025
DRAWN BY: A.G.P. L.H	DATE 08/03/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ __, MANAGER DATE
_____, LLC
A TEXAS LIMITED LIABILITY COMPANY
STREET ADDRESS
McALLEN, TEXAS 785__

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 25171 DATE
DATE PREPARED: 08/03/2026
ENGINEERING JOB No. 25171.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED SITE PLAN AND DESCRIPTION OF RUSSELL CREEK PHASE II SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-12-26, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE
DATE SURVEYED: 11-12-25
T- 1047, PAGE 67
SURVEY JOB No. 25649.00

ROBERTO N. TAMEZ
6238

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
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T:\Land Development\Residential\Archive\25171 - The Center Office, LLC - Russel Creek Phase 2\Autocad files\25171 Russel Creek PN2 NOW.dwg By:k42506 9/5/2 9:13 AM.
Date: 9/5/2026

SUBDIVISION PLAT OF

RUSSELL CREEK SUBDIVISION PHASE II

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

BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE

SCALE:
1" = 60'

Lot Area Table		
Lot #	SQ. FT.	AC.
1	6,678.76	0.153
2	6,303.41	0.145
3	6,026.11	0.138
4	6,772.25	0.155
5	3,445.44	0.079
6	3,703.36	0.085
7	3,547.39	0.081
8	3,547.39	0.081
9	3,547.39	0.081
10	3,547.39	0.081
11	4,242.62	0.097
12	3,907.32	0.090
13	4,667.75	0.107
14	3,547.39	0.081
15	3,547.39	0.081
16	3,749.85	0.086
17	3,067.32	0.070
18	3,192.00	0.073
19	3,192.00	0.073
20	3,192.00	0.073
21	3,192.00	0.073
22	3,192.00	0.073
23	3,192.00	0.073
24	3,192.00	0.073
25	3,192.00	0.073
26	3,192.00	0.073
27	3,133.35	0.072
28	3,192.00	0.073
29	3,192.00	0.073
30	3,192.01	0.073
31	3,192.01	0.073
32	3,192.01	0.073
33	3,192.01	0.073

Lot Area Table		
Lot #	SQ. FT.	AC.
34	3,192.01	0.073
35	3,192.01	0.073
36	3,192.01	0.073
37	3,192.01	0.073
38	3,192.01	0.073
39	3,192.01	0.073
40	3,192.01	0.073
41	3,192.01	0.073
42	3,192.02	0.073
43	3,192.02	0.073
44	3,192.02	0.073
45	3,192.01	0.073
46	3,192.01	0.073
47	3,977.09	0.091
48	6,494.26	0.149
49	3,834.37	0.088
50	3,500.72	0.080
51	2,930.29	0.067
52	3,241.68	0.074
53	4,083.48	0.094
54	4,272.21	0.098
55	4,212.80	0.097
56	4,194.12	0.096
57	3,591.46	0.082
58	2,488.27	0.057
59	3,090.24	0.071
60	3,438.30	0.079
C.A.1	15,126.37	0.347
C.A.2	4,519.38	0.104

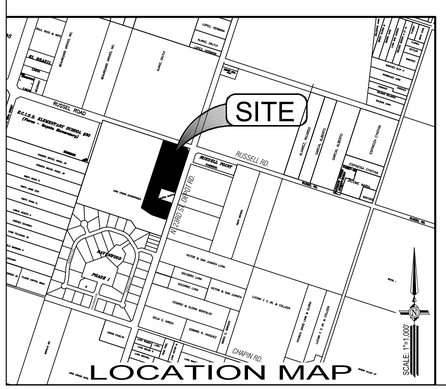
Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	035° 52' 56"	50.00'	31.31'	16.19	S57° 04' 00"W	30.80'
C2	035° 08' 25"	50.00'	30.67'	15.83	N87° 25' 20"W	30.19'
C3	030° 34' 53"	50.00'	26.69'	13.67	N54° 33' 41"W	26.37'
C4	026° 57' 57"	50.00'	23.53'	11.99	N25° 47' 16"W	23.32'
C5	038° 53' 17"	50.00'	33.94'	17.65	N7° 08' 21"E'	33.29'
C6	042° 32' 34"	50.00'	37.13'	19.47	N47° 51' 16"E'	36.28'
C7	026° 14' 16"	50.00'	22.90'	11.65	N9° 43' 32"W'	22.70'
C8	036° 34' 45"	50.00'	31.92'	16.53	N41° 08' 03"W'	31.38'
C9	020° 33' 53"	50.00'	17.95'	9.07	N69° 42' 22"W'	17.85'
C10	030° 11' 07"	55.00'	37.62'	19.58	S37° 25' 55"E'	36.89'
C11	032° 31' 12"	55.00'	31.22'	16.04	S73° 17' 05"E'	30.80'
C12	032° 31' 52"	55.00'	31.23'	16.05	N74° 11' 23"E'	30.81'
C13	032° 31' 52"	55.00'	31.23'	16.05	N41° 39' 31"E'	30.81'
C14	032° 32' 08"	55.00'	31.23'	16.05	N9° 07' 31"E'	30.81'
C15	032° 32' 46"	55.00'	31.24'	16.06	N23° 24' 56"W'	30.82'
C16	032° 30' 46"	55.00'	31.21'	16.04	N55° 56' 42"W'	30.79'
C17	026° 57' 32"	55.00'	25.88'	13.18	N85° 40' 51"W'	25.64'
C18	044° 36' 27"	55.00'	42.82'	22.56	S58° 32' 09"W'	41.75'

Line Table		
Line #	Length	Direction
L1	34.82'	S53° 12' 25"W
L2	21.21'	S35° 52' 28"E
L3	41.44'	S35° 37' 55"E
L4	15.70'	N09° 07' 31"E
L5	21.21'	N35° 52' 28"W
L6	35.36'	S54° 07' 32"W
L7	21.21'	S54° 07' 32"W
L8	35.36'	N35° 52' 39"W
L9	24.25'	N54° 32' 33"E
L10	24.14'	S35° 52' 28"E
L11	21.37'	N36° 17' 30"W
L12	21.21'	S54° 07' 32"W
L13	35.51'	N36° 09' 14"W
L14	5.68'	N09° 07' 32"E
L15	7.38'	N80° 52' 28"W
L16	8.98'	N80° 52' 28"W
L19	21.21'	N54° 33' 32"E

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
G.W.D. - GENERAL WARRANTY DEED
E.R.O.W. - EASEMENT AND RIGHT OF WAY
R.O.W.E. - RIGHT-OF-WAY EASEMENT
H.R.O.W.E. - HIGHWAY RIGHT OF WAY EASEMENT
C.S.W.D. - CORRECTION SPECIAL WARRANTY DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
D.O.G. - DEED OF GIFT
S.W.D. - SPECIAL WARRANTY DEED
W.D. - WARRANTY DEED
G.D. - GIFT DEED
DOC. NO. - DOCUMENT NUMBER
VOL. - VOLUME
PG. - PAGE
AC. - OF ONE ACRE
D.B.P. - DEDICATED BY THIS PLAT



LOCATION MAP

METES & BOUNDS :

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

BEGINNING AT A COTTON PICKER SPINDLE FOUND [N:16646091.6700, E:1075206.5840], AT THE INTERSECTION OF RUSSELL ROAD AND N. DEPOT ROAD (23RD STREET) FOR THE NORTHEAST CORNER OF SAID LOT 3, AND OF SAID TRACT I, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

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

THENCE, NORTH 80 DEGREES 39 MINUTES 28 SECONDS WEST, OVER AND ACROSS SAID TRACT I, AND ALONG THE NORTH BOUNDARY LINE OF SAID 1.0 ACRE TRACT, AT A DISTANCE OF 30.00 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID N. DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 259.73 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

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

THENCE, SOUTH 80 DEGREES 39 MINUTES 28 SECONDS EAST, OVER AND ACROSS SAID TRACT I, AND ALONG THE SOUTH BOUNDARY LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 259.73 FEET TO A CALCULATED POINT LOCATED AT THE EAST LINE OF SAID LOT 3 AND TRACT 1 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 07 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3 AND TRACT 1 A DISTANCE OF 226.81 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

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

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

THENCE, NORTH 09 DEGREES 07 MINUTES 32 SECONDS EAST, OVER AND ACROSS SAID LOT 3 AND TRACT I, AT 1,004.54 FEET PASS A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE SOUTH RIGHT OF WAY LINE OF SAID RUSSEL ROAD, CONTINUING A TOTAL DISTANCE OF 1,024.54 FEET TO A CALCULATED POINT LOCATED AT THE NORTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID TRACT I, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

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

GENERAL NOTES

1. THE SITE LIES IN ZONE "X" (UNSHADED); AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
   ZONE "X" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0450 C
   MAP REVISED: JUNE 06, 2000
   MAP REVISED TO REFLECT LOMR: MAY 30, 2002

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

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT: 18 FEET OR GREATER FOR EASEMENT
   SIDE: 5 FEET OR GREATER FOR EASEMENT
   INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENT
   SIDE: 5 FEET OR GREATER FOR EASEMENT
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 23RD STREET (DEPOT ROAD) AND ALONG RUSSELL ROAD (MILE 9 ROAD) AND BOTH SIDES OF ALL INTERNAL ROADS.

5. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.

6. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN.

7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 23RD STREET (DEPOT ROAD) & RUSSELL ROAD (MILE 9 ROAD).

8. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

9. HOME OWNERS ASSOCIATION COVENANTS FOR RUSSELL CREEK SUBDIVISION PHASE II AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____H.C.D.R.

10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR RUSSELL CREEK SUBDIVISION PHASE II RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

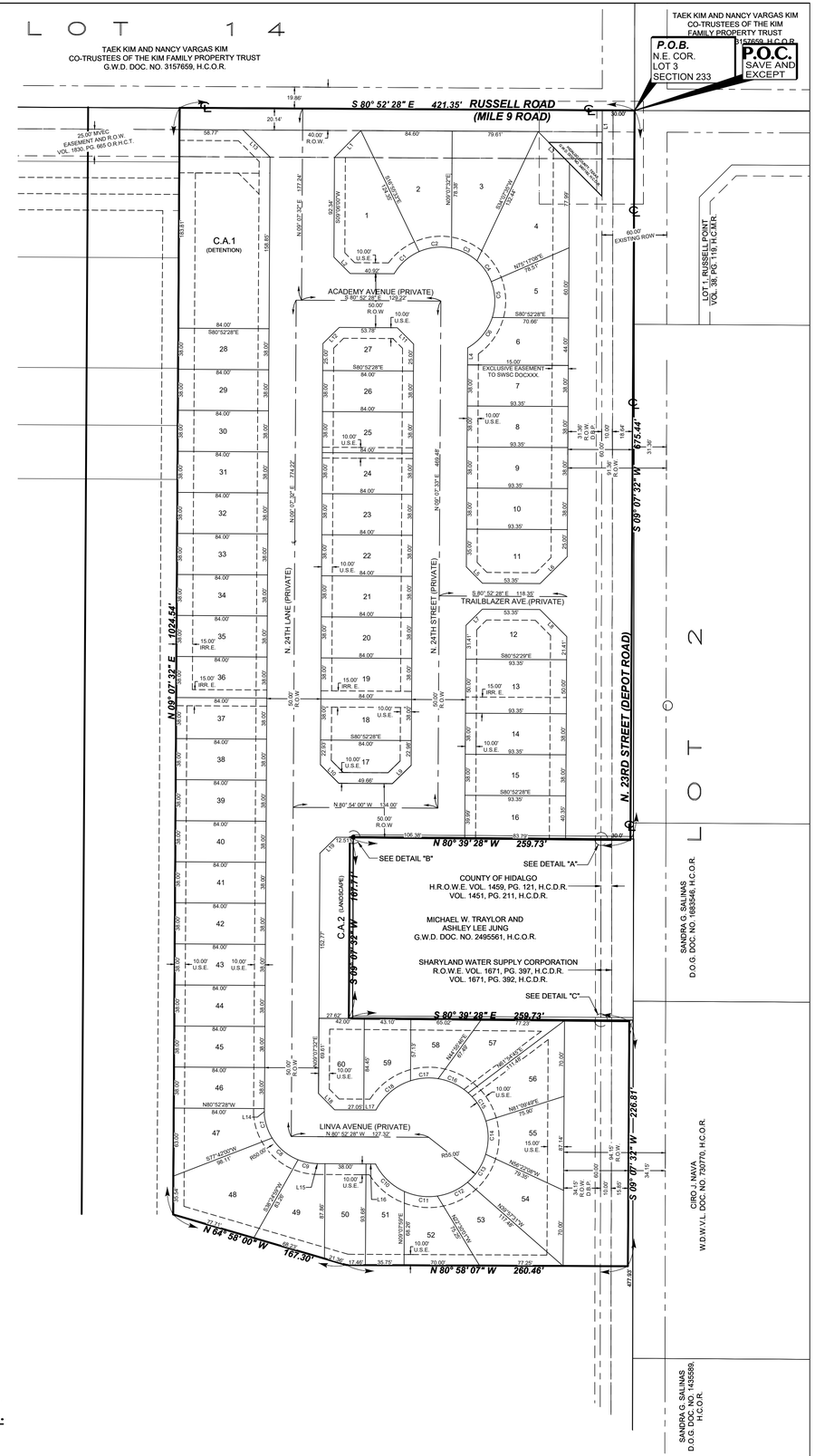
11. HOMEOWNER'S ASSOCIATION, RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA 1 & 2, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION & LANDSCAPING AREAS. AFTER COMMON AREA 1 & 2 TRANSFER OF TITLEs TO THE RUSSELL CREEK SUBDIVISION PHASE II HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BYRUSSELL CREEK SUBDIVISION PHASE II 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 AREA 1 & 2 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.

12. COMMON AREA LOT 1 FOR DETENTION PURPOSES ONLY AND COMMON AREA 2 FOR LANDSCAPING PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

13. SUBDIVISION APPROVED AS A PLANNED UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF _____.

14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



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

DRAWN BY: A.A. J.V.	DATE 06/18/2026
DRAWN BY: A.G.P.- L.H.	DATE 08/03/2026
SURVEYED, CHECKED:	DATE
FINAL CHECK:	DATE

TBPE FIRM # F-1435

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

Y:\Land Development\Residential\Acadia\2311 - The Centre Office, LLC - Russell Creek Phase 2\Autocad files\2311 Russell Creek PH2 ROW.dwg, 8/14/2026 9:40:51 AM, Gabriel Perez

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Planning Department

Memo

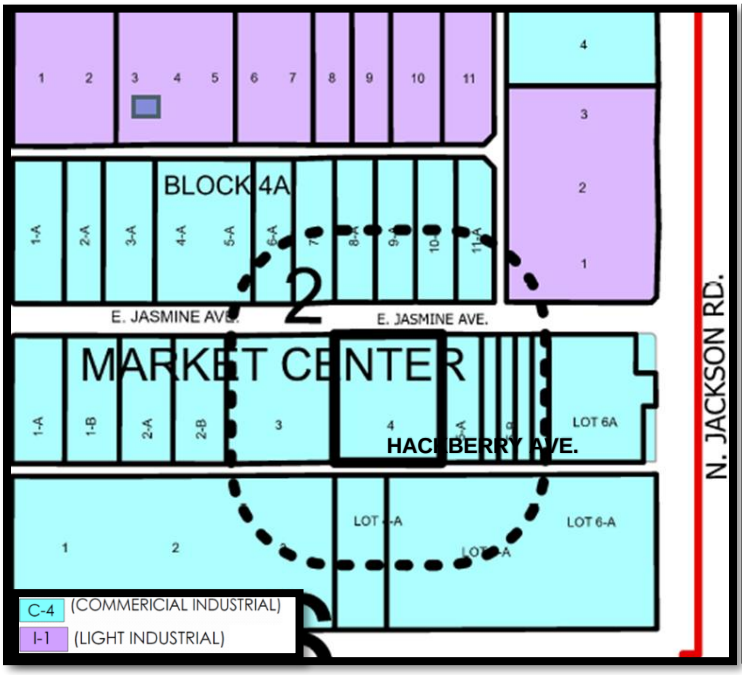
TO: Planning and Zoning Commission

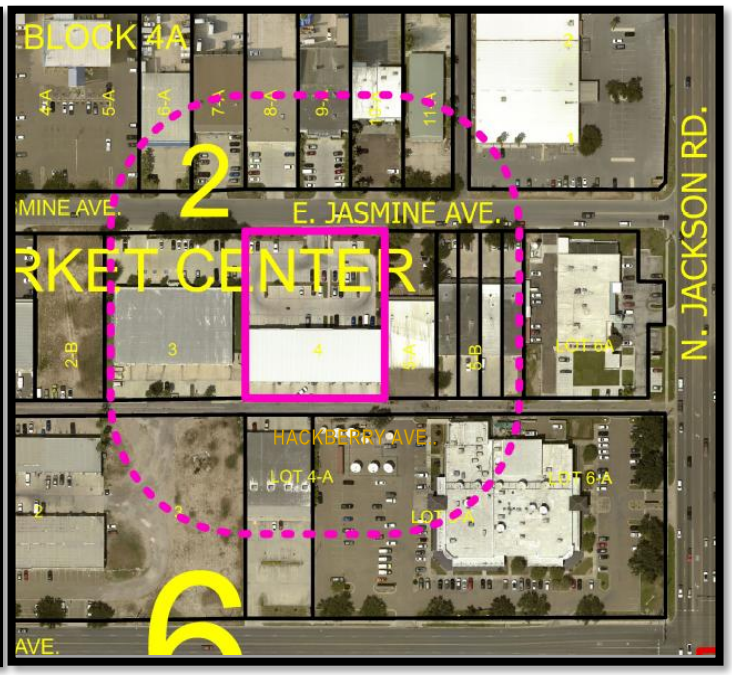
FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REQUEST OF MIGUEL A. RIVERA, ON BEHALF OF CASA DE ORACION REY DE REYES INC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 4 BLOCK 2, MARKET CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 1400 EAST JASMINE AVENUE STE 140 & 160 (CUP2026-0065)**

BRIEF DESCRIPTION: The subject property is located along East Jasmine Avenue, west of North Jackson Road and is zoned C-4 (Commercial Industrial-OC) District. The surrounding zoning is C-4 (Commercial Industrial-OC) District in all directions and I-1 (Light Industrial-OC) District to the northeast. A church is permitted in a C-4 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY:. There are no prior conditional use permits requested for this property. The applicant submitted the new application on June 26, 2026.

ANALYSIS: The applicant is proposing to operate a church under the name Casa de Oracion Rey de Reyes. The proposed church office hours are, Monday – Friday (8:00 a.m. – 5:00 p.m. and Wednesday services 7:00 p.m. – 9:00 p.m. and Sunday (services) from 11:00 a.m. to 1:00 p.m. as stated on the application. Fire Department is pending the inspection at this time.

SPECIFIC REQUIREMENTS:

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

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. The main auditorium will seat 70 people. Eighteen parking spaces are required and applicant has provided a parking layout with shared parking for the plaza.

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.

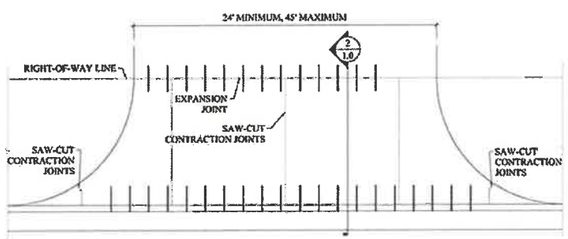
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

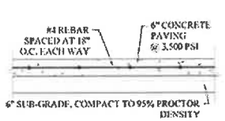
RECOMMENDATION: Staff recommends approval of the request for one year subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

LANDSCAPE			
	QUANTITY	SYMBOL	DESCRIPTION
SHRUBS	0		TEXAS SAGE (3 GALLONS)
	4		IXORA HEDGE, HOLLY (DWARF) HEDGE, OR SIMILAR (3-GALLON)
	-		UPRIGHT ROSEMARY (3 GALLON)
	4		BICOLOR IRIS(3 GALLON)
	6		GOLDEN DUST CROTON
TREES	12		SHADE TREE, 4" MINIMUM CALIPER (OAK, ASH, OR ELM). 10' MINIMUM HEIGHT
	4		PIGMEY MALM (3 GALON)
GROUND COVER	3,794 FT²		BERMUDA GRASS: HYDRO-SEEDING. 100% BERMUDA SEED WITH MULCH AND FERTILIZER. MIXTURE COMPOSITION: SEED CONCENTRATION AT 2.5-3 LBS/1000 FT²; FERTILIZER AT 25-30 LBS/2,500 FT²; MULCH AT 100-115 LBS/2,500 FT²



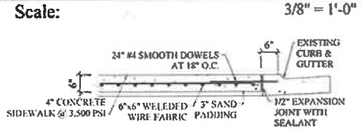
APRON PLAN VIEW

Scale: NOT TO SCALE



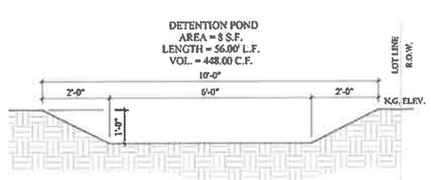
PAVING DETAIL (CONCRETE)

Scale: 3/8" = 1'-0"



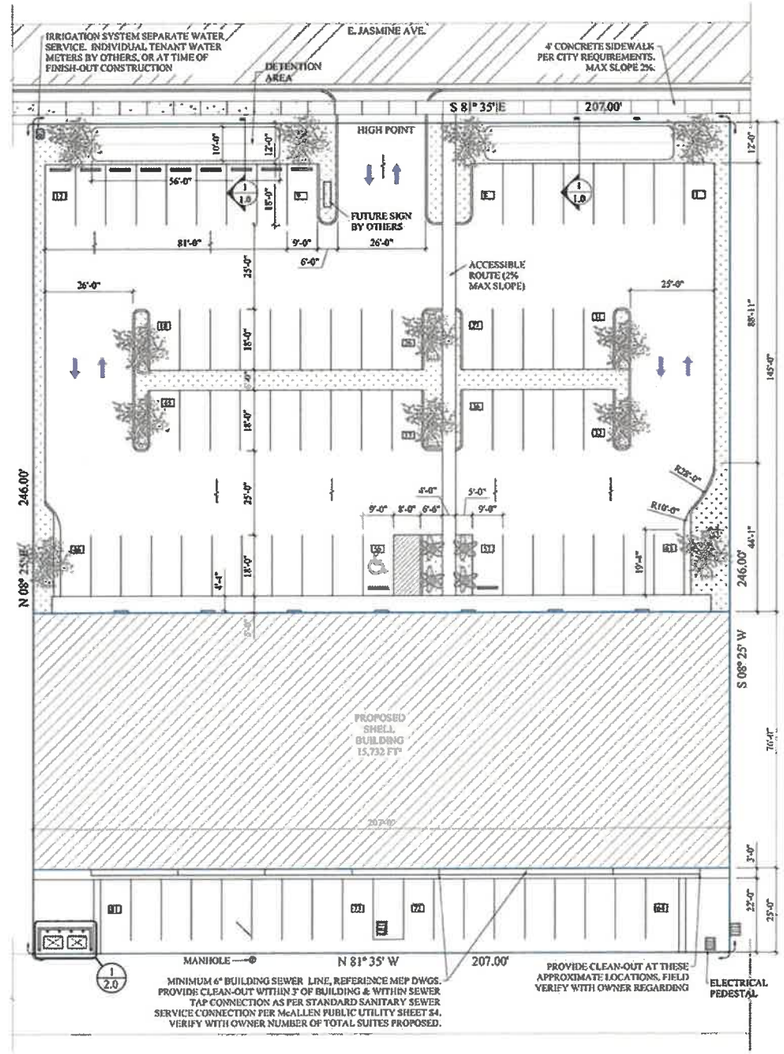
2 APRON SECTION

Scale: 1/2" = 1'-0"



1 SWALE SECTION

Scale: 1/2" = 1'-0"



*NOTES:
1. IRRIGATION IS REQUIRED AT ALL GREEN AREAS AS PER CITY ORDINANCE. REFERENCE PERMIT CONDITIONS REGARDING REQUIREMENTS.
2. DRIP IRRIGATION IN R.O.W. AREAS AS PER CITY REQUIREMENTS.

SITE LAYOUT

Scale: 1:20

TEXAS ACCESSIBILITY STANDARDS TABLE: 208.2 PARKING SPACES	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

NEW SHELL BUILDING BUILDING AREA: 15,732 FT²

BUILDING SETBACKS (FOR PROPOSED ADDITION):
FRONT (SOUTH): 0'-0" PROPOSED
WEST SIDE: 0'-0" PROPOSED
EAST SIDE: 0'-0" PROPOSED
REAR (NORTH): 0'-0" PROPOSED

PARKING SPACES:
REQUIRED PARKING: 11 PARKING SPACES
PROPOSED PARKING: 13 PARKING SPACES

GREEN AREA:
CITY REQUIREMENTS: 10% OF LOT AREA.
8,496 FT² x 10% = 850 FT² TOTAL REQUIRED
850 FT²/2 = 425 FT²
GREEN AREA 1 (FRONT YARD) = 1,375 FT² PROPOSED

~~GREEN AREA PROVIDED: AREA 1 — 1,517 FT²~~
~~TOTAL PROVIDED — 3,794 FT²~~

TREES: (9 - 2,000 FT² = 1 PER EVERY 200 FT²)
850 FT² / 500 = 4 TREES
TOTAL TREES REQUIRED = 4 (2-1/2" CALIPER)
OR 2 (4" CALIPER)

PLANTING BEDS: ALL PLANTING BEDS SHALL BE MULCHED OR COVERED WITH GROUND COVER.

GENERAL SITE PLAN NOTES:
1. SITE LAYOUT INCLUDING BUILDING IS FOR REFERENCE ONLY, AND IS NOT CONSIDERED A SURVEY, AND SHOULD NOT BE USED AS A SURVEY. SITE PLAN SHOULD NOT BE USED FOR ANY DEVELOPMENT, SITE CONSTRUCTION, AND/OR BUILDING CONSTRUCTION. IF OWNER AND/OR CONTRACTOR DECIDES TO USE THIS SITE PLAN FOR SITE CONSTRUCTION, IS AT OWN RISK. SURVEY RECOMMENDED.
2. SITE PLAN PROPERTY LINES DRAWN AS PER SURVEY PROVIDED BY OWNER. THIS SITE IS FOR PARKING LOT CONSTRUCTION ONLY, AND SHOULD NOT BE USED FOR ANY BUILDING CONSTRUCTION.
3. OWNER/CONTRACTOR TO VERIFY WITH CITY ON ANY REQUIRED R.O.W. PERMITS, SUBDIVISION REQUIREMENTS, ZONING, TXDOT PERMITS, CURB CUTS PERMITTED, CURB CUT APPROACH MINIMUM AND MAXIMUM SIZE PERMITTED.
4. DRIP IRRIGATION SYSTEM REQUIRED PER SUBDIVISION HOMEOWNERS ASSOCIATION, IRRIGATION PLANS, PERMIT, AND INSTALLATION BY LICENSED IRRIGATOR.
5. FIELD VERIFY ALL MEASUREMENTS OF SITE LAYOUT, INCLUDING BUILDING LOCATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION AND/OR DEVELOPMENT. CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENT VERIFICATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.
6. OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED, FOR SITE LAYOUT.
7. OTHER CIVIL DRAWINGS IF REQUESTED BY MUNICIPALITY, ARE TO BE OBTAINED BY CONTRACTOR AND/OR OWNER.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EASEMENTS AND/OR R.O.W. ON OR ADJACENT TO PROPERTY PRIOR TO CONSTRUCTION.
9. CONTRACTOR RESPONSIBLE FOR REQUESTING UTILITY IDENTIFICATION AND/OR LOCATIONS FROM 811.
10. REMOVE ALL EXISTING TREES AND SIDEWALKS. CONTRACTOR/CUSTOMER AND/OR OWNER RESPONSIBLE FOR ANY PERMITS PRIOR TO REMOVAL.

—CONCRETE
—GREEN AREA
—ASPHALT PAVING
— CRUSHED LIMESTONE

*NOTES:
1. CONTRACTOR/CUSTOMER/OWNER IS RESPONSIBLE CONTRACTOR FOR THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION.

LOT 4
BLOCK 2
MARKET CENTER SUBDIVISION
MCALLEN, TX
1400 E. JASMINE AVE.

BUILDING AREAS:
BUILDING AREA: 15,732 FT²
TOTAL AREA: 15,732 FT²

CUSTOMER:
JUBILEE CONSTRUCTION

MCALLEN, TX

CONTRACTOR:

DATE:
9-25-20

REVISIONS:

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF K-GEM CONSULTING & DESIGN, AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION FROM K-GEM. ALL INFORMATION PROVIDED ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE.

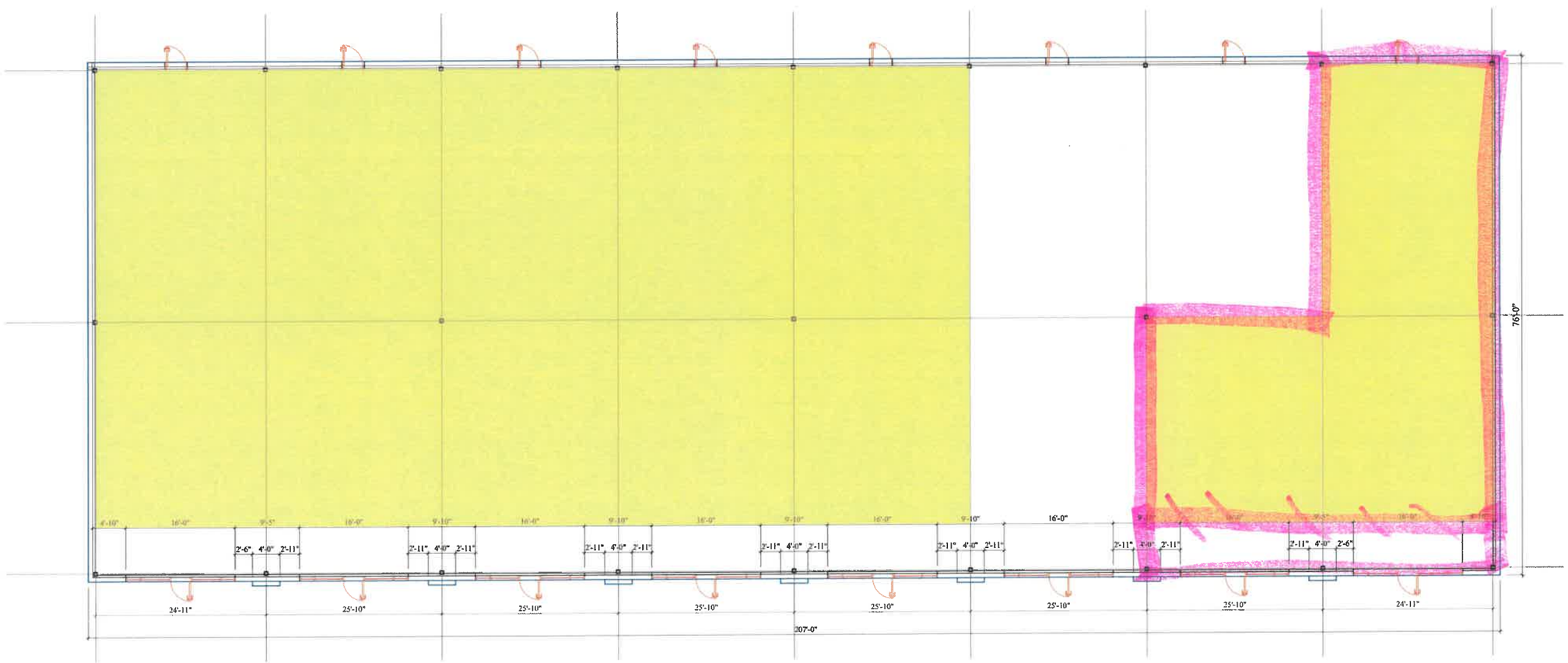
DRAWN BY: J.M.
REVIEWED BY: J.M.

PRELIMINARY ONLY

SCALE: PER DETAIL

PAGE NO.
2.0

PROJECT NO.
20-020



NOTE: THESE PLANS ARE AT A PRELIMINARY STAGE AND ARE NOT COMPLITE. THESE DRAWINGS ARE NOT CONSTRUCTION DRAWINGS. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DONE USING THESE PLANS. STRUCTURAL ENGINEERED DESIGN IS REQUIRED FOR CONSTRUCTION.

*NOTES:
1. CONTRACTOR/CUSTOMER/OWNER IS RESPONSIBLE CONTRACTOR FOR THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION.

FLOOR PLAN

Scale: 1/8" - 1'-0"

LOT 4
BLOCK 2
MARKET CENTER
SUBDIVISION
MCALLEN, TX
1400 E. JASMINE AVE.

BUILDING AREA/S:
BUILDING AREA: 15,732 FT²

TOTAL AREA: 15,732 FT²

CUSTOMER:
JUBILEE
CONSTRUCTION

MCALLEN, TX

CONTRACTOR:

DATE:
9-25-20

REVISIONS:

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF K-GEM CONSULTING & DESIGN, AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION FROM K-GEM. ALL INFORMATION PROVIDED ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE.

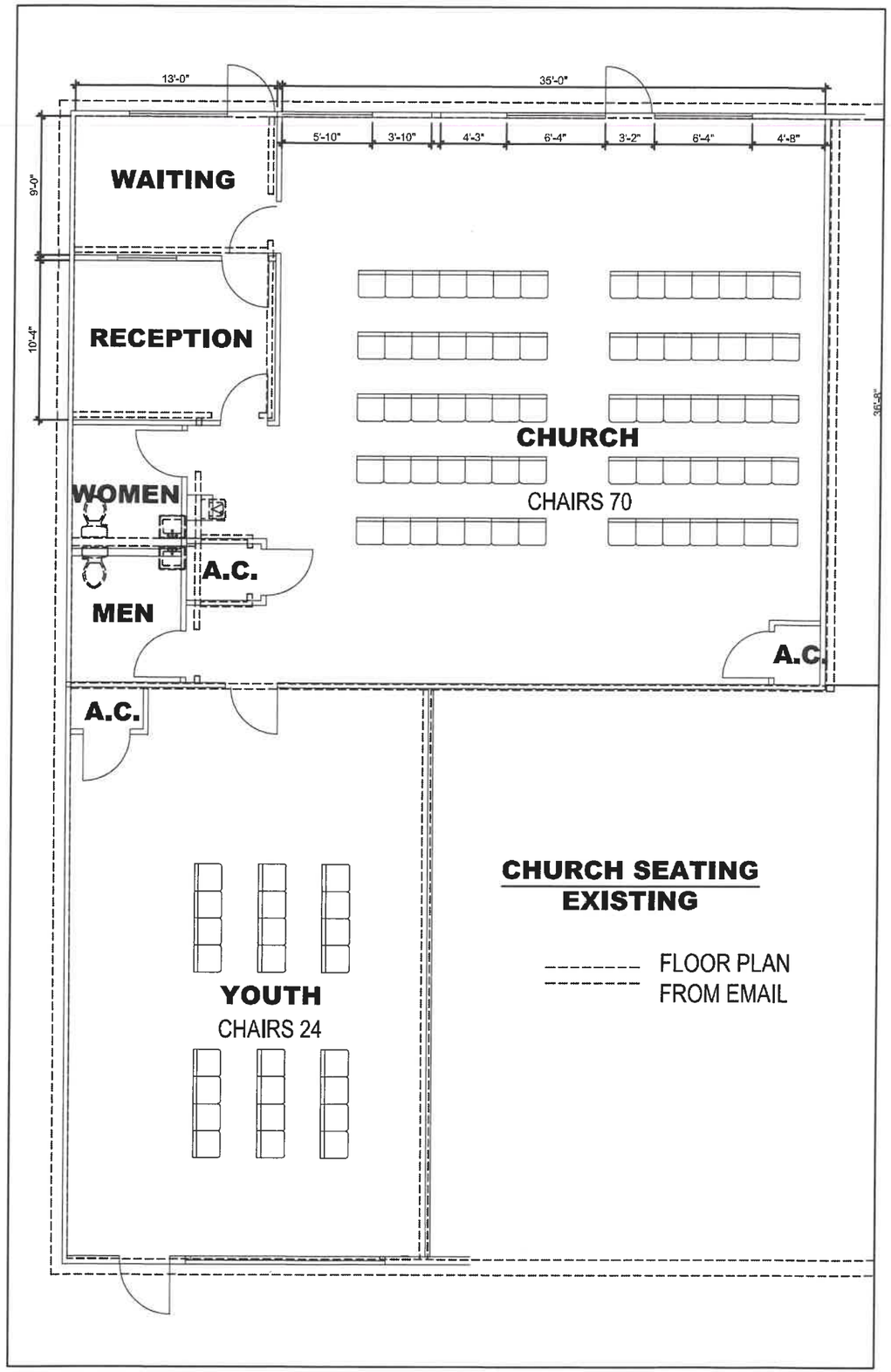
DRAWN BY: J.M.
REVIEWED BY: J.M.

FLOOR PLA

SCALE: PER DETAIL

PAGE NO.
3.0

PROJECT NO.
20-020


13'-0"
35'-0"
5'-10"
3'-10"
4'-3"
6'-4"
3'-2"
6'-4"
4'-8"
9'-0"
10'-4"
35'-8"
WAITING
RECEPTION
CHURCH
CHAIRS 70
WOMEN
MEN
A.C.
A.C.
A.C.
YOUTH
CHAIRS 24
CHURCH SEATING
EXISTING
FLOOR PLAN
FROM EMAIL

CUP2026-0065
NOTICE
INSTITUTIONAL
USE FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET
1400
FedEx
REY DE REYES

Planning Department

Memo

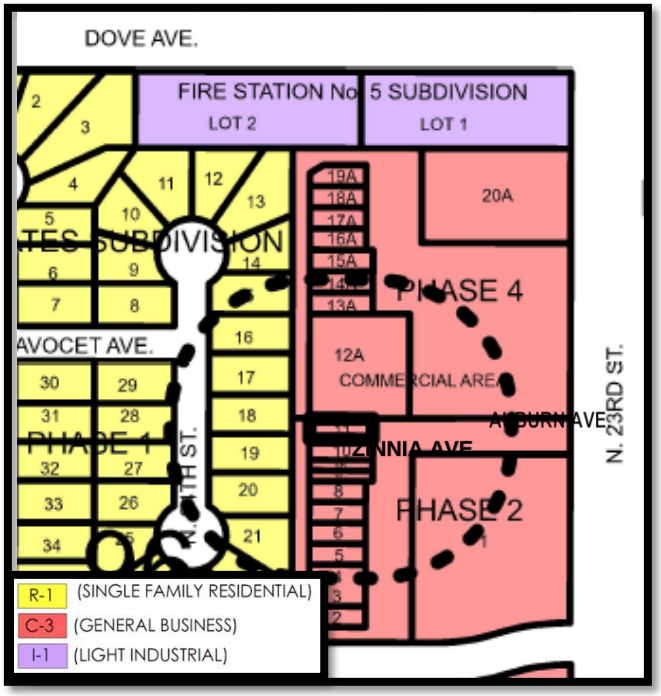
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REQUEST OF OMAR VILLARREAL, ON BEHALF OF SLOAN BEAUTY INSTITUTE, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (COSMETOLOGY SCHOOL) AT LOT 11A, KINGWOOD ESTATES SUBDIVISION PHASE II, HIDALGO COUNTY, TEXAS, 5269 NORTH 23RD STREET. (CUP2026-0069)**

BRIEF DESCRIPTION: The subject property is located on the west side of North 23rd Street, south of Dove Avenue and is zoned C-3 (General Business-OC) District. The surrounding zoning includes C-3 (General Business-OC) District, R-1(Single-Family Residential-OC) District and I-1 (Light Industrial-OC) District. A cosmetology school is permitted in a C-3 District with a conditional use permit and in compliance with all requirements.



HISTORY:. There are no prior conditional use permits requested for this property. The applicant submitted the new application on July 13, 2026.

ANALYSIS: The applicant is proposing to operate a cosmetology school under the name Sloan Beauty Institute. The proposed business hours are Monday – Wednesday 9:00 a.m. – 4:00 p.m. and 5:00 p.m. – 9:00 p.m. There will be three classes with ten students in each class per session, thirty students in total with two instructors and one office staff. Seventeen parking spaces are required. The parking lot is a shared parking lot and has the required spaces required in Section 138-398(d) of the Zoning Ordinance.

SPECIFIC REQUIREMENTS:

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

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas.

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.

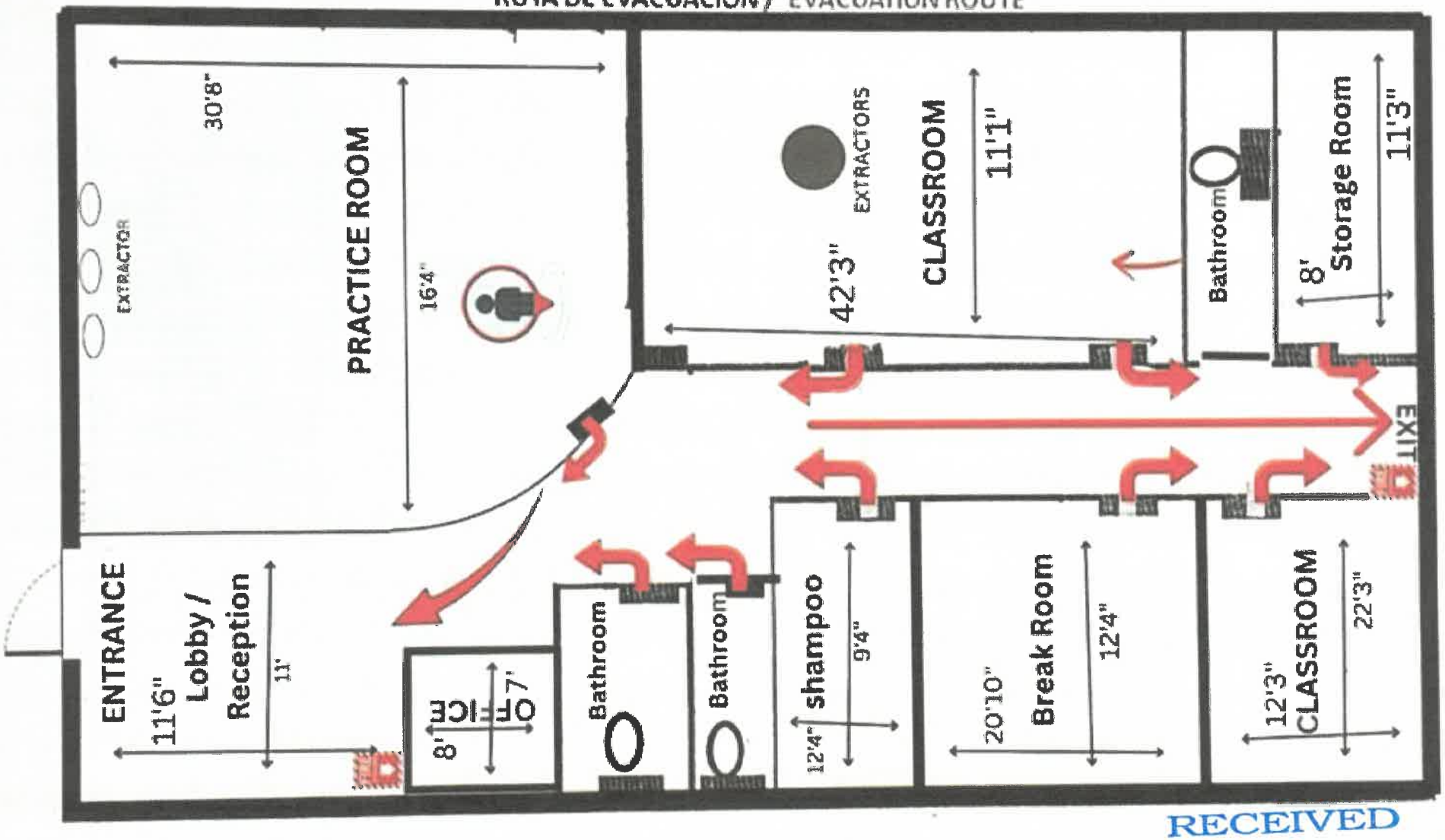
7. Sides adjacent to a residentially zoned or used property shall be screened by a 6' opaque fence.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

RECOMMENDATION: Staff recommends approval of the request, for one year, subject to conditions noted, compliance with the Subdivision and Zoning Ordinance, Fire Department, and Building Code requirements.

RUTA DE EVACUACION / EVACUATION ROUTE



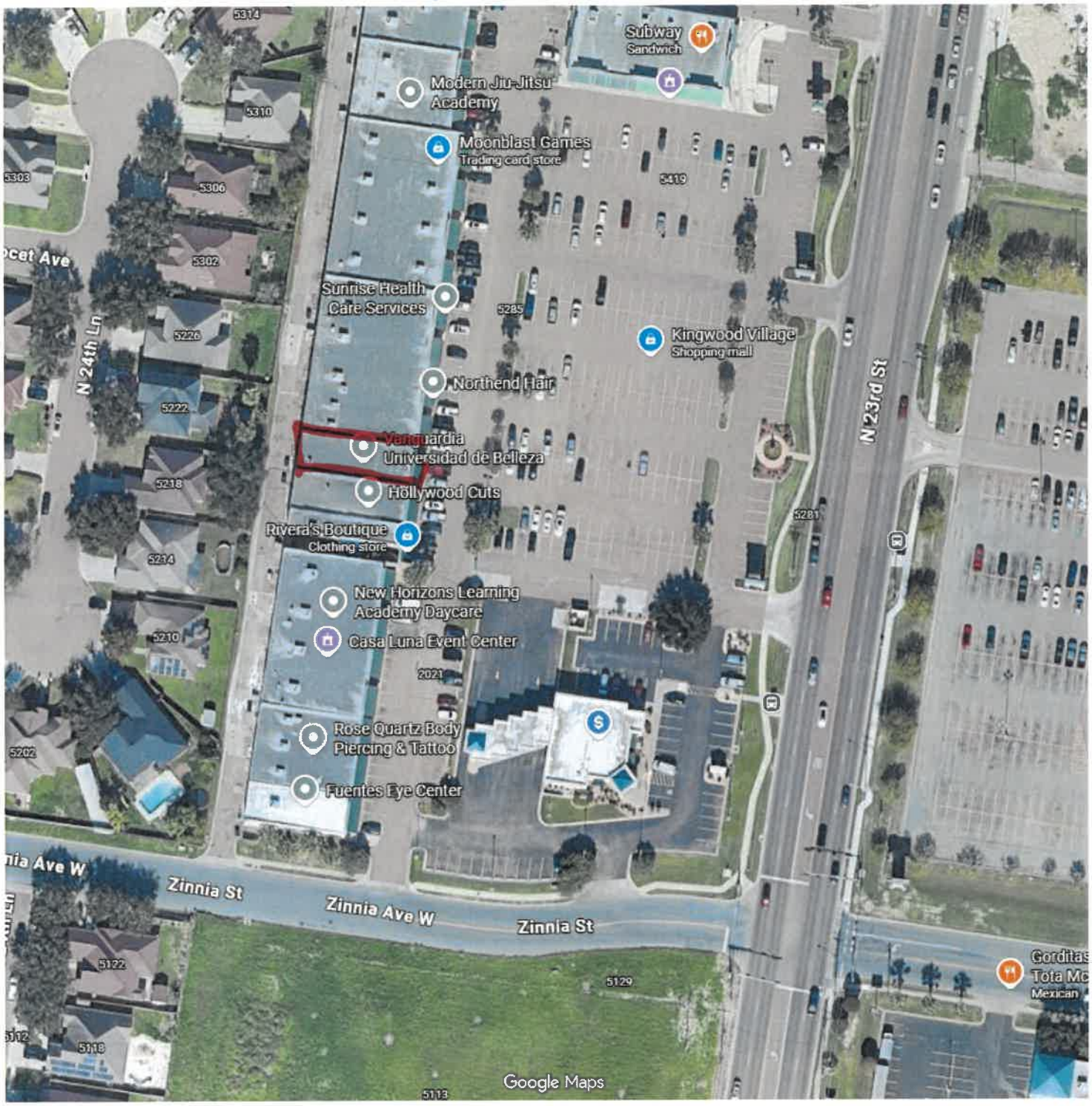
Sloan Beauty Insttitute LLC

RECEIVED

JUL 1 3 2026

BY:

SITE PLAN



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 100 ft

RECEIVED

JUL 13 2026

BY:_____

CUP2026-0069
NOTICE
INSTITUTIONAL
USE FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET
THE LION'S DEN

+

Planning Department

Memo

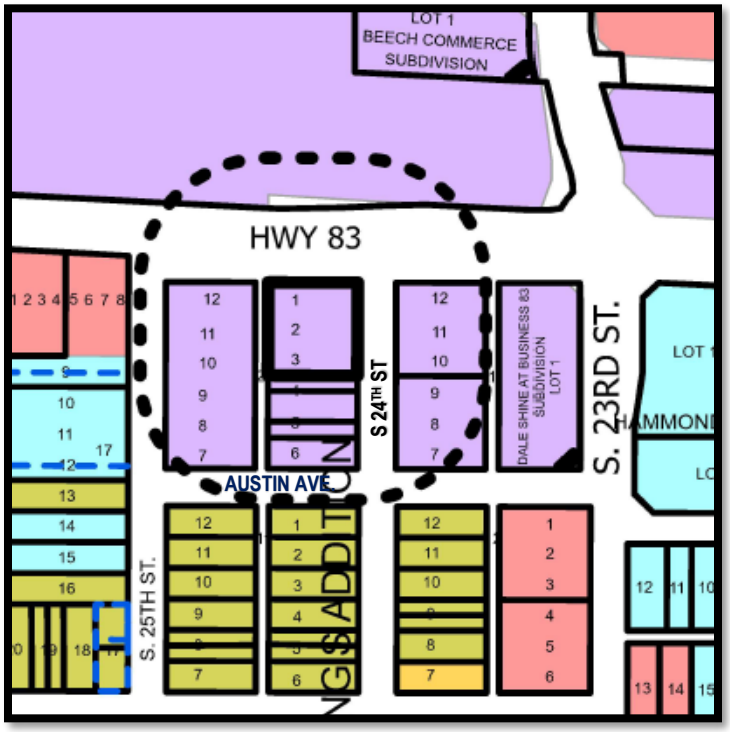
TO: Planning and Zoning Commission

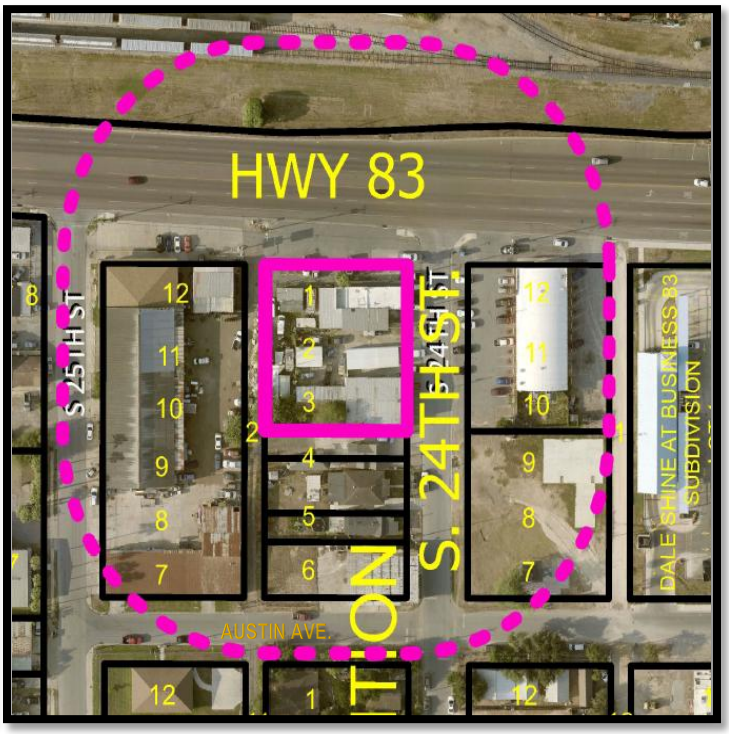
FROM: Planning Staff

DATE: September 22, 2026

SUBJECT: **REQUEST OF ANTHONY A. VASQUEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT LOTS 1, 2, AND 3, BLOCK 2, YOUNGS SUBDIVISION, HIDALGO COUNTY, TEXAS, 2401 HIGHWAY 83. (CUP2026-0070)**

BRIEF DESCRIPTION: The subject property is located on the southwest corner of US Highway 83 and South 24th Street and is zoned I--1 (Light Industrial-OC) District. The surrounding zoning includes I-1 (Light Industrial-OC) District to the north, south, east and west and R-2 (Duplex-Fourplex Residential-OC) District south of Austin Avenue. A commercial storage and portable food concession stand are permitted in an I-1 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: Four prior permits have been approved for snow cone stands under different applicants since 2011 for this property. The previous conditions approved stated that tables were not allowed or sitting/dining area were not permitted. The applicant submitted the new application on July 14, 2026.

ANALYSIS: The applicant proposes to operate a commercial storage and portable food concession stand under the name Los Cunados. The proposed hours of operation are Monday through Sunday, from 7:00 a.m. to 3:00 p.m. and 6:00 p.m. to 3:00 a.m.

The storage area shall be used for the storage of supplies and for washing dishes. Customer seating or dining shall not be permitted unless separate parking plans are provided and approved in compliance with all applicable conditions.

SPECIFIC REQUIREMENTS:

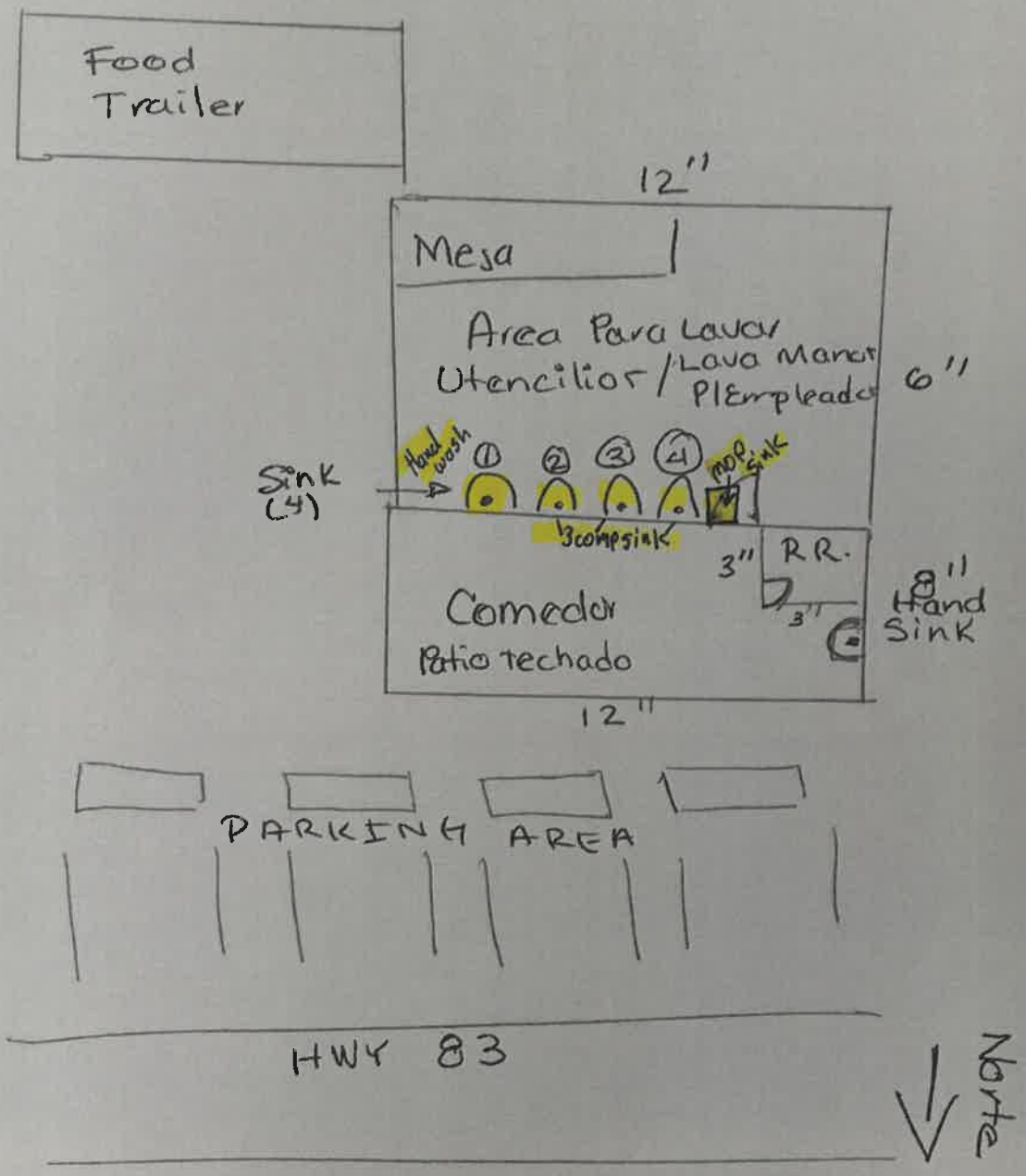
1. The proposed use shall not be located in a residentially zoned area.
2. The proposed use shall be inspected by the Building Inspector and comply with applicable building codes.
3. The proposed use and adjacent business shall comply with the Off-street Parking and Loading Ordinance.
4. A portable building or trailer used for the proposed use shall be properly anchored to the ground.
5. The proposed use shall comply with the zoning district setback requirements.
6. Water and sewer facilities shall be required to the tract and may be required to the proposed use.

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

Staff has not received any letters, emails, or phone calls in opposition of this conditional use permit request.

RECOMMENDATION: Staff recommends approval of the request.

8-6-26



Aug 6, 2026 7:55:22 AM

634-7968

RUEDAS
HOUT NOTICE.
WARNING
THESE PREMISES PROTECTED BY VIDEO SURVEILLANCE
PRIVATE PROPERTY
VIOLATORS WILL BE PROSECUTED
THIS AREA IS UNDER 24 HOUR VIDEO SURVEILLANCE
2401
CUP2026-0070
• NOTICE •
PORTABLE FOOD FOR THIS PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET
2401
60

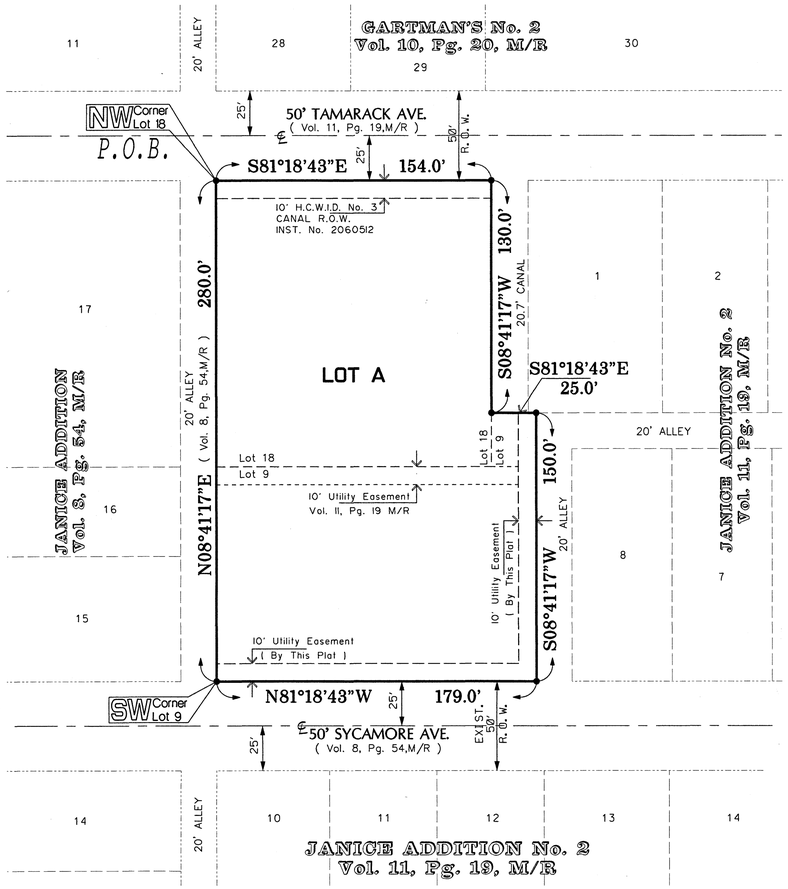
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Janice at Sycamore Terrace Subdivision*
Owner Name	*Samuel F. Vale*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*R-1 (Single-Family Residential-OC) District*
Proposed Zoning	*R-1 (Single-Family Residential-OC) District*
Number of Lots	*1*

City of McAllen Planning Department

LOCATION
N
W
E
S
UPAS AVE.
44
N. 12TH ST.
BLOCK
J. B. MORTON SUBDIVISION
BLOCK 1
No. 1
TAMARACK AVE.
TAMARACK AVE
PROPOSED JANICE AT SYCAMORE TERRACE SUBDIVISION
N 10TH ST
JANICE ADDITION
53
SYCAMORE AVE.
JANICE ADDITION No.2



NOTES:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- FRONT: (TAMARACK AVE.) - 25 FT. OR GREATER FOR EASEMENT OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
B.- REAR: (SYCAMORE AVE.) - 10 FT OR GREATER FOR EASEMENTS. OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES
C.- SIDE: - 6 FT. OR GREATER FOR EASEMENTS.
D.- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE "B" IS DESCIRBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE."

4.) A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. AND ALONG SYCAMORE AVE.
5.) AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

6.) A 4.0 FT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG TAMARACK AVE. AND SYCAMORE AVE.

7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
8.) STORM WATER DETENTION OF 0.09 AC-FT (4,100 cubic feet) SHALL BE REQUIRED FOR THIS SUBDIVISION.

9.) BENCHMARK:- STATION NAME: MC* 72 SET BY ARANDA & ASSOC. LOCATED AT SOUTHEAST CORNER OF REDWOOD AND N. 10TH ST. ELEV.- 116.93 FT (NAVD88)

10.) 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.

11.) NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG SYCAMORE AVE.

METES & BOUNDS

A 1.08 ACRE TRACT OF LAND BEING ALL OF LOT 18, JANICE ADDITION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 54, MAP RECORDS, AND ALL OF LOT 9, JANICE ADDITION NO. 2, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 18, for the northwest corner of the following described tract of land, said point being the intersection of the South line of Tamarack Avenue, and the East line of 20 foot alley;
THENCE, with the North line of Lot 18, South 81 Deg. 18 Min. 43 Sec. East, 154.0 feet to the northeast corner of Lot 18 for the most northerly northeast corner hereof; said point being on the West line of 20.7 foot canal right of way;
THENCE, with the East line of Lot 18, and the West line of said canal right of way, South 08 Deg. 41 Min. 17 Sec. West, 130.0 feet to the most northerly northwest corner of Lot 18 for an interior corner hereof;
THENCE, with the most northerly North line of Lot 9, South 81 Deg. 18 Min. 43 Sec. East, 25.0 feet to the northeast corner of Lot 9 for the most southerly northeast corner hereof; said point being the intersection of the North line of 20 foot alley and the West line of 20 foot alley;
THENCE, with the East line of Lot 9, and the West line of 20 foot alley, South 08 Deg. 41 Min. 17 Sec. West, 150.0 feet to the southeast corner of Lot 9 for the southeast corner hereof; said point being on the North line of Sycamore Avenue;
THENCE, with the South line of Lot 9, and the North line of Sycamore Avenue, North 81 Deg. 18 Min. 43 Sec. West, 179.0 feet to the southwest corner of Lot 9, for the southwest corner hereof; said point being on the southeast corner of 20 foot alley;
THENCE, with the West line of Lots 9 and 18, and the East line of 20 foot alley, North 08 Deg. 41 Min. 17 Sec. East, at 120.0 feet pass the common West corner between Lots 9 and 18, and at 280.0 feet the POINT OF BEGINNING, containing 1.08 acres of land, more or less.

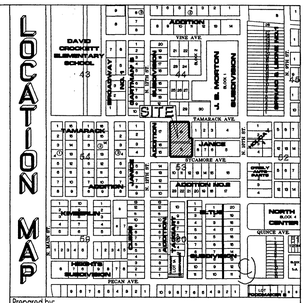
March 06 2024
Scale:1"=40'
REV: OCT. 3, 2025
REV: JULY 7, 2026

SUBDIVSION MAP
OF

JANICE AT SYCAMORE TERRACE

McAllen, Texas

BEING A RESUBDIVSION OF LOT 18, JANICE ADDITION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 54, MAP RECORDS, AND ALL OF LOT 9, JANICE ADDITION NO. 2, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTAINGIN 1.08 ACRES 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
Scale: 1"=600' SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

By: Samuel F. Vale
PO Drawer 156
Rio Grande City, Texas 78582

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL F. VALE, 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 _____ DAY OF _____, 2026.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5571 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

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.

07/24/26

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER

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. DATE
GENERAL MANAGER

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/1/2026

SUBDIVISION NAME: JANICE AT SYCAMORE TERRACE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Sycamore Avenue: 50 ft. ROW existing Paving: 32 ft. Curb & gutter: Both sides **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Tamarack Avenue: 50 ft. ROW existing Paving: 32 ft. Curb & gutter: Both sides **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	NA
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Existing alley along the west and southeast portion of the property **Unified Development Code: Section 5.3.9	Applied
SETBACKS	
* Front:(Proposing Tamarack Ave.) 25 ft. or greater for easement or in line with average setbacks of existing structures, 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

*Rear: (Proposing Sycamore Ave.) 10 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
*Sides: 6 ft. or greater for easement. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*4 ft. wide minimum sidewalk required on Tamarack Ave and Sycamore Ave. **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 and along Sycamore Ave. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*No curb cut, access, or lot frontage permitted along Sycamore Ave. **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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	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-1 (Single-Family Residential-OC) Proposed: R-1 (Single-Family Residential-OC) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Proposed use is for one dwelling unit/lot - If number of dwelling units/lots change, will be reviewed accordingly prior to final.	Applied
* 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 required to determine if TIA is required, prior to final plat. - 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: - Change the lot to "Lot 1". - Must comply with City's Access Management Policy. - Abandonment must be done by separate instrument, not by plat, prior to final. - An abandonment was submitted for the 10 ft. utility easement. This case is in process. - Being the property is zoned R-1 and is being re-platted, public hearing with notices will be required prior to final P&Z hearing notice configuration.	Required
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in final form, subject to the conditions noted.	Applied

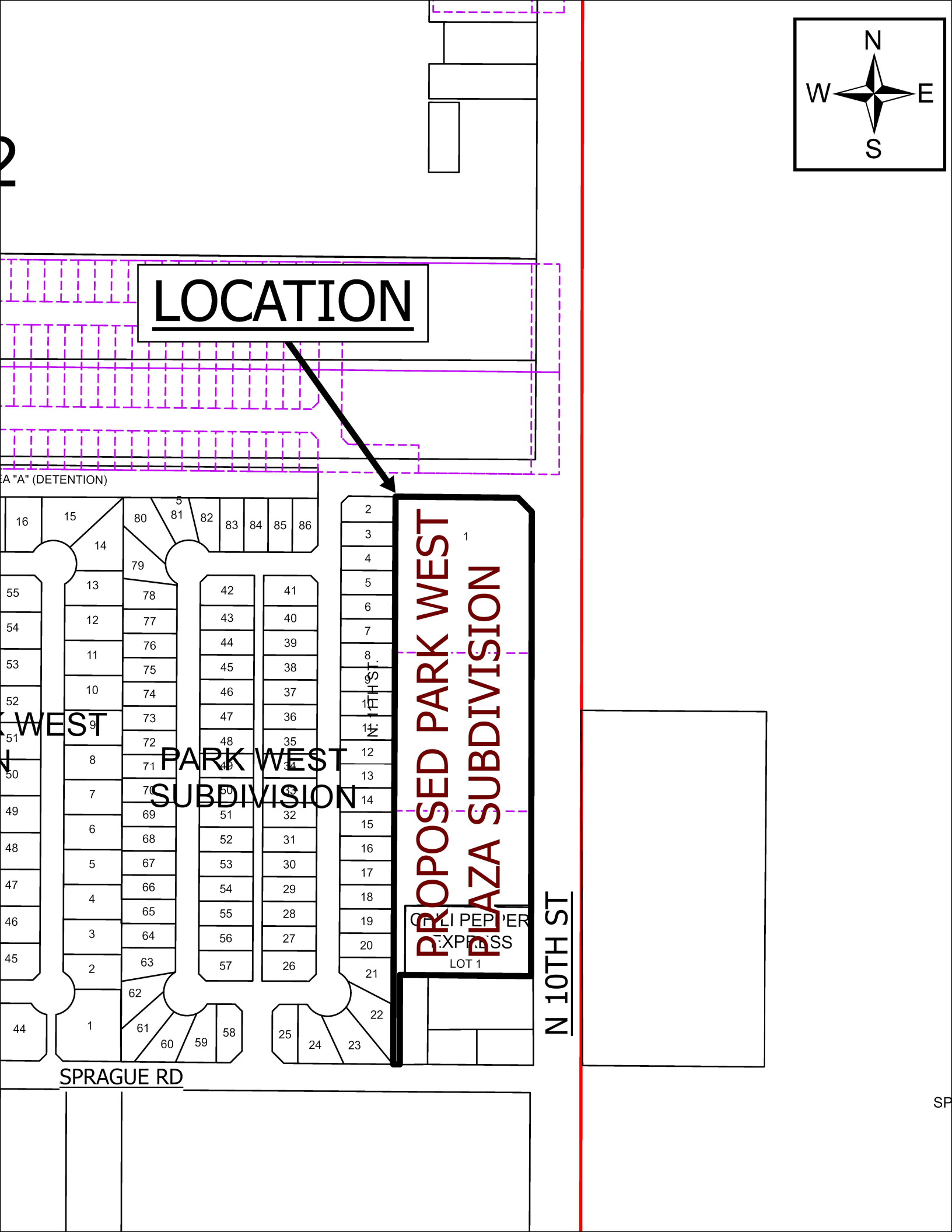
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Park West Plaza Subdivision*
Owner Name	*Domain Development Corp.*
Engineering Firm	*Rioplex Engineering, LLC*
Existing Zoning	*C-3 General Business*
Proposed Zoning	*C-2 Regional Commercial*
Number of Lots	*3*

City of McAllen Planning Department


N
W
E
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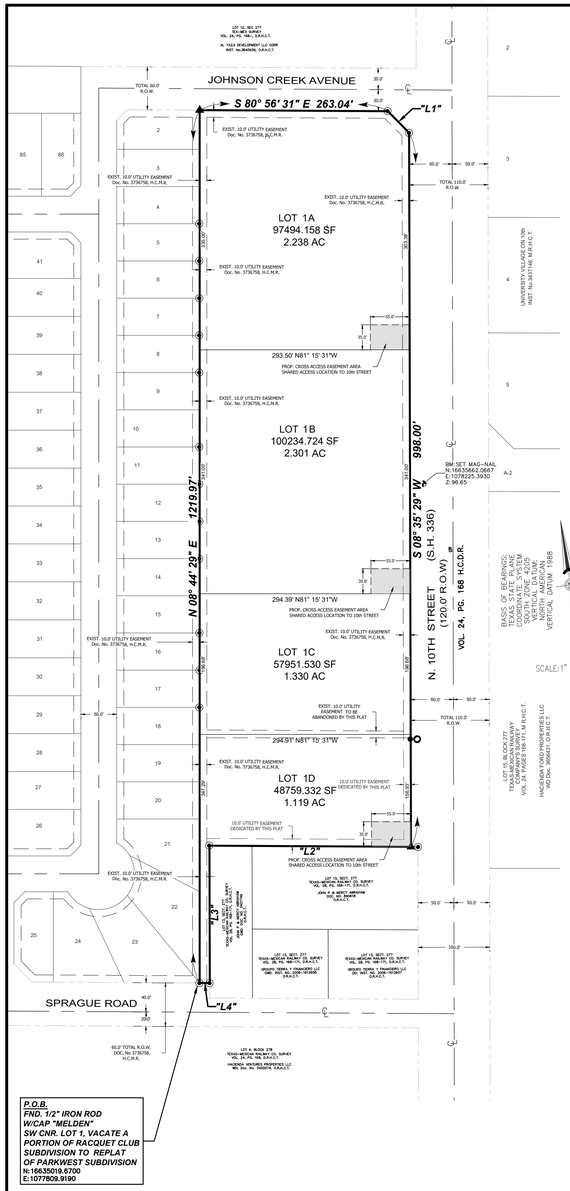
LOCATION
PROPOSED PARK WEST PLAZA SUBDIVISION
PARK WEST SUBDIVISION
CHILI PEPPER EXPRESS
LOT 1
N 10TH ST
SPRAGUE RD



SUBDIVISION MAP OF
PARK WEST PLAZA SUBDIVISION

BEING A SUBDIVISION OF A 6.989 ACRE TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND: LOT ONE (1), CHILI PEPPER EXPRESS, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS. LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 6.989 ACRE TRACT OF LAND COMPRISED OF THE FOLLOWING TWO TRACTS OF LAND:
LOT ONE (1), CHILI PEPPER EXPRESS, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT ONE (1), VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION), ACCORDING TO T HE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3736758, MAP RECORDS OF HIDALGO COUNTY, TEXAS:

SAID 6.989 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND [N:16635019.6700, E:1077809.9190] AT THE SOUTHWEST CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION BEING ON THE NORTH RIGHT OF WAY LINE OF SPRAGUE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 08 DEGREES 44 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1,219.97 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 1 ON THE SOUTH RIGHT OF WAY LINE OF JOHNSON CREEK AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 56 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ON AND THE SOUTH RIGHT OF WAY LINE OF SAID JOHNSON CREEK AVENUE A DISTANCE OF 263.04 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE NORTHERLY NORTHEAST CORNER OF SAID LOT 1 FOR THE NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 35 DEGREES 47 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ON AND THE SOUTH RIGHT OF WAY LINE OF SAID JOHNSON CREEK AVENUE A DISTANCE OF 42.31 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHERLY NORTHEAST COMER OF SAID LOT 1 BEING ON THE WEST RIGHT OF WAY LINE OF N. 10TH STREET (S.H. 336) FOR THE SOUTHERLY NORTHEAST COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF SAID N. 10* STREET (S.H. 336), AT A DISTANCE OF 847.20 FEET PASS A 1/2" IRON ROD BENT FOUND AT THE NORTHERLY SOUTHEAST CORNER OF CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, SAME BEING THE NORTHEAST COMER OF SAID LOT 1, CHILI PEPPER EXPRESS, CONTINUING A TOTAL DISTANCE OF 998.00 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, CHILI PEPPER EXPRESS FOR THE NORTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, CHILI PEPPER EXPRESS, AT A DISTANCE OF 269.95 FEET PASS A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHWEST COMER OF SAID LOT 1, CHILI PEPPER EXPRESS, SAME BEING AN EXTERNAL COMER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, CONTINUING A TOTAL DISTANCE OF
281.57 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT AN INTERNAL CORNER OF SAID LOT 1, VACATE A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF PARK WEST SUBDIVISION, FOR AN INTERNAL COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF
191.99 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "MELDEN" FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1 BEING ON THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD FOR THE SOUTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD A DISTANCE OF 14.25 FEET TO THE POINT OF BEGINNING, CONTAINING 6.989 ACRES OF LAND, MORE OR LESS.

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

_____DAY OF _____, 20 _____.

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

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

PRESIDENT _____ SECRETARY _____

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000; REVISED TO REFLECT LOMR, MAY 17, 2001

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
FRONT: 60.0 FT OR IN LINE WITH EXISTING STRUCTURE, WHICHEVER IS GREATER.

REAR: 5.0 FT

SIDES: TO THE ZONING ORDINANCE TIME OF BUILDING PERMIT

CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICHEVER GREATER APPLIES

4. CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEET, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.

5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 88.343 C.F. - 2.028 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .

6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.

7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

8. A 5.0 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. 10TH STREET AND 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG SPRAGUE AND JOHNSON CREEK AVENUE.

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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

11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET OR ALONG SPRAGUE ROAD.

14. A MINIMUM 24 FOOT PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

15. SITE PLAN/COMMON AREA PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMITS.

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

17. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DOMAIN DEVELOPMENT, CORP. A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT _____ DATE _____
1200 AUBURN AVENUE, SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTEREST IN THE ABOVE-DESCRIBED REAL PROPERTY. THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS THE **PARK WEST PLAZA SUBDIVISION**, OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORCLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE-DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

TEXAS REGIONAL BANK

MICHAEL K. LAMON, PRESIDENT OF ADMINISTRATION _____ DATE _____
6770 WEST EXPRESSWAY 83
HARLINGEN, TEXAS 78552

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING. LLC.
TEXAS REGISTRATION F-26964

STATE OF TEXAS
KELLEY A. HELLER-VELA
97421
LICENSED
PROFESSIONAL ENGINEER

_____
KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 06/17/2026
ENGINEERING JOB # R26-016

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 _____.

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

MANUEL CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS
TEXAS FIRM NUMBER: 10194417
DATE SURVEYED: 06/12/2026
SURVEY JOB # K26011A

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

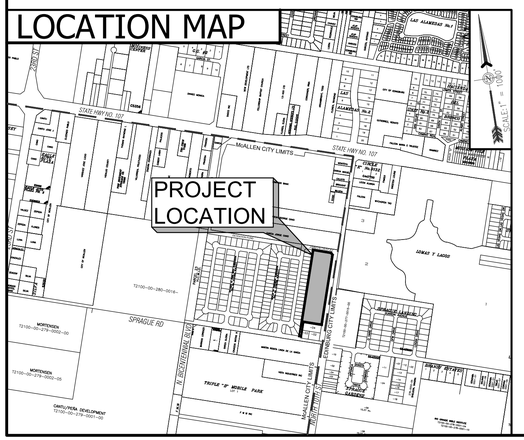
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

LOCATION MAP



LEGEND

- ● – FOUND 1/2" IRON ROD OR AS NOTED
- ○ – FOUND 1/2" IRON PIPE OR AS NOTED
- ◉ – FOUND 1/2" IRON ROD CAP STAMPED "MELDEN"
- ▲ – CALCULATED POINT
- POB – POINT OF BEGINNING
- SW – SOUTHWEST
- R.O.W. – RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- DOC. – DOCUMENT
- INST. – INSTRUMENT
- GWD: – GENERAL WARRANTY DEED
- WD: – WARRANTY DEED
- SWD: – SPECIAL WARRANTY DEED
- SWDL: – SPECIAL WARRANTY DEED W/VENDOR'S LIEN
- O.R.H.C.T. – OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. – MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. – DEED RECORDS HIDALGO COUNTY TEXAS
- D.D.: – DIVORCE DECREE
- CI: – CORRECTION INSTRUMENT
- WDL: – WARRANTY DEED WITH VENDOR'S LIEN

RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 330-2433
McAllen, Tx. 78504 rioplexengineering.com

Boundary Line Table

Line #	Length	Direction
"L1"	42.31'	S35° 47' 02"E
"L2"	281.57'	N80° 56' 33"W
"L3"	191.99'	S08° 35' 26"W
"L4"	14.25'	N80° 56' 31"W

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	SHAVI MAHTANI	1200 AUBURN AVE, SUITE 250	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/18/2026

SUBDIVISION NAME: PARK WEST PLAZA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 10th Street (S.H.336): Dedication of 60 ft. from centerline for a total ROW of 120 ft. Paving: by state Curb & gutter: by state -Please label "total" or "existing" etc. on ROW, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Johnson Creek Avenue: 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Sprague Road: Dedication of 40 ft. from centerline for a total ROW of 80 ft. Paving: 52 ft. Curb & gutter: both sides - Please provide the ROW on Sprague Road. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW __20ft.__ Paving __16ft.__ *Alley/service drive easement required for commercial/multi-family properties - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.	Compliance

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

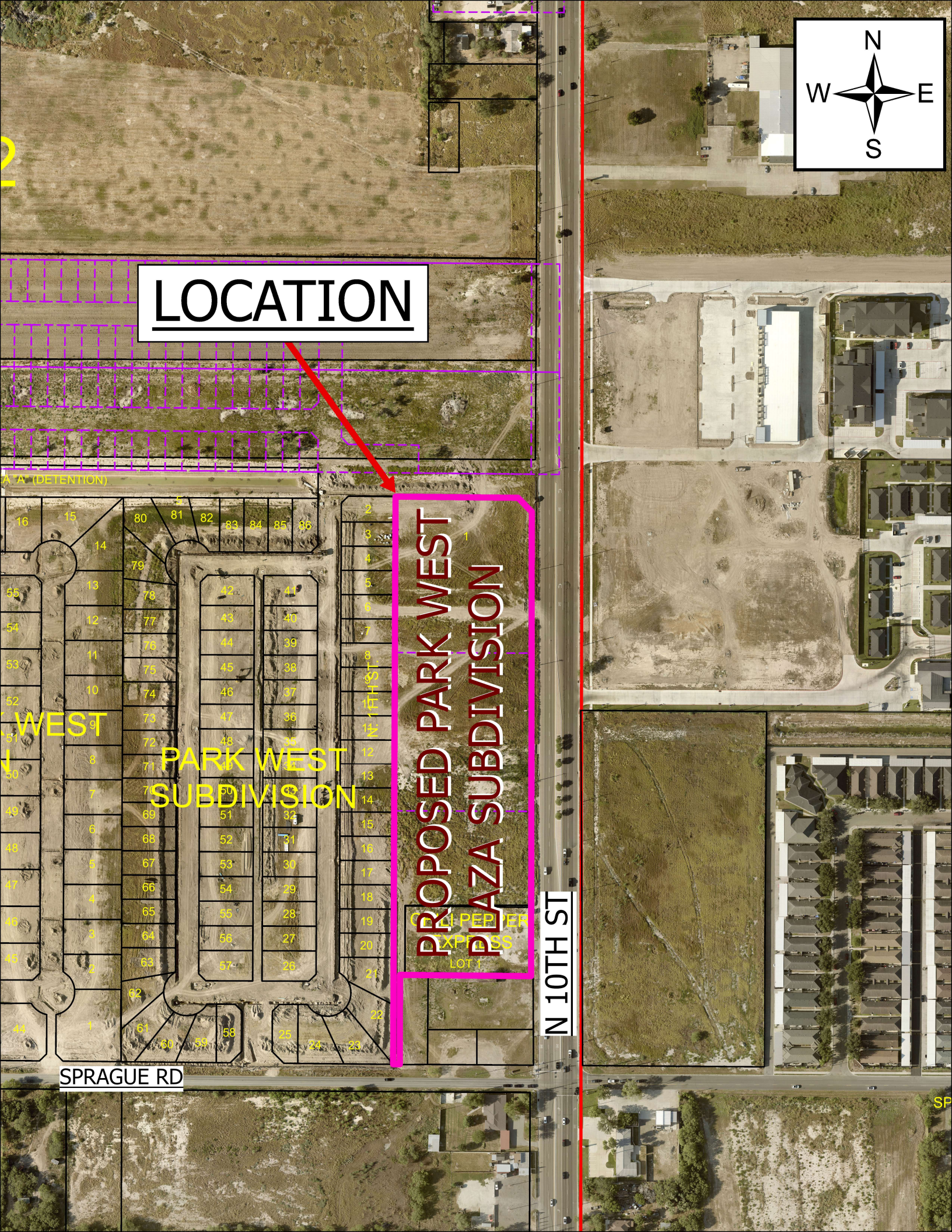
SETBACKS	
SETBACKS * Front: 60 ft or in line with existing structure or greater for approved site plan or easements, whichever is greater. - Add plat note as stated above prior to recording. **Zoning Ordinance: Section 138-356	Required
Rear: 5 ft. - Add plat not as stated above, or a vacate and replat will be required. - (Proposing) In accordance with the zoning ordinance or greater for approves site plan or easements. **Greater for easements will apply to this but original plat does not state that. **Zoning Ordinance: Section 138-356	Compliance
Sides: To the zoning ordinance time of building permit. - Add plat note as stated above or a vacate and replat will be required. - (Proposing) In accordance with the zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	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	Compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North 10th Street, Sprague Road and Johnson Creek Avenue. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **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, - Pending Traffics comments regarding curb cut access. **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. ***Please add Plat Note No. 10 from Chili Pepper Express to the replat.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets - lots are facing north 10th street **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-2 - A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107) Rezoning approved on 8.24.26 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - A rezoning was submitted for this property, and the hearing are P&Z 08/04/2026 And City commission ON 08/24/2026. Subdivision cannot be approved until rezoning has been approved. (REZ2026-0107) Rezoning approved 8.24.26	Compliance
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

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

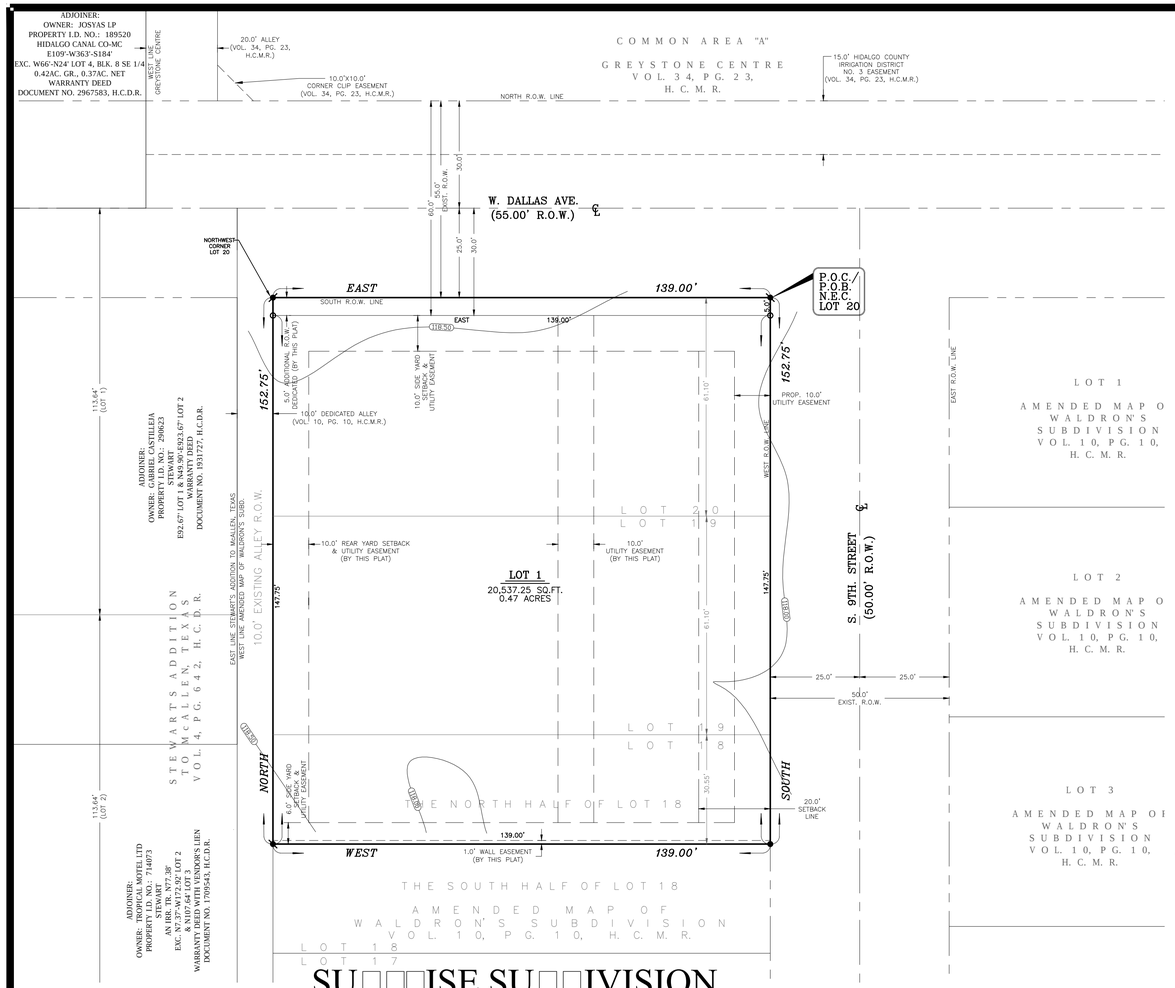
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TG Approved, TIA Waived with conditions = Per Traffic Department **See Departmental Comments from Traffic	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. TG Approved, TIA Waived with conditions ***See Departmental Comments from Traffic	Applied
COMMENTS	
-If any restrictions are to be removed, a vacate and replat will be required. -A public hearing for this subdivision will be required. -Please add Plat Note No. 10 from Chili Pepper Express to the replat. -Revise legal description on plat to reference the replat = i.e. "Being a resubdivision of ....." -Plat Note No. 9 from the Chili Pepper Express Subdivision may need to be carried forward onto the replat of Park West Subdivision. If the owner/developer is requesting that the note not be included, they will need to initiate the necessary review to determine if the required public improvements have been satisfied. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation:: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied


N
W
E
S
LOCATION
PROPOSED PARK WEST PLAZA SUBDIVISION
PARK WEST SUBDIVISION
N 10TH ST
SPRAGUE RD
LOT 1

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Surprise Subdivision*
Owner Name	*Ron and Estela Surprise*
Engineering Firm	*Salinas Engineering & Associates*
Existing Zoning	*R-3A (Apartments)- OC*
Proposed Zoning	*R-3A (Apartments)- OC*
Number of Lots	*1*



SU□□□ISE SU□□IVISION

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

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH ½ OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 20'

LEGEND

●	FOUND 1/2" IRON ROD
	FOUND 5/8" IRON PIPE
	FOUND 1/2" IRON PIPE
○	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

LOT 1
AMENDED MAP OF WALDRON'S SUBDIVISION VOL. 10, PG. 10, H. C. M. R.

LOT 2
AMENDED MAP OF WALDRON'S SUBDIVISION VOL. 10, PG. 10, H. C. M. R.

LOT 3
AMENDED MAP OF WALDRON'S SUBDIVISION VOL. 10, PG. 10, H. C. M. 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 SURPRISE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

OF _____, 2025.

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID OMAR SALINAS, P.E. _____ 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.

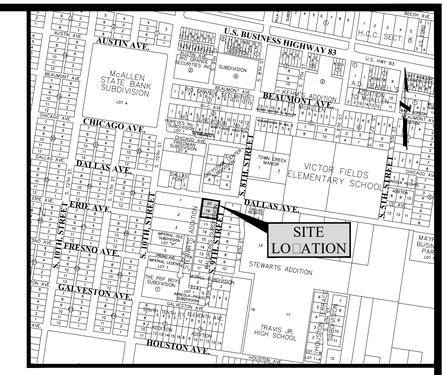
DAVID O. SALINAS, R.P.L.S. _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR #5782

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" = 600'

METES AND BOUNDS DESCRIPTION

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH ½ OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.49 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON PIPE FOUND ON THE NORTHEAST CORNER OF SAID LOT 20 LOCATED AT THE INTERSECTION OF W. DALLAS AVE. AND S. 9TH. STREET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, COINCIDENT WITH THE EAST LINES OF SAID LOTS 18, 19 AND 20 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID S. 9TH. STREET, A DISTANCE OF 152.75 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, ALONG A LINE PARALLEL TO AND 30.55 FEET SOUTHERLY FROM THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 139.0 FEET TO A 5/8 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 18 SAME BEING THE EAST LINE OF A 10.0 FOOT PUBLIC DEDICATED ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, COINCIDENT WITH THE WEST LINES OF SAID LOTS 18, 19 AND 20 AND THE EAST LINE OF SAID ALLEY, A DISTANCE OF 152.75 FEET TO A ½ INCH DIAMETER IRON PIPE FOUND ON THE NORTHWEST CORNER OF SAID LOT 20 LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID W. DALLAS AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 20 SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF W. DALLAS AVE., A DISTANCE OF 139.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: PLAT OF RECORD
N:\SUBDIVSIONPLATS\SURPRISE.SUB\0.49.051420

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: (9TH ST.) 20.0 FT., OR, GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR, IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
(DALLAS AVE.) 10.0 FT., OR, GREATER FOR EASEMENTS.
SIDE YARD: 6 FT. SETBACK IS REQUIRED BY ORDINANCE.
REAR: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C.
ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG S. 9TH. STREET.
4. MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ALONG DALLAS AVE. AND S. 9TH. STREET.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 4,366.25 CUBIC FEET, OR, 0.10 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 2,183.13 CUBIC-FEET.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
8. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 78, MS 78 IS LOCATED AT WEST LANE OF 10TH. ST. IN BETWEEN ASH ST. AND U.S. BUSINESS 83. THE MONUMENT IS 8 FEET WEST FROM THE BACK OF CURB OF 10TH. ST. AND 19 FEET SOUTH FROM THE BACK OF CURB OF ASH ST. WEST OF THE MONUMENT IS THE OLD "THE MONITOR" NEWSPAPER BUILDING. ELEV. = 121.67. NORTHING: 16599549.82980, EASTING: 1072753.74452
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. NO CURB CUT, ACCESS, OR, LOT FRONTAGE PERMITTED ALONG DALLAS AVE.
13. COMMON AREAS, ETC. NOT BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RON SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	NONE
OWNER:	ESTELA SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	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

SU□□□ISE
SU□□IVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 02, 2025.
JOB NUMBER: SP-20-25042
CITY REVIEW: 06/20/25

OWNER: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

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: 9/16/2026

SUBDIVISION NAME: SURPRISE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. Total R.O.W. - Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final/recording. - Need to label Total R.O.W. after taking into account proposed 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 recording. **COM Thoroughfare Plan	Required
South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties ** Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. **Monies must be escrowed if improvements are required prior to recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies **Zoning Ordinance: Section 138-356 ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.	Required
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested - Proposing: Side yard along south side: 6 ft. - If the variance is submitted and approved, the setback notes need to include ""or greater for easements"" **Zoning Ordinance: Section 138-356	Required

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

* Corner: See setbacks for Dallas Avenue and South 9th Street - Submit a variance request if any other setback is requested. - If the variance is submitted and approved, the setback notes need to show ""or greater for easements"" **Zoning Ordinance: Section 138-356 ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Add a setback note as shown above prior to final/recording. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Dallas Avenue **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210	Applied
* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **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. **Section 110-72 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***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. - As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, $8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments	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: - Application must be revised to show total amount of dwelling units. - Site plan will be reviewed internally by staff prior to building permit issuance. - On the Vicinity Map, add a frame to the North Arrow so that is shown clearly against the map's background. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). **Signature line should be as follows: _____ Mayor, City of McAllen DATE - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE *Must comply with City's Access Management Policy. ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. *Disclaimer: Any abandonments must be done by separate process, not by plat, prior to recording.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL SUBJECT TO CONDITIONS NOTED AND APPROVAL OF THE SIX-MONTH EXTENTION.	Applied

LOCATION
DALLAS AVE
8TH ST
6TH ST
8TH ST
COMMON AREA
DALLAS POINT
PROPOSED SUPRISE SUBDIVISION
LOT 1
CORNERS LOT A
ARTS
ADD.
WALDROL'S
SUBDIVISION
CLOSED
80-27
-02
513
-00
601
916
910
N
S
E
W

Natalie Moreno

From: David Salinas <dsalinas@salinasengineering.com>
Sent: Thursday, July 16, 2026 2:29 PM
To: Natalie Moreno
Cc: Mickael Salinas; Monica Guerra; Jorgeherrera4712; Omar Sotelo; Leticia Puentes Lara; Florencio De La Cruz; Even Gonzalez
Subject: Surprise Subd.

Nat: Client called yesterday and he wants to request city to give him a six month extension on plat approvals. I believe the plat approvals expire in October of this year. Whatever that expiration date is please give him another 6 months extension. He understands that the approves will automatically expire after the 6 month extension and then he would have to being the whole process again.

Please confirm you have received this.

Thank you.

David

David Omar Salinas, P.E., RPLS, MSEE, CFM

SALINAS ENGINEERING & ASSOCIATES

2221 Daffodil Ave.

McAllen, Texas, 78501

(956) 682-9081

(956) 686-1489 Fax

(956) 648-8899 Cell

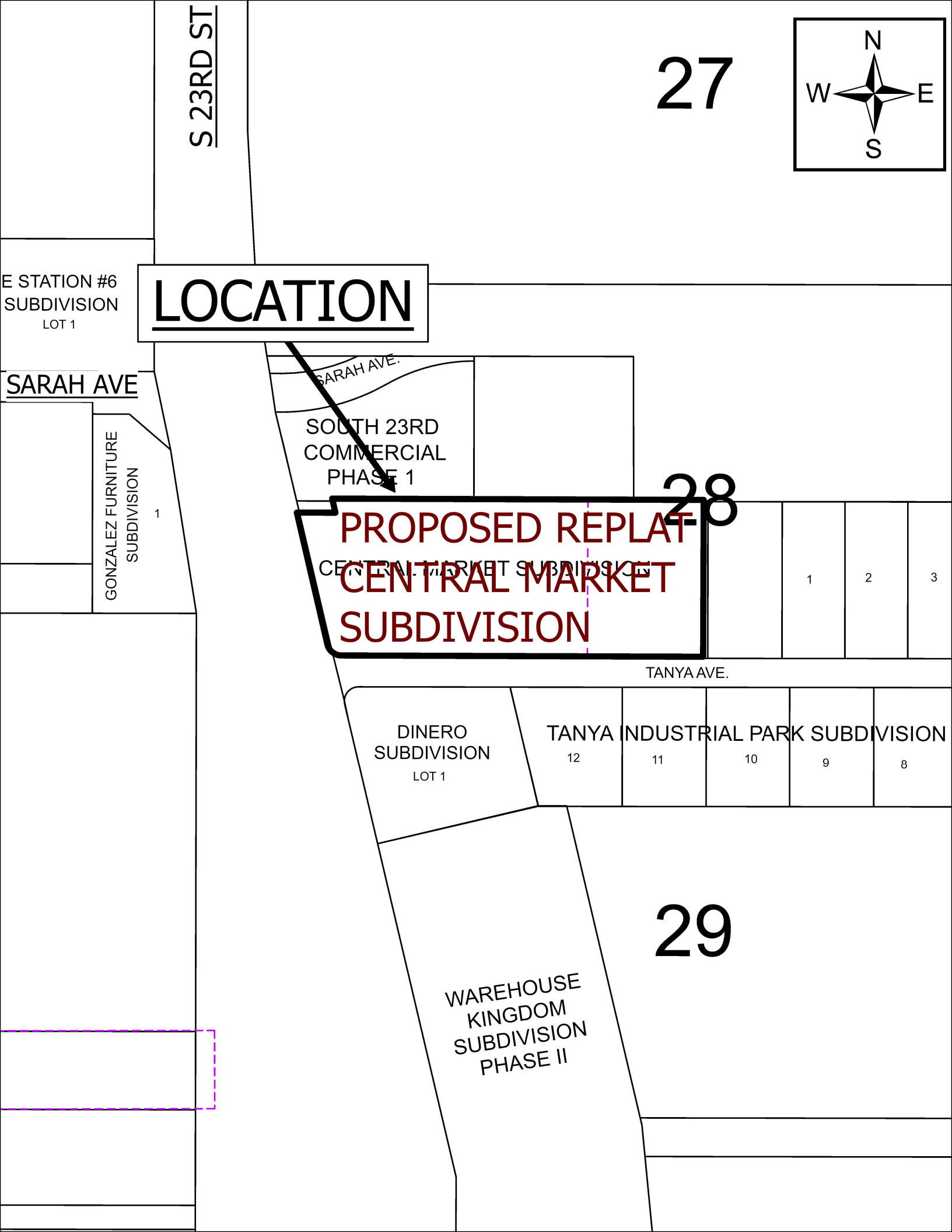
dsalinas@salinasengineering.com

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Replat Central Market Subdivision Lots 2 & 3*
Owner Name	*Menassa Inc.*
Engineering Firm	*Tiffany Woodward/Bowman*
Existing Zoning	*R-3A Multifamily Residential Apartment*
Proposed Zoning	*R-3A Multifamily Residential Apartment*
Number of Lots	*1*

City of McAllen Planning Department


S 23RD ST
27
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W
E
S
E STATION #6
SUBDIVISION
LOT 1
LOCATION
SARAH AVE
SARAH AVE.
SOUTH 23RD
COMMERCIAL
PHASE 1
GONZALEZ FURNITURE
SUBDIVISION
1
28
PROPOSED REPLAT
CENTRAL MARKET
SUBDIVISION
CENTRAL MARKET SUBDIVISION
1
2
3
TANYA AVE.
DINERO
SUBDIVISION
LOT 1
TANYA INDUSTRIAL PARK SUBDIVISION
12
11
10
9
8
29
WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF HIDALGO
BEING all that tract of land located in Hildalgo County, Texas, being all of that called 6.0 acre tract of land described in a deed to Menassa, LLC as recorded in Instrument No. 2004-1358314 of the Official Public Records of Hildalgo County, Texas (O.P.R.H.C.T.) and being part of Lot 1 of the Central Market Subdivision as recorded in Volume 26, Page 162A of the Map Records of Hildalgo County, Texas (M.R.H.C.T.) and being further described as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap found, having a coordinate of N: 116582016.94, E: 1066149.36, in the northeast Right-of-Way line of Tanya Avenue (60' Right-of-Way) and being southeast corner of said 6.0 acre tract , same being the southwest corner of a called 1.156 acre tract of land described in a deed to SKFN, Inc. as recorded in Instrument No. 2009-2013646 of said O.P.R.H.C.T., from which a 5/8-inch iron rod with yellow cap found bears South 81 degrees 17 minutes 49 seconds East, a distance of 155.20 feet for reference;

THENCE North 81 degrees 17 minutes 45 seconds West, 749.69 feet with the common line of said 6.0 acre tract and said Tanya Avene northeast line of said Tanya Avenue, and part way with the southwest line of said Lot 1 to a Nail Found found **in said common line** and the beginning of a curve to the right;

THENCE With said curve to the right, having a **radius** of **30.00 feet**, an arc distance of 40.18 feet, a central angle of 76 degrees 44 minutes 17 seconds, and a chord that bears **North 42 degrees 55 minutes 27 seconds West**, a distance of **37.24 feet** to a ½-iron rod found in the east right of way line of South 23rd Street (Variable Width Right-of-Way), same being the west line of said 6.0 acre tract and said Lot 1;

THENCE North 04 degrees 32 minutes 56 seconds, 280.14 feet with the west line of said 6.0 acre tract and said lot 1, same being the east line of said South 23rd Street to a calculated point for the westerly northwest corner of said 6.0 acre tract and said Lot 1, same being the southwest corner of a called 5.05 acre tract of land as described in a deed to Jorge Luis Salinas as recorded in Instrument No. 2012-2270751 of said O.P.R.H.C.T., from which a 1/2-inch iron rod found bears North 79 degrees 53 minutes 40 seconds West, 0.58 feet for reference

THENCE with the common line of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract, the following courses and distances:

South 81 degrees 17 minutes 45 seconds East, 80.00 feet to a 1/2-inch steel rod capped "BOWMAN" set for a common ell corner of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract;

North 04 degrees 32 minutes 56 seconds West, 30.00 feet to a 1/2-inch steel rod capped "BOWMAN" set for a common ell corner of said 6.0 acre tract, said Lot 1 and said 5.05 acre tract

THENCE South 81 degrees 17 minutes 45 seconds East, 769.99 feet with the northeast line of said 6.0 acre tract, said Lot 1 and part way with the southwest line of said 5.05 acre tract and of the remainder of a tract of land described as Tract 2 in a deed to Francisco A. and Martha Ramierz, Co-Trustees of the Ramirez Joint Revocable Trust as recorded in Instrument No. 2012-2270751 of said O.P.R.H.C.T., to a 1/2-inch steel rod capped "BOWMAN" set for the northeast corner of said 6.0 acre tract and said Lot 1, same being the northwest corner of said 1.156 acre tract;

THENCE South 08 degrees 42 minutes 15 seconds West, 325.00 feet with the common line of said 6.0 acre tract, said Lot 1 and said 1.156 acre tract to the **POINT OF BEGINNING** and containing **6.000 acres** of land.

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 Commision

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

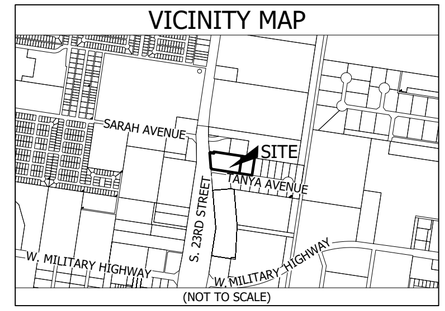
Line Table		
Line #	**Direction**	**Length**
L1	S81° 17' 45"E	80.00
L2	N04° 32' 56"W	30.00

CURVE TABLE					
CURVE #	**RADIUS**	**LENGTH**	**CH. BRG.**	**CH. DIST.**	**DELTA**
C1	30.00	40.18	N42°55'27"W	37.24	76°44'17"

LEGEND

- 1/2-Inch Steel Rod Capped "BOWMAN" Set
- 5/8-Inch Iron Rod with Yellow Cap
- 1/2-inch Iron Rod Found (Unless Noted Otherwise)
- Calculated Point
- Fire Hydrant
- M.R.C.H.T. - Map Records of Hildalgo County, Texas
- O.P.R.H.C.T. - Official Public Records of Hildalgo County, Texas
- Center Line

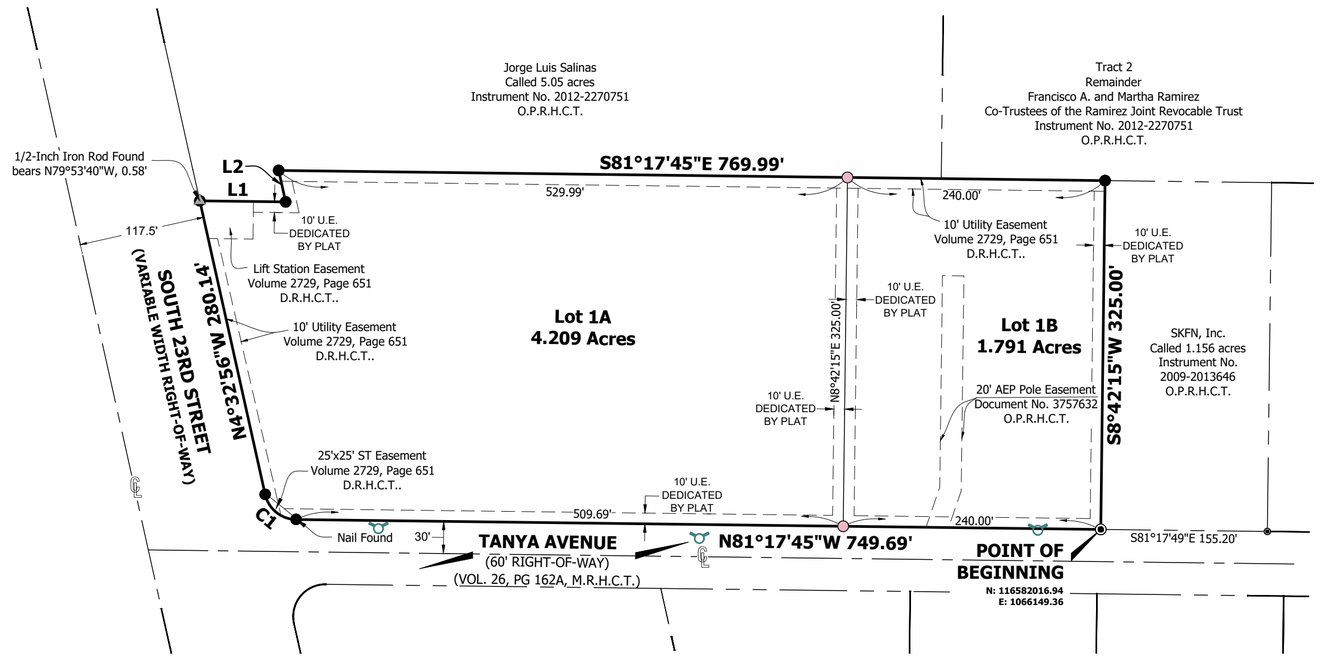
VICINITY MAP



(NOT TO SCALE)

0' 100' 200'
(SCALE: 1" = 100')

N
B
S



GENERAL NOTES:

1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas South Zone 4205.
2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
3. By graphic plotting only, the subject property shown hereon appears to be located in F.E.M.A. (Special Flood Hazard Area) Zone "AH" [Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.] according to the Flood Insurance Rate Map Community Panel Number 480334 0400 C having an effective date of November 16, 1982. This surveyor makes no guarantee as to the accuracy of said F.E.M.A. Flood Insurance Rate Map.
4. Minimum building setbacks shall be 75' along 23rd Street and 30' along Tanya Avenue. Setbacks not shown on plat are as per zoning ordinance.
5. Lot 1A will be permitted only (one) curb cut along 23rd Street.
6. Detention to be provided on Lot 1 for a total of 1.20 acre-feet. Developer to provide detention plan for approval by the City at the time of building permit.
7. Minimum Finish Floor elevation shall be top of curb + 33", measuring form the center of the lot on Tanya Avenue.
8. The City of McAllen shall have a 25'x25' Easement at Street intersections.
9. 4 ft. wide minimum sidewalk required on S. 23rd Street (Spur 115) and along Tanya Avenue.
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. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
13. Per Subpart B Chapter 120 Article III Division 2 Section 120-211(a)(1) of the City of McAllen, Texas Code of Ordinances, developments of less than five acres which are not part of a larger common plan of development do not require a stormwater management plan. As such, no stormwater management plan has been prepared associated with the development of the proposed project.
14. All services to be determined at building permit stage.
15. A private driveway will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, owner(s) of the land shown on this plat and designated herein as the REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, 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.

_____ _____
MENASSA, INC., F/K/A MENASSA, LLC
KARLA ASSAD, President
5617 S. 23rd Street,
McAllen, Texas 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Maria Rebeca Montelongo Almanza , known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires_____

LIENHOLDER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HILDALGO

I/We, the undersigned, holder(s) (or duly authorized officers of the holder(s)) of a security interest in the above described property, being the land shown on this plat and designated herein as the REPLAT CENTRAL MARKET SUBDIVISION LOTS 2 & 3, of the City of McAllen, Texas, do hereby consent to the subdivision of the property as provided for under the plat and do hereby provide that any foreclosure relating to the security interest on the above described property shall be subject to the platting of the property as provided for herein.

Security Interest Holder

_____
Texas Regional Bank f/k/a/ Border Capital Bank

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, Maria Rebeca Montelongo Almanza , known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ___ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires_____

STATE OF TEXAS
COUNTY OF HIDALGO

I, Kimberly N. Martin, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final document.

_____ Date: _____, 2026
Kimberly N. Martin
Registered Professional Land Surveyor No. 7289

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned, Tiffany Woodward, a Licensed Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final document.

_____ Date: _____, 2026
Tiffany Woodward
Licensed Professional Engineer No. 153273

REPLAT OF
CENTRAL MARKET SUBDIVISION LOTS 1A & 1B
TO CITY OF McALLEN
HILDALGO COUNTY, TEXAS

BEING A REPLAT OF LOT 1 OF THE CENTRAL MARKET SUBDIVISION TO HILDALGO COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 26, PAGE 162A OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BEING ALL OF THAT CALLED 6.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MENASSA, LLC AS RECORDED IN INSTRUMENT No. 2004-1358314 AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS

Bowman Job No.: 211787	Drawn By: JG
Sheet 1 of 1	Reviewed By: REP
Property Address: South 23rd Street McAllen, Texas 78503	Prepared For: Aggreko

Bowman
CENTRAL TEXAS | 5054 Franklin Ave., Ste. A, Waco, TX. 76710
254.776.1519 | TBPELS# 10120600

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/17/2026

SUBDIVISION NAME: CENTRAL MARKET	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 23rd ST (Spur 115): 75 ft. from centerline for a total of 150 ft. ROW. Paving: By State Curb & gutter: By State **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16ft. -clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. -Please see comments from Traffic Dept. regarding access easements within lots -Revise plat note No. 15 to reflect "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen". *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Rear : Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Sides: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Corner: Minimum building setback shall be 75 ft. along 23rd street and 30 ft. along Tanya Avenue. Setbacks not shown on plat are as per Zoning Ordinance. -Setbacks are to reflect the existing plat notes recorded on the original plat of Central Market Subdivision. -Any changes to the original plat note will trigger a vacate & replat. **Zoning Ordinance: Section 138-356	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

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

BUFFERS	
* 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
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	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.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: I-1 Proposed: I-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval -Any other proposed use will require rezoning ***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 -Industrial Zone does not apply	NA

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

* 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. -TG Approved, No TIA required= Per Traffic **See Departmental Comments for Traffic	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Please review all departmental comments. -Replat to reflect existing plat notes recorded on the original plat of Central Market Subdivision. -Replat will require a public hearing. -Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. -Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat.	Compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final Form subject to the conditions noted.	Applied

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

S 23RD ST
27
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W
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LOCATION
E STATION #6
SUBDIVISION
LOT 1
SARAH AVE
SARAH AVE.
SOUTH 23RD
COMMERCIAL
PHASE 1
GONZALEZ FURNITURE
SUBDIVISION
28
PROPOSED REPLAT
CENTRAL MARKET
SUBDIVISION
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TANYA AVE.
DINERO
SUBDIVISION
LOT 1
TANYA INDUSTRIAL PARK SUBDIVISION
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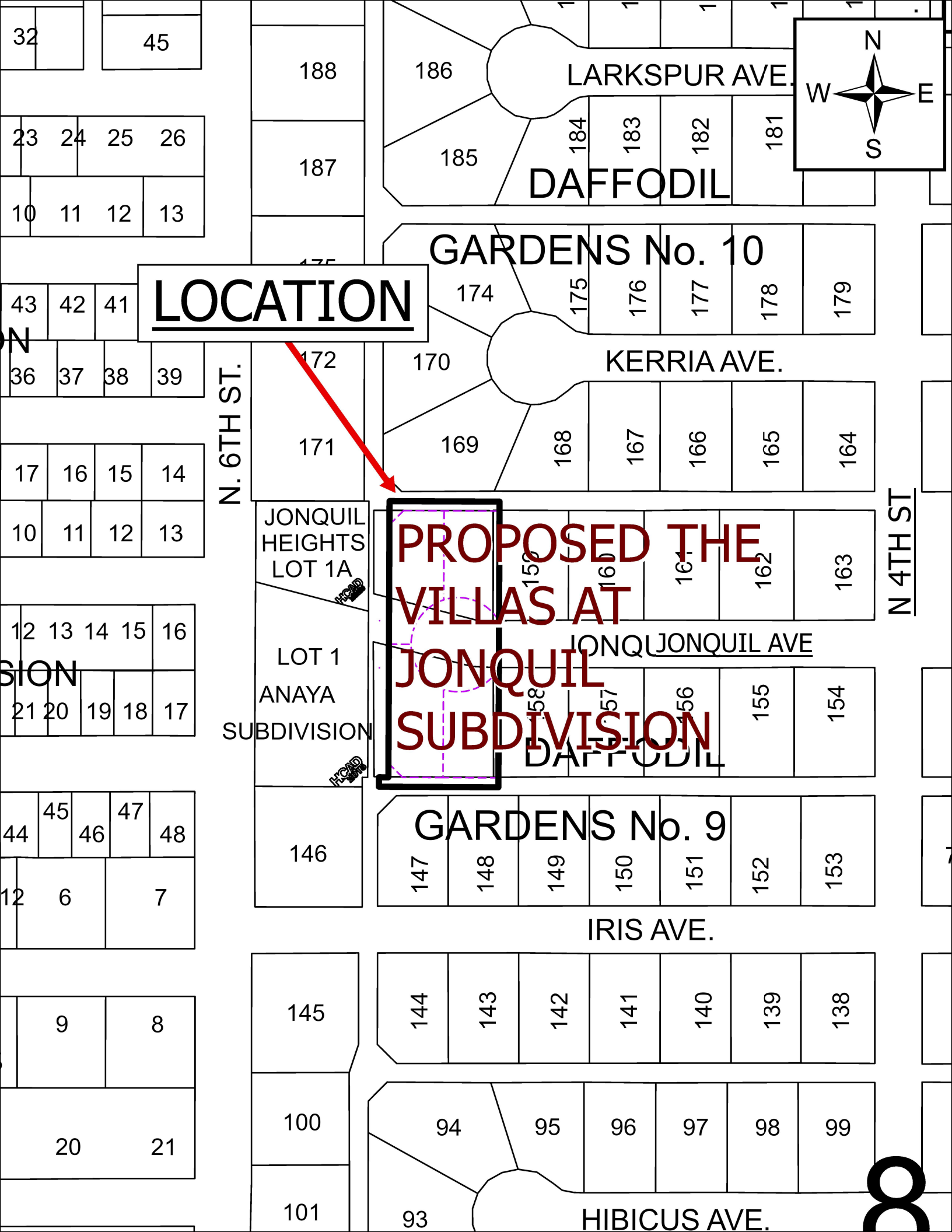
WAREHOUSE
KINGDOM
SUBDIVISION
PHASE II

CITY OF McALLEN

City Commission Meeting

Subdivision Name	*The Villas at Jonquil*
Owner Name	*Esteban Flores*
Engineering Firm	*Barrera Infrastructure Group*
Existing Zoning	*R-1 Single Family Residential*
Proposed Zoning	*R-1 Single Family Residential*
Number of Lots	*4*

City of McAllen Planning Department


LOCATION
PROPOSED THE VILLAS AT JONQUIL SUBDIVISION
LARKSPUR AVE.
DAFFODIL
GARDENS No. 10
KERRIA AVE.
N. 6TH ST.
N 4TH ST
JONQUIL HEIGHTS LOT 1A
LOT 1 ANAYA SUBDIVISION
JONQUIL AVE
DAFFODIL
GARDENS No. 9
IRIS AVE.
HIBICUS AVE.
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PLAT OF

THE VILLAS AT JONQUIL

McALLEN, TEXAS

A 0.817-OF AN ACRE TACT OF LAND, OUT OF LOT 9, WAYNE COURTS SUBDIVISION, ADDITION TO THE CITY OF MCALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS AT JONQUIL SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____
EFFECTIVE BUSINESS BROKERS LLC
BY: _____
2212 PRIMROSE AVE.
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED_____ _____, KNOWN TO ME TO BE THE 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_____ , 20___ .

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____
CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ , R.P.L.S. _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

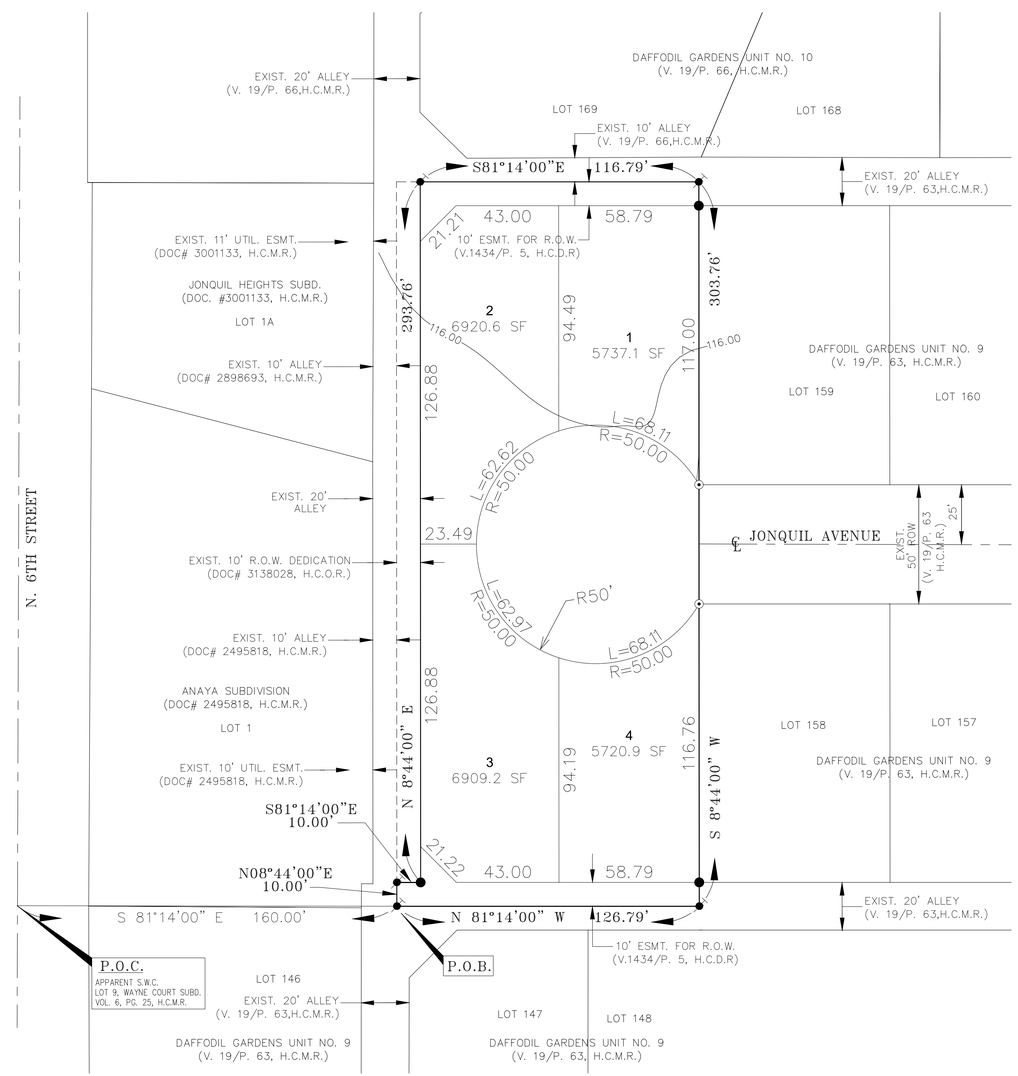
STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

For Review Only
4-7-26

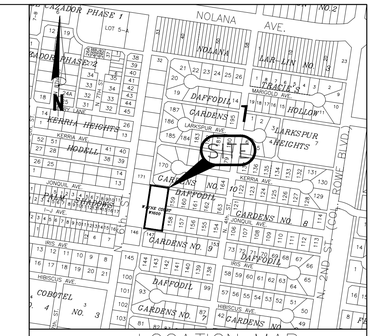
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS — RENE BARRERA — 86862 — LICENSED — PROFESSIONAL ENGINEER



SCALE: 1" = 30'
BEARING BASIS AS PER NAD 83
STATE PLANE SOUTH FIPS 4205 FEET

LEGEND
- ● – DENOTES FOUND No. 4 REBAR
- ⊗ – DENOTES FOUND 1/2" IRON PIPE
- ⊙ – DENOTES SET NAIL



MINOR PLAT OF THE VILLAS AT JONQUIL SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED BETWEEN 4TH AND 6TH STREET AT THE TERMINATION OF JONQUIL AVE.

METES AND BOUNDS DESCRIPTION

A 0 817–OF AN ACRE TACT OF LAND, MORE OR LESS, BEING PART OF A 1.63 ACRE TRACT OF LAND (VOLUME 2195, PAGE 529, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), OUT OF LOT 9, WAYNE COURTS SUBDIVISION, ADDITION TO THE CITY OF MCALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED AT THE WEST END OF WEST JONQUIL AVENUE APPROXIMATELY 160 FEET EAST OF NORTH 6TH STREET, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 60–FOOT RIGHT–OF–WAY CENTERLINE OF SAID NORTH 6TH STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9; THENCE, S 81014'00" E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 9, A DISTANCE OF 30.00 FEET PAST A POINT ON THE APPARENT EXISTING EAST RIGHT–OF–WAY LINE OF SAID NORTH 6TH STREET CONTINUING FOR A TOTAL DISTANCE OF 160.00 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT SOUTHEAST CORNER OF THE ANAYA SUBDIVISION (DOCUMENT NO. 2495818, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE APPARENT SOUTHWEST CORNER OF SAID 0.817–OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08'44'00" E, WITH THE APPARENT EXISTING WEST LINE OF AN EXISTING 10–FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5, DEED RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST WEST LOT OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 10.00 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT SOUTHERNMOST NORTHWEST CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81'14'00" E, WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 10.00 TO A NO. 4 REBAR FOUND FOR AN APPRENT INTERNAL CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08'4400" E, WITH THE APPARENT EXISTING EAST LINE OF AN EXISTING 10–FOOT ALLEY RIGHT–OF–WAY DEDICATION (DOCUMENT NO. 3138028, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NOTHERNMOST WEST LOT LINE OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 293.76 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81'14'00" E, WITH THE APPARENT EXISTING NORTH LINE OF AN EXISTING 10–FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND NORTH LOT LINE OF SAID I.63 ACRE TRACT AND OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 116.79 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT FOR THE APPARENT NORTHEAST CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08'44 '00" W, WITH THE APPARENT EAST LOT LINE OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 10.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH LINE OF SAID EXISTING 10–FOOT ALLEY EASEMENT, THENCE FOR ANOTHER DISTANCE OF 283.76 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING NORTH LINE OF SAID EXISTING 10–FOOT ALLEY EASEMENT (VOLUME 1434, PAGE 5), CONTINUING WITH THE EAST LOT LINE OF SAID 0.817–OF AN ACRE TRACT FOR A TOTAL DISTANCE OF 303.76 FEET TO A SET NAIL ON THE EXISTING ASPHALT PAVEMENT ON THE APPARENT SOUTH LINE OF SAID EXISTING 10–FOOT ALLEY EASEMENT FOR THE SOUTHEAST CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81'14'00" W, WITH THE SAID SOUTH LINE OF SAID EXISTING 10–FOOT ALLEY EASEMENT, BEING THE APPARENT CENTERLINE OF AN EXISTING 20–FOOT ALLEY EASEMENT, AND THE APPARENT SOUTH LOT LINE OF SAID 0.817–OF AN ACRE TRACT, A DISTANCE OF 126.79 FEET TO THE SAID SET NAIL ON THE EXISTING PAVEMENT FOR THE SOUTHWEST CORNER OF SAID 0.817–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 0.817 OF AN ACRE OF LAND, OF WHICH 0.056 OF AN ACRE LIES IN EXISTING ALLEY RIGHT–OF–WAY EASEMENT DEDICATED TO THE CITY OF MCALLEN, FOR A NET OF 0.761 OF AN ACRE, MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT – 25 FT. OR GREATER FOR EASEMENTS
   GARAGE– 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
   SIDE – IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
   REAR – 10 FT. OR GREATER FOR EASEMENTS
2. FLOOD ZONED DESIGNATION: ZONE "B"
   COMMUNITY PANEL NO. 480343–0005 C
   MAP REVISED: NOV. 2, 1982
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT.
4. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3470 C.F. OF STORM RUNOFF. EACH LOT WILL BE REQUIRED TO DETAIN 868 C.F. OF STORM WATER.
5. AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
6. SITE PLAN APPROVAL REQUIRED BY PLANNING AND ZONING COMMISSION IF THE PROPERTY DEVELOPS FOR COMMERCIAL USE.
7. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
8. BENCHMARK: MC66 – WEST SIDE N.10TH STREET AT CARWASH; ELEVATION =117.475 (NAVD 88)
9. A 6–FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
10. AN 8–FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF JONQUIL AVENUE.
12. ELEVATIONS BASED ON NAVD88 (GEOID 18) RTK WITH NTRIP FIXED SOLUTION

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION SUBMITTAL BY RENE BARRERA, P.E. No. 86862.
AUG, 1, 2026

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

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
3525 W. FREDDY GONZALEZ AVE.
SUITE "B2"
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

PRINCIPAL CONTACTS: FIRM REG. NO. 6435

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EFFECTIVE BUSINESS BROKERS LLC	2212 PRIMROSE AVE., STE. B	McALLEN, TX. 78504	
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX. 78539	956–687–3355
SURVEYOR:	HOMERO L. GUTIERREZ	P.O. BOX 548	McALLEN, TX. 78505	

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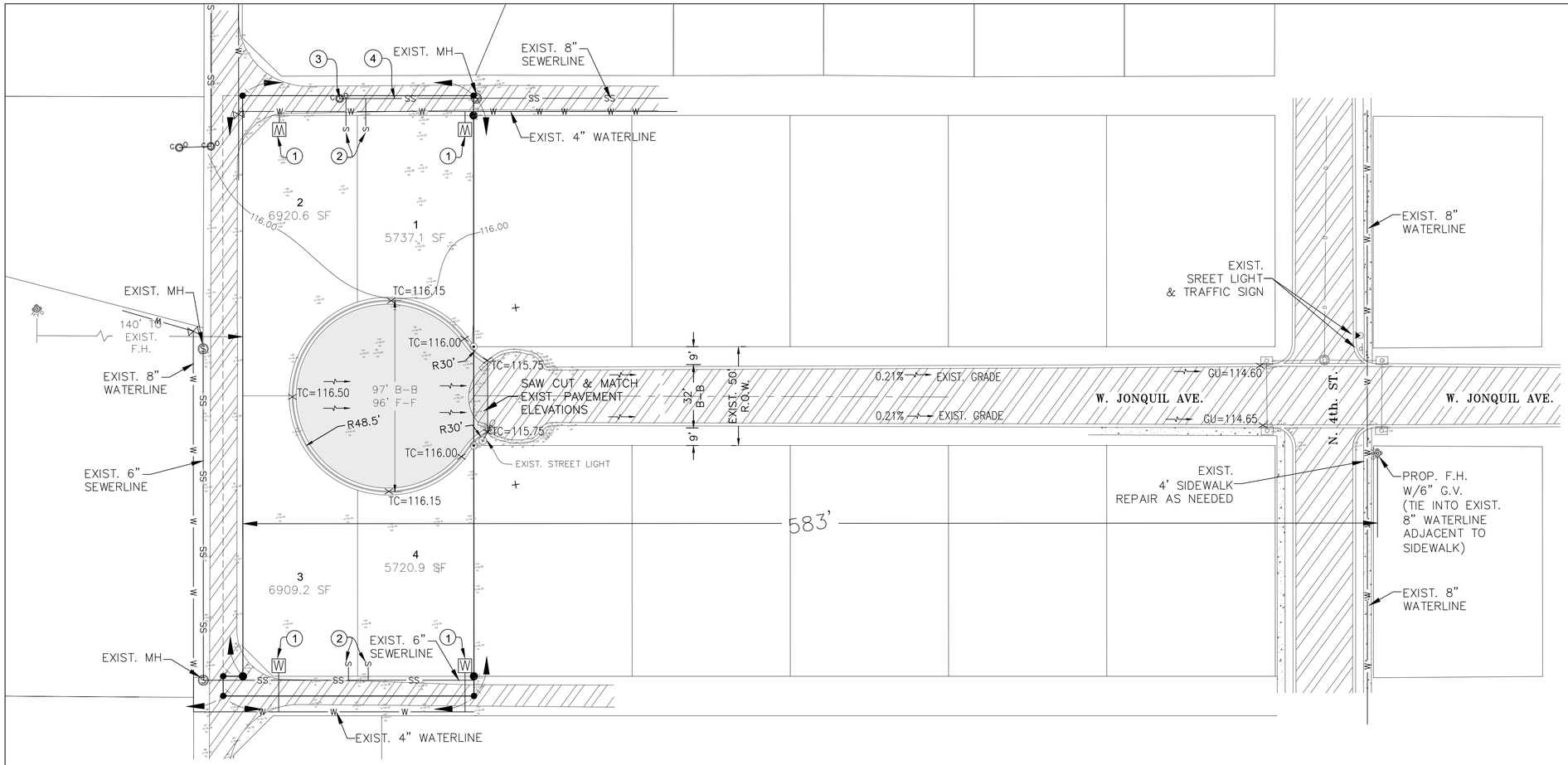
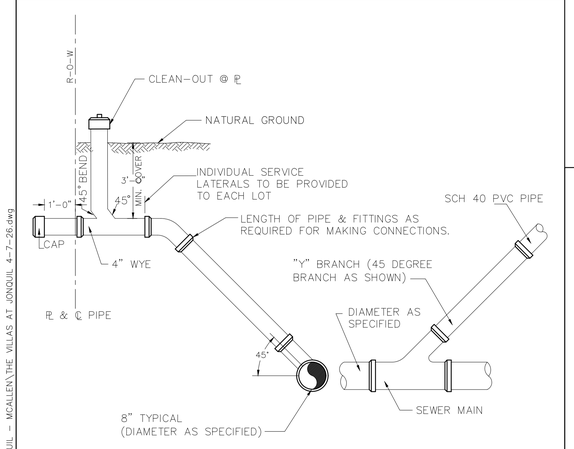


SCALE: 1"=30'

NORTH

CONSTRUCTION NOTES:

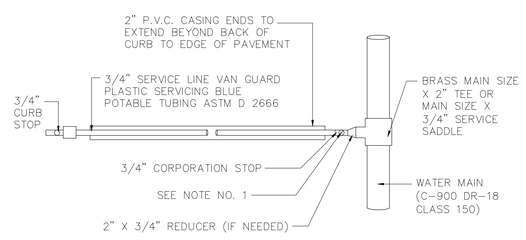
1. INSTALL 3/4" PVC WATER SERVICE LINE W/ 3/4" METER
2. INSTALL 4" PVC (SDR26) SANITARY SEWER SERVICE LINE
3. INSTALL 8" PVC CLEANOUT
4. EXTEND 70 LF 8" PVC SAN. SEWER LINE (SDR26) @ 0.335%



NOTES

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTY-FAMILY, COMMERCIAL, AND INDUSTRIAL SHALL BE 6" MIN. OR GREATER AS REQUIRED.

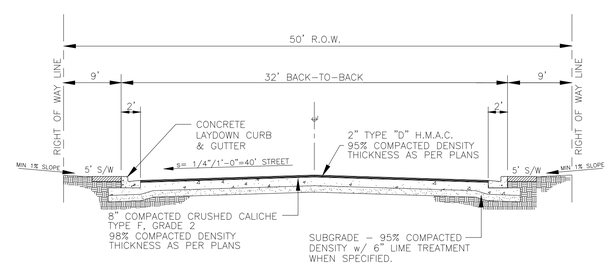
STANDARD SERVICE CONNECTION



SINGLE CONNECTION

TYPICAL SINGLE SERVICE CONNECTION (STREET CROSSING)

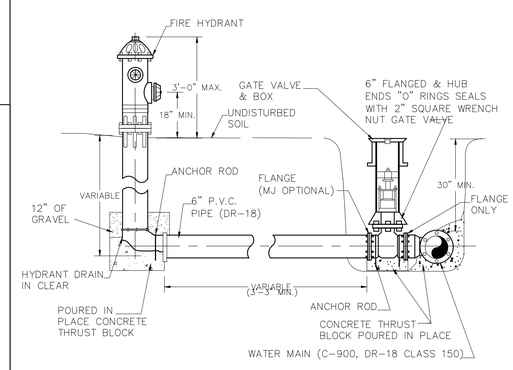
FOR CONSTRUCTION
THIS DOCUMENT HAS BEEN RELEASED FOR CONSTRUCTION SUBMITTAL BY RENE BARRERA, P.E. No. 86862.
AUG, 1, 2026



TYPICAL STREET CROSS SECTION

GENERAL NOTES:

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 8" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 8" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.



TYPICAL FIRE HYDRANT INSTALLATION

BARRERA INFRASTRUCTURE GROUP INC
BIG ENGINEERING
CONSULTING CIVIL ENGINEERS
3525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
FIRM. NO. 6435

Sheet Title: OVERALL UTILITY LAYOUT

Project Title: THE VILLAS AT JONQUIL MCALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 4-7-26

Rene Barrera
Licensed Professional Engineer # 86862

Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet of

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2026

SUBDIVISION NAME: THE VILLAS AT JONQUIL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Jonquil Avenue: Dedication as needed for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: -Revise the cul-de-sac design on Jonquil Avenue to comply with the originally requested standard. The initial review required a 58 ft. radius to accommodate 96 ft. of paving (face-to-face) as required by the Fire Department; however, the revised plat continues to reflect a 50 ft. radius. Please update the cul-de-sac to meet the 58 ft. radius requirement. If choosing to maintain the 50 ft. radius, a variance request shall be submitted and will be required for review and approval prior to final. -Variance was approved on July 13, 2026 City Commission Meeting. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA

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

* 600 ft. Maximum Cul-de-Sac -Revise the cul-de-sac design to comply with the originally requested standard. The initial review required a 58 ft. radius to accommodate 96 ft. of paving (face-to-face) as required by the Fire Department; however, the revised plat continues to reflect a 50 ft. radius. Please update the cul-de-sac to meet the 58 ft. radius requirement. If choosing to maintain the 50 ft. radius, a variance request shall be submitted and will be required for review and approval prior to final. -Variance request regarding cul-de-sac radius to be heard by P&Z on June 16, 2026. --Variance request was approved by the Planning and Zoning Commission on June 16, 2026. Pending City Commission which will be on July 13, 2026. -Variance was approved on July 13, 2026 City Commission Meeting. **Subdivision Ordinance: Section 134-105	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Compliance
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements. **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. **Zoning Ordinance: Section 138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of Jonquil Avenue. **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

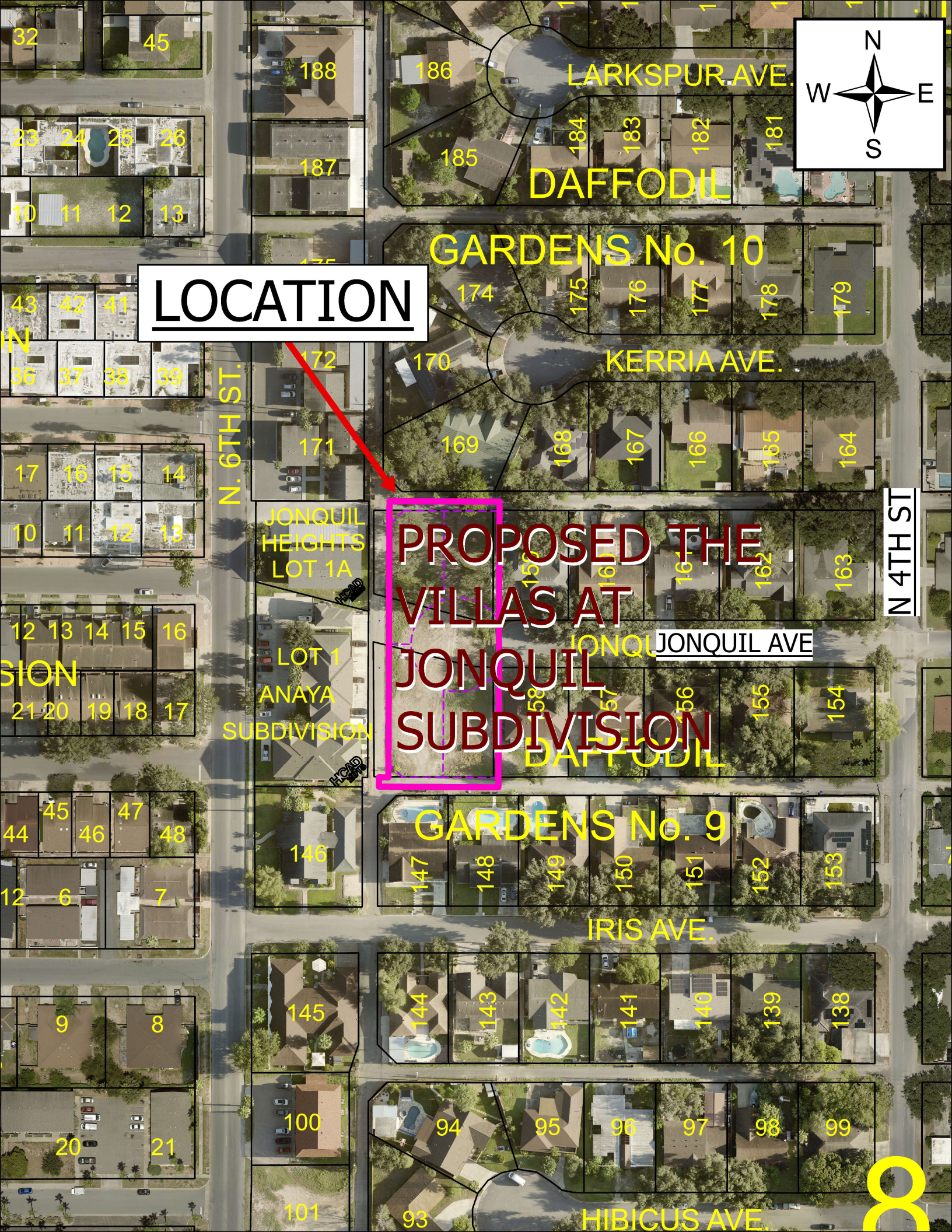
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* 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	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	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - The submitted application proposes 4 single-family lots. A park fee of $2,800 (4 x $700) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 4-Lot single family houses.	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: -Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - Provide a Cul-de-Sac and finalize the ROW requirements prior to final. *Must comply with City's Access Management Policy. *Any abandonment must be done by a separate process, not by plat. Policy.	Compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Final 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
PROPOSED THE VILLAS AT JONQUIL SUBDIVISION
N
W
E
S
LARKSPUR AVE.
DAFFODIL
GARDENS No. 10
KERRIA AVE.
N. 6TH ST.
N 4TH ST
JONQUIL HEIGHTS LOT 1A
LOT 1 ANAYA SUBDIVISION
JONQUIL AVE
DAFFODIL
GARDENS No. 9
IRIS AVE.
HIBICUS AVE.
HCAD
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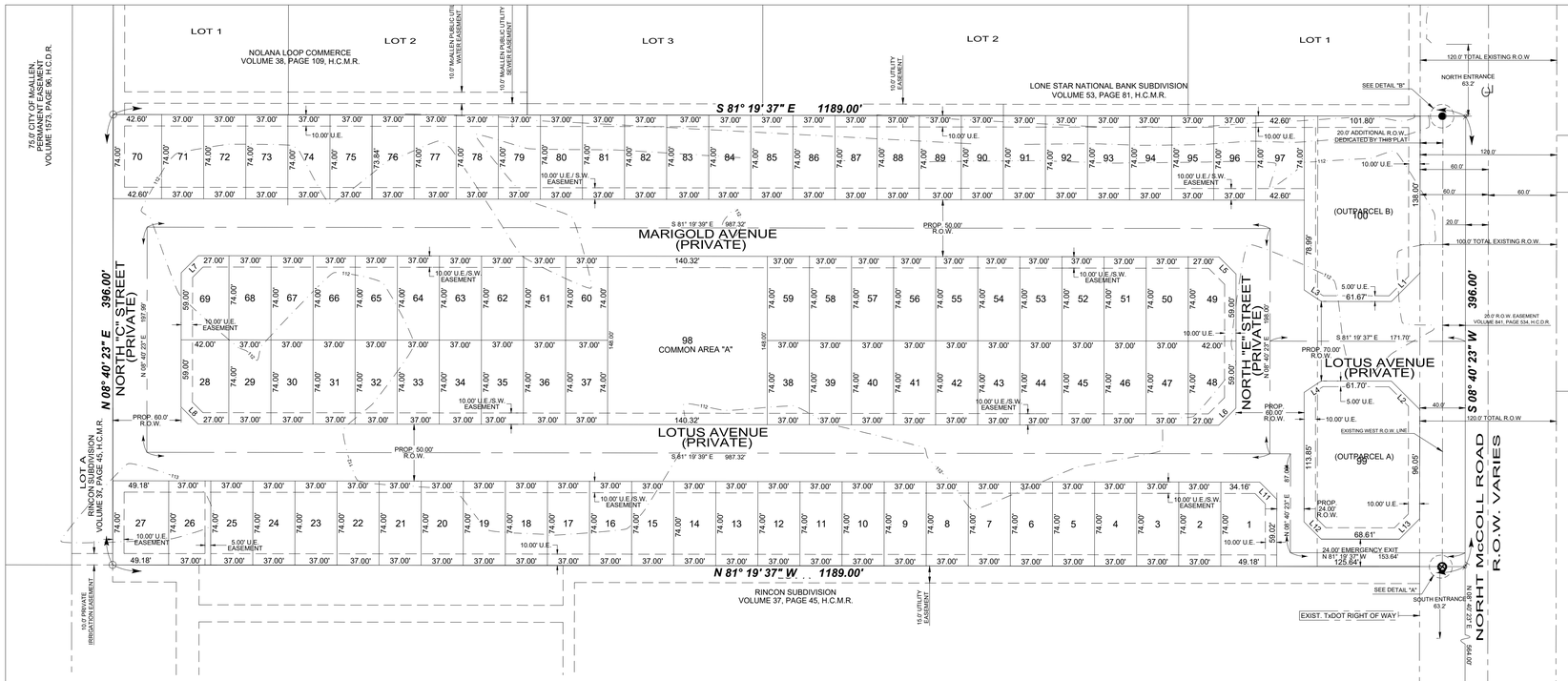
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Nolana Estates Subdivision*
Owner Name	*Fred Loya Insurance Agency, Inc*
Engineering Firm	*Melden & Hunt, Inc*
Existing Zoning	*R-3T (Townhomes)*
Proposed Zoning	*R-3T (Townhomes)*
Number of Lots	*98*

City of McAllen Planning Department



LOT 2,
NOLANA TOWN CENTER
PHASE III SUBDIVISION
VOLUME 37, PAGE 15, H.C.M.R.

Lot Area Table		
Lot #	SQ. FT.	Area
1	3526.87	0.081
2	2738.00	0.063
3	2738.00	0.063
4	2738.00	0.063
5	2738.00	0.063
6	2738.00	0.063
7	2738.00	0.063
8	2738.00	0.063
9	2738.00	0.063
10	2738.00	0.063
11	2738.00	0.063
12	2738.00	0.063
13	2738.00	0.063
14	2738.00	0.063
15	2738.00	0.063
16	2738.00	0.063
17	2738.00	0.063
18	2738.00	0.063
19	2738.00	0.063
20	2738.00	0.063
21	2738.00	0.063
22	2738.00	0.063
23	2738.00	0.063
24	2738.00	0.063
25	2738.00	0.063
26	2738.00	0.063
27	3639.25	0.084
28	2995.49	0.069
29	2737.99	0.063
30	2737.99	0.063
31	2737.99	0.063
32	2737.99	0.063
33	2738.00	0.063
34	2738.00	0.063
35	2738.00	0.063
36	2738.00	0.063
37	2738.00	0.063
38	2738.00	0.063
39	2738.00	0.063
40	2738.00	0.063
41	2738.00	0.063
42	2738.00	0.063
43	2738.00	0.063
44	2738.00	0.063
45	2738.00	0.063

Lot Area Table		
Lot #	SQ. FT.	Area
46	2738.00	0.063
47	2738.00	0.063
48	2995.50	0.069
49	2995.50	0.069
50	2738.00	0.063
51	2738.00	0.063
52	2738.00	0.063
53	2738.00	0.063
54	2738.00	0.063
55	2738.00	0.063
56	2738.00	0.063
57	2738.00	0.063
58	2738.00	0.063
59	2738.00	0.063
60	2738.00	0.063
61	2738.00	0.063
62	2738.00	0.063
63	2738.00	0.063
64	2738.00	0.063
65	2738.00	0.063
66	2738.00	0.063
67	2738.00	0.063
68	2738.00	0.063
69	2995.50	0.069
70	3152.40	0.072
71	2738.00	0.063
72	2738.00	0.063
73	2738.00	0.063
74	2738.00	0.063
75	2738.00	0.063
76	2738.00	0.063
77	2738.00	0.063
78	2738.00	0.063
79	2738.00	0.063
80	2738.00	0.063
81	2738.00	0.063
82	2738.00	0.063
83	2738.00	0.063
84	2738.00	0.063
85	2738.00	0.063
86	2738.00	0.063
87	2738.00	0.063
88	2738.00	0.063
89	2738.00	0.063
90	2738.00	0.063

Lot Area Table		
Lot #	SQ. FT.	Area
91	2738.00	0.063
92	2738.00	0.063
93	2738.00	0.063
94	2738.00	0.063
95	2738.00	0.063
96	2738.00	0.063
97	3152.58	0.072
(C.A.)	20768.08	0.477
99	13470.03	0.309
100	16200.52	0.372

Line Table		
Line #	Direction	Length
L1	S 53° 40' 14" W	35.35'
L2	S 36° 19' 28" E	35.35'
L3	S 47° 39' 31" E	18.06'
L4	N 64° 47' 27" E	18.07'
L5	S 36° 19' 37" E	21.21'
L6	S 53° 40' 23" W	21.21'
L7	N 53° 40' 23" E	21.21'
L8	N 36° 19' 37" W	21.21'
L11	S 36° 23' 49" E	21.21'
L12	S 36° 23' 49" E	21.34'
L13	S 53° 38' 17" W	25.37'

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS " AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
ZONE "B" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

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

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

FRONT:	10 FEET OR GREATER FOR EASEMENT.
REAR:	IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT.
CORNER:	IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT.
INTERIOR SIDES:	IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT.
GARAGE:	18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 87,075 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A TOTAL CAPACITY OF 97,478 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF McALLEN NORTHEAST BLUELINE DITCH LOCATED ON THE WEST SIDE OF THE PROPERTY ALONG A EXISTING ACCESS ROAD.

5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 $\frac{1}{4}$" BRASS MONUMENT CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH McCOLL ROAD.

8. 4 FT. WIDE SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

9. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

10. AN 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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

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

13. COMMON OR DETENTION AREAS, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH McCOLL ROAD.

15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR NOLANA ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

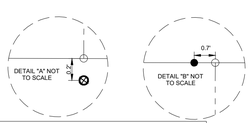
16. OUTPARCEL LOT 99 & 100, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN OUTPARCEL LOT 99 & 100, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER OUTPARCEL LOT 99 & 100 TRANSFER OF TITLE TO THE NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NOLANA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF OUTPARCEL LOT 99 & 100 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.

17. LOT 98 WILL BE USED AS COMMON AREA "A".

18. LOT 99 & 100 WILL BE USED AS THE DETENTION AREA.

SUBDIVISION MAP OF
NOLANA ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 10.809 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 8, STEELE & PERSHINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 114-115, HIDALGO COUNTY DEED RECORDS.

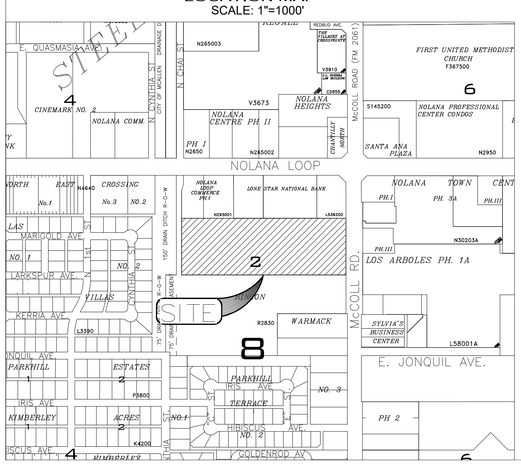


DRAWN BY:	A.A.	DATE	06-04-26
REVISED BY:	L.H.	DATE	08-07-2026
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

LEGEND

- ● FOUND No.4 REBAR
- ■ FOUND CONCRETE MONUMENT
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Ac. - OF ONE ACRE
- B-B - BACK TO BACK

LOCATION MAP
SCALE: 1"=1000'



TBPE FIRM # F-1435

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

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

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.809 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 8, STEELE AND PERSHINGS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 144-115, HIDALGO COUNTY DEED RECORDS, SAID 10.809 ACRES WERE CONVEYED TO FRED LOYA INSURANCE AGENCY, INC., A TEXAS CORPORATION, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3036250, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.809 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 8 (FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 40' 23" E A DISTANCE OF 123.00 FEET, THENCE, N 81° 19' 37" W A DISTANCE OF 20.00 FEET);

THENCE, N 08° 40' 23" E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, A DISTANCE OF 564.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 19' 37" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (FROM WHICH A NO. 5 REBAR FOUND BEARS S 08° 40' 23" W A DISTANCE OF 0.20 FEET) ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,189.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16611124.363, EASTING: 1079091.352] FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, N 08° 40' 23" E A DISTANCE OF 396.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

3. THENCE, S 81° 19' 37" E AT A DISTANCE OF 1168.30 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,169.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1,189.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 2, BLOCK 8, FOR THE NORTHEAST CORNER OF THIS TRACT;

4. THENCE, S 08° 40' 23" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.809 ACRES, OF WHICH 0.162 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, LEAVING AN EXISTING NET OF 10.627 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF _____

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NOLANA ESTATES SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS, UTILITY EASEMENTS TO THE PUBLIC BY THIS PLAT THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. R.O.W. DEDICATION FOR N McCOLL ROAD BEING DEDICATED BY THIS PLAT.

_____ _____
ALFREDO J LOYA SR., CHAIRMAN DATE
FRED LOYA INSURANCE AGENCY INC.
1800 N. LEE TREVINO DR., STE. 201
EL PASO, TX 79936-4117 USA

STATE OF TEXAS
COUNTY OF _____

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 08-07-2025
ENGINEERING JOB No. 26021.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NOLANA ESTATES SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE:
DATE SURVEYED: 01-18-21
T- 1072, PAGE 43-47
SURVEY JOB No. 21142.08

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS,
THE _____DAY OF _____, 20_____.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

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: 9/16/2026

SUBDIVISION NAME: NOLANA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North McColl Road: Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state - Need to provide staff with copies of all recorded R.O.W. & easement document numbers shown on the plat prior to final assure compliance with requirements. *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
Internal Streets: **60 ft. R.O.W.** Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: - Need to provide Gate Details for staff review. ROW may have to be increased at gate sections. - Need to provide a Paving & Layout plan for staff review. **For VAR2023-0001 of the previous submittal, Engineer submitted a variance request on December 30, 2022, to allow a 50 ft. R.O.W. with 40 ft. of pavement and an additional 10 ft. utility & sidewalk easement on both sides of interior streets in lieu of the required 60 ft. ROW. The Variance was approved. *Disclaimer: Abandonment of easements cannot be done by plat; it must be done by a Separate Instrument/Document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Required
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	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA

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

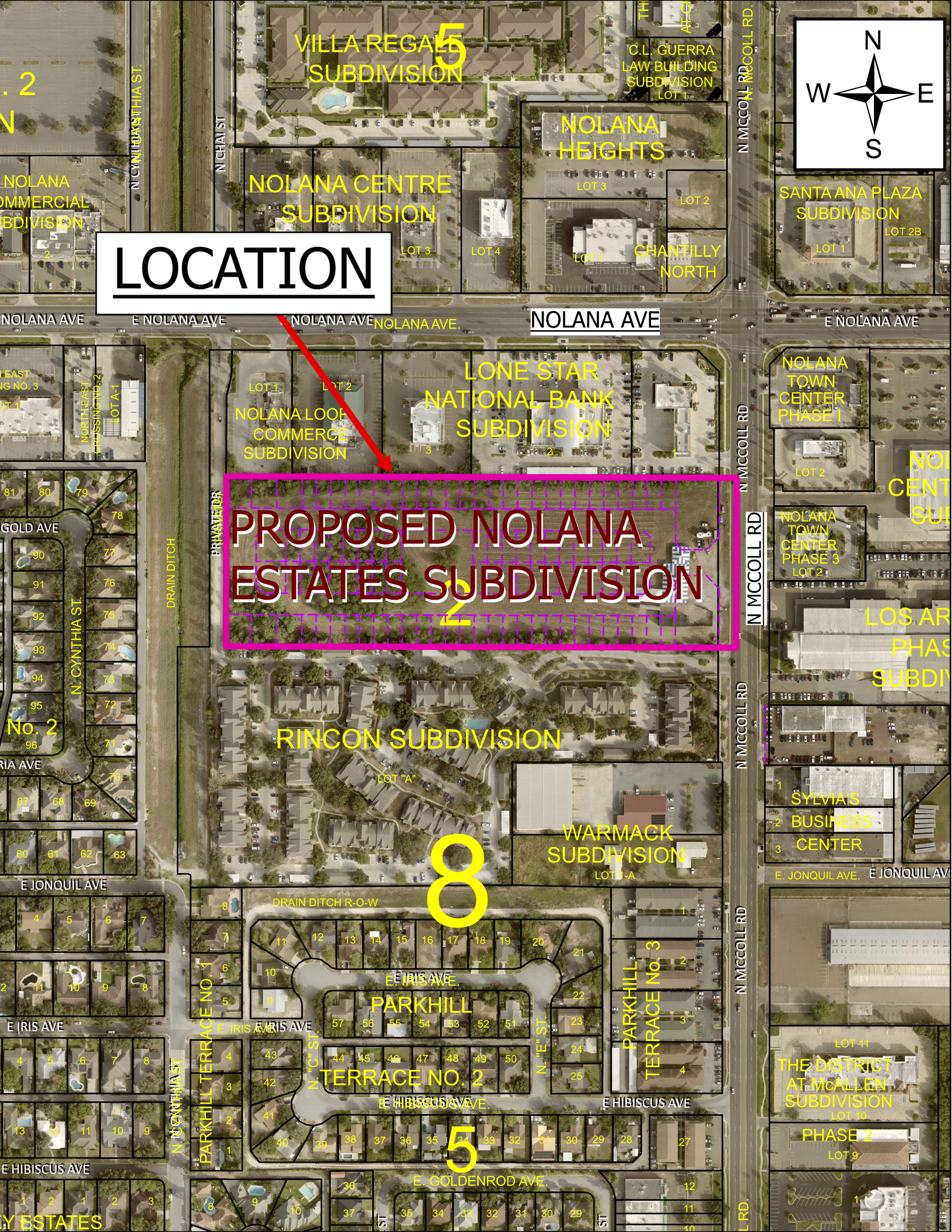
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 10 ft. or greater for easements. **Setbacks are based on R-3T Zoning District. If planning to rezone to R-3, requirements will be subject to change. **Zoning Ordinance: Section 138-356	Required
Rear: In accordance with Zoning Ordinance 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
Corner: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5 ft. wide minimum sidewalk required on North McColl Road and 4 ft. wide minimum sidewalk required along both sides of all interior streets. **5 ft. sidewalk may be required for both sides of all interior streets as per Engineering Department prior to final. - Revise plat note #7 to show as above, prior to recording, may remove plat note #8 once you are shown as above. ****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along N. McColl Road. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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 - lots are facing N. McColl road. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) **Rezoning to R-3T was approved by CC on November 8, 2021. **If the property is rezoned to UDC zones prior to final, requirements will be subject to change. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Rezoning to R-3T was approved by CC on November 8, 2021. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee. -Land dedication in lieu of fee. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to $74,200 (based on $700 X 97 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Land dedication is calculated at 1.6854 acres and fees in lieu of land amount to $74,200 (based on $700 X 97 dwelling unit/lot). Previous approval mentions that for Parks Department, a variance request of "Fees in Lieu of Land" to pay fifty percent up front prior to plat recording and fifty at permit application was approved with conditions mentioned in approval letter from Parks Director dated 10/4/2022.	Required
* In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land.	Required
TRAFFIC	
*As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required

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

* Traffic Impact Analysis (TIA) required prior to final plat.	Required
COMMENTS	
Comments: - Please include the words ""(Private Subdivision)"" underneath the subdivision name on plat prior to recording. - Revise lots 99 & 100 to read "Detention Area "A" and "Detention Area "B" instead of outparcel A and outparcel B. - Please submit Gate Details for staff to review. R.O.W. May be increased at gate sections. - Owner's Signature block wording must be finalized prior to recording. ***Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
PROPOSED NOLANA ESTATES SUBDIVISION
2
VILLA REGALE SUBDIVISION
5
C.L. GUERRA LAW BUILDING SUBDIVISION
LOT 1
NOLANA HEIGHTS
LOT 3
LOT 2
LOT 1
CHANTILLY NORTH
NOLANA CENTRE SUBDIVISION
LOT 3
LOT 4
SANTA ANA PLAZA SUBDIVISION
LOT 2B
LOT 1
NOLANA COMMERCIAL SUBDIVISION
N CYNTHIA ST.
N CHAI ST
N MCCOLL RD.
N MCCOLL RD
NOLANA AVE
E NOLANA AVE
NOLANA AVE.
NOLANA AVE
E NOLANA AVE
LONE STAR NATIONAL BANK SUBDIVISION
LOT 1
LOT 2
NOLANA LOOP COMMERCE SUBDIVISION
NOLANA TOWN CENTER PHASE I
LOT 2
NOLANA TOWN CENTER PHASE 3
LOT 2
LOS AR PHAS SUBDIV
PRIVATE DR
DRAIN DITCH
GOLD AVE
N. CYNTHIA ST.
No. 2
RIA AVE
RINCON SUBDIVISION
LOT "A"
8
WARMACK SUBDIVISION
LOT 1-A
SYLVIA'S BUSINESS CENTER
E. JONQUIL AVE.
E JONQUIL AVE
E JONQUIL AVE
DRAIN DITCH R-O-W
E IRIS AVE
E IRIS AVE.
PARKHILL TERRACE NO. 1
PARKHILL TERRACE NO. 2
PARKHILL TERRACE No. 3
N "C" ST.
N "E" ST.
E HIBISCUS AVE.
E HIBISCUS AVE
E HIBISCUS AVE
5
E. GOLDENROD AVE.
THE DISTRICT AT McALLEN SUBDIVISION
LOT 11
LOT 10
PHASE 2
LOT 9
Y ESTATES
N
W
E
S

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Dallas Corner Subdivision*
Owner Name	*Ronald Surprise*
Engineering Firm	*Barrera Infrastructure Group, Inc*
Existing Zoning	*C-3 (General Business) -OC*
Proposed Zoning	*TBD*
Number of Lots	*2*

City of McAllen Planning Department

PLAT OF

DALLAS CORNER SUBDIVISION

McALLEN, TEXAS

A 1.041 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, STEWART'S ADDITION TO THE CITY OF MCALLEN, AS RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DALLAS CORNER SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

E.R. 1980 LLC DATE
BY: RONALD K. SUPRISE, PRES.
211 S. BROADWAY
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RONALD K SUPRISE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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_____DAY OF_____ , 20___ .

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN DATE

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR
CITY OF MCALLEN DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO LOZANO RODRIGUEZ JR., RPLS, 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 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

LEO LOZANO RODRIGUEZ JR., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830 EDINBURG, TEXAS 78540
FIRM NO. 101702-00

STATE OF TEXAS
COUNTY OF HIDALGO

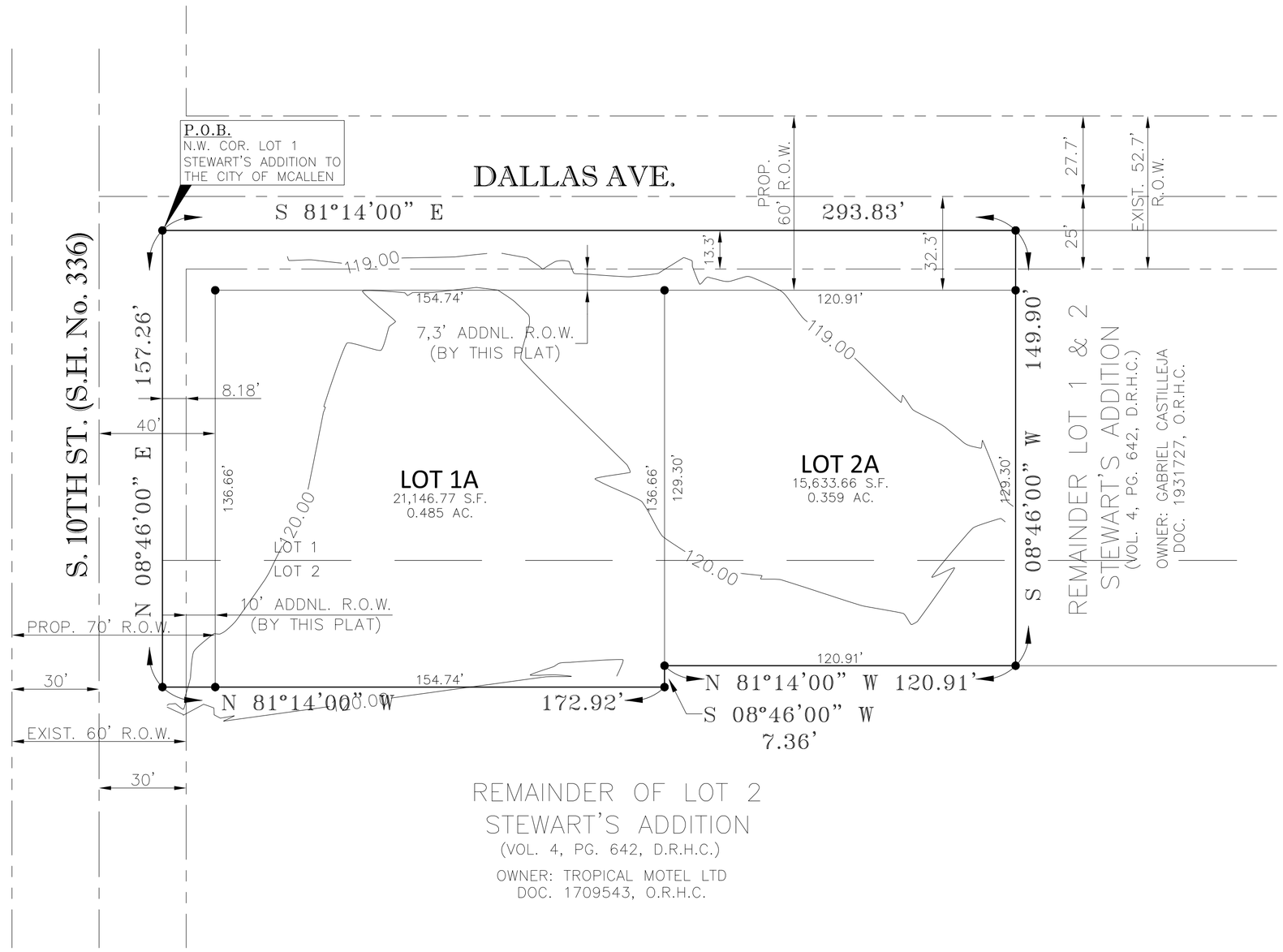
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

PRINCIPAL CONTACTS:				FIRM REG. NO. 6435
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	E.R. 1980, LLC	211 S. BROADWAY	McALLEN, TX. 78501	
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE, SUITE B2	EDINBURG, TX. 78539	956-687-3355
SURVEYOR:	LEO RODRUIGUEZ, R.P.L.S.	P.O. BOX 1830	EDINBURG, TX. 78540	956-491-1013

SCALE: 1" = 30'

BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 SOUTH ZONE



GENERAL PLAT NOTES:

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. SETBACK AS FOLLOWS:
   DALLAS AVE ..... 30 FEET OR GREATER FOR APPROVED SITE PLAN
   S. 10TH STREET ..... 30 FEET OR GREATER FOR APPROVED SITE PLAN
   OTHERS ..... AS PER ZONING ORDINANCE, SITE PLAN APPROVAL, OR EASEMENT LINES, WHICHEVER IS GREATER
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL NO. 480343 0005 C; REVISED NOVEMBER 2, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF 0.005 ACRE FEET OR 217 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. BENCHMARK:
   CITY OF MCALLEN BENCH MARK NUMBER MC-80 (ELEVATION 104.41) LOCATED ALONG THE SOUTH FRONTAGE ROAD OF EXPRESSWAY 83, APPROXIMATELY 500 FT. EAST OF TAYLOR RD. ALONG THE NORTH SIDE OF A DRAINAGE DITCH.
8. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON DALLAS AVE. AND S. 10TH STREET.
9. A ½" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
10. COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF MCALLEN.
11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES/USES.

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

LOCATION MAP
SCALE: 1"=500'

DALLAS CORNER SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF DALLAS AVE. AND S. 10TH STREET (SH 336).

DATE OF PREPARATION: 6/1/26

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

BEING A 1.041-ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, STEWARTS ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES, 14 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF LOT 1, IN DALLAS AVENUE RIGHT OF WAY, A DISTANCE OF 293.83 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST COMER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES, 46 MINUTES, 00 SECONDS WEST, PARALLEL TO THE WEST LINE OF LOTS I AND 2, AT A DISTANCE OF 13.30 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT OF WAY LINE OF DALLAS AVENUE, AT A DISTANCE OF 113.64 FEET PASS THE COMMON LINE BETWEEN LOTS 1 AND 2, AND AT A TOTAL DISTANCE OF 149.90 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST COMER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES, 14 MINUTES, 00 SECONDS WEST, PARALLEL TO THE NORTH LINE OF LOT 2, A DISTANCE OF 120.91 FEET TO A NO. 4 REBAR FOUND, FOR AN INTERIOR COMER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES, 46 MINUTES, 00 SECONDS WEST, PARALLEL TO THE WEST LINE OF LOT 2, A DISTANCE OF 7.37 FEET TO A NO. 4 REBAR FOUND, FOR AN EXTERIOR COMER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES, 14 MINUTES, 00 SECONDS WEST, PARALLEL TO THE NORTH LINE OF LOT 2, AT A DISTANCE OF 164.74 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH 10TH STREET (S.H. 336) AND AT A TOTAL DISTANCE OF 172.92 FEET TO AN "X" MARK CHISELED IN CONCRETE FOUND ON THE WEST LINE OF LOT 2, FOR THE SOUTHWEST COMER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES, 46 MINUTES, 00 SECONDS EAST, ALONG THE WEST LINE OF LOT 2, IN SOUTH 10TH STREET RIGHT OF WAY, AT A DISTANCE OF 43.62 FEET PASS THE COMMON COMER OF LOTS I AND 2, AND AT A TOTAL DISTANCE OF 157.26 FEET TO THE POINT OF BEGINNING.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF RENE BARRERA, P.E. 86862 ON JUNE – 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

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

BARRERA INFRASTRUCTURE GROUP, LLC
ENGINEERING
CONSULTING CIVIL ENGINEERS

3525 W. Freddy Gonzalez Ave, Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/16/2026

SUBDIVISION NAME: DALLAS CORNER SUBDIVSION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Dallas Avenue: Dedication needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Required: - Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. - Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. - Show the legal description on the north side of the property. - Recorded subdivision on the north side mentions that it is 25 ft from centerline on both sides. Please make sure the plat corresponds the same as current plat being platted. Current plat mentions it is only 32.3 from centerline on south side and 27.7 ft on the north side. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S. 10th Street (SH 336): 50 ft. dedication from centerline needed for a 100 ft total ROW. Paving: 65 ft. Curb & gutter: both sides Revisions required: **unified development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
1000 ft. Block Length _____ **Unified Development Code: Section 5.3.6	Applied
*600 ft. Block Length for R-3, M-1 & M-2 and CC Districts **Unified Development Code: Section 5.3.6	Applied
*300 ft. Maximum Cul-de-Sac **Unified Development Code: 5.3.9	Applied

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

ALLEYS	
ROW: 20ft. Paving: 16ft. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. -Alley/service drive easement required for commercial properties/ multifamily properties. **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* Front: In accordance with the UDC or greater for easements. -(Proposing) S. 10th street: 30 feet or greater for approved site plan. **Unified Development Code: Chapter 2	Non-compliance
*Rear: In accordance with the UDC or greater for easements. - (Proposing) Dallas Avenue: 30 feet or greater for approved site plan. **Unified Development Code: Chapter 2	Non-compliance
*Sides: In accordance with the UDC or greater for easements. - Add verbiage as shown above, prior to final. **Unified Development Code: Chapter 2	Non-compliance
*Corner: In accordance with the UDC or greater for easements. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
*5ft. wide minimum sidewalk required on Dallas Avenue and S. 10th Street. ** Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

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

* 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 5.3.7 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. *Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ - lots are facing Dallas Avenue and S. 10th Street. **Unified Development Code: Chapter 2	Applied
* Minimum lot width and lot area _____ **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing C-3 (General Business) Proposed TBD -A zoning application will have to be submitted to be designated under the new UDC, prior to final. ***Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval. -A zoning application will have to be submitted to be designated under the new UDC, prior to final. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Park fees do not apply to commercial developments.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park fees do not apply to commercial developments.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply to commercial developments.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

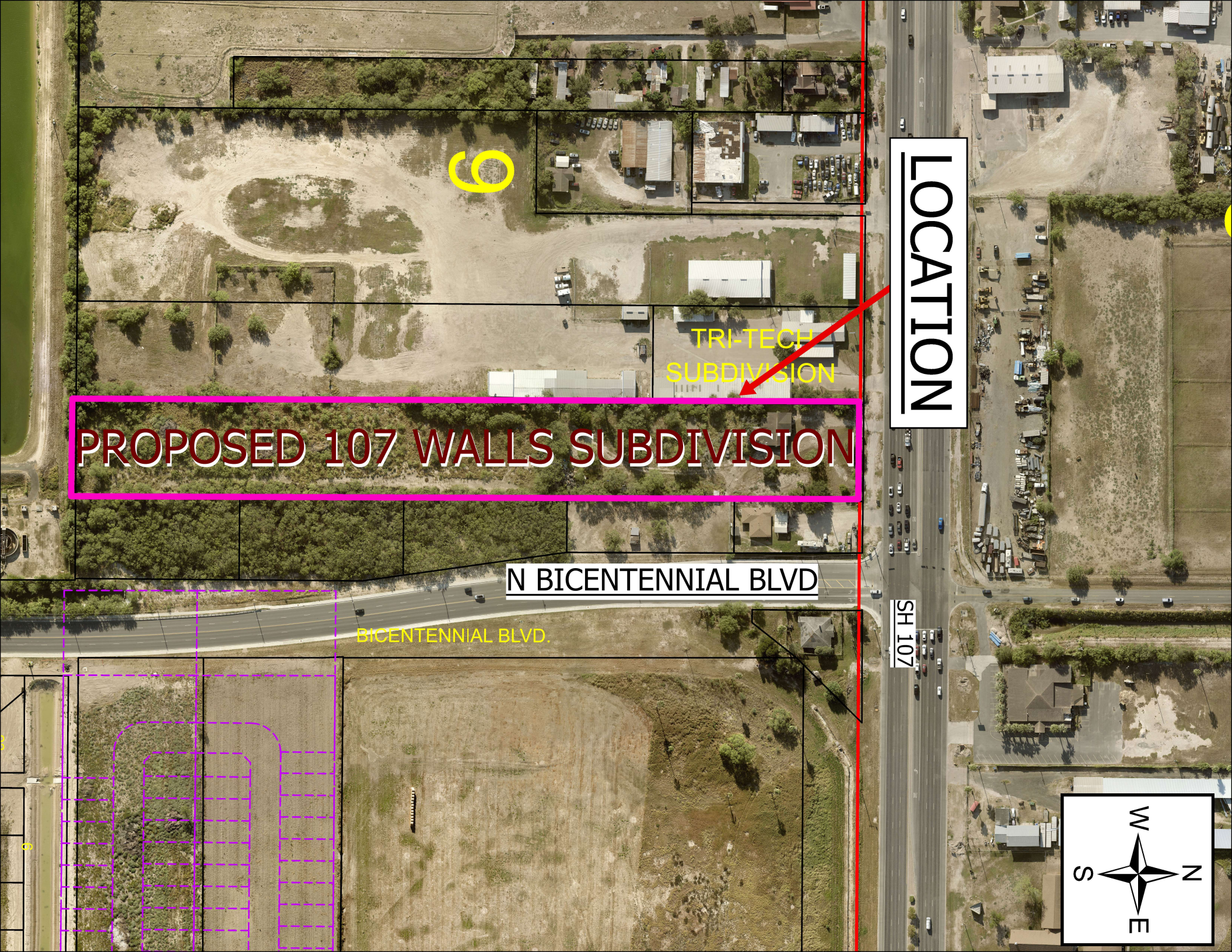
COMMENTS	
Comments: - Show the legal description all around the perimeter. - Lot numbers can be "Lot 1" and "Lot 2". the lots do not need the "A" at the end. - Remove the word "Prop" on all ROW. - show dedication on both sides of ROW. - a Rezoning application needs to be submitted and approved, prior to final. - Provide centerline. - *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVSION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

SUBDIVISION
LOT A
N
W
E
S
S. 10TH ST.
LOCATION
DALLAS
POINT
1
2
GREYST
SUB
8
DALLAS AVE
PROPOSED
DALLAS CORNER
SUBDIVISION
S 10TH ST
IMPERIAL ISLE
SUBDIVISION
LOT "A"
FRESNO AVE.
EWARTS ADDITION
32
33
48
20
19
18
17
16
15
14
13
12

CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*107 Walls*
Owner Name	*Dobi Martinez*
Engineering Firm	*Quintanilla, Headley & Associates, Inc.*
Existing Zoning	*C-4 Commercial Industrial*
Proposed Zoning	*C-4 Commercial Industrial*
Number of Lots	*1*


LOCATION
TRI-TECH
SUBDIVISION
PROPOSED 107 WALLS SUBDIVISION
N BICENTENNIAL BLVD
BICENTENNIAL BLVD.
SH 107
W
S
N
E

SUBDIVISION PLAT OF :

107 WALLS SUBDIVISION

A 4.81 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3245240, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.81 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3245240, 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 SOUTH LINE OF LOT 9 FOR THE SOUTHWEST CORNER OF THE FOUR THIRTEEN RANCH, LLC TRACT (THE SOUTHEAST 1.0 ACRE OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3066143, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 80°34'17" W, 160.15 FEET FROM THE SOUTHEAST CORNER OF LOT 9.

THENCE; N 80°34'17" W, ALONG THE SOUTH LINE OF LOT 9, A DISTANCE 161.20 TO A 3/4" IRON PIPE FOUND THE SOUTHEAST CORNER OF THE CAYCAM INVESTMENTS, LLC TRACT (A 12.66 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND LOT "A", TRI-TECH SUBDIVISION, RECORDED IN VOLUME 27, PAGE 37B, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3678664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°53'00" E, ALONG THE EAST LINE OF THE CAYCAM INVESTMENTS, LLC TRACT, A DISTANCE OF 1,299.82 FEET TO A 5/8" IRON ROD WITH CAP STAMPED RODS SURVEYING, INC. FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51'15" E, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, A DISTANCE OF 161.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE ANITA MARTINEZ FROGOZA IRREVOCABLE TRUST TRACT (THE NORTH 1.0 ACRE OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3489449, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°53'00" W, ALONG THE WEST LINE OF THE ANITA MARTINEZ FROGOZA IRREVOCABLE TRUST TRACT, THE WEST LINE OF THE JULIAN FRAGOSO, III AND WIFE DIANA FRAGOSO TRACT (A 1.0 ACRE TRACT OF LAND OUT OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1115159, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE ANAID KASANDRA ALCOCER TRACT (A 1.0 ACRE TRACT OF LAND OUT OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3609425, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE HECTOR PERALEZ, SR. TRACT (THE NORTH 1.0 ACRE OF THE SOUTH 2.0 ACRES OF THE EAST 5.0 ACRES OF THE EAST 10.0 ACRES OF LOT 9, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3353945, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WEST LINE OF THE FOUR THIRTEEN RANCH, LLC TRACT, A DISTANCE OF 1,300.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TRI-TECH SUBDIVISION, RECORDED IN VOLUME 27, PAGE 37B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR ALFONSO QUINTANILLA 4856

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

MAY 4, 2026
DATE

LIENHOLDER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS 107 WALLS SUBDIVISION ON OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

_____
SIGNATURE

Given under my hand and seal of office this
_____ day of _____ , 20__.

_____
Notary Public

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **107 WALLS 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.

_____ _____
CUBIC WALLS LLC. DATE
MANAGING MEMBER: MAURICIO PAREDES
1600 INDUSTRIAL ST. HIDALGO, TEXAS 78557
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

CUBIC WALLS LLC., MANAGING MEMBER: MAURICIO PAREDES

proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____ , 20____.

DANIELA QUINTANILLA Notary ID #131129367 My Commission Expires June 9, 2029

_____
DANIELA QUINTANILLA – NOTARY PUBLIC

PLANNING & ZONING COMMISSION ACKNOWLEDGEMENT

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF MCALLEN
CERTIFICATION OF APPROVAL

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

_____ _____
MAYOR, CITY OF MCALLEN DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER ALFONSO QUINTANILLA 95534

ALFONSO QUINTANILLA P.E.
P.E. No. 95534

6-16-26
DATE

COUNTY COURT COUNTY OF HIDALGO TEXAS

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

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

BY: _____ DEPUTY

DATE OF PREPARATION MAY 12, 2026

SHEET 1 OF 2

FILENAME : F:\DATA\PRE\SUBD\MCALLEN\107 WALLS SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 12, 2026	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
JUNE 01, 2026	JG		

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED)
"AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN"
COMMUNITY-PANEL NUMBER: 480338 0015 E
MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001

2.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.– SETBACKS:
FRONT .....75.00 FEET
REAR.....10.00 FEET
SIDE .....6.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

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

5.– BENCHMARK No. 1 : 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

BENCHMARK No. 2 B.M. ELEV.= 98.16 TOP OF TYPE A INLET LOCATED 40.4 FEET NORTH AND 73 FEET WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.– DRAINAGE DETENTION IS: _____ C.F. LOT A DETENTION IS: _____ C.F.
NOTE: THIS DETENTION IS FOR ALL THE SUBDIVISION BUT DOES NOT INCLUDE COMMERCIAL LOTS A. A DRAINAGE PLAN WITH ON SITE DETENTION WILL BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOT A.

7.– NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION EASEMENTS

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

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

10.– A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON S.H. 107

11.– E.E. – DENOTES ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
U.E. – DENOTES UTILITY EASEMENT DEDICATED BY THIS PLAT
U. & S.W.E – DENOTES UTILITY AND SIDEWALK EASEMENT DEDICATED BY THIS PLAT

12.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

13.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

14– 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

18.– FIVE (5.00) FOOT WIDE MINIMUM SIDEWALK WITH ADA RAMPS REQUIRED ALONG SH 107 (UNIVERSITY DRIVE).

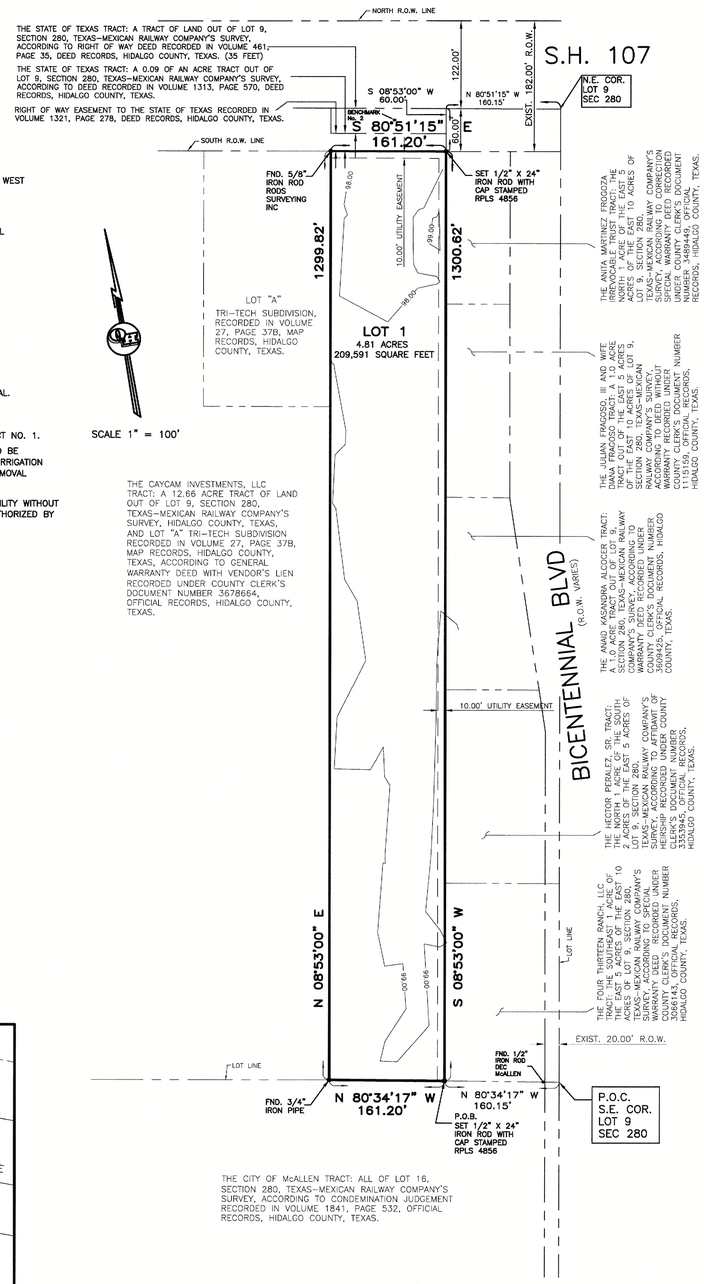
19.– 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

20.– 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

20.– ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

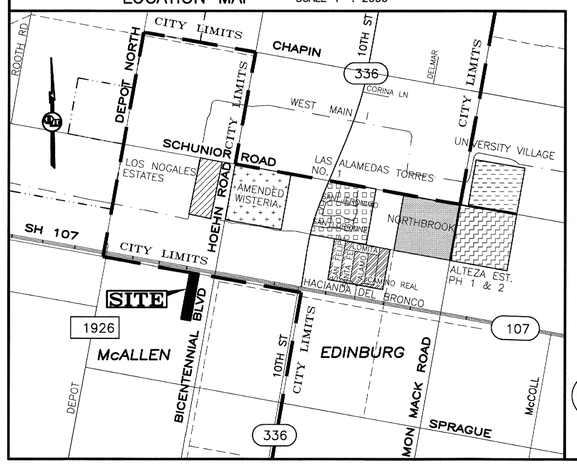
21.– TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.

ABBREVIATIONS:
C.P.S. = COTTON PICKER SPINDLE
M.R. = MAP RECORD
R.O.W. = RIGHT OF WAY
OH = OVERHEAD POWER LINE
D.R= DEED RECORD
FND. = FOUND
M.B.S.L. = MINIMAL BUILDING SETBACK LINE
UGL = UNDERGROUND LINE
N = NORTH
S = SOUTH
W = WEST
E = EAST
COR. = CORNER
M.V.E.C. = MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T. = SAFETY END TREATMENT
AEP = AMERICAN ELECTRIC POWER COMPANY
P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK
R.P.L.S= REGISTERED PROFESSIONAL LAND SURVEYOR
U.G.E.B.= UNDERGROUND ELECTRICAL BOX



SCALE 1" = 100'

LOCATION MAP SCALE 1" : 2000'



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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/17/2026

SUBDIVISION NAME: 107 WALLS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
State Highway 107: Dedication for a total R.O.W. of 150 ft. Paving: by the state Curb & gutter: by the state - Label centerline, include document numbers on plat, and provide any R.O.W documents as applicable for staff review prior to final. - Write out as "State Highway 107". **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (South Boundary): Dedication of 60 ft total R.O.W. Paving: 40 ft Curb & gutter: on both sides - Provide E/W Quarter Mile Collector on plat. - A variance (VAR2026-0035) to not provide dedication for the E/W Quarter Mile Collector will be heard before the Planning & Zoning Commission on September 22, 2026, and before City Commission on a date dependent on PZ action. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA

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

ALLEYS	
ROW: 20 ft Paving: 16 ft - Clarify if alley or service drive will be provided prior to final. Alley or service drive cannot dead end. * Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9	Non-compliance
SETBACKS	
* Front: In accordance with the Unified Development Code or in line with existing structures or greater for easements, whichever greater applies. - Proposing: "75 ft" - If proposed setback remains, must read as "75 ft or greater for easements." **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements. - Proposing: "10 ft" - If proposed setback remains, must read as "10 ft or greater for easements." **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements. **Unified Development Code: Chapter 2	Non-compliance
* Corner _____ **Unified Development Code: Chapter 2	NA
* Garage _____ **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along State Highway 107. - Remove plat note 18 and spell out "State Highway 107" on plat note 10. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note.	Non-compliance

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets: Plat is showing lot fronting State Highway 107. **Unified Development Code: Section 5.3.5	Applied
* Minimum lot width and lot area: Minimum 50 ft of lot frontage and no minimum lot area. **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-4 (Commercial Industrial-OC) District Proposed: C-4 (Commercial Industrial-OC) District - No rezoning application has been sent at this time. - Must rezone to a zoning district established in the Unified Development Code. Application will also need to be revised to match proposed UDC District. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning Needed Before Final Approval - Must rezone to a zoning district established in the Unified Development Code. **Unified Development Code: Chapter 2	Non-compliance
PARKS	
* Land dedication in lieu of fee. - Park fees do not apply to commercial development.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fees do not apply to commercial development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Park fees do not apply to commercial development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	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 rezone to a zoning district established in the Unified Development Code. Application will also need to be revised to match proposed UDC District. - Application indicates this will be a private gated subdivision. Please clarify and provide gate details prior to final. Revise application if subdivision is not private. - If subdivision will be private, please include "(Private Subdivision)" under the plat name. The wording (Private Subdivision) not in bold and in smaller font since not part of plat name. - Label centerline of State Highway 107, include document numbers on plat, and provide any R.O.W documents as applicable for staff review prior to final. - Write out "State Highway 107" where applicable. - A variance (VAR2026-0035) to not provide dedication for the E/W Quarter Mile Collector will be heard before the Planning & Zoning Commission on September 22, 2026, and before City Commission on a date dependent on PZ action. - Remove "or to easement line whichever is greater in all cases." and instead add "or greater for easements." at the end of each setback requirement. - Clarify if an alley or service drive will be provided prior to final. Alley or service drive cannot dead end. - Remove plat note 18 and write out "State Highway 107" on plat note 10. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in Revised Preliminary form, subject to the conditions noted, drainage, and utilities approval; and approval of the variance request.	Applied

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

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

September 3, 2026

Omar Sotelo, Planning Director
City of McAllen
311 N. 15th Street
McAllen, TX 78501

Re: Proposed 107 Walls Subdivision

Dear Mr. Sotelo:

On behalf of the developer of 107 Walls Subdivision, we respectfully request a variance from the City's requirement to dedicate east/west quarter-mile right-of-way along the southern boundary of the proposed subdivision.

Similar right-of-way was not required for a subdivision west of the property, recorded in 2015, nor for two subdivisions east of Bicentennial Boulevard that border the same east/west quarter-mile alignment.

Additionally, the proposed right-of-way is intended to be divided equally along the common property line, with one-half dedicated from the property to the north and one-half from the property to the south. The City of McAllen Wastewater Treatment Plant occupies the property immediately south of the proposed subdivision; therefore, the southern half of the anticipated right-of-way is not expected to be dedicated.

Based on these circumstances and the precedent established by the surrounding developments, we respectfully request that the City approve the variance and waive the right-of-way dedication requirement along the southern boundary of 107 Walls Subdivision.

Thank you for your consideration.

Should you have any questions or require additional information, please feel free to call me at (956) 381-6480.

Respectfully,

Eulalio Ramirez, P.E.
Engineer

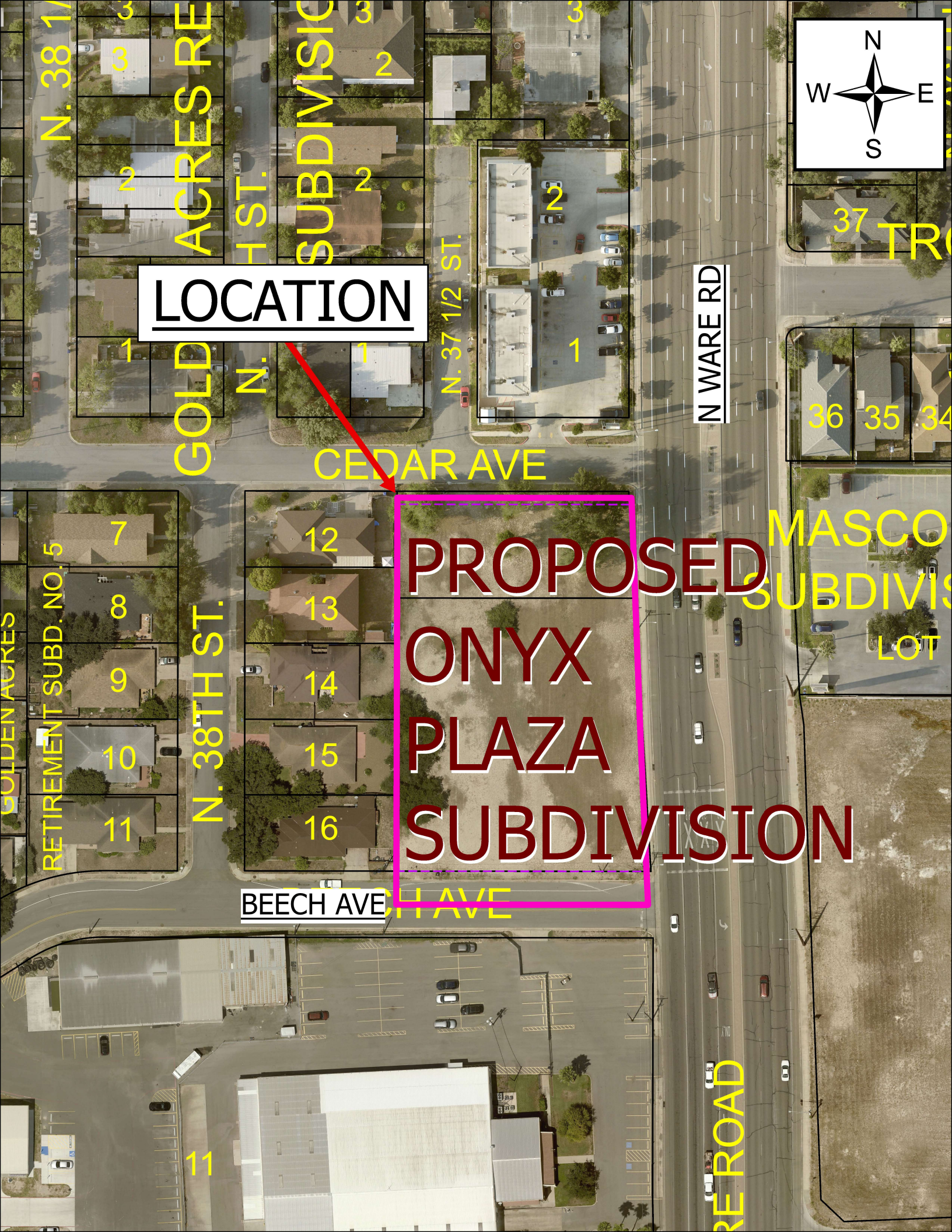
124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

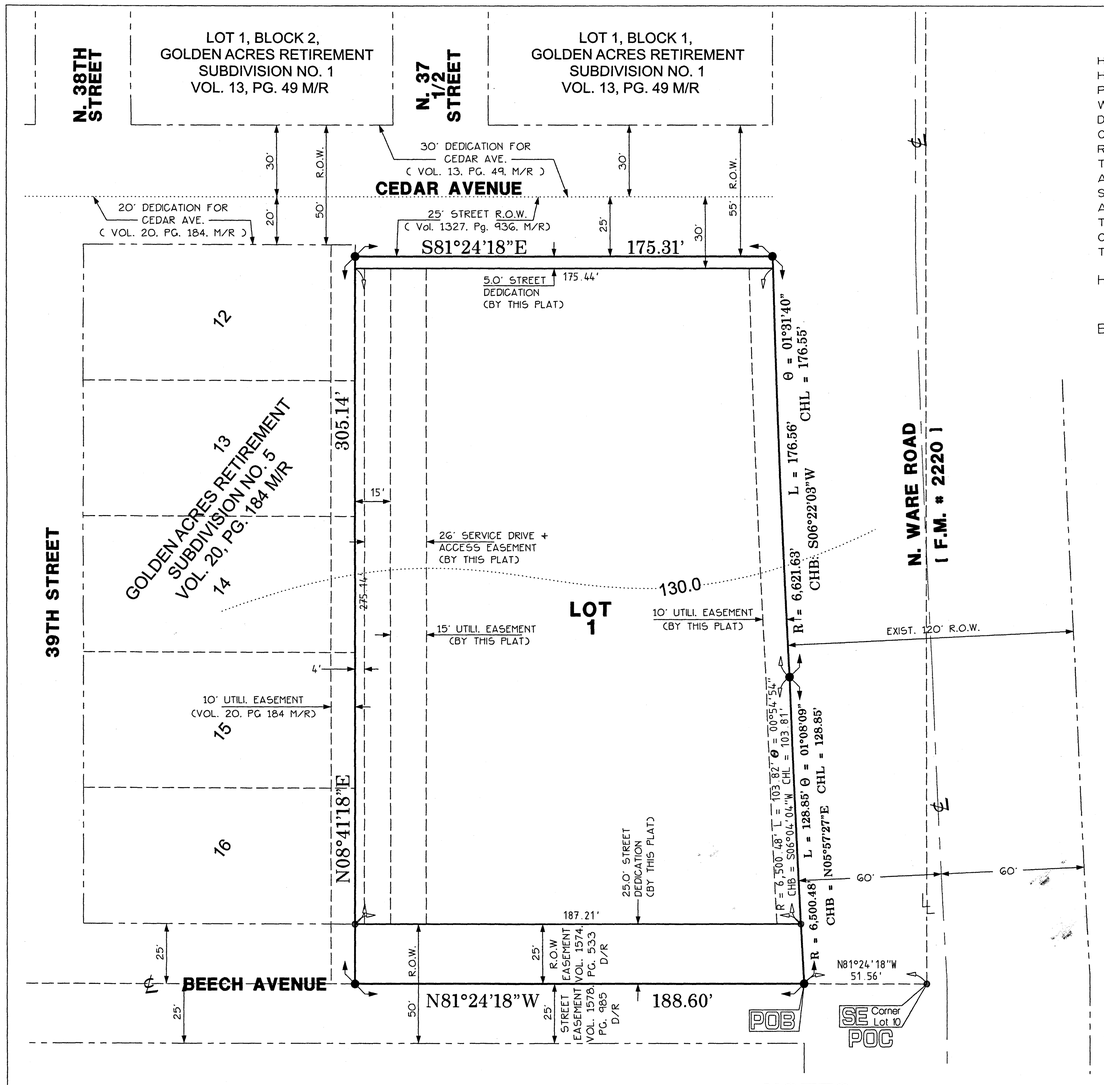
CITY OF McALLEN

Planning & Zoning Commission Meeting

Subdivision Name	*Onyx Plaza Subdivision*
Owner Name	*Valhe Real Estate Holdings LTD*
Engineering Firm	*Spoor Engineering Consultants, Inc.*
Existing Zoning	*C-3L (Light Commercial-OC) District*
Proposed Zoning	*C-3L (Light Commercial-OC) District*
Number of Lots	*1*

City of McAllen Planning Department


LOCATION
PROPOSED
ONYX
PLAZA
SUBDIVISION
CEDAR AVE
BEECH AVE
N WARE RD
N. 37 1/2 ST.
N. 38TH ST.
GOLDEN ACRES
RETIREMENT SUBD. NO. 5
MASCO
SUBDIVIS
LOT
N
W
E
S



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

Hidalgo County Drainage District No. 1

By: _____ _____

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

July 13, 2026
Scale: 1"=30'

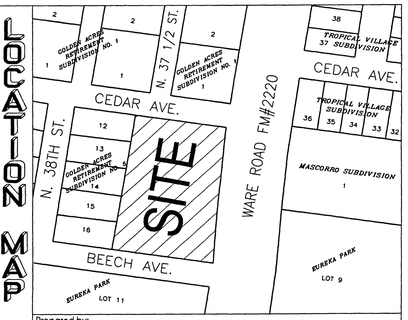
SUBDIVISION MAP
OF

ONYX PLAZA

McAllen, Texas

BEING A SUBDIVISION OF 1.27 ACRES OF LAND OUT OF LOT 10, EUREKA PARK, COUNTY OF HIDALGO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS

LOCATION MAP



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

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: _____

STATE OF TEXAS:
COUNTY OF_____:

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

Valhe Real Estate Holdings
Family Limited Partnership
A Texas Limited Liability Company.

_____

By: Valhe Real Estate LLC,
it's General Partner
By: Ruben Valdes, Managing Member
1801 E. Hwy. 281
Hidalgo, Texas 78557

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUBEN VALDES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, THE_____ DAY OF_____, 2026.

_____
Notary Public

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

_____ _____
Chariman, Planning & Zoning Commission Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
Carlos Vasquez, RPLS 4608 Date
CVQ Land Surveyors LLC
TBPELS FIRM No.10119600
517 Beaumont Ave.
McAllen, Texas 78574

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

08-04-26

_____ _____
Steve Spoor Date
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

METES & BOUNDS

A 1.27 ACRE TRACT OF LAND OUT OF LOT 10, EUREKA PARK, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING at the Southeast corner of Lot 10, in Beech Avenue and N. Ware Road; THENCE, with the South line of Lot 10, North 81 Deg. 24 Min. 18 Sec. West, 51.56 feet to the Southeast corner and POINT OF BEGINNING of the following described tract of land;

THENCE, with the South line of Lot 10, in Beech Avenue, North 81 Deg. 24 Min. 18 Sec. West, 188.60 feet to a point for the southwest corner hereof; said point being on the projection of the East line of Lot 16, Golden Acres Retirement Subdivision No. 5, City of McAllen, recorded in Volume 20, Page 184, Map Records;

THENCE, with the East line of Lot 16, 15, 14, 13, and 12, and their projections, North 08 Deg. 41 Min. 18 Sec. East, at 25 feet pass the North line of Beech Avenue and the southeast corner of said Lot 16, and at 305.14 feet a point for the northwest corner hereof; said point being on the South line of Beech Avenue;

THENCE, with the South line of Beech Avenue, South 81 Deg. 24 Min. 18 Sec. East, 175.31 feet to a point on the West line of N. Ware Road, for the northeast corner hereof; said point being on a curve to the left;

THENCE, with the West line of N. Ware Road, on said curve to the left, in a southerly direction, on a radius of 6621.63 feet through an arc of 01 Deg. 31 Min. 40 Sec., and a distance of 176.55 feet to the point of beginning of a curve to the right, for a point on the East line hereof;

THENCE, continue with the West line of N. Ware Road, with said curve to the right, in a southerly direction, on a radius of 6500.48 feet, through an arc of 01 Deg. 08 Min. 09 Sec., and a distance of 128.85 feet to the POINT OF BEGINNING; containing 1.27 acres of land, more or less, of which the south 25 feet, comprising 0.11 acres, lies in Beech Avenue.

NOTES:

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A. N. WARE ROAD (F.M. # 2220) - 60 FEET.
B. REAR - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
C. SIDE - 10.0' OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
D SIDE CORNER - 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C. REVISED NOVEMBER 2, 1982. ZONE 'C' IS DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.
4. A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
5. A 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
6. A 5' SIDEWALK REQUIRED ALONG N. WARE ROAD AND A 4' SIDEWALK IS REQUIRED ALONG BEECH AVENUE AND CEDAR AVENUE
7. BENCHMARK.- STATION NAME: MC• 76 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHEAST CORNER OF BUSINESS 83 AND WARE RD.- BRASS CAP ELEV.- 131.44 FT (NAVD88)
8. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. STORM WATER DETENTION OF 0.24 AC-FT (10,630 cu. ft.) IS REQUIRED FOR THIS SUBDIVISION
10. 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.
11. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITED ALONG N. WARE RD.
13. COMMON AREAS, DETENTION AREAS, AND ANY PRIVATE STREETS AND SERVICE DRIVES MUST BE MAINTAINED BTY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/14/2026

SUBDIVISION NAME: ONYX PLAZA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Ware Road (FM 2220): 60 ft. from centerline for a total R.O.W. of 120 ft. Paving: 65 ft. Curb & Gutter: by the state **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Beech Avenue: 25 ft. from centerline for a total R.O.W. of 50 ft. Paving: 32 ft. Curb & Gutter: both sides **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Cedar Avenue: 5 ft. dedication for 30 ft. from centerline for a total R.O.W. of 60 ft. Paving: 40 ft. Curb & Gutter: both sides - Label centerline and call out total dedication and total R.O.W. **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ : __ ft. from centerline for a total R.O.W. of __ ft. Paving: __ ft. Curb & Gutter: _____ **Unified Development Code: Section 5.3.9 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,000 ft. Block Length: _____ **Unified Development Code: Section 5.3.6	Applied
* 600 ft. Block Length for R-3, M-1, M-2, and CC Districts: _____ **Unified Development Code: Section 5.3.6	NA
* 300 ft. Maximum Cul-De-Sac: _____ **Unified Development Code: Section 5.3.9	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. * Alley/service drive easement required for commercial properties **Unified Development Code: Section 5.3.9	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 Unified Development Code or greater for easements - Lot frontage is determined by the narrowest portion of the lot, that being along Cedar Avenue. Revise setbacks to reflect this. **Unified Development Code: Chapter 2	Non-compliance
* Rear: In accordance with the Unified Development Code or greater for easements or greater for easements - Revise note to refence the "Unified Development Code" instead of the "Zoning Ordinance." **Unified Development Code: Chapter 2	Non-compliance
* Sides: In accordance with the Unified Development Code or greater for easements or greater for easements - Proposing: “10 feet or greater for easements or approved site plan” - Due to the difference in frontage, clarify which side of the lot this note is in refence to. As of at the time of review, Planning views this as the west side. **Unified Development Code: Chapter 2	Non-compliance
* Corner: In accordance with the Unified Development Code or greater for easements or greater for easements - Proposing: “10 feet or greater for easements or approved site plan” **Unified Development Code: Chapter 2	Applied
* Garage: _____ or greater for easements **Unified Development Code: Chapter 2	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Ware Road, Cedar Avenue, and Beech Avenue. - Revise plat note as written above. **Unified Development Code: Section 5.3.8	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Unified Development Code: Section 4.6.4.B	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Unified Development Code: Section 4.6.4.B	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road. - Plat note 12 **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. - Plat note 13	Applied

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* 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 5.3.7 of the Unified Development Code, including but not limited to common areas and its private streets. **Unified Development Code: Section 5.3.7	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Unified Development Code: Section 5.3.7	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Unified Development Code: Section 5.3.5	Applied
* Minimum Lot Width and Lot Area: _____ **Unified Development Code: Chapter 2	Applied
ZONING/CUP	
* Existing: C-3L (Light Commercial-OC) District Proposed: C-3L (Light Commercial-OC) District - Must rezone to a zoning district established in the Unified Development Code. **Unified Development Code: Chapter 2	Non-compliance
* Rezoning needed before final approval - Must rezone to a zoning district established in the Unified Development Code. **Unified Development Code: Chapter 2	Non-compliance
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. - As per Traffic, TG from previous cases (SUB2021-0014/SUB2022-0008) would be honored.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - Label centerline and call out total dedication and total R.O.W. for Cedar Avenue. - Lot frontage is determined by the narrowest portion of the lot, that being along Cedar Avenue. Revise setbacks to reflect this. - Revise applicable plat notes to reference the Unified Development Code. - Must rezone to a zoning district established in the Unified Development Code. - Label 4' and 15' annotations made along the west boundary of the lot. *Must comply with City's Access Management Policy.	Non-compliance

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

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

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