AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 4, 2025 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of the September 10, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 16, North Depot Subdivision, Hidalgo County, Texas; 2248 Orange Avenue **(REZ2025-0243)**

2. Rezone from R-1 (Single-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: Lot 3 & 4, Block 2, Best Courts Subdivision, Hidalgo County, Texas; 121 South 4th Street **(REZ2025-242)**

3. Rezone from C-4 (Commercial Industrial-OC), and R-3A (Multi-Family Residential-OC) District to C-2 (Regional Commercial-UDC) District: 52.0 Acres in McAllen, TX, Part of Sec. 232, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 15400 North Shary Road **(REZ2025-0200)**

4. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 5, Block 3, Bonnie View Subdivision, Hidalgo County, Texas; 2117 Hackberry Avenue. **(REZ2025-0246)**

5. Rezone from C-3 (General Business-OC) District to C-1 (Local Commercial-UDC) District: Lot 8, Lamar Acres Subdivision, Hidalgo County, Texas; 1010 North 10th Street. **(REZ2025-0241)**

6. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Vitruvian Plaza Subdivision, Hidalgo County, Texas; 5320 North McColl Road. **(REZ2025-0237)**

b) CONDITIONAL USE PERMITS:

1. Request of Daniela Morales on behalf of Templo Cristiano Getsemani Voluntad de Dios, for a Conditional Use Permit for one year, for an Institutional Use (Church) at Lot 2, Jackson Heights Subdivision, Hidalgo County, Texas; 1006 South 10th Street **(CUP2025-0100)**

2. Request of Adriana I. Rivas on behalf of The Studio College of Beauty, LLC., for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at E 1/2 Lot 15, all Lots 16-17 & W 1/2 Lot 18 Block 8, Fairfield Place Subdivision, Hidalgo County, Texas; 712 Lindberg Avenue. **(CUP2025-0097)**

3. Request of Yahaira Sepulveda, for a Conditional Use Permit, for one year, for an Institutional Use (Beauty School) at Lot 7 Block 30, McAllen Addition Subdivision, Hidalgo County, Texas; 1217 Chicago Avenue. **(CUP2025-0098)**

c) SUBDIVISION:

1. Palm Valley Estates Lot 4A Subdivision, 2600 S. 39th Street, TGR Capital, LLC, **(SUB2025-0104) (REVISED PRELIMINARY) RDE**

2. Orangewood South Subdivision Lot 19A & 20A, 3800 Burns Drive, Juan & Leticia Pena, Spoor Engineering Consultants, Inc., **(SUB2025-0155) (FINAL) SEC**

3) CONSENT:

a) Oak Valley Subdivision, 9600 N. Bryan Road, Oak Valley, LLP **(SUB2022-0086) (REVISED FINAL) 6-Month Ext. BIG**

b) Ware Hotel Group, LP, 401 S. Ware Road, Ware Hotel Group, LP. **(SUB2024-0019) (REVISED PRELIMINARY) 6-Month Ext. M&H**

4) SUBDIVISIONS:

a) Capricorn Estates Subdivision No. 3, 508 N. 11th Street, Leonel Bazan, **(SUB2025-0149) (PRELIMINARY) HOMERO LUIS GUTIERREZ.**

b) Ware Road Development Subdivision, 3800 SH 107, Ware Road Development, LLC, **(SUB2025-0151) (PRELIMINARY) RJC**

c) Enclave on Jackson Subdivision, 2613 N. Jackson Road, Vista Property Investments, LLC **(SUB2025-0056) (REVISED FINAL) M&H**

d) Enclave on Freddy Subdivision, 2201 Freddy Gonzalez Road, **(SUB2025-0140) (PRELIMINARY) M&H**

e) Villas at Trenton Subdivision, 8000 N. Ware Road, 3400 N. Auburn Avenue, LLC **(SUB2025-0121) (REVISED PRELIMINARY) RJC**

f) Bicentennial One Subdivision, 808 S. 19th Street, 900 S. Bicentennial, LLC **(SUB2025-0100) (REVISED PRELIMINARY) MGE**

g) Hidden Grove Estates Subdivision, 8601 N. 2nd Street, J&D Produce, Inc **(SUB2024-0131) (REVISED PRELIMINARY)(TABLED ON 10/21/2025) M&H**

h) Alhambra on 10th Subdivision, 11301 N. 10th Street, Al Yazji Development, LLC **(SUB2025-0072) (REVISED PRELIMINARY) RPLEX**

i) ABA Estates Subdivision, 4613 Buddy Owens Blvd, Benito Martinez **(SUB2025-0145) (FINAL) SEA**

j) Suarez Phase II Subdivision, 2700 N. 24th Street, Suarez Brothers, LLC **(SUB2025-0154) (FINAL) JH**

k) 7-11 Mcallen Subdivision, 201 Dallas Avenue, Vaquero Ventures Management, LLC **(SUB2025-0150) (PRELIMINARY) M&H**

l) Warehouse Kingdom Phase III Subdivision, 2000 Military Hwy, Abasto Corp, **(SUB2025-0143) (PRELIMINARY) JH**

m) Eider Subdivision, 6200 S. 23rd Street, Vargas Produce, LLC **(SUB2025-0142) (PRELIMINARY) RDE**

n) Covenant Christian Academy Subdivision, 4117 N. Ware Road, RD2 Group Enterprises, LLC, **(SUB2025-0147) (PRELIMINARY) M&H**

5) INFORMATION ONLY:

6) DISCUSSION:

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 Wednesday, September 10, 2025 at 3:31p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel	Vice Chairperson
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member
	Jose Caso	Member
Absent:	Marco Suarez	Chairperson
Staff Present:	Michelle Rivera	Assistant City Manager
	Austin Stevenson	City Attorney
	Chad Tolar	Assistant City Attorney II
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Kaveh Forghanparast	Senior Planner
	Johanna Maldonado	Senior Planner
	Julio Constantino	Planner III
	Natalie Moreno	Planner III
	Nicolas Lopez	Planner II
	Porfirio Hernandez	Planner I
	Samantha Trevino	Planner I
	Alexis Martinez	Planner I
	Even Gonzalez	Development Engineer
	Noah Del Bosque	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Mr. Gabriel Kamel, Vice Chairperson
PLEDGE OF ALLEGIANCE
INVOCATION. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval of the minutes for July 22, 2025 meeting

Being no discussion, Mr. Emilio Santos Jr. moved to approve the minutes, Mr. Jesse Ozuna second the motion with four members present and voting.

Mr. Jose Caso entered the meeting at 3:31p.m. Began his votes on Item 2a1-7.

2) PUBLIC HEARING:

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

The following items 1-12 all consist of Rezoning from R-1 (Single-Family Residential) District under the Old Code (OC) to R-1 (Low-Density Residential) District under the new Unified Development Code (UDC) for the following properties:

1. Sharyland New Elementary School Lot 1, Hidalgo County, Texas. **(REZ2025-0127)**
   2101SouthTaylorRoad
   2310 South 49th Street (PID: 280832, 280837) **(REZ2025-0127)**
   2400-3110 South Bentsen Road (PIDS: 800113, 641220, 641221, 280811, 107549, 280812) **(REZ2025-0127)**

2. Assad Subdivision Lot 6A-6C, Espensen Acres Subdivision Lots 5 & 7, Glendening Subdivision #1 E 222'-Lot A, Vica Subdivision Lot 1, & One Oak Subdivision Lot 1, Hidalgo County, Texas. (REZ2025-0146)
   1201-1401 East Yuma Avenue

3. El Collado Subdivision, Hidalgo County, Texas. **(REZ2025-00149)**
   2517-2539 Colbath Avenue (Lots 1-6)
   2517-2539 Savannah Avenue (Lots 7-11 and Lots 13-18)

4. Ramirez Subdivision Lot 2, Hidalgo County, Texas. **(REZ2025-00135)**
   2420 South 25th Street

5. Guzman Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0136)**
   1700 South Bentsen Road

6. McAllen Builders Subdivision, Hidalgo County, Texas. **(REZ2025-0137)**
   2017-2149 South 32nd Street (Lots 1-15 & Lots 65-72)
   2100-2133 South 33rd Street (Lots 47-64)
   2100-2136 South 34th Street (Lots 28-46)
   3200-3404 Uvalde Avenue (Lots 16-27)

7. Balboa Acres Subdivision Lots 1 thru 5 & 12 thru 16 Block 31, and (PID: 270339), Hidalgo County, Texas. **(REZ2025-0158)**
   3501-3601 Helena Avenue
   3612 Idela Avenue (PID: 270338) **(REZ2025-0158)**

8. Cedar Cove Subdivision Lots 1-22, Hidalgo County, Texas. **(REZ2025-0152)**
   3316-3433 South 3rd Street

9. Country Club Estates, Felix Subdivision & Zapata Subdivision, Hidalgo County, Texas. **(REZ2025-0155)**
   2916-3217 Scenic Way Avenue (Country Club Estates Lots 1-22)
   2919-3220 South 1st Street (Zapata Blk 1 Lots 1-24, Zapata Blk 2 Lots 1-22, Felix Lot 1)
   100-106 Rancho Road (Zapata Blk 2 Lots 23-27)

10. BBE Ranch Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0141)**
    913 East Whalen Road
    701-1109 East Whalen Road (PIDS:290315, 672533, 290320, 290317, 290318, 510277, 290319, 1372195 & 290316) **(REZ2025-0141)**

4716-6412 South Jackson Road (PIDS: 231290, 508230, 231288, 231292 & 231287) **(REZ2025-0141)**

11. 3801 Colbath Road (PID: 230676) **(REZ2025-0130)**

12. 3901-4101 Yuma Avenue (PIDS: 230655, 230647, 230649, 230648) **(REZ2025-0126)**
    4101 Uvalde Avenue (PID: 230662) **(REZ2025-0126)**

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

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

The following item 13 consists of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

13. 2540 Savannah Avenue (PID: 167077) (REZ2025-0147) **WITHDRAWN**
    2538 Savannah Avenue (PID: 167078) **(REZ2025-0147) WITHDRAWN**

Ms. Samantha Trevino stated the item has been withdrawn. No action from the board members required, no action taken. Item withdrawn.

The following items 14-16 all consist of Rezoning from R-2 (Duplex-Fourplex Residential-OC) District under the Old Code (OC) to R-2 (Medium Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

14. Taylor Villas Subdivision, Hidalgo County, Texas. **(REZ2025-0157)**
    4800-5112 Toronto Avenue (Lot CA-C & Lots 26-40)
    4800-5105 Tyler Avenue (Lots 1-13 & Lots 15-25)
    2002 South 51st Lane (Lot 14)

15. Gonzalez Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0140)**
    2505 Colbath Road

16. 1817-1901 South 25th ½ Street (PIDS: 211102, 211103, 211097 & 211098) **(REZ2025-0140)**
    2509 Colbath Road (PIDS: 211095) **(REZ2025-0140)**
    2513 Colbath Road (PID: 211096) **(REZ2025-0140)**

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with six members present and voting.

The following items 17-26 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:lk,m

17. El Patrimonio Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0139)**
    2601 Sarah Avenue.

18. Naila Subdivision Lots 1-4, and (PIDS:195901 & 196731), Hidalgo County, Texas. **(REZ2025-0151)**
    4601-4815 South 24th Street

19. Padre De Vida Subdivision, Hidalgo County, Texas. **(REZ2025-0150)**
    3900 South Ware Road

20. Samantha & Pierre Subdivision Lots 1-4, Hidalgo County, Texas. **(REZ2025-0153)**
    2401-2413 South 29th Street

21. South Pointe Subdivision Lots 1-5, Hidalgo County, Texas. **(REZ2025-0143)**
    1900-1912 South 38th Street

22. Southwestern Estates Lot 1, Hidalgo County, Texas. **(REZ2025-0144)**
    2500 South Ware Road

23. Sunset Gardens Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-0145)**
    3101 Jordan Road

24. VMAT Subdivision Lots 1-2, Hidalgo County, Texas. **(REZ2025-0142)**
    3717 Yuma Avenue (Lot 1)
    3716 Howard Drive (Lot 2)

25. 2420 South 28th Street (PID: 230693) **(REZ2025-0153)**

26. 1940 South Bentsen Road (PID: 280857) **(REZ2025-0124)**

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

Being no discussion, Mr. Jose Caso moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with five members present and voting.

Ms. Samantha Trevino stated that the following items 27-28 all consist of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

27. McAllen Builders Subdivision Lot 73, Hidalgo County, Texas. **(REZ2025-0138)**
    2132 South 32nd Street **WITHDRAWN**

28. 2221-2311 South 29th Street (PID: 230690, 230691) **(REZ2025-0154)**

WITHDRAWN

Ms. Trevino stated to the board members that these cases have been withdrawn. No action required, none taken. Items have been withdrawn.

Mr. Reza Badiozzamani entered the meeting at 3:36 and began his votes on item 2a29

Ms. Samantha Trevino stated that the following items 29-31 all consist of Rezoning from R-3T (Multifamily Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

29. Las Villas Del Rio Subdivision, Hidalgo County, Texas. **(REZ2025-0134)**
    4800-5121 Sonora Avenue (Lots 1-22 and Lots 75-94)
    1903-1939 South 48th Lane (Lots 23-32)
    4800-5121 Sweetwater Avenue (Lots 33-74)

30. Falling Water Subdivision, Hidalgo County, Texas. **(REZ2025-0156)**
    2300-2408 South 43rd street (Lots 1-6 & Lots 40-45)
    4200-4236 Wichita Avenue (Lots 7-16 & Lots 58-63)
    2302-2411 South 42nd Lane (Lots 17-20 & Lots 21A-22A & Lots 24-30 & Lots 52-57 & Common Area)
    4201-4233 Ben Hogan Avenue (Lots 31-39 & Lots 46-51)
    4200-4217 Worthington Avenue (Lots 64-73)

31. Victorian Square Subdivision Lots, Hidalgo County, Texas. **(REZ2025-0148)**
    4100-4121 Ben Hogan Avenue (Lots 1-6 and Lots 48-57)
    2300-2412 South 42nd Street (Lots7-20 and Lots 63A - 63B)
    4100-4122 Wichita Avenue (Lots 21-32 and Lots 58-62)
    2301-2415 South 41 Street (Lots 33-47 and Lots 63C - 63D)

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

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

Ms. Samantha Trevino stated that the following item 32 consists of Rezoning from R-3A (Multifamily Residential Apartments-OC) District under the Old Code (OC) to M-1 (Local Mixed Use-UDC) District under the new Unified Development Code (UDC) for the following properties:

Ms. Trevino stated to the board members that this cases have been withdrawn. No action required, none taken. Item has been withdrawn.

32. 1820 South Bentsen Road (PID: 280928) **(REZ2025-0131)** **WITHDRAWN**

Ms. Samantha Trevino stated that the following item 33 consists of Rezoning from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

33. The Palms Tower Phase I Lot 1, and (PID:20406865), Hidalgo County, Texas. **(REZ2025-0159)**
    4217-4301 Colbath Avenue

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

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

Ms. Samantha Trevino stated that the following item 34 consists of Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

34. Gunter Subdivision Lot 1, Hidalgo County, Texas. **(REZ2025-00133)**
    2416 South 23rd Street
    Ramirez Subdivision Lot 1 Hidalgo County, Texas. **(REZ2025-00133)**
    2424 South 23rd Street
    2400 South 23rd Street (PID: 211108) **(REZ2025-00133)**

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

Being no discussion, Mr. Jesse Ozuna moved to approve the city initiated rezoning request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

Ms. Samantha Trevino stated that the following item 35 consists of Rezoning from I-1 (Light Industrial-OC) District and 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:

35. 4450 Military Highway (PID: 639129) **(REZ2025-0123)**

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the city initiated rezoning request. Mr. Jesse Ozuna second the motion with six members present and voting.

Ms. Samantha Trevino stated that the following item 36-37 all consist of Rezoning from A-O (Agricultural and Open Space-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

36. 2113 South Bentsen Road (PID: 230663) **(REZ2025-0132)**
37. 4201 Uvalde Avenue (PID: 230665) **(REZ2025-0132)**

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

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

Ms. Samantha Trevino stated that the following item 38 consists of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:

38. 4720 Uvalde Avenue (PID: 346136) **(REZ2025-0129)**

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

Being no discussion, 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-4 (Commercial-Industrial-OC) District to R-1 (Low-Density Residential-UDC) District: Lot A, Tito's Subdivision, Hidalgo County, Texas: 4721 North Bentsen Road. **(REZ2025-0121)**

Mr. Nicolas Lopez stated that the subject property is located on the west side of North Bentsen Road, approximately 950 feet north of Buddy Owens Boulevard and is currently zoned C-4 (Commercial Industrial-OC) District.

The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) for a single-family home.

The adjacent zoning is C-4 (Commercial Industrial-OC) District to the west and south, R-1 (Single-Family Residential-OC) District to the north and A-O (Agricultural and Open Space-OC) to the east.

There is a single family home is on the property. Surrounding land uses include single-family dwellings, auto service, and vacant land.

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

The development trend of this area along Bentsen Boulevard is single-family residential and commercial.

The tract was zoned R-1 (Single-Family Residential-OC) District upon annexation into the city in April of 1999. A single-family residence was built in 1992, as per the Hidalgo County Appraisal records. A CUP for a home occupation (day care) for this property was approved for one year in October 2000. In September 2002, a rezoning request for this property was approved to C-4 (Commercial Industrial-OC) District for storage for a used car lot. A CUP for a single-family dwelling in a commercial zone for this property was approved in August 19, 2003.

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

If the zoning change is approved, any future development must comply with requirements and conditions of the zoning district in which it is located.

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

Staff recommends approval of the downzoning request to R-1 (Low Density Residential-UDC) District since the rezoning request conforms to the future land use and follows the development trend in this area.

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request. Mr. Jose Caso 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: 1.16 Acres out of Lot 1, Casa Corisca Subdivision, Hidalgo County, Texas; 3601 Nolana Avenue. **(REZ2025-0122)**

Ms. Samantha Trevino stated that the subject property is located on the southeast corner of North Ware Road and Nolana Avenue.

The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a gas station. The property is currently vacant.

The adjacent properties are C-3 (General Business-OC) District in all directions.

Surrounding land uses include, Starbucks, Dutch Bros Coffee, Peter Piper Pizza, and a Stripes store.

The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed-Use Corridors. This land use consists of residential and non residential land uses, putting housing nearby jobs and services, and specifically access to public transit options. Non residential uses will meet the needs of both those residents living in the adjacent neighborhoods as well as draw residents from throughout the City. These areas are majority retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

The development trend of this area is primarily commercial.

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

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

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

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

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

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

Being no discussion, Mr. Raul Sesin moved to approve the rezoning request. Mr. Jose Caso second the motion with six members present and voting.

c) CONDITIONAL USE PERMITS:

1) Request of Jesus F. Davila on behalf of Oak Texas Bar & Grill, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Restaurant/Bar) at S 136.02' – N 234.52' Lot 1, Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2011 South 10th Street. **(CUP2025-0077)**

Mr. Nicolas Lopez stated that the property is located on the east side of South 10th Street, North of Uvalde Avenue. The subject property is zoned C-3 (general business-OC) District. The contiguous zoning is C-3 District to the north, south, and west and R-3C (multifamily residential condominiums-OC) to the east. Surrounding land uses include Tamayo's Jewelry, Verizon, Liquor 101, Suerte Bar, and La Plaza Mall. A bar is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit request for a bar for this property was disapproved by City Commission on February 13, 2023 with concerns regarding location, violations, number of owners, and type of operation. Another Conditional Use Permit application for this property was approved by City Commission on July 12, 2023 for one year. The permit expired on August 14, 2024. Applicant applied for this permit on June 27, 2025.

There are approximately 4,600 square feet of usable floor area that will be utilized by the proposed establishment. The hours of operation will be Monday through Sunday from 11:00 AM to 2:00 AM. Based on the proposed square footage of the bar and grill, 4 parking spaces are required and 46 parking spaces are provided on site as per the submitted site plan.

The Police Activity Report for service calls is pending.

The Fire Department and Health Department is pending the necessary inspection to verify that the establishment is in compliance. Staff has not received any phone calls, emails, or letters in opposition to the Conditional Use Permit request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and maintained free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and other requirements as outlined in the report provided as follows:

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

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

3. The abovementioned 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. Based on the square footage of the establishment where the bar and grill is proposing to operate, 46 parking spaces are required; 46 parking spaces are provided on site;

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

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

7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

At the Planning and Zoning Commission meeting of September 10, 2025, there was no opposition. After discussion, the Board members unanimously voted to disapprove with favorable recommendation of the Conditional Use Permit, for one year, and adoption of an Ordinance. There were 6 members present and voting.

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

Being no discussion, Mr. Reza Badiozzamani moved to disapprove the conditional use permit with favorable recommendation. Mr. Emilio Santos Jr. second the motion with six members present and voting.

3) SITE PLAN:

a) Hidalgo County W.I.C. Subdivision Lot 2, Hidalgo County, Texas, 529 North Cynthia Street. **(SPR2025-0017)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of North Cynthia Street approximately 500 feet south of East Hackberry Avenue. The property is zoned C-1 (Office Building-

OC) District. The adjacent zonings are C-1 (Office Building-OC) District to the north, east and south and R-4 (Mobile Home & Modular Home-OC) District to the west.

The applicant is proposing to develop a clinic for the Hidalgo County Health department. A plat note on the recorded subdivision requires the site plan to be approved by the Planning and Zoning Commission prior to building permit issuance.

Access to this lot is through a 25 feet access through North Cynthia Street. Based on the square feet of the retail and office suites, 25 parking spaces are required for the site and 31 parking spaces are being proposed. One of the proposed parking spaces must be van accessible with an 8-foot-wide accessible aisle. The applicant is meeting parking requirements for the new development.

The required green are for the development is 4227 square feet. The tree requirement is as follows: 14 two-and-a half-inch caliper trees, or 7 four-inch caliper trees, or 4- six-inch caliper trees. A minimum 10-foot wide landscaped strip is required inside the front property line along North Cynthia Street. Fifty percent of the required green area must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree.

Based on the recorded plat note, there is a 60-foot front yard setback. The rear yard setback is 25 feet. Side and rear yard setback are 15 feet. No structures are permitted to be built over any easements. The proposed development complies with all required setbacks for the property.

The Building Permit must comply with requirements noted on the Development Team Review sheet and review any additional comments provided by all departments during the building permit.

Staff recommends item be table, pending submittal of revise site plan.

Being no discussion, Mr. Jesse Ozuna moved to table the site plan request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

4) CONSENT:

a) Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC **(SUB2024-0006) (REVISED FINAL) S2E**

b) Freedom South Mcallen Subdivision, 100 Expressway 83., Rhodes Development, Inc., **(SUB2025-0057) (FINAL) M&H**

Being no discussion, Mr. Jesse Ozuna moved to approve consent items 4a&b requests. Mr. Emilio Santos Jr. second the motion with six members present and voting.

5) SUBDIVISIONS:

a) Palm Villas Subdivision, 109 South 29th Street, JRMV Property Investments, LLC, **(SUB2025-0075) (FINAL) IZEG**

Mr. Julio Constantino stated that the property located on S. 29th Street: ROW dedication needed for 50 ft. from centerline for total 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides, Need to Reference the document number for the existing 40 ft. ROW on the plat and provide a copy for staff review prior to

final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required S. 28th Street: R.O.W. dedication needed for minimum 50 ft. total R.O.W. Paving: 32 ft. Curb & gutter: both sides. Provide the document number for the existing R.O.W. and provide a copy for staff review prior to final. Label the Centerline. On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to not dedicate any additional R.O.W. on S. 28th Street. Variance approved at the August 19, 2025 P&Z meeting. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Required Interior Street: R.O.W. dedication for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Needed: Plat shows 50 ft. R.O.W. for interior street. On August 5, 2025, Engineer submitted a revised Variance letter for case (VAR2025-0028), requesting to provide 50 ft. of R.O.W. with 10 ft. S.W. & U.E. in lieu of the 60 ft. R.O.W. with 40 ft. of paving. Variance was approved at the August 19, 2025 P&Z meeting. Name of the street will be finalized by staff prior to final, Plat currently shows street name as "Palms Way." Name is subject to change. Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. 900 ft. Block Length for R-3T Zone Districts. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. The engineer submitted a revised variance request on August 5, 2025 for (VAR2025-0028), to not dedicate R.O.W. for the north/south alley. Variance to not dedicated alley was approved at the August 19, 2025 P&Z meeting. Subdivision Ordinance: Section 134-106 Applied SETBACKS * Front: 10 ft. or greater for easements. Previously proposing: 20 ft. except 15 ft. for unenclosed carport only, or greater for easements. Zoning Ordinance: Section 138-356. Rear: (Proposing) 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Revisions Needed: On plat note #3, remove this wording from the plat note, as yes it's a requirement, but we don't ask you add this to the plat. 4 ft. wide minimum sidewalk required on S. 28th Street, S. 29th Street, and both sides of all interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. 29th Street and S. 28th Street. Landscaping Ordinance: Section 110-46 Applied 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. 28th Street and S. 29th Street. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance if five units or more are attached. - Submit a site plan or clarify to determine requirement prior to final. Sec. 138-210: 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. Common Areas must be maintained by the lot owners and not the City of McAllen. - Common Areas must have a minimum 25 ft. frontage to the interior street and a plat note as shown above will be required prior to final. - Clarify the detention areas as Common Area "A" and Common Area "B". Note #15 shouldn't reference private streets if the street is public. Clarify prior to final. Disclaimer: Any changes to lot layouts will trigger a revised final approval. 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. Add a plat note as shown above prior to final. Public Subdivisions need to reference Sec. 110-72 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 Note #16 references Section 134-168, but plat indicates this is a public subdivision. Clarify prior to final/recording and revise accordingly. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. A draft HOA document must be submitted for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Lots fronting public streets - Detention Lots "A" & "B" need to front onto interior streets. 25 ft. of frontage is allowed for detention lots. No Curb cuts are allowed onto S. 28th & S. 29th Street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. For the Detention Lots "A" & "B", must meet requirement for minimum 25 ft. lot width along the front. Verify that all lots meet the minimum lot area requirements for R-3T being 2,000sf. Any changes to lot layouts will required revised final approval. Zoning Ordinance: Section 138-356. Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at $700.00 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. For Park Fees, $700.00 X 16 Lots = $11,200.00 park fee. As per Traffic Department, Trip Generation for a 16 Lot Townhouse Subdivision has been waived. Verify Owner's Signature block as the wording refers to the requirements for 'Private' Subdivisions. Signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. Please refer to Sec. 134-61 of the ordinance, need to correct the Mayor's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name. Please refer to Sec. 134-61 of the ordinance, need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, the word "Subdivision" is repeated twice on the name. Clarify and label if the Utility Easements as dedicated by this plat prior to final/recording. Update the date of preparation. Add a frame on the North Arrow & on the words "Project Site" so that it is clearly legible, it is hard to read and differentiate from the linework. For the record, on the plat submitted on July 29, 2025, plat shows (2) 13'X25' Dumpster Easements. The Engineer submitted Variance request (VAR2025-0028) on 08-05-25. The application includes three (3) variances. 1. Variance in regards to Interior Street R.O.W. Plat submitted on July 29, 2025 does not comply with interior street R.O.W. requirement. 2. Variance for the required Alley that goes N/S. 3. Variance to the R.O.W. requirement for S. 28th Street. At the Planning and Zoning Commission meeting of August 19, 2025, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utility approvals and approval of the Variance requests. To be presented at the City Commission of September 8, 2025. Disclaimer: If any variance request is submitted, it must be finalized prior to final. Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy."

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve the subdivision in final form. Mr. Jose Caso second the motion with six members present and voting.

b) Ali Subdivision, 4617 North Jackson., Abraham Ali Mendiola, 4617 North Jackson Road**. (SUB2025-0117) (PRELIMINARY) SSMV**

Ms. Natalie Moreno stated that the property located on North Jackson Road (F.M 3362):R.O.W dedication needed 75ft.from centerline for 150 ft. total ROW. Paving By State Curb & gutter By State Revisions Required: Please label centerline on plat to finalize dedication requirements. Provide a copy of the documents referenced on the plat for staff review, prior to final. Add "North" to Jackson Road. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. ,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW 20 ft. Paving 16 ft.

Alley/service drive easement required for commercial/multi-family properties. Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance or greater for easements or in line with existing structures or approved site plan, whichever greater applies. Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater. Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. Zoning Ordinance: Section 138-356. Sides: In accordance to the zoning Ordinance or greater for easements or approved site plan, whichever is greater. Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. Zoning Ordinance: Section 138-356. Corner: In accordance to the zoning ordinance or greater for easements or approved site plan, whichever greater applies. Based on the submitted plat, this is not a corner lot. Should the boundaries expand, corner requirements will be established, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Jackson Road (3362). Sidewalk requirement on North Jackson Road may increase to 5 ft. as per Engineering Department/ TXDOT requirement, prior to final. Revisions required. Please remove the sidewalk note that mentions residential. This subdivision only pertains to commercial. 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. Revision required: Add plat note as shown above, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions required: Add plat note as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing C-2 Proposed: C-2. A rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district. 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. Please remove plat note #11, prior to final. Note #3 need to be revised as it references residential requirements. Once revised verify spelling. Plat submittal appears to reflect residential setbacks, clarify and revise accordingly. Please remove plat note #15, This is a commercial development, homeowners do not pertain to this plat, prior to final. Please indicate if existing structures will remain. If structures remain, please add a plat note indicating the existing structures will remain, finalize wording prior to final.

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

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

c) My Homes Crossing Dreams Subdivision, My Homes, LLC.,11 South 29th Street **(SUB2025-0120) (PRELIMINARY) MS**

Ms. Natalie Moreno stated that the property located on South 29th Street: Dedicate 50 ft from centerline for a 100 ft. of total R.O.W. Paving 65 ft. Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. South 28th Street: Existing R.O.W needs to be labeled for South 28th Street to establish dedication for 25 ft. from centerline for 50 ft. R.O.W. Paving 32 ft. Curb & gutter both sides. Label existing R.O.W. Paving must be 96 ft. in diameter face to face. See comments below regarding Cul-de-sac requirement, if the street is not being extended or looped, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Block Length for R-3 Zone Districts. Subdivision Article: Section 5.3. 300 ft. Maximum Cul-de-Sac. If 28th Street will not be extended or looped to S. 29th Street, Cul-de-sac will be required. Cul-de-sac paving diameter- 96 ft. face to face with a 10 ft. R.O.W back of curb. Subdivision Article: Section 5.3. ROW: 20ft. Paving 16ft. Alley/service drive easement required for commercial/multifamily properties. Must comply with Public Works Department requirements, prior to final. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, or approved site plan, whichever is greater. Revision needed: Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing 6 ft. or greater for easements, whichever greater applies. New UDC ordinance calls for 5 ft. side setback or greater for easements please clarify setbacks, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage 18 ft. except where greater setbacks 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 South 29th Street and South 28th Street. Proposing 5 ft. along South 29th Street. Engineering will make this requirement, please clarify prior to final. Need to finalize width prior to final but is the ordinance 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 Revision required: Please revise plat note #11, the streets mentioned are incorrect. 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. 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. Please add as shown above on plat note. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3 Proposed R-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A rezoning application was submitted and was heard at the Planning and Zoning Commission Board on May 12, 2025, and was approved for an R-3 District. Zoning Ordinance: Article

V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. If the number of units changes, the park fee will be adjusted. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording ($15,400) or as per Parks Department. If the number of units changes, the park fee will be adjusted. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling (22) unit to be paid prior to recording (15,400) or as per Parks Department. If the number of units changes, the park fee will be adjusted. 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. Any Cul-de-sac requires 96 ft. face to face-to-face paving diameter with 10 ft. back of curb. If South 28th Street will not be extended or looped to South 29th Street, Cul-de-sac will be required.

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

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in preliminary form subject to the conditions noted, and drainage and utility approvals. Mr. Emilio Santos Jr. second the motion with six members present and voting.

d) The Shire Subdivision, 300 Northgate Lane, J&D Produce Inc, **(SUB2025-0122) (PRELIMINARY) M&H**

Ms. Natalie Moreno stated that the Northgate Lane: 15 ft. dedication for 35 ft. from centerline for a total of 70 ft. R.O.W Paving 44 ft. Curb & gutter both sides. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. Call out any existing R.O.W, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or greater for easements or in line with existing structures or approved site plan, whichever is greater. Proposing: 40 ft. or greater for easements. Revise note as shown above. Setbacks to be established prior to final, but not less than the Zoning Ordinance. Zoning Ordinance: Section 138-356. Rear: 10ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage 18 ft, except where greater setbacks are required, or 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 Northgate Lane. If additional streets required, sidewalks will be required as applicable, clarify prior to final. 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. 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. Revisions required: Please provide above reference on plat note, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Revisions required: must add a plat note as referenced above. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the

plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R-1 Proposed R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. Land dedication in lieu of fee. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling units' changes, the park fee will be adjusted accordingly. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling units' changes, the park fee will be adjusted accordingly. Pending review by the Parkland Dedication Advisory Board and CC. A park fee of 700 (1x700) will be required prior to recording. if the number of swelling units' changes, the park fee will be adjusted accordingly. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG is waived for 1 Lot single family home. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. Please indicate on plat if property is Lot 1 or common area "A". Should just reference Lot number, clarify why lot number is referred to common area "A", prior to final. Need to submit an ownership map of surrounding properties to assure no landlock property exists or additional streets required, prior to final. Signature blocks must comply with Section 134-61. Any abandonments must be done by separate process and not by plat. Is there an existing access easement on the on the of the property, Clarify prior to final to establish possible requirement, including streets.

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

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

e) Villas at Trenton Subdivision, 8000 North Ware Road., 3400 N. Auburn Avenue, LLC, **(SUB2025-0121) (PRELIMINARY) DR**

Mr. Julio Constantino stated that the property located on 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 Revisions needed: Revise the street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., dimension from Centerline (C.L.) after accounting for any dedication. Use applicable arrow annotations as required. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: Street names "Street A, B, C, etc." will need to be revised prior to final. Plat shows 32.0 ft. R.O.W. for interior streets, with various stub-outs going North & South. Cul-de-sac turn arounds are required, streets cannot dead-end into an alley. Clarify the "double-line" being shown at the end of said stub-outs, clarify purpose. Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. A secondary

access shall be required for gated streets providing access to 31+ dwelling units. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions needed: Please label centerline prior to final. Need to clarify which line is the Centerline. Label documents numbers regarding how existing ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides Revise the Street name as shown above wherever applicable, prior to final. Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. 300 ft. Maximum Cul-de-Sac. Permanent Cul-De-Sacs shall not exceed three hundred (300) feet in length unless no other alternative is available. An approved turn around would be needed where street dead-ends. Cul-De-Sacs must be 96 ft. in diameter, face-to-face. Preliminary plat submitted on August 20, 2025 does not appear to comply with the Maximum Cul-De-Sac length requirement. Provide 'Cul-De-Sac' paving details prior to final. Unified Development Code Section 5.3.9.H.4. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and Townhome Developments. Subdivision Ordinance: Section 134-106. Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Unified Development Code Section 2.2.3.D.4. Rear: 10 ft. or greater for easements Revisions needed: Please add plat note as shown above prior to recording. Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions needed: 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. Revisions needed: Please revise plat note #18 as show 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. Shown as plat note #17. Masonry wall will be required along the recorded El Tigre Food Store No. 15. Landscaping Ordinance: Section 110-46. Perimeter sidewalks must be built or money escrowed if not built at this time. No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Revisions needed: Please add plat note as show above prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Need to add plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Need to add plat note as

shown above prior to final. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Minimum Lot width is 20 ft. and minimum lot area is 2,250sf. Revisions needed: As shown by the Curve Tables on Page 2, it appears that Lots 71, 32, & 33 do not comply with the Minimum Lot Width. Please clarify. Common Lots "A" and "B" need to be identified, as "Common Area A" and "Common Area B", clarify if it will be used as part of a detention area. Unified Development Code Section 2.2.3.D.4. 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, if land dedication is not required. Number of dwelling units on the application states its for 87, park fees would therefore be $700 X 87 = $60,900.00 fee established. As per Traffic Department, please submit a Trip Generation worksheet to determine if TIA is required, prior to final plat. Please contact the Traffic operations department (956) 681-2715 for more information. Traffic Impact Analysis (TIA) required prior to final plat. Need to add the wording for " (Private Subdivision)" under the Title of the Plat. Verify Owner's Signature block, as the wording being shown appears to be the wording used for Public Subdivisions, also I would like to add that the note references Taylor Rd., but Taylor Rd. is not in this area. On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. Missing plat notes for HOA, Common Areas, corrected sidewalk plat notes, etc. The City of McAllen does not require the Irrigation district's signature block, but if it's presented on the plat, you must provide for their signature & required documents. (i.e. HCID#1 Tax Certificates). Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to final. 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). Update the date of preparation with any new revised submittals moving forward. Contours & Elevations need to be shown legibly on the plat. 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 preliminary form, subject to the conditions noted, drainage & utilities approval.

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

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

Ms. Natalie Moreno stated that the property located on North 23rd Street: Dedication of 60 ft. R.O.W from centerline for a total of 120 ft. of R.O.W Paving: 65 ft. - 85 ft. Curb & gutter both sides Revision Required: Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. Must show R.O.W existing on both sides of the centerline and total R.O.W. Once R.O.W existing is shown on plat as required, dedication requirements will be established. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Sprague Road: Dedication for 40 ft. of R.O.W from centerline for a total of 80 ft. R.O.W Paving 52 ft. Curb & gutter both sides. Label centerline and lot line to finalize R.O.W dedication requirements, prior to final. Must show R.O.W existing on both sides of the centerline and total R.O.W. Once R.O.W existing is shown on plat as required, dedication requirements will be established. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 60 ft. of R.O.W Paving 40 ft. Curb & gutter both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. City of McAllen", prior to final. Plat provides for all alleys at the rear of Lots 21-35. 20 ft. x20 ft. corner clip required at alley intersection. Subdivision Ordinance: Section 134-106. Front: Lots 1-10 and 36: 25 ft. or greater for easements, whichever is greater applies (R-1) Lots 11-35: 10 ft. or greater for easements, whichever greater applies (R-3T) Lots 37-46: 20 ft. or greater for easements, whichever greater applies (R-2). Proposing: 45 ft. or greater for easements, or in line with existing, whichever greater applies. Engineer must clarify for different type of setbacks, prior to final. Zoning Ordinance: Section 138-356. Rear Lots 1-10 and 36: 10 ft. or greater for easements. Lots 11-35: 10 ft. or greater for easements. Lots 37- 46: 6 ft. or greater for easements. Engineer must clarify for different type of setbacks, prior to final. Zoning Ordinance: Section 138-356. Interior Sides: Lots 1-10 and 36: 6 ft. or greater for easements. Lots 11-35: in accordance with the zoning ordinance or greater for easements. Lots 37-46: 6 ft. or greater for easements. Engineer must clarify for different type of setbacks, prior to final. Zoning Ordinance: Section 138-356 Corner. 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks is required, greater setbacks applies. Revision required: Include a plat note as stated above. Engineer must clarify for different type of setbacks, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Sprague Road and North 23rd street, and both sides of all interior streets. May increase to 5 ft. as per Engineering Department, prior to final. Subdivision Ordinance: Section 134-120. 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 23rd Street and Sprague Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 23rd and Sprague Road. Add plat note as noted above, prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please revise plat note #15 as stated above. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revision required: Please revise plat note #15 as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. HOA must be submitted for review prior to recording. Also, plat notes required in regard to HOA. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Once revised and finalized, HOA will be recorded

simultaneously with the plat. Please add plat note as shown above. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Engineer must clarify if this will be public or private subdivision. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 / R-2 / R3T Proposed: R-1 / R-2 / R3T. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission Meeting of February 10, 2025, the board approved the request to R-2 District (1.43 acres) bottom portion. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on submitted application and plat, 46 dwelling units/lots are proposed. As per Parks Department, park land dedication will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. please provide acreage to determine park land dedication. Pending review by the Parkland Dedication Advisory Board and CC. Park Fee of $700 per lot/dwelling unit to be paid prior to recording a park fee of $32,200 (46 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 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. Engineer must clarify if this plat will be public or private. The owners signature block includes verbiage for a public subdivision. Once clarified, additional requirements will be established, prior to final. Please provide a survey of the entire property. Indicate if this subdivision will be public or private, owners signature block and application are not corresponding, prior to final. For Lots 11 through 22, please indicate if the front will be facing north or south, prior to final. Provide the legal description of the property below the subdivision name, prior to final. Provide the metes and bounds on the southwest corner of the plat, prior to final. If it's a private subdivision, please provide gate details.

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

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

g) Haven Hill Subdivision, 8017 North Ware Road., Fortis Land Company, LLC **(SUB2025-0016) (REVISED FINAL) RD**

Ms. Natalie Moreno stated that the property located on North Ware Rd. (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 Revisions Needed: Need to label the Proposed, Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. Need to label the width and dimensions of the TxDOT parcel acquisition to finalize R.O.W. dedication. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final/recording. Disclaimer: City of McAllen thoroughfare plan designates N. Ware Rd. as a High-Speed arterial with 150 ft. of R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. All on the property width (40 ft.) fronting Auburn Avenue is being dedicated as public ROW by this plat. Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required

prior to final. Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: Street names will need to be assigned prior to recording. N/S Street on the south side of detention show 40 ft. of R.O.W. Variance application (VAR2024-0049) has been submitted and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025. Staff Reviewing requirement for N/S collector street. Revise plat as required to comply with requirement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length Variance to the Block length was submitted (VAR2024-0049) and will be presented at the P&Z meeting of February 4, 2025. The variance request was approved by the City Commission on February 10, 2025. 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. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Engineer submitted a variance request on August 22, 2025, for a side setback to be at 5 ft. or greater for easements instead than the 6 ft. previously approved. Zoning Ordinance: Section 138-356. Side Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Rd., Auburn Ave., & both sides of all interior streets. Also, both sides of Collector Streets as applicable. Revisions Needed: Sidewalk requirement may increase to 5 ft. as per Engineering Department 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 N. Ware Rd. 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. Ware Rd. Must comply with City Access Management Policy. Common Areas, detention lots, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Add a plat note as shown 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 110-72, 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. Revised the section of the ordinance to 110-72, since this section applies to public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Provide a copy of the draft HOA document prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: AO (Agricultural and Open Space District) Proposed: R-1 (Single-Family Residential District). Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Application for Zoning Change (REZ2024-0060) was submitted on November 15, 2024 and was presented at the December 17, 2024 Planning & Zoning meeting. City Commission approved the rezoning request on January 27th, 2025. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes. Park Fee of

$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes. Pending review by the Parkland Dedication Advisory Board and CC. Based on the application submitted on 11/25/2024, 45 single-family residential lots are proposed. A park fee of $700 per dwelling unit ($31,500 total) is required prior to recording. The park fee is subject to change if the number of dwelling units changes. As per Traffic Department, Trip Generation is approved, no TIA required. Subdivision Name on the application is specified as "Haven Hill Subdivision" however, the engineer's title block on the right side refers to the project name as "Haven Hills Subdivision." Need to verify that the subdivision name is consistent throughout all applications, reports, paperwork, etc. On the Owner's acknowledgement signature block, the wording being used is the one used for 'Private' Subdivisions, please make sure the wording required for 'Public' Subdivisions. The latest plat submitted shows an irrigation easement on Lots 23, 24, 25, 34, 35, and 45, however should not overlap onto a utility easement. Need to Clarify prior to final/recording. The plat was approved in final form at the P&Z meeting of February 4, 2025. Disclaimer: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Caso moved to approve the subdivision in revised final form, subject to the conditions noted and clarification to the variance request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

h) De Rios Subdivision, 3021 South "J" Street., Salinas Engineering and Associates **(SUB2025-0092) (REVISED PREIMINARY) SEA**

Ms. Natalie Moreno stated that the property located on South "J" Street: 10 ft. from centerline for 50 ft. total ROW Paving: Existing 30 ft. Curb & gutter: both sides. No ROW dedication is shown, existing subdivisions dedicated 10 ft. ROW. Engineer must clarify 20 ft. reserved for ROW notation on plat. The engineer submitted a variance request to not dedicate R.O.W and keep the existing 30 ft. of R.O.W. as now exists. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner. 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 South "J" Street. Sidewalk may increase to 5 ft. 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. 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. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Lot doesn't meet minimum lot width for single family

residential zone. An variance application was submitted on April 3, 2025 (ZBA2025-001) to allow a 39.67 lot width instead of the required 50 ft. ZBOA approved the variance request on May 21, 2025. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department Trip Generation is waived for 1 lot single family home. Any abandonments must be done by separate process not by plat, prior to final. Engineer must clarify Reservation for ROW along South "J" Street. Variance request was submitted on August 20, 2025. Location map must reflect with surrounding recorded subdivisions. Survey and plat do not match the acreage, please revise. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Caso moved to approve the subdivision in revised preliminary form subject to the conditions noted, drainage, and utility approval and clarification of the variance request. Mr. Emilio Santos Jr. second the motion with six members present and voting.

6) DISCUSSION:

7) INFORMATION ONLY:
Information and discussion included together.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:09p.m. with Mr. Emilio Santos Jr. seconding the motion with six members present and voting.

_____
Gabriel Kamel, Vice Chairperson

ATTEST: _____
Magda Ramirez, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 16, NORTH DEPOT SUBDIVISION, HIDALGO COUNTY, TEXAS; 2248 ORANGE AVENUE (REZ2025-0243)**

LOCATION: The subject property is located along the north side of Orange Avenue and is currently zoned R-1 (Single-Family Residential-OC).

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

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

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

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

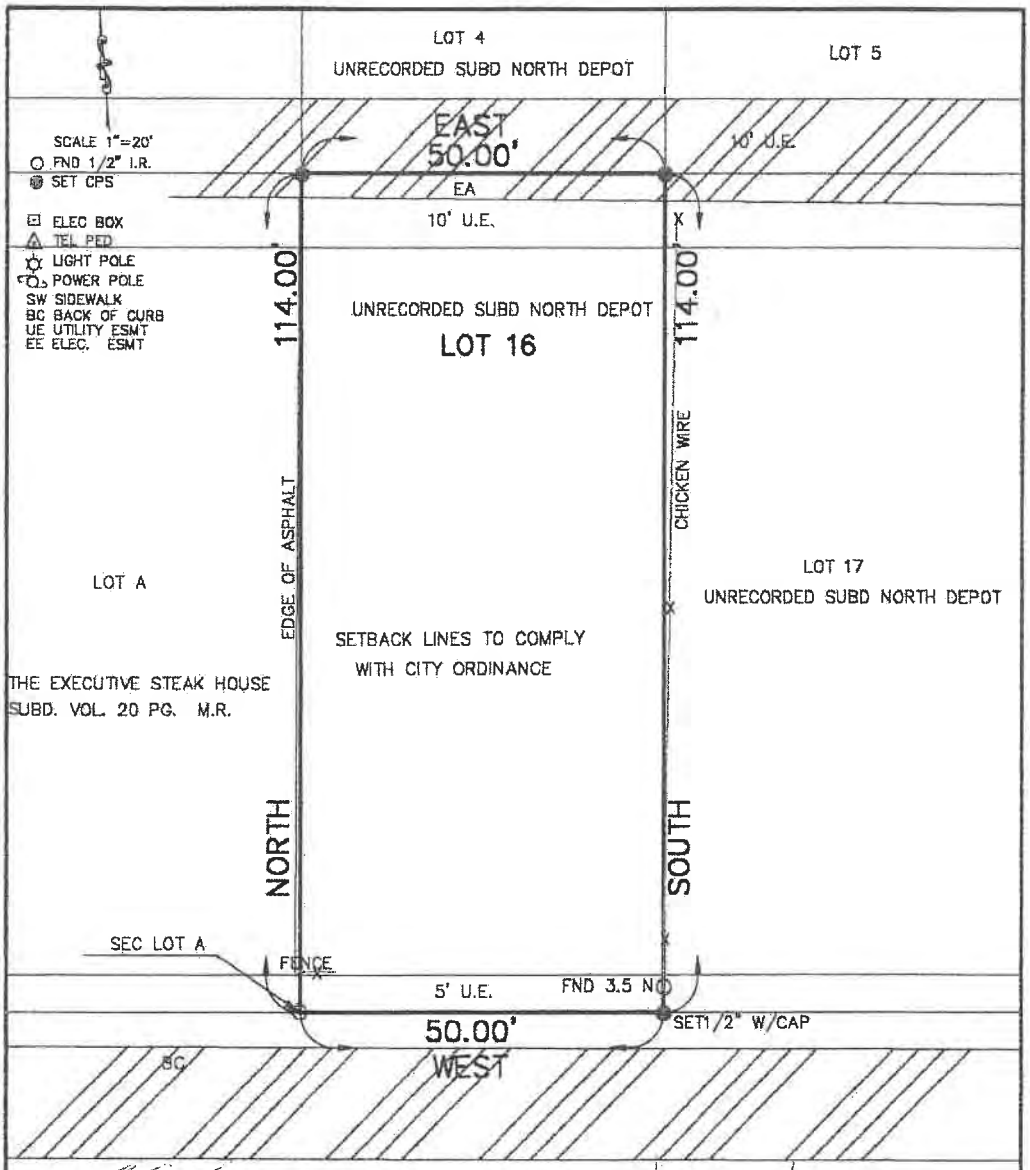
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential with some commercial uses.

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

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

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

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



PREPARED FOR: CHRISTOPHER YIM CHAU AND ADRIANA ZANETTI CHAU

THIS IS TO CERTIFY THAT I HAVE ON THIS DATE MADE A STANDARD LAND SURVEY ON THE GROUND UNDER MY SUPERVISION OF PROPERTY WHICH IS LOCATED AT 2248 ORANGE AVENUE IN THE CITY OF MCALLEN, HIDALGO, COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING THE WEST 50 FEET OF THE EAST 137.2 FEET OF THE SOUTH 114.00 FEET OF THE NORTH 238.00 FEET OF LOT 42, BLOCK 1, C. E. HAMMOND SUBDIVISION OF LANDS OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8 MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALSO KNOWN AS UNRECORDED LOT 16, NORTH DEPOT SUBDIVISION

NOTES:
BASIS OF BEARING: EAST FND 1/2 IRON ROD AT THE SEC OF LOT A, THE EXECUTIVE STEAK HOUSE SUBD. AND THE SEC OF LOT 21 UNRECORDED NORTH DEPOT SUBD

STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRR DISTRICT NO 1 EASEMENTS FOR LATERALS, CANALS, DRAINAGE AND IRR. LINES AS RECORDED IN VOLUME 1 PG 33 & 265 DR

THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUDNARY LINES, OR ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN ON THIS PLAT

(C) COPYRIGHT 2020 J.A.GARZA ASSOCIATES, L.L.C. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROW NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED TO COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.
SURVEY WAS PREPARED BASED ON TITLE COMMITMENT GF NO. 931302

JESUS A. GARZA
R.P.L.S. NO. 4739
SURVEY DATE: OCTOBER 20, 2020 JOB # S 7380

J.A. Garza Associates, L.L.C.
3319 N. Ware Rd. Ste. "A"
McAllen, Texas 78501
(956) 687-8677
(956) 687-8641 fax
FIRM NO. 10172800

OCT 02 2025

BY:

FOR SALE
HORIZON PROPERTIES
Chris Chau
(956)777-2550

REZ2025-0243
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

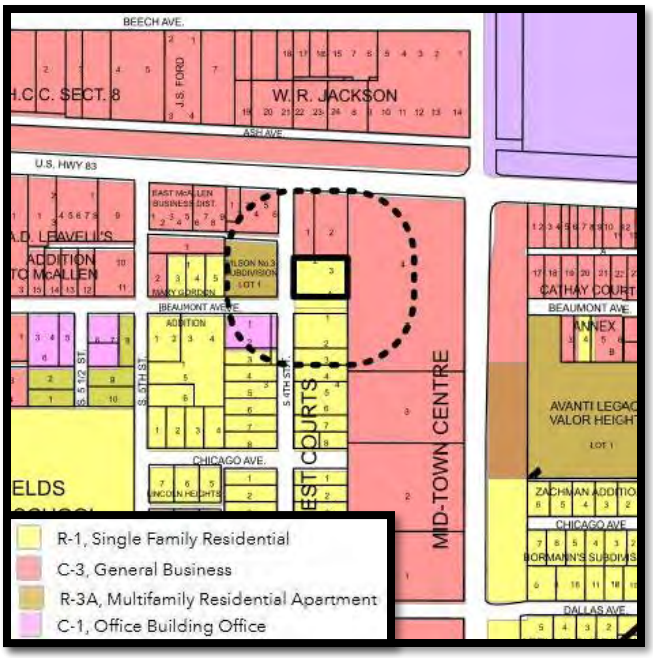
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 3 & 4, BLOCK 2, BEST COURTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 121 SOUTH 4TH STREET (REZ2025-242)**

LOCATION: The subject property is located along the east side of South 4th Street and is currently zoned R-1 (Single-Family Residential-OC).



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed commercial/retail use.

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

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

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

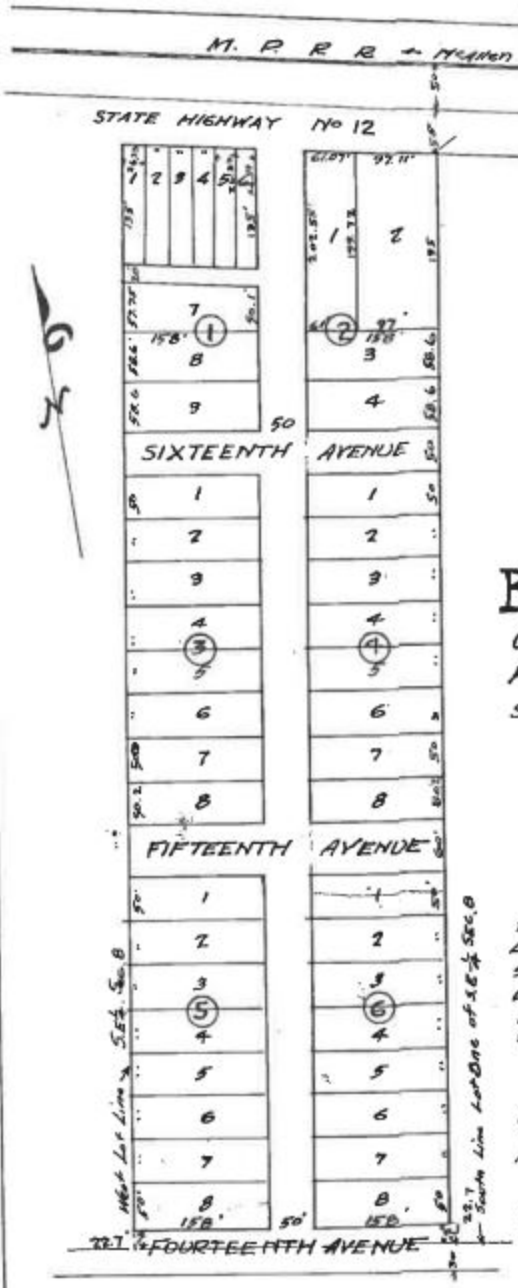
DEVELOPMENT TRENDS: The development trend of this area is primarily commercial with a mix of single-family land multi-family residential.

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

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

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

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



Filed For Record this 3rd. Oct 3, 1927 At 12 Oclock P. M. Cam E. Hill Clerk County Court, Hidalgo County. By E. S. Rentfro Deputy.

Recorded. Oct 3, 1927 Of. 3:00 Oclock P. M.

MAP OF BEST COURTS

OUT OF LOT ONE SE¼ SEC. 8 HIDALGO CANAL COMPANY'S SUBDIVISION OF PORCIONES 64, 65 & 66

HIDALGO COUNTY TEXAS.

Scale 1" = 200' Sept 15. 1927

I E. M Card a surveyor, do hereby certify that the foregoing Map of Best Courts out of Lot One SE¼ Sec. 8. Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66 Hidalgo County, Texas, is a true and correct Plat of said lands as surveyed and subdivided by me, this 15th day of September 1927.

E. M. Card Surveyor.

Subscribed and Sworn to before me this 15th day of September 1927

V. G. Ramsaur Notary Public in and for Hidalgo County Texas

Seal.

Planning Department

Memo

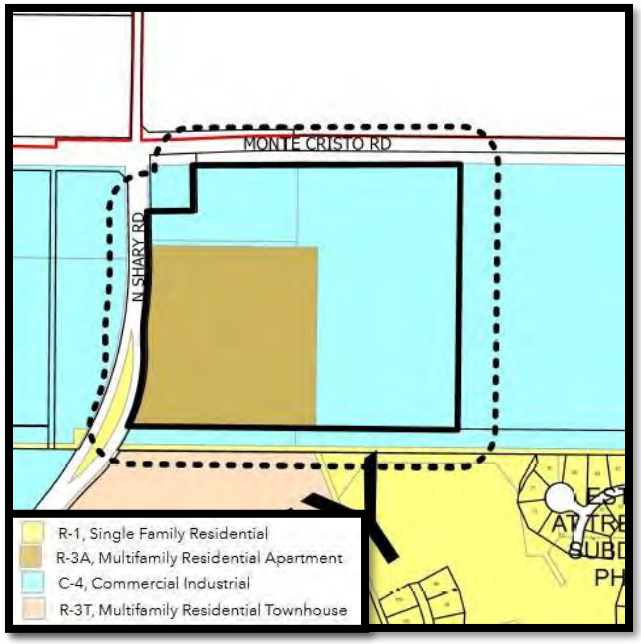
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM C-4 (COMMERCIAL INDUSTRIAL-OC), AND R-3A (MULTI-FAMILY RESIDENTIAL-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 52.0 ACRES IN MCALLEN, TX, PART OF SEC. 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 15400 NORTH SHARY ROAD (REZ2025-0200)**

LOCATION: The subject property is located along the south east corner of North Shary Road and Monte Cristo Road and is currently zoned C-4 (Commercial Industrial-OC) and R-3A (Multi-Family Residential Apartments-OC) District.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for proposed medical buildings.

ADJACENT ZONING: The adjacent properties are R-1 (Single-Family Residential-OC) District to the south, and C-4 (Commercial Industrial-OC) District to the east and west and R-3A (Multi-family Residential Apartments-OC) District to the west.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as mixed-use nodes. This land use consists of residential and non-residential uses that serve residences.

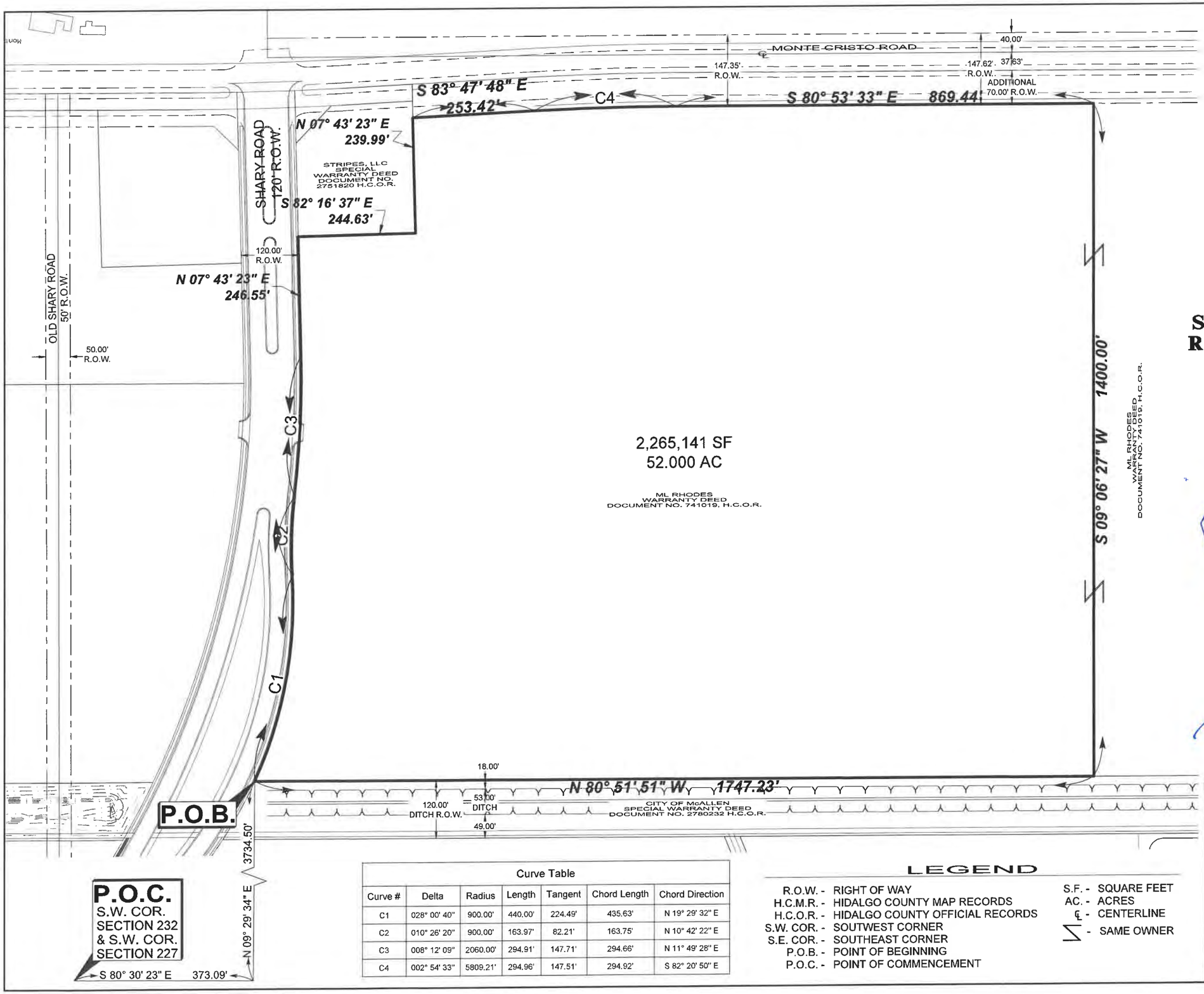
DEVELOPMENT TRENDS: The development trend of this area is primarily single family and vacant land.

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

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

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

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



N

SCALE:1"=200'

PLAT SHOWING 52.00 ACRES BEING OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 4, PAGES 142-143, H.C.D.R. CITY OF McALLEN HIDALGO COUNTY, TEXAS

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	028° 00' 40"	900.00'	440.00'	224.49'	435.63'	N 19° 29' 32" E
C2	010° 26' 20"	900.00'	163.97'	82.21'	163.75'	N 10° 42' 22" E
C3	008° 12' 09"	2060.00'	294.91'	147.71'	294.66'	N 11° 49' 28" E
C4	002° 54' 33"	5809.21'	294.96'	147.51'	294.92'	S 82° 20' 50" E

LEGEND

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTWEST CORNER
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
S.F. - SQUARE FEET
AC. - ACRES
℄ - CENTERLINE
⧹ - SAME OWNER

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

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE IN HOUSE ON 09/29/25 UNDER MY DIRECTION AND SUPERVISION.

09/29/2025

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

DATE: 09/29/2025
JOB No. 25621.08
FILE NAME:
25621_52.000 Ac Texas General Medical Center Campus
DRAWN BY: B.M.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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September 29, 2025

METES AND BOUNDS DESCRIPTION
52.000 ACRES
OUT OF SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

A tract of land containing 52.000 acres situated in the City of McAllen, County of Hidalgo, Texas, being a part or portion out of Section 232, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 4, Pages 142-143 , Hidalgo County Deed Records, which said 52.000 acres out of a certain tract conveyed to ML Rhodes, LTD by virtue of a Warranty Deed recorded under Document Number 741019, Hidalgo County Official Records, said 52.000 acres also being more particularly described as follows:

COMMENCING at a No. 4 rebar found at the Southwest corner of said Section 232 and Southeast corner of Section 227;

THENCE, S 80° 30' 23" E along the South line of said Section 232, a distance of 373.09 feet;

THENCE, N 09° 29' 34" E a distance of 3,734.50 feet to a point on the North line of a certain tract conveyed to City of McAllen by virtue of a Special Warranty Deed recorded under Document Number 2780232, Hidalgo County Official Records and on the existing East right-of-way line of N. Shary Road for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, along the existing East right-of-way line of N. Shary Road in a Northeasterly direction along a curve to the left with a central angle of 28° 00' 40", a radius of 900.00 feet, an arc length of 440.00 feet, a tangent of 224.49 feet and a chord that bears N 19° 29' 32" E a distance of 435.63 feet to a point for an angle point of this tract;

2. THENCE, continuing along the existing East right-of-way line of N. Shary Road in a Northeasterly direction along a curve to the right with a central angle of 10° 26' 20", a radius of 900.00 feet, an arc length of 163.97 feet, a tangent of 82.21 feet and a chord that bears N 10° 42' 22" E a distance of 163.75 feet to a point for an angle point of this tract;

3. THENCE, continuing along the existing East right-of-way line of N. Shary Road in a Northeasterly direction along a curve to the left with a central angle of 08° 12' 09", a radius of 2,060.00 feet, an arc length of 294.91 feet, a tangent of 147.71 feet and a chord that bears N 11° 49' 28" E a distance of 294.66 feet to a point for an angle point of this tract;

4. THENCE, N 07° 43' 23" E continuing along the existing East right-of-way line of N. Shary Road, a distance of 246.55 feet to a point at the Southwest corner of a certain tract conveyed to Stripes LLC, a Texas limited liability company by virtue of a Special Warranty Deed recorded under Document Number 2751820, Hidalgo County Official Records, for the Southernmost Northwest corner of this tract;

5. THENCE, S 82° 16' 37" E along the South line of said certain tract conveyed to Stripes, LLC, a distance of 244.63 feet to a point at the Southeast corner of said certain tract conveyed to Stripes, LLC for an inside corner of this tract;

6. THENCE, N 07° 43' 23" E along the East line of said certain tract conveyed to Stripes, LLC, a distance of 239.99 feet to a point for the Northernmost Northwest corner of this tract;

7. THENCE, S 83° 47' 48" E a distance of 253.42 feet to a point for an angle point of this tract;

8. THENCE, in a Southeasterly direction along a curve to the right with a central angle of 02° 54' 33", a radius of 5,809.21 feet, an arc length of 294.96 feet, a tangent of 147.51 feet and a chord that bears S 82° 20' 50" E a distance of 294.92 feet to a point for an angle point of this tract;

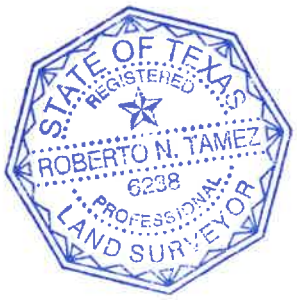
9. THENCE, S 80° 53' 33" E a distance of 869.44 feet to a point for the Northeast corner of this tract;

10. THENCE, S 09° 06' 27" W a distance of 1,400.00 feet to a point on the North line of said certain tract conveyed to City of McAllen for the Southeast corner of this tract;

11. THENCE, N 80° 51' 51" W along the North line of said certain tract conveyed to City of McAllen, a distance of 1,747.23 feet to the POINT OF BEGINNING and containing 52.000 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE IN HOUSE ON 09/29/2025 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 09/29/2025



NOTICE
REZONING
FOR

THIS PROPERTY
REZ2025-0200

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

Planning Department

Memo

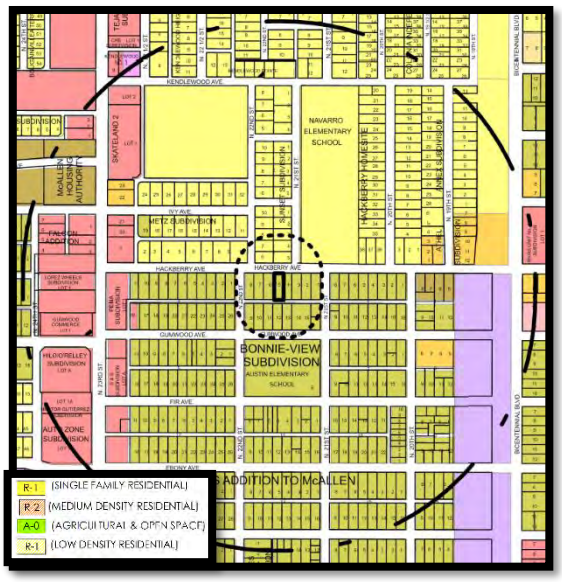
TO: Planning and Zoning Commission

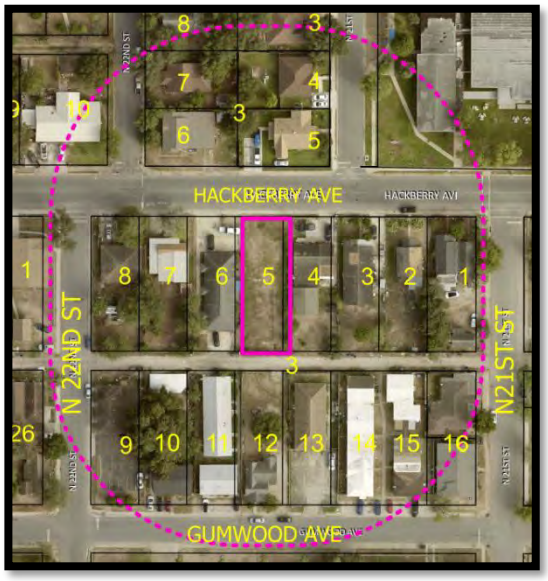
FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 5, BLOCK 3, BONNIE VIEW SUBDIVISION, HIDALGO COUNTY, TEXAS; 2117 HACKBERRY AVENUE. (REZ2025-0246)**

LOCATION: The subject property is located on the south side of Hackberry Avenue west of North 21st Street.





PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential–OC) District to the north and R-2 (Duplex-Fourplex Residential–OC) District to the south, east and west.

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

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

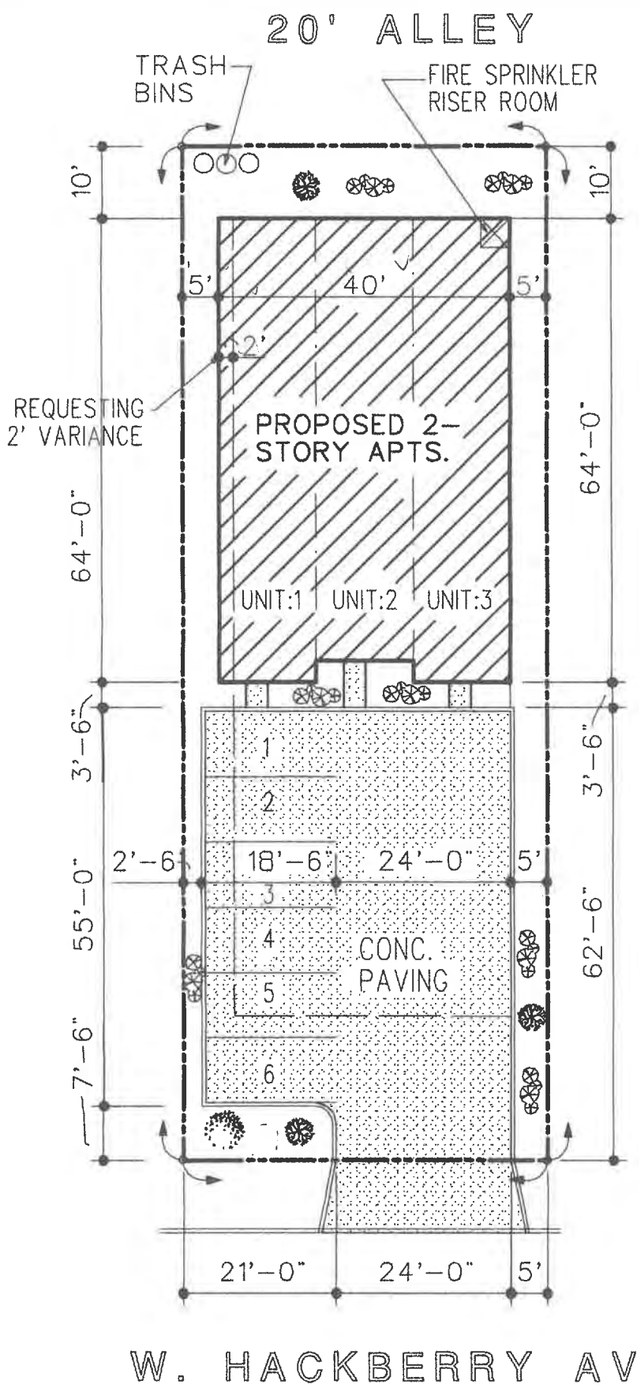
DEVELOPMENT TRENDS: The development trend along Hackberry Avenue is single-family residences.

HISTORY: The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

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

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

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



TOTAL GREEN AREA REQUIRED
750.0 SQ. FT.

TOTAL SUPPLIED = 1900.0 SQ. FT.

N

SCALE: 1:20

SITE PLAN

ADDRESS: 2117 W. HACKBERRY AVE.
McALLEN, TEXAS

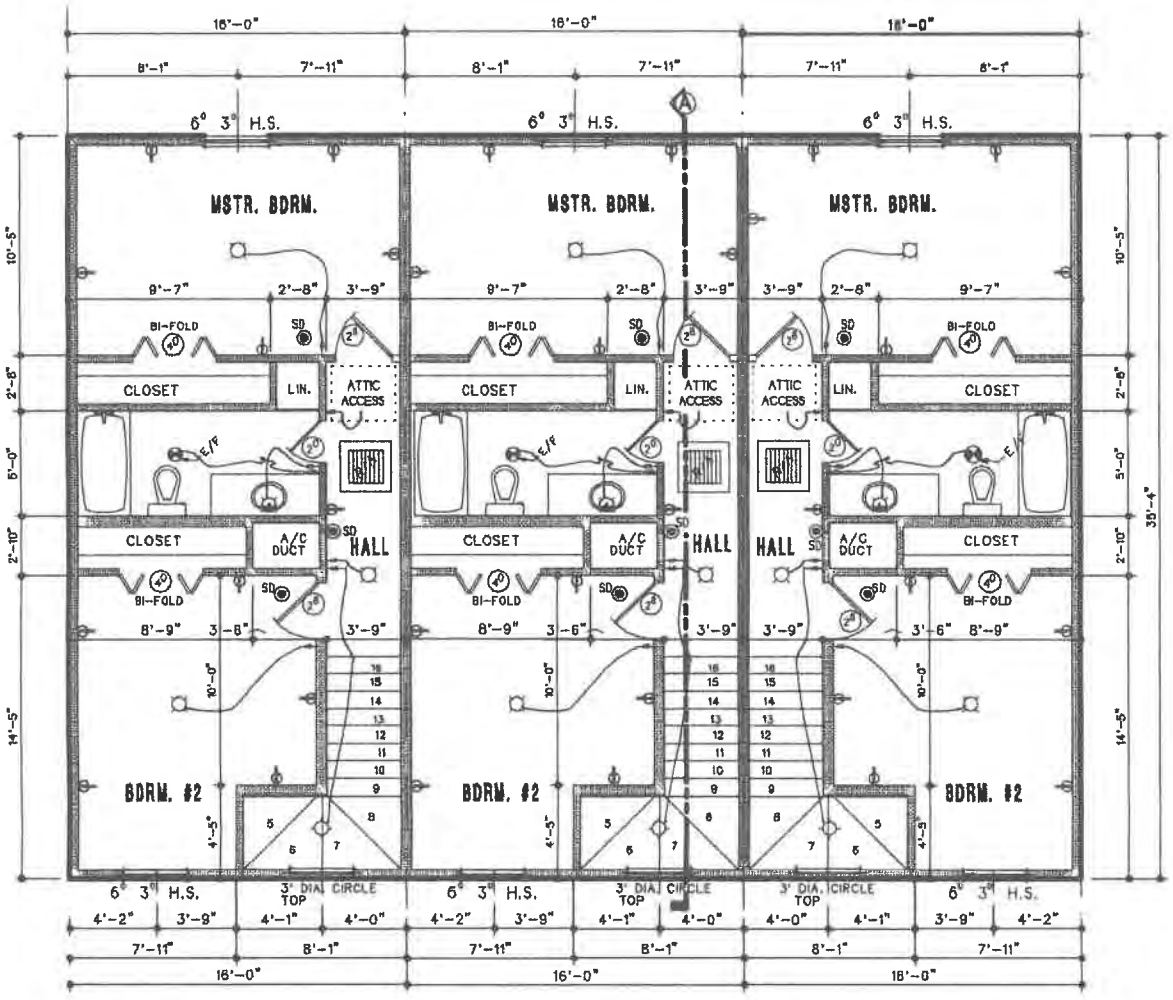
LEGAL: LOT 5, BLOLCK 3, BONNIE VIEW SUBDIVISION.

SHEET _____
OF _____

SIRCON DESIGNS
RESIDENTIAL AND COMMERCIAL BLDG. DESIGNERS
1220 W. WISCONSIN AVE. MCALLEN, TEXAS
(956) 624-0441

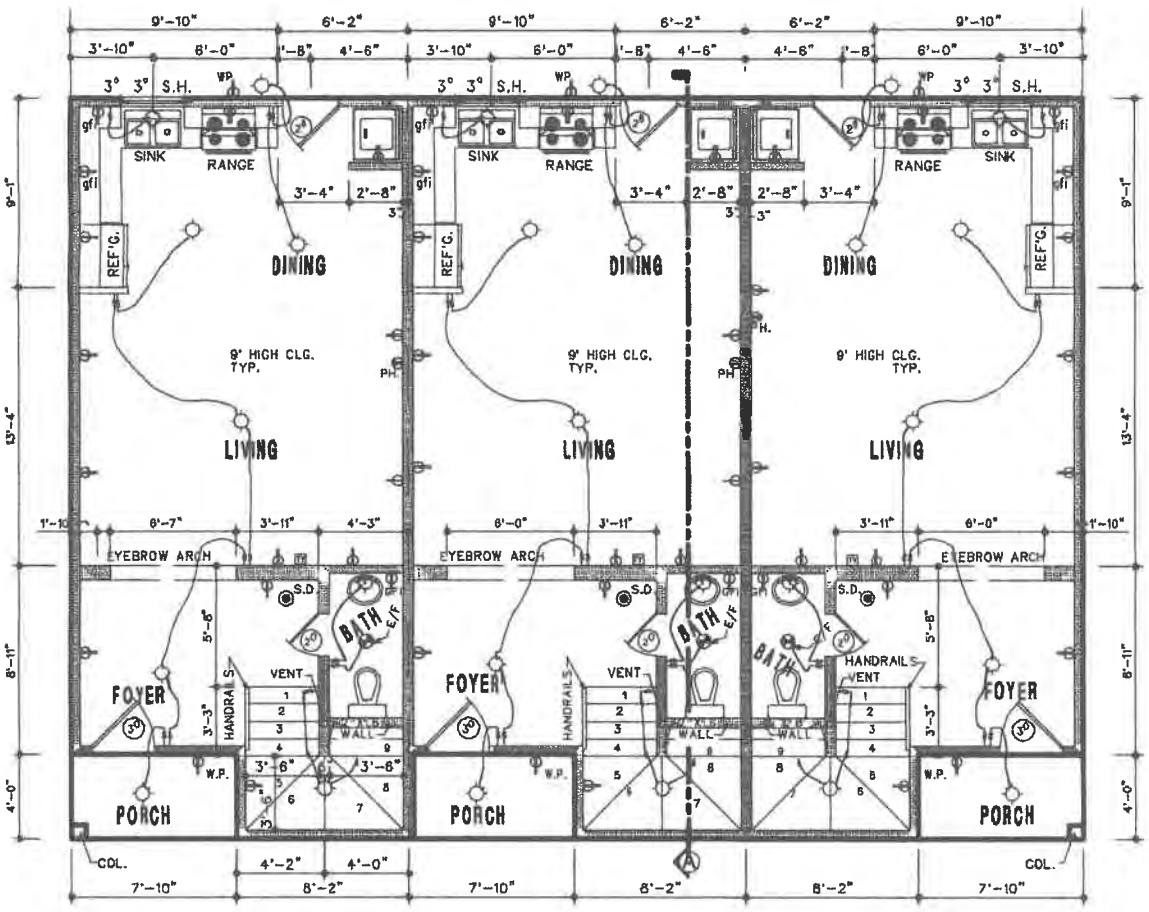
PROJECT:
HACKBERRY APTS
2117 W. HACKBERRY Ave. McALLEN, Texas

BUILDER:
MR. R. FLORES
(956) 0247



UNIT: 1 **UNIT: 2** **UNIT: 3**

2ND FLR. PLAN 1/4" = 1'-0"



UNIT: 1 **UNIT: 2** **UNIT: 3**

1 ST. FLR. PLAN 1/4" = 1'-0"

SQ. FT. PER UNIT		No. OF UNITS	GRAND TOTALS

SAMPLE

PLAN # 1099.0

REPRODUCTION NOTE

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SIBCON DESIGNS
RESIDENTIAL AND COMMERCIAL BLDG DESIGNERS
1000 UNIVERSITY MCALLEN TEXAS
(956) 631-6444

REZ2025-0246
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

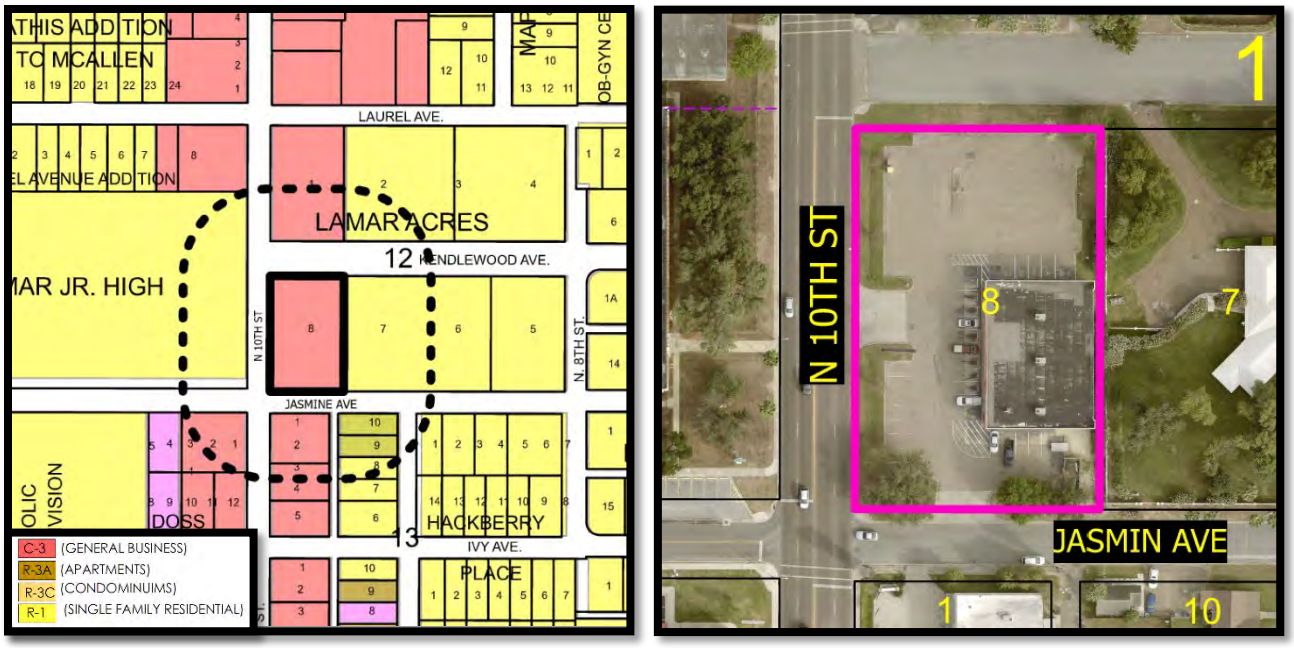
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-1 (LOCAL COMMERCIAL-UDC) DISTRICT: LOT 8, LAMAR ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 1010 NORTH 10TH STREET. (REZ2025-0241)**

LOCATION: The subject property is located on the east side of North 10th Street, between Jasmine Avenue and Kendlewood Avenue.



PROPOSAL: The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District under the new Unified Development Code for the purpose of opening a restaurant.

ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential-OC) District to the east and west and C-3 (General Business-OC) District to the north, and south. Surrounding uses include offices, single family residential homes, a middle school, and a hotel.

LAND USE: The property is currently an auto parts store.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Mixed Use Nodes. Mixed Use Nodes encourages a combination of dense residential and non-residential uses in a compact design.

DEVELOPMENT TRENDS: The development trend in this area is primarily commercial uses along North 10th street, with residential and multi-family homes further away from the corridor.

HISTORY: This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-1 (Local Commercial-UDC) District is less intensive than the current C-3 (General Business-OC) District designation.

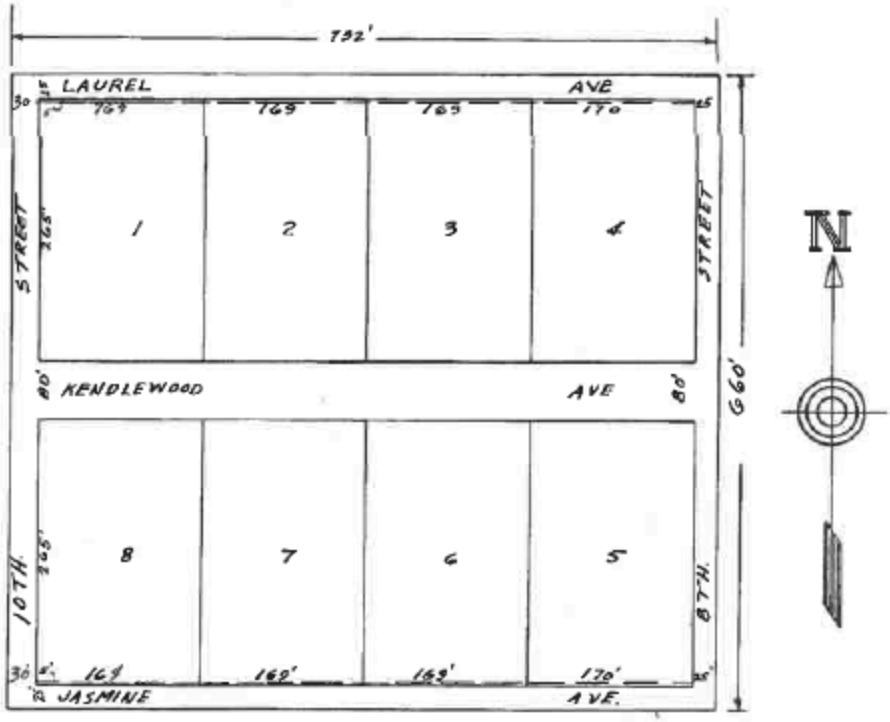
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

The foregoing map of Lamar Acres Addition to the City of McAllen, Texas having this 12th day of Dec. A.D. 1945 being presented to the City Commission of the City of McAllen, and it having been made to appear that all of said lands are with in the Corporate limits of the City of McAllen, and it further appearing that said Subdivision meets with the approval of the Commission of said City, it is ordained by the members of said Commission that said map may be recorded in the Map Records of Hidalgo County, Texas

City Secretary

Mayor



-MAP OF LAMAR ACRES-

Being a resubdivision of lot 13 out of the S.E. ¼ of Sec 9 Hidalgo Canal Co's. Subdivision of Porciones 64, 65, & 66, Hidalgo Co. Texas.
Scale 1"-100'

I, H.P. Griffin, a Surveyor do hereby Certify that the above map is a true and correct plat of said lands as surveyed and subdivided by me this 10 day of Dec. A.D.

H.P. Griffin
SURVEYOR

Sworn to and subscribed to before me this 10 day of Dec A.D. 1945

Jean Nichols (Jean Nichols), SEAL

Notry Public IN and for Hidalgo Co. Texas
My commission expires: June 1, 1947

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0241

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

Planning Department

Memo

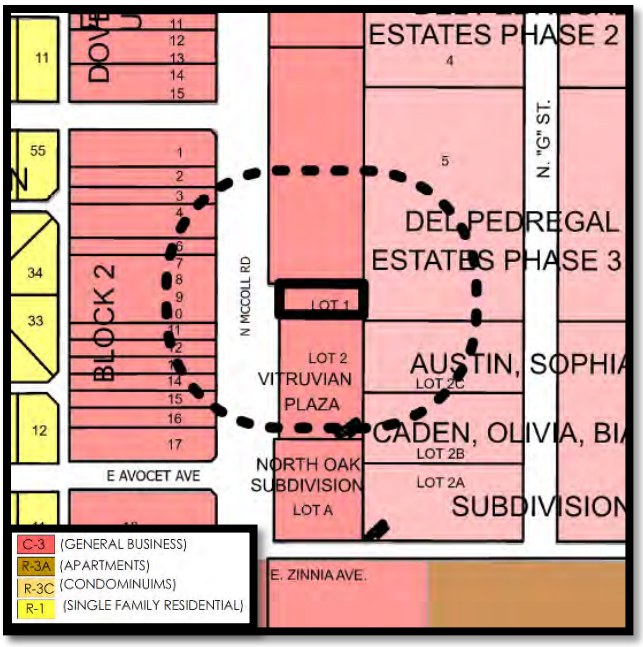
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: LOT 1, VITRUVIAN PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 5320 NORTH MCCOLL ROAD. (REZ2025-0237)**

LOCATION: The subject property is located on the east side of McColl Road. The property is zoned C-3 (General Business-OC) District.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new Unified Development Code for a proposed event center.

ADJACENT ZONING: The adjacent zoning is C-3 (General Business-OC) District to the north, south, and west and C-3L (Light Commercial-OC) to the east.

LAND USE: The property currently houses a photo studio/lounge as part of a plaza. Surrounding uses include medical clinics, insurance sales, and a child daycare facility,

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Employment Center. This development type encourages a mixture of retail, office, industrial and other non-residential development types.

DEVELOPMENT TRENDS: The development trend in this area is primarily general business, light industrial, offices and retail.

HISTORY: This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 26, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial-UDC) District is equivalent to the current C-3 (General Business-OC) District designation.

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

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

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

TE OF TEXAS
UNTY OF HIDALGO

HE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED REIN AS VITRUVIAN PLAZA, AN ADDITION TO THE CITY OF McALLEN, HIDALGO UNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, RM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH L CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY McALLEN

OK, LLC,
NAGER
ADOLFO KAPLAN
1604 E. 8th ST. SUITE "A"
WESLACO, TX 78596
(956) 447-5557

TE OF TEXAS
UNTY OF HIDALGO

FORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNERS RSONALLY ADOLFO KAPLAN KNOWN TO ME TO THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT D ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURPOSES AND NSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF August 2013 A.D.

BRENDALEE SANDOVAL MY COMMISSION EXPIRES March 19, 2015

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3-19-2015

HE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY AT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE BDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

YOR, CITY OF McALLEN — DATE 8/28/13

S SUBDIVISION PLAT OF VITRUVIAN PLAZA HAS BEEN SUBMITTED TO D CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, XAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

TED THIS 30 DAY OF August, 2013 A.D.

IRMAN, PLANNING AND ZONING COMMISSION

S PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION TRICT #2, DATED THIS 15th DAY OF August, 2013.

IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, NCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ESIDENT — ATTEST: SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SAN JUAN TEXAS

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

DALGO COUNTY DRAINAGE DISTRICT NO. 1
Godfrey Garza Jr. 08/30/13
GODFREY GARZA, DISTRICT MANAGER

PABLO PEÑA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACUTAL RVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

8-6-2013
BLO PEÑA, III, R.P.L.S. — DATE
GISTERED PROFESSIONAL LAND SURVEYOR No. 5242
A ENGINEERING, LLC
1 W. WHITEWING AVE.
ALLEN, TEXAS 78501
6) 682-8812 DATE SURVEYED: 01/11/2013

STATE OF TEXAS REGISTERED PABLO PEÑA III 5242 PROFESSIONAL LAND SURVEYOR

PABLO F. PEÑA, JR., REGISTERED PROFESSIONAL ENGINEER IN THE STATE TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION S BEEN GIVEN TO THIS PLAT.

8-6-2013
BLO F. PEÑA, JR., P.E. — DATE
GISTERED PROFESSIONAL ENGINEER No. 34985

STATE OF TEXAS PABLO F. PEÑA, JR. 34985 REGISTERED PROFESSIONAL ENGINEER

DATE OF PREPARATION: 01/21/2013

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
T.B.P.E. REG. No. F-4950

SUBDIVISION PLAT OF

"VITRUVIAN PLAZA"

A 1.31 ACRE TRACT OF LAND OUT OF LOT 1 BLOCK 6 STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 15 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

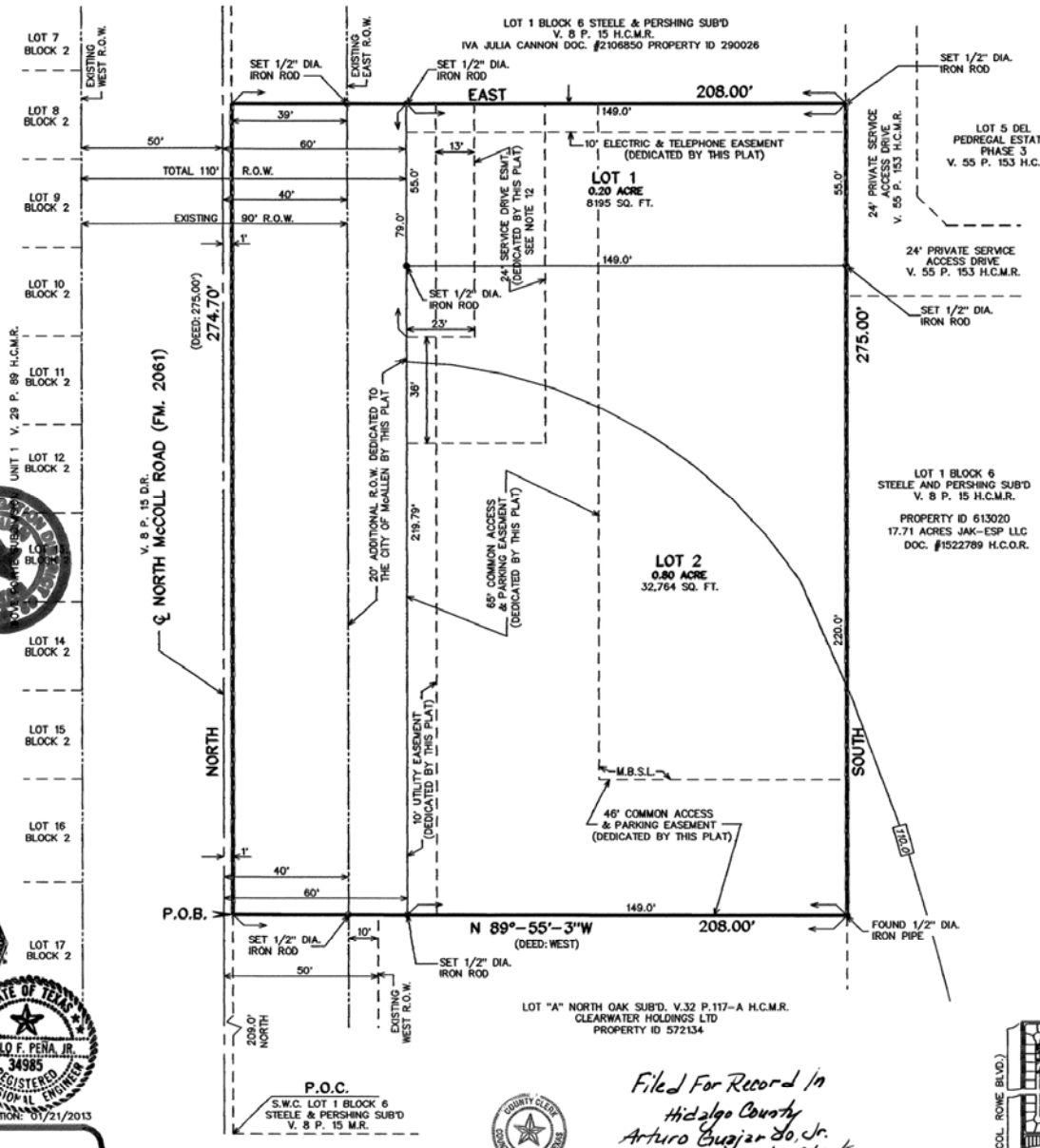
NORTH

SCALE: 1"=30'
CAD: SUBKAPLAN

NOTE: BASIS OF BEARING THE WEST LINE OF LOT 1, BLOCK 6, STEELE & PERSHING SUB'D V. 8 P. 15 H.C.D.R.

NOTE: AT EACH SUBDIVISION CORNER MONUMENTS ARE AS SHOWN, EACH CORNER IS FLAGGED WITH A PLASTIC FLAGGED MARKED: PENA ENGINEERING

LEGEND
R.O.W. – RIGHT OF WAY
M.B.S.L. – MINIMUM BUILDING SETBACK LINE
DIA. – DIAMETER
H.C.M.R. – HIDALGO COUNTY MAP RECORDS
P.O.C. – PLACE OF COMMENCEMENT
P.O.B. – PLACE OF BEGINNING



PLAT NOTES

1) THIS AREA IS IN FLOOD ZONE "B", AREAS OF MINIMAL FLOODING: COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED: 11/16/82 EXPLANATION OF FLOOD ZONE DESIGNATIONS SHOWN HEREON: THIS CERTIFY THAT THIS PROPERTY IS NOT IN A FLOOD PRONE AREA. HOWEVER LIMITS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD ARE SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT.

2) MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: N. McCOLL ROAD 60 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
OTHER SETBACKS: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMETINS OR APPROVED SITE PLAN

3) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF CURB AS MEASURED FROM THE CENTER OF THE EACH LOT.

4) BM= BENCHMARK MC 61_1 – IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MCcOLL ROAD AND VIOLET ROAD, 24 FEET WEST FROM THE BACK OF CURB OF MCcOLL ROAD AND 58 FEET SOUTH FROM THE CENTERLINE OF VIOLET AVE. ELEVATION = 112.72 FEET

5) NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS OR LOT LINES.

6) MINIMUM 4 FOOT SIDEWALK IS REQUIRED ON N. McCOLL ROAD.

7) A SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS.

8) AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

9) A 8.00 FOOT OPAQUE BUFFER IS REQUIRED BETWEEN/ADJACENT TO MULTIFAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/ USES. AN 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10) A TOTAL OF 7044 CUBIC FEET, OR 0.18 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. LOT 1 SHALL REQUIRE 1409 CUBIC FEET OR 0.03 ACRE FEET, LOT 2 SHALL REQUIRE 5636 CUBIC FEET OR 0.13 ACRE FEET OF STORM WATER DETENTION FOR EACH LOT.

11) COMMON ACCESS/DRIVEWAY FROM N. McCOLL ROAD TO BE SHARED BETWEEN ALL LOTS WITH LOCATION AS PER APPROVED SITE PLAN BY THE PLANNING AND ZONING COMMISSION.

12) MINIMUM 24 FOOT WIDE PRIVATE SERVICE DRIVE EASEMENT, WITH ACCESS FROM N. McCOLL ROAD AS LOCATED ON THE APPROVED SITE PLAN, IS SUBJECT TO BEING EXTENDED NORTHWARD AS PROPERTIES TO THE NORT DEVELOP.

METES AND BOUNDS DESCRIPTION:

A 1.31 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8 PAGE 15 OF THE DEED RECORDS OF SAID COUNTY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE WITH THE WEST LINE OF SAID LOT, NORTH 209.00 FEET TO THE SOUTHWEST CORNER HEREOF AND PLACE OF BEGINNING;

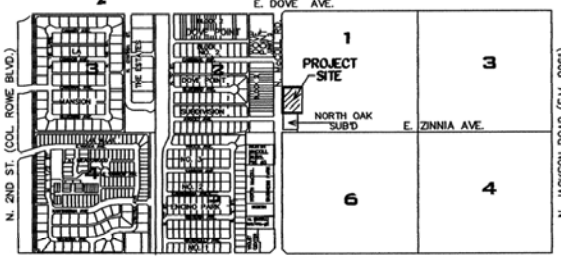
THENCE CONTINUING WITH THE WEST LINE OF SAID LOT, NORTH 274.70 FEET (DEED: 275.00 FEET) TO THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF IVA JULIA CANNON'S TRACT AS DESCRIBED IN DOCUMENT NUMBER 2106850 OF THE OFFICIAL RECORDS OF SAID COUNTY, EAST, AT 39.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EXISTING EAST RIGHT-OF-WAY OF McCOLL ROAD, AT 208.00 FEET IN ALL TO A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF LOT 5 DEL PEDREGAL ESTATES PHASE 3 AS RECORDED IN VOLUME 55 PAGE 153 OF THE MAP RECORDS OF SAID COUNTY AND JAK-ESP LLC'S TRACT AS DESCRIBED IN DOCUMENT No. 1522789 OF THE OFFICIAL RECORDS OF SAID COUNTY, SOUTH 275.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF LOT "A", NORTH OAK SUBDIVISION, AS RECORDED IN VOLUME 32 PAGE 117-A OF THE MAP RECORDS OF SAID COUNTY, NORTH 89°55'03" WEST, AT 169.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE EXISTING EAST RIGHT OF WAY OF SAID MCCOLL ROAD, AT 208.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING ONE AND THIRTY-ONE HUNDREDTHS (1.31) ACRES, MORE OR LESS.

VICINITY MAP SCALE: 1"=1000'



COUNTY CLERK COUNTY OF HIDALGO, TEXAS

Filed For Record In
Hidalgo County
Arturo Guajardo, Jr.
Hidalgo County Clerk
On: 8/30/2013 At: 4:23 PM
Instrument Number 2444558
of the map records of Hidalgo County, Tx
By: Imelda Deputy

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0237
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

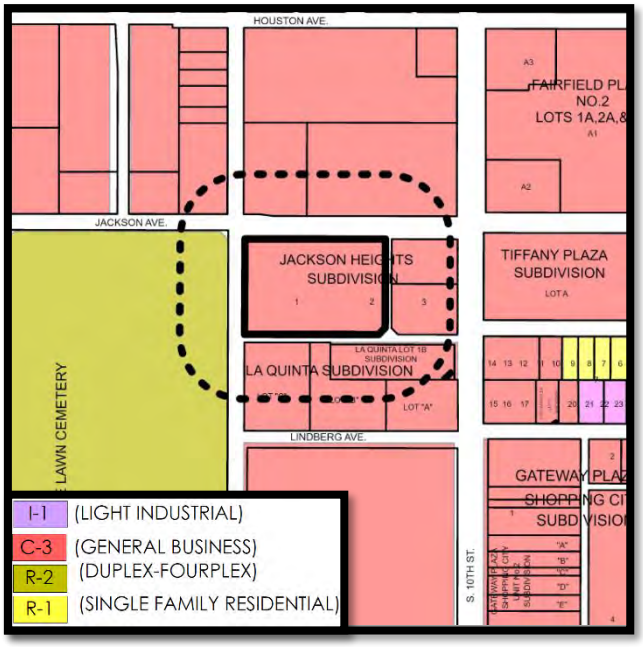
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REQUEST OF DANIELA MORALES ON BEHALF OF TEMPLO CRISTIANO GETSEMANI VOLUNTAD DE DIOS, FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 2, JACKSON HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 1006 SOUTH 10TH STREET (CUP2025-0100)**

BRIEF DESCRIPTION: The subject property is located at the southeast corner of Jackson Avenue and south of 12th Street and is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District to the north, east, and south and R-2 (Duplex-Fourplex Residential-OC) District to the west. Surrounding land uses include a cemetery, offices and hotel. An Institutional Use is permitted in the C-3 District, subject to compliance with Conditional Use Permit requirements.



HISTORY: Jackson Heights Subdivision was recorded on July 25, 1978. This is the initial request for an institutional use by this applicant at this location.

REQUEST/ANALYSIS: The applicant is proposing to operate a church from 2,928 sq. ft lease space. The proposed days and hours of operation are Sundays 10:00 AM to 12:30 PM and Wednesdays 7:00PM to 8:30PM. The submitted floor plan shows two offices, a seating area, two restrooms, and two classrooms.

The Fire Department has allowed applicant to continue with CUP process The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas has access to South 10th Street, and Jackson Avenue.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided as part of a shared parking area for this office plaza. Based on 18 proposed seats, 5 parking spaces are required for this suite which is provided by shared 160 parking spaces in 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 activates;

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

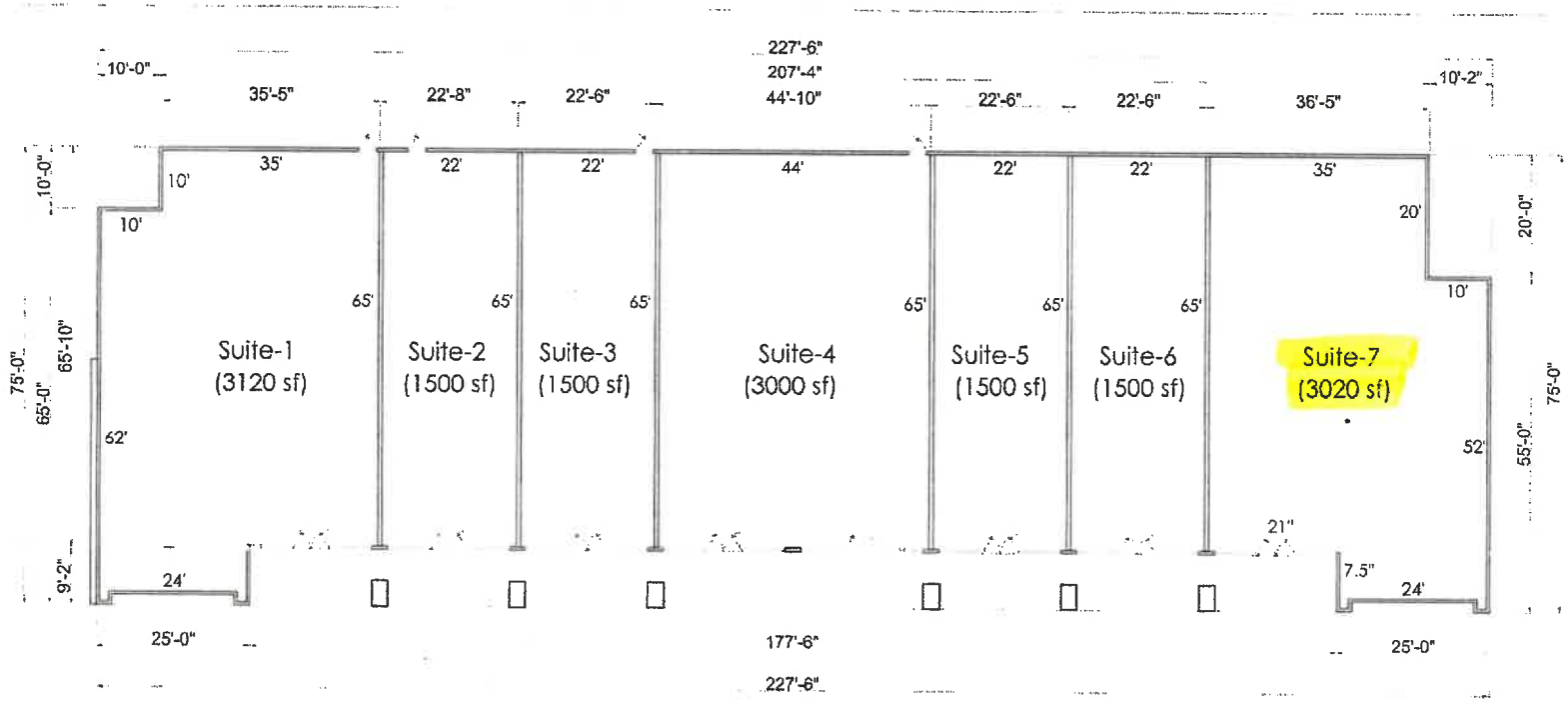
6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

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

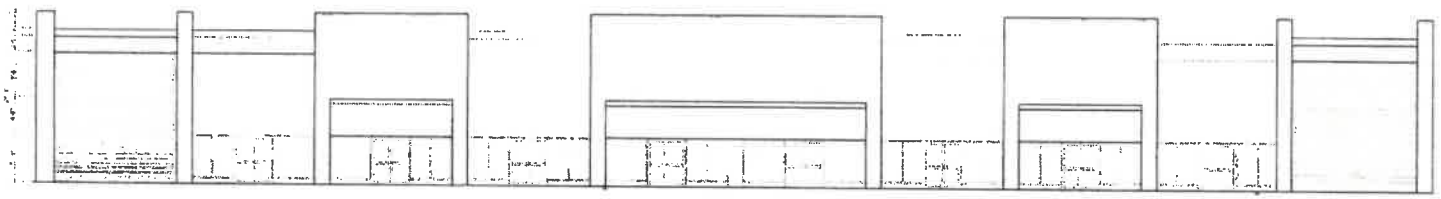
Staff did not receive any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the request subject to compliance with Section 138-118 of the Zoning Ordinance, Fire, and Building Departments' requirements.

← 10th st →



FLOOR PLAN BUILDING 1006



FRONT ELEVATION

Jackson

PLEASE NOTES:

FIRE DAMAGED **SUITE-7**
PERMIT TO INVESTIGATE
ELECTRICAL / STRUCTURAL
1006 S. 10 TH. ST. MCALLEN, TX. 78501
www.designprojection.com 956-388-2659 mcallen, tx.

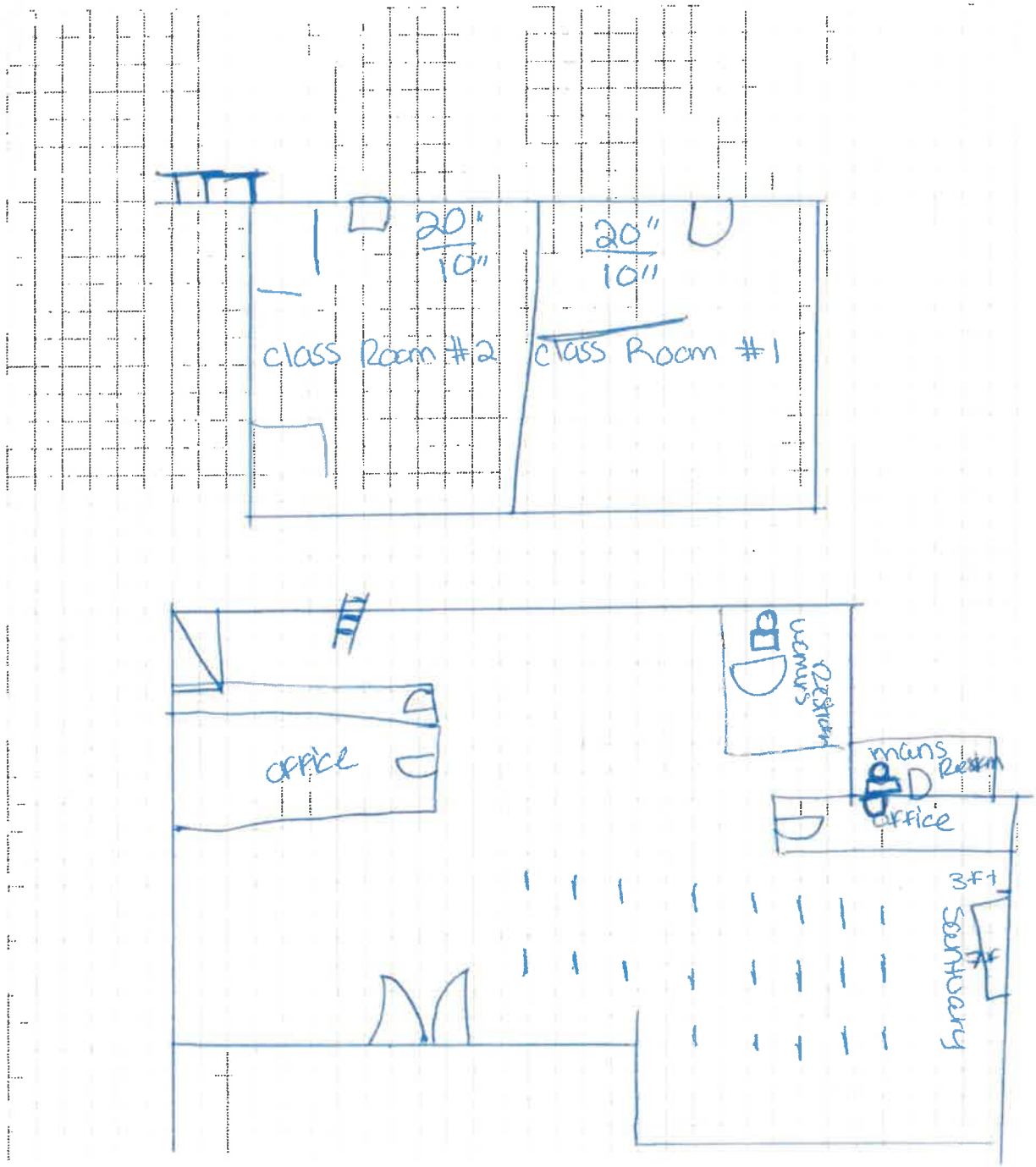
PROJECT
"LEE PLAZAS"
AREAS
16,762.00 sq. ft.

DATE
1006 S. 10 th. & W Jackson Ave.
McAllen, Tx.
09-02-2025 REVISIONS
09-17-2025
Thomas Lee
cp

EXISTING FLOOR PLAN
ELEVATIONS
drawing no.
B-01
scale none

DESIGN & PROJECTION LLC DOES NOT WARRANTY THIS PLANS. CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CODE REQUIREMENTS BEFORE STARTING CONSTRUCTION. ALL AND ANY CHANGES NEEDED TO BE MADE TO PLANS BEFORE CONSTRUCTION BEGINS HAVE TO BE SUBMITTED IN WRITTEN FORM TO DESIGN & PROJECTION LLC AND ADDITIONAL CHARGES MAY APPLY.

RECEIVED
OCT 02 2025
By



Wall Legend:

Existing

Proposed

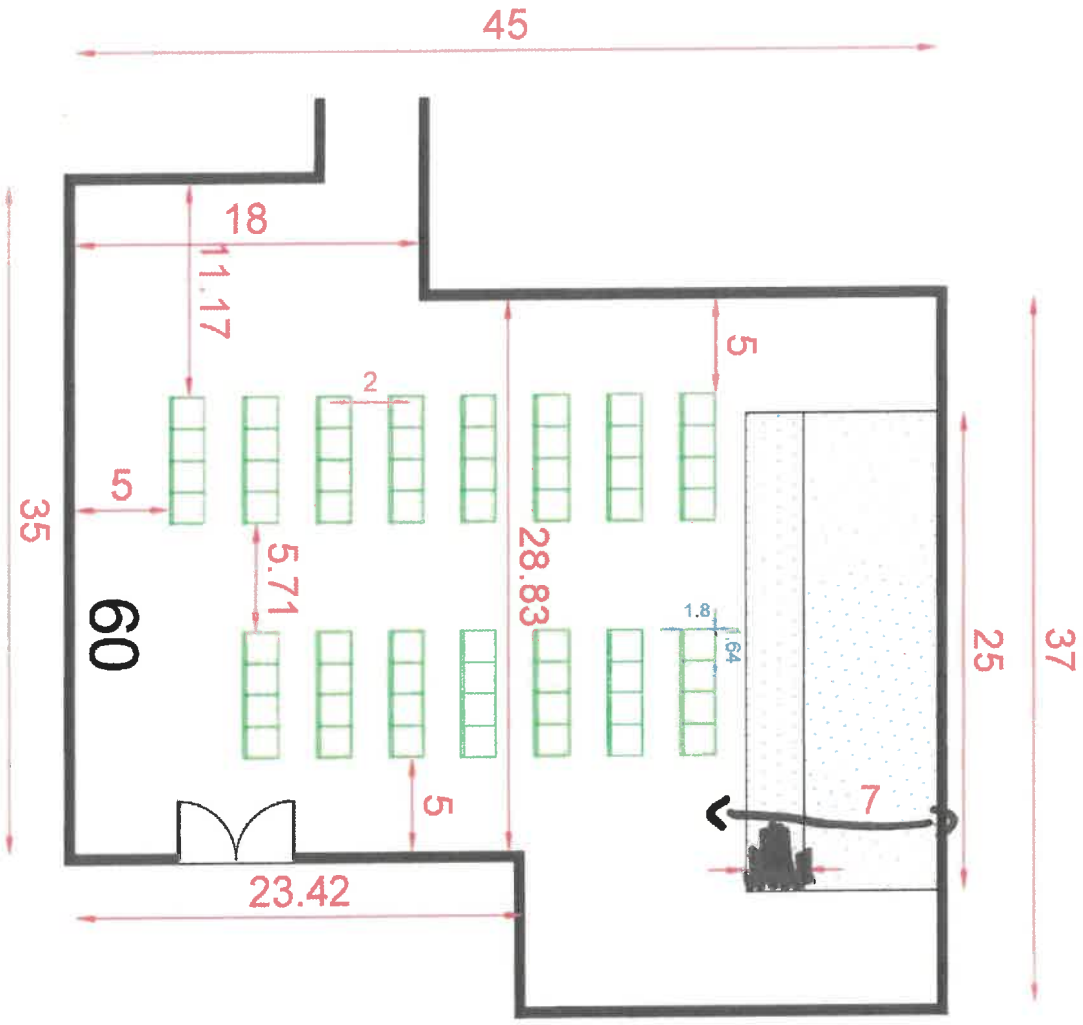
Demolition

Symbol Legend:

Door | Window | Electrical Panel | A/C Unit | Toilet | Sink

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET

RECEIVED
OCT 02 2025
By OC

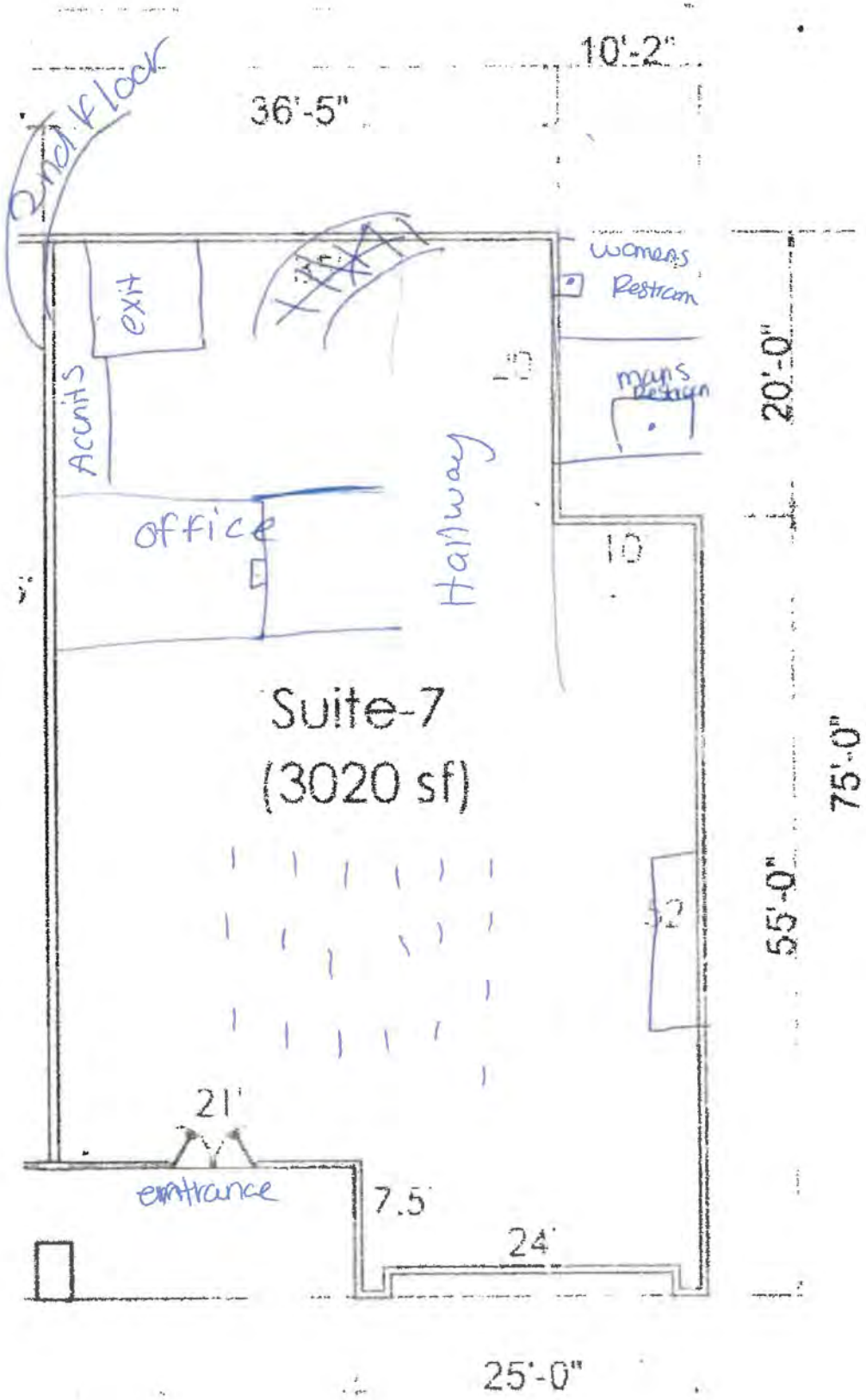


Templo Cristiano Getsemani
Voluntad de Dios
1006 S 10th Mcallen TX
St 7

60 seats

RECEIVED
OCT 02 2025
By

RECEIVED
OCT 02 2025
By



FLORERIA LEE
CUP2025-0100
NOTICE
INSTITUTIONAL USE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

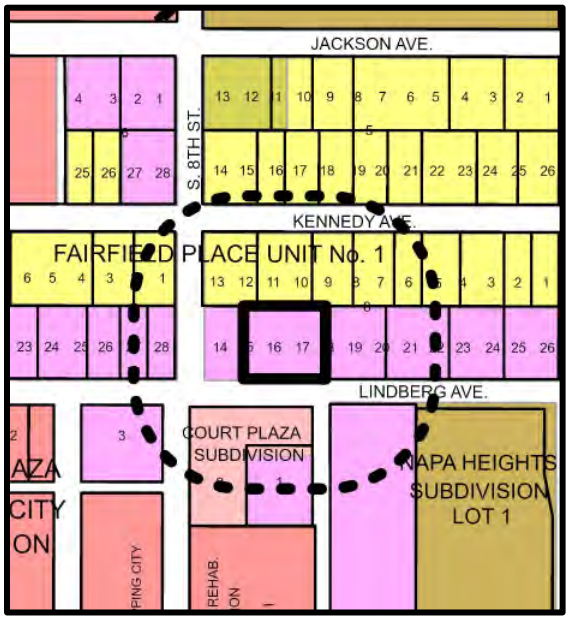
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: **REQUEST OF ADRIANA I. RIVAS ON BEHALF OF THE STUDIO COLLEGE OF BEAUTY, LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT E 1/2 LOT 15, ALL LOTS 16-17 & W 1/2 LOT 18 BLOCK 8, FAIRFIELD PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 712 LINDBERG AVENUE. (CUP2025-0097)**

BRIEF DESCRIPTION: The subject property is located along the north side of Lindberg Avenue east of South 8th Street and is zoned C-1 (office building) District. The adjacent zoning is C-1 District to the east and west, there is R-1 (single-family residential) District to the north and C-3L (Light Commercial) District to the south. Surrounding land uses include single family residences, offices and light commercial. An Institutional Use is permitted in the C-1 District, subject to compliance with Conditional Use Permit requirements.



HISTORY: Fairfield Place Subdivision was recorded on December 2, 1926. The applicant has submitted an application for a Conditional Use Permit for a proposed beauty school. This is the initial request for an institutional use by this applicant at this location.

REQUEST/ANALYSIS: The applicant is proposing to operate a beauty school. The proposed days and hours of operation are Monday through Saturday between the hours of 8:30 AM and 9 PM. The submitted floor plan shows the establishment consists of 4,000 square feet and is comprised of three classrooms, four restrooms, a break room, one office and an office space with storage area. Based on the type of use, 16 parking spaces are required and 16 parking spaces are provided.

The Fire Department has conducted their inspection and found it to be in compliance. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property does not generate traffic onto residential areas and is near South 10th Street.

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided on site.

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

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

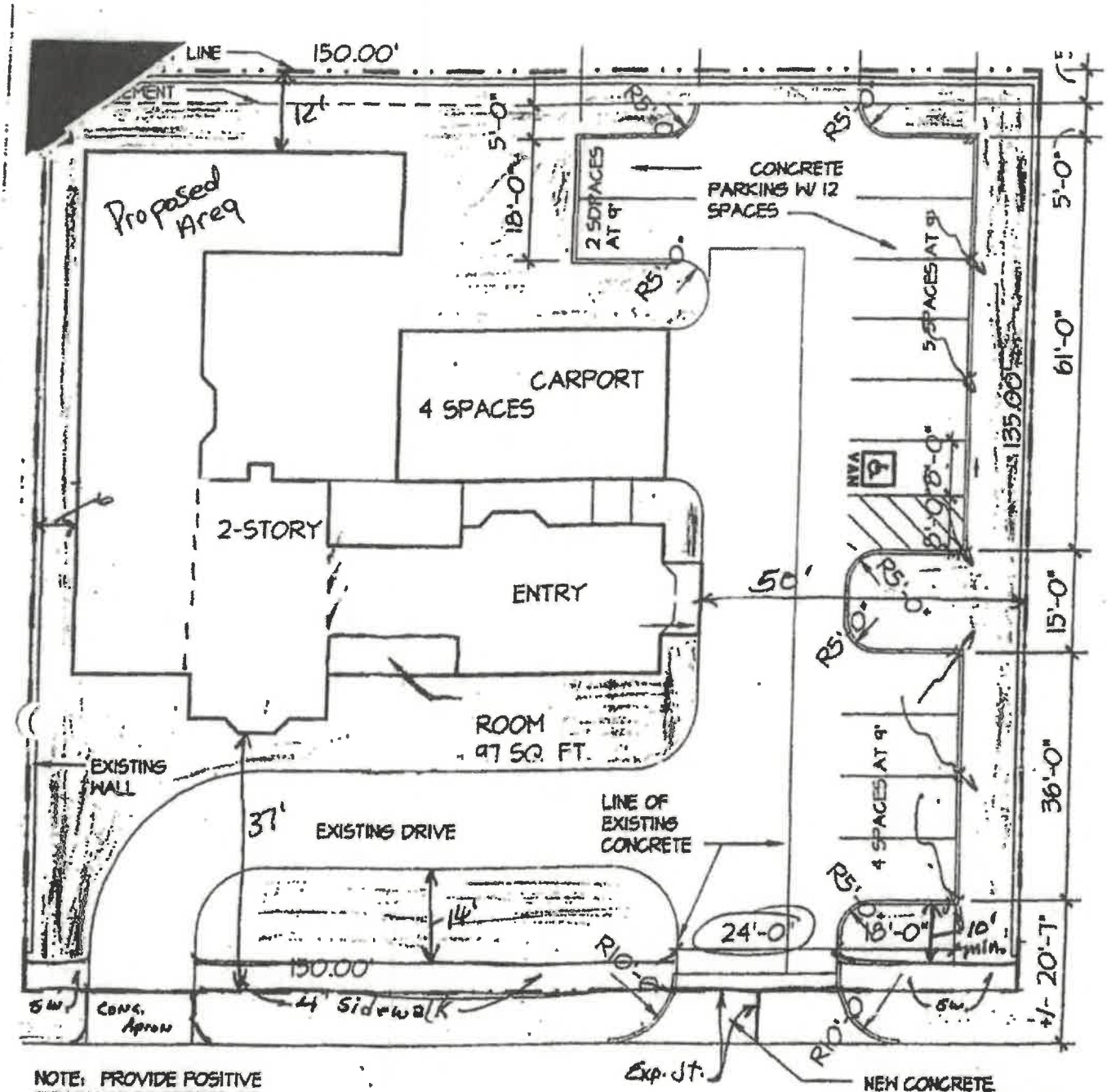
5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

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

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

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

RECOMMENDATION: Staff recommends approval of the request.



NOTE: PROVIDE POSITIVE DRAINAGE TO STREET OR LANDSCAPE AREAS AT NEW CONCRETE PARKING AREA

LINDBERG AVE.

SITE PLAN

1" = 2'-0"

0 20 40

N

REGISTERED ARCHITECT DONNA JOHNSON STATE OF TEXAS 15916

RECEIVED
SEP 30 2025
BY: MAL

DONNA JOHNSON ARCHITECT

104 K. 6TH STREET
MCALLEN, TEXAS 78501

956 444 5016
4D910

© COPYRIGHT 1998 DONNA JOHNSON

SITE PLAN

COMMERCIAL BUILDING REMODEL

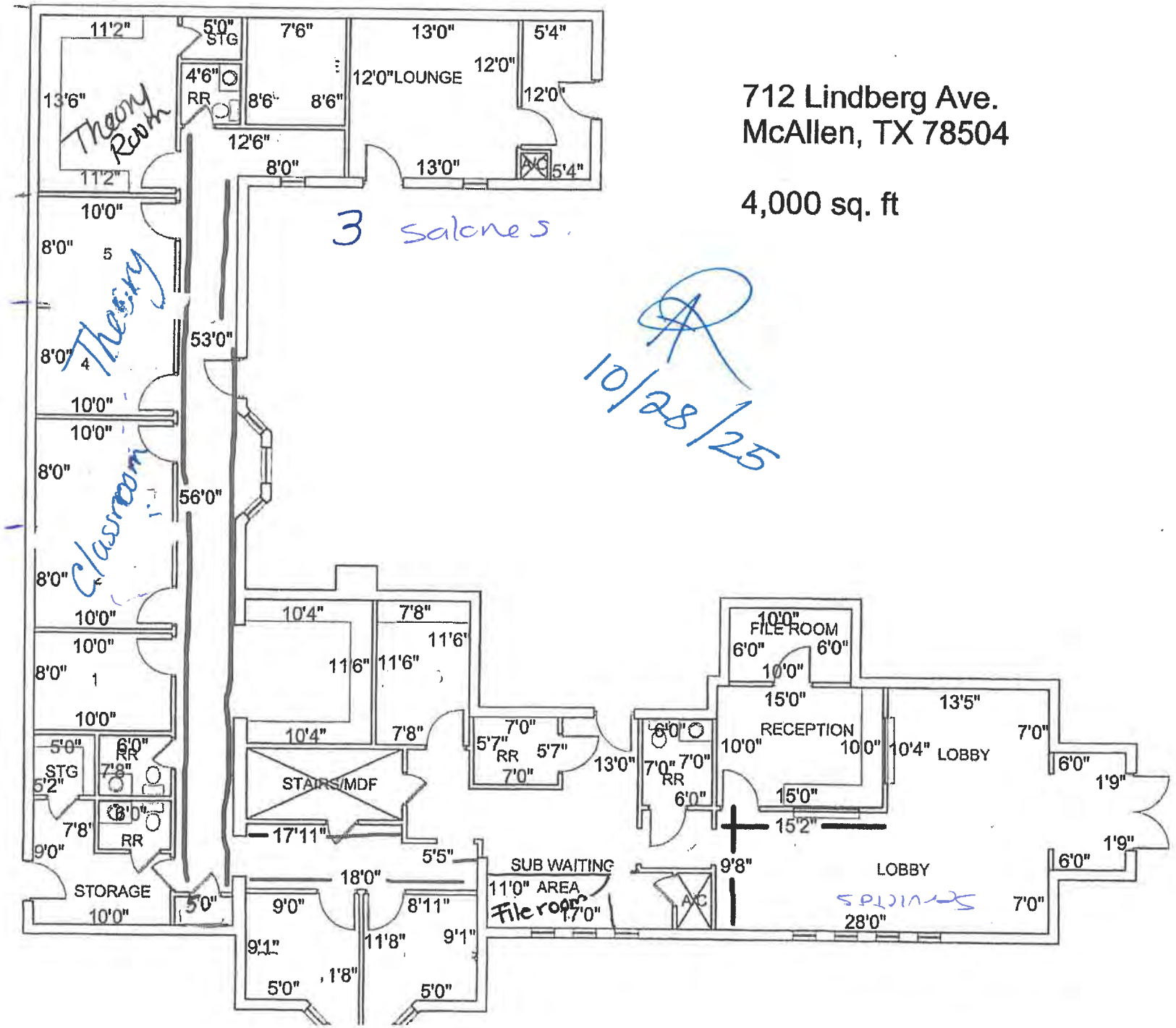
712 LINDBERG AVENUE
MCALLEN, TEXAS

22JUNE98

RECEIVED
SEP 30 2025
BY:

712 Lindberg Ave.
McAllen, TX 78504

4,000 sq. ft



3 salones.

10/28/25

HOSPITAL
GRUAS DE
PACIENTES

DREO
UDEO

EXPLORACION
MAQUINA DE
ANESTECIA

NUEVO
Y
SEMINUEVO

Ultrasonidos
Incubadoras

FIRST MEDICAL
SUPPLY

1213

CUP2025-0098
NOTICE
INSTITUTIONAL USE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

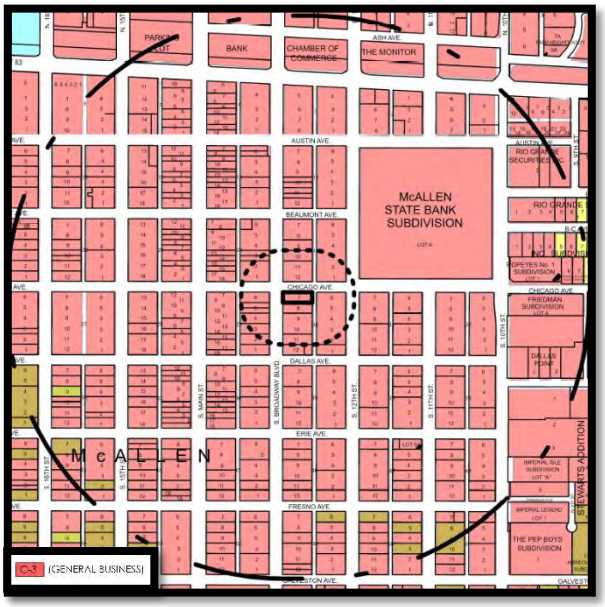
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 4, 2025

SUBJECT: REQUEST OF YAHAIRA SEPULVEDA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT LOT 7 BLOCK 30, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 1217 CHICAGO AVENUE. (CUP2025-0098)

BRIEF DESCRIPTION: The subject property is located at the southwest corner of Chicago Avenue and South Broadway Street. The property is zoned C-3 (General Business) District. Surrounding land uses include General Business in all directions. An Institutional Use is permitted in the C-3 District, with a Conditional Use Permit and in compliance with all other requirements.



HISTORY: The proposed location was previously used as a beauty salon only. A Conditional Use Permit for an Institutional Use (beauty school) was submitted on May 17, 2024. The current application was submitted on September 30, 2025 due to the expansion of the school.

ANALYSIS: The applicant is proposing to operate a beauty school within a multitenant commercial plaza. The proposed hours of operation are Monday through Saturday from 8:30 AM to 9 PM. The expansion will consist of a classroom and an office. Based on the type of use and the number of classrooms 23 parking spaces are required.

The Fire Department has completed the necessary inspection. Should the conditional use permit be approved the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

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

2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the type of use, 23 parking spaces are required; a parking agreement or off-parking fees will be required. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.

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

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

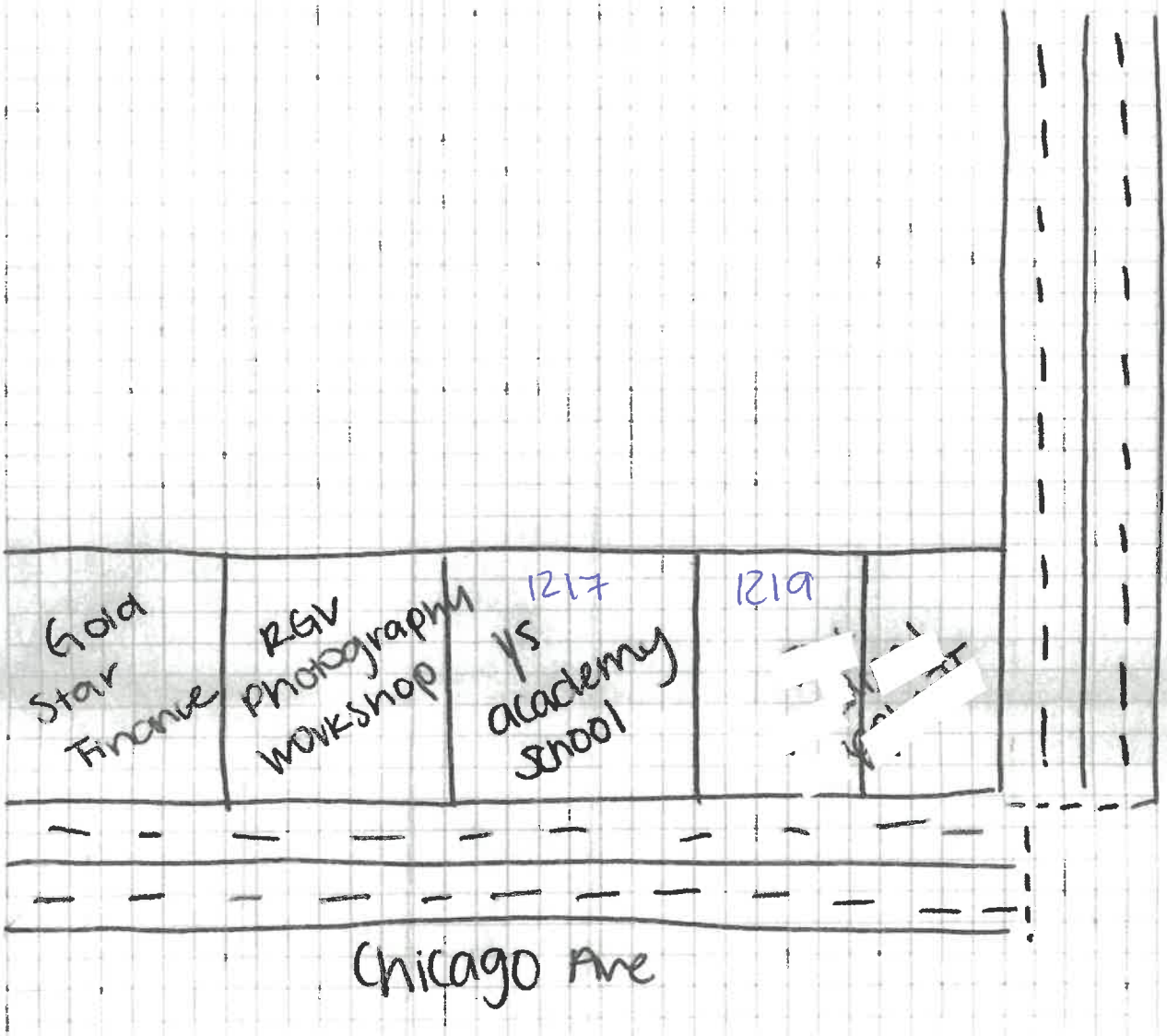
5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

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

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

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

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



RECEIVED

SEP 30 2025

BY: MK

Wall Legend:

Existing

Proposed

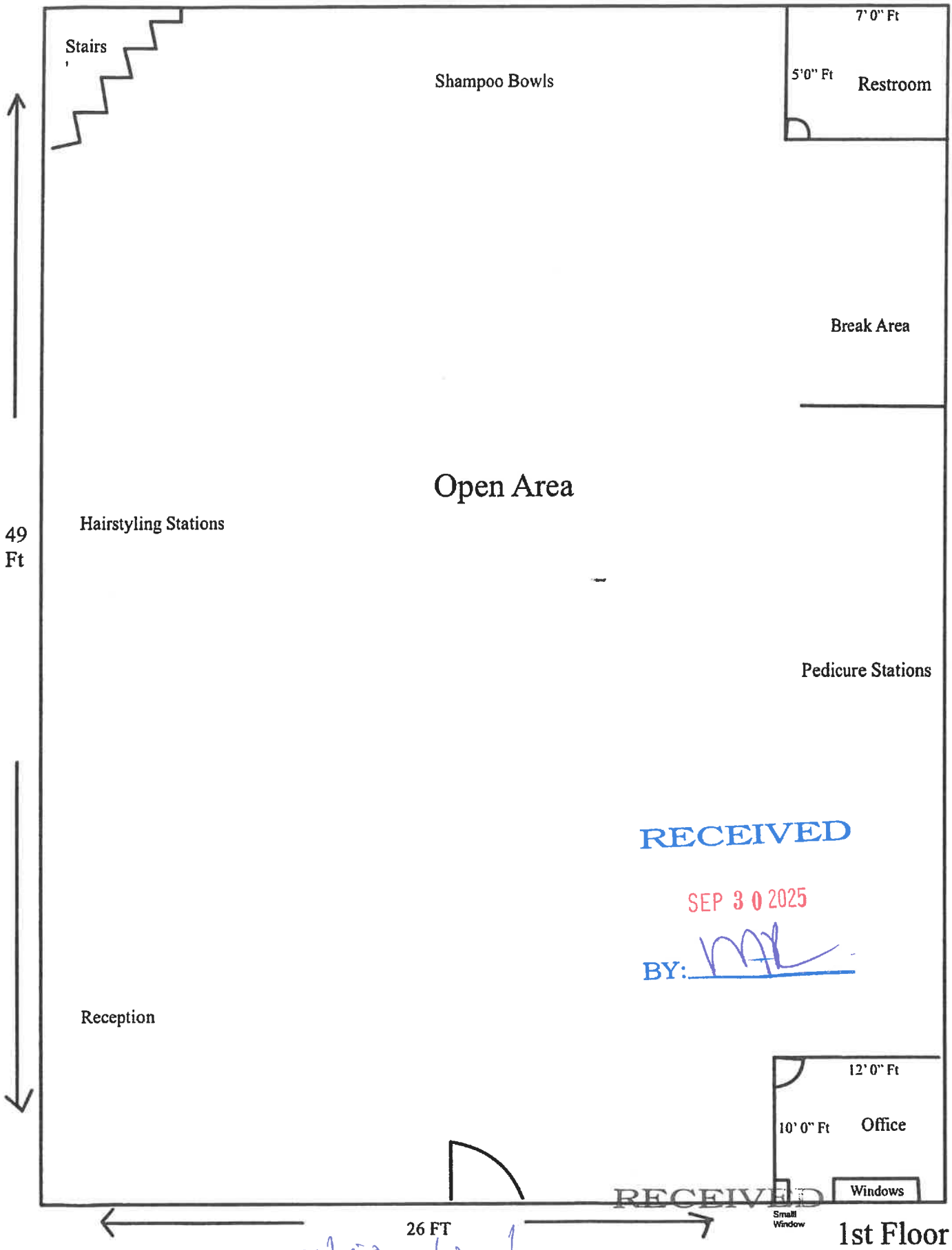
Demolition

Symbol Legend:

Door | Window | Electrical Panel | A/C Unit | Toilet | Sink

1219

Application and documents can be submitted electronically to BLDGPERMITS@MCALLEN.NET



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SEP 30 2025

BY: MR

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JUN 19 2025

BY: MR

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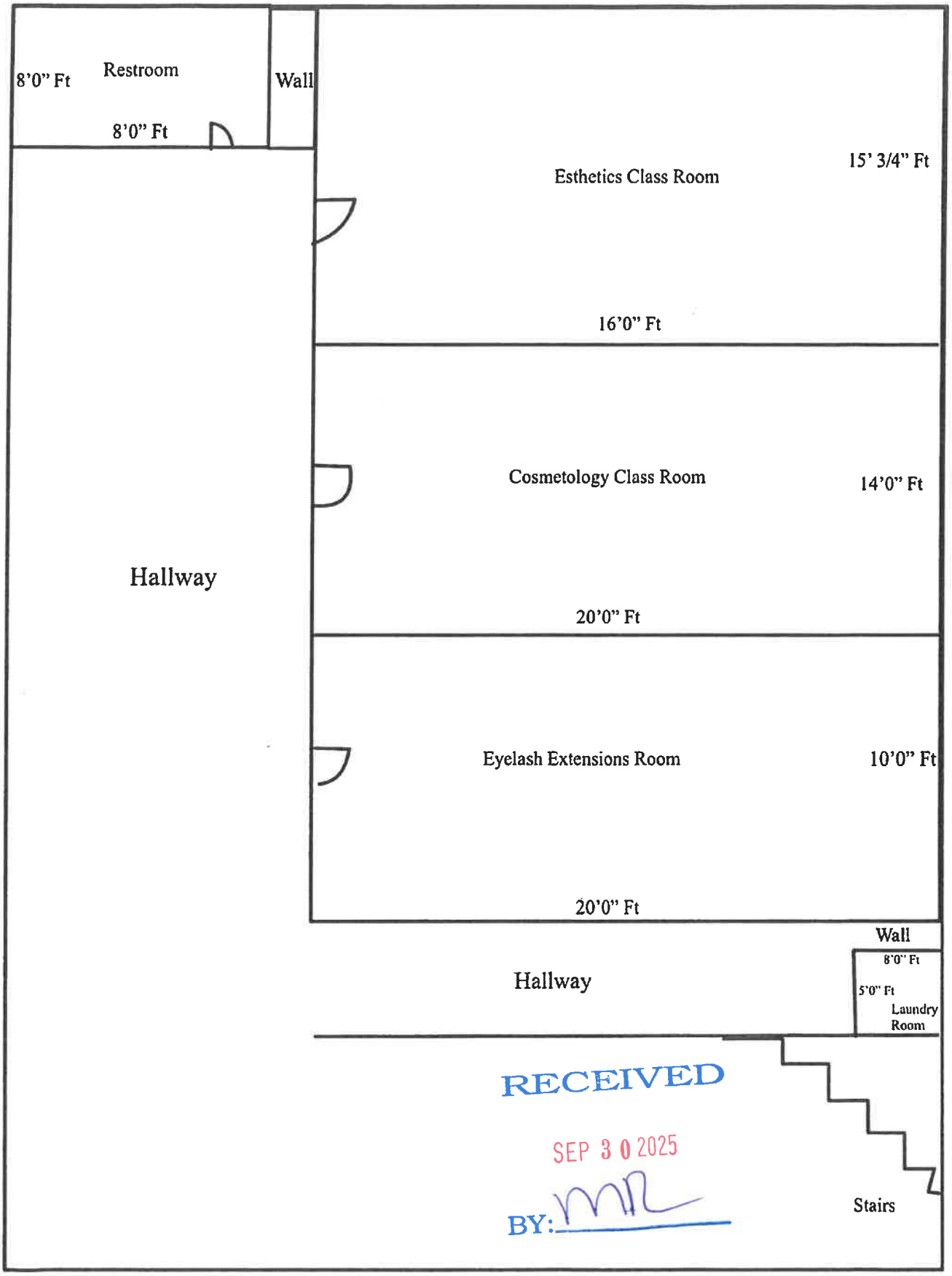

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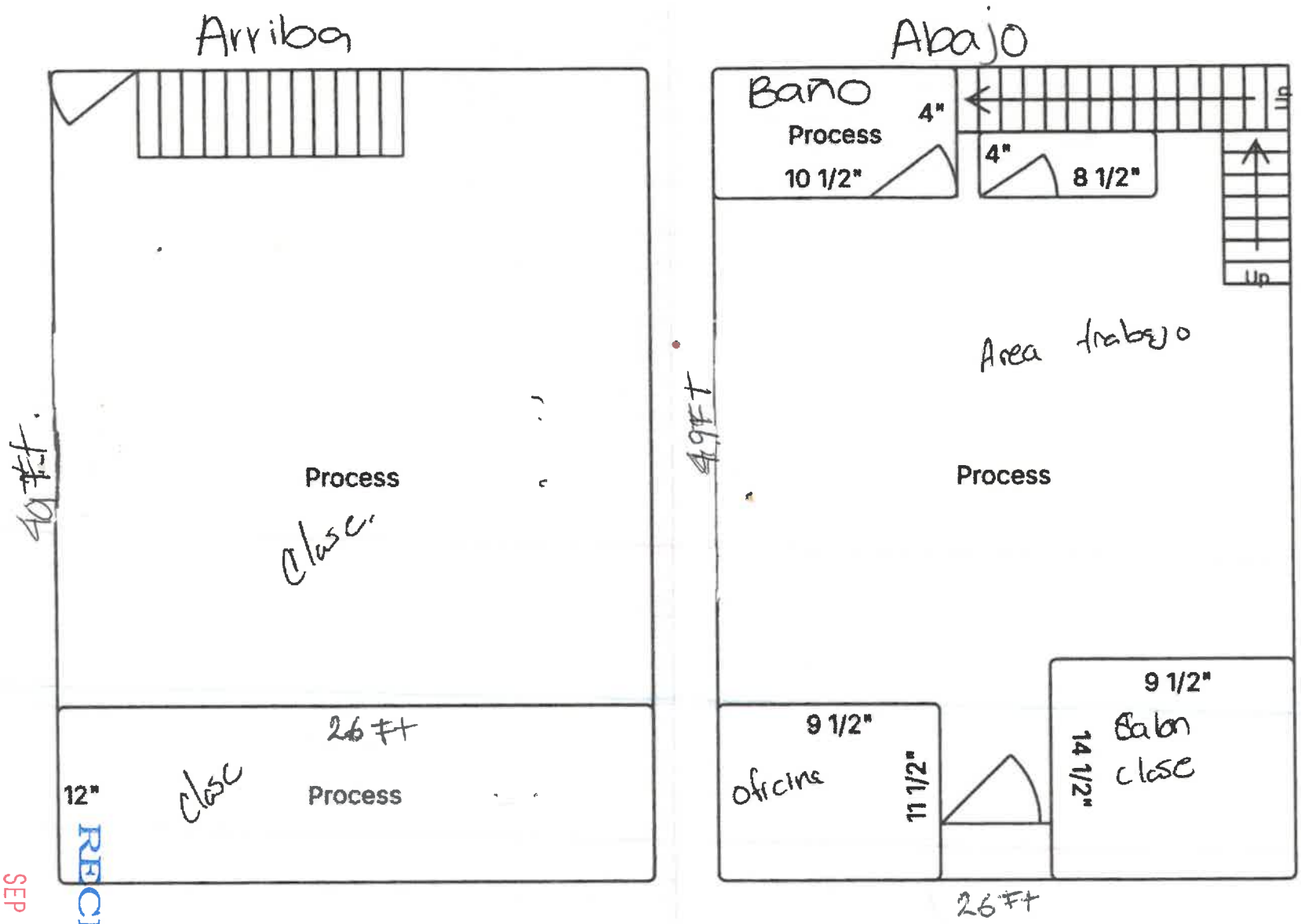
SEP 30 2025

BY: MR

2nd Floor



RECEIVED
SEP 30 2025
BY:

1219 chicago

HOSPITAL
GRUAS DE
PACIENTES

DREO
UDEO

EXPLORACION
MAQUINA DE
ANESTECIA

NUEVO
Y
SEMINUEVO

Ultrasonidos
Incubadoras

FIRST MEDICAL
SUPPLY

1213

CUP2025-0098
NOTICE
INSTITUTIONAL USE
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

SUB2025-0104

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

Project Information

Subdivision Name PALM VALLEY ESTATES LOT 4A SUBDIVISION

Legal Description BEING A 0.462 TRACT OF LAND, MORE OR LESS, SAME BEING ALL OF LOT 4 AND 0.117 ACRES, MORE OR LESS, OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF MCALLEN, HIDALGO COUNTY TEXAS, VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Location APPROX. 220 FEET FROM THE INTERSECTION OF NEUHAUS DR & S. 39TH CIRCLE

City Address or Block Number 2600 S 39th St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 0.462 Net Acres 0.462

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☐ **Residential (** 1 **Lots)** Replat: ☒Yes/☐No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use SINGLE FAMILY RESIDENTIAL Proposed Land Use SINGLE FAMILY RESIDENTIAL

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

Agricultural Exemption: ☐Yes/☐No Parcel # 254439

Estimated Rollback Tax Due 0 Tax Dept. Review I.D.L

Owner

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

Developer

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

Contact Person _____

Engineer

Name RIO DELTA ENGINEERING Phone 9563805152

Address 921 S 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S

Surveyor

Name RIO DELTA ENGINEERING Phone 9563805152

Address 921 S 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
JUL 07 2025
By

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

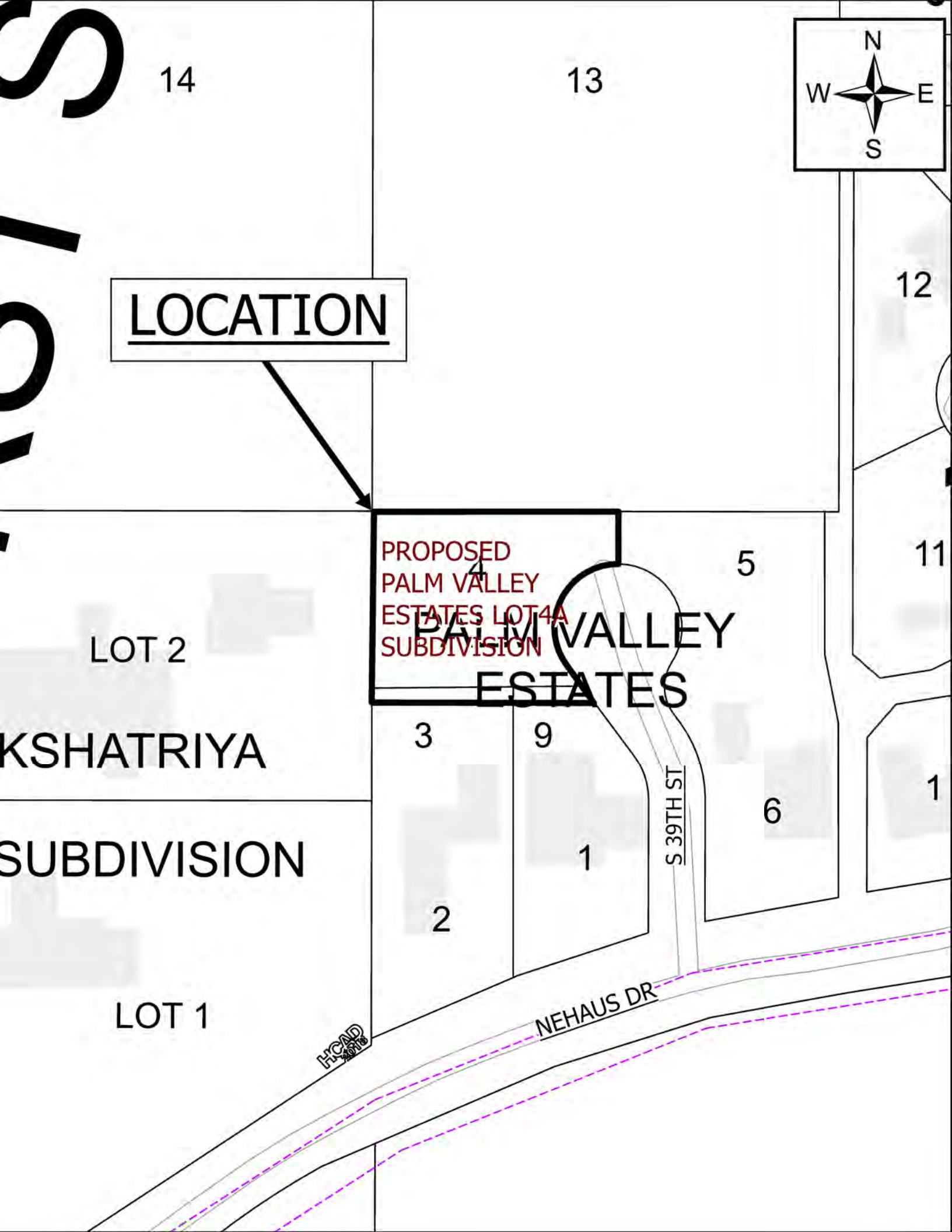
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/2/2025

Print Name Tomas Gutierrez

Owner ☒ Authorized Agent ☐

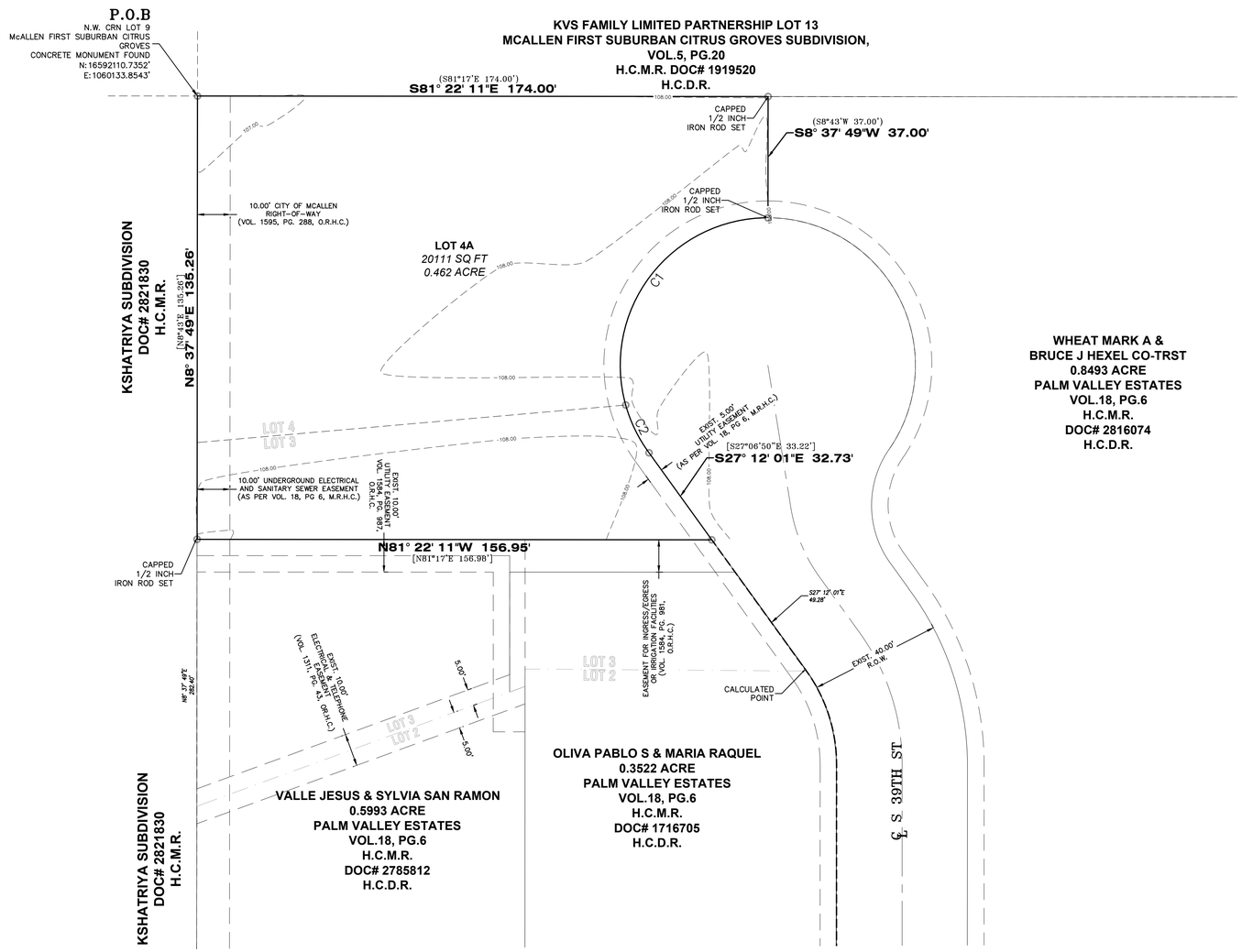
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


14
13
N
W
E
S
LOCATION
12
PROPOSED
PALM VALLEY
ESTATES LOT4A
SUBDIVISION
4
5
11
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
3
9
1
6
SUBDIVISION
1
S 39TH ST
2
LOT 1
NEHAUS DR
HCAD

DATE OF PREPARATION: SEPTEMBER 17, 2025

PALM VALLEY ESTATES LOT 4A SUBDIVISION

BEING A 0.462 TRACT OF LAND, SAME BEING ALL OF LOT 4 AND 0.117 ACRES OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

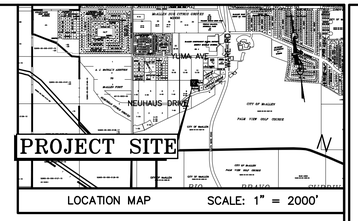


SCALE 1" = 20'

BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
℄	CENTER LINE
L	LOT LINE
(XXXX)	MAP CALL VOL.18, PG.6 M.R.H.C.
[XXXX]	DEED CALL DOC#1716335 O.R.H.C.

LEGEND	
●	– FOUND 1/2 INCH IRON ROD
◉	– FOUND 5/8 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
◬	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
◬	– CALCULATED POINT
○	– CAPPED IRON ROD SET



METES AND BOUNDS DESCRIPTION

BEING A 0.462 TRACT OF LAND, SAME BEING ALL OF LOT 4 AND 0.117 ACRES OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.462 ACRES BEING THE SAME LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM JEWELL M. AMYX TO PABLO S. OLIVA AND WIFE, MARIA RAQUEL OLIVA, DATED JANUARY 22, 2007, RECORDED IN DOCUMENT # 1716335, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.462 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE SAID LOT 4, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE S 81°22'11" E ALONG THE NORTH LINE OF SAID LOT 4, TO THE NORTHEAST CORNER OF THE SAID LOT 4, DISTANCE OF 174.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°37'49" W ALONG THE EAST LINE OF SAID LOT 4, TO THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID LOT 4, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH 39TH STREET AND BEING ON A 45.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 37.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHEAST LINE OF THE SAID LOT 4, SAME BEING ALONG THE RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, TO THE ORIGINAL SOUTHEAST CORNER OF THE SAID LOT 4, THE NORTHEAST CORNER OF THE SAID LOT 3, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 82.99 FEET, A CHORD BEARING AND DISTANCE OF S 45°47'46" W 71.72 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE WITH THE EAST LINE OF THE SAID LOT 3, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 16.30 FEET, A CHORD BEARING AND DISTANCE OF S 17°25'03" E 16.21 FEET TO A 1/2-INCH CAPPED IRON ROD SET, TO A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE S 27°12'01" E WITH THE EAST LINE OF THE SAID LOT 3, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 39TH STREET, A DISTANCE OF 33.73 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'11" W PERPENDICULAR AND AT RIGHT ANGLE TO THE WEST LINE OF THE SAID LOT 3, A DISTANCE OF 156.95 FEET TO A 1/2-INCH CAPPED IRON ROD SET, SAID 1/2-INCH CAPPED IRON ROD SET BEING DISTANT N 08°37'49" E 282.40 FEET FROM A COTTON-PICKER-SPINDLE FOUND AT THE SOUTWEST CORNER OF THE SAID PALM VALLEY ESTATES, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°37'49" E ALONG THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 135.26 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.462 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT:	20 FT. OR GREATER FOR EASEMENTS.
REAR:	10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES:	6 FT. OR GREATER FOR EASEMENTS.
GARAGE:	18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "B" (NON-SHADED), MAP COMMUNITY PANELS NO.: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
4. DRAINAGE DETENTION OF 786 CF OR 0.02 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE GREEN AREA OF THE PROPERTY.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3¼" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:16628009.54221 EASTING:1061100.60350 ELEV.=140.02
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
11. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON S. 39TH STREET.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	82.99	45.00	105.67	S45° 47' 46"W	71.72
C2	16.30	45.00	20.76	S17° 25' 03"E	16.21

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PALM VALLEY ESTATES LOT 4A 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.

_____ _____
TOMAS GUTIERREZ III (MANAGING MEMBER) DATE
TGR CAPITAL, LLC
2515 COLORADO ST SUITE 6
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE _____ DAY OF _____, 20___. SUBJECT TO THE FOLLOWING

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

_____ _____
SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF McALLEN DATE

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

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER(S): TGR CAPITAL, LLC		2515 COLORADO STREET	MISSION, TX. 78572		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083

THE COUNTY OF HIDALGO TEXAS

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

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

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: FINAL

PROJECT: PLAT SHEET
PALM VALLEY ESTATES LOT 4A SUBDIVIISON
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EDWIN PENA
SCALE:	1" = 20'
DATE:	SEPTEMBER 17, 2025
PROJECT:	SUB 24 026
REVISIONS:	
PAGE NO:	SHT 1

Y:\RDE SUBDIVISIONS 2025\SUB 25.046 – TOMAS GUTIERREZ – PALM VALLEY\DWG\SUB 24 026_SHT 2 PLAT SHEET.dwg RIODELTA 9/17/2025 4:41 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: PALM VALLEY ESTATES LOT 4A SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 39th Street: ROW dedication needed for total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **Disclaimer: If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	TBD
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. **Subdivision Ordinance: Section 134-105 **Disclaimer: If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	TBD
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied

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

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 39th Street. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**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 public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Proposed one-lot residential lot.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Proposed one-lot residential lot.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	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	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - The proposed plat is a replat of Lot 4 and a portion of Lot 3. The rest of Lot 3 seems to be part of properties to the south but has not been replatted. Include those two lots in the proposed replat prior to final. - Once the proposed replat is revised from one lot to 3 Lots, the subdivision name will be revised accordingly. - Provide legal description of all adjacent lots on all sides prior to final. - Variance application submitted on October 17, 2025 with the request to request to keep the existing Cul-De-Sac Radius. To be presented at the November 4, 2025 P&Z meeting with a Public Hearing. *Must comply with City's Access Management Policy. **A public hearing with notices will be required for final approval. ****Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL, AND STAFF HAS NO OBJECTION TO VARIANCE REQUEST TO THE CUL-DE-SAC VARIANCE	Applied

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

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LOCATION
12
PROPOSED
PALM VALLEY
ESTATES LOT 4A
SUBDIVISION
4
5
11
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
SUBDIVISION
3
9
1
6
S 39TH ST
2
LOT 1
NEHAUS DR
HCAD

SUB2024-0083

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

Project Information

Subdivision Name: Orangewood South Lot 19A & 20A (Gated Community)
Legal Description: Resubdivision of Lots 19 & 20, Orangewood South
Location: E. Burns Drive and Burns Drive South
City Address or Block Number: 3800 Burns Dr
Total No. of Lots: 2 Total Dwelling Units: 1 Gross Acres: 2.48 Net Acres: 2.48
☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 2 **Lots)** Replat: ☑Yes/☐No
Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning ☑No/☐Yes: Date: ____
Existing Land Use: Residential Proposed Land Use: Residential
Irrigation District #: 2 Water CCN: ☑MPU/☐Sharyland Water SC Other: ____
Agricultural Exemption: ☐Yes/☑No Parcel #: 252401 (lot 19) & 242502 (lot 20)
Estimated Rollback Tax Due: n/a Ø Tax Dept. Review: MR 7/26/24

Owner

Name: Juan & Leticia Pena Phone: 956-800-4384
Address: 3800 Burns South Drive E-mail: erick@orange-made.com
City: McAllen State: TX Zip: 78503

Developer

Name: Same As Owner Phone: ____
Address: ____ E-mail: ____
City: ____ State: ____ Zip: ____
Contact Person: ____

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000
Address: 510 So. Broadway Street E-mail: SEC@SpoorEng.com
City: McAllen State: TX Zip: 78501
Contact Person: Stephen Spoor, P.E.

Surveyor

Name: Robles & Associates, RPLS Phone: 956-968-2422
Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com
City: Weslaco State: TX Zip: 78596

RECEIVED
JUL 26 2024
By: NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

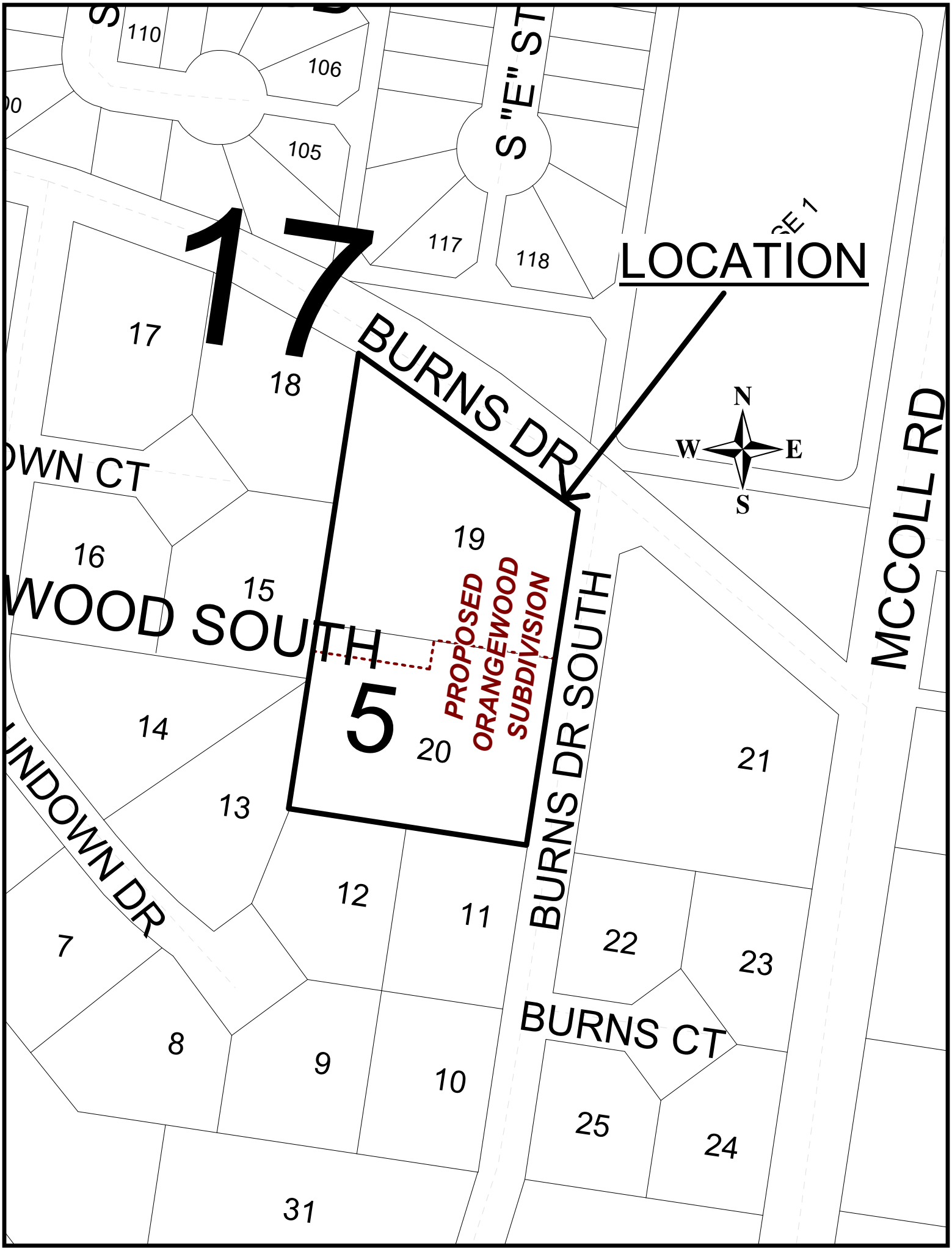
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Stephen Spoor Date 07-17-24

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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LOCATION
BURNS DR
BURNS DR SOUTH
MCCOLL RD
S "E" ST
BURNS CT
INDOWN DR
WOOD SOUTH
PROPOSED ORANGEWOOD SUBDIVISION
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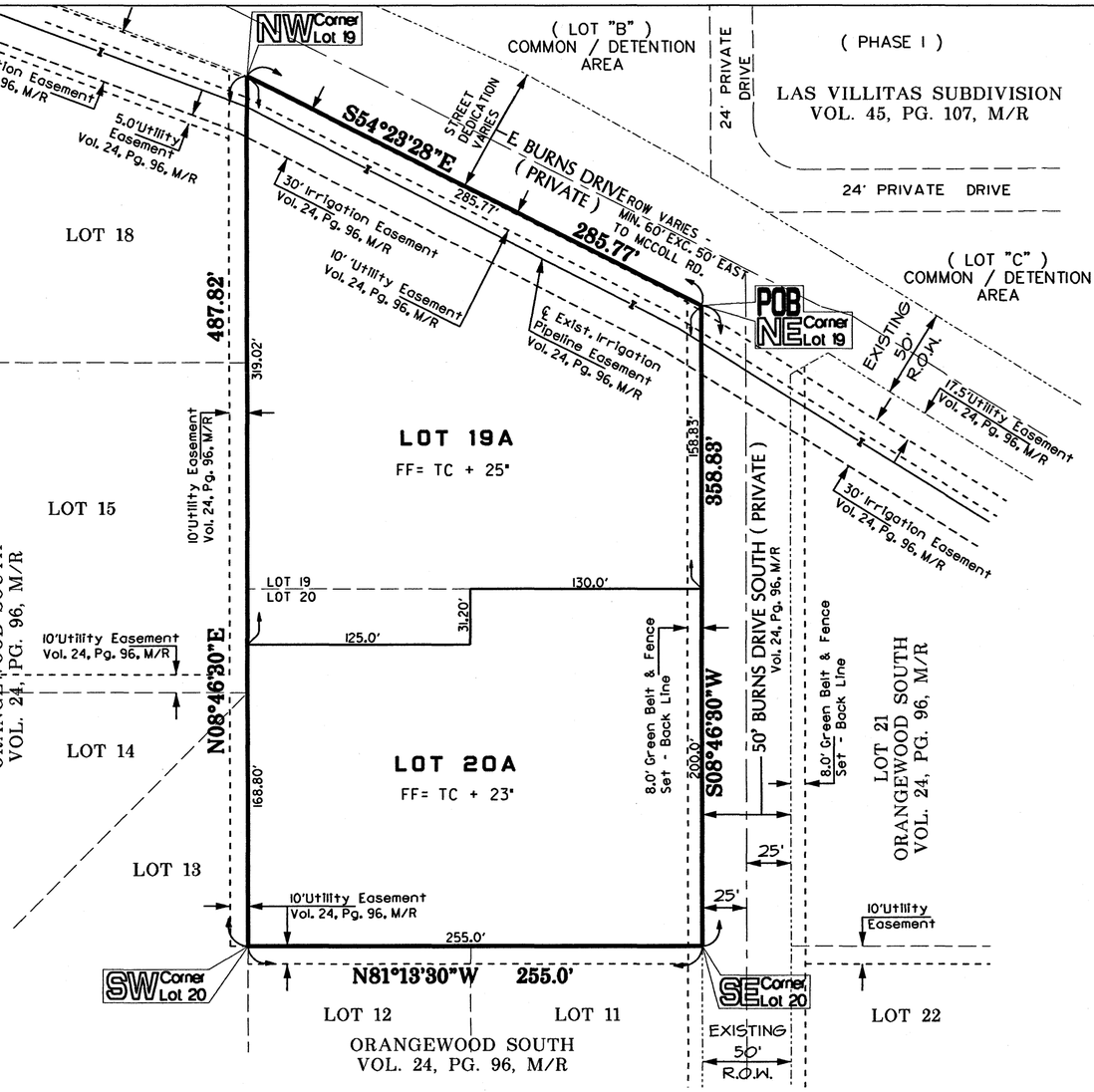
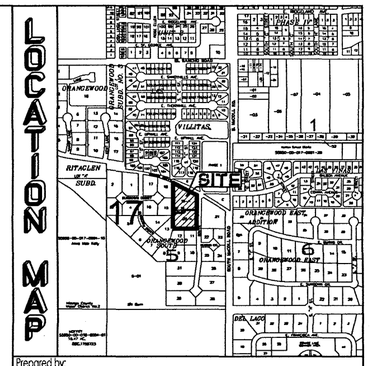


August 21 2024
Scale:1"=60'
Rev. 06-27-25
Rev. 08-25-25

MAP
OF
ORANGEWOOD SOUTH
LOT 19A AND 20A
(GATED COMMUNITY)

McAllen, Texas

BEING A RESUBDIVISION OF LOTS 19 & 20, ORANGEWOOD SOUTH
CITY OF McALLEN,
HIDALGO COUNTY TEXAS,
ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 96, MAP RECORDS,
HIDALGO COUNTY, TEXAS.
CONTAINING 2.48 AC. OF LAND, MORE OR LESS.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ORANGEWOOD SOUTH LOT 19A and 20A GATED COMMUNITY SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MIGHT NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN EMPLOYHEES OF UTILITIES OPERATION UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

By: Juan C. Pena
3800 Burns South Dr.
McAllen, Texas 78503

By: Leticia R. Pena
3800 Burns South Dr.
McAllen, Texas 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan C. Pena and Leticia R. Pena, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032 — DATE
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
TBPELS FIRM No. 10096700

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

08-25-25
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

NOTES:

1.) FRONTYARD SET - BACK SHALL BE A MINIMUM OF 25 FT EXCEPT AT CUL - DE - SACS IT SHALL BE 10FT.

2.) REARYARD SET - BACK SHALL BE A MINIMUM OF 10.0 FT UNLESS OTHERWISE SHOWN.

3.) SIDEYARD SET - BACK SHALL BE A MINIMUM 6.0 FT. EXCEPT SIDEYARDS ADJACENT TO STREETS SHALL BE 10.0 FT. UNLESS NOTED OTHERWISE.

4.) MINIMUM FLOOR ELEVATION SHALL BE T.C. + INCHES ABOVE TOP OF CURB AT FRONT CENTER OF EACH LOT AS SHOWN.

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

6.) STREETS WITHIN THE SUBDIVISION WHICH ARE INDICATED AS PRIVATE, WILL BE MAINTAINED BY THE (OWNER) S.

METES & BOUNDS

LOTS 19 AND 20, ORANGEWOOD SOUTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 96, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 19, for the northeast corner of the following described tract of land; said point being at the intersection of the South line of East Burns Drive (Private) and the West line of Burns Drive South (Private);

THENCE, with the East line of Lots 19 and 20, and the West line of Burns Drive South (Private), South 08 Deg. 46 Min. 30 Sec. West, 358.83 feet to the southeast corner of Lot 20, for the southeast corner hereof;

THENCE, with the South line of Lot 20, North 81 Deg. 13 Min. 30 Sec. West, 255.0 feet to the southwest corner of Lot 20, for the southwest corner hereof;

THENCE, with the West line of Lots 20 and 19, North 08 Deg. 46 Min. 30 Sec. East, 487.82 feet to the northwest corner of Lot 19, for the northwest corner hereof; said point being on the South line of East Burns Drive (Private);

THENCE, with the North line of Lot 19, and the South line of East Burns Drive (Private), South 54 Deg. 23 Min. 28 Sec. East, 285.77 feet to the POINT OF BEGINNING; containing 2.48 acres of land, more or less.

COUNTY CLERK'S RECORDING CERTIFICATE

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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2025

SUBDIVISION NAME: ORANGEWOOD SOUTH LOT 19A & 20A

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
East Burns Drive: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Provide copies of R.O.W. documents for staff review **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Burns Drive South: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides - Reference document number for existing ROW. - Need to submit copies of R.O.W. documents for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA

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

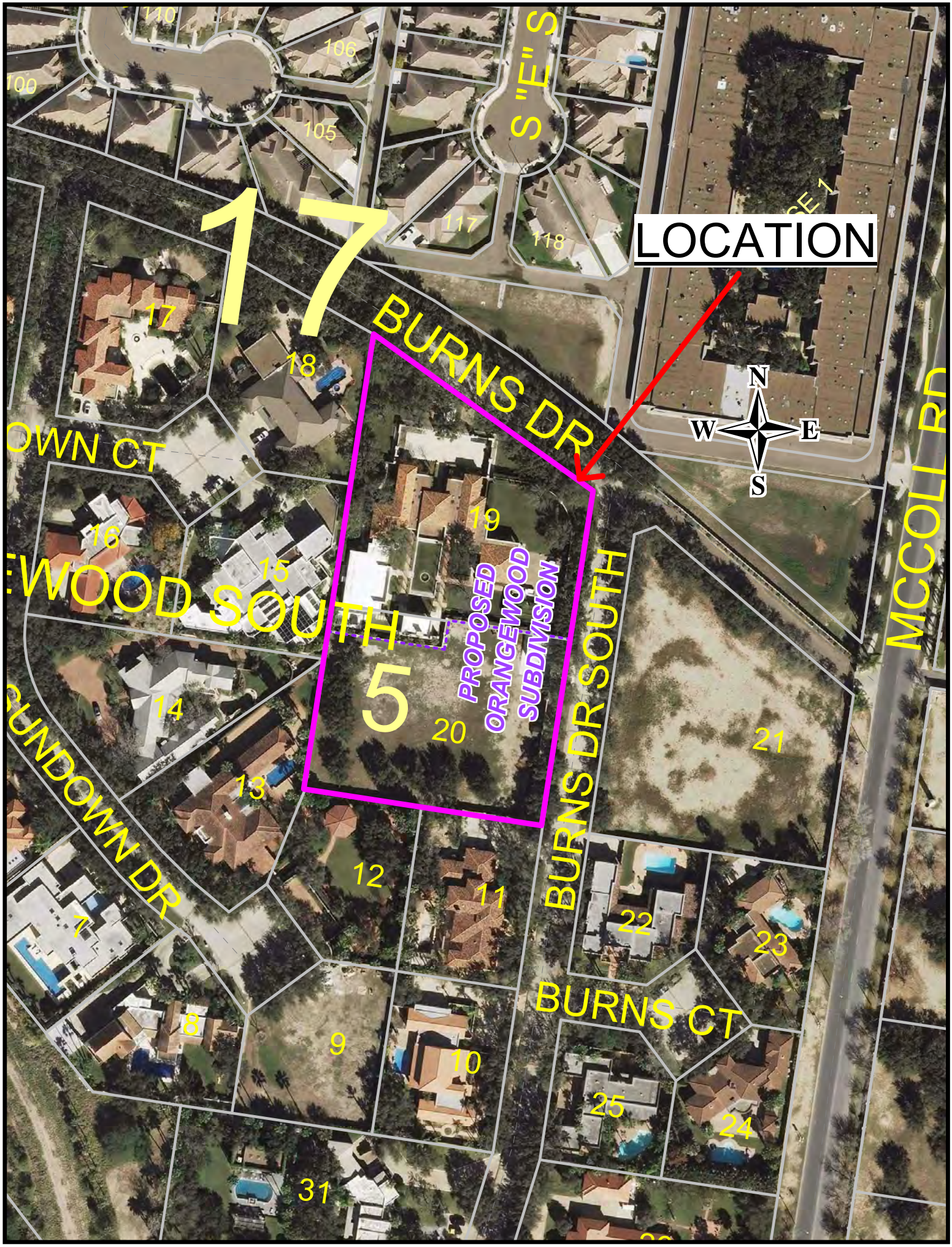
SETBACKS	
Front yard setback shall be a minimum of 25 ft. except at cul-de-sac it shall be 10 ft. **Zoning Ordinance: Section 138-356	Compliance
Rear yard setback shall be a minimum of 10 ft. unless otherwise shown. **Zoning Ordinance: Section 138-356	Compliance
Sides: Side yard setback shall be a minimum 6.0 ft except side yards adjacent to streets shall be 10 ft. unless noted otherwise. **Zoning Ordinance: Section 138-356	Compliance
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Include a garage note as shown above, prior to recording. - A vacate and re-plat will not trigger adding a plat note. **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 East Burns Drive and Burns Drive South - Include a plat note as shown above, prior to recording. - A vacate and re-plat will not trigger if adding a plate note. **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.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	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

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

** Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes, prior to recording. **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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing R-1 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. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -As per Traffic Department, Trip Generation for 2 single-family lot is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized, prior to final - Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. - Public Hearing with legal notices will be required for the re-subdivision and it is scheduled for November 4, 2025 for final as well. - Subdivision was approved in preliminary form at the P&Z meeting of August 20, 2024. - a 6- month extension was heard and approved on October 7, 2025. *Must comply with City's Access Management Policy.	Required

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied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LOCATION
BURNS DR
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BURNS CT
MCCOLL RD
PROPOSED ORANGEWOOD SUBDIVISION
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SUB2021-0087

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description

Subdivision Name Oak Valley Subdivision
Location Northeast Corner of Bryan Road and Mile 6 North Road
City Address or Block Number 9600 N. BRYAN RD
Number of lots 32 Gross acres 27.00 Net acres 25.37
Existing Zoning N.A. Proposed N.A. Rezoning Applied For ☐Yes ☒No Date ____
Existing Land Use Vacant Proposed Land Use Multi-Family Irrigation District # United Irr.
Residential Replat Yes ☒ No ☐ **Commercial** Replat Yes ☐ No ☐ **ETJ** Yes ☒No ☐
Agricultural Tax Exempt Yes ☐ No ☒ **Estimated Rollback tax due** ____
Parcel No. 318652 **Tax Dept. Review** ____
Legal Description The South 26.97 Acres (Deed 27.00 Acres) (25.37 Ac. Net) Out of Lot 45-11, West Addition to Sharyland

Owner

Name Raymundo P. Platas / Oak Valley LLP Phone 956 258 4656
Address Violet Av 4100
City Mcallen TX State TX Zip 78504
E-mail Theinvestmenttour@gmail.com

Carlos Alanis
Imperial Nurseries of TX

Developer

Name Oak Valley LLLP Phone 956 258 4656
Address Violet Av. 4100
City Mc State TX Zip 78504
Contact Person Raymundo P. Platas Herrera
E-mail ____

RPH

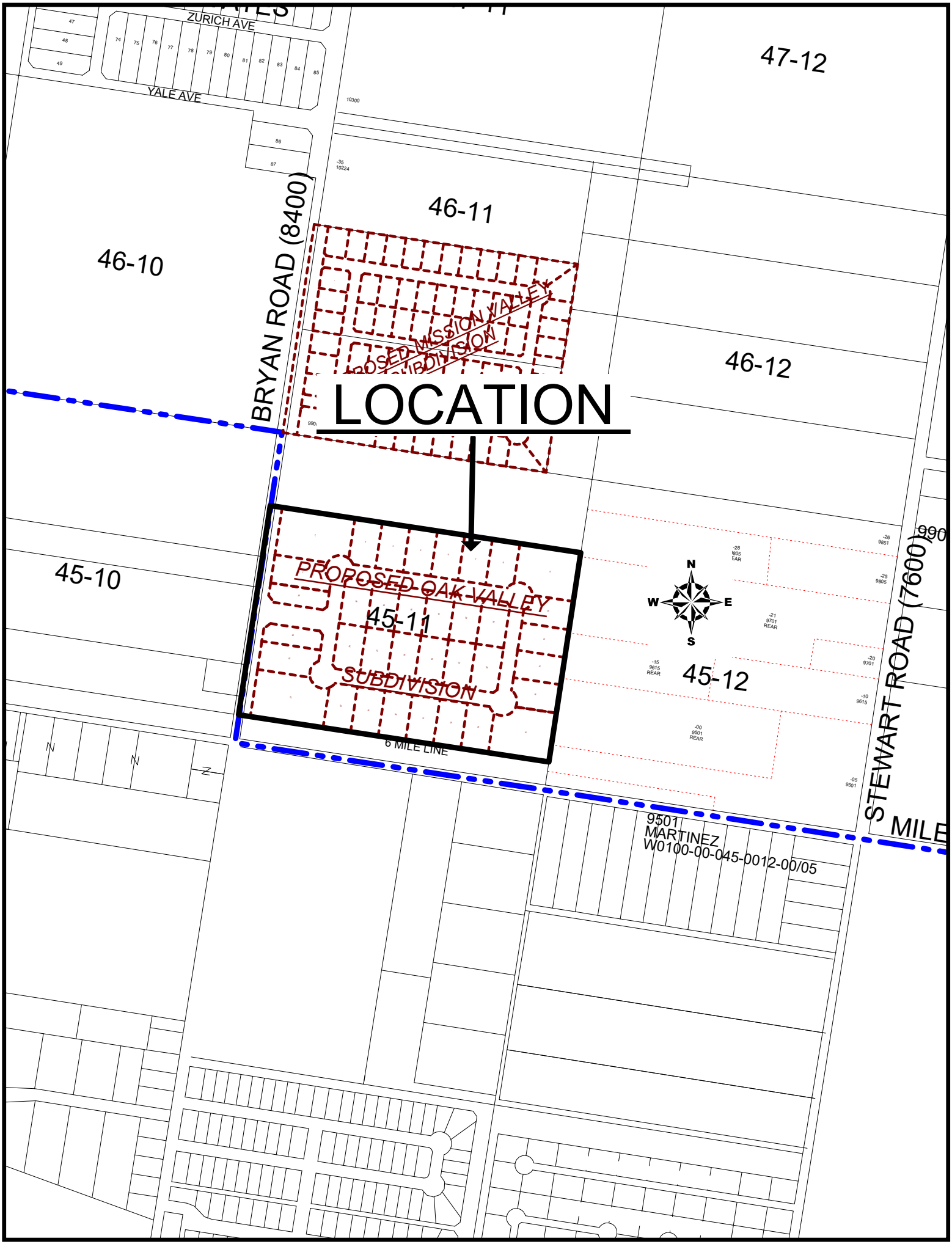
Engineer

Name Rene Barrera, P.E. Phone 956-687-3355
Address 3525 W. Freddy Gonzalez Ave, Suite B2,
City Edinburg State TX Zip 78539
Contact Person Rene Barrera, P.E.
E-mail rene@big-engineering.com

Surveyor

Name PABLO SOTO JR., RPLS Phone 956-460-1605
Address 1208 South Ironwood
City PHARR State TX Zip 78577

ENTERED
AUG 13 2021
Initial: NM


ZURICH AVE
YALE AVE
47-12
46-11
46-10
46-12
BRYAN ROAD (8400)
PROPOSED MISSION VALLEY
SUBDIVISION
LOCATION
45-10
PROPOSED OAK VALLEY
45-11
SUBDIVISION
45-12
6 MILE LINE
STEWART ROAD (7600)
6 MILE
9501
MARTINEZ
W0100-00-045-0012-00/05
N
W
E
S

PLAT OF
OAK VALLEY SUBDIVISION
HIDALGO COUNTY, TEXAS

PLAT OF THE SOUTH 26.97 ACRES (DEED 27.00 ACRES) (25.95 AC. NET) MORE OR LESS OUT OF LOT 45-11, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, H.C.M.R.

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 OAK VALLEY SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST. ADDITIONAL PUBLIC RIGHT FOR NORTH NORTH BRYAN ROAD IS BEING DEDICATED BY THIS PLAT.

OWNER: OAK VALLEY, LLC.
BY: NESTOR MONTEMAYOR
4100 VIOLET AVE.
McALLEN, TEXAS 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 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: _____

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, PLANNING & 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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

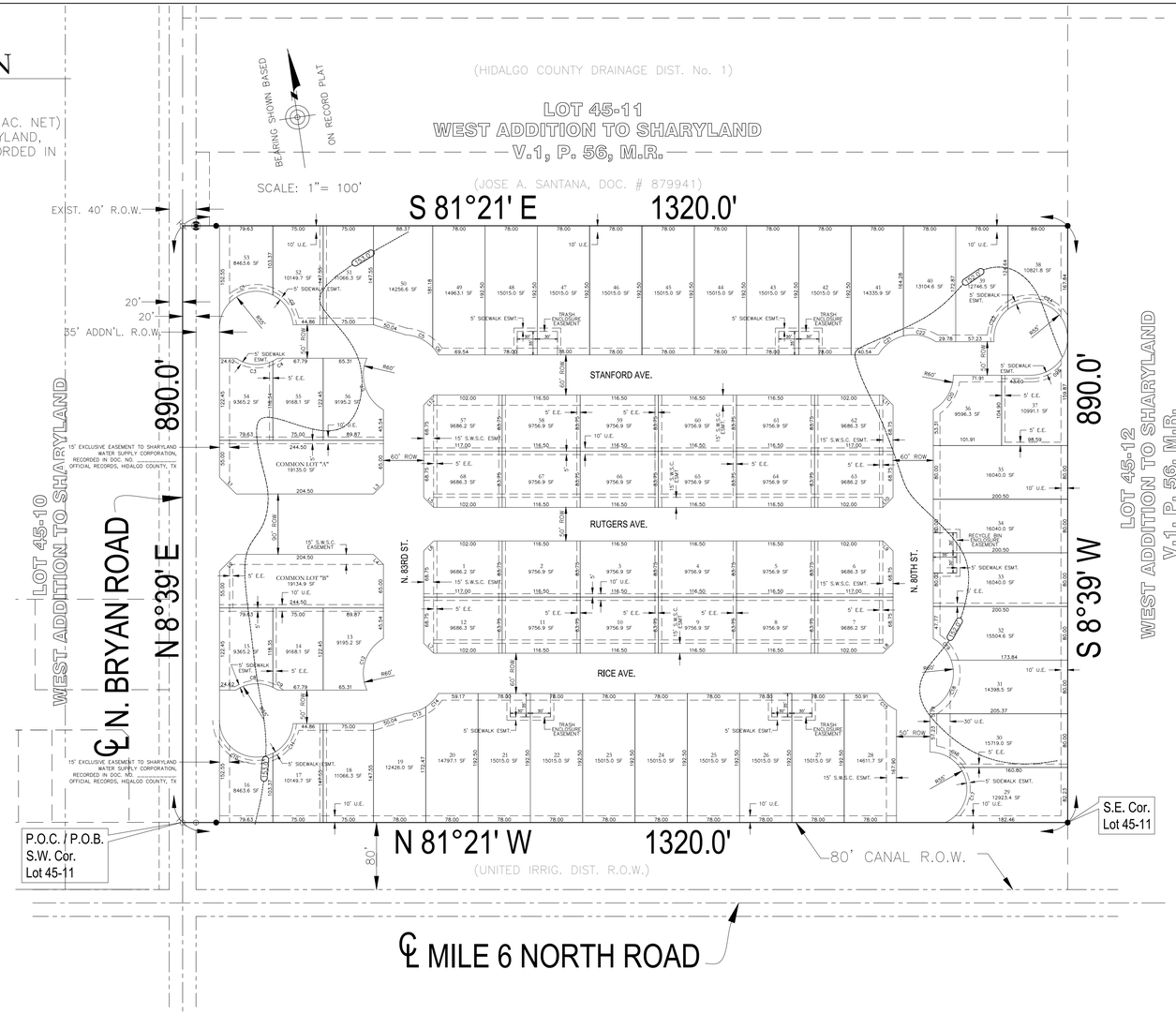
PABLO SOTO JR., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4802

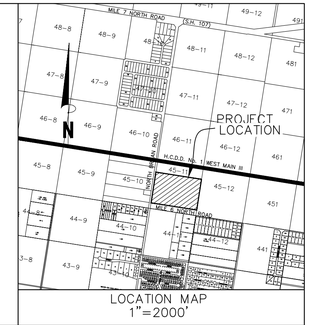
I, CARLOS LIMA , HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE OAK VALLEY SUBDIVISION LOCATED IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISIONS POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND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

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

CARLOS LIMA — DATE:
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORP.

PRINCIPAL CONTACTS: OAK VALLEY LLP	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: C/O NESTOR MONTEMAYOR	4100 VIOLET AVE.	McALLEN, TX 78504	956-258-4656	
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ	EDINBURG, TX 78539	956-687-3355	956-992-8801
SURVEYOR: PABLO SOTO JR., R.P.L.S.	1208 S. IRONWOOD	PHARR, TX 78577	956-460-1605	





LOCATION MAP
1"=2000'

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT = 20' EXCEPT 15' FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS OR APPROVED SITEPLAN, OR INLINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES
   REAR = IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER
   SIDES = IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER
   CORNER = 10' OR GREATER FOR EASEMENTSOR APPROVED SITE PLAN, WHICHEVER IS GREATER
   GARAGE = 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
2. FLOOD ZONE STATEMENT:
   FLOOD ZONED DESIGNATION: ZONE "AE" – SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED (BFE=153.0); COMMUNITY PANEL NO. 480334 0295 D; EFFECTIVE: JUNE 6, 2000

   CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY PORTION OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IN PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1958 (42 U.S.C. SECTIONS 4001 – 4127)
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 153.0 FEET AS PER F.I.R.M. BASE FLOOD ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. IN ACCORDANCE WITH THE COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 202,367 CF OR 4.65 AC-FT OF STORM RUNOFF. DRAINAGE DETENTION SHALL BE ACCOMPLISHED BY MEANS DESCRIBED ON DRAINAGE REPORT SHEET NO. 5 OF STORM DRAINAGE IMPROVEMENTS LAYOUT.
5. DEVELOPER SHALL PROVIDE N ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
7. LOCAL BENCHMARK IS AN IRON ROD FOUND APPROXIMATELY 17.5 FEET NORTH OF CONCRETE RIP-RAP APPROXIMATELY 52 FEET WEST OF NORTH BRYAN ROAD AND WEST MAIN DRAIN. ELEVATION =157.75 (FT. NGVD) ; F.I.R.M. REFERENCE MARKER: RM 5-29S
8. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, NORTH NORTH BRYAN ROAD AND NORTH 6 MILE ROAD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH NORTH BRYAN ROAD AND NORTH 6 MILE ROAD.
11. A 4.0 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON NORTH BRYAN ROAD AND ON BOTH SIDES OF ALL INTERIOR STREETS.
12. COMMON/DETENTION AREAS, ANY PRIVATE STREETS/SERVICE DRIVES, STREET ISLANDS, AND/OR GATE AREA MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN
13. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSOR AND ASSIGNS, AND NOT THE CITY OF MCALLEN, SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
14. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
15. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORP.
16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OAK VALLEY SUBDIVISION RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OR REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED T THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

LOCATION OF SUBDIVISION :
OAK VALLEY SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ALONG THE EAST SIDE OF NORTH BRYAN ROAD AND APPROXIMATELY 100 FEET NORTH OF THE INTERSECTION OF NORTH BRYAN ROAD AND MILE 6 NORTH ROAD ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MCALLEN. THE SUBDIVISION LIES WITHIN THE CITY LIMITS OF McALLEN, TEXAS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: DECEMBER 30, 2021
DATE SURVEYED: AUG. 3, 2021

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

METES AND BOUNDS

BEING THE SOUTH 26.97 ACRES (DEED 27.00 ACRES) (25.95 AC. NET) OUT OF LOT 45-11, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, H.C.M.R., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 45-11 FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES 39 MINUTES EAST, WITH THE WEST LINE OF LOT 391, A DISTANCE OF 890.00 FEET TO A 40-D NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES 21 MINUTES EAST AT 20.00 FEET PASS A 5/8 INCH PIPE FOR THE EAST RIGHT OF WAY LINE OF NORTH BRYAN ROAD AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST LINE OF LOT 45-11 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES 39 MINUTES WEST WITH THE EAST LINE OF LOT 45-11, A DISTANCE OF 890.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 45-11 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 21 MINUTES WEST, WITH THE SOUTH LINE OF LOT 45-11, AT 1,300.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH BRYAN ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.97 ACRES OF LAND MORE OR LESS. (DEED 27.00 ACRES)

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE _____ DAY OF _____ 20__ .

_____ _____ — ATTEST: _____
PRESIDENT — SECRETARY

UNITED IRRIGATION DISTRICT NOTES

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE (I.E. FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
4. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	111.93	55.00	116.60	N66° 57' 02"E	93.59
C2	55.85	55.00	58.18	S25° 39' 27"E	53.48
C3	57.71	55.74	59.32	N77° 04' 57"W	55.17
C4	8.30	55.74	8.53	S68° 59' 25"W	8.30
C5	45.80	60.00	43.73	S56° 44' 55"E	44.70
C6	14.17	60.00	13.53	S28° 06' 56"E	14.14
C7	88.56	60.00	84.57	N9° 03' 51"W	80.74
C8	57.71	55.74	59.32	S85° 37' 03"E	55.17
C9	8.30	55.74	8.53	S51° 41' 25"E	8.30
C10	111.93	55.00	116.60	N49° 39' 02"W	93.59
C11	55.85	55.00	58.18	S42° 57' 27"W	53.48
C12	88.56	60.00	84.57	N26° 21' 51"E	80.74
C13	32.23	60.00	30.78	S80° 31' 35"W	31.85
C14	27.74	60.00	26.49	S51° 53' 37"W	27.49
C15	37.19	60.00	35.51	N39° 06' 17"W	36.59
C16	51.96	55.00	54.13	S54° 17' 06"E	50.05
C17	97.19	55.00	101.25	S23° 24' 18"W	85.03
C18	88.42	60.00	84.44	S31° 40' 23"W	80.64
C19	42.73	60.00	40.80	S30° 56' 51"E	41.83
C20	62.46	60.00	59.64	S38° 49' 39"W	59.68
C21	48.19	60.00	46.02	N61° 39' 27"E	46.90
C22	50.45	60.00	48.18	S71° 14' 43"E	48.98
C23	54.75	55.00	57.03	N31° 57' 01"E	52.51
C24	123.02	55.00	128.16	S55° 27' 21"E	98.93
C25	86.35	55.00	89.96	S53° 39' 27"W	77.75

Parcel Line Table		
Line #	Length	Direction
L1	35.36	S36° 21' 00.00"E
L2	35.36	S53° 39' 00.00"W
L3	21.21	N53° 39' 00.00"E
L4	21.21	N36° 21' 00.00"W
L5	21.21	S36° 21' 00.00"E
L6	21.21	S53° 39' 00.00"W
L7	21.21	S36° 21' 00.00"E
L8	21.21	N53° 39' 00.00"E
L9	21.21	N36° 21' 00.00"W
L10	21.21	N53° 39' 00.00"E
L11	21.21	N36° 21' 00.00"W
L12	21.21	S53° 39' 00.00"W

BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
3525 W. Freddy Gonzalez Ave.
Suite B2
Edinburg, TX 78539
956-687-3355, FAX: 956-992-8801
TEXAS FIRM NO.: 6435

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2025

SUBDIVISION NAME: OAK VALLEY

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Bryan Road: 35 ft. dedication for 55 ft. from centerline for 115 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Include Existing ROW and detail and annotation on both sides of Centerline, prior to recording. **Engineer submitted a is requesting a variance to allow a 30 ft. dedication instead of the required 40 ft. from for 60 ft. from centerline. At the Planning and Zoning Commission meeting of February 16th,2022,Staff indicated the engineer and staff had met and that a 35 ft. ROW dedication would not impact the existing pavement, sidewalks, water line and buffer previously constructed on North Bryan Road. The engineer and owner were present and mentioned that they were in agreement to dedicating 35 ft. of ROW. Following discussion, the Board unanimously voted to approve the subdivision in revised preliminary form and at the City Commission meeting of March 28th the variance request was approved for 35 ft. ROW dedication as agreed upon by developer and staff. ***Clarify if "15 ft. SWSC Easement" will be abandoned or relocated since it appears that it may encroach into the required ROW dedication. As per plat submitted on April 29,2025 plat presents required 35ft. additional ROW with a 15 ft. SWSC Exclusive Easement along North Bryan Road. *Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
Entrance Street: 90 ft. ROW Paving: 23 ft. of paving on each side of island proposed Curb & gutter: Both sides *Ensure that ROW at gate locations accommodates proposed improvements, finalize prior to recording. **Boulevard island proposed 20ft. of paving from face to face is required on both sides. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Applied

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

Internal Streets: 50-60 ft. ROW Paving: 40 ft. of paving required. 20 ft. of paving on each side of islands. Curb & gutter: Both sides Pending Items: -Developer submitted a variance application on April 10, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft., the engineer has indicated that the 40 ft. paving width will remain. As per paving layout submitted on April 10, 2023, Middle E/W street is proposed with 50 ft. ROW and 43 ft. of paving face-face and Cul-de-sacs streets are proposed to be 50 ft. ROW with 40 ft. paving face-face. Variance was approved at the meeting of April 18, 2023 with the condition that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. -Revise street names as follows *E/W Street north of lots 57-62- Stanford Avenue *E/W Street south of lots 63-68-Rutgers Avenue *E/W Street south of lots 7-12- Rice Avenue *N/S Street west side-N.83rd Street. *N/S Street east side-N.80th Street. * As per engineer and developer, islands will be removed to comply with paving requirements prior to NTP/recording. **Engineer to show documents where agreement to cross 80 ft. Canal Row. As per plat submitted on 07/22/22 secondary access will now be along North Bryan Road. **Engineer to show who owns 80 ft. Canal ROW on plat prior to final. As per plat submitted on July 22, 2022 80 ft. Canal ROW is labeled as United Irrigation District. *Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Required
N/S 1/4 Mile Collector Road along east property line: 30-35 ft. dedication for 60-70 ft. of total ROW Paving: 40-44 ft. Curb & gutter: Both sides *Road not required due to E/W Drain Ditch located north of development. *Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
_____ Paving _____ Curb & gutter _____ *Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision layout exceeds 900 ft. block length for R-3 Zone Districts, after review of the area due to exiting canal ROW to the the south and existing drain ditch to the north , a north south street would not be feasible for this development. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. Revisions Needed: -5 ft. Sidewalk dedication along Cul-De-Sacs, may have to be increased and revised to include U.E to comply with Utility Department requirements, finalize prior to NTP/recording. **Cul-de-sacs radius must be increased to comply with paving requirements and ROW required back-of-curb. 96 ft. of paving face-face required as per Fire Dept. and 10 ft. of ROW required back-of-curb along cul-de-sac perimeter. ***Subdivision Ordinance: Section 134-105	Required

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

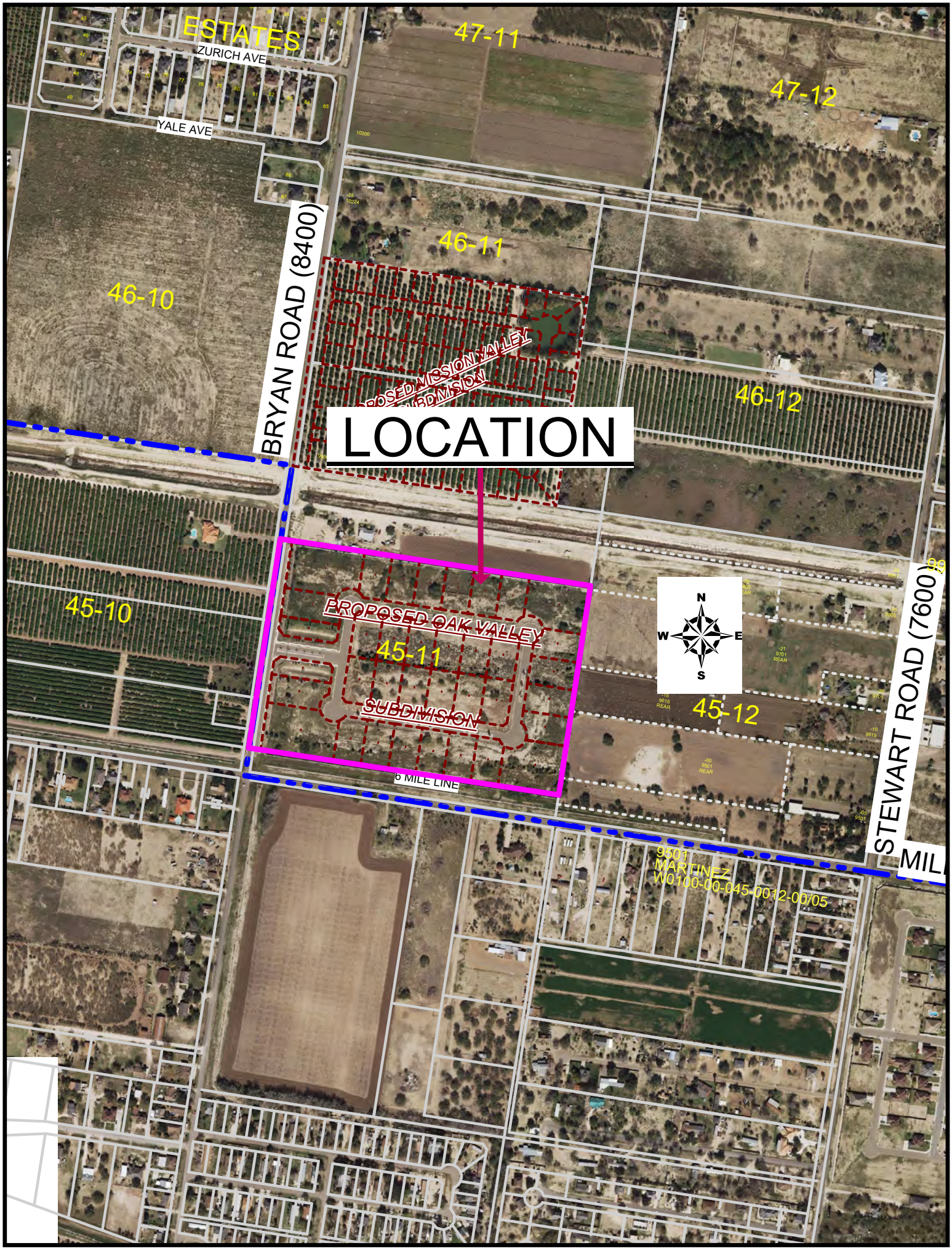
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision layout is being processed with public works centralized locations. ***Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front:20 ft. except 15 ft. for unenclosed carport only, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **As per application dated April 10th,2023,developer submitted a variance to allow a 15ft. front setback for unenclosed carports only. Variance was approved. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where a 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	
* 4 ft. wide minimum sidewalk required along North Bryan Road and on both sides of all interior streets. **Proposing: A 4.0 foot wide minimum sidewalk is required on Bryan Road and on both sides of all interior streets. ***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 North Bryan Road and North 6 Mile Road. ***Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ***Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Bryan Road and North 6 Mile Road. ***City's 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 Zoning Commission prior to building permit issuance. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots.	Applied
* Common/Detention Areas, any private streets/service drives, street islands, and/or gate area must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Annexation and initial zoning approved at City Commission meeting of November 22, 2021. **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Annexation and initial zoning approved at City Commission meeting of November 22, 2021. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. **Parkland dedication requirements waived as part of annexation incentives.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. **Parkland dedication requirements waived as part of annexation incentives.	NA
* Pending review by City Manager's Office. **Parkland dedication requirements waived as part of annexation incentives.	NA
TRAFFIC	
*As per Traffic Department, Trip Generation approved, TIA Waived.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved, TIA Waived.	NA

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

COMMENTS	
Comments: Must comply with Access Management Policy -Gate details must be approved prior to recording. -Engineer to show documents where agreement to cross 80 ft. Canal Row is recorded/approved prior to final. As per plat submitted on July 22,2022, secondary access will be along North Bryan Road. -Engineer to show who owns 80 ft. Canal ROW on plat prior to final. As per plat submitted on July 22, 2022 80 ft. Canal ROW is labeled as United Irrigation District. -Annexation and initial zoning approved at City Commission meeting of November 22, 2021. -Needs to add a call-out for the Sidewalk and Utility easements that are being shown on the plat. -Subdivision was approved in Final Form at the meeting of April 18, 2023 with the requested Variances. -Subdivision was approved in Revised Preliminary form at the Planning and Zoning Commission meeting of February 16,2022.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION 6-MONTH EXTENSION, IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


ESTATES
ZURICH AVE
YALE AVE
47-11
47-12
46-11
46-10
46-12
BRYAN ROAD (8400)
LOCATION
PROPOSED OAK VALLEY
45-11
SUBDIVISION
45-10
45-12
6 MILE LINE
STEWART ROAD (7600)
N
W
E
S
9501
MARTINEZ
W0100-00-045-0012-00705

October 20, 2025

City of McAllen
Planning Department
301 North 15th Street
McAllen, Texas 78501

Attn: Julio Constantino, Planner
Re: Oak Valley Subdivision – Request for six (6) Month Extension

Mr. Constantino,

On behalf of the owners and developers of oak Valley Subdivision, I respectfully request a six-month extension for Final Plat Approval for Oak Valley Subdivision. The construction for the public improvements are at the final stages and the additional time is necessary to complete as per City of McAllen Requirements. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

10/20/25

Rene Barrera, P.E.
Barrera Infrastructure Group, Inc.
Texas Firm No: 6435

3525 WEST FREDDY GONZALEZ DRIVE SUITE B-2, EDINBURG, TX. 78539 956-687-3355; 956-992-8801 (fax)

SUB2023-0027

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

Project Information

Subdivision Name Ware Hotel Group LP
Location S. Ware Rd.
City Address or Block Number 401 S. WARE RD
Number of Lots 2 Gross Acres 5 Net Acres 5 ETJ □Yes ☒No
Existing Zoning C-3 Proposed Zoning C-3 Rezoning Applied for □Yes ☒No Date ____
Existing Land Use VACANT Proposed Land Use HOTEL Irrigation District # 1
Replat □Yes □No Commercial ____ Residential ____
Agricultural Exemption □Yes □No Estimated Rollback Tax Due 23,194.76
Parcel # 204836 Tax Dept. Review MJ
Water CCN ☒MPU □Sharyland Water SC Other ____
Legal Description 5.00 acres being all of Lot 10 King's Highway Subdivision, Volume 3, Page 8 ,H.C.M.R , City of McAllen, Hidalgo County Texas

Owner

Name Ware Hotel Group LP Phone 956-381-0981
Address 5807 N. 3rd Lane E-mail ____
City McAllen State TX Zip 78504

Developer

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

Engineer

Name Melden and Hunt Inc. Phone 956-381-0981
Address 115 W. McIntyre Street E-mail Mario@meldenandhunt.com
City Edinburg State TX Zip 78541
Contact Person MARIO REYNA

Surveyor

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

MAR 17 2023
BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

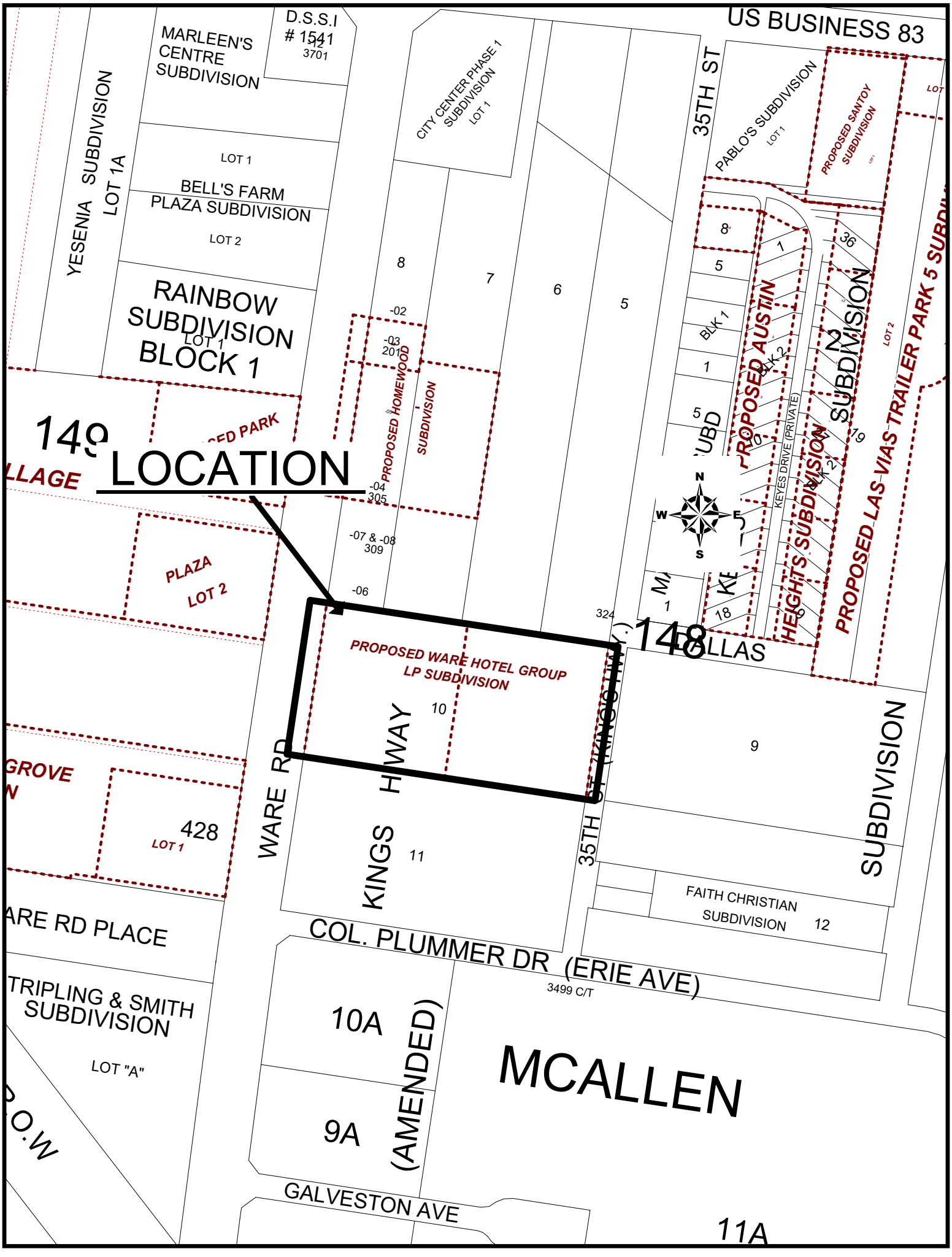
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

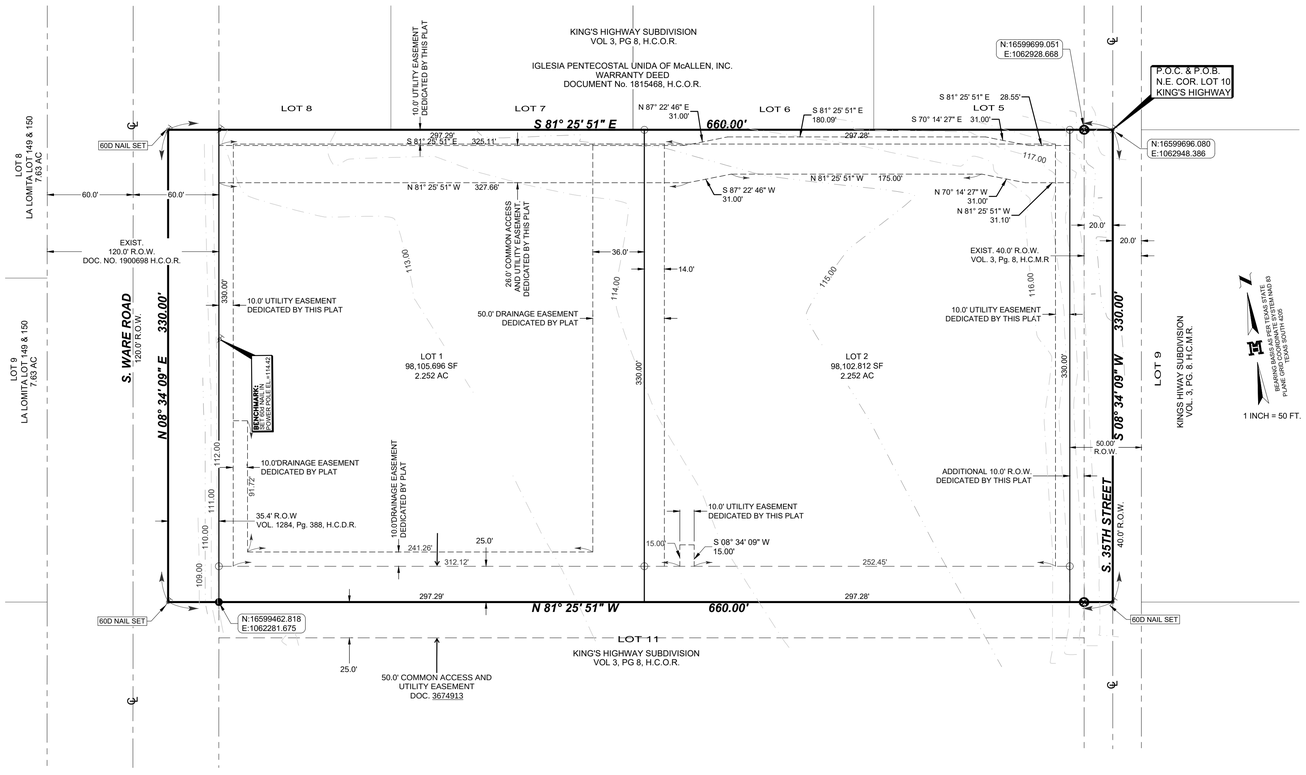
Signature _____ Date 3-17-23

Print Name Mario Reyna

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

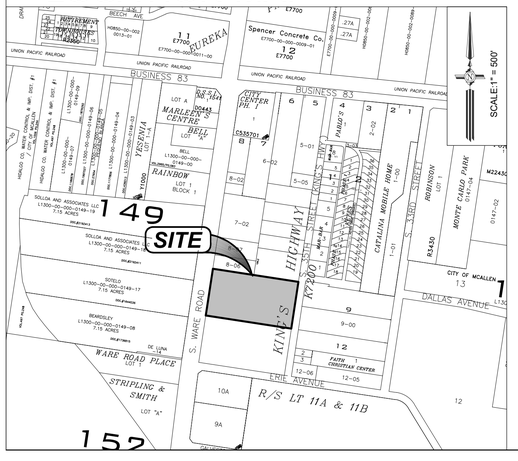

US BUSINESS 83
MARLEEN'S CENTRE SUBDIVISION
D.S.S.I # 1541
3701
YESENIA SUBDIVISION LOT 1A
LOT 1
BELL'S FARM PLAZA SUBDIVISION
LOT 2
RAINBOW SUBDIVISION BLOCK 1
LOT 1
CITY CENTER PHASE 1 SUBDIVISION LOT 1
35TH ST
PABLO'S SUBDIVISION LOT 1
PROPOSED SANTOY SUBDIVISION
PROPOSED AUSTIN HEIGHTS SUBDIVISION
PROPOSED LAS VIAS TRAILER PARK 5 SUBDIVISION
KEYES DRIVE (PRIVATE)
BLK 1
BLK 2
LOT 2
PROPOSED HOMEWOOD SUBDIVISION
-02
-03
201
-04
305
-07 & -08
309
-06
324
148 LOCATION
149
PROPOSED WARE HOTEL GROUP LP SUBDIVISION
10
PLAZA
LOT 2
GROVE
428
LOT 1
WARE RD
KINGS HIGHWAY
11
35TH ST (KINGS HWY.)
9
SUBDIVISION
FAITH CHRISTIAN SUBDIVISION
12
ARE RD PLACE
COL. PLUMMER DR (ERIE AVE)
3499 C/T
TRIPLING & SMITH SUBDIVISION
LOT "A"
10A
9A
(AMENDED)
MCALLEN
GALVESTON AVE
11A
N
S
E
W



LEGEND

- ○ SET No.4 REBAR
- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- FOUND PK NAIL
- SET 60d 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
- Ac. - OF ONE ACRE
- SF. - SQUARE FEET

LOCATION MAP



GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "C"
   AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT(S. WARE ROAD/ S.35TH STREET) : IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK #1: NUMBER MC 76, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE RD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16601127.0028, E=1062624.19162, ELEV.=131.44

   BENCHMARK #2: SET 60D NAIL IN POWER POLE LOCATED ON THE EAST SIDE OF S. WARE ROAD R.O.W. N=16599644.6010, E=1062309.3150, ELEV.= 142.42
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 57,648 C.F. (1.323 Ac.Ft) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.

   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.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. WARE ROAD AND ALONG S. 35TH STREET.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
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. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
12. COMMON AREAS, SHARED ACCESS EASEMENTS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
13. COMMON ACCESS EASEMENTS TO BE FOR PUBLIC ACCESS AND WILL NOT BE BLOCKED. COMMON ACCESS EASEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNERS AND NOT THE CITY OF MCALLEN

REVISED BY: EM	DATE 01-21-25
DRAWN BY: EM	DATE 02-01-24
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

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

SUBDIVISION MAP OF

WARE HOTEL GROUP LP SUBDIVISION

BEING A SUBDIVISION OF 5.000 ACRES
BEING ALL OF LOT 10
KING'S HIGHWAY SUBDIVISION
VOLUME 3, PAGE 8, H.C.M.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, KING'S HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8, HIDALGO COUNTY MAP RECORDS, SAID 5.000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO WARE HOTEL GROUP LP, A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3406305, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 09" W ALONG THE EAST LOT LINE OF LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH/ STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 10, AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH/ STREET, AT A DISTANCE OF 624.14 FEET PASS A NO. 4 SET AT THE EAST RIGHT-OF-WAY LINE OF S. WARE ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 09" E ALONG THE WEST LOT LINE OF SAID LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 10, AT A DISTANCE OF 35.86 FEET PASS A NAIL FOUND ON THE EAST LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 640.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH/ STREET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES GROSS, OF WHICH 0.272 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD AND 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH/ STREET, LEAVING A NET OF 4.576 ACRES OF LAND, MORE OR LESS

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

CITY SECRETARY — DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE 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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WARE HOTEL GROUP LP 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.

WARE HOTEL GROUP LP, A TEXAS LIMITED PARTNERSHIP
BY: WARE INVESTMENT GROUP, LLC

HARJINDER SINGH (MEMBER) — DATE
5807 NORTH 3RD LANE
McALLEN, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARJINDER SINGH 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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 03/10/2023
DATE REVISED: 11/01/2024
ENGINEERING JOB # 23048.00

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 WARE HOTEL GROUP LP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-18-2022, 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: 07-18-2022
SURVEY JOB No. 22645.08

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2025

SUBDIVISION NAME: WARE HOTEL GROUP, LP

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Ware Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: -Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. -There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not constructed prior to recording. ****COM Thoroughfare Plan	Required
S.35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revision needed: -Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. -There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not constructed 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
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA

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

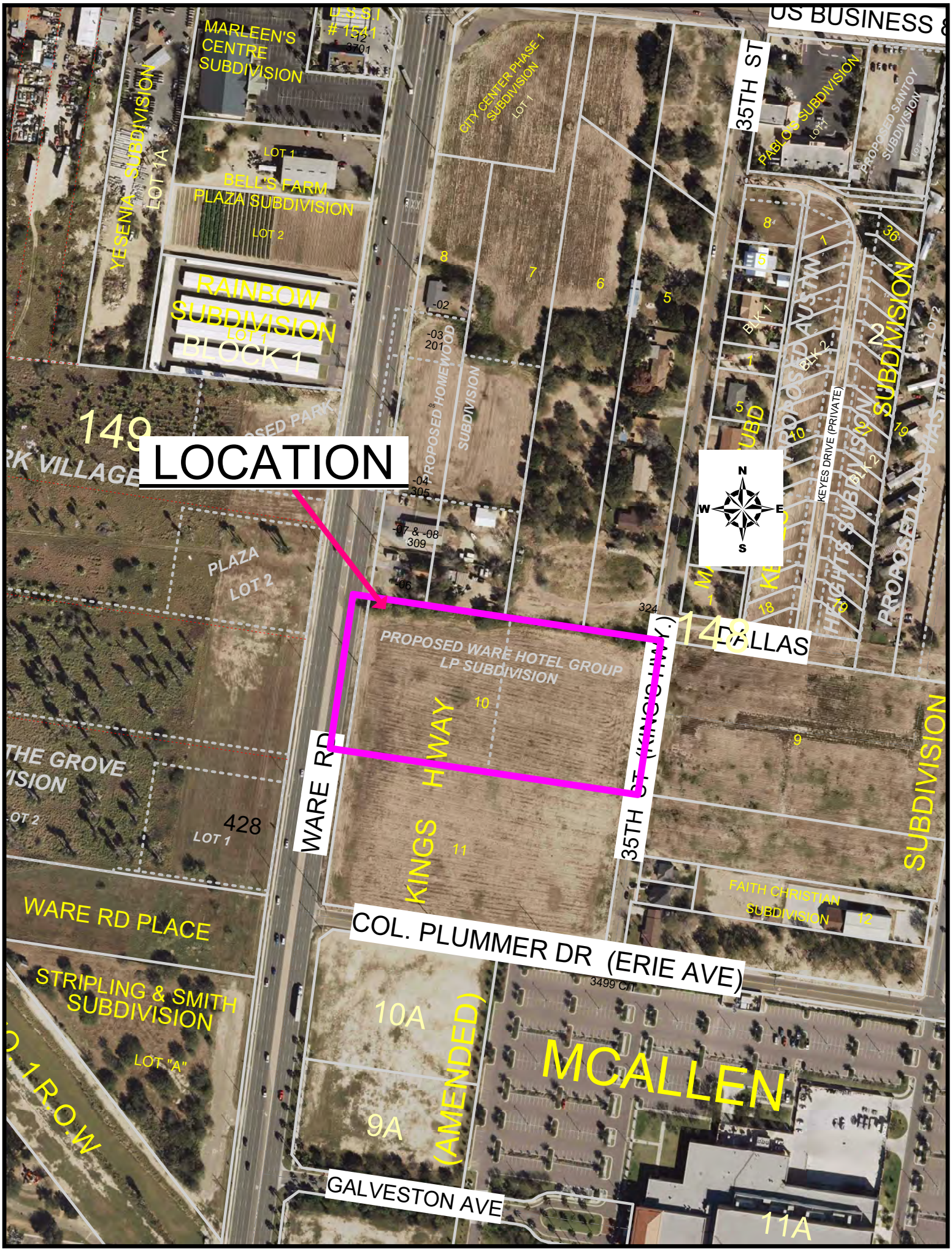
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. **Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Proposing: On the previous plat submitted on Oct. 11, 2024; ***Plat Note #13 referenced Min. 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this process, and it will be extended north and south when adjacent properties develop. ***Plat Note #14 Shared access easement to be extended north when property develops. On the plat submitted for 6-Month extension, Plat notes have changed, it references "Common Access easements to be for Public Access and will not be blocked, common access easements will be privately owned and maintained by property owners and not the City of McAllen." ***Subdivision Ordinance: Section 134-106	Required
SETBACKS	
*Front(S. Ware Road/ S.35th Street) : In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Applied
*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Applied
* Corner: Interior Lot **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along S. Ware Road and 4 ft. wide minimum sidewalk required along S. 35th Street. Revisions needed: -Revise note #7 as shown above, prior to final/recording. **5 ft. Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied

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

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording. - As of Plat submitted on 10/21/25, common access easements have been shifted. Please clarify with staff prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing:C-3 (General Business)District Proposed:C-3 (General Business) District **Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***As per application dated March 17,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. ****Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA

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

PARKS	
* Land dedication in lieu of fee. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved, No TIA required. -Not Ready for Final. **For more information, please contact Traffic Operations Dept. at (956) 681-2715.	Required
* Traffic Impact Analysis (TIA) required prior to final plat. TG Approved, No TIA required.	NA
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Note as may be required on plat regarding public use of 27.0 ft. Common Access Easement and 24 ft. shared access easement. Clarify these easements with staff prior to final. - Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat , finalize prior to recording. - Finalize wording for Note #13. Common Access Easement requirements. *Disclaimer: Any abandonments must be done by separate process, not by plat. * At the Planning and Zoning Commission meeting of October 22, 2024, the subdivision was approved in Final form subject to the conditions noted. * At the Planning and Zoning Commission meeting of April 4th,2023, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION 6-MONTH EXTENSION, IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
MARLEEN'S CENTRE SUBDIVISION
LOT 1
BELL'S FARM PLAZA SUBDIVISION
LOT 2
YESENIA SUBDIVISION
LOT 1A
RAINBOW SUBDIVISION
LOT 1
BLOCK 1
CITY CENTER PHASE 1 SUBDIVISION
LOT 1
PROPOSED HOMEWOOD SUBDIVISION
PABLO'S SUBDIVISION
LOT 1
PROPOSED SANTOY SUBDIVISION
LOT 1
35TH ST
US BUSINESS
KEYES DRIVE (PRIVATE)
PROPOSED WARE HOTEL GROUP LP SUBDIVISION
10
WARE RD
KINGS HIWAY
35TH ST (KINGS HWY.)
PLAZA
LOT 2
THE GROVE
LOT 2
428
LOT 1
WARE RD PLACE
STRIPLING & SMITH SUBDIVISION
LOT "A"
0.1 R.O.W
COL. PLUMMER DR (ERIE AVE)
3499 C/T
10A
9A
(AMENDED)
MCALLEN
GALVESTON AVE
11A
FAITH CHRISTIAN SUBDIVISION
12
9
11
149
148
DALLAS
N
S
E
W

Julio Constantino

From: Beto De La Garza <Beto@meldenandhunt.com>
Sent: Friday, October 24, 2025 2:11 PM
To: Planning - Subdivisions Shared Mailbox
Cc: Eduardo Garza; Natalie Moreno; Luis J. Mora; Julio Constantino; Mario Reyna; Omar Sotelo
Subject: Re: Subdivision: Ware Hotel Group - Request for Comments
Attachments: 23048 PLAT 10-24.pdf

Julio,

May this email serve as a subdivision approval extension request.

We are actually requesting revised final approval at the next available meeting. Please see attached revised plat for your revised final consideration.

Thank you,

Beto De La Garza

Director of Land Development - Upper Valley

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

Melden & Hunt, Inc. · 115 W. McIntyre Street · Edinburg, Texas 78541

P: 956.381.0981 · **M:** 956-404-9438 beto@meldenandhunt.com
This message is intended for the use of the individual or entity to which it is addressed and may contain information that is confidential and privileged and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and delete it from your system

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From: Julio Constantino <JConstantino@mcallen.net>
Sent: Wednesday, October 22, 2025 5:01 PM
To: Beto De La Garza <Beto@meldenandhunt.com>
Cc: Eduardo Garza <EGarza@mcallen.net>; Natalie Moreno <nmoreno@mcallen.net>; Luis J. Mora <lmora@mcallen.net>
Subject: Subdivision: Ware Hotel Group - Request for Comments

Good afternoon Mr. De La Garza,

We took a look at the documents that were submitted for Ware Hotel Group. Here is what I gathered:

1. The Ware Hotel Group LP Subdivision was approved at the meeting of October 22, 2024 in Final Form. We require a request for a 6-Month Extension.
2. The Reciprocal Access Agreement that was submitted to us is for a 50 ft. Common Access and Utility Easement, if you could please add a Label that will say it's for < - 50 ft.->
3. There were some new easements added to the plat, which included some drainage easements & utility easements, to be clarified with the Departments if its ok.
4. Plat will need to go through a **Revised Final Process.**
5. There was a new plat note added, being plat note #13: "13. Common Access Easements to be for Public Access and will not be blocked. Common Access Easements will be privately owned and maintained by property owners and not the City of McAllen."

Thank you.

CITY OF McALLEN

JULIO C. CONSTANTINO JR, MSCE
PLANNER III
City of McAllen | Planning Department
311 N. 15th Street
McAllen, TX 78501
(956) 681-1250
JConstantino@mcallen.net

Disclaimer: If you are not the intended recipient or have received this e-mail in error, please notify me via return e-mail and telephone at 956-681-3111, and permanently delete and purge the original and any copy thereof. This e-mail, with attachments hereto, if any, is intended only for receipt and use by the addressee(s) named herein, and may contain legally privileged and/or confidential information. Regardless of address or routing, if you are not the intended recipient, then you are hereby notified that any use, copying, reproduction, dissemination, distribution, or transmission of this e-mail, and any attachments hereto, is strictly prohibited. Whereas all reasonable steps have been taken to ensure the accuracy and confidentiality of the information and data submitted herein, the City of McAllen and its employees are not liable if information or data is corrupted or does not reach its intended destination.

SUB2025-0179

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name CAPRICORN ESTATES SUBDIVISION No.3

Legal Description A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS

Location EAST SIDE OF NORTH 11TH STREET 100.0 FEET NORTH OF EBONY AVENUE CENTER LINE

City Address or Block Number 508 N 11th St

Total No. of Lots 1 Total Dwelling Units 4 Gross Acres 0.241 Net Acres _____

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

For Fee Purposes: ☒**Commercial (** 0.241 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☒No

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

Existing Land Use OPEN AREA Proposed Land Use APARTMENTS

Irrigation District # 3 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 5400-00-017-0010-00

Estimated Rollback Tax Due N/A Tax Dept. Review _____

Owner

Name ~~MIRTALA G. ADAME~~ Garza Ramirez Phone (956) 240-3626

Address 215 GROVEWOOD AVE. E-mail Leonelbazan58@gmail.com

City MISSION State TX Zip 78572

Developer

Name LEONEL BAZAN Phone (956) 240-3626

Address 1108 LA PALMA DR. E-mail LEONELBAZAN58@GMAIL.COM

City PALMVIEW State TX Zip 78572

Contact Person LEONEL BAZAN

Engineer

Name HOMERO LUIS GUTIERREZ Phone (956) 369-0988

Address P.O. Box 548 E-mail HOMERO_GUTIERREZ@SBCGLOBAL.NET

City McALLEN State TX Zip 78505

Contact Person HOMERO LUIS GUTIERREZ

Surveyor

Name SAME AS ENGINEER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
OCT 1 8 2025
By _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date Oct-10-2025

Print Name Mirtala Garza Ramirez

Owner ☑ Authorized Agent ☐

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

N
W
E
S
LOCATION
PROPOSED CAPRICORN ESTATES SUBDIVISION NO. 3
N 11TH ST
EBONY AVE
AVE.
Y AVE.
18
17
31
32

CAPRICORN ESTATES SUBDIVISION No. 3

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 30'

LEGEND

- FOUND No.4 REBAR
- FOUND 1/2" IRON PIPE
- SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED 4802
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- N.E.C. NORTHEAST CORNER
- VOL. VOLUME

GENERAL PLAT NOTES

1. MINIMUM SETBACK LINES;
FRONT: 20.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
INTERIOR SIDES: 6.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: 10.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (SHADED), 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

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 THIS LOT ALONG N. WARE ROAD.

4. 4' WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG N. 11TH STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO OBTAIN A TOTAL OF XXX.XX CUBIC FEET, OR, X.XX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/ USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/ USE.

8. BENCHMARK: TOP OF NO.4 IRON ROD WITH YELLOW PLASTIC CAP LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION, DATUM USED IS NAD83 GPS ELEVATION. 102.58, N=16601085.6000, E=1072845.4410

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

10. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CAPRICORN ESTATES SUBDIVISION No.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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED. EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: LUIS LAURO ADAME
215 GROVEWOOD AVE.
MISSION, TEXAS 78572

OWNER: MIRTALA G. ADAME
215 GROVEWOOD AVE.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ 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, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 38639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

HOMERO LUIS GUTIERREZ, P.E.
REG. PROFESSIONAL ENGINEER #38639 DATE _____

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
38639
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JUNE 4, 2025, ON THE GROUND UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ, R.P.L.S
REG. PROFESSIONAL LAND SURVEYOR #2791 DATE _____

STATE OF TEXAS
2791
REGISTERED
LAND SURVEYOR

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

LOCATION MAP SCALE : 1" = 2000'

PREPARED BY:
H.L.G PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548
McALLEN, TEXAS 78505

DATE PREPARED: OCTOBER 6, 2025
DATE SURVEYED: JUNE 4, 2025

METES AND BOUNDS

A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF NORTH 11TH STREET 100.0 FEET NORTH OF EBONY AVENUE CENTER LINE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND 1/2 INCH IRON PIPE FOR THE APPARENT NORTHEAST OF SAID LOT 10, BLOCK 17, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.241-OF AN ACRE TRACT HEREIN DESCRIBED

THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 50.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11, A TOTAL DISTANCE OF 75.00 FEET TO A FOUND NO.4 REBAR WITH PLASTIC CAP STAMPED 4802 ON THE EAST LINE OF SAID LOT 11 FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 11 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH 11TH STREET (WHERE A FOUND 1/2 INCH IRON PIPE BEARS S81°31'00"E A DISTANCE OF 0.52 FEET FROM SAID POINT) FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE SAID NORTH 11TH STREET EXISING EAST RIGHT-OF-WAY LINE AND THE APPARENT WEST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11 A TOTAL DISTANCE OF 75.00 FEET TO A POINT (WHERE A FOUND NO.4 IRON ROD BEARS S81°31'00"E A DISTANCE OF 0.52 FEET FROM SAID POINT) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO THE SAID 1/2 IRON PIPE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEROIN DESCRIBED, AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.241 OF AN ACRE OF LAND, MORE OR LESS.

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS

NAME		ADDRESS	CITY & ZIP	PHONE
OWNER:	MIRTALA G. ADAME	215 GROVEWOOD AVE.	MISSION, TEXAS 78572	(956) _____
ENGINEER:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

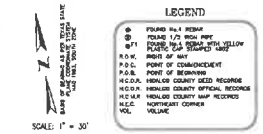
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E. OWNER
P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
TBPE Firm Registration No. F-10420

RECEIVED
OCT 13 2025
By

CAPRICORN ESTATES SUBDIVISION No. 3

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME D, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.



GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
FRONT: 20.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
INTERIOR SIDE: 6.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: 10.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (SHADED); 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

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 THIS LOT ALONG N. WARE ROAD.

4. 4' WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG N. 11TH STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XXX.XX CUBIC FEET, OR, X.XX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.

6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/ USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/ USE.

8. BENCHMARK: TOP OF NO.4 IRON ROD WITH YELLOW PLASTIC CAP LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION; DATUM USED IS NAD83 GPS ELEVATION: 102.59, N=16601085.8000, E=1072645.4410

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

10. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CAPRICORN ESTATES SUBDIVISION No.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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: LUIS LAURO ADAME
215 GROVEWOOD AVE.
MISSION, TEXAS 78572

OWNER: MIRTALA G. ADAME
215 GROVEWOOD AVE.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ 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, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

HOMERO LUIS GUTIERREZ, P.E.
REG. PROFESSIONAL ENGINEER #36639

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JUNE 4, 2025, ON THE GROUND UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2791

DATE _____

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

LOCATION MAP SCALE : 1" = 2000'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548
McALLEN, TEXAS 78505

DATE PREPARED: OCTOBER 6, 2025
DATE SURVEYED: JUNE 4, 2025

METES AND BOUNDS

A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME D, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF NORTH 11TH STREET 100.0 FEET NORTH OF EBONY AVENUE CENTER LINE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND 1/2 INCH IRON PIPE FOR THE APPARENT NORTHEAST OF SAID LOT 10, BLOCK 17, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.241-OF AN ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 50.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11, A TOTAL DISTANCE OF 75.00 FEET TO A FOUND NO.4 REBAR WITH PLASTIC CAP STAMPED 4802 ON THE EAST LINE OF SAID LOT 11 FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 11 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH 11TH STREET (WHERE A FOUND 1/2 INCH IRON PIPE BEARS S81°31'00"E A DISTANCE OF 0.52 FEET FROM SAID POINT) FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE SAID NORTH 11TH STREET EXISTING EAST RIGHT-OF-WAY LINE AND THE APPARENT WEST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11 A TOTAL DISTANCE OF 75.00 FEET TO A POINT (WHERE A FOUND NO.4 IRON ROD BEARS S81°31'00"E A DISTANCE OF 0.23 FEET FROM SAID POINT) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 10 AND OF SAID 0.241-OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO THE SAID 1/2 IRON PIPE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.241-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.241 OF AN ACRE OF LAND, MORE OR LESS.

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE: _____

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MIRTALA G. ADAME	215 GROVEWOOD AVE.	MISSION, TEXAS 78572	(956) _____
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 368-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548 McALLEN, TEXAS 78505 TEL: 956.369.0988
TBPE Firm Licensed No. F-10126

RECEIVED
OCT 13 2025
By OC

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/22/2025

SUBDIVISION NAME: CAPRICORN ESTATES SUBDIVISION NO. 3

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 11th Street: 65 ft. ROW Existing Paving: 40 ft. Curb & gutter: both sides Revisions Required: - Need to label the Centerline and ROW on both sides for existing 65 ft. ROW. - Provide the legal descriptions of adjacent properties on plat, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. -Existing improvements remain as now exist. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied

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

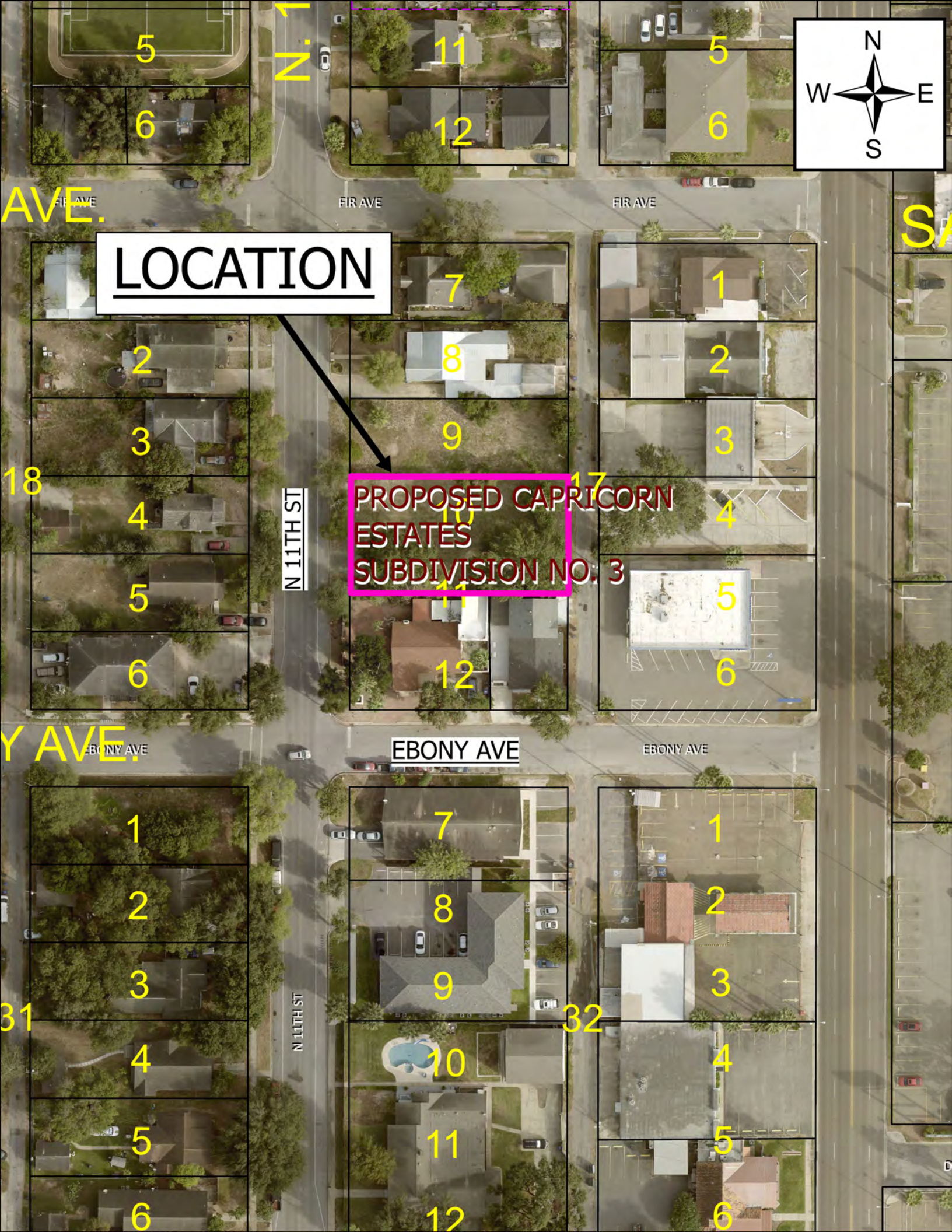
SETBACKS	
* Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements - revise plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner - this is not a corner lot **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setbacks applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 11th Street. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Clarify the number of units proposed to establish required park fee, prior to final.	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Clarify the number of units proposed to establish required park fee, prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Public Hearing will be required. -Please remove plat note #10, prior to final as it does not apply. - Show legal descriptions of adjacent properties, prior to final. -Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision" - Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. -Revise application, prior to final. *Must comply with City's Access Management Policy.	Applied

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 CONDITIONS NOTED AND DRAINAGE APPROVAL.	Applied


LOCATION
PROPOSED CAPRICORN ESTATES SUBDIVISION NO. 3
FIR AVE
EBONY AVE
N 11TH ST
N
W
E
S

SUB2025-0151

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name WARE ROAD DEVELOPMENT SUBDIVISION

Legal Description BEING 6.735 ACRES OUT OF LOT 109, PRIDE O' SUBDIVISON, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGES 58-59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

Location NEC of N. Ware Rd. & FM 107

City Address or Block Number 3800 SH 107

Total No. of Lots 4 Total Dwelling Units _____ Gross Acres _____ Net Acres 6.735 AC

□Public Subdivision/□Private and Gated /■Private but Not Gated within ETJ: □Yes/□No

For Fee Purposes: ■**Commercial** (6.735 **Acres)**/□ **Residential** (____ **Lots)** Replat: □Yes/■No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ■No/□Yes: Date _____

Existing Land Use Vacant land Proposed Land Use 4-lot commercial development(s)

Irrigation District # HCID #1 Water CCN: □MPU/■Sharyland Water SC Other _____

Agricultural Exemption: □Yes/□No Property ID: 262469

Estimated Rollback Tax Due 11,023.16 Tax Dept. Review MPG

Owner

Name WARE ROAD DEVELOPMENT LLC (Alvaro Gonzalez) Phone 956-605-3951

Address 201 W Hobbs Dr. E-mail alvarogonzalez@rgv.rr.com

City Edinburg State TX Zip 78539

Developer

Name WARE ROAD DEVELOPMENT LLC (Alvaro Gonzalez) Phone 956-605-3951

Address 201 W Hobbs Dr. E-mail alvarogonzalez@rgv.rr.com

City Edinburg State TX Zip 78539

Contact Person Alvaro Gonzalez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

Surveyor

Name Manuel Carrizales, R.P.L.S. Phone 512-470-1489

Address 4807 Gondola Ave E-mail fnfcad@gmail.com

City Edinburg State TX Zip 78542

RECEIVED
OCT 17 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

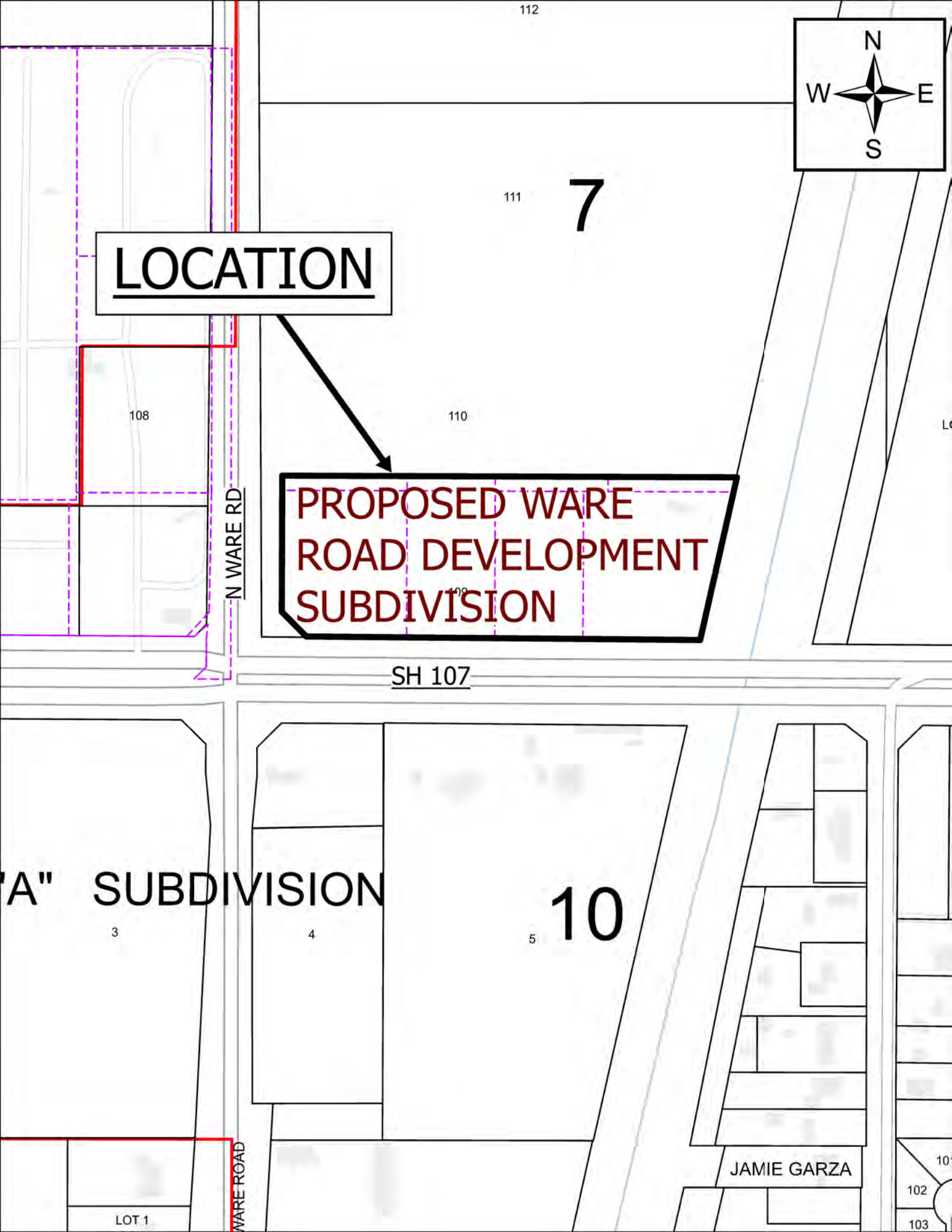
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/17/25

Print Name Donaldo Rodriguez, P.E.

Owner ☐ Authorized Agent ☑

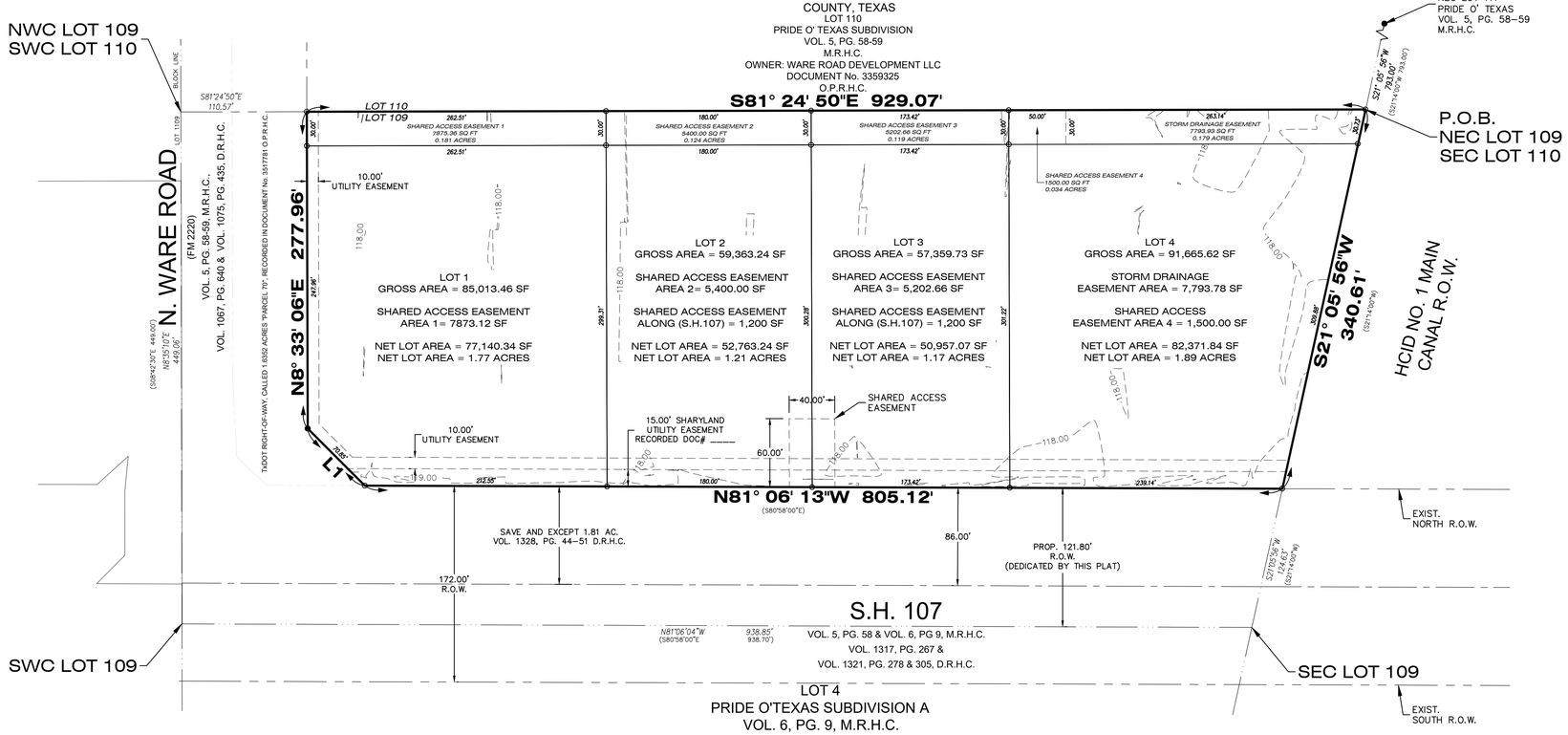
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
112
111
7
LOCATION
108
110
PROPOSED WARE ROAD DEVELOPMENT SUBDIVISION
N WARE RD
SH 107
"A" SUBDIVISION
3
4
5
10
JAMIE GARZA
102
103
LOT 1
WARE ROAD

WARE ROAD DEVELOPMENT SUBDIVISION

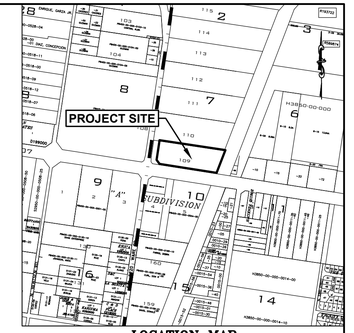
BEING 6.736 ACRES OUT OF LOT 109, PRIDE O' TEXAS SUBDIVISION, RECORDED IN VOLUME 5, PAGES 58-59, MAP RECORDS HIDALGO COUNTY, TEXAS, SAID 6.74 ACRES OUT OF A DEED CONVEYED TO WARE ROAD DEVELOPMENT LLC, RECORDED IN DOCUMENT No. 3359325, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

LOT 110
PRIDE O' TEXAS SUBDIVISION
VOL. 5, PG. 58-59
M.R.H.C.
OWNER: WARE ROAD DEVELOPMENT LLC
DOCUMENT No. 3359325
O.P.R.H.C.



LEGEND
- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- ⚠ COTTON PICKER SPINDLE FOUND "CPS"
- ◈ MAG NAIL SET "MNS"
- (S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
- O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
- M.R.H.C. – MAP RECORDS HIDALGO COUNTY
- R.O.W. – RIGHT-OF-WAY
- P.O.B. – POINT-OF-BEGINNING
- P.O.C. – POINT-OF-COMMENCING

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)



LOCATION MAP
SCALE: 1" = 1000'

LINE TABLE		
Line #	Direction	Length
L1	N36° 17' 46"W	70.85'

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "X", ZONE "X" AREAS ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 480334-0295-D DATED 06-06-00.
2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER.
3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 20 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   SIDE: 15 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   REAR: 20 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   STREET YARD: 20 FEET
4. BENCH MARK NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
   NORTHING: 16626478.690'
   EASTING: 1067095.157'
   ELEV. = 115.86'
   SQUARE CUT IN CONCRETE INLET ALONG WARE ROAD.
5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF X.XXX.XX CF. (X.XXX AC-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN THE PROPOSED STORM DRAINAGE EASEMENT.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. ALL COMMON LOTS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.
10. COMMON LOT DETENTION AREA SHALL BE MAINTAINED BY HOA.
11. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.
12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
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 PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
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.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
16. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG S.H. 107 AND WARE ROAD.
17. 8 FT. MASONRY WALL REQUIRED BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S.H. 107 AND WARE ROAD.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WARE ROAD DEVELOPMENT SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTH-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT

_____ _____
OWNER: WARE ROAD DEVELOPEMENT, LLC DATE
MANAGING MEMBER: ALVARO GONZALEZ

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WARE ROAD DEVELOPMENT SUBDIVISION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2025.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WARE ROAD DEVELOPMENT SUBDIVISION, CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALEZ, 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 _____ 2025.

_____
MANUEL CARRIZALEZ,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
512-380-5152
fnfcad@gmail.com

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALEZ · 6388 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, 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_____, 2025.

_____ _____
DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED PROFESSIONAL ENGINEER

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHARYLAND CONDITIONAL APPROVAL BLOCK

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER

METES AND BOUNDS

BEING 6.736 ACRES OUT OF LOT 109, PRIDE O TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.736 ACRES OUT A DEED CONVEYED TO WARE ROAD DEVELOPMENT LLC, RECORDED IN DOCUMENT NUMBER 3359325, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.736 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 111, OF THE SAID PRIDE O TEXAS SUBDIVISION, SAME BEING THE WEST LINE OF A CALLED 200 FEET HCID NO. 1 MAIN CANAL;

THENCE, S21°05'56"W, ALONG THE EAST LINE OF THE SAID LOT 111 AND LOT 110 OF THE SAID SUBDIVISION, A DISTANCE OF 793.00 FEET TO A HALF INCH IRON ROD WITH PINK CAP STAMPED CLS RPLS 6388 SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S21°05'56"W, ALONG THE EAST LINE OF THE SAID LOT 109, A DISTANCE OF 340.61 FEET TO A CAPPED IRON ROD FOUND STAMPED ASES FOUND ON THE EXISTING NORTH RIGHT-OF-WAY OF STATE HIGHWAY 107 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCIBED TRACT;

THENCE, N81°06'13"W, ALONG THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 107, A DISTANCE OF 805.12 FEET TO 1A HALF INCH IRON ROD WITH PINK CAP STAMPED CLS RPLS 6388 SET FOR THE BEGINNING OF A CORNER CLIP TO THE RIGHT AND AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N36°17'46"W, ALONG THE SAID CORNER CLIP A DISTANCE OF 70.85 FEET TO A HALF INCH IRON ROD WITH PINK CAP STAMPED CLS RPLS 6388 SET AT A POINT ON THE APPARENT EAST RIGHT-OF-WAY OF NORTH WARE ROAD, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°33'06"E, ALONG THE APPARENT EAST RIGHT-OF-WAY OF NORTH WARE ROAD, A DISTANCE OF 277.96 FEET TO A HALF INCH IRON ROD WITH PINK CAP STAMPED CLS RPLS 6388 SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°24'50"E, ALONG THE NORTH LINE OF THE SAID LOT 109, A DISTANCE OF 929.07 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.736 ACRE OF LAND, MORE OR LESS.

RJC DEVELOPMENT GROUP

TBPE FIRM REGISTRATION F-24367

3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
(956) 400-9279

1-OF-1

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/27/2025

SUBDIVISION NAME: WARE ROAD DEVELOPMENT SUBDVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road(FM: 2220): Plat needs to show the existing 160 ft. ROW based on state requirements. Paving by state Curb & gutter by state - Show existing ROW on both sides of original and new centerline and show total ROW. -Plat needs to reflect both sides of ROW. -Show range on Parcel 70 for the 160 ft ROW. -Include all applicable document numbers for ROW, easements and provide copies of these documents and show on plat, prior to final. -Show how much ROW was given to TXDOT, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
S.H 107: 86 ft. from centerline for 172 ft. ROW existing. Paving by state Curb & gutter by state -Need to Label the Centerline & dedication on both sides, prior to final. -Provide a copy of the documents referenced on the plat for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied

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

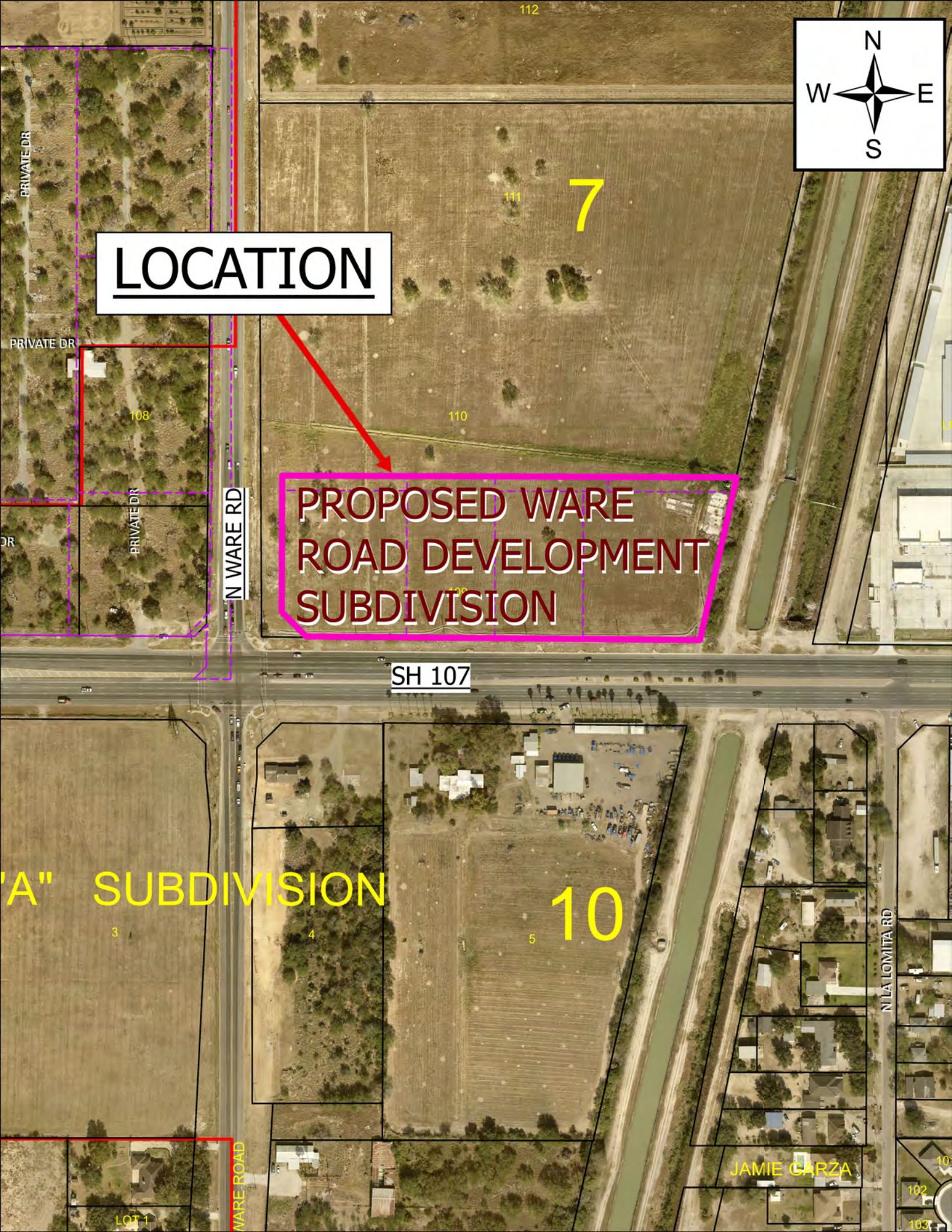
ALLEYS	
ROW __20ft.__ Paving __16ft.__ *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final.	Non-compliance
SETBACKS	
Front: In accordance with the zoning ordinance, in line with existing or greater for easements, whichever greater applies. - (Proposing): 20 ft. or easement line, whichever is greater. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for easements. -(Proposing): 20 feet or easement in line, whichever greater. l **Zoning Ordinance: Section 138-356	Non-compliance
* Sides; In accordance with the zoning ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever greater applies. - Add plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S.H 107 and Ware Road. - Add plat note as shown above, prior to final. - Sidewalk requirement may increase to 5 ft. as per engineering department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied

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 shown above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	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.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Remove street yard on setback plat note. -Plat note #10 reference HOA, please clarify, prior to final. - Remove plat note #8, No site plan approval will be needed, prior to building permit issuance. *Must comply with City's Access Management Policy.	Applied

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 CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied


N
W
E
S
LOCATION
PROPOSED WARE ROAD DEVELOPMENT SUBDIVISION
N WARE RD
SH 107
PRIVATE DR
PRIVATE DR
PRIVATE DR
7
10
112
111
110
108
"A" SUBDIVISION
3
4
5
N LA LOMITA RD
JAMIE GARZA
LOT 1
102
103

SUB2024-0117

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Enclave on Jackson

Legal Description 8.168 +/- out of Block 5, of A.J McColl Subdivision , Volume 21, Page 597-598 Hidaglo County , Texas

Location N Jackson Rd

City Address or Block Numbe 2613 North Jackson Road

Total No. of Lots 80 Total Dwelling Units 78 Gross Acres 8.168 Net Acres 8.168

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 80 **Lots)** Replat: ☐Yes/☒No

Existing Zoning AO&C3 Proposed Zoning R-3T Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Town Homes

Irrigation District # HCID #2 Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # 231040

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name Ronald M. Beamsley Family Trust & Dorothy M. Beamsley Living Trust Phone c/o 956-381-0981

Address 2613 N Jackson Rd E-mail mlopez@urbancitytx.com

City McAllen State TX Zip 78504

Developer

Name Vista Property Investment LLC Phone c/o 956-381-0981

Address 601 Pecan, Suite 150 E-mail mlopez@urbancitytx.com

City McAllen State TX Zip 78504

Contact Person Marco Lopez

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 7 E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com

City Edinburg State Texas Zip 78541

Contact Person Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street, Edinburg, Texas 7 E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

RECEIVED
OCT 28 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 10/25/2024

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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

VAR2025-0039

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description: 7.721 acres, being a part or portion out of Lot 2, Block 5, of A.J McColl Subdivision, Volume 21, Page 597-598, H.C.D.R., City of McAllen, Hidalgo County, Texas.

Proposed Subdivision (if applicable): Enclave on Jackson Subdivision

Street Address: 2613 North Jackson Road McAllen, Texas 78501

Number of lots: 80 Gross acres: 7.721 acres

Existing Zoning: R-3T Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Melden & Hunt Inc, (Mario A Reyna, P.E.) Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: c/o mario@meldenandhunt.com; beto@meldenandhunt.com; and drobles@meldenandhunt.com

City: McAllen State: Texas Zip: 78501

Owner

Name: Urban City Developers, LLC Phone: c/o (956) 381-0981

Address: 615 S. 1st Lane E-mail: c/o mario@meldenandhunt.com; beto@meldenandhunt.com;

City: McAllen State: Texas Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 10/10/2025

Print Name: Mario Reyna ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

RECEIVED
OCT 13 2025
By: OC Date:

Accepted by: J. C. Payment received by: Date:

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

View attached letter

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

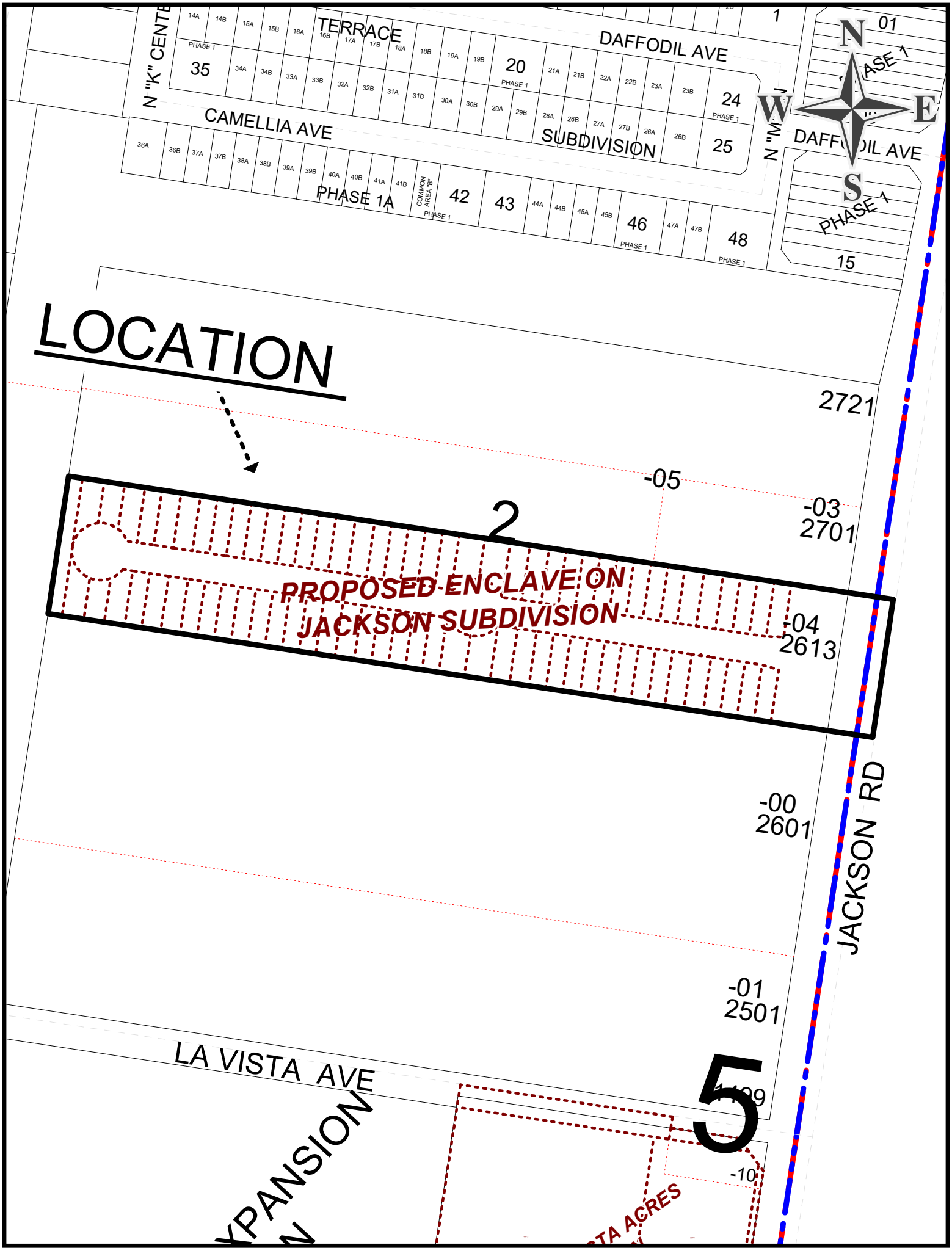
View attached letter

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen.

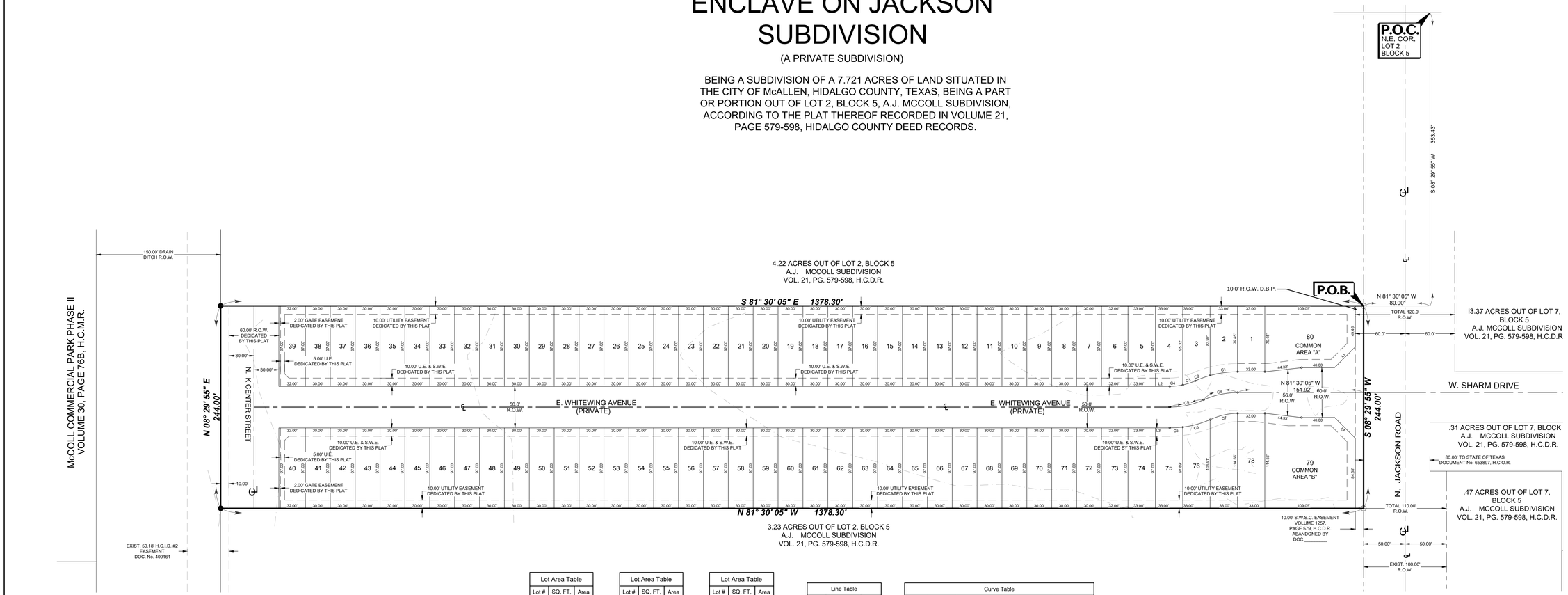

TERRACE
DAFFODIL AVE
CAMELLIA AVE
SUBDIVISION
PHASE 1A
PHASE 1
N "K" CENTE
N "M"
DAFFODIL AVE
PHASE 1
15
LOCATION
2721
-05
-03
2701
2
PROPOSED ENCLAVE ON
JACKSON SUBDIVISION
-04
2613
-00
2601
JACKSON RD
-01
2501
LA VISTA AVE
5
-10
N
S
E
W

SUBDIVISION MAP OF

ENCLAVE ON JACKSON SUBDIVISION

(A PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 7.721 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 579-598, HIDALGO COUNTY DEED RECORDS.



Lot Area Table		
Lot #	SQ, FT,	Area
1	2621.97	0.060
2	2670.82	0.061
3	2961.29	0.068
4	3192.20	0.073
5	3201.00	0.073
6	3104.00	0.071
7	2910.00	0.067
8	2910.00	0.067
9	2910.00	0.067
10	2910.00	0.067
11	2910.00	0.067
12	2910.00	0.067
13	2910.00	0.067
14	2910.00	0.067
15	2910.00	0.067
16	2910.00	0.067
17	2910.00	0.067
18	2910.00	0.067
19	2910.00	0.067
20	2910.00	0.067
21	2910.00	0.067
22	2910.00	0.067
23	2910.00	0.067
24	2910.00	0.067
25	2910.00	0.067
26	2910.00	0.067
27	2910.00	0.067
28	2910.00	0.067
29	2910.00	0.067
30	2910.00	0.067

Lot Area Table		
Lot #	SQ, FT,	Area
31	2910.00	0.067
32	2910.00	0.067
33	2910.00	0.067
34	2910.00	0.067
35	2910.00	0.067
36	2910.00	0.067
37	2910.00	0.067
38	2910.00	0.067
39	3104.00	0.071
40	3104.00	0.071
41	2910.00	0.067
42	2910.00	0.067
43	2910.00	0.067
44	2910.00	0.067
45	2910.00	0.067
46	2910.00	0.067
47	2910.00	0.067
48	2910.00	0.067
49	2910.00	0.067
50	2910.00	0.067
51	2910.00	0.067
52	2910.00	0.067
53	2910.00	0.067
54	2910.00	0.067
55	2910.00	0.067
56	2910.00	0.067
57	2910.00	0.067
58	2910.00	0.067
59	2910.00	0.067
60	2910.00	0.067

Lot Area Table		
Lot #	SQ, FT,	Area
61	2910.00	0.067
62	2910.00	0.067
63	2910.00	0.067
64	2910.00	0.067
65	2910.00	0.067
66	2910.00	0.067
67	2910.00	0.067
68	2910.00	0.067
69	2910.00	0.067
70	2910.00	0.067
71	2910.00	0.067
72	2910.00	0.067
73	3104.00	0.071
74	3201.00	0.073
75	3205.22	0.074
76	3350.95	0.077
78	3780.03	0.087
C.A."A"	11742.03	0.270
C.A."B"	7917.04	0.182

Line Table		
Line #	Direction	Length
L1	N 53° 29' 38" E	35.36'
L2	S 81° 30' 05" E	17.21'
L3	S 81° 30' 05" E	17.21'
L4	N 36° 30' 35" W	35.35'

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	015° 20' 51"	124.69'	33.40'	16.80'	33.30'	N 89° 12' 19" W
C2	008° 49' 55"	124.69'	19.22'	9.63'	19.20'	S 78° 42' 18" W
C3	012° 01' 42"	75.00'	15.74'	7.90'	15.72'	N 80° 20' 01" E
C4	012° 09' 04"	75.00'	15.91'	7.98'	15.88'	S 87° 34' 37" E
C5	007° 37' 34"	118.88'	15.82'	7.92'	15.81'	S 84° 42' 52" E
C6	016° 32' 47"	118.88'	34.33'	17.29'	34.21'	N 83° 11' 58" E
C7	024° 10' 45"	80.83'	34.11'	17.31'	33.86'	S 85° 28' 47" W
C8	024° 10' 45"	100.00'	42.20'	21.42'	41.89'	S 86° 24' 32" W
C9	024° 10' 45"	100.00'	42.20'	21.42'	41.89'	N 86° 24' 32" E

LEGEND

- FOUND No.4 REBAR
- FOUND CONCRETE MONUMENT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
D.B.P. - DEDICATED BY PLAT
C.A. - COMMON AREA
S.W.E. - SIDEWALK EASEMENT
℄ - CENTER LINE

D.B.P. - DEDICATED BY PLAT

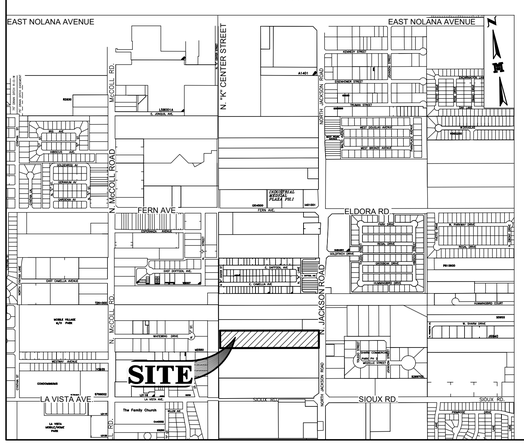
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83) SOUTH ZONE AS PER GPS OBSERVATIONS

SCALE:1"= 60'

DRAWN BY: JOSH F./A.D. DATE 3-03-24
REVISED BY: A.D. DATE 04-04-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

LOCATION MAP

SCALE: 1"=1000'



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

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RODNEY BEAMSLEY	2613 NORTH JACKSON RD.	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SUBDIVISION MAP OF

ENCLAVE ON JACKSON SUBDIVISION

(A PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 7.721 ACRES OF LAND SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 579-598, HIDALGO COUNTY DEED RECORDS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS " AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
ZONE "B" SHOWN ON:
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

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

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

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

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 62,353 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 62,353 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING TXDOT STORM SEWER NETWORK LOCATED ON THE SOUTHEAST SIDE OF THE PROPERTY ALONG JACKSON ROAD

5. CITY OF McALLEN BENCHMARK: "MC 68" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & 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. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST R.O.W. OF N. JACKSON ROAD, AND 4FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF INTERNAL STREETS AND ALONG THE EAST R.O.W. OF N. K CENTER STREET

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG NORTH JACKSON ROAD AND N. K CENTER STREET

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

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

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

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

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

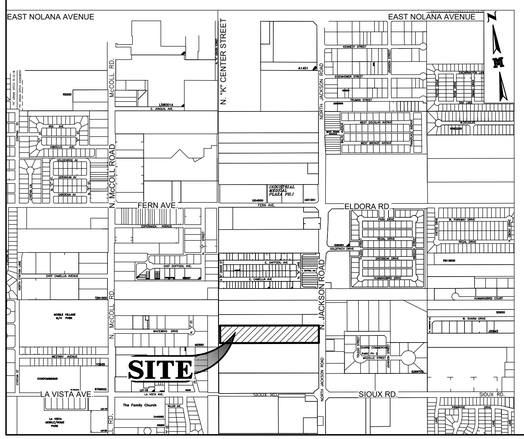
15. COMMON LOT A AND B, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, ENCLAVE ON JACKSON SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES,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

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

17. PARKLAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED FIFTY (50) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING THE REMAINING FIFTY (50) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROPOSES. TOTAL PARK FEES FOR ENCLAVE ON JACKSON SUBDIVISION IS BASED ON $700 PER LOT/DWELLING UNIT FOR EACH OF THE PROPOSED TOWNHOMES. A TOTAL OF 78 DWELLING UNITS FOR A TOTAL OF $27,300.00 DOLLARS TO BE PAID BEFORE RECORDING. AFTER THE FEES RATE OF $350 PER LOT/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____ WITH THE CONDITIONS LISTED.

DRAWN BY:	JOSH F./A.D. DATE 3-03-24
REVISED BY:	_____ DATE _____
SURVEYED, CHECKED	_____ DATE _____
FINAL CHECK	_____ DATE _____

LOCATION MAP
SCALE: 1"=1000'



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7.721 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 5, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGES 579-598, HIDALGO COUNTY MAP RECORDS, WHICH SAID 7.721 ACRE WERE CONVEYED TO DOROTHY M. BEAMSLEY, TRUSTEE OF THE RONALD M. BEAMSLEY FAMILY TRUST, BY VIRTUE OF A CORRECTION DEED RECORDED UNDER DOCUMENT NUMBER 2495249, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.721 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE, S 08° 29' 55" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 5 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD, A DISTANCE OF 353.43 FEET TO A POINT.

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

1. THENCE, S 08° 29' 55" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 244.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 30' 05" W A DISTANCE OF 1,378.30 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 29' 55" E ALONG THE WEST LINE OF LOT 2, BLOCK 5, A DISTANCE OF 244.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 30' 05" E A DISTANCE OF 1,378.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.721 ACRES OF LAND, MORE OR LESS.

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

_____ _____
MAYOR, CITY OF McALLEN DATE

ATTEST:

_____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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.

_____ ATTEST: _____
PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON JACKSON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. JACKSON ROAD AND N. "K" CENTER STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

RONALD M BEAMSLEY FAMILY TRUST & DOROTHY M. BEAMSLEY LIVING TRUST
2613 NORTH JACKSON ROAD
McALLEN, TEXAS 78501

_____ _____
RUSSELL LAURENCE BEAMSLEY, TRUSTEE DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODNEY BEAMSLEY 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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____ _____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 10-03-2024
STATE OF TEXAS

REVISED:
ENGINEERING JOB No. 24138.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO:

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

_____ _____
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE:
STATE OF TEXAS

DATE SURVEYED: 11-07-24
SURVEY JOB No. 24138.08

RUBEN JAMES DE JESUS
6813
REGISTERED
PROFESSIONAL LAND SURVEYOR

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RODNEY BEAMSLEY	2613 NORTH JACKSON RD.	McALLEN, TEXAS 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2025

SUBDIVISION NAME: ENCLAVE ON JACKSON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: by State Revisions needed: - Provide a copy of referenced documents for staff review prior to final/recording. **Ensure that ROW complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan **The project engineer had originally submitted a variance request to the ROW dedication requirement to N. Jackson Road. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed.	Required
N/S quarter mile collector (on the west side): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. - If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. - Provide a copy of the H.C.I.D. No. 2 easement document for staff review prior to final/recording. - Name of the street will be finalized prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required

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

Interior Street: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - It seems that the centerline shown on W. Sharm Street is not drawn on the center. Clarify and revise as applicable prior to final/recording. As per Sec. 134-105, Street jogs with centerline offsets of less than 125 feet shall be avoided. - Name of the street will be finalized prior to final/recording. - As per the submitted application, the subdivision will be private but not gated. However, gate details have been submitted. The original application must be revised and gate details must be reviewed and approved by staff prior to final/recording. - If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan *** Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 2. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. **The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. *** The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025.	Required
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T & R-3C Zone Districts **Subdivision Ordinance: Section 134-118 *** Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 2. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. **The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. *** The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025.	Applied
* 600 ft. Maximum Cul-de-Sac - Revised layout does not show a cul-de-sac anymore. **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. - As per Public Works Department curbside collection was approved by Public Works Director subject to conditions. Must follow the conditions prior to final/recording. *Alley/service drive easement required for commercial and multifamily properties. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. - The engineer submitted a variance request for setbacks. from 0 with fire wall or 6 feet to 0 with firewall or 5 ft. - This will be heard in revised final at the meeting of November 4, 2025. (VAR2025-0039) **Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. 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 N. Jackson Road and 4 ft. wide minimum sidewalk required on both sides of all interior streets and N. K Center Street. - As per Engineering Department, 5 ft. wide minimum sidewalk is required on TxDOT roads. The setback note must be finalized prior to final/recording; however, 4 ft. wide minimum sidewalk is required on both sides of N. K Center Street. - Proposing: 4 ft. wide minimum sidewalk required along west ROW of N. Jackson Road and 4 ft. wide minimum sidewalk required along both sides of interior streets and the East ROW of N. K Center Street. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses AND along N. Jackson Road and N. K Center Street. - Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized.	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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 N. Jackson Road and N. K Center Street. - Plat note will be finalized once ROW dedication and street name for N/S quarter mile collector is finalized. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for five or more attached dwelling units. **Section 138-210 requires that 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. - A site plan is recommended to be submitted prior to final/recording to verify compliance with city codes including parking, landscaping, etc.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public 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. - Submit a copy of the draft HOA document prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: A-O & C-3 Proposed: R-3T - Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval - Two rezoning requests (REZ2024-0068 & REZ2024-0069) for the subject property to rezone A-O and C-3 Districts to R-3T was approved by the City Commission on 01/27/2025. The project engineer must verify if the lots boundaries are within the R-3T zone prior to final/recording. ***Zoning Ordinance: Article V	Required

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PARKS	
* Land dedication in lieu of fee. - Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Based on the submitted application and plat, 78 townhomes are proposed. As per Parks Department, park land dedication of 1.24 acres will be required prior to final/recording. A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording.	Required
* Pending review by the City Manger's Office. - A variance request to pay half of the fees prior to final and the other half prior to building permit issuance has been submitted and is under review. If the variance request is approved, a plat note to reflect the approved variance will be required prior to recording.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation was approved and no TIA is required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonment must be done by a separate process, not by plat. - All lots may have only one number/letter. Correct any lots with two labels prior to final/recording (e.g. Lot 79/Common Area "A" & Lot 80/Common Area "B"). - Clarify if the existing H.C.I.D. #2 easement inside this subdivision will be dedicated to the District prior to final/recording. Revise the layout as applicable prior to final/recording. - If the easement is intended to be dedicated as street ROW, an abandonment will be needed by a separate process prior to final/recording. - If the subdivision layout changes, a revised final approval will be needed by the Planning and Zoning Commission. -The engineer submitted a variance request to setbacks. The variance will be heard at the planning and zoning commission on Nov. 4th, 2025. (VAR2025-0039) *Must comply with City's Access Management Policy. *** Project engineer submitted a variance application (VAR2025-0002) on behalf of the developer with the following requests: 1. Request to approve the proposed block length (approximately 1,340 ft.) in lieu of 900 ft. block length. 2. Request to allow interior street with 50 ft. ROW, 40 ft. paving, and 10 ft. sidewalk and utility easement on both sides, in lieu of 60 ft. ROW with 40 ft. paving. **The originally submitted letter included a variance to ROW dedication to N. Jackson Road as well. However, staff determined that the subdivision complied with City's requirement for ROW dedication to N. Jackson Road; therefore, a variance would not be needed. *** The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of February 18, 2025. After a brief discussion, the Board approved the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval of the requested variances. City Commission approved the variance as requested by the applicant and recommended by Planning and Zoning Commission on March 24, 2025.	Required

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM AND APPROVAL OF THE VARIANCE REQUEST.	Applied

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

October 10, 2025

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

Re: ENCLAVE ON JACKSON SUBDIVISION (Private Subdivision) – *Side Yard Setbacks*

Dear Mr. Sotelo:

On behalf of the developer, we respectfully maintain our variance requests for the following items.

1. **SIDE YARD SETBACK FOR R-3T ZONE**:
   Requirement: Zero feet with a firewall or six feet on each side
   Proposal: Zero feet with a firewall or five feet on each side

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

Respectfully,

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

LOCATION
PROPOSED ENCLAVE ON JACKSON SUBDIVISION
2
5
TERRACE
DAFFODIL AVE
CAMELLIA AVE
SUBDIVISION
PHASE 1A
N "K" CENTER
N "M"
JACKSON RD
LA VISTA AVE
EXPANSION
2721
-05
-03
2701
-04
2613
-00
2601
-01
2501
1499
-10
N
S
E
W

SUB2025-0140

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

Project Information

Subdivision Name: Enclave on Freddy Subdivision

Legal Description: PLAT SHOWING 15.891 ACRES OUT OF LOT 10, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171 H.C.D.R.

Location: SEC of N. 23rd Street and Freddy Gonzalez Road

City Address or Block Number: 2201 Freddy Gonzalez Rd

Total No. of Lots: 100 Total Dwelling Units: 99 Gross Acres: 15.891 Net Acres: _____

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

For Fee Purposes: ☐**Commercial** (____ **Acres)/**☒ **Residential** (100 **Lots)** Replat: ☐Yes/☒No

Existing Zoning: R-1 Proposed Zoning: R-2 Applied for Rezoning ☐No/☒Yes: Date: PZ 10/21

Existing Land Use: Vacant Proposed Land Use: GARDEN HOMES

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

Agricultural Exemption: ☐Yes/☒No Parcel #: 664493, 297643

Estimated Rollback Tax Due: 15,241.82 Tax Dept. Review: MPG

Owner

Name: Martha Louise Carpenter Phone: c/o 956-381-0981

Address: 1901 Freddy Gonzalez, McAllen, Tx E-mail: mlopez@urbancitytx.com

City: McAllen State: TX Zip: 78504

Developer

Name: Vista Property Investment LLC Phone: c/o 956-381-0981

Address: 601 Pecan, Suite 150 E-mail: mlopez@urbancitytx.com

City: McAllen State: TX Zip: 78504

Contact Person: Marco Lopez

Engineer

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street, Edinburg, Texas 7 E-mail: mario@meldenandhunt.com, beto@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

Contact Person: Mario A. Reyna, P.E., Beto De La Garza

Surveyor

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street, Edinburg, Texas 7 E-mail: robert@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

RECEIVED
OCT 06 2025
By OC

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

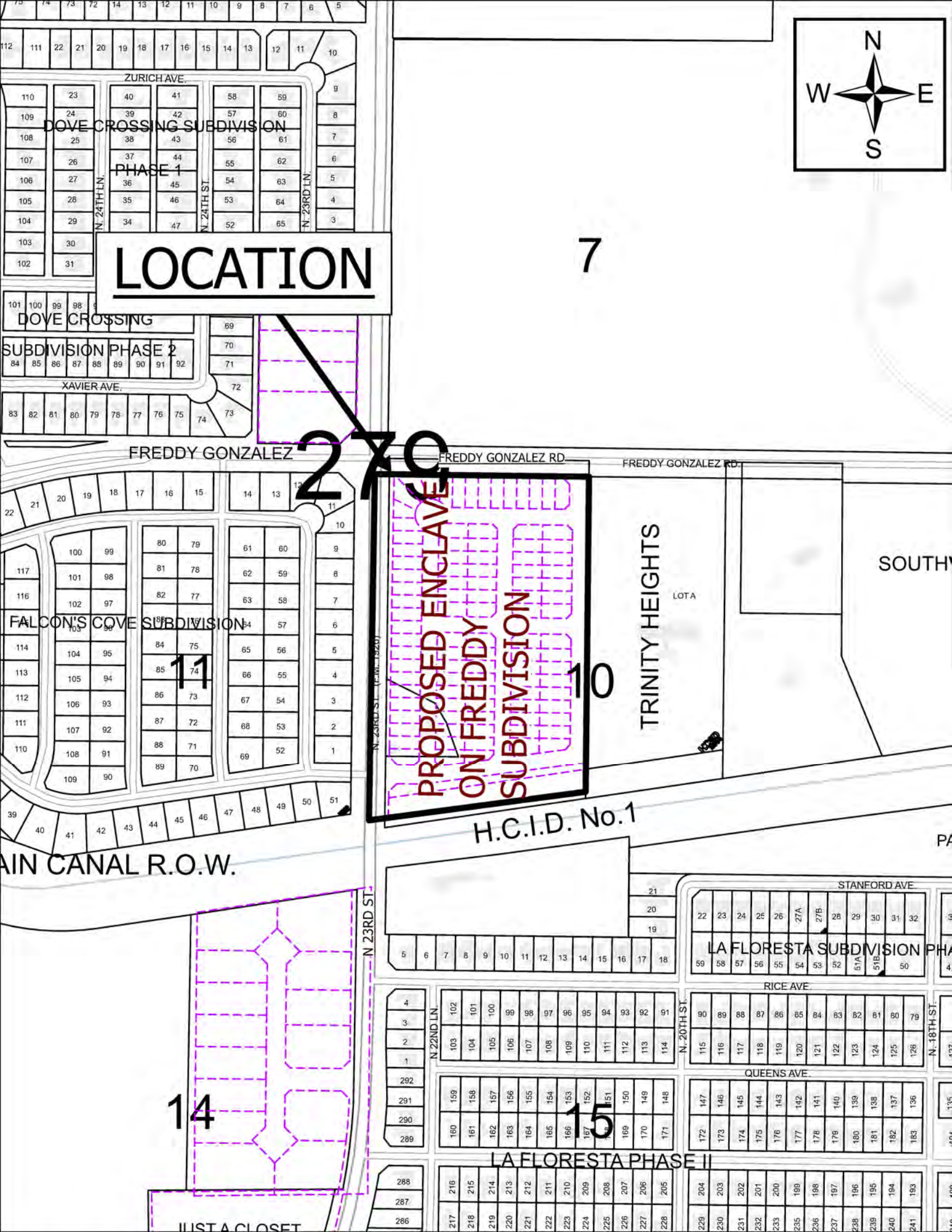
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/03/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

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


LOCATION
N
W
E
S
ZURICH AVE.
DOVE CROSSING SUBDIVISION
PHASE 1
N. 24TH LN.
N. 24TH ST.
N. 23RD LN.
DOVE CROSSING
SUBDIVISION PHASE 2
XAVIER AVE.
FREDDY GONZALEZ
FREDDY GONZALEZ RD.
FREDDY GONZALEZ RD.
PROPOSED ENCLAVE ON FREDDY SUBDIVISION
TRINITY HEIGHTS
LOT A
SOUTHV
FALCON'S COVE SUBDIVISION
N. 23RD ST. (P.W. 120')
H.C.I.D. No.1
AIN CANAL R.O.W.
N 23RD ST.
STANFORD AVE.
LA FLORESTA SUBDIVISION PHA
RICE AVE.
N 22ND LN.
N. 20TH ST.
N. 18TH ST.
QUEENS AVE.
LA FLORESTA PHASE II
JUST A CLOSET
7
270
10
11
14
15

LOT 7
CANTU/PENA DEVELOPMENT LLC
W.D.W.V.L. DOCUMENT NUMBER 1807288, H.C.M.R.

P.O.C. N.W. COR. LOT 10 SECTION 279

P.O.B.

FREDDY GONZALEZ ROAD
R.O.W. VARIES

CITY OF McALLEN
DOCUMENT NUMBER 2522730, H.C.O.R.

HIDALGO COUNTY
VOLUME 1508, PAGE 971, H.C.D.R.

CITY OF McALLEN
DOCUMENT NUMBER 1424689, H.C.O.R.

S 80° 47' 39" E 667.24'

30.0' / 80.0' / 50.0' EXISTING TOTAL R.O.W

DETAIL "A" NOT TO SCALE

SCALE:1"=50'

SEE DETAIL "A"

VANDERBILT AVENUE

UNIVERSITY AVENUE

TRINITY AVENUE

NORTH 22ND LANE

NORTH 21ND LANE

10.0' UTILITY EASEMENT

S 09° 06' 21" W 983.68'

LOT A
TRINITY HEIGHTS SUBDIVISION
INSTRUMENT NUMBER 2421344, H.C.M.R.

N. 23rd STREET - DEPOT ROAD
R.O.W. VARIES

STATE OF TEXAS
VOLUME 1152, PAGE 423, H.C.D.R.

FALCON'S COVE SUBDIVISION
INSTRUMENT NUMBER 3491861, H.C.M.R.

TOTAL R.O.W. 120.0'
EXIST. 43.0'
DEDICATED 17.0'
60.0' 60.0'

STATE OF TEXAS
VOLUME 1158, PAGE 509, H.C.D.R.

STATE OF TEXAS
VOLUME 1152, PAGE 423, H.C.D.R.

CA-1

DRAIN DITCH DEDICATED TO HCDD #1 BY DOC.

DITCH

90-FOOT DRAIN-DITCH
INSTRUMENT NUMBER
2421344, H.C.M.R.

N 89° 00' 17" W 680.97'

CONCRETE CANAL

150-FOOT CANAL R.O.W.
CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1
DOCUMENT NUMBER 2880111, H.C.O.R.

SUBDIVISION MAP OF
ENCLAVE ON FREDDY SUBDIVISION
(PRIVATE)

PLAT SHOWING 15.891 ACRES OUT OF LOT 10, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171 H.C.D.R. HIDALGO COUNTY, TEXAS

Lot Area Table		
Lot #	SQ, FT,	Area
1	4294.63	0.099
2	3723.08	0.085
3	3721.93	0.085
4	3720.78	0.085
5	3719.63	0.085
6	3718.48	0.085
7	3717.33	0.085
8	3716.18	0.085
9	3715.03	0.085
10	3713.88	0.085
11	3712.73	0.085
12	3711.58	0.085
13	3710.43	0.085
14	3709.28	0.085
15	3708.13	0.085
16	3706.98	0.085
17	3705.84	0.085
18	3704.69	0.085
19	3182.45	0.073
20	2879.28	0.066
21	4321.15	0.099
22	4461.87	0.102
23	3568.64	0.082
24	4023.65	0.092
25	4039.36	0.093
26	4045.61	0.093
27	4051.87	0.093
28	4058.12	0.093
29	4064.37	0.093
30	4070.62	0.093
31	4076.87	0.094
32	4083.12	0.094
33	4164.40	0.096
34	3675.47	0.084

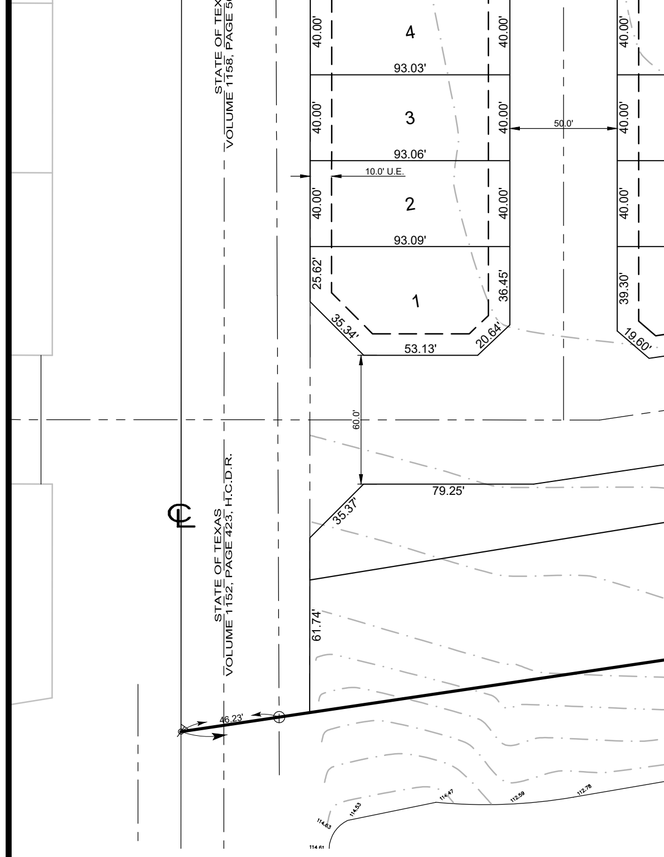
Lot Area Table		
Lot #	SQ, FT,	Area
35	3851.61	0.088
36	3842.52	0.088
37	3833.42	0.088
38	3824.33	0.088
39	3815.24	0.088
40	3806.15	0.087
41	3797.05	0.087
42	4148.32	0.095
43	4124.02	0.095
44	3756.13	0.086
45	3747.04	0.086
46	3737.95	0.086
47	3728.85	0.086
48	3719.76	0.085
49	4061.36	0.093
50	3982.47	0.091
51	3639.98	0.084
52	3639.98	0.084
53	3639.98	0.084
54	3639.98	0.084
55	3639.98	0.084
56	3982.47	0.091
57	3982.47	0.091
58	3639.98	0.084
59	3639.98	0.084
60	3639.98	0.084
61	3639.98	0.084
62	3639.98	0.084
63	3639.98	0.084
64	3639.98	0.084
65	4725.11	0.108
66	2988.09	0.069
67	3640.00	0.084
68	3640.00	0.084

Lot Area Table		
Lot #	SQ, FT,	Area
69	3640.00	0.084
70	3640.00	0.084
71	3640.00	0.084
72	3640.00	0.084
73	3640.00	0.084
74	3640.00	0.084
75	3982.50	0.091
76	3982.50	0.091
77	3640.00	0.084
78	3640.00	0.084
79	3640.00	0.084
80	3640.00	0.084
81	3982.50	0.091
82	3982.50	0.091
83	3982.50	0.091
84	3640.00	0.084
85	3640.00	0.084
86	3640.00	0.084
87	3640.00	0.084
88	3640.00	0.084
89	3982.50	0.091
90	3982.50	0.091
91	3640.00	0.084
92	3640.00	0.084
93	3640.00	0.084
94	3640.00	0.084
95	3640.00	0.084
96	3640.00	0.084
97	3640.00	0.084
98	3640.00	0.084
99	4216.24	0.097
CA-1	15827.47	0.363

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	42.29'	50.00'	048° 27' 47"	S26° 20' 14"E'	41.04'	22.50
C2	25.30'	50.00'	028° 59' 40"	S12° 23' 30"W'	25.03'	12.93
C3	28.65'	50.00'	032° 49' 29"	S43° 18' 05"W'	28.25'	14.73
C4	28.65'	50.00'	032° 49' 29"	S76° 07' 34"W'	28.25'	14.73
C5	32.38'	50.00'	037° 06' 27"	N68° 54' 27"W'	31.82'	16.78
C6	25.99'	50.00'	029° 47' 07"	N35° 27' 40"W'	25.70'	13.30

LEGEND
- FOUND No.4 REBAR
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- 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.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
℄ - CENTER LINE
D.B.P. - DEDICATED BY PLAT
U.E. - UTILITY EASEMENTS



LOCATION MAP

DRAWN BY: A.A. DATE 10-02-2025
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

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

X:\Land Development\Residential\McAllen\25162-Vista Property-Enclave on Freddy\Autocad files\25162 - N-23 &FREDDY GONZALES.dwg 10/2/2025 2:39:36 PM, DWG To PDF.pc3

SUBDIVISION MAP OF

ENCLAVE ON FREDDY SUBDIVISION

(PRIVATE)

PLAT SHOWING 15.891 ACRES OUT OF LOT 10, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY VOLUME 24, PAGES 168-171 H.C.D.R. HIDALGO COUNTY, TEXAS

MEET AND BOUNDS:

A TRACT OF LAND CONTAINING 15.891 ACRES OF LAND, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, SAID 15.891 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MARTHA LOUISE CARPENTER BY VIRTUE OF AN EXECUTOR'S DEED RECORDED UNDER DOCUMENT NUMBER 3554812, HIDALGO COUNTY OFFICIAL RECORDS, SAID 15.891 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, SECTION 279 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 23RD STREET-DEPOT ROAD;

THENCE, S 09° 28' 21" W ALONG THE WEST LINE OF SAID LOT 10, SECTION 279, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 80° 50' 07" E AT A DISTANCE OF 40.40 FEET PASS AN "X" CUT IN CONCRETE FOUND, CONTINUING A TOTAL DISTANCE OF 667.24 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF LOT "A", TRINITY HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2421344, HIDALGO COUNTY MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 09° 03' 53" W ALONG THE WEST LINE OF SAID LOT "A", AT A DISTANCE OF 0.86 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 983.66 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF A 150-FOOT CANAL RIGHT-OF-WAY, CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, RECORDED UNDER DOCUMENT NUMBER 2880111, HIDALGO COUNTY OFFICIAL RECORDS FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 89° 02' 45" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID 150-FOOT CANAL, AT A DISTANCE OF 634.74 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 23RD STREET-DEPOT ROAD, CONTINUING A TOTAL DISTANCE OF 680.97 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 10, SECTION 279 FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 09° 25' 53" E ALONG THE WEST LINE OF SAID LOT 10, SECTION 279, A DISTANCE OF 1,080.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.891 ACRES GROSS, OF WHICH 1.065 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. 23RD STREET-DEPOT ROAD, LEAVING A NET OF 14.826 ACRES OF LAND, MORE OR LESS.
5. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

REAR: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT. WHICHEVER IS GREATER APPLIES.

CORNER: 10 FT OR GREATER FOR EASEMENTS. WHICHEVER IS GREATER APPLIES.

GARAGE: 18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED STORM SEWER RUNOFF FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT SHALL BE 117,211 C.F. 2.691 AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF McALLEN BENCHMARK: PROPOSED SET No. 4 REBAR, THE MONUMENT IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ROTH ROAD AND STATE HIGHWAY 107, APPROXIMATELY 335 FEET EAST OF THE BACK OF CURB OF ROTH ROAD AND 35 FEET NORTH OF THE BACK OF CURB OF STATE HIGHWAY 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE YSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16638812.890, E=1071507.966, ELEV.=108.10.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
10. SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
11. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
12. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG FREDDY GONZALEZ ROAD AND ALL INTERIOR STREETS.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN,
14. DEVELOPER/HOMEOWNERS' 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 IF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
16. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107
17. COMMON AREA 1 FOR PRIVATE PARK/WALKWAY PURPOSES ONLY. IT SHALL BE MAINTAINED BY PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN
18. 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____

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

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

_____ _____

MAYOR, CITY OF McALLEN 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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ENCLAVE ON FREDDY SUBDIVISION , DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____

MARTHA LOISE CARPENTER, INDEPENDENT EXECUTOR DATE:
OF THE ESTATES OF GEORGE W. CARPENTER
1901 FREDDY GONZALEZ RD.
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARTHA LOUISE CARPENTER 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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____

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

DATE PREPARED: 10-02-2025
DATE REVISED:
ENGINEERING JOB # 25162.00

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____

ROBERTO N TAMEZ, REGISTERED
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 08/29/2025
SURVEY JOB # 25573.08

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

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

DRAWN BY: A.A. DATE 10-02-2025
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

I:\Development\Engineering\Active\25162 Enclave on Freddy\Autocad files\25162 Plat Property Enclave on Freddy.dwg, 10/3/2025 2:21:55 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2025

SUBDIVISION NAME: ENCLAVE ON FREDDY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Road: 50 ft. dedication for a total of 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides - Show the different points of ROW and provide documents referenced on this plat for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. 23rd Street (FM 1926): 60 ft. Dedication for a total of 120 ft. ROW Paving:65 ft. - 85 ft. Curb & gutter: both sides - please show state road on plat (shown above) prior to final. - How is the 17 ft. dedicated. Please clarify, prior to final. -Please provide documents for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: 60 ft of dedication Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties and multi-family development. **Subdivision Ordinance: Section 134-106	TBD

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

SETBACKS	
* Front: 20 ft. or greater for easements, whichever greater applies. (Proposing) 10 ft. or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: 10 ft or greater for easements, whichever greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft or greater for easements, whichever greater applies. (Proposing): In accordance with the zoning ordinance, or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever greater applies **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or if greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 23rd street, Freddy Gonzalez and all interior streets. -May increase to 5 ft. as per Engineering Department. (Proposing): 5ft. wide minimum sidewalk required along 23rd street and 4 ft. wide minimum sidewalk required along Freddy Gonzalez Road and all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: - Add plat note as stated above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Based on the Submitted application - R-2 requires a lot size of 4,500 sq ft lot. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing R-1 Proposed R-3 ***Zoning Ordinance: Article V -- The engineer submitted an application for a rezoning from R-1(OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - The engineer submitted an application for a rezoning from R-1 (OLD CODE) to R-3 (HIGH DENSITY RESIDENTIAL). It will be heard at the planning and zoning on 10/21/25 and city commission on 11/10/25.	Applied
PARKS	
* Land dedication in lieu of fee. * Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $69,300 (99 x $700) will be required prior to recording. If the number if dwelling units' changes, the park fee will be adjusted accordingly.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $69,300 (99 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	Required

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

COMMENTS	
Comments: -Please show distance of the drain ditch on the southwest corner, center and southeast corner. - How show how much is being dedicated on the drain ditch, prior to final. -Please clarify the two 10 ft. easements on the adjacent property to the east. will the easement continue to this subdivision. -Will lot 66 be a buildable area? and meet all city requirements? - Any abandonments will need to be by a separate instrument, not by this plat. - a knuckle may be required adjacent from lot 34. - Submit gate details for private subdivision, finalize prior to final. -Any variances requested must be finalized prior to final. -Plat note #16 references state highway 107, this does not pertain to this plat. - Application will need to be revised to the correct zone change. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied

LOCATION
N
W
E
S
PROPOSED ENCLAVE ON FREDDY SUBDIVISION
FREDDY GONZALEZ
FREDDY GONZALEZ RD
N 23RD ST
DOVE CROSSING SUBDIVISION PHASE 1
DOVE CROSSING SUBDIVISION PHASE 2
ZURICH AVE
YALE
XAVIER AVE
VANDERBILT AVE
FALCON'S COVE SUBDIVISION
TRINITY HEIGHTS
LOT A
H.C.I.D. No.1
AIN CANAL R.O.W.
STANFORD AVE
LA FLORESTA SUBDIVISION PHA
RICE AVE
QUEENS AVE
PROVIDENCE AVE
LA FLORESTA PHASE II
7
10
11
14
15
270

City of McAllen

SUB2025-0121

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name VILLAS AT TRENTON

Legal Description LA LOMITA (HOIT) S495' EXC S340'-W360' LOT 52 12.19AC GR 10.27AC NET

Location 8000 N Ware Rd

City Address or Block Number 8000 N WARE RD

Total No. of Lots 93 D.R. Total Dwelling Units 89 D.R. Gross Acres ~~12.19~~ 10.754 D.R. Net Acres ~~10.27~~ 10.638 D.R.

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**■ **Residential (** 92 D.R **Lots)** Replat: ☐Yes/■No

Existing Zoning R-2 (new UDC) Proposed Zoning _____ Applied for Rezoning ☐No/■Yes: Date 6-18-25

Existing Land Use Vacant land Proposed Land Use Townhome Subd.

Irrigation District # HCID #1 Water CCN: ■MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Property ID: 210548

Estimated Rollback Tax Due N/A Tax Dept. Review _____

Owner

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Developer

Name 3400 N AUBURN AVE LLC (Alvaro Gonzalez) Phone 956-605-3951

Address P.O. Box 5085 E-mail alvarogonzalez@rgv.rr.com

City McAllen State TX Zip 78502

Contact Person Alvaro Gonzalez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

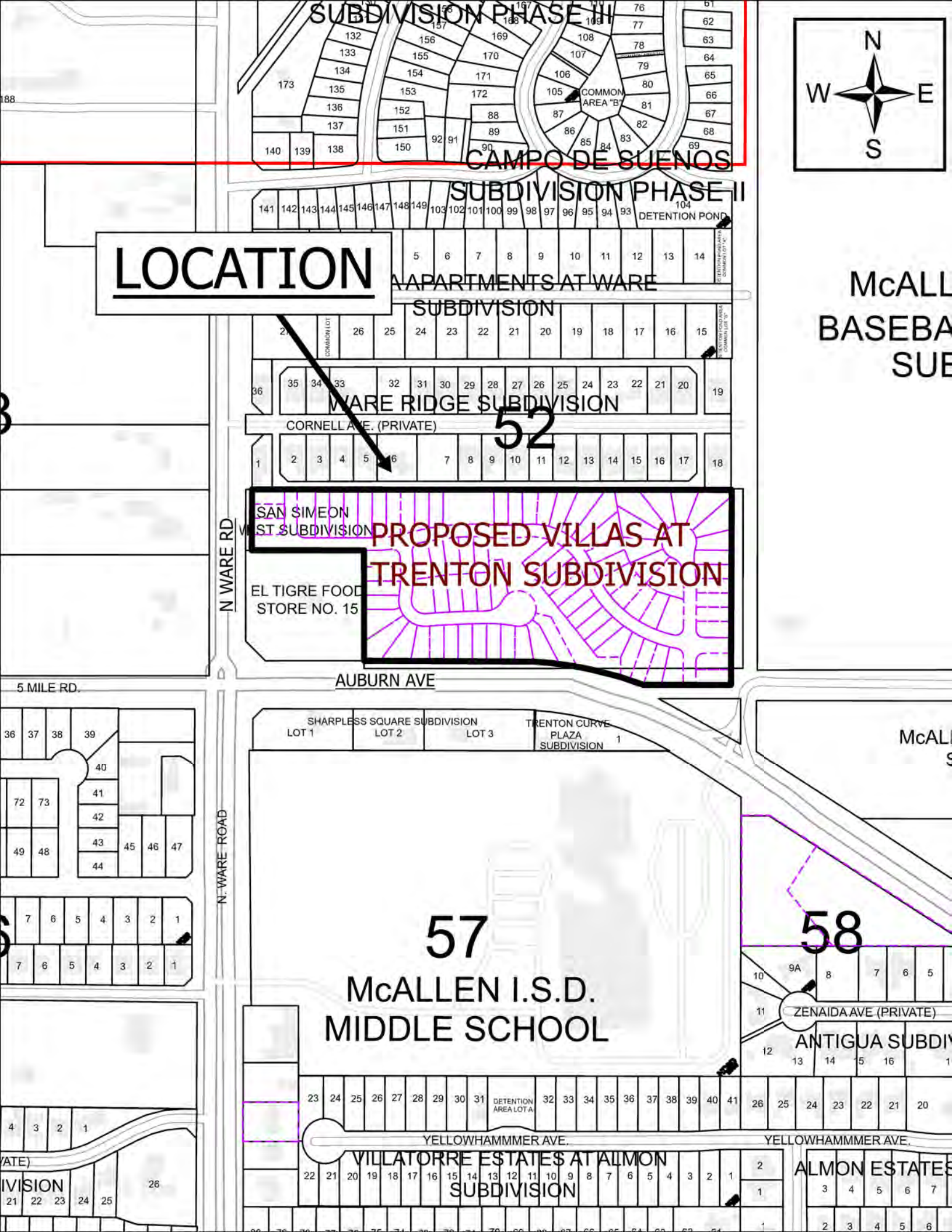
Surveyor

Name Manuel Carrizales, R.P.L.S. Phone 512-470-1485

Address 4807 Gondola Ave E-mail fnfcad@gmail.com

City Edinburg State TX Zip 78542

RECEIVED
AUG 21 2025
By TA


LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
CAMPO DE SUENOS SUBDIVISION PHASE II
SUBDIVISION PHASE III
APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
CORNELL AVE. (PRIVATE)
52
SAN SIMEON ST SUBDIVISION
EL TIGRE FOOD STORE NO. 15
N WARE RD
AUBURN AVE
5 MILE RD.
N. WARE ROAD
SHARPLESS SQUARE SUBDIVISION
LOT 1
LOT 2
LOT 3
TRENTON CURVE PLAZA SUBDIVISION
57
McALLEN I.S.D. MIDDLE SCHOOL
58
ZENAIDA AVE (PRIVATE)
ANTIGUA SUBDIV
YELLOWHAMMMER AVE.
VILLATORRE ESTATES AT ALMON SUBDIVISION
ALMON ESTATES
DETENTION POND
DETENTION AREA LOT A
COMMON AREA "B"
McALL
BASEBA
SUB
N
S
E
W

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VILLAS AT TRENTON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTH-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT

_____ _____

OWNER: 3400 N AUBURN AVE, LLC DATE

MANAGING MEMBER: ALVARO GONZALEZ

VILLAS AT TRENTON SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VILLAS AT TRENTON SUBDIVISION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED..

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ , 2025.

_____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS VILLAS OF TRENTON SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____

PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

_____ _____

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

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALEZ, 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 _____ 2025.

_____

MANUEL CARRIZALEZ,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388
512-380-5152
fnfcad@gmail.com

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALEZ · 6388 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, 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_____, 2025.

_____ _____

DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED · PROFESSIONAL ENGINEER

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0400 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION IN ZONE "X", ACCORDING TO FEMAS FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0295 D, REVISED JUNE 6, 2000.

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER.

3. BUILDING SETBACK NOTE:
MINIMUM BUILDING SHALL BE AS FOLLOWS OR EASEMENT LINE; WHICHEVER IS GREATER.

GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
FRONT: LOT 1-89 SHALL BE 20 FEET.
REAR: LOTS 1-89 SHALL BE 10 FEET.
CORNER SIDE: LOT 3, 4, 31, 32, 59, 60, 74, 75, & 89 SHALL BE 10 FEET.

INTERIOR SIDES:
LOT 1 SHALL BE 5 FEET ON SOUTH SIDE
LOT 2 & 3 SHALL BE 0 FEET ON SOUTH SIDE
LOT 2 SHALL BE 0 FEET ON NORTH SIDE
LOT 4 SHALL BE 5 FEET ON 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 & 0 FEET ON EAST SIDE
LOT 14 SHALL BE 0 FEET ON WEST SIDE & 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 EAST SIDE & 0 FEET ON WEST SIDE
LOT 42 SHALL BE 0 FEET ON EAST SIDE & 5 FEET ON WEST SIDE
LOT 59 SHALL BE 5 FEET ON SOUTH SIDE
LOT 60 SHALL BE 5 FEET ON EAST SIDE
LOT 64 SHALL BE 5 FEET ON WEST SIDE & 0 FEET ON EAST SIDE
LOT 65 SHALL BE 0 FEET ON WEST SIDE & 5 FEET ON EAST SIDE
LOT 74 & 75 SHALL BE 5 FEET ON WEST SIDE
LOT 82 SHALL BE 0 FEET ON WEST SIDE & 5 FEET ON EAST SIDE
LOT 83 SHALL BE 5 FEET ON WEST SIDE & 0 FEET ON EAST SIDE
LOT 89 SHALL BE 5 FEET ON EAST SIDE

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16626478.690'
EASTING: 1067095.157'
ELEV. = 115.86'
SQUARE CUT IN CONCRETE INLET ALONG AUBURN AVENUE.

5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF X.XXX.XX CF. (X.XXX AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE PARTIALLY DETAINED ON-SITE WITHIN PROPOSED DETENTION AREA COMMON LOT AS WELL AS THE PARCEL OF LAND OWNED BY THE CITY OF MCALLEN ADJACENT TO THE DETENTION AREA COMMON LOT. AS PART OF LICENSE AGREEMENT DOC#XXXX.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

9. ALL COMMON LOTS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.

10. COMMON LOT DETENTION AREA SHALL BE MAINTAINED BY HOA.

11. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.

12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.

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 PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

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.

15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

16. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG AUBURN AVENUE.

17. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. AUBURN AVENUE.

19. 5' SIDEWALK ADJACENT TO BACK OF CURB REQUIRED ALONG ALL INTERIOR STREETS DURING THE BUILDING PERMIT STAGE; AND SHALL BE EVIDENT PRIOR TO FINAL OCCUPANCY OF THE RESIDENTIAL STRUCTURE.

THE COUNTY OF HIDALGO · TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

METES AND BOUNDS

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT NO. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS. SAID 10.754 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT, THE SOUTHEAST CORNER OF THE SAID LOT 52;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N81°27'13"W, ALONG THE SOUTH LINE OF THE SAID LOT 52, A DISTANCE OF 224.25 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, A POINT ON THE SOUTH LINE OF THE SAID LOT 52, SAME BEING A POINT ON THE NORTH RIGHT-OFWAY LINE OF W. AUBURN AVENUE, FOR AN EXTERIOR CORNER OF THE HEREIN DESCIBED TRACT AND THE BEGINNING OF A CURVE;

THENCE, ACROSS THE SAID LOT 52, WITH A CURVE TO THE LEFT THROUGH AN ANGLE OF 20°49'02", HAVING A RADIUS OF 920.00 FEET, AN ARC LENGTH OF 334.26 FEET, A CHORD BEARING OF N71°03'19"W, A DISTANCE OF 332.43 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, A DISTANCE OF 378.68 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. AUBURN AVE, SAME BEING THE SOUTHEAST CORNER OF LOT 1, EL TIGRE FOOD STORE NO. 15, RECORDED IN VOLUME 40, PAGE 103, MAP RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST LINE OF THE SAID LOT 1, A DISTANCE OF 280.35 FEET TO 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND, THE NORTHEAST CORNER OF THE SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°27'13"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE NORTH LINE OF THE SAID LOT 1, A DISTANCE OF 284.79 FEET TO AN ALUMINUM DISK FOUND, JOB No. 25-086
THE NORTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°32'47"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 154.65 FEET A 1/2 INCH IRON ROD WITH PINK CAP SET, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING A POINT ON THE SOUTH LINE OF WARE RIDGE SUBDIVISION, RECORDED IN VOLUME 50, PAGE 199, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°27'13"E, ACROSS THE SAID LOT 52, SAME BEING ALONG THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, A DISTANCE OF 1214.69 FEET TO 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH LINE OF THE SAID WARE RIDGE SUBDIVISION, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S08°32'47"W, ACROSS THE SAID LOT 52, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF N. 33RD STREET, A DISTANCE OF 495.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.754 ACRE OF LAND, MORE OR LESS.

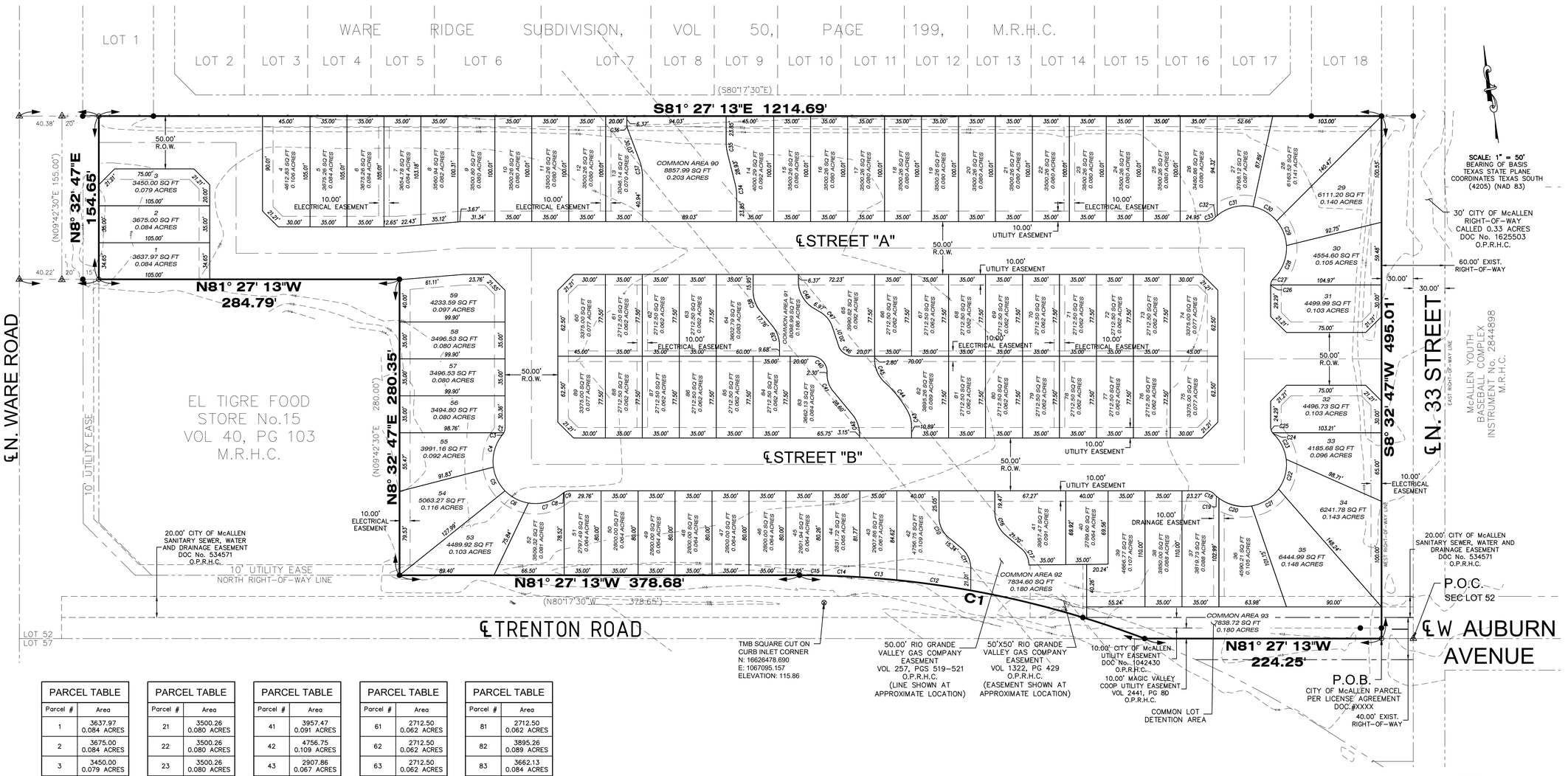
RJC DEVELOPMENT GROUP

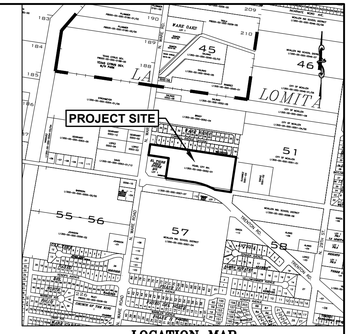
CIVIL ENGINEERING ▪ LAND DEVELOPMENT ▪ PROJECT MANAGEMENT

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

VILLAS AT TRENTON SUBDIVISION

BEING 10.754 ACRES OUT OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 67-69, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO 3400 N AUBURN AVE, LLC, DATED JULY 21, 2023, RECORDED IN DOCUMENT No. 3468040, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS





LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 50'
BEARING OF BASIS TEXAS STATE PLANE COORDINATES TEXAS SOUTH (4205) (NAD 83)

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	334.26	920.00	20.82	N71° 03' 19"W	332.43
C2	4.83	10.00	27.66	N22° 22' 29"E	4.78
C3	2.05	10.00	11.73	N42° 03' 57"E	2.04
C4	32.97	40.00	47.22	N24° 19' 00"E	32.04
C5	25.43	40.00	36.42	N17° 30' 18"W	25.00
C6	25.43	40.00	36.42	N53° 55' 29"W	25.00
C7	34.91	40.00	50.00	S82° 51' 54"W	33.81
C8	1.59	10.00	9.09	S62° 24' 28"W	1.58
C9	5.51	10.00	31.60	S82° 44' 55"W	5.44
C10	22.02	25.00	50.46	N16° 41' 07"W	21.31
C11	22.02	25.00	50.46	N16° 41' 07"W	21.31
C12	70.70	920.00	4.40	S73° 30' 35"E	70.68
C13	35.12	919.99	2.19	S76° 48' 17"E	35.12
C14	35.03	920.00	2.18	S78° 59' 21"E	35.03
C15	22.35	920.00	1.39	S80° 46' 34"E	22.35
C16	23.75	30.00	45.35	N14° 07' 45"W	23.13
C17	17.26	20.00	49.45	N15° 54' 24"W	16.73
C18	7.95	10.00	45.57	N58° 40' 02"W	7.75
C19	6.11	28.58	12.24	N40° 14' 56"W	6.09
C20	32.65	43.05	43.45	N68° 05' 38"W	31.87
C21	30.82	40.00	44.15	S66° 21' 22"W	30.06
C22	29.83	40.00	42.73	S22° 54' 55"W	29.15
C23	26.93	40.00	38.57	S17° 44' 21"E	26.42
C24	1.88	10.00	10.77	S31° 38' 24"E	1.88
C25	6.07	10.00	34.80	S8° 51' 13"E	5.98
C26	0.71	10.00	4.06	S10° 34' 26"W	0.71
C27	7.25	10.00	41.52	S33° 21' 37"W	7.09
C28	34.17	40.00	48.95	S29° 38' 43"W	33.14
C29	25.52	40.00	36.55	S13° 06' 21"E	25.09
C30	26.59	40.00	38.09	S50° 25' 33"E	26.10
C31	36.23	40.00	51.89	N84° 35' 12"E	35.00
C32	3.96	40.00	5.67	N55° 48' 28"E	3.96
C33	7.95	10.00	45.57	N75° 45' 36"E	7.75
C34	12.25	50.00	14.03	S1° 31' 46"W	12.22
C35	12.25	50.00	14.03	S1° 31' 46"W	12.22
C36	7.17	20.00	20.55	N1° 43' 51"W	7.14
C37	17.94	50.00	20.55	N1° 43' 51"W	17.84
C38	20.68	30.00	39.50	N11° 12' 20"W	20.28
C39	20.68	30.00	39.50	N11° 12' 20"W	20.28
C40	23.56	15.00	90.00	N36° 27' 13"W	21.21
C41	17.24	25.00	39.50	N11° 12' 20"W	16.90
C42	20.68	30.00	39.50	N11° 12' 20"W	20.28
C43	14.75	30.00	28.17	S5° 32' 19"E	14.60
C44	34.90	100.00	20.00	S29° 37' 15"E	34.72
C45	25.22	30.00	48.16	S15° 32' 10"E	24.48
C46	17.40	15.00	66.45	S48° 13' 45"E	16.44
C47	18.05	25.00	41.37	S30° 34' 18"E	17.66
C48	31.31	30.00	59.80	S21° 21' 15"E	29.91

PARCEL TABLE	
Parcel #	Area
1	3637.97 0.084 ACRES
2	3675.00 0.084 ACRES
3	3450.00 0.079 ACRES
4	4612.83 0.106 ACRES
5	3675.26 0.084 ACRES
6	3675.26 0.084 ACRES
7	3654.78 0.084 ACRES
8	3560.94 0.082 ACRES
9	3500.80 0.080 ACRES
10	3500.26 0.080 ACRES
11	3500.26 0.080 ACRES
12	3500.26 0.080 ACRES
13	3046.14 0.070 ACRES
14	4000.29 0.092 ACRES
15	3500.26 0.080 ACRES
16	3500.26 0.080 ACRES
17	3500.26 0.080 ACRES
18	3500.26 0.080 ACRES
19	3500.26 0.080 ACRES
20	3500.26 0.080 ACRES

PARCEL TABLE	
Parcel #	Area
21	3500.26 0.080 ACRES
22	3500.26 0.080 ACRES
23	3500.26 0.080 ACRES
24	3500.26 0.080 ACRES
25	3500.26 0.080 ACRES
26	3480.86 0.080 ACRES
27	3768.12 0.087 ACRES
28	6163.52 0.141 ACRES
29	6111.20 0.140 ACRES
30	4554.60 0.105 ACRES
31	4499.99 0.103 ACRES
32	4496.73 0.103 ACRES
33	4185.68 0.096 ACRES
34	6241.78 0.143 ACRES
35	6444.99 0.148 ACRES
36	4590.21 0.105 ACRES
37	3819.73 0.088 ACRES
38	3850.00 0.088 ACRES
39	4666.77 0.107 ACRES
40	2789.60 0.064 ACRES

PARCEL TABLE	
Parcel #	Area
41	3957.47 0.091 ACRES
42	4756.75 0.109 ACRES
43	2907.86 0.067 ACRES
44	2831.72 0.065 ACRES
45	2801.94 0.064 ACRES
46	2800.00 0.064 ACRES
47	2800.00 0.064 ACRES
48	2800.00 0.064 ACRES
49	2800.00 0.064 ACRES
50	2800.00 0.064 ACRES
51	2797.49 0.064 ACRES
52	3509.32 0.081 ACRES
53	4489.92 0.103 ACRES
54	5063.27 0.116 ACRES
55	3991.16 0.092 ACRES
56	3494.80 0.080 ACRES
57	3496.53 0.080 ACRES
58	3496.53 0.080 ACRES
59	4233.59 0.097 ACRES
60	3375.00 0.077 ACRES

PARCEL TABLE	
Parcel #	Area
61	2712.50 0.062 ACRES
62	2712.50 0.062 ACRES
63	2712.50 0.062 ACRES
64	3602.79 0.083 ACRES
65	3990.82 0.092 ACRES
66	2712.50 0.062 ACRES
67	2712.50 0.062 ACRES
68	2712.50 0.062 ACRES
69	2712.50 0.062 ACRES
70	2712.50 0.062 ACRES
71	2712.50 0.062 ACRES
72	2712.50 0.062 ACRES
73	2712.50 0.062 ACRES
74	3375.00 0.077 ACRES
75	3375.00 0.077 ACRES
76	2712.50 0.062 ACRES
77	2712.50 0.062 ACRES
78	2712.50 0.062 ACRES
79	2712.50 0.062 ACRES
80	2712.50 0.062 ACRES

PARCEL TABLE	
Parcel #	Area
81	2712.50 0.062 ACRES
82	3895.26 0.089 ACRES
83	3662.13 0.084 ACRES
84	2712.50 0.062 ACRES
85	2712.50 0.062 ACRES
86	2712.50 0.062 ACRES
87	2712.50 0.062 ACRES
88	2712.50 0.062 ACRES
89	3375.00 0.077 ACRES
90	8857.99 0.203 ACRES
91	8098.99 0.186 ACRES
92	7834.60 0.180 ACRES
93	7838.72 0.180 ACRES

LEGEND
- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- ⚠ COTTON PICKER SPINDLE FOUND "CPS"
- ⊘ MAG NAIL SET "MNS"

(S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
M.R.H.C. – MAP RECORDS HIDALGO COUNTY
R.O.W. – RIGHT-OF-WAY
P.O.B. – POINT-OF-BEGINNING
P.O.C. – POINT-OF-COMMENCING

RJC DEVELOPMENT GROUP

CIVIL ENGINEERING ▪ LAND DEVELOPMENT ▪ PROJECT MANAGEMENT

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALVARO GONZALEZ	201 W. HOBBS DRIVE	EDINBURG, TX. 78539	(956) 605-3951
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	MANUEL CARRIZALEZ, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TEXAS 78542	(512) 470-1489

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: VILLAS AT TRENTON

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
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 Revisions needed: - Revise the street name as shown above wherever applicable, prior to final. - Need to label the Total R.O.W., Existing R.O.W., dimension from Centerline (C.L.) after accounting for any dedication. Use applicable arrow annotations <-------|--------> as required. - Include all applicable document numbers for R.O.W., easements, etc. on the plat and provide copies of these documents for staff review prior to final. - 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. -Provide gate details (private subdivision) ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to recording. *****COM Thoroughfare Plan	Non-compliance
Interior Street (Private & Gated): Dedication required for 60 ft. Total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: - Street names "Street A, B, C, etc." will need to be revised prior to final. -Provide a knuckle for lots 1 and 2, or corner clips will need to be increased. - Plat shows 50 ft. R.O.W. for interior streets, - variance will be required if not meeting requirements. - Application references subdivision as being a (Private & Gated) development, gate details would be required and R.O.W. is subject to increase to accommodate for gate areas, sidewalks, islands, etc. Submit gate details as applicable, finalize prior to final. -Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. -If boulevard / island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. -A secondary access shall be required for gated streets providing access to 31+ dwelling units. -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final ***COM Thoroughfare Plan	Non-compliance

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

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.(TBD) Paving: 40 ft. Curb & gutter: Both sides Revisions needed: -Revise street name as shown above prior to final. - Please label centerline prior to final. Need to clarify which line is the Centerline. - Label documents numbers regarding how existing ROW was dedicated prior to final. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final. **COM Thoroughfare Plan	Non-compliance
Auburn Avenue (Mile 5 North): 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both sides - Revise the Street name as shown above wherever applicable, prior to final. - Need to label the Total R.O.W., Existing R.O.W., etc. after accounting for any dedication. Use applicable arrow annotations to show this. <----------|----------> - Include all applicable document numbers for R.O.W., utility easements, etc. on the plat, and provide copies of these documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
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	Compliance
* 300 ft. Maximum Cul-de-Sac - Permanent Cul-De-Sacs shall not exceed three hundred (300) feet in length unless no other alternative is available. - Preliminary plat submitted on August 20, 2025 does not appear to comply with the Maximum Cul-De-Sac length requirement. Provide 'Cul-De-Sac' paving details prior to final. ***Unified Development Code Section 5.3.9.H.4	Compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: - Revise plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4	Non-compliance
* Rear: 10 ft. or greater for easements. Revisions needed: - Please add plat note as shown above prior to final. **Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. ***Zoning Ordinance: Section 138-356	Non-compliance

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

* Sides: In accordance with the UDC, or greater for easements, - Please revise setback table, some seem to repeat. ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater. - Please indicate "or greater for easements", prior to final. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage :18 ft. except where a greater setback is required, greater setback applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road, Auburn Ave, N.33rd Street, and both sides of interior streets. - Add plat note as stated above, prior to final. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Rd., Auburn Ave., & N.33rd Street. Revisions needed: - Please revise plat note #18 as show above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Shown as plat note #17. - Masonry wall will be required along the recorded El Tigre Food Store No. 15. **Landscaping Ordinance: Section 110-46	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road, Auburn Ave. and N.33rd Street. Revisions needed: - Please add plat note as show above prior to final. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Need to add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add plat note as shown above prior to final. **Section 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	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. * Minimum Lot width is 20 ft. and minimum lot area is 2,250 sqft. ***Unified Development Code Section 2.2.3.D.4	Compliance
ZONING/CUP	
* 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	Applied
* 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	Applied
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Number of dwelling units on the application states its for 89, park fees would therefore be $700 X 89 = $62,300 fee established.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, please submit a Trip Generation worksheet to determine if TIA is required, prior to final plat. - Please contact the Traffic operations department (956) 681-2715 for more information.	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: - Need to add the wording for " (Private Subdivision)" under the Title of the Plat. -please provide gate details. - Engineering is reviewing the additional ROW needed to 33rd Street for City Project(TBD) - Verify Owner's Signature block, as the wording being shown appears to be the wording used for Public Subdivisions, also I would like to add that the note references Taylor Rd., but Taylor Rd. is not in this area. - On the Location map, needs to add a frame on the N-arrow, add a Solid hatch on the Subdivision Project Site. - Missing plat notes for HOA, Common Areas, corrected sidewalk plat notes, etc. - Needs to provide staff with copy of all R.O.W./ easement documents being shown on the plat prior to final. - 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) - Update the date of preparation with any new revised submittals moving forward.. - Increase of Lots and change of layout was reviewed on 10.22.25. *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.	Applied
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

LOCATION
PROPOSED VILLAS AT TRENTON SUBDIVISION
SUBDIVISION PHASE III
CAMPO DE SUENOS SUBDIVISION PHASE II
APARTMENTS AT WARE SUBDIVISION
WARE RIDGE SUBDIVISION
SAN SIMEON ST SUBDIVISION
EL TIGRE FOOD STORE NO. 15
SHARPLESS SQUARE SUBDIVISION
TRENTON CURVE PLAZA SUBDIVISION
57
McALLEN I.S.D. MIDDLE SCHOOL
58
VILLATORRE ESTATES AT ALMON SUBDIVISION
ALMON ESTATES
ANTIGUA SUBDIV
McALL BASEBA SUB
PRIVATE DR
EMORY AVE
DUKE AVE
CORNELL AVE
CORNELL AVE (PRIVATE)
N 35TH ST
N 33RD ST
N WARE RD
N. WARE ROAD
5 MILE RD.
AUBURN AVE
TRENTON RD
ZENKER AVE
ZENAIDA AVE
YELLOWHAMMER AVE
COMMON AREA "B"
DETENTION POND
DETENTION AREA LOT A
N
W
E
S

SUB2025-0100

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

Project Information

Subdivision Name Bicentennial one

Legal Description The Easterly portions of Lots 5, 6, 7, 8 and 9, Block 2, Guerra's Addition to the City of McAllen Hidalgo County, Texas (V. 2 Pg. 31 H.C.M.R.)

Location Southeast corner of Houston Ave. and S. 19 1/2 Street

City Address or Block Number 808 S 19½ St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 9.64 Net Acres 9.64

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

For Fee Purposes: ☐Commercial (____ Acres)/☒ Residential (1 Lots) Replat: ☒Yes/☐No

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

Existing Land Use Townhouse Residential Proposed Land Use Townhouse Residential

Irrigation District # 3 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 184037

Estimated Rollback Tax Due 0 Tax Dept. Review gh

Owner

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Developer

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Contact Person Daniel Estrada

Engineer

Name M Garcia Engineering, LLC Phone (956) 598-5417

Address 1616 E. Griffin Parkway #146 E-mail mgarciaeng@gmail.com

City Mission State TX Zip 78572

Contact Person Mariano Garcia, P.E.

Surveyor

Name Kane-Lindsey, LLC Phone (956) 458-8391

Address 2805 Fountain Plaza Blvd., Ste. B E-mail kurt@kanelindsey.com

City Edinburg State TX Zip 78539

RECEIVED
JUN 27 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature Daniel Estrada Date 06/18/2025

Print Name Daniel Estrada

Owner ☒ Authorized Agent ☐

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

VAR 2025-0038

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description The Easterly portions of Lots 5, 6, 7, 8 and 9, Block 2, Guerra's Addition to the City of McAllen Hidalgo County, Texas (V. 2 Pg. 31 H.C.M.R.)

Proposed Subdivision (if applicable) Bicentennial One

Street Address S. 19 1/2 Street

Number of lots 1 Gross acres 0.10

Existing Zoning R2 Existing Land Use Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Owner

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Daniel Estrada Date 09/26/2025

Print Name Daniel Estrada ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by NM Payment received by _____ Date 9/26/25

Rev 06/21

SEP 26 2025

BY: CW

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

1. Variance from Front Setback from 20' to 14'

2. Variance from Side Setback from 6' to 0'

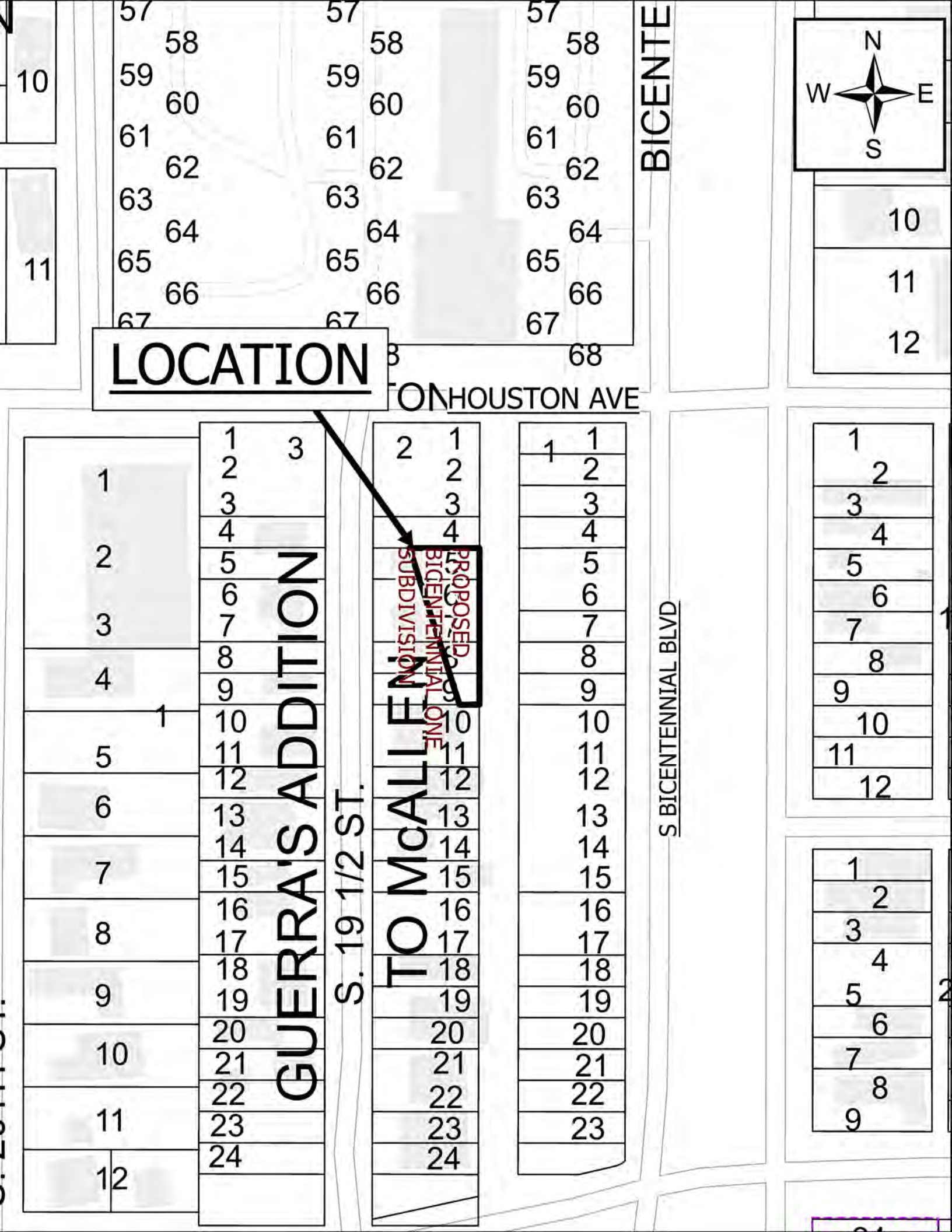
3. Variance from Rear Setback from 10' to 2'

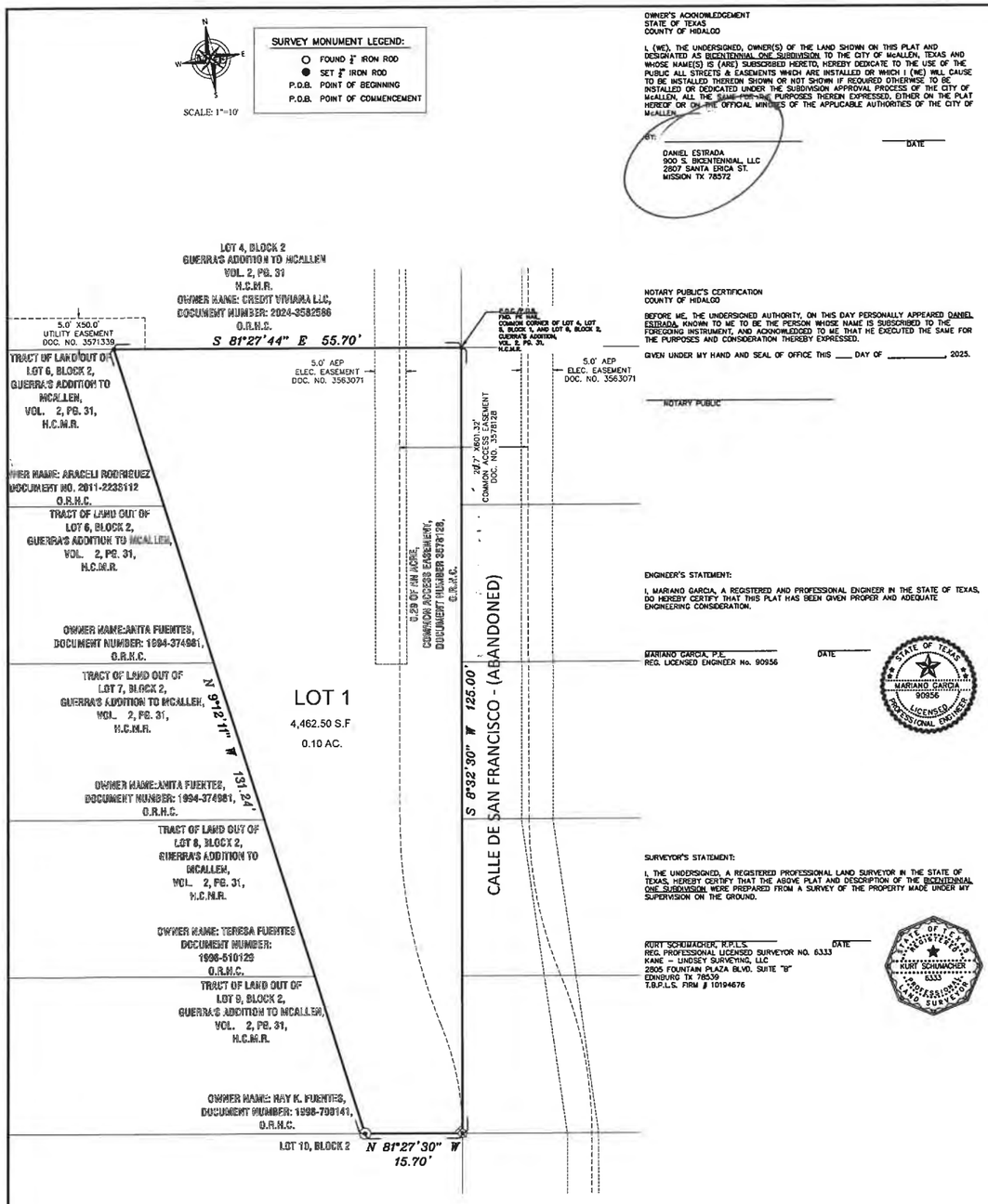
4. Variance from fronting a public street to a 20.7' common access easement

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

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.


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



OWNER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

BY: _____ DATE _____

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

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2025.

NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

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

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

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

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

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

MAYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN ATTEST: CITY CLERK

DATE:

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

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "X" – ZONE "X" AREAS ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480334-0325-D DATED 06-06-00.

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

2. MINIMUM BUILDING SETBACK LINES:
FRONT ____ IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
REAR ____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
INTERIOR SIDES ____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER ____ 10.00 FT. OR GREATER FOR EASEMENTS

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

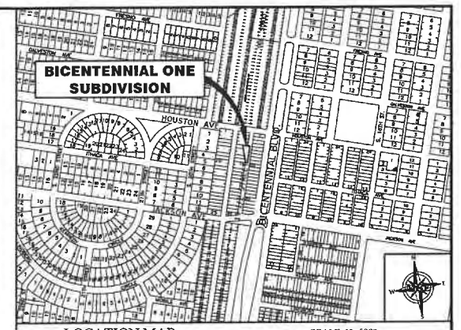
4. REQUIRED DRAINAGE DETENTION IS: ____ C.F. (____ AC.-FT.)

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

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

6. 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

7. 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



LOCATION MAP SCALE: 1"=500'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
1022 E. GRIFFIN PARKWAY SUITE 2028
MISSION TX 78572
DATE SURVEYED: 12-18-24
DATE PREPARED: 06-02-25
PROJECT NO. 25-102

MAP OF
BICENTENNIAL ONE SUBDIVISION

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

PLAT SHEET 1 OF 1

METES AND BOUNDS

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

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

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

THENCE; NORTH 81°27'30" WEST, ALONG THE COMMON LINE OF LOT 9, BLOCK 2 AND LOT 10, BLOCK 2, A DISTANCE OF 15.70 FEET, TO A SET 1/2-INCH IRON ROD WITH A RED CAP STAMPED "KLSC 5333 PROP COR"; AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY K. FUENTES, AS RECORDED IN DOCUMENT NUMBER 1998-700141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°12'11" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AT A DISTANCE OF 28.25 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AND TRACT OF LAND CONVEYED TO TERESA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1996-510129, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 8 AND LOT 9, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 52.50 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO TERESA FUENTES, AND A TRACT OF LAND CONVEYED TO ANITA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1994-374981, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. ALSO BEING AT THE COMMON LINE OF LOT 7 AND LOT 8, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 78.75 FEET, PASSING A POINT, AT THE COMMON LINE OF LOT 6 AND LOT 7, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 105.00 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO ANITA FUENTES AND A TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2011-2236112, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 5 AND LOT 6, BLOCK 2, OF SAID GUERRA'S ADDITION, CONTINUING TO A TOTAL DISTANCE OF 131.24 FEET, TO A POINT, AT THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, ALSO BEING AT THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 2, OF SAID GUERRA'S ADDITION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

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

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

SUBDIVISION PLAT OF BICENTENNIAL ONE SUBDIVISION

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

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING

1022 E. Griffin Parkway Suite 2028
Mission TX, 78572
Ph.: 956.598.5417
Firm Reg. No. F-9828

RECEIVED
JUN 27 2025
By

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	DANIEL ESTRADA	2807 SANTA ERICA ST.	MISSION TX 78572	---	---
ENGINEER:	MARIANO GARCIA, P.E.	1022 E. GRIFFIN PARKWAY #2028	MISSION TX 78572	(956) 598-5417	---
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	2805 FOUNTAIN PLAZA BLVD. SUITE "B"	EDINBURG, TEXAS 78539	(956) 458-8391	---

NO.	SHEET	REVISION	DATE	APPROVED

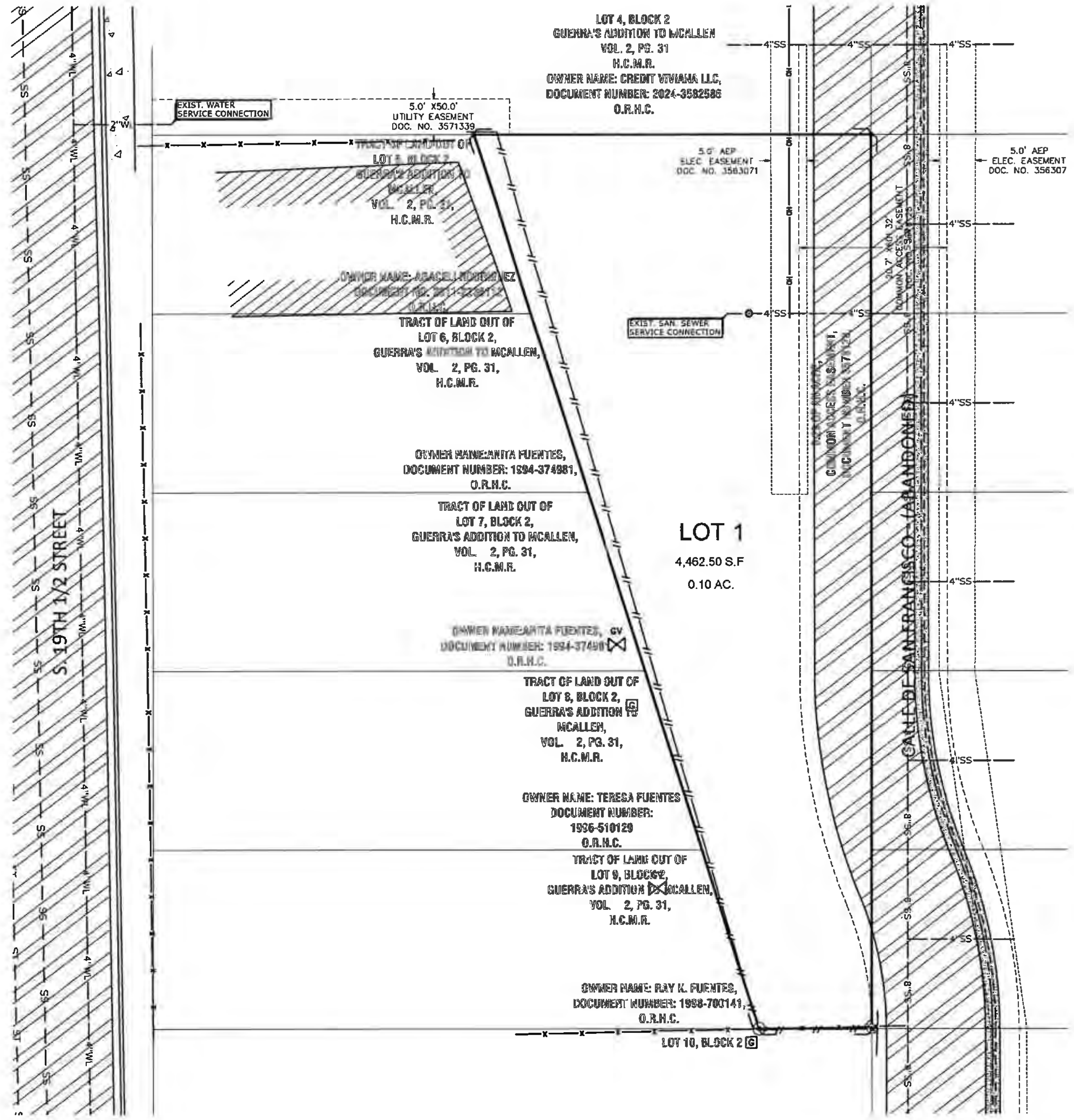
PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
MAY - 2025

PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
JUNE - 2025

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING
1102 E. Griffin Parkway #2028
Mission TX, 78572
Bus. 956.598.5417
Firm Reg. No. F-9826

SEAL:



LEGEND

- FD. 1/2 INCH IRON ROD
- SET 1/2 INCH IRON ROD
- FD. 60-D NAIL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- TEL. PEDESTAL
- TRAFFIC SIGN
- GAS METER
- WATER METER
- ELECTRICAL BOX
- GAS VALVE
- FIRE HYDRANT
- MAIL BOX
- IRR. STAND PIPE
- IRR. VALVE
- A.C. UNIT
- TREE
- PALM TREE
- PLANT / SHRUB
- SANITARY SEWER MANHOLE
- CLEANOUT
- SPRINKLER VALVE
- GATE VALVE
- TYPE "A" INLET
- TY C-C GRATE INLET
- TY C GRATE INLET
- HANDICAP SYMBOL
- BACK FLOW PREVENTER
- FD 1/2 INCH BEARING ARROW
- SET 1/2 INCH BEARING ARROW
- FD 1/2 INCH BEARING DOUBLE ARROW
- SET 1/2 INCH BEARING DOUBLE ARROW

LEGEND

- FD. 1/2 INCH IRON ROD
- SET 1/2 INCH IRON ROD
- FD. 60-D NAIL
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TEL. PEDESTAL
- EXISTING TRAFFIC SIGN
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING ELECTRICAL BOX
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MAIL BOX
- EXISTING STAND PIPE
- EXISTING IRRIGATION VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING CLEAN OUT
- EXISTING SPRINKLER VALVE
- EXISTING BACK FLOW PREVENTER
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING GRATE INLET
- EXISTING TREE
- EXISTING PALM TREE
- EXISTING SHRUB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING IRRIGATION LINE

HATCHES

- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING CONCRETE
- CALICHE
- EXISTING BUILDING

LINE TYPES

- IRRIGATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARD RAIL
- BARBED WIRE
- DETENTION POND
- PROPERTY LINE
- EASEMENT
- R.O.W.
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- ELECTRICAL LINE
- OVERHEAD LINE

UTILITY LAYOUT

SCALE: 1"=10'

PROJECT:
BICENTENNIAL ONE SUBDIVISION
McALLEN, TEXAS

JOB NO. 25-102	
DATE: 06-02-25	
DRAWN BY: MM	
CHECKED BY: MG	
REVISION:	
DRAWING NO:	C-.-

Developing & Zoning

6/18/2025, 1:41:08 PM

1:2,257

0 137.5 275 550 ft

0 40 80 160 m

Local Address
City Corporate Limits
Extra Territorial Jurisdiction
Special Districts
Zoning
A-O, Agricultural & Open Space
A-O, Agricultural & Open Space (New)
C-1, Local Commercial
C-1, Office Building Office
C-2, Neighborhood Commercial
C-2, Regional Commercial
C-3, General Business
C-3L, Light Commercial
C-4, Commercial Industrial
C-C, City Core
I-1, Light Industrial
I-1, Light Industrial (New)
I-2, Heavy Industrial
I-2, Heavy Industrial (New)
M-1, Local Mixed Use
M-2, Regional Mixed Use
R-1, Low Density Residential
R-1, Single Family Residential
R-2, Duplex-Fourplex Residential
R-2, Medium Density Residential
R-3, High Density Residential
R-3A, Multifamily Residential Apartment
R-3C, Multifamily Residential Condominium
R-3T, Multifamily Residential Townhouse
R-4, Mobile Home & Modular Home Subdivision
Special Districts
Thoroughfare Plan
Existing Collector 80'
Existing Expressway 350'
Existing Minor Arterial 100', Expansion Minor Arterial 100'
Existing Principal Arterial 120', Expansion High Speed Principal Arterial 150', Expansion Principal Arterial 120'
New Facility Collector 80'
New Facility Expressway 350'
New Facility Minor Arterial 100'
New Facility Principal Arterial 120'
Foresight Land Use
Complete Communities
Mixed Density Complete Neighborhood
Conservation Development
Parks and Open Space
Public/Semi-Public
Mixed Use Nodes
Mixed Use Corridors
Regional Commercial
Old Towne
Downtown
Employment Center
Industrial
Right-of-Way
Lot lines
Drain Ditch
Easement
Gas Easement
Lot Lines
Subdivision-Private
Preliminary Subdivision
Arc
McAllen Parcels
McAllen Parcels
HCAD Parcels
HCAD Parcels

McAllen GIS Division, ESRI, Inc., EagleView Technologies, Inc., McAllen GIS Division, ESRI Inc., McAllen GIS Division, ESRI, Inc.

McAllen GIS Division, ESRI, Inc.

Disclaimer: This map should not be used for navigation or legal purposes. It is intended for general reference use only.

RECEIVED
JUN 27 2025
By

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2025

SUBDIVISION NAME: BICENTENNIAL ONE

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Calle De San Francisco (ABANDONED) - Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: TBD Curb & gutter: TBD - Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. - Additional requirements may apply. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	TBD
_____ 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
* 200-800 ft. Block Length for R-2 Zone Districts (UDC) - If Rezoning for development of Townhome development. *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	TBD
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. - The engineer submitted a variance request to the front yard setbacks from 20 ft. to 14 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. **Unified Development Code Section 2.2.3.D.4	TBD

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

* Rear: 10 ft or greater for easements, whichever greater applies. -The engineer submitted a variance request to the rear yard setbacks from the required 10 ft to 2 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. **Zoning Ordinance: Section 138-356 *If rezoning, plat note is subject to change.	TBD
* Sides: 6 ft. or greater for easements, whichever is greater applies. - The engineer submitted a variance request to the side yard setbacks from 6 ft. to 0 ft. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025. **Unified Development Code Section 2.2.3.D.4	TBD
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	TBD
* Garage: 18 ft. except where greater setback is required, greater setback applies. -Missing Plat notes for Garage Setback. **Unified Development Code Section 2.2.3.D.4	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on all interior streets. - Include note as shown above. - Calle de San Francisco, sidewalk TBD *Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. -The engineer submitted a variance request to not provide a 4 ft required sidewalk. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 **Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Plat note being provided in note #6. * A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. * A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA

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. - Need to add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add HOA plat note. **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	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets - Need to clarify lot and frontage to a 'public' street. -The engineer submitted a variance request for the lot not fronting a public street. The variance request will be heard at the Planning and Zoning commission board on November 4, 2025, and city commission on November 24, 2025 **Subdivision Ordinance: Section 134-1	TBD
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 (Duplex-Fourplex Residential District) Proposed: R-2 (Medium Density Residential-UDC) -a Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. ***Zoning Ordinance: Article V	Non-compliance
Rezoning Needed Before Final Approval --a Rezoning request was submitted to change the zone to the new R-2 UDC District. If the rezoning gets approved, requirements are subject to change ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Clarify the total number of dwelling units to finalize the park fee prior to final.	Non-compliance
* 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.	Non-compliance
* 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 waived for Single-Family House.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Clarify with staff in regards to Abandoned road. - Re-plat's required public notice. - -a Rezoning request was submitted to change the zone to the new UDC. If the rezoning gets approved, requirements are subject to change. - Plat note numeral #2 repeats on the plat notes. - 5 variance requests were submitted and will be heard at the planning and zoning commission board on Nov. 4, 2025. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINGE AND UTILITY APPROVALS AND CLARIFICATION OF THE VARIANCE REQUESTS.	Applied

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

SUB2024-0181

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

Project Information

Subdivision Name HIDDEN GROVE ESTATES SUBDIVISION

Legal Description 5.492 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Cirtus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R

Location West ROW of North 2nd Street; approximately 485.00' south of Northgate Lane

City Address or Block Number 8601 N. 2nd Street

Total No. of Lots 9 Total Dwelling Units 8 Gross Acres 5.492 Net Acres _____

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

For Fee Purposes: ☐**Commercial (** EC **Acres)/**☑ **Residential (** 8 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Family Residential

Irrigation District # HCID#2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 162767

Estimated Rollback Tax Due 6,962.73 Tax Dept. Review UPG

Owner

Name Millennial Bear Farms LLC Phone c/o (956) 381-0981

Address 7310 North Highway 281 E-mail [redacted] EC

City Edinburg State TX Zip 78540

Developer

Name J&D Produce Inc Phone (c/o (956) 381-0981

Address PO Box 1548 E-mail [redacted] EC

City Edinburg State TX Zip 78540

Contact Person Mario A Reyna, Beto De La Garza & Della Robles

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED DEC 05 2024 By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 11.14.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

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

VAR2025-0027

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description: 5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT 1, VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY

Proposed Subdivision (if applicable): Hidden Grove Estates Subdivision

Street Address: 8601 N. 2nd Street

Number of lots: 8 Gross acres: 5.492

Existing Zoning: R-1 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Melden & Hunt, Inc. c/o Mario A Reyna, P.E. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail:

City: Edinburg State: Texas Zip: 78541

Owner

Name: Millennial Bear Farms, LLC Phone: 956-381-0981

Address: 7310 N Highway 281 E-mail: beto@meldenandhunt.com

City: McAllen State: Tx Zip: 78540

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 7/11/25

Print Name: Mario A. Reyna, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ $250.00

Accepted by: J.C. Payment received by: Date: JUL 14 2025

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

See attached letter

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

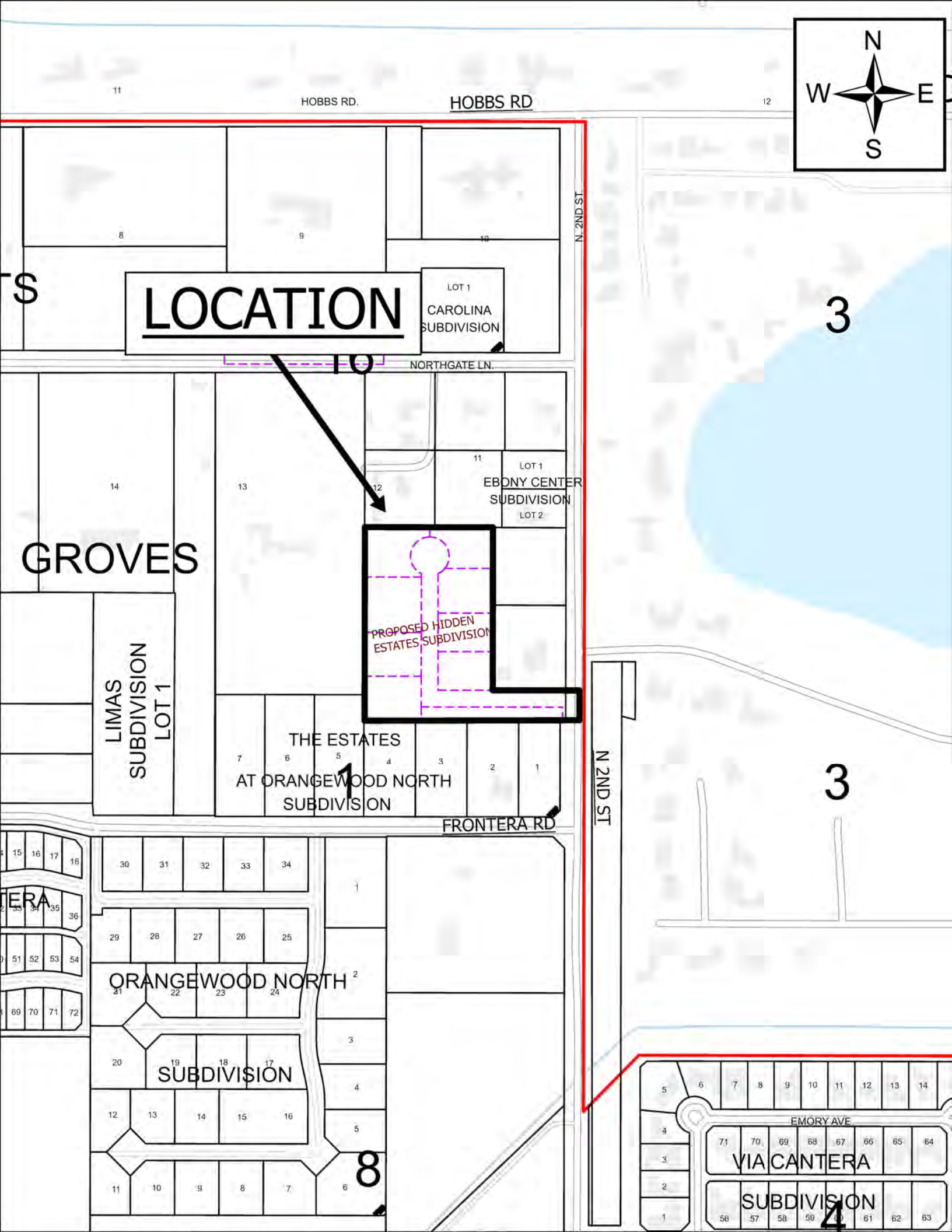
See attached letter

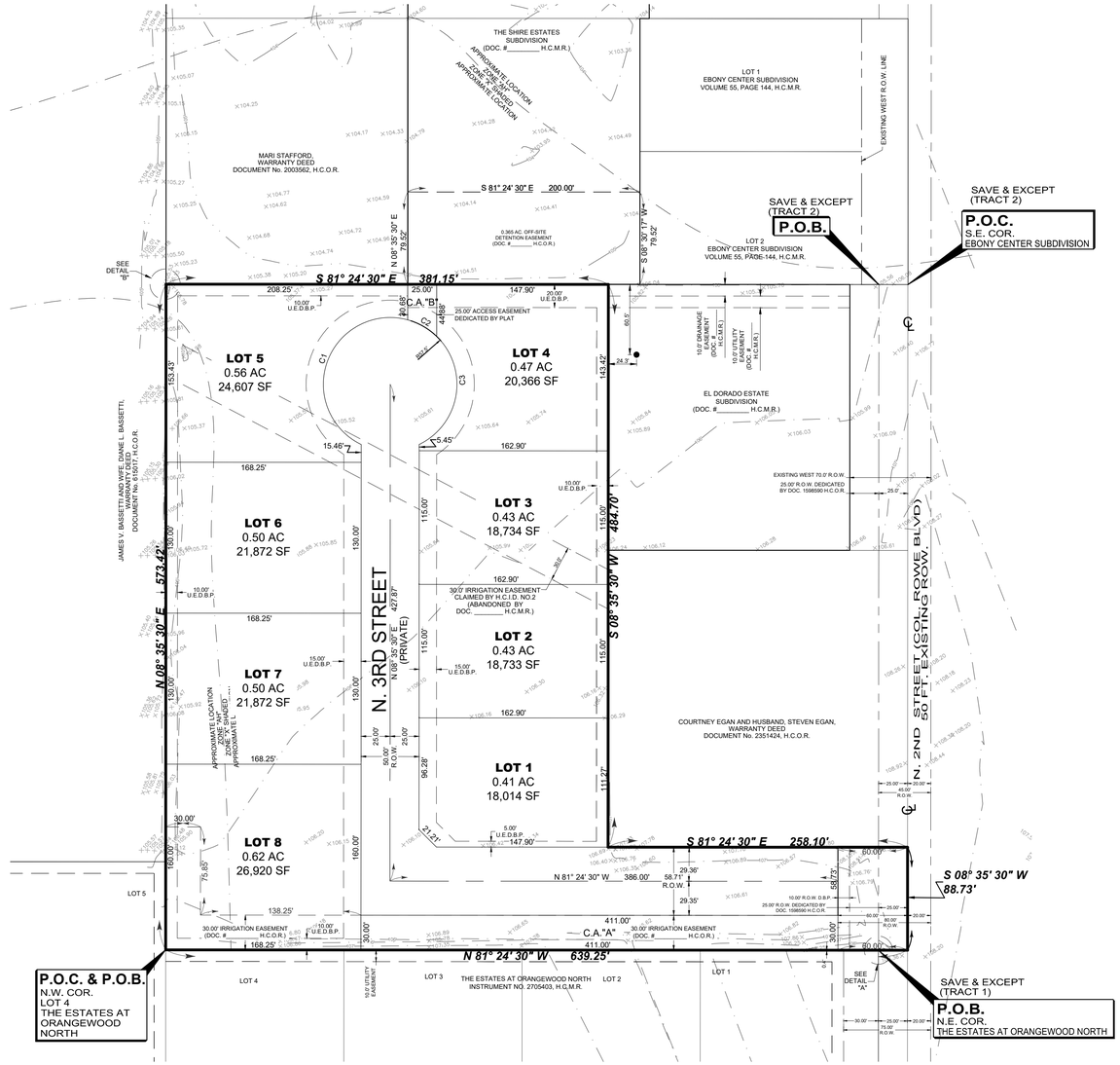
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

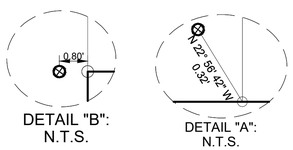
The variance will not be detrimental to the public health,safety or welfare or injurious to the legal rights of the surrounding properties

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the surrounding areas because this will be a private subdivision and the only variance being requested is for the private ROW.


N
W
E
S
HOBBS RD.
HOBBS RD
N. 2ND ST.
LOCATION
LOT 1
CAROLINA
SUBDIVISION
NORTHGATE LN.
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
GROVES
PROPOSED HIDDEN
ESTATES SUBDIVISION
LIMAS
SUBDIVISION
LOT 1
THE ESTATES
AT ORANGEWOOD NORTH
SUBDIVISION
FRONTERA RD
N 2ND ST
ORANGEWOOD NORTH
SUBDIVISION
EMORY AVE.
VIA CANTERA
SUBDIVISION
3
3
1
2
8
4





DETAIL "B": N.T.S.

DETAIL "A": N.T.S.

PLAT OF
HIDDEN GROVE ESTATES SUBDIVISION
(PRIVATE)
PLAT SHOWING
5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.492 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.492 ACRES WERE CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3067851 AND DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.492 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EAST LINE OF LOT 5 OF SAID THE ESTATES AT ORANGEWOOD NORTH, AT A DISTANCE OF 75.85 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 573.42 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR FOUND BEARS N 81° 24' 30" E A DISTANCE OF 0.80 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 81° 24' 30" E A DISTANCE OF 381.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 35' 30" W AT A DISTANCE OF 229.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 484.70 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 81° 24' 30" E AT A DISTANCE OF 208.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND BEING THE NORTHWEST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 233.10 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.10 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 35' 30" W ALONG THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, A DISTANCE OF 88.73 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, N 81° 24' 30" W AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SAVE & EXCEPT TRACT AND THE NORTHEAST CORNER OF SAID THE ESTATES AT ORANGEWOOD NORTH FROM WHICH A NO. 5 REBAR FOUND BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND ON THE SOUTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 639.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.543 ACRES OF LAND, OF WHICH 0.051 OF ONE ACRE LIES WITHIN SAID SAVE AND EXCEPT TRACT, LEAVING THE 5.492 ACRES HEREIN DESCRIBED, OF WHICH 0.051 OF ONE ACRE LIES WITHIN THE PREVIOUS EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, LEAVING AN EXISTING NET OF 5.441 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 1
A TRACT OF LAND CONTAINING 0.051 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.051 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.051 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS;

THENCE, S 81° 24' 30" E AT A DISTANCE OF 248.65 FEET PASS THE EAST LINE OF LOT 12 AND THE WEST LINE OF LOT 11 OF SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, CONTINUING A TOTAL DISTANCE OF 589.25 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 81° 24' 30" E A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 35' 30" W A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT

4. THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID THE ESTATES AT ORANGEWOOD NORTH, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.051 OF ONE ACRE OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 2
A TRACT OF LAND CONTAINING 0.131 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.131 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.131 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF EBONY CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 144, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 30" W A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS N 65° 35' 57" W A DISTANCE OF 0.93 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08°35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENE, S 81°24' 30" E ALONG THE SOUTH LINE OF SAID EBONY CENTER SUBDIVISION, AT A DISTANCE OF 9.65 FEET PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.131 OF ONE ACRE OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS PARTIALLY IN FLOOD ZONE "AH" AND MOSTLY IN ZONE "X" (SHADED).

   ZONE "AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 107, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (NO BUILDING PERMITTED WITHIN ZONE "AH")

   ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000
   REVISED TO REFLECT LOMR: MAY 17, 2001. (FINISH FLOOR 24" ABOVE TOP OF CURB AT CENTER OF LOT.)

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

FRONT:	25 FEET OR GREATER FOR EASEMENTS
REAR:	10 FEET OR GREATER FOR EASEMENTS.
SIDES:	IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS.
CORNER:	10 FEET OR GREATER FOR EASEMENTS.
GARAGE:	18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 21,320 CF. (0.489 AC.-FT.) DETENTION WILL BE PROVIDED ON SITE WITHIN DETENTION AREA AS APPROVED BY THE CITY OF McALLEN.

4. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLTERTON ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

   TEMPORARY BENCHMARK: FOUND C.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM
   NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16627167.194 E=1079903.436 ELEV.=108.58

5. NO BUILDING ALLOWED OVER ANY EASEMENT.

6. 4 FT. WIDE SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND ALONG N. 2ND STREET.

7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH 2ND STREET.

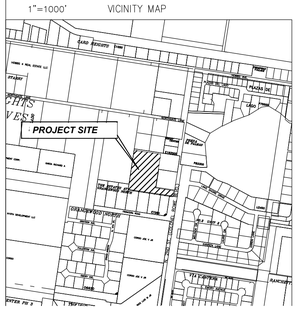
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

9. COMMON AREAS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.

10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 2ND STREET.

11. 25'x25' CLIP FOR SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

1"=1000' VICINITY MAP



Common Area Table		
C.A.	Sq.Ft.	Acres
"A"	12,330	0.283
"B"	909	0.021

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	169° 21' 01"	57.50'	169.95'	616.92	S29° 02' 18"W	114.50'
C2	028° 57' 27"	57.50'	29.06'	14.85	N51° 48' 28"W	28.75'
C3	110° 08' 58"	57.50'	110.54'	82.35	N17° 44' 44"E'	94.29'

LEGEND
- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.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
- ℄ - CENTER LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE
- C.A. - COMMON AREA

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

DRAWN BY	A.A.	DATE	12/02/2024
REVISED BY	A.G.P.	DATE	10/15/2025
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

PRINCIPAL CONTACTS		ADDRESS	PHONE/ FAX
OWNER:	MILLENNIAL BEAR FARM, LLC. C/O JAMES V. BASSETTI	281 N. HIGHWAY, HIDALGO COUNTY, TX 7310	
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE, EDINBURG, TX 78541	(956) 381-0981 / (956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE, EDINBURG, TX 78541	(956) 381-0981 / (956) 381-1839

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 2

N:\Land Development\Subdivision\MA\Aerial\2413 - 360 Pendum • Hidden Grove Estates\Acrobat files\2413 Hidden Grove Estates.dwg, 10/15/2025 9:33:27 AM, DWG To PDF.pc3

PLAT OF

HIDDEN GROVE ESTATES SUBDIVISION

(PRIVATE)

PLAT SHOWING

5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE,
VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

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

ATTEST: _____ _____
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 & ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MILLENNIAL BEAR FARMS, LLC DATE
JAMES V. BASSETTI
7310 N. HIGHWAY 281
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE DATED THIS THE _____ DAY OF _____, 20_____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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

DATE DEVISED: 04/10/2025
ENGINEERING JOB # 24153.00

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 HIDDEN GROVE ESTATES , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/19/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE _____ DAY OF _____, 20_____.

ROBERTO N. TAMEZ
6238

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238
STATE OF TEXAS
DATE SURVEYED: 11/19/2024
SURVEY JOB No. 24153.00

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: HIDDEN GROVE ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides Revisions needed: -The engineer submitted a variance request for the ROW dedication. 5 ft dedication for 55 ft from centerline. This variance will be heard at the planning and zoning commission board of November 4, 2025. - The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to final. - Please provide staff with copy of existing R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Non-compliance
Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides *40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: - R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. - Knuckle to be provided on the internal street. - Need to label the Center Line (C.L.) of internal street. - Need to provide Gate Details for staff review prior to final. - Street name will be stablished prior to final. Finalize street name requirement prior to final **Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. Abandonment cannot be done by plat, must be done by a separate document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA

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

* 600 ft. Maximum Cul-de-Sac. - Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit a variance request for 600 ft. maximum block length requirement. - If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on December 5, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106"	NA
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. *Zoning Ordinance: Section 138-356"	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where a 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	
* 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: - Revise plat #6 as shown above prior to final. -Plat references incarnate word and North 3rd street, please make correction, prior to final ***Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120"	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: *Landscaping Ordinance: Section 110-46.	Applied

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

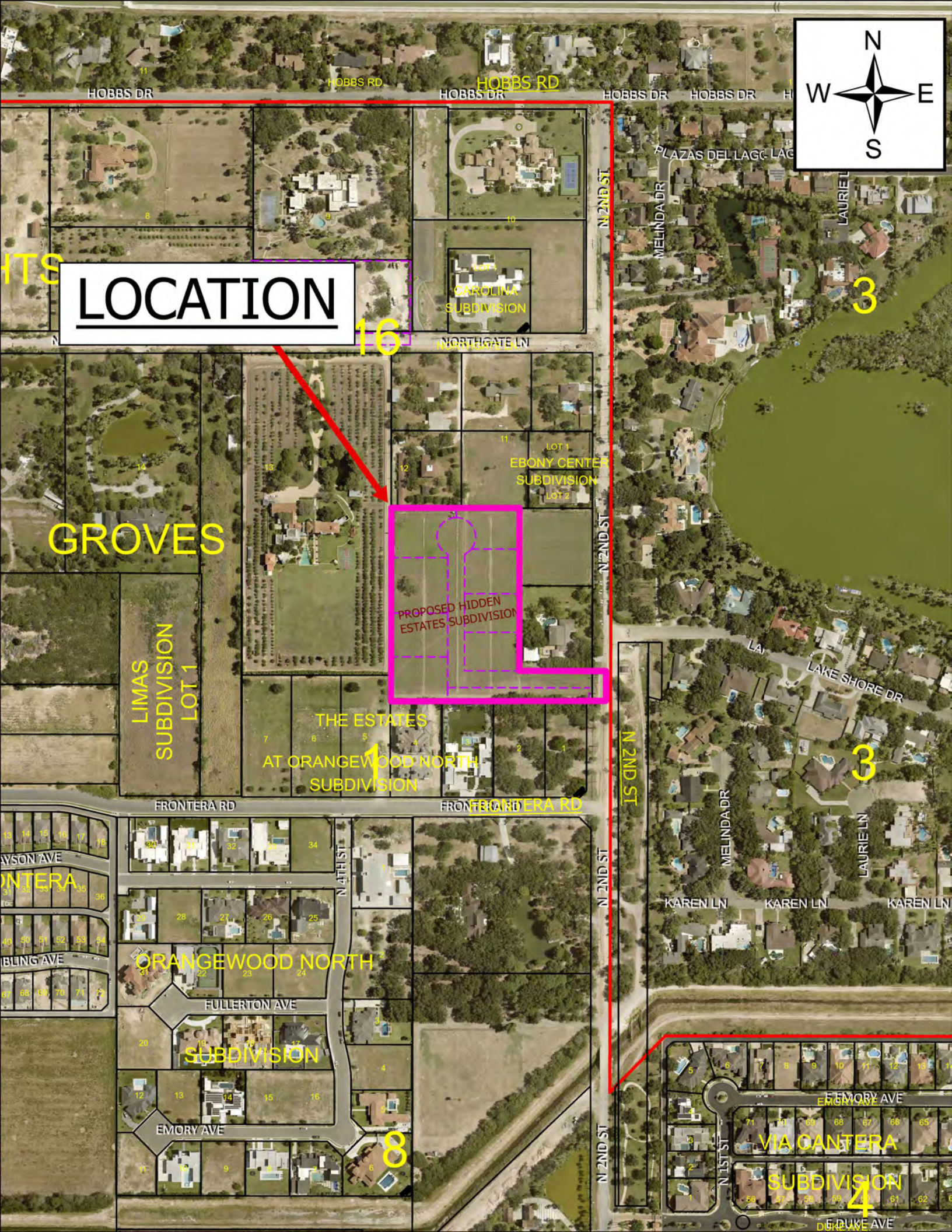
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. 2nd Street. **As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. **Must comply with City Access Management Policy.	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: - Revise plat note #9 as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. - For Lot 9/Common Area A, please clearly label the lot as lots may only one have one letter/number, revise the lot name prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: - Add a plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: - HOA covenants would need to be submitted for staff review. - Need to add a plat note with a space to cross-reference the recorded HOA document number. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. Lot dedication min. 25 frontage on street. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation has been approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - Trip Generation has been approved, no TIA required.	NA

COMMENTS	
Comments: - the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. the requests are 1. 58.73 ROW with 20ft of paving and 4 ft sidewalk on the north side only. 2. 5 ft ROW dedication for 55 ft form centerline. 3. cul-de-sac requirement exceeding. - Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. - There are three distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. - Contour lines on the plat are missing the elevations. - Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork,etc. - Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. *Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. - If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. *If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. - Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registerd" - Please clarify with staff on the pertaining 30.0 ' Irrigation Easement claimed by the H.C.I.D. No. 2 - Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. - Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. - Needs to provide for a knuckle on the interior street by lot 8. - Please clarify with staff to determine how Lot 3 will be developed. - Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. *Must comply with City’s Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND CLARIFICATION TO THE VARIANCE REQUEST.	Applied

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


LOCATION
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W
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HOBBS DR
HOBBS RD
N 2ND ST
PLAZAS DEL LAGO
MELINDA DR
LAURIE LN
CAROLINA SUBDIVISION
NORTHGATE LN
EBONY CENTER SUBDIVISION
LOT 1
LOT 2
GROVES
PROPOSED HIDDEN ESTATES SUBDIVISION
LIMAS SUBDIVISION LOT 1
THE ESTATES AT ORANGEWOOD NORTH SUBDIVISION
FRONTERA RD
LAKE SHORE DR
KAREN LN
N 4TH ST
ORANGEWOOD NORTH
FULLERTON AVE
SUBDIVISION
EMORY AVE
VIA CANTERA
N 1ST ST
E DUKE AVE
16
3
1
8
4

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

July 11, 2025

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

Re: Hidden Groves Estates Subdivision-- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, J&D Produce, Inc., and in reference to Hidden Groves Subdivision, we respectfully request a variance for the following item:

1. **ROW for Gated Entrances:**
   Requirement: 60 ft. of ROW with 20 ft. of paving face to face on each side of the island. 5 ft. sidewalks on both sides.
   Proposal: 58.9 ft. ROW with 20 ft. of paving face to face on each side of the island. 4 ft. sidewalk along north side only.

   Hidden Groves Subdivision is an 8-lot single-family private subdivision located on the west side of N. 2nd Street between Frontera Road and Northgate Lane.

   HCID #2 is requesting a 30 ft. Irrigation Easement along the south boundary of the property for the future alignment of an irrigation line. This is easement is a **hardship** that is not allowing our client to comply with City's requirements.

   We are proposing to only install a sidewalk and pedestrian gate along the north side of the gate area only since the pedestrian traffic in this subdivision will be very minimum (8 homes). The developer is also proposing to add landscaping features in the entrance islands. ROW will be privately owned and maintained by the HOA.

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

Respectfully,

Mario A. Reyna, P.E.
President

Natalie Moreno

From: Even Gonzalez
Sent: Tuesday, October 14, 2025 5:02 PM
To: Beto De La Garza; Planning - Subdivisions Shared Mailbox; Florencio De La Cruz
Cc: Eduardo Garza; Mario Reyna; Edgar Garcia
Subject: RE: Hidden Grove Subdivision (Sidewalk)

Thank you Beto,

Based on HCID2 personnel email response below, our department does not object to variance request not to build sidewalk on said easement.

Respectfully,

Even E. Gonzalez,
City of McAllen | Engineering – Development Engineer
O: 956.681.1151| E: even.gonzalez@mcallen.net

From: Beto De La Garza <Beto@meldenandhunt.com>
Sent: Tuesday, October 14, 2025 4:56 PM
To: Planning - Subdivisions Shared Mailbox <subdivisions@mcallen.net>; Even Gonzalez <Even.Gonzalez@mcallen.net>; Florencio De La Cruz <fdelacruz@mcallen.net>
Cc: Eduardo Garza <EGarza@mcallen.net>; Mario Reyna <Mario@meldenandhunt.com>; Edgar Garcia <EIG@meldenandhunt.com>
Subject: Fw: Hidden Grove Subdivision (Sidewalk)

Good afternoon everyone,

As discussed, please see response below from Javier Lopez, Water Operations Superintendent of HCID #2. We would like to proceed with the variance to be presented at the next meeting and Final approval.

Thank you,

Beto De La Garza

Director of Land Development - Upper Valley

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541

P: 956.381.0981 • **M:** 956-404-9438 beto@meldenandhunt.com

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distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately and delete it from your system

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From: Javi <jlopez@hcid2.org>
Sent: Tuesday, October 14, 2025 4:50 PM
To: Beto De La Garza <Beto@meldenandhunt.com>
Subject: Re: Hidden Grove Subdivision (Sidewalk)

Sorry HCID No.2 does not allow improvements on ROW or easements.
Javier Lopez
Sent from my iPhone

> On Oct 14, 2025, at 4:31 PM, Beto De La Garza <Beto@meldenandhunt.com> wrote:
>
> Hello Javier,
>
> Following up on the discussion we had last Friday and the email below. Would HCID #2 allow a 5' sidewalk to be installed on top of your 30' easement along our south boundary?
>
> Thank you,
>
> Beto De La Garza
>
> Director of Land Development - Upper Valley
>
> <Outlook-4bmkgurf.png>
> Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541
>
> P: 956.381.0981 • **M:** 956-404-9438 **beto@meldenandhunt.com**
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From: Beto De La Garza <Beto@meldenandhunt.com>
Sent: Friday, October 10, 2025 10:58 AM
To: 'Javier Lopez - HCID No. 2' <jlopez@hcid2.org>
Cc: Mario Reyna <Mario@meldenandhunt.com>
Subject: Hidden Grove Subdivision (Sidewalk)

Good morning Javier,

Would HCID #2 allow a 5' sidewalk to be installed on top of your 30' easement along our south boundary?

Thank you,

Beto De La Garza

Director of Land Development - Upper Valley

<Outlook-fhontig1.png>
Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541

P: 956.381.0981 • **M:** 956-404-9438 **beto@meldenandhunt.com**

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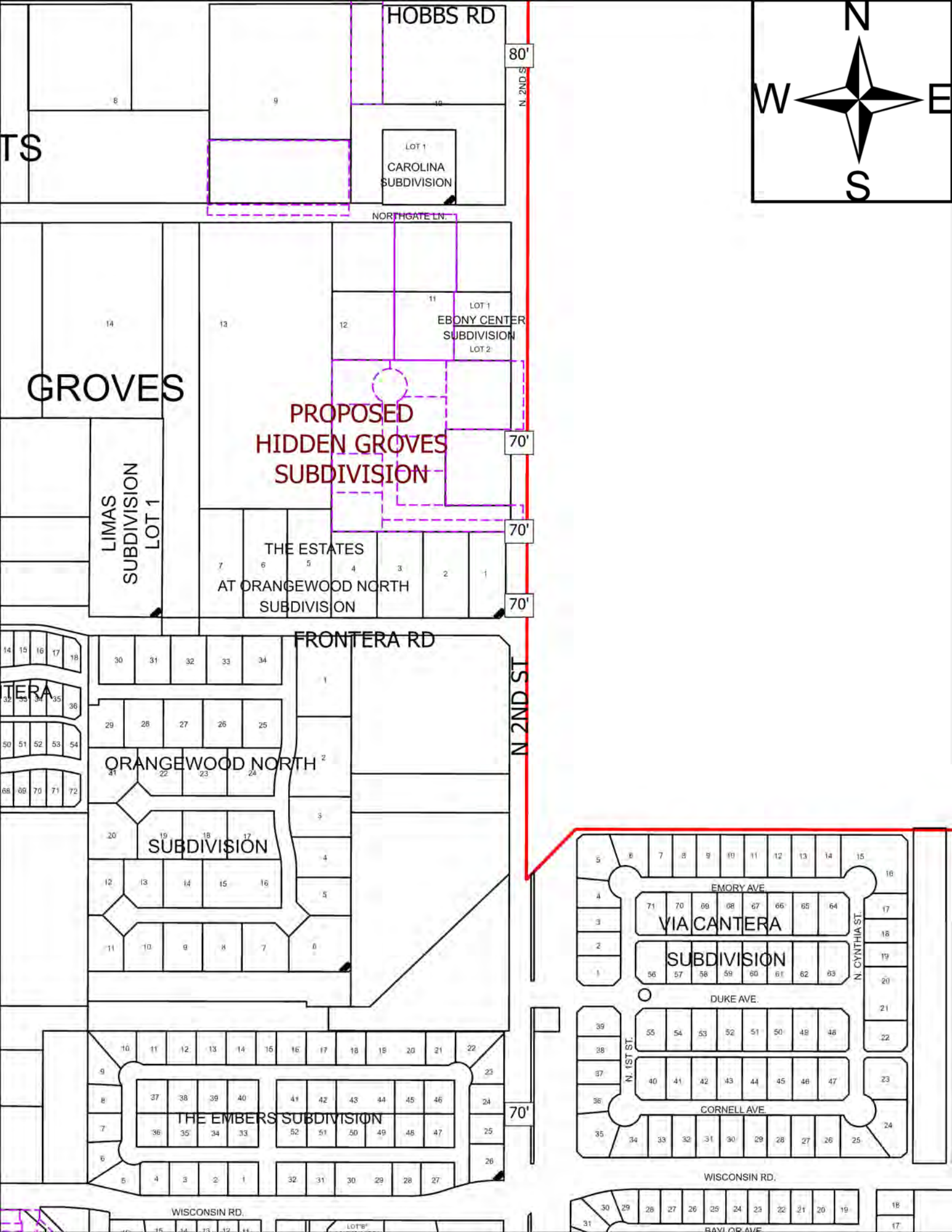
<24153 Hidden Grove Estates-Irrigation.pdf>


HOBBS RD
80'
N. 2ND ST
N
W
E
S
LOT 1
CAROLINA SUBDIVISION
NORTHGATE LN.
LOT 1
EBONY CENTER SUBDIVISION
LOT 2
GROVES
PROPOSED HIDDEN GROVES SUBDIVISION
70'
LIMAS SUBDIVISION LOT 1
THE ESTATES AT ORANGEWOOD NORTH SUBDIVISION
FRONTERA RD
N 2ND ST
ORANGEWOOD NORTH
SUBDIVISION
EMORY AVE.
VIA CANTERA
SUBDIVISION
N. CYNTHIA ST.
DUKE AVE.
N. 1ST ST.
CORNELL AVE.
THE EMBERS SUBDIVISION
WISCONSIN RD.
WISCONSIN RD.
BAYLOR AVE.

SUB2025-0072

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

Project Information

Subdivision Name Alhabra on 10th Subdivision

Legal Description 10.00 ac. being the south 10 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's S/D, Vol. 24, Pgs. 168-171, H.C.D.R.

Location West side of N. 10th St., approx. 1,300' north of Sprague Ave.

City Address or Block Number approx. 11265 N. 10th St.

Total No. of Lots 70 Total Dwelling Units 68 Gross Acres 10.0 Net Acres 9.118

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

For Fee Purposes: ☒Commercial (1.824 Acres)/☒ Residential (69 Lots) Replat: ☐Yes/☒No

Existing Zoning R-2 & C-3 Proposed Zoning New R-2 & ~~New C-2~~ Applied for Rezoning ☐No/☐Yes: Date

Existing Land Use Vacant Proposed Land Use Townhomes & Commercial

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

Agricultural Exemption: ☐Yes/☒No Parcel # 297504

Estimated Rollback Tax Due $0 NVB Tax Dept. Review

Owner

Name Al Yazji Development LLC; Mouayad Yazji, Director & Member Phone (956) 330-2433

Address 526 S. Closner, Ste. A E-mail c/o khv@rioplexengineering.com cp@rioplexengineering.com

City Edinburg State TX Zip 78539

Developer

Name Al Yazji Development LLC Phone c/o (956) 330-2433

Address 400 Cornell Ave. E-mail m.yazji@live.com

City McAllen State TX Zip 78504

Contact Person Mouayad Yazji, Director & Member

Engineer

Name Rioplex Engineering LLC Phone (956) 330-2433

Address 1200 Auburn Ave., Ste. 280 E-mail khv@rioplexengineering.com

City McAllen State TX Zip 78504

Contact Person Kelley Heller-Vela and Cesar Pedraza

Surveyor

Name Carrizales Land Surveying LLC Phone (956) 567-2167

Address 4807 Gondola Ave. E-mail mannyrpls@cls.land

City Edinburg State TX Zip 78542

RECEIVED
MAY 5 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature Kelley A. Heller-Vela Date 05-01-2025

Print Name Kelley A. Heller-Vela

Owner ☐ Authorized Agent ☒

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

VAR 2025-0016

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

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

Project

Legal Description: 10.00 acres being the South 10 acres out of Lot 12, Section 277, Texas-Mexican Railway Company's Subd.

Recorded in Volume 24, Pages 168-171, H.C.D.R.

Street Address: approx. 11265 N. 10th St.

Number of lots: 70 Gross acres: 10.00

Existing Zoning: R-2 & C-3 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: Rioplex Engineering LLC c/o Kelley A. Heller-Vela, P.E. Phone: (956) 330-2433

Address: 1200 Auburn Ave., Suite 280 E-mail: khv@rioplexengineering.com & cp@rioplexengin

City: McAllen State: TX Zip: 78504

Owner

Name: Al Yazji Development LLC; Mouayad Yazji, Director & Mem Phone: c/o (956) 330-2433

Address: 526S. Closner Ave., Ste. A E-mail: m.yazji@live.com

City: Edinburg State: TX Zip: 78539

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Kelley A Heller-Vela Date: 05-01-2025

Print Name: Kelley A. Heller-Vela, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: T.C. Payment received by: _____ Date: _____

RECEIVED
MAY 05 2025
By NG

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

see attached letter of request

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

see attached letter of request

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy within the proposed area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have a negative effect or prevent the orderly subdivision of other land within the area in accordance with the provisions of this chapter and the City of McAllen. Other areas surrounding this development have already been developed or are under construction.

RIOPLEX ENGINEERING

May 1, 2025
City of McAllen Planning Department
Attn: Mr. Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

RE: ALHABRA ON 10TH SUBDIVISION (PRIVATE SUBDIVISION) – VARIANCE REQUESTS TO THE CITY OF McALLEN

Dear Mr. Sotelo:
On behalf of the developer, Al Yazji Development LLC, and in reference to the proposed Alhabra on 10th Subdivision, we respectfully request a variance for the following items:

1. INTERNAL ROADS:
   REQUIREMENT: 60 ft. right-of-way with 40 ft. back-to-back paving for multi-family properties
   PROPOSAL: 50 ft. right-of-way with 40 ft. back to back paving and 10 ft. utility and sidewalk easements on both sides of the street. The street is private and will be maintained and constructed by the property owner and HOA.

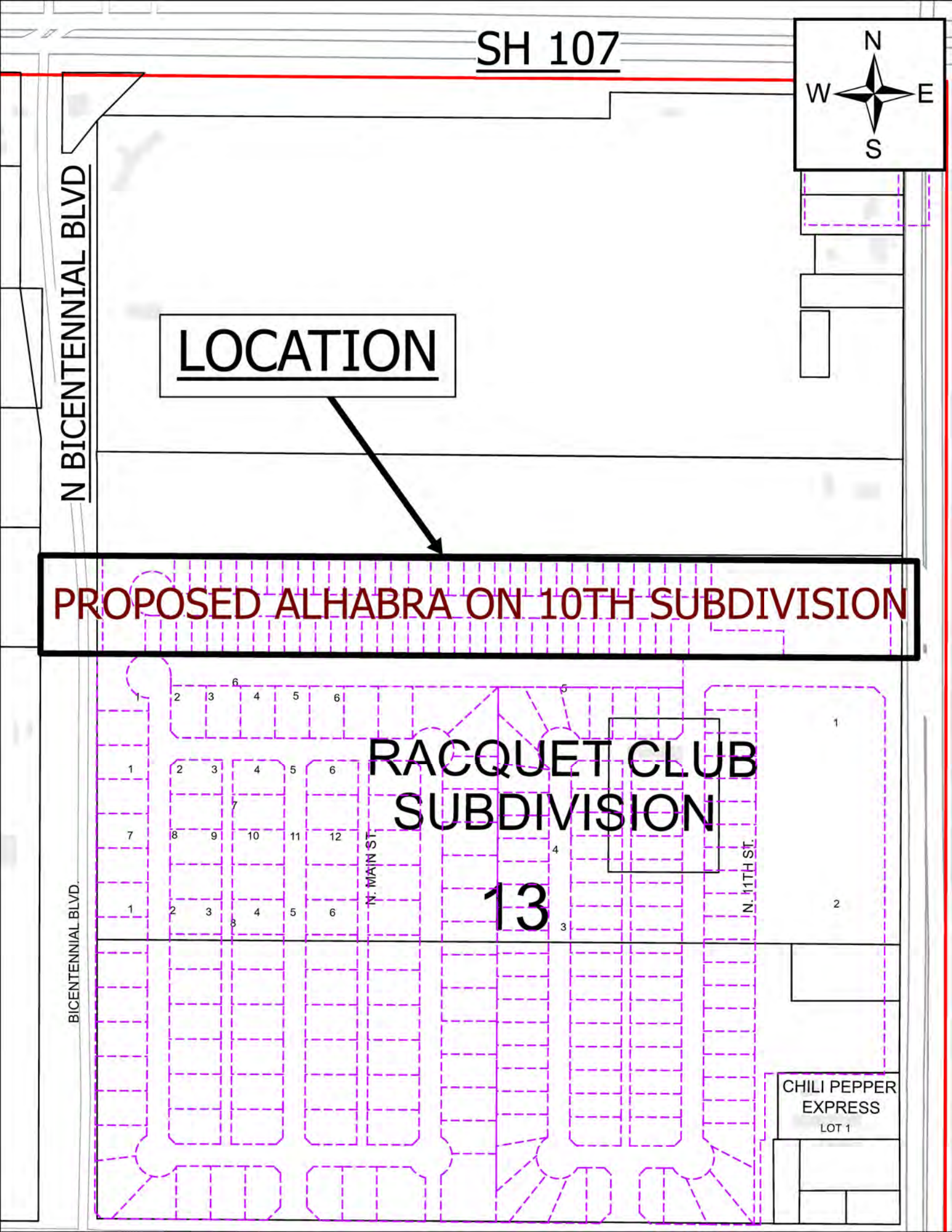
2. BLOCK LENGTH:
   REQUIREMENT: Maximum allowed 900 ft. for townhomes.
   PROPOSAL: The subdivision is proposed to be private. It will have its main access to the east off of N. 10th Street and Park West Subdivision (under construction to the south). The proposed block is 1,365' with a stub out to the north located at 621' for future connection.

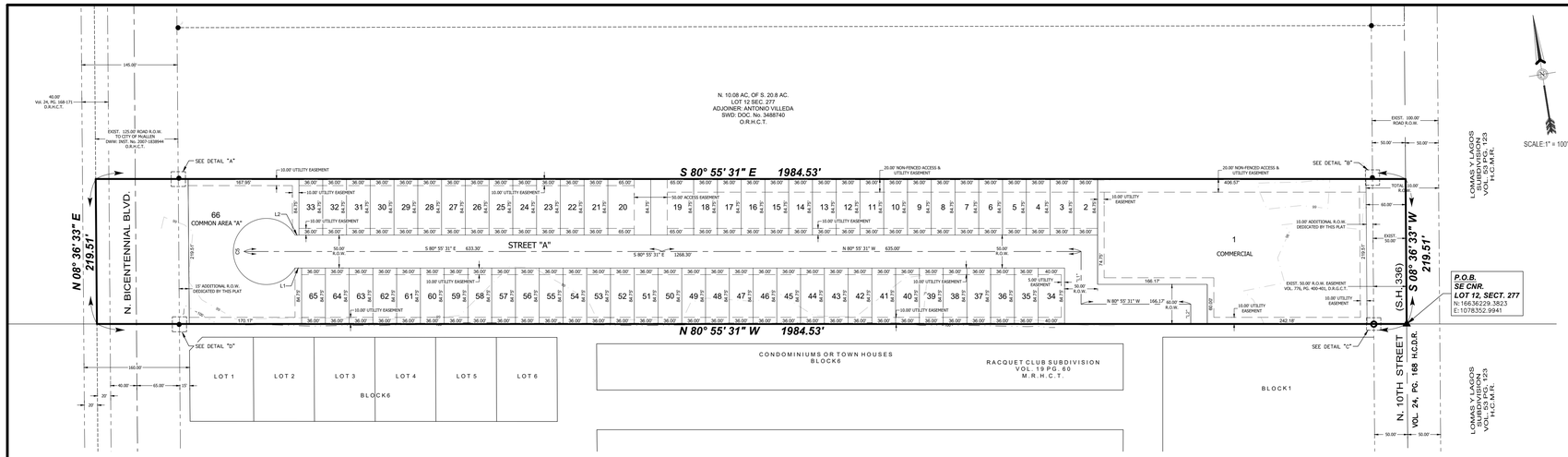
3. RIGHT OF WAY DEDICATION FOR N. BICENTENNIAL BOULEVARD:
   REQUIREMENT: 20 ft. right-of-way dedication for a total of 75 ft. from the centerline
   PROPOSAL: 15 ft. of additional right-of-way dedication for a total of 70 ft. from the centerline. If it becomes necessary in the future for the City to add an additional lane of paving, the 15 ft. dedication accommodates this. As Bicentennial continues north along this site, its alignment shifts west, which means less space is necessary along the east. Currently the paving width for Bicentennial varies from 53' to 65'. This dedication will also align with the subdivision to the south, Villages at Park West, which is currently under construction.

We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,
Kelley A. Heller-Vela
Kelley A. Heller-Vela, P.E.
Principal

RECEIVED
MAY 05 2025
By NG


SH 107
N
W
E
S
N BICENTENNIAL BLVD
LOCATION
PROPOSED ALHABRA ON 10TH SUBDIVISION
RACQUET CLUB SUBDIVISION
13
N. MAIN ST.
N. 11TH ST.
BICENTENNIAL BLVD.
CHILI PEPPER EXPRESS
LOT 1



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	79466.09	1.824	26	3050.96	0.070	51	3050.96	0.070
2	3050.96	0.070	27	3050.96	0.070	52	3050.96	0.070
3	3050.96	0.070	28	3050.96	0.070	53	3050.96	0.070
4	3050.96	0.070	29	3050.96	0.070	54	3050.96	0.070
5	3050.96	0.070	30	3050.96	0.070	55	3050.96	0.070
6	3050.96	0.070	31	3050.96	0.070	56	3050.96	0.070
7	3050.96	0.070	32	3050.96	0.070	57	3050.96	0.070
8	3050.96	0.070	33	3050.96	0.070	58	3050.96	0.070
9	3050.96	0.070	34	3389.96	0.078	59	3050.96	0.070
10	3050.96	0.070	35	3050.96	0.070	60	3050.96	0.070
11	3050.96	0.070	36	3050.96	0.070	61	3050.96	0.070
12	3050.96	0.070	37	3050.96	0.070	62	3050.96	0.070
13	3050.96	0.070	38	3050.96	0.070	63	3050.96	0.070
14	3050.96	0.070	39	3050.96	0.070	64	3050.96	0.070
15	3050.96	0.070	40	3050.96	0.070	65	3050.96	0.070
16	3050.96	0.070	41	3050.96	0.070	66	29071.01	0.667
17	3050.96	0.070	42	3050.96	0.070			
18	3050.96	0.070	43	3050.96	0.070			
19	5508.68	0.126	44	3050.96	0.070			
20	5508.68	0.126	45	3050.96	0.070			
21	3050.96	0.070	46	3050.96	0.070			
22	3050.96	0.070	47	3050.96	0.070			
23	3050.96	0.070	48	3050.96	0.070			
24	3050.96	0.070	49	3050.96	0.070			
25	3050.96	0.070	50	3050.96	0.070			

Lot Line Table		
Line #	Length	Direction
"L1"	79.75'	N09° 04' 29"E
"L2"	30.00'	N09° 04' 29"E
L1	10.20'	S80° 55' 31"E
L2	6.20'	S80° 55' 31"E

LEGEND

- ● – FOUND 1/2" IRON ROD OR AS NOTED
- ○ – SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- ▲ – CALCULATED POINT
- ◉ – FOUND "X" MARK
- ○ – FOUND 2" IRON PIPE OR AS NOTED
- POB – POINT OF BEGINNING
- SE – SOUTHEAST
- CNR. – CORNER
- SECT. – SECTION
- R.O.W. – RIGHT OF WAY
- VOL. – VOLUME
- PG. – PAGE
- DOC. – DOCUMENT
- AFH: – AFFIDAVIT OF HEIRSHIP
- SWD: – SPECIAL WARRANTY DEED
- DWK: – DEED WITHOUT WARRANTY
- O.R.H.C.T. – OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. – MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. – DEED RECORDS HIDALGO COUNTY TEXAS

SUBDIVISION MAP OF
ALHAMBRA ON 10th SUBDIVISION
(PRIVATE)

BEING A SUBDIVISION OF A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A 10.000 ACRE TRACT OF LAND, BEING THE SOUTH 10 ACRES OF LOT 12, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED AND CONVEYED TO RIO FINANCIAL HOLDINGS, INC BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3488143, OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS, (ORHCT), SAID 10.000 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A CALCULATED POINT [N:16636229.3823, E:1078352.9941] WITHIN STATE HIGHWAY 336 [N. 10TH STREET] AT THE SOUTHEAST CORNER OF SAID LOT 12, SECTION 277, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 55 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 12, SECTION 277, AT A DISTANCE OF 50.00 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], AT 1,859.52 FEET TO A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE EAST RIGHT OF WAY LINE OF 125.0 FEET RIGHT OF WAY DESCRIBED AND CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF INSTRUMENT NUMBER 2007-1838944, ORHCT, BEING THE APPARENT RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD, FROM WHICH A 1/2" IRON ROD WITH A CAP STAMPED "M&H" FOUND BEARS SOUTH 52 DEGREES 44 MINUTES 45 SECONDS WEST A DISTANCE OF 0.91 FEET AND A 1/2" IRON ROD WITH A CAP STAMPED "6496" FOUND BEARS SOUTH 11 DEGREES 11 MINUTES 04 SECONDS WEST A DISTANCE OF 5.83 FEET, CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 12, AND THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 36 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 219.51 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 55 MINUTES 31 SECONDS EAST, OVER AND ACROSS SAID LOT 12 AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12, AT 125.00 FEET PASSED A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT SAID EAST CITY OF MCALLEN RIGHT OF WAY LINE, THE APPARENT EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 33 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.46 FEET, CONTINUING AT A DISTANCE OF 1,1934.52 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 336 [N. 10TH STREET], CONTINUING A TOTAL DISTANCE OF 1,984.53 FEET TO A CALCULATED POINT ON THE EAST LINE OF SAID LOT 12, SECTION 277, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 36 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 12, SECTION 277, A DISTANCE OF 219.51 FEET TO THE POINT OF BEGINNING; CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE _____DAY OF _____, 20 _____.

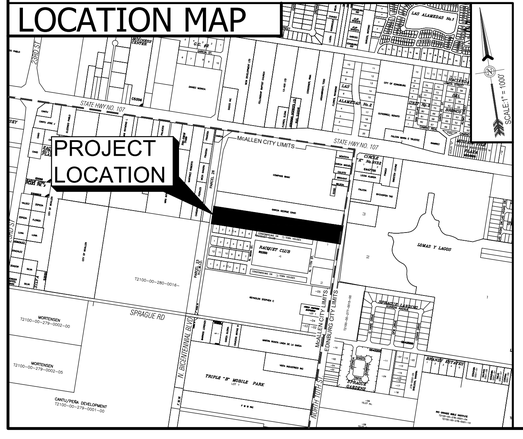
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

_____ PRESIDENT

_____ SECRETARY

LOCATION MAP

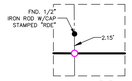


RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 Office # (956) 631-8327
McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	MOUAYAD H YAZJI	400 CORNELL AVE	McALLEN, TX 78504	C/O (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX. 78542	(956) 567-2167

DETAIL "A" NOT TO SCALE



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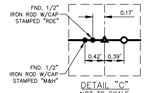
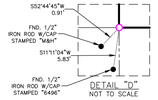


DETAIL "C" NOT TO SCALE



DETAIL "D" NOT TO SCALE

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   - FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
     LOTS 2-69: 20 FT. OR GREATER FOR EASEMENTS
   - REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
     LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
   - SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
     LOTS 2-69: 5 FT. OR GREATER FOR EASEMENTS
   - CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
     LOTS 2-69: 10 FT. OR GREATER FOR EASEMENTS
   - GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEET, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 82,768 C.F. - 1,900 - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, BICENTENNIAL BLVD., AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 10TH STREET & BICENTENNIAL BOULEVARD.
14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE ALHAMBRA ON 10th SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR ALHAMBRA ON 10th SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR ALHAMBRIA ON 10th SUBDIVISION IS $46,900.00, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.
20. LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-69 WILL BE USED AS MULTIFAMILY LOTS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ALHAMBRA ON 10th SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

_____ _____
MOUAYAD YAZJI, GOVERNING PERSON DATE
MOUAYAD DEVELOPMENT LLC
400 CORNELL AVE
McALLEN, HIDALGO, TEXAS 78504

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

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

DATE PREPARED: 05/01/2025
ENGINEERING JOB # R25-007

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 04/07/2025
SURVEY JOB # 25060

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2025

SUBDIVISION NAME: ALHABRA ON 10TH SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 10th Street (S. H. 336): ROW dedication needed for 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label centerline and show the existing ROW on both sides to finalize the ROW dedication requirements prior to final. - Provide a copy of the existing ROW documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. Bicentennial Boulevard: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: 65-05 ft. Curb & gutter: both sides Revisions needed: - Label the centerline and the existing ROW on both sides to finalize the ROW dedication requirements as required above prior to final. No label has been provided for 160 ft. shown on plat and its breakdown. Label properly to finalize the requirement prior to final. - Provide label for 40 ft. and clarify if it is road ROW. Provide a copy of the referenced documents for staff review prior to final. If 40 ft. is not road ROW, it should not be included with the ROW width. Revise as applicable prior to final. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

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

Interior Street: ROW dedication needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. - Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. - The ROW for the interior street is shown as 60 ft. on the east side, then reduce to 50 ft. Revise the layout or clarify prior to final. - A knuckle will be needed on the corner of Lot 1 and 2 and on the southeast side of Lot 35 prior to final. - Revise the layout and provide a knuckle and stub out to the north in lieu of a cul-de-sac on the west side prior to final. - An auto turn study may be needed for Fire Department's apparatus maneuverability. -A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 and city commission on nov 24, 2025. **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. **Two proposed subdivisions under the names of "Vacate A Portion of Racquet Club and Replat to Park West Subdivision" & "Vacate A Portion of Racquet Club and Replat to Villages at Park West Subdivision" are in process but have not been recorded yet. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 and/or UDC **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 and/or UDC	NA
Block Length for R-3 Zone Districts * 200-800 ft. Block Length or twelve lots, whichever is less, will apply if the rezoning request is approved. -A variance to this request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025. - Revise the layout and provide a stub out to the north in lieu of a cul-de-sac on the west side prior to final. - If the rezoning is approved, more stub outs will be needed and the subdivision may need to be public to comply with the code requirements. **Subdivision Ordinance: Section 134-118 and/or UDC Sec. 5.3.6 **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June 23, 2023. The rezoning request was approved. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Non-compliance

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

* 600 ft. Maximum Cul-de-Sac * 300 ft. Maximum Cul-de-Sac will apply if the rezoning request is approved. - Remove the Cul-de-Sac and provide a knuckle with a stub out to the north prior to final. - If Cul-de-Sac remains, provide the Cul-de-Sac radius for staff review prior to final. - If the rezoning is approved, minimum ROW diameter of 120 ft. and 100 ft. concrete paving will be required as per UDC Section 5.3.9 -A variance request was submitted for this requirement and will be heard at the planning and zoning commission board on Nov 4, 2025 **Subdivision Ordinance: Section 134-105 and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Non-compliance
ALLEYS	
ROW: 20 ft. Paving:16 ft. - Provide alley according to Public Works Department's requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
* Front: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies. Lots 2-69 (proposing): 20 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Rear: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Sides: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69 (proposing): 5 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Corner: Lot 1: In accordance with the zoning ordinance or greater for approved site plan or easements Lots 2-69: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 and/or UDC	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

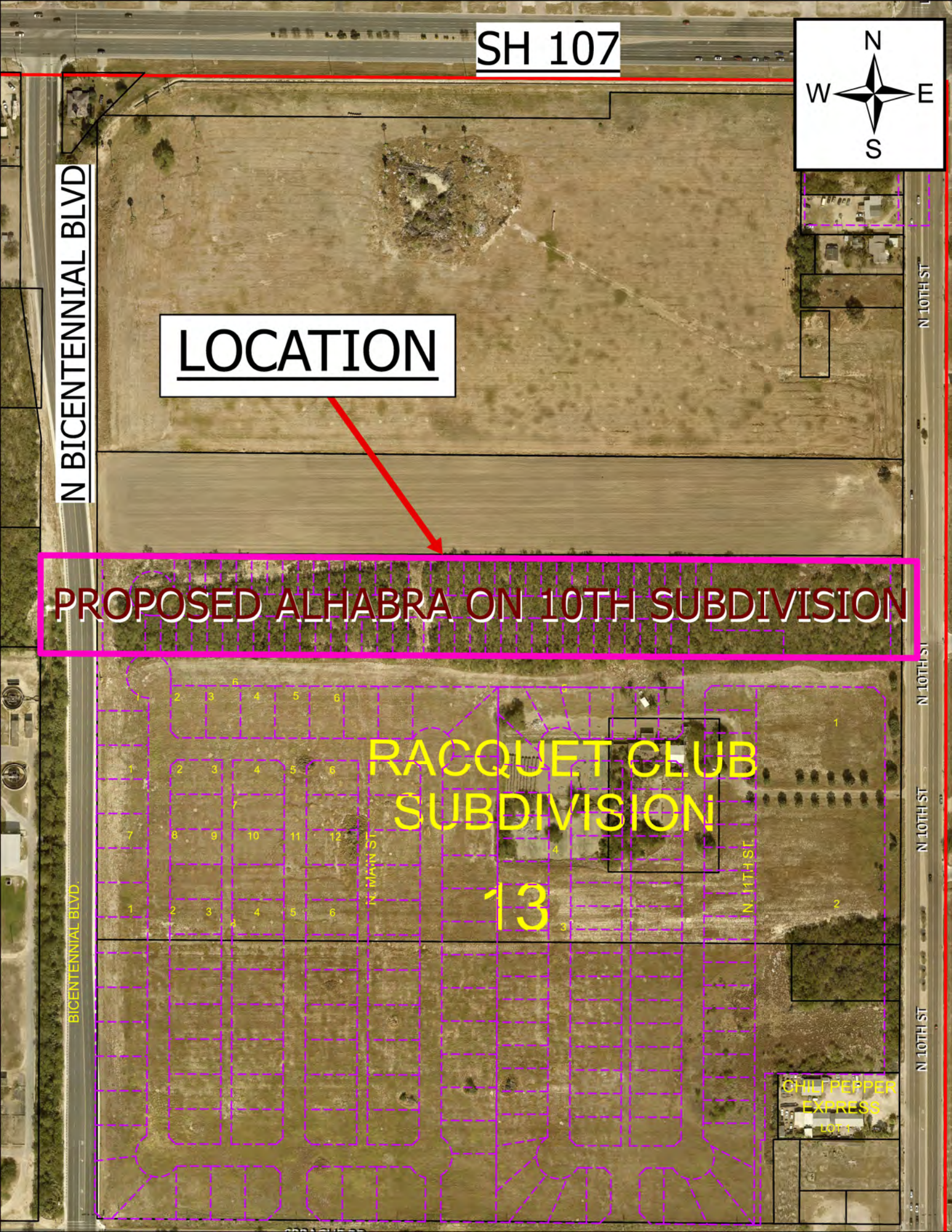
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along N. 10th Street and N. Bicentennial Boulevard and 4 ft. wide minimum sidewalk required on both sides of all interior streets. - Sidewalks shall comply with the sidewalk design requirements provided in the SDG, as per the UDC. - Sidewalk requirements will be finalized once the zoning is finalized prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard. - Revise plat note #9 as shown above prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 and/or UDC	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bicentennial Boulevard. Plat note #13 proposes no curb cut or access along N. 10th Street as well. The plat note will be finalized once the Traffic Department review is finalized. - As per Traffic Department, no curb cut will be allowed along N. Bicentennial Boulevard. Contact Traffic Department for the requirement along N. 10th Street to finalize the plat note prior to final. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for the commercial lot.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Applied

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. - Provide a copy of the draft HOA document prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets - Interior street is dead-end on all sides. If the access is pending another subdivision on the south side, the plat cannot be approved in final form until the other plat is recorded. - Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. **Subdivision Ordinance: Section 134-1 and/or UDC	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and/or UDC	Applied
ZONING/CUP	
* Existing: R-2 (duplex-fourplex residential) and C-3 (general business Districts) Proposed: R-2 (medium density residential - UDC) and M-2 (Regional Mixed-Use - UDC) Districts ***Zoning Ordinance: Article V and/or UDC **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved.	Required
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V and/or UDC	Required
PARKS	
* Land dedication in lieu of fee. - Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $47,600 ($700 per dwelling unit) must be paid prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $47,600 ($700 per dwelling unit) must be paid prior to recording.	Required
* Pending review by the City Manager's Office. - Based on 68 townhome lots, 1.08 acres of park land dedication is required. If park fee in lieu of lad dedication is proposed, a letter with the request must be submitted to the Planning Director. The request will be routed to the City Manager and if approved, $47,600 ($700 per dwelling unit) must be paid prior to recording.	Applied
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: -development team comments are based on the 20 ft emergency access between lots 2 through 19 - Provide a paving layout including the other proposed subdivision for staff review of the proposed access prior to final. - Remove plat note #20, as the use will be controlled by the Zoning, not by plat. -A variance request was submitted and will be heard at the planning and zoning commission board on Nov 4, 2025 for 3 requests. **Two rezoning requests for the subject property to R-2 (Medium Density Residential - UDC) District (REZ2025-0046) and M-2 (Regional Mixed Use - UDC) District (REZ2025-0047) have been submitted and is scheduled to be heard by the P&Z on June 3, 2025, and the City Commission on June23, 2023. The rezoning must be finalized prior to final. The subdivision requirements will be adjusted if the rezoning is approved. **A subdivision variance application (VAR2025-0016) has been submitted and is under review; however, the requirements may change if the rezoning request is approved. A revised application may be needed prior to finalizing the comments if the rezoning request is approved. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL AND CLARIFICATION TO THE VARIANCE REQUESTS.	Applied


SH 107
N
W
E
S
N BICENTENNIAL BLVD
LOCATION
PROPOSED ALHABRA ON 10TH SUBDIVISION
RACQUET CLUB SUBDIVISION
13
N 10TH ST
N 11TH ST
N MAIN ST
BICENTENNIAL BLVD
CHILI PEPPER EXPRESS

RIOPLEX ENGINEERING

October 17, 2025

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

RE: ALHABRA ON 10TH SUBDIVISION (PRIVATE SUBDIVISION) – VARIANCE REQUESTS TO THE CITY OF McALLEN

Dear Mr. Sotelo:

On behalf of the developer, Al Yazji Development LLC, and in reference to the proposed Alhambra on 10th Subdivision, we respectfully submit this request for variances to certain requirements of the City of McAllen's Unified Development Code (UDC). The variances are outlined as follows:

1. **INTERNAL ROAD RIGHT-OF-WAY WIDTH:**
   REQUIREMENT: 60-foot right-of-way with 40-foot back-to-back paving for multi-family residential streets.
   PROPOSAL: A 50-foot right-of-way with 40-foot back-to-back paving, along with 10-foot utility and sidewalk easements on both sides. The proposed street will be privately owned and maintained by the property owner and a Homeowners' Association (HOA), thereby ensuring long-term maintenance without reliance on public infrastructure.

2. **BLOCK LENGTH:**
   REQUIREMENT: Maximum block length in the R-2 district shall not exceed 800 feet or twelve (12) lots, whichever is less.
   PROPOSAL: The subdivision is proposed to be private. It will have its main access to the east off of N. 10th Street and Park West Subdivision (under construction to the south). The proposed subdivision includes a block approximately 1,240 feet in length, exceeding the maximum by 440 feet. Due to existing site constraints and the layout of adjacent developments, additional street connections are not feasible. The proposed design maintains safe vehicular circulation, pedestrian connectivity, and full emergency access, consistent with City standards.

3. **CUL-DE-SAC LENGTH:**
   REQUIREMENT: Cul-de-sacs shall not exceed 300 feet in length.
   PROPOSAL: The proposed cul-de-sac measures 605 feet. This variance is necessitated by existing site conditions and allows for the efficient use of space while still providing adequate access for residents, service vehicles, and emergency responders.

4. RIGHT OF WAY DEDICATION FOR N. BICENTENNIAL BOULEVARD:
   REQUIREMENT: 15 ft. right-of-way dedication for a total of 80 ft. from the centerline
   PROPOSAL: 15 ft. of additional right-of-way dedication for a total of 80 ft. from the centerline. If it becomes necessary in the future for the City to add an additional lane of paving, the 15 ft. dedication accommodates this. As Bicentennial continues north along this site, its alignment shifts west, which means less space is necessary along the east. Currently the paving width for Bicentennial varies from 53' to 65'. This dedication will also align with the subdivision to the south, Villages at Park West, which is currently under construction.

We respectfully request the Planning Department and City Council's consideration and approval of these variance requests to allow the Alhambra on 10th Subdivision to proceed as currently designed. The proposed variances are minimal, reasonable, and in keeping with the intent of the UDC, while accommodating site-specific limitations. We greatly appreciate your time and assistance with this matter. Should you have any questions or need any further information, please do not hesitate to contact us.

Sincerely,

Kelley A. Heller-Vela

Kelley A. Heller-Vela, P.E.
Principal

SUB2025-0139

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

Project Information

Subdivision Name ABA ESTATES SUBD.

Legal Description THE W. 100' OF THE E. 1006.0' OF THE N. 986.46' OF LOT 328, JOHN H. SHARY

Location 1/4 MILE W. OF BENTSEN RD. ALONG N. SIDE OF BUDDY OWENS

City Address or Block Number 4613 BUDDY OWENS

Total No. of Lots 1 Total Dwelling Units — Gross Acres 2.15 Net Acres 2.04

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

For Fee Purposes: ☒**Commercial (2.15 Acres)/☐ Residential (— Lots)** Replat: ☐Yes/☐No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use OPEN Proposed Land Use COMMERCIAL

Irrigation District # UNITED Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 281801

Estimated Rollback Tax Due 877.60 Tax Dept. Review MPG 59.50-00-000-0328-32

DBA: ABA GROUP INVESTMENTS, LLC

Owner

Name BENITO MARTINEZ Phone 227-3222

Address 359 N. 40TH LN. E-mail BENMAR@BENMARELECTRIC.COM

City MCALLEN State TX Zip 78501

Developer

Name SAME AS OWNER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Engineer

Name DAVID SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person _____

Surveyor

Name SAME AS ENGR. Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
OCT 01 2025
By OC

ICF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

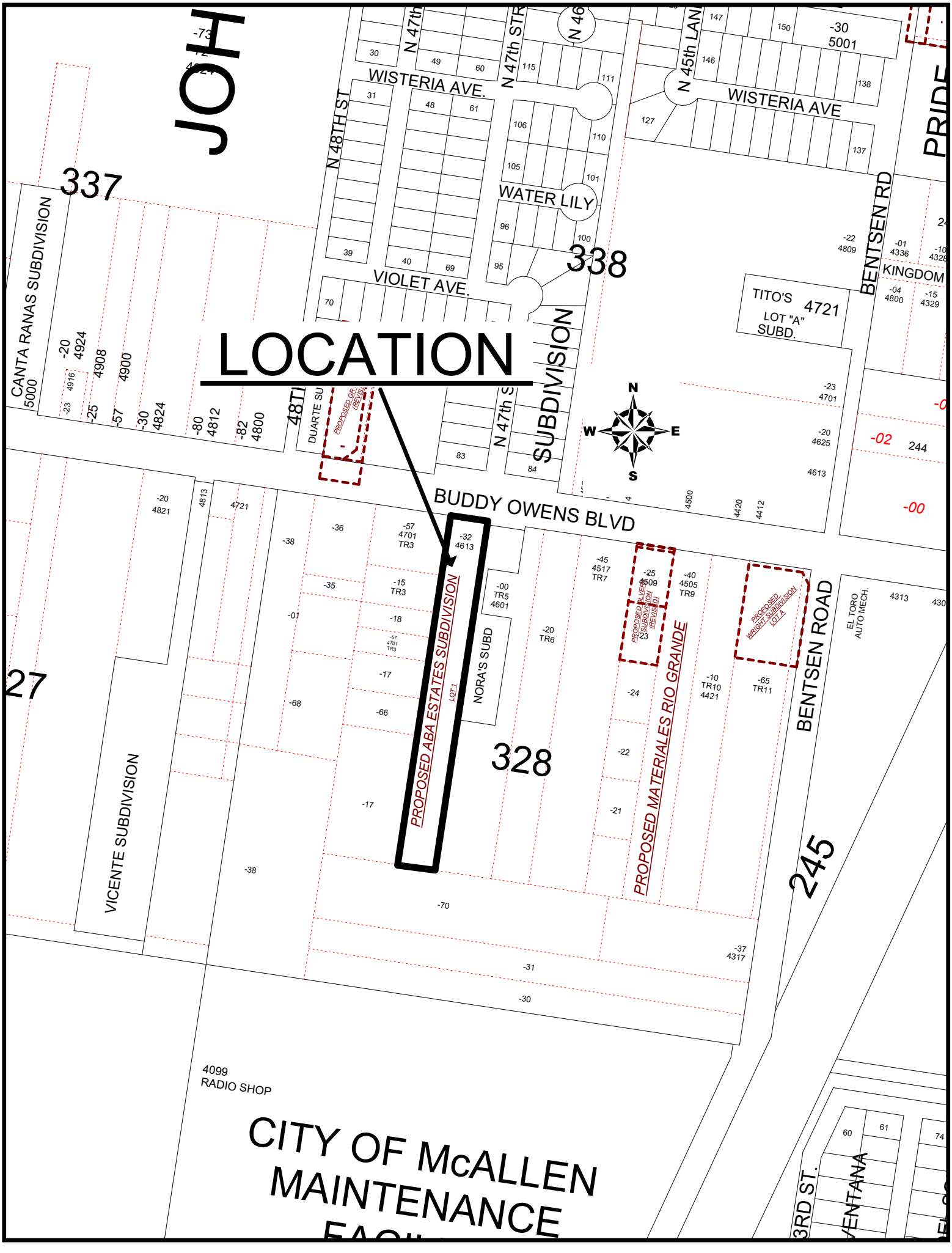
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/30/25

Print Name David Omar Salinas

Owner ☐ Authorized Agent ☒

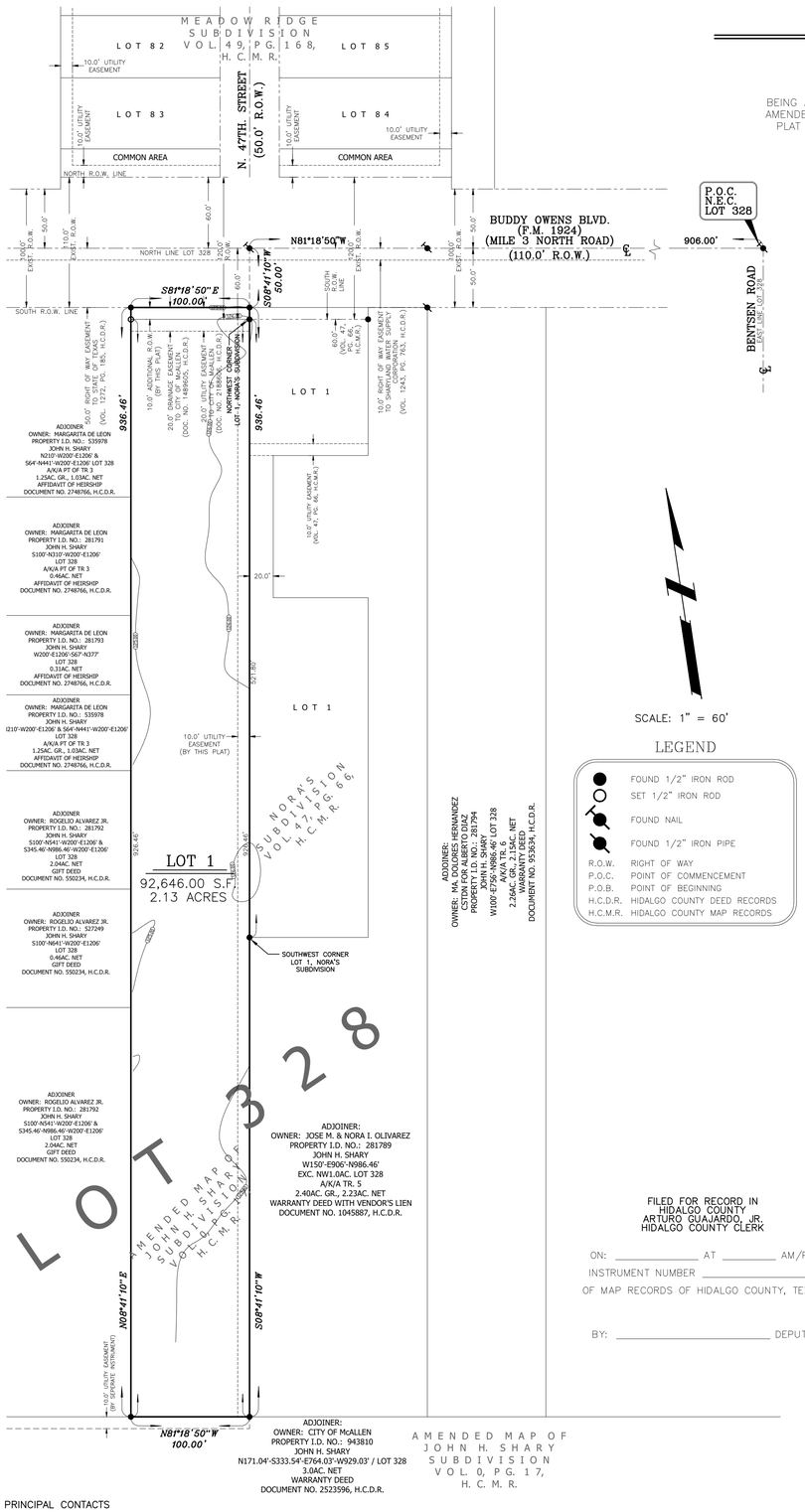
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
337
338
328
245
27
WISTERIA AVE.
WATER LILY
VIOLET AVE.
N 48TH ST
N 47th STR
N 45th LANE
WISTERIA AVE
BENTSEN RD
KINGDOM
TITO'S 4721
LOT "A"
SUBD.
CANTA RANAS SUBDIVISION
DUARTE SUBDIVISION
BUDDY OWENS BLVD
PROPOSED ABA ESTATES SUBDIVISION
LOT 1
NORA'S SUBD
PROPOSED MATERIALES RIO GRANDE
PROPOSED WRIGHT SUBDIVISION LOT A
BENTSEN ROAD
EL TORO AUTO MECH.
VICENTE SUBDIVISION
4099
RADIO SHOP
CITY OF McALLEN
MAINTENANCE
3RD ST.
VENTANA

ABA ESTATES

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

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
⊙	FOUND NAIL
⊙	FOUND 1/2" IRON PIPE
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BENITO MARTINEZ	3519 N. 40TH. LANE	McALLEN, TEXAS 78501	(956) 227-3222	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

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480343 0400 C ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. (NO SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG BUDDY OWENS BLVD.
4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BUDDY OWENS BLVD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 19,389 CUBIC FEET, OR, 0.45 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 57, LOCATED AT THE SOUTH BOUND OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.), 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE EDGE OF PAVEMENT OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.). THERE IS A CAR STEREO STORE ACROSS FROM THE MONUMENT. ELEV. = 131.17
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
11. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
12. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
13. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
15. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
16. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
17. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED
1	1	CITY COMMENTS	07-15-22	DDS

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ABA ESTATES 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: ABA GROUP INVESTMENTS, LLC
BENITO MARTINEZ, MEMBER
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

_____

OWNER: ABA GROUP INVESTMENTS, LLC
ADELA MARTINEZ, MEMBER
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENITO MARTINEZ AND ADELA MARTINEZ, 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 _____, 2024.

_____
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.

_____ _____

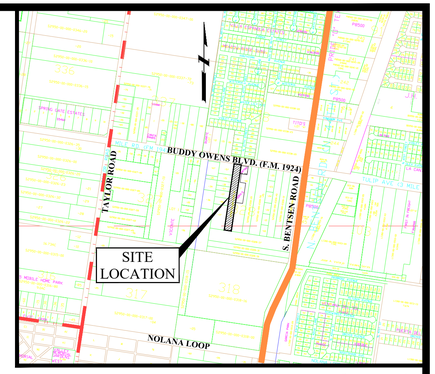
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRE TRACT OF LAND BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM RODRIGO F. SALINAS, JR., AND, WIFE, JANET ELAINE SALINAS, AND, VERONICA SALINAS TODD AND HUSBAND, DREW ALLEN TODD, UNTO BENITO MARTINEZ, AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2014-2502861, H.C.D.R.; SAID 2.15 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 328 LOCATED IN THE CENTER OF S. BENTSEN AND BUDDY OWENS BLVD. (AKA F.M. 1924; MILE 3 NORTH ROAD); THENCE, AS FOLLOWS:

NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 906.0 FEET TO A NAIL FOUND; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BUDDY OWENS BLVD., A 110.0 FOOT PUBLIC ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1, NORA'S SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 66, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 521.80 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 936.46 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BLVD. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BLVD., A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, H.C.T.
N:\SUBDIVISION\PLATS\ABA.SUB\METESANDBOUNDS.2.15.031617

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON APRIL 11, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ABA ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: APRIL 11, 2024
JOB NUMBER: SP-17-23634
OWNER: BENITO MARTINEZ AND ADELA MARTINEZ
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2025

SUBDIVISION NAME: ABA ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard: Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: by state Curb & gutter: by state -Please provide documents of R.O.W for staff review. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides *ROW being reviewed and plat would need to be revised accordingly. -Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created, engineer needs to submit to finalize street requirements. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final *****COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
600 ft. Maximum Cul-de-Sac -Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 ft. R.O.W back of curb. if cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. **Subdivision Ordinance: Section 134-105	Applied

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

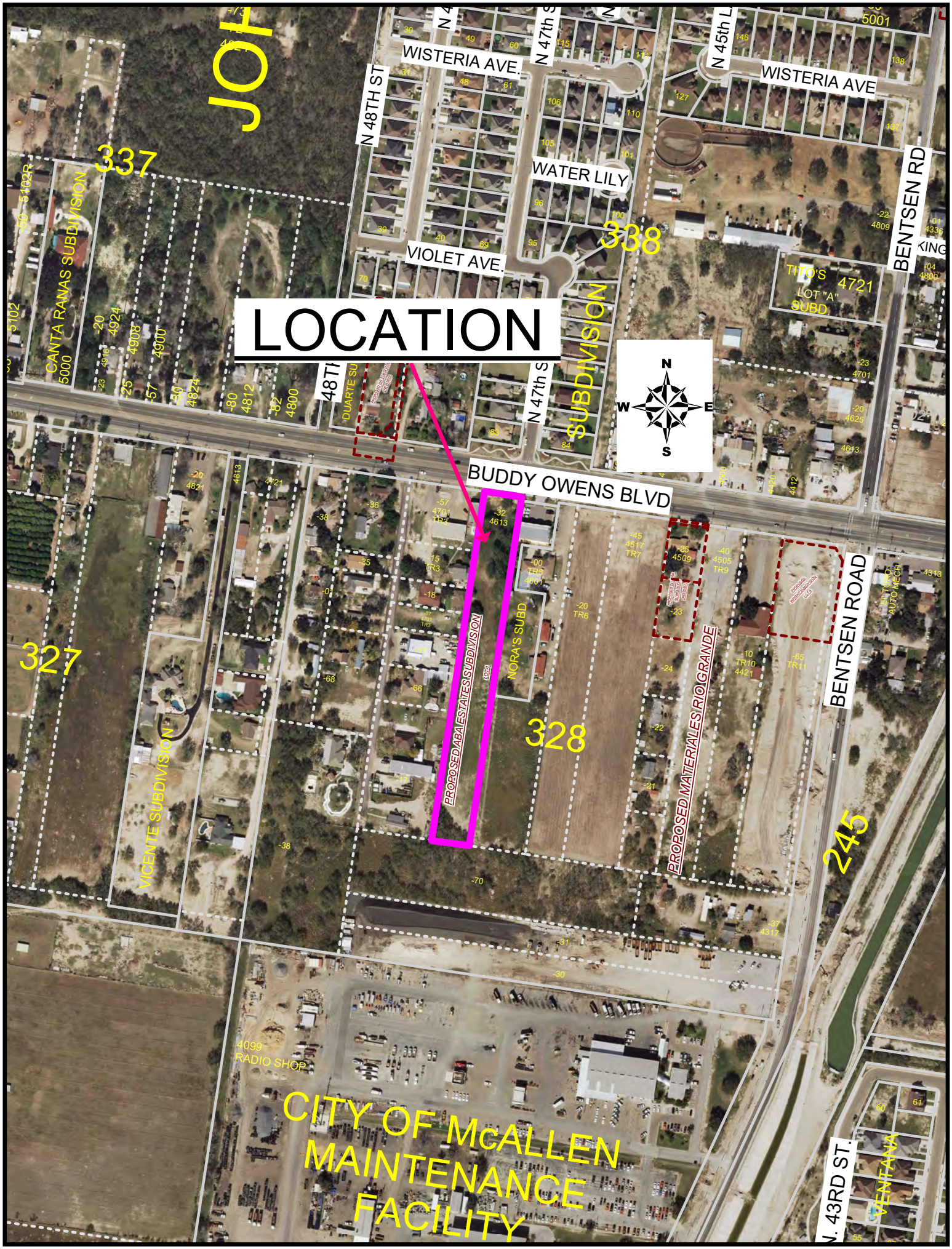
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. -Alley or service drive easement cannot dead-end. Provide for alley or service drive easement in plat, prior to final. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: In accordance with the zoning ordinance or greater for easements or approved site plan, or in line with existing structures, whichever greater applies. - add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Required
Rear: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Buddy Owens Blvd and N. 47th Street if required. - 5 ft. sidewalk might be required on Buddy Owens Blvd. Engineering Department will finalize, prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - buffer notes must be on a separate plat note, prior to recording. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses -Buffer notes must be in a separate plat note, prior to recording. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied

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.	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 C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - At the planning and Zoning Commission meeting of April 18, 2017, the Board recommended approval of the rezoning request and at the City Commission meeting of May 8, 2017, the Commission voted to approve the rezoning request from R-1 (Single-Family Residential) to C-3 (General Business)	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	No
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -TG was Honored from previous case.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - Signature block references "2024", please correct that prior to recording. *Must comply with City's Access Management Policy.	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
WISTERIA AVE.
WISTERIA AVE
N 48TH ST
N 47th S
N 45th L
WATER LILY
VIOLET AVE.
BENTSEN RD
338
337
327
328
245
CANTA RANAS SUBDIVISION
SUBDIVISION
TITO'S 4721
LOT "A"
SUBD.
BUDDY OWENS BLVD
BENTSEN ROAD
PROPOSED ABA ESTATES SUBDIVISION
NORA'S SUBD
PROPOSED MATERIALES RIO GRANDE
VICENTE SUBDIVISION
4099
RADIO SHOP
CITY OF McALLEN
MAINTENANCE
FACILITY
N. 43RD ST.
VENTANA
N
S
E
W

SUB2025-0105

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

Project Information

Subdivision Name Suarez Subdivision Phase II

Legal Description 0.93 acres of land, being a part or portion of an undeveloped area of Whitewing Addition No. 2 as recorded in Vol. 18, Pg. 16, Hidalgo County Map Records.

Location Along the east side of N. 24th Street @ Whitewing Avenue

City Address or Block Number 2700 N 24th St

Total No. of Lots 1 Total Dwelling Units 0 Gross Acres 0.93 Net Acres 0.93

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

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

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☐No/☐Yes: Date ____

Existing Land Use open Proposed Land Use office/mini-warehouse

Irrigation District # 3 Water CCN: ☐MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 328840

Estimated Rollback Tax Due NA Tax Dept. Review ____

Owner

Name Suarez Brothers, LLC Phone (956) 827-5656

Address 6100 N. 10th Street E-mail albertsuarezjr@outlook.com

City McAllen State TX Zip 78504

Developer

Name Suarez Brothers, LLC Phone (956) 827-5656

Address 6100 N. 10th Street E-mail albertsuarezjr@outlook.com

City McAllen State TX Zip 78504

Contact Person Albert Suarez

Engineer

Name Javier Hinojosa Engineering Phone (956) 668-1588

Address 416 E. Dove Avenue E-mail javier@javierhinojosaeng.com

City McAllen State TX Zip 78504

Contact Person Javier Hinojosa, P.E.

Surveyor

Name Ivan Garcia, R.P.L.S. (Rio Delta Engineering) Phone (956) 380-5152

Address 921 S. 10th Street E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78539

JUL 15 2025

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 7/15/25

Print Name Albert Suarez, Manager - Suarez Brothers, L.L.C.

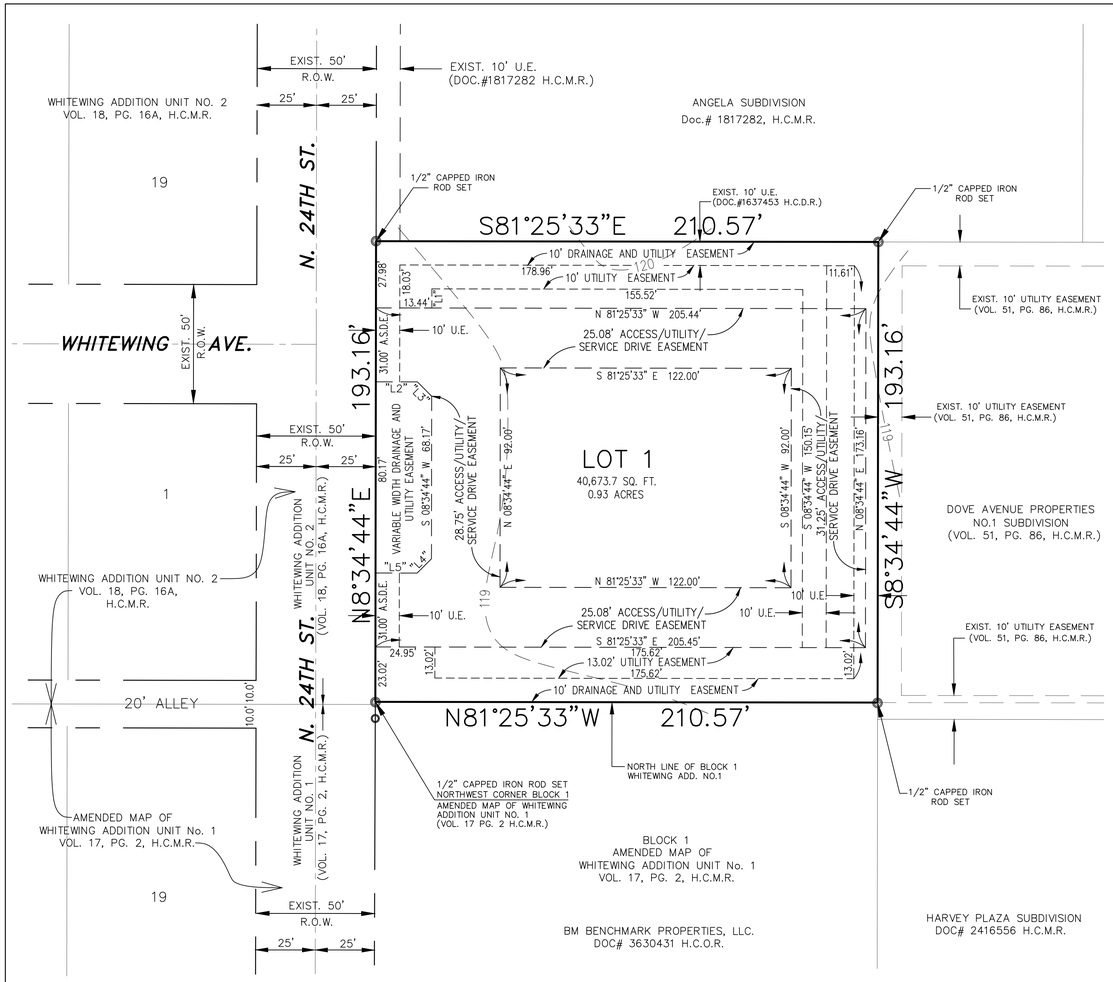
Signature _____ Date 7/15/25

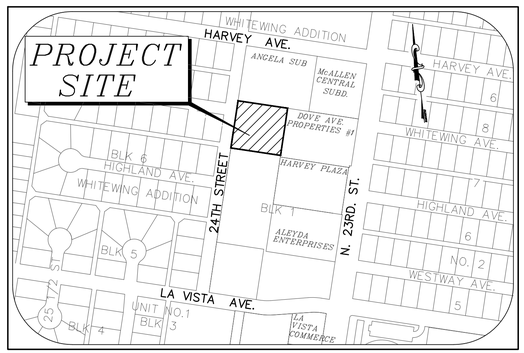
Print Name George Suarez, Manager - Suarez Brothers, L.L.C.

Owner ☒ Authorized Agent ☐

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

LOCATION
PROPOSED SUAREZ PHASE II SUBDIVISION
132
133
OLIVAREZ SUBDIVISION No. 6
UNIT No. 2 SUBDIVISION
WHITEWING ADDITION
UNIT No. 1 SUBDIVISION
WAL-MART SUBDIVISION
MCALLEN CENTRAL SUBDIVISION LOT 1
ANGELA SUBDIVISION
HARVEY PLAZA SUBDIVISION
HINOJOSA COMMERCIAL PLAZA SUBDIVISION LOT 1
MAGNOLIA PLAZA SUBDIVISION LOT 1
MAE SUBDIVISION LOT 1
AMENDED WHITEWING ADDITION UNIT No. 1 BLOCK 2A
LOT 1 LA VISTA COMMERCE
LOT 2 LA VISTA COMMERCE
PAMA SUBDIVISION
LOT 1
SUBWAY LOT 1
LINCOLN TERRACE SUBDIVISION
CHIROPRACTIC CENTER
WEST HARVEY ADD
WESTWAY HE
SENIOR H
CAMELLIA AVE.
HARVEY DR.
WHITEWING AVE.
HIGHLAND AVE.
N. 24TH ST.
N. 25TH ST.
N. 25 1/2TH ST.
N. 25 1/2 ST.
N
W
E
S





LOCATION MAP

SCALE: 1" = 30'

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

LEGEND:

P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
A.S.D.E. = ACCESS/SERVICE DRIVE EASEMENT
U.E. = UTILITY EASEMENT
– – – – = EASEMENT LINE (SHORTER DASHES)
— — — = ACCESS/SERVICE DRIVE EASEMENT (LONGER DASHES)

LINE DATA		
LINE	CHORD BEARING	CHORD
"L1"	N 08°34'44" E	8.03'
"L2"	S 81°25'33" E	17.44'
"L3"	S 36°25'33" E	8.49'
"L4"	S 53°34'27" W	8.49
"L5"	N 81°25'33" W	17.45'

UPDATED: OCTOBER 8, 2025 DRAWN BY: G. TEEGARDIN
UPDATED: AUGUST 11, 2025 DRAWN BY: G. TEEGARDIN
DATE OF PREPARATION: JUNE 17, 2025 DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	McALLEN, TX 78504	(956) 827-5656
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: IVAN GARCIA	921 S. 10th STREET	EDINBURG, TX 78539	(956) 380-5152

GENERAL NOTES

1. THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   - FRONT: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   - REAR: .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   - SIDE .....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
4. A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
5. A TOTAL OF 0.118 ACRE FEET (5,159 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN.
6. BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65: ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. – 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
7. ALL LOT CORNERS 1/2" ø IRON ROD SET, OR AS NOTED ON THIS PLAT.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
11. A MINIMUM 24 FOOT SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE OWNERS, NOT THE CITY OF McALLEN.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.
14. COMMON AREAS, AND ANY ACCESS/SERVICE DRIVE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SUAREZ SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND TO 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

_____
BY: JOE QUIROGA
TRUSTEE
TEXAS NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF_____, 20_____ A.D.

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

METES AND BOUNDS

A TRACT OF LAND CONTAINING 0.93 ACRES BEING A PART OR PORTION OF AN UN-NUMBERED BLOCK OF LAND IN WHITEWING ADDITION UNIT No. 2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 16, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 0.93 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF BLOCK 1, WHITEWING ADDITION UNIT No. 1, RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID WHITEWING ADDITION UNIT No 2, AND SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET (AN EXISTING 50 FOOT RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING;**

THENCE N 08°34'44" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 24th STREET, TO THE SOUTHWEST CORNER OF A CALLED ANGELA SUBDIVISION, RECORDED IN VOLUME 54, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°25'33" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID ANGELA SUBDIVISION TO THE NORTHWEST CORNER OF A CALLED DOVE AVENUE PROPERTIES No. 1, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°34'44" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES No. 1, TO A POINT THE THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING A POINT ON THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 193.16 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ALONG THE SOUTH LINE OF THE SAID WHITEWING ADDITION No. 2, SAME BEING ALONG THE NORTH LINE OF THE SAID BLOCK 1 OF WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 210.57 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

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

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

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

SUBDIVISION PLAT OF
SUAREZ SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 0.93 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION AND UNDEVELOPMENT AREA OF WHITEWING ADDITION No. 2 MAP REFERENCE: VOLUME 18, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
SUAREZ BROTHERS, LLC. DATE:
6100 N. 10th ST.
McALLEN, TEXAS 78504
BY: ALBERT SUAREZ, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ ,20 _____ A.D.

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

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

_____ _____
MAYOR, CITY OF McALLEN DATE

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

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
IVAN GARCIA, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
RIO DELTA ENGINEERING
921 S. 10th STREET
EDINBURG, TEXAS 78539
TEL. (956) 380-5152
DATE SURVEYED: SEPT. 18, 2021
TBPELS FIRM No. 10194027

250606

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2025

SUBDIVISION NAME: SUAREZ PHASE II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 24th Street: 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Needs to provide for the Centerline (C.L.), prior to recording - Needs to provide staff with copy of R.O.W. documents for review. **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	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Add plat note: A minimum 24 ft. service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. **Subdivision Ordinance: Section 134-106	Compliance
SETBACKS	
*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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

Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 24th Street - Plat note wording to be finalized, prior to recording. - Proposing: A 5 ft. sidewalk shall be required along the east side of N. 24th Street on plat, must clarify, prior to recording. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	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. - Trip generation approved, no TIA as per traffic department.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: - Plat note #13 indicates, ""All easements are dedicated by this plat, unless otherwise stated."" However, some easements shown outside the subdivision boundary with no document number being referenced. Clarify/add document numbers as applicable prior to recording. - Needs to provide corner clips on the access easement for City Services. - Any abandonments must be done by separate process, not by plat. *Must comply with City's Access Management Policy. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION
PROPOSED SUAREZ PHASE II SUBDIVISION
132
133
OLIVAREZ SUBDIVISION No. 6
WAL-MART SUBDIVISION
CHIROPRACTIC CENTER
UNIT No. 2 SUBDIVISION
MCALLEN CENTRAL SUBDIVISION LOT 1
ANGELA SUBDIVISION
WHITEWING AVE
WHITEWING ADDITION UNIT No. 1 SUBDIVISION
HIGHLAND AVE.
HARVEY PLAZA SUBDIVISION
HINOJOSA COMMERCIAL PLAZA SUBDIVISION LOT 1
MAGNOLIA PLAZA SUBDIVISION LOT 1
MAE SUBDIVISION LOT 1
LA VISTA AVE
AMENDED WHITEWING ADDITION UNIT No. 1 BLOCK 2A
LOT 1
LOT 2
LA VISTA COMMERCE
PAMA SUBDIVISION
SUBWAY LOT 1
LINCOLN TERRACE SUBDIVISION
WEST HARVEY ADD
WESTWAY HE
WESTWAY AVE
CAMELLIA AVE
HARVEY DR
N. 24TH ST
N. 25TH ST
N. 25 1/2 ST
BULLDOGS
SENIOR H
N
W
E
S

SUB2025-015

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

Project Information

Subdivision Name 7-11 McAllen Subdivision

Legal Description 1.928 Acres out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Vol. Q, Pg. 175-177, H.C.D.R.

Location SOUWTHWEST CORNER OF 2ND STREET AND DALLAS AVENUE

City Address or Block Number 201 Dallas Ave

Total No. of Lots 1 Total Dwelling Units 0 Gross Acres 1.928 Net Acres _____

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

For Fee Purposes: X **Commercial (** 1.928 **Acres)/** X **Residential (** ____ **Lots)** Replat: Yes/X No

Existing Zoning C-3 Proposed Zoning C-2 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use VACANT Proposed Land Use GAS STATION/ CONVENIENCE STORE

Irrigation District # 3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 560,158

Estimated Rollback Tax Due 0 Tax Dept. Review _____

Owner

Name MMJG SOUTH TEXAS, LLC Phone c/o (956) 381-0981

Address 401 DALLAS AVENUE E-mail kmassey@vaqueroventures.com, kyle.horgen@nextera energy.com

City MCALLEN State TX Zip 78501

Developer

Name VAQUERO VENTURES Management, LLC BB 10/15/25 Phone 817-304-9948

Address 2627 TILLAR ST., STE. 111 E-mail kmassey@vaqueroventures.com

City FORT WORTH State TX Zip 76107

Contact Person KAILEY MASSEY, DEVELOPMENT MANAGER

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail BETO@MELDENANDHUNT.COM MARIO@MELDENANDHUNT.COM

City Edinburg State TX Zip 78541

Contact Person BETO DE LA GARZA, DIRECTOR OF LAND DEVELOPMENT-UPPER VALLEY

Surveyor

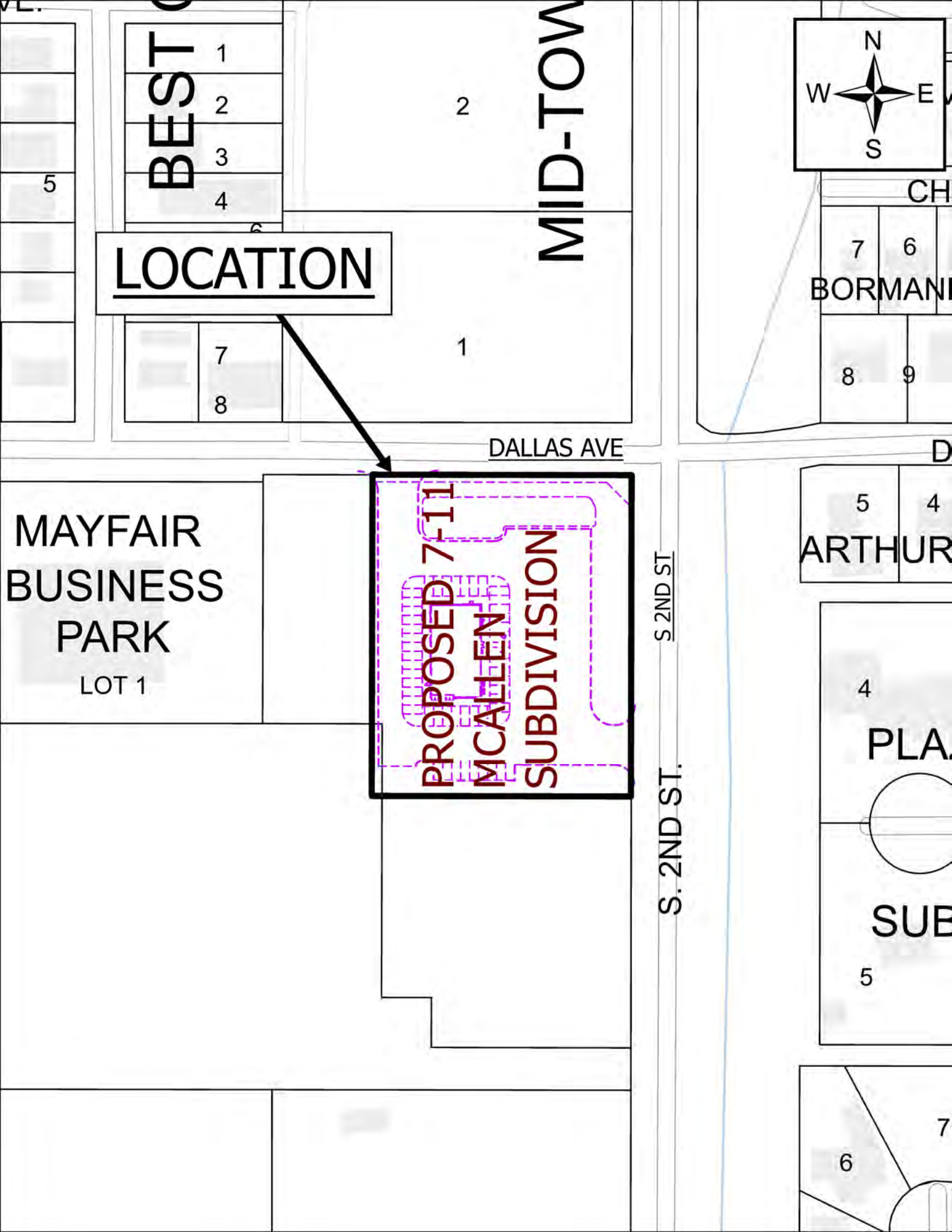
Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

OCT 15 2025

BY: CW


LOCATION
DALLAS AVE
S 2ND ST
S. 2ND ST.
PROPOSED 7-11
MCALLEN
SUBDIVISION
MAYFAIR
BUSINESS
PARK
LOT 1
BEST
MID-TOW
BORMANI
ARTHUR
PLA
SUB
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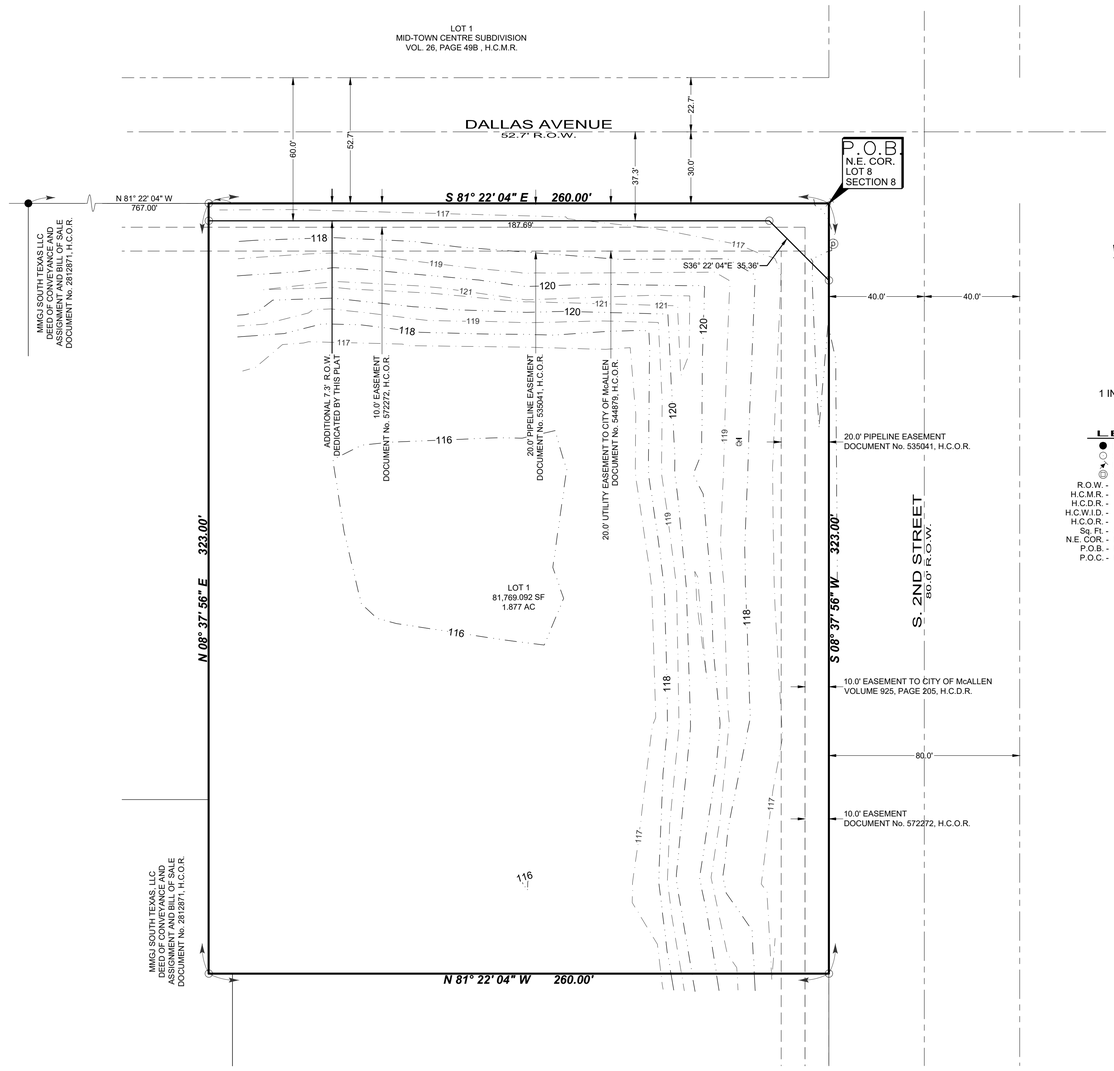


1 INCH = 30 FT.

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR
- ▾ FOUND NAIL
- ⊡ SET SQUARE CUT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
Sq. Ft. - SQUARE FEET
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

SUBDIVISION MAP OF

7-11 MCALLEN SUBDIVISION

BEING A SUBDIVISION OF 1.928 ACRES
OUT OF LOT 8, SECTION 8,
HIDALGO CANAL COMPANY'S SUBDIVISION
VOLUME Q, PAGES 175-177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.928 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.928 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.928 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8, SECTION 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 37' 56" W ALONG THE EAST LINE OF SAID LOT 8, SECTION 8 AND THE WEST RIGHT-OF-WAY LINE OF S. 2nd STREET, A DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 04" W A DISTANCE OF 250.00 FEET PASS THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 260.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 37' 56" E A DISTANCE OF 73.00 FEET PASS THE NORTH LINE OF SAID TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 81° 22' 04" W A DISTANCE OF 767.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 04" E ALONG THE NORTH LINE OF SAID LOT 8, SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.928 ACRES OF LAND, MORE OR LESS.

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

CITY SECRETARY — DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 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 #2 RIGHTS OF WAY 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.
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 THE 7-11 MCALLEN SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE , IN FEE SIMPLE, THE RIGHT-OF-WAY AREA SHOWN HEREON TO THE CITY OF McALLEN .

MMGJ SOUTH TEXAS LLC
A TEXAS LIMITED LIABILITY COMPANY

TERRY GOTTBERG, PRESIDENT
401 W DALLAS AVE
MCALLEN TX US 78501-2777

DATE:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY GOTTBERG, 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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 06/07/2024

ENGINEERING JOB # 25121.00

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 7-11 MCALLEN SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 4/26/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, # 6238
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SURVEYED: 08-05-2025
REVISED DATE: 08/07/2025

T-XXX, PG. XXX
SURVEY JOB No. 25121.02

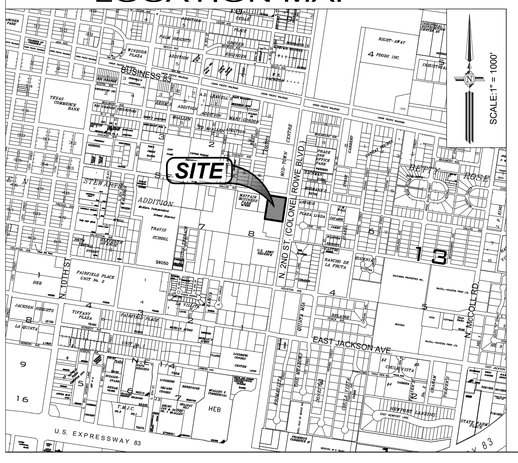
DATE

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACK:

   FRONT: 15 FEET
   REAR: 5 FEET
   SIDES: 0 FEET
   CORNER: 15 FEET
4. CITY OF McALLEN BENCHMARK: SQUARE CUT ON LOCATED ON THE SOUTHEAST CORNER OF LOT 1 APPROXIMATELY 752' FT. EAST OF INTERSECTION OF 2ND STREET AND US EXPRESSWAY 83. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16593955.632, E=1075393.507, ELEV.=117.34
5. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 13,852 CUBIC FEET (0.318 AC-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE BY EACH LOT AS APPROVED BY CITY OF McALLEN.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG DALLAS AVENUE AND S 2ND STREET.
9. COMMON AREAS, ANY PRIVATE DRIVES, ACCESS EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

LOCATION MAP



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

DRAWN BY:	EM DATE 09-23-2025
REVISION:	DATE
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MMGJ SOUTH TEXAS LLC	401 W DALLAS AVE	MCALLEN TX US 78501		
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2025

SUBDIVISION NAME: 7-11 MCALLEN

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. 2nd Street: 20 ft. dedication required for 60 ft. from centerline for Total of 120 ft. R.O.W. Paving : 65 ft. Curb & gutter: both sides -Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. -Provide a Copy of any existing R.O.W. documents and easements for staff review prior to final. -All R.O.W. requirements must be addressed prior to final. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. *Any Variance process requested must be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3 ft.) Paving: 40 ft. Curb & gutter: Both sides Revisions needed: -Please add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. -The existing R.O.W. is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. -Show the existing R.O.W. on both sides of centerline prior to final. -Label the dimensions for the proposed Corner clip located on the North-East portion of the plat. -Provide copy of documents for any R.O.W. & easements shown on the plat prior to final. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	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	
R.O.W.: 20 ft. Paving: 16 ft. - ALLEY required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: (Dallas Ave. & S. 2nd Street) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: - Proposing 15 feet. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing 5 feet. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing 0 feet. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: See reference to Front above. **Zoning Ordinance: Section 138-356"	NA
* Garage: Commercial Development **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue & S. 2nd Street. - May increase to 5 ft. as per Engineering, prior to final. Proposed as Plat note #8. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Needs to add plat note. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Needs to add plat note. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy	NA
* 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. - Shown as plat note #9	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Please verify Lot Width and Lot Area and make sure it matches what is stated on the Survey. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business District) Proposed: C-2 (Regional Commercial District) - If proposing to rezone to C-2 (Regional Commercial District) must submit rezoning application. ***Zoning Ordinance: Article V	Required
* If planning to change Zoning, Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	TBD

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

PARKS	
* Land dedication in lieu of fee. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.	NA
* Pending review by the City Management's Office. -Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivision, unless changed.	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
COMMENTS	
Comments: -Need to provide copies of documents for any R.O.W./easement shown on the plat for staff review prior to final/recording. - You can remove the City Secretary signature block as it is not required in our process. - Pending plat notes to be shown on the plat: 1. Buffer/Masonry wall plat notes. 2. Corrected Setback notes., etc. etc. - Verify Owner's Signature block as the wording differs from City of McAllen requirements, signature blocks must comply with Section 134-61 of the subdivision ordinance, revise prior to final. - There appears to be a Corner Cut, please verify with staff prior to final. -Make sure to add the legal descriptions of properties surrounding the subdivision, this includes for the properties on the West R.O.W. of S. 2nd Street AND on directly South of the Subdivision. - If any variance request is submitted, it must be finalized prior to final. - HCID#2 Signature block is presented on the Plat. - Need to determine if alley/service drive is being proposed. *Disclaimer: Any abandonment must be done by a separate instrument/documents, cannot be done by plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

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

LOCATION
DALLAS AVE
PROPOSED 7-11
MCALLEN
SUBDIVISION
MAYFAIR
BUSINESS
PARK
LOT 1
S 2ND ST
S. 2ND ST.
N
W
E
S

SUB2025-0143

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

Project Information

Subdivision Name WAREHOUSE KINGDOM SUBDIVISION PHASE III

Legal Description 10.28 acres of land being a part or portion of Lots 30 and 31, Block 3, C.E. Hammond Subdivision as as recorded in Volume 18, Pag 438-439, Deed Records of Hidalgo County and also a part or portion of land deed to Warehouse Kingdom Subdivision Phase II as recorded in Document No. 3297741, Hidalgo County Map Records.

Location Approximately 660 feet east of South 23rd Street along the north side of W. Military Highway

City Address or Block Number 2000 Military Hwy

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 10.28 Net Acres 9.91

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

For Fee Purposes: ☒Commercial (10.28 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☐No

Existing Zoning I-1 Proposed Zoning I-1 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use Open Proposed Land Use Warehouses

Irrigation District # 3 Water CCN: ☐MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 185532 / 185533

Estimated Rollback Tax Due ∅ Tax Dept. Review _____

Owner

Name ABASTO Corp., A Texas Corporation Elio I. Botello, President Phone (956) 631-2133

Address 2101 W. Military Highway, Ste. M-9 E-mail _____

City McAllen State TX Zip 78503

Developer

Name ABASTO Corp., A Texas Corporation Elio J. Botello, President Phone (956) 631-2133

Address 2101 W. Military Highway, Ste. M-9 E-mail _____

City McAllen State TX Zip 78503

Contact Person Elio Botello

Engineer

Name Javier Hinojosa Engineering Phone (956) 668-1588

Address 416 E. Dove Ave. E-mail javier@javierhinojosaeng.com

City McAllen State TX Zip 78504

Contact Person Javier Hinojosa, P.E.

Surveyor

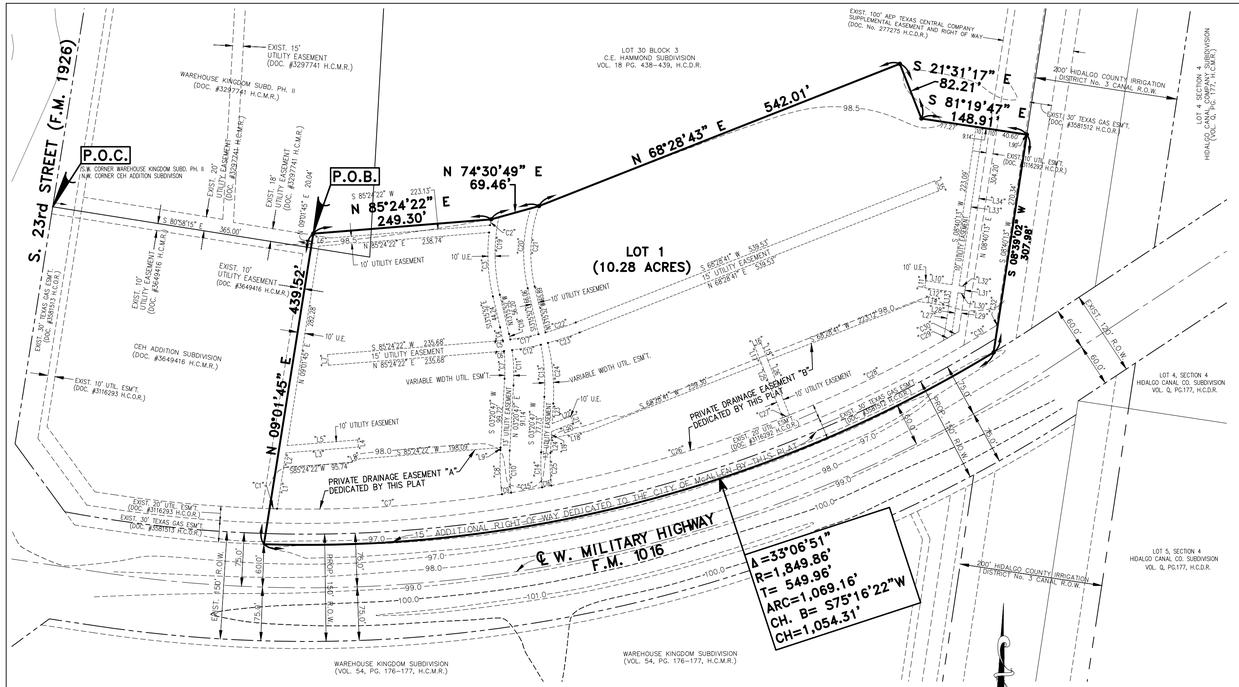
Name CVQ Land Surveyors, LLC. - Carlos Vasquez, R.P.L.S. Phone (956) 618-1551

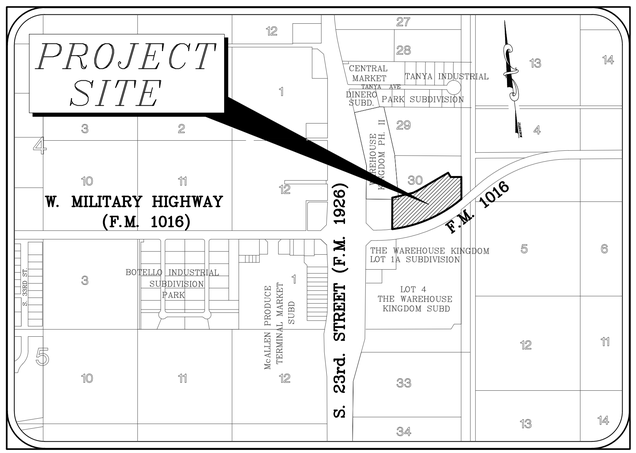
Address 517 Beaumont Avenue E-mail cvq@cvqlandsurvey.com

City McAllen State TX Zip 78501

OCT 08 2025

LOCATION
PROPOSED WAREHOUSE KINGDOM PHASE III SUBDIVISION
S 23RD ST
HAMMOND'S SUBDIVISION BL
MILITARY HWY
WAREHOUSE KINGDOM SUBDIVISION PHASE II
CEH ADDITION SUBDIVISION LOT 1
THE WAREHOUSE KINGDOM LOT 1A
THE WAREHOUSE KINGDOM SUBDIVISION
29
30
31
32
1
2
3
4
8
N
W
E
S





LOCATION MAP
SCALE: 1" = 1000'

LEGEND:
- ● IRON ROD FOUND
- ○ IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- UTIL. ESM'T. = UTILITY EASEMENT
- U.E. = UTILITY EASEMENT

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
C1	00°20'01"	1,799.86'	5.24'	10.48'	N 88°32'17" W	10.48'
C2	01°49'11"	260.00'	4.13'	8.26'	N 09°44'23" E	8.26'
C3	19°50'20"	260.00'	45.47'	90.03'	S 03°20'42" E	89.58'
C4	04°17'51	250.00'	9.38'	18.75'	S 11°06'57" E	18.75'
C5	01°27'29"	390.00'	4.96'	9.92'	S 84°40'27" W	9.92'
C6	01°30'09"	405.00'	5.31'	10.62'	N 84°39'18" E	10.62'
C7	08°52'28"	250.00'	19.40'	38.72'	S 01°05'27" E	38.68'
C8	10°35'20"	335.00'	31.04'	61.91'	N 01°56'53" W	61.82'
C9	00°24'50"	1,799.86'	6.50'	13.00'	N 81°03'06" E	13.00'
C10	10°31'12"	322.00'	29.64'	59.12'	N 01°54'49" W	59.04'
C11	11°20'35"	250.00'	24.83'	49.49'	N 02°19'30" W	49.41'
C12	05°47'17"	405.00'	20.47'	40.91'	N 79°24'45" E	40.90'
C13	14°27'46"	290.00'	36.80'	73.20'	S 03°53'00" E	73.01'
C14	10°05'42"	278.00'	24.55'	48.98'	S 01°42'04" E	48.92'
C15	01°24'09"	1,799.86'	22.03'	44.06'	S 80°08'36" W	44.06'
C16	00°24'54"	1,799.86'	6.52'	13.03'	S 79°14'05" W	13.03'
C17	05°54'14"	390.00'	20.11'	40.19'	S 79°25'56" W	40.17'
C18	01°49'38"	250.00'	3.99'	7.97'	N 12°21'03" W	7.97'
C19	25°02'39"	250.00'	55.52'	109.28'	N 12°26'08" W	108.40'
C20	30°49'45"	210.00'	57.90'	112.99'	S 02°09'00" W	111.64'
C21	32°42'49"	200.00'	58.70'	114.19'	N 03°35'32" E	112.65'
C22	06°31'57"	390.00'	22.26'	44.47'	S 71°44'40" W	44.44'
C23	06°35'48"	405.00'	23.34'	46.63'	N 71°46'36" E	46.60'
C24	16°51'29"	290.00'	42.97'	85.33'	N 05°04'57" W	85.02'
C25	09°53'51"	265.00'	22.95'	45.78'	N 01°36'09" W	45.72'
C26	10°44'42"	1,799.86'	169.27'	337.54'	N 73°39'17" E	337.05'
C27	00°19'16"	1,799.86'	5.00'	10.00'	N 68°07'23" E	10.00'
C28	07°37'16"	1,799.86'	119.88'	239.40'	N 64°09'12" E	239.23'
C29	00°24'25"	1,799.86'	6.39'	12.78'	N 60°08'22" E	12.78'
C30	00°22'27"	1,799.86'	5.88'	11.75'	N 59°54'56" E	11.75'
C31	01°39'53"	1,819.86'	26.44'	52.87'	N 58°50'08" E	52.87'
C32	00°04'58"	1,819.86'	1.31'	2.63'	N 57°57'43" E	2.63'

LINE DATA

LINE	CHORD BEARING	CHORD
L1	N 09°01'45" E	58.11'
L2	N 09°01'45" E	21.04'
L3	N 85°24'22" E	101.45'
L4	N 04°35'38" W	10.00'
L5	S 85°24'22" W	99.02'
L6	N 80°58'15" E	25.32'
L7	S 04°35'38" E	15.00'
L8	S 65°51'16" W	11.32'
L9	S 03°20'47" W	3.33'
L10	N 81°20'58" W	37.00'
L11	S 08°39'02" W	10.00'
L12	S 81°20'58" E	37.00'
L13	S 08°40'13" W	20.29'
L14	N 81°19'47" W	43.74'
L15	N 21°31'19" W	25.83'
L16	S 68°28'41" W	10.00'
L17	S 21°31'19" E	25.83'

LINE DATA

LINE	CHORD BEARING	CHORD
L18	S 79°26'28" W	53.08'
L19	N 03°20'47" E	9.32'
L20	N 68°28'41" E	32.46'
L21	N 21°31'19" W	10.00'
L22	S 68°28'41" W	27.83'
L23	N 03°20'47" E	28.14'
L24	N 03°20'47" E	20.65'
L25	S 21°31'19" E	82.04'
L26	N 21°31'19" W	81.98'
L27	S 08°40'13" W	48.53'
L28	N 08°40'13" E	60.85'
L29	S 08°40'13" W	53.47'
L30	S 81°20'58" E	9.14'
L31	N 08°40'13" E	10.00'
L32	N 81°20'58" W	9.14'
L33	N 08°40'13" E	223.09'
L34	S 08°40'13" W	223.09'
L35	N 21°31'17" W	15.00'

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "AH" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 06, 1982. FLOOD ZONE "AH" IS DESCRIBED AS "AREAS BE 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE AND THREE FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. THE BASE FLOOD ELEVATION FOR THE ZONE "AH" IS 99.00.
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATION 102.00 FEET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT (W. MILITARY HWY.-F.M. 1016).....75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. ALL OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
4. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
5. A TOTAL OF 67,930 CUBIC FEET (1.559 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
6. BENCH MARK ELEV. = 113.04 (MC 98) LOCATED AT THE MEDIAN OF 23rd. STREET 6/10 MILES SOUTH FROM EXIT TO F.M. 1016 (30" ALUMINUM PIPE WITH A 3-1/4" BRASS BRASS MONUMENT CAP ON TOP)
7. A 5 FOOT WIDE CONCRETE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF W. MILITARY HIGHWAY (F.M. 1016) AND A 4 FOOT WIDE MINIMUM SIDEWALK SHALL BE REQUIRED FOR ANY INTERIOR STREETS AS MAY BE APPLICABLE.
8. SET ½" ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
9. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG W. MILITARY HIGHWAY (F.M. 1016).
10. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. TxDOT PERMIT IS REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
12. ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG THE NORTH SIDE OF W. MILITARY HIGHWAY SHALL BE CONSTRUCTED AS PER APPROVED TxDOT PERMITTING REQUIREMENTS AND THE CITY OF McALLEN.
13. THE DETENTION AREAS FOR THIS SUBDIVISION WILL BE LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENTS. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER OF WAREHOUSE KINGDOM PHASE III AND NOT THE CITY OF McALLEN. THE DETENTION AREAS ARE PART OF THE OVERALL DETENTION REQUIRED FOR THIS SUBDIVISION.
14. MINIMUM 24 FT. PRIVATE SERVICE DRIVE TO PROVIDE CITY SERVICES REQUIRED AT TIME OF SITE PLAN. IT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND NOT THE CITY OF McALLEN.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.28 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 30 AND 31, BLOCK 3, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 10.28 ACRES ALSO BEING ALL OF THAT 0.06 ACRE TRACT OF LAND DEEDED TO ABASTO, CORP., A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 3680844, H.C.M.R.; AND SAID 10.28 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN "X" CUT ON CONCRETE FOR THE COMMON WEST CORNER OF CEH ADDITION SUBDIVISION AS RECORDED IN DOCUMENT NO. 3649416, H.C.M.R. AND SAID WAREHOUSE KINGDOM SUBDIVISION PHASE II; THENCE S 80 58' 15" E, ALONG THE NORTH LINE OF SAID CEH ADDITION SUBDIVISION, A DISTANCE OF 365.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "EAGLE SURVEY" FOUND ON THE NORTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION; THENCE N 09 01' 45" E, A DISTANCE OF 20.04 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 85 24' 22" E, A DISTANCE OF 81.40 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST LINE OF A 0.06 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 249.30 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N 74 30' 49" E, A DISTANCE OF 69.46 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N 68 28' 43" E, A DISTANCE OF 542.01 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 21 31' 17" E, A DISTANCE OF 82.21 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 19' 47" E, A DISTANCE OF 148.91 FEET TO A TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST LINE OF A 200.00 HIDALGO COUNTY IRRIGATION DISTRICT NO.3 CANAL RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°39'02" W, ALONG THE WEST LINE OF SAID 200.00 HIDALGO COUNTY IRRIGATION DISTRICT NO.3 CANAL RIGHT-OF-WAY, A DISTANCE OF 307.98 FEET SET TO A POINT OF CURVATURE ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 1016 RECORDED IN VOLUME 1649, PAGE 458, H.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 1849.86 FEET, AN INTERIOR ANGLE OF 33 06' 51", AN ARC LENGTH OF 1069.16 FEET, A TANGENT OF 549.96 FEET AND A CHORD THAT BEARS S 75 16' 22" W, A DISTANCE OF 1054.31 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09 01' 45" E, ALONG THE EAST LINE OF SAID EAST LINE OF SAID CEH ADDITION SUBDIVISION, AT A DISTANCE OF 419.48 FEET PASS TO A ½"IRON ROD WITH A PLASTIC CAP STAMPED "EAGLE SURVEY" FOUND ON THE NORTHEAST CORNER OF SAID CEH ADDITION SUBDIVISION AND THE SOUTH LINE OF SAID ABASTO, CORP., AND CONTINUING A TOTAL DISTANCE OF 439.52 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRE OF LAND MORE OR LESS.

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

SUBDIVISION PLAT OF

WAREHOUSE KINGDOM SUBDIVISION PHASE III

A TRACT OF LAND CONTAINING 10.28 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 30 AND 31, BLOCK 3, C. E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO ABASTO CORP., A TEXAS CORPORATION, RECORDED IN DOCUMENT NUMBER 3680844, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
ABASTO CORP., A TEXAS CORPORATION
2501 MILITARY HIGHWAY, SUITE F-2
McALLEN, TX 78503
BY: ELIO J. BOTELLO, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ELIO J. BOTELLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ ,20____ A.D.

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

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

_____ _____
MAYOR, CITY OF MCALLEN 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551
DATE SURVEYED: 06/09/2025
TBPELS FIRM No. 10119600

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

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

DATE OF PREPARATION: OCTOBER 21, 2025 DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: ABASTO CORP., A TEXAS CORPORATION	2501 MILITARY HIGHWAY, SUITE F-2	McALLEN, TX 78503	(956) 631-2133
ENGINEER: JAVIER HINOJOSA, P.E.	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ, R.P.L.S.	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

250404

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: WAREHOUSE KINGDOM PHASE III

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Military Highway (F.M. 1016): Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. to 105 ft. Curb & gutter: both sides Revisions needed: - Label the Street as ""Military Highway (F.M. 1016)"" prior to final. - Modify the Lineweight of the Centerline of the street so that it is clearly shown on the plat prior to final. - Show the existing R.O.W. on both sides of the centerline and show the Total existing R.O.W. after taking into account the dedication, prior to final. - Please clarify the Gas/Utility easements being shown on the plat along the R.O.W. Any overlap of the existing gas or utility easement with the R.O.W. dedication must be clarified prior to final. - Need to provide all copies of Documents/instrument numbers on the plat for staff review prior to final. - All R.O.W. requirements must be addressed prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied

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

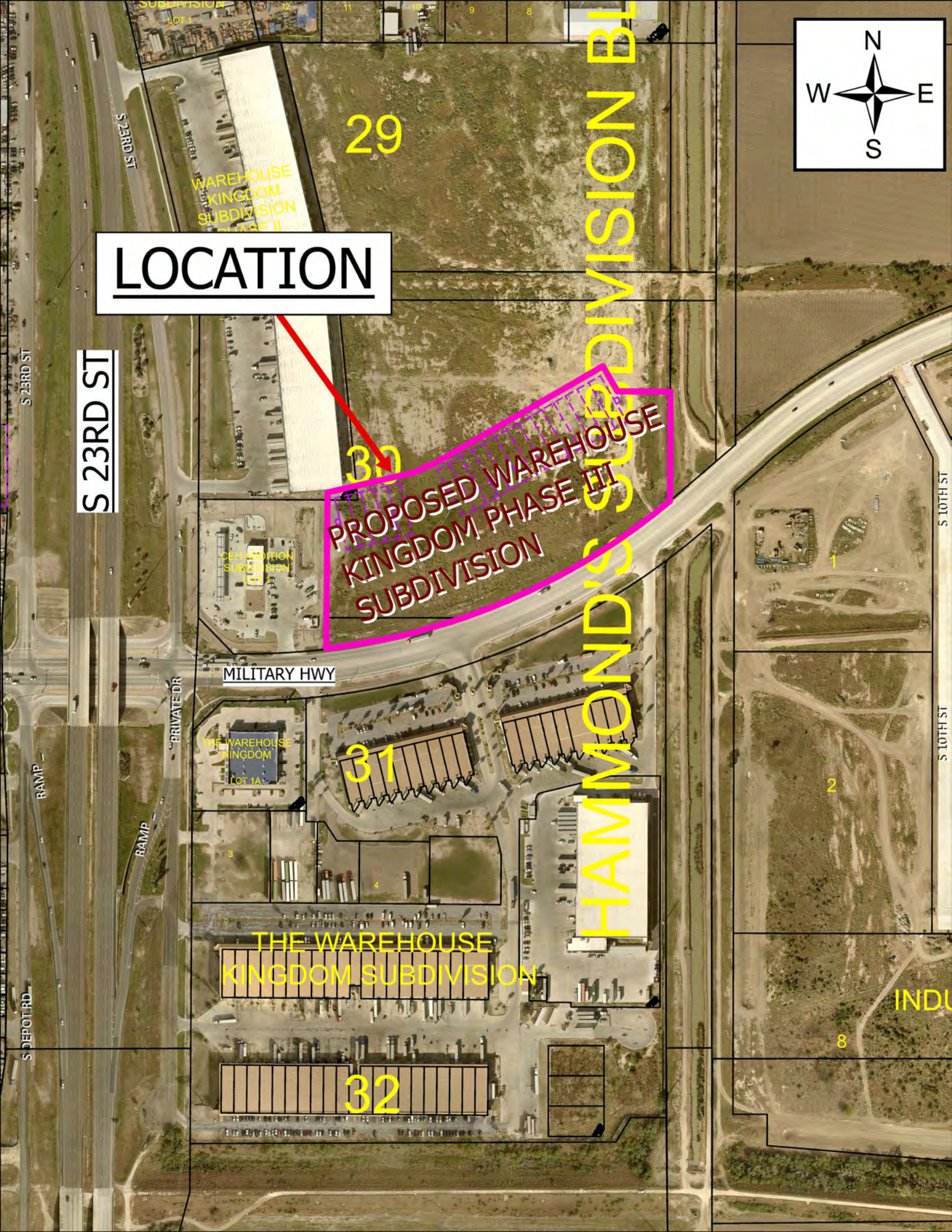
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required. *Plat note #14 proposes minimum 24 ft. private service drive to provide City Services at times of site plan. Should read "A minimum 24 ft. Service Drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen." -Label any proposed service drives on the plat. -Plat note will be finalized by staff to extend to the adjacent lots to provide City services prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
*Front: Military Highway (F.M. 1016): 75 ft. or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. - Add a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 5 ft. wide sidewalk required on Military Highway (F.M. 1016). - Add the sidewalk plat note prior to final. Plat note may be subject to change. - Need to clarify with staff, plat note is subject to change. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add a plat note as shown above prior to final. Please clarify plat note with staff prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: I-1 (Light Industrial District) Proposed: I-1 (Light Industrial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	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. - Submit a Trip Gen to be reviewed by Traffic Department.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Label any service drive(s) on plat prior to final approval, or indicate those will be provided during site plan approval by plat note. -Need to submit an ownership map to ensure there are no landlocked properties, prior to final. if landlocked property exist, additional streets may be required to provide proper access to landlocked parcel -Site plan needed for Public Works review of the trash services/dumpster enclosures. -Need to submit existing/proposed street lighting plan. *Must comply with City's Access Management Policy *Disclaimer: Abandonment of easement cannot be done by plat, must be done by separate instrument.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
S 23RD ST
PROPOSED WAREHOUSE KINGDOM PHASE III SUBDIVISION
HAMMOND'S SUBDIVISION BL
MILITARY HWY
PRIVATE DR
RAMP
RAMP
S DEPOT RD
S 10TH ST
S 10TH ST
S 23RD ST
WAREHOUSE KINGDOM SUBDIVISION PHASE II
CE-1 ADDITION SUBDIVISION LOT 1
THE WAREHOUSE KINGDOM LOT 1A
THE WAREHOUSE KINGDOM SUBDIVISION
29
30
31
32
1
2
3
4
8
N
W
E
S

SUB2025-0142

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

Project Information

Subdivision Name Eider Subdivision

Legal Description BEING 7.05 ACRES MORE OR LESS, OUT OF LOT TWELVE(12), BLOCK FOUR (4), RIO BRAVO PLANTATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME W, PAGE 197, RECORDS OF HIDALGO COUNTY, TEXAS

Location LOCATED ON THE NORTHWEST OF THE INTERSECTION OF MILITARY HIGHWAY (FM 1016) AND S. 23RD STREET

City Address or Block Number 6200 S 23rd St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres _____

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

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

Existing Zoning C-4 Proposed Zoning C-4 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use VACANT Proposed Land Use COMMERCIAL

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

Agricultural Exemption: ☐Yes/☐No Parcel # PROPERTY ID: 270370

Estimated Rollback Tax Due 0 Tax Dept. Review _____

Owner

Name VARGAS PRODUCE LLC, Phone 956-746-6741

Address 4324 W. MILITARY HWY E-mail _____

City MCALLEN State TX Zip 78503

Developer

Name VARGAS PRODUCE LLC, Phone _____

Address 4324 W. MILITARY HWY E-mail _____

City MCALLEN State _____ Zip 78503

Contact Person _____

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S 10th Ave E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S

Surveyor

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S 10th Ave E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

RECEIVED
OCT 06 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

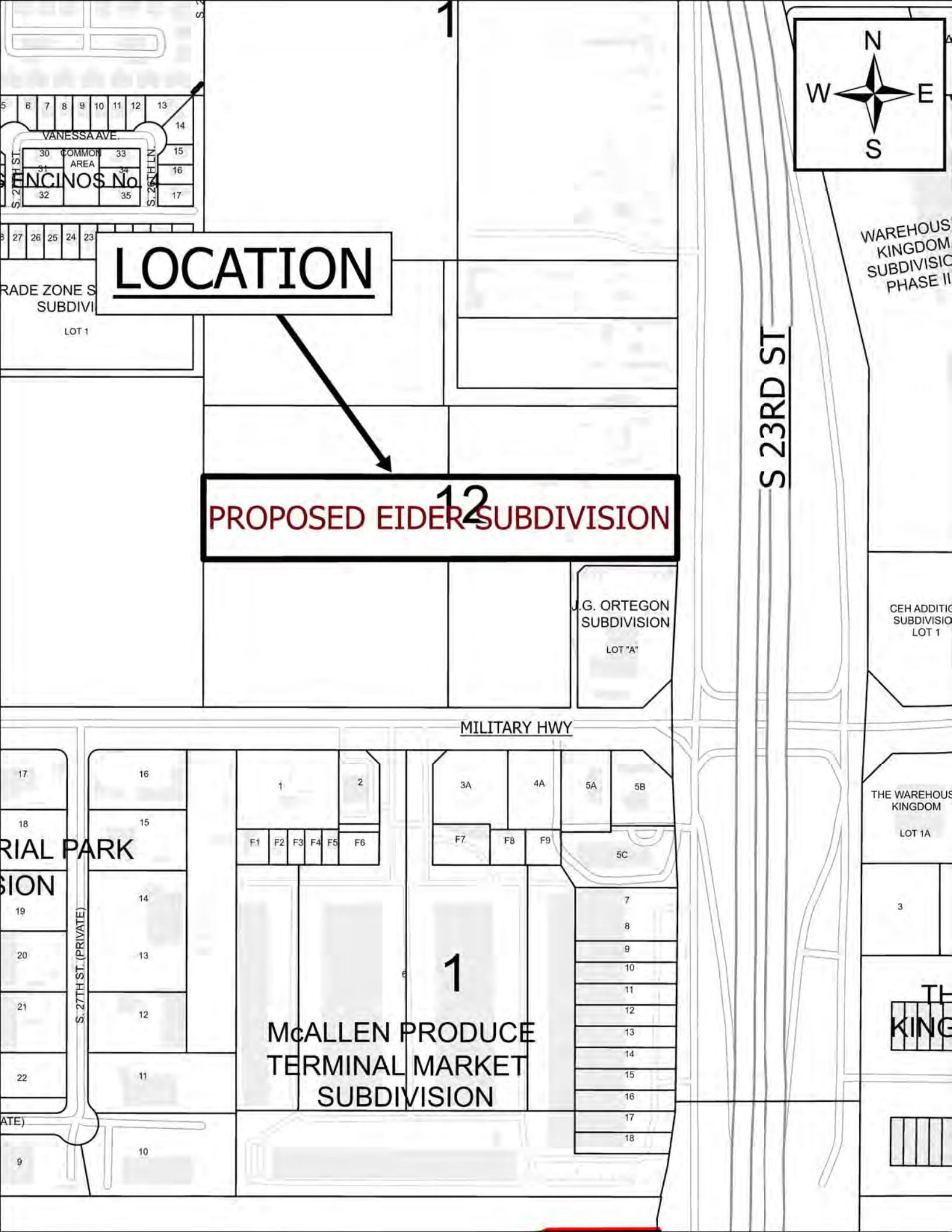
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/3/25

Print Name Ivan Garcia

Owner ☐ Authorized Agent ☒

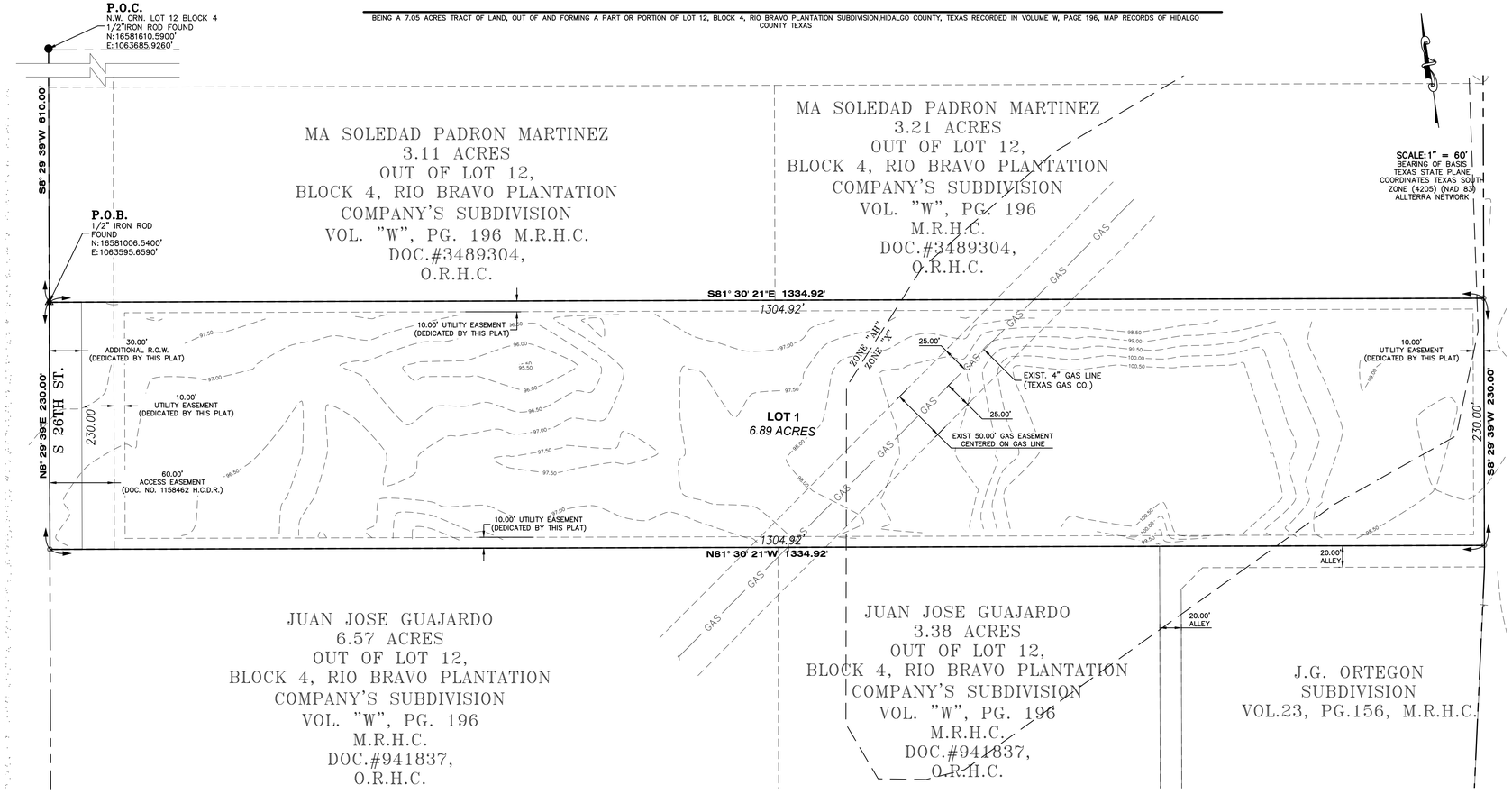
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED EIDER SUBDIVISION
12
1
N
W
E
S
S 23RD ST
VANESSA AVE.
COMMON AREA
S. 27TH ST.
S. 26TH LN.
ENCINOS No. 1
LOT 1
MILITARY HWY
J.G. ORTEGON SUBDIVISION
LOT "A"
S. 27TH ST. (PRIVATE)
McALLEN PRODUCE TERMINAL MARKET SUBDIVISION
WAREHOUSE KINGDOM SUBDIVISION PHASE II
CEH ADDITION SUBDIVISION LOT 1
THE WAREHOUSE KINGDOM
LOT 1A

DATE OF PREPARATION: SEPTEMBER 23, 2025

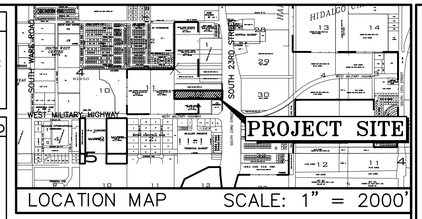
EIDER SUBDIVISION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION,HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS



LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
⊙	– CALCULATED POINT
◯	– CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE



GENERAL PLAT NOTES:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" AND ZONE "AH". ZONE "B" ARE "AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND THE 500–YEARS FLOOD; OR CERTAIN AREAS LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAM ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGES ARE LESS THAT ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "AH" IS DEFINED AS AREAS OF 100 YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE FOOT AND THREE FEET, BASE FLOOD ELEVATION IS 99.00, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
   RATE MAP PANEL NO.: 480343 0010 C MAP REVISED: NOVEMBER 02, 1982
   480343 0400 C MAP REVISED: NOVEMBER 16, 1982
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   S. 23RD STREET– 75 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   S 26TH STREET– 20 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   OTHER– IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
3. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
4. DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVE BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
5. A TOTAL OF 2.25 ACRE FEET (98,069 CUBIC FEET) OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVION.
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABAOVE CENTER LINE PAVEMENT AT MID POINT OF THE OR ELEVATION 100.00, WHICHEVER IS GREATER.
7. NEAREST CITY OF MCALLEN BENCHMARK: (MC 98) IS A 30" ALUMINUM PIPE WITH A 3–3/4" BRASS MONUMENT CAP, SAID BENCHMARK IS LOCATED AT THE MIDIUM OF 23RD STREET (6/10 MILE SOUTH FROM EXIT TO F.M. 1016)
   BENCH MARK ELEVATION = 113.04
8. A 5 FOOT WIDE SIDEWALK IS REQUIRED ON THE WEST SIDE OF S. 23RD. STREET AND A 4 FOOT WIDE SIDEWALK IS REQUIRED ON THE EASE SIDE OF S. 26TH STREET
9. SET ½" Ø IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. A 6 FT OPAQUE BUFFER IS REQUIRES FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. AN 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
12. SITE PLAN MUST BE APPROVED BY THE PLANNING ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

METES AND BOUNDS DESCRIPTION

BEING A 7.05 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 12, BLOCK 4, RIO BRAVO PLANTATION SUBDIVISION,HIDALGO COUNTY, TEXAS RECORDED IN VOLUME W, PAGE 196, MAP RECORDS OF HIDALGO COUNTY TEXAS, AND SAID 7.05 ACRES BEING OUT OF THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO VARGAS PRODUCE LLC, RECORDED IN DOCUMENT # 3574971, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 7.05 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT 12, BLOCK 4;

THENCE, S 8° 29' 39" W ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 610.00 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 81° 30' 21" E, ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE OF 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 29' 39" W ALONG THE EXISTING WEST RIGHT-OF-WAY OF SOUTH 23 RD STREET (F.M. 1926), A DISTANCE 230.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 30' 21" W ACROSS THE SAID LOT 12, BLOCK 4, TO A POINT ON THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE 1,334.92 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 29' 39" E ALONG THE WEST LINE OF THE SAID LOT 12, BLOCK 4, A DISTANCE OF 230.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT OF LAND CONTAINING 7.05 ACRES MORE OR LESS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE EIDER 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 LINE, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

GUSTAVO VARGAS SANCHEZ (OWNER) DATE
VARGAS PRODUCE, LLC
4324 W. MILITARY HWY
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUSTAVO VARGAS SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR DATE

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

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

PLANNING AND ZONING CHAIR DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027

STATE OF TEXAS · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS			PHONE & FAX	
OWNER(S): VARGAS PRODUCE, LLC		3424 W. MILITARY HWY.	MCALLEN, TX.	78503		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

THE COUNTY OF HIDALGO · TEXAS

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

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

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON SEPTEMBER 23, 2025** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT:
PLAT SHEET
EIDER SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	J.E
SCALE:	AS SHOWN
DATE:	SEPTEMBER 23, 2025
PROJECT:	SUB 25.008
REVISIONS:	
PAGE NO:	1–0F–1

Y:\RDE SUBDIVISIONS 2025\SUB 25.008 – JOSE CORREA WAREHOUSE\DWG\SUB 25.008_SHT 2 PLAT SHEET.dwg RIODELTA 10/3/2025 8:59 AM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: EIDER SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S 23rd St (F.M. 1926): dedication as required for 75 ft. from the centerline, for 150 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Label the Street as "S. 23rd Street (F.M. 1926)" prior to final. - Clearly label Centerline to establish R.O.W. dedication requirement prior to final. - Show the existing R.O.W. on both sides of the centerline and Total existing R.O.W. prior to final. - Provide a copy of the document for the existing R.O.W. for staff review prior to final. - All R.O.W. requirements must be addressed prior to final approval. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
S. 26th Street: 30 ft. dedication for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Need to provide an Area map to verify for street alignments/offsets. - Need to provide Doc. No. for any apparent easements/ located along this area on the plat, provide copies for staff review prior to final. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
1,200 ft. Block Length. -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Approved turn-around will be needed if any dead end is deeper than 150 ft. **Subdivision Ordinance: Section 134-105	TBD

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

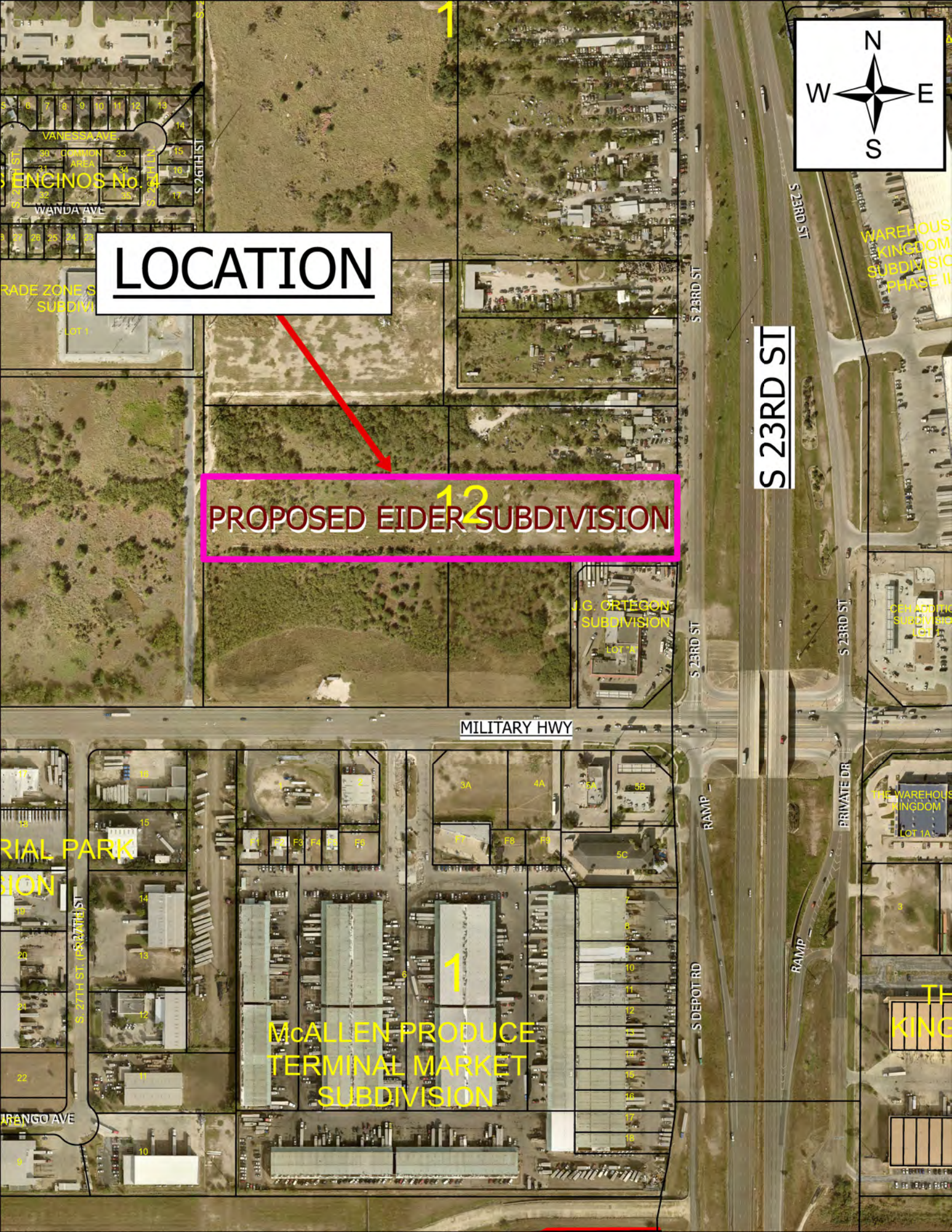
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot be dead-end. Maintenance of such service drive is by the property owner and not the City of McAllen **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions required: Proposing: S. 23rd Street - 75 Feet or greater for approved site plan or easements. S. 26th Street - 30 Feet or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing: S. 23rd Street - 75 Feet or greater for approved site plan or easements. S. 26th Street - 30 Feet or greater for approved site plan or easements.**Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. Revisions Needed: Proposing: Other - In accordance with the Zoning ordinance or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on S. 23rd Street & S. 26th Street. **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to Final. - Sidewalk plat note may be subject to change. ***Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Buffer requirement along S. 26th street may apply, note subject to change. **Landscaping Ordinance: Section 110-46	TBD
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied

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

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove this wording from the Plat notes, its a requirement but we don't need it to be put on the Plat. Shown as Plat note #12	Required
* 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.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 (General Business District) Proposed: C-3 (General Business District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per the subdivision application submitted on October 6, 2025, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.	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.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Vicinity map is missing the North Arrow. - Need to correct the City Mayor's Signature Block with correct wording, as it should read; _____ _____ Mayor, City of McAllen DATE - Need to correct the P&Z chairman Signature Block with correct wording, as it should read; _____ _____ Chairman, Planning and Zoning Commission DATE - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED EIDER SUBDIVISION
12
1
N
W
E
S
VANESSA AVE
WANDA AVE
COMMON AREA
ENCINOS No. 4
S 26TH ST
S 24TH LN
S 23RD ST
S 23RD ST
S 23RD ST
S 23RD ST
J.G. ORTEGON SUBDIVISION
LOT "A"
MILITARY HWY
RAMP
PRIVATE DR
RAMP
S DEPOT RD
S. 27TH ST (PSJA 3rd)
McALLEN PRODUCE TERMINAL MARKET SUBDIVISION
1
LOT 1
LOT 1A
3A
4A
5A
5B
5C
F1
F2
F3
F4
F5
F6
F7
F8
F9

SUB2025-0147

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Covenant Christian Academy

Legal Description 15.176 acre out of Lot 113, La Lomita Irrigation and Construction Company's Subdivsion Vol 24, Pages 67-68

Location Southwest Corner of Primrose Ave and N Ware Rd

City Address or Block Number 113

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres 15.176

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

For Fee Purposes: ☑Commercial (15.176 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☐No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Academy

Irrigation District # HCID1 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 665807, 210839, 210835

Estimated Rollback Tax Due 41,067.04 Tax Dept. Review UPG

Owner

Name Covenant Christian Academy Phone 956-672-3293

Address 4201 N Ware Rd. E-mail renato@rdz-group.com

City McAllen State Tx Zip 78504

Developer

Name RDZ Group Enterprises, LLC. Phone 956-672-3296

Address 1100 E Expressway 83, Ste 2 E-mail renato@rdz-group.com

City Donna State Tx Zip 78537

Contact Person Rentato Rodriguez

Engineer

Name Melden & Hunt, Inc. Phone 956-381-0181

Address 115 W. McIntyre St E-mail ruben@meldenandhunt.com

City Edinburg State Tx Zip 78542

Contact Person Ruben James De Jesus

Surveyor

Name Melden & Hunt, Inc. Phone 956-381-0181

Address 115 W. McIntyre St E-mail ruben@meldenandhunt.com

City Edinburg State Tx Zip 78542

RECEIVED
OCT 13 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

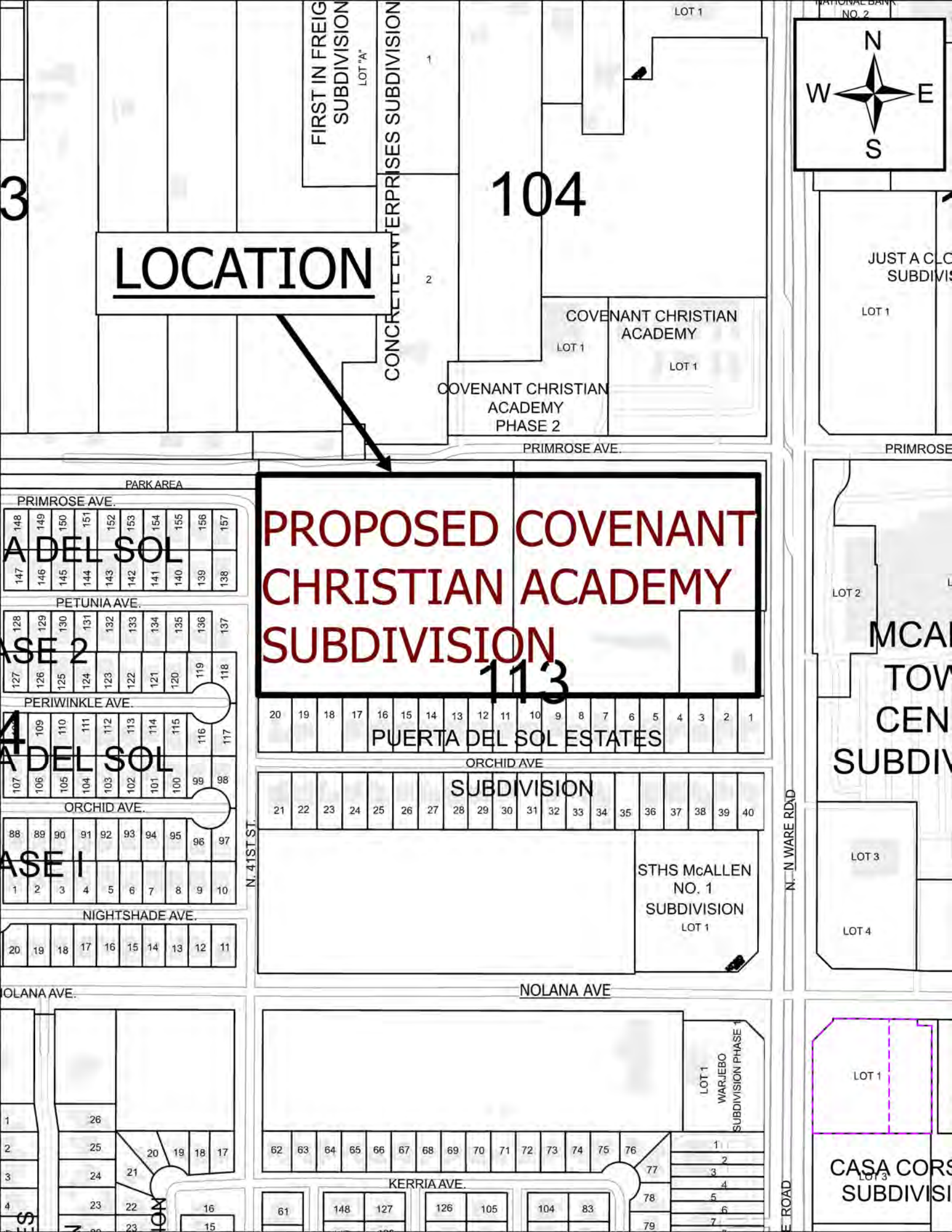
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

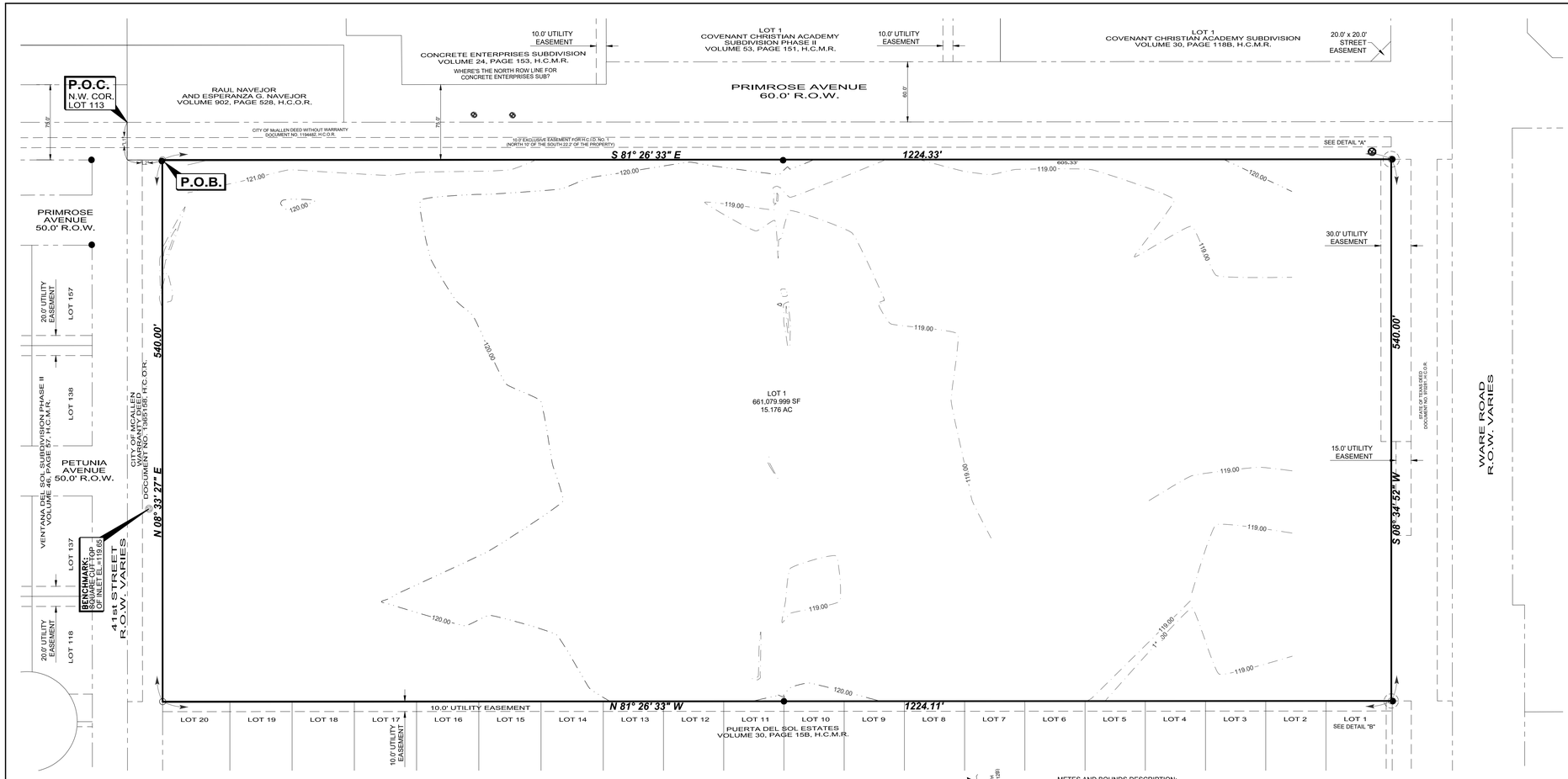
Signature _____ Date 9.5.2025

Print Name Ruben James De Jesus, P.E.

Owner ☐ Authorized Agent ☑

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

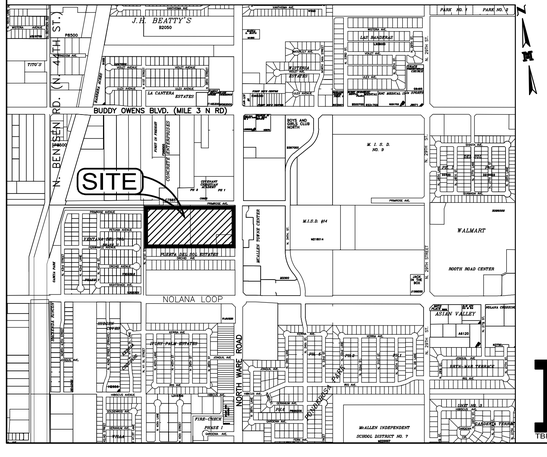

LOCATION
PROPOSED COVENANT CHRISTIAN ACADEMY SUBDIVISION
113
104
3
FIRST IN FREIG SUBDIVISION
LOT "A"
CONCRETE ENTERPRISES SUBDIVISION
LOT 1
COVENANT CHRISTIAN ACADEMY
LOT 1
LOT 1
COVENANT CHRISTIAN ACADEMY PHASE 2
PRIMROSE AVE.
PARK AREA
PRIMROSE AVE.
A DEL SOL
PETUNIA AVE.
ASE 2
PERIWINKLE AVE.
A DEL SOL
ORCHID AVE.
ASE I
NIGHTSHADE AVE.
PUERTA DEL SOL ESTATES
ORCHID AVE
SUBDIVISION
N. 41ST ST.
STHS McALLEN NO. 1 SUBDIVISION
LOT 1
N. WARE RD
NOLANA AVE
NOLANA AVE.
LOT 1 WARJEBO SUBDIVISION PHASE 1
KERRIA AVE.
JUST A CLO SUBDIVIS
LOT 1
LOT 2
MCA TOW CEN SUBDIV
LOT 3
LOT 4
LOT 1
CASA CORS SUBDIVISI
LOT 3
N
W
E
S



SUBDIVISION MAP OF
COVENANT CHRISTIAN ACADEMY SUBDIVISION

BEING A SUBDIVISION OF A 15.176 ACRES
OUT OF LOT 113,
LA LOMITA IRRIGATION
AND CONSTRUCTION
COMPANY'S SUBDIVISION
VOLUME 24, PAGES 67-68, H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

LOCATION MAP
SCALE: 1"=1000'



Line Table		
Line #	Direction	Length
"L1"	S 08° 33' 27" W	37.50'
"L2"	S 81° 26' 33" E	35.00'

LEGEND

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

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING

SCALE: 1" = 60'

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".
   ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.
   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 EASEMENTS, WHICHEVER IS GREATER APPLIES.
   REAR: 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   GARAGE: 18 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ CUBIC FEET (_____ AC.-FT). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE V/A A DETENTION POND, AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. CITY OF McALLEN BENCHMARK: "MC 58" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 119.91, NORTHING: 16616036.9453, EASTING: 1064821.60716 (NAVD88).
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG COLLECTOR STREET, AND BOTH SIDES OF ALL INTERIOR STREETS, INCLUDING THE ENTRANCE ACCESS AND THE EAST SIDE OF NORTH WARE ROAD.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, DETENTION AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. 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.
13. NO DWELLING SHALL BE ALLOWED IN ANY COMMON AREAS.
14. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.

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

DRAWN BY:	EM/ LH	DATE	05-29-25
REVISION:		DATE	
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 15.176 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, OUT OF LOT 113, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, SAID 15.176 ACRES BEING A CERTAIN TRACT CONVEYED TO COVENANT CHRISTIAN ACADEMY BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2584478, AND A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3608253, BOTH IN THE HIDALGO COUNTY OFFICIAL RECORDS, SAID 15.176 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 113;

THENCE, S 08° 33' 27" W ALONG THE WEST LINE OF SAID LOT 113, A DISTANCE OF 37.50 FEET;

THENCE, S 81° 26' 33" E ALONG THE SOUTH LINE OF A CERTAIN TRACT CONVEYED TO CITY OF MCALLEN BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 1194482, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 35.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF 41ST STREET, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 26' 33" E ALONG THE SOUTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF MCALLEN, A DISTANCE OF 1,224.33 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS S 81° 26' 33" E A DISTANCE OF 1.06 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 34' 52" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD, A DISTANCE OF 540.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF PUERTA DEL SOL ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 15B, HIDALGO COUNTY MAP RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS S 73° 01' 41" E A DISTANCE OF 1.50 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 26' 33" W ALONG THE NORTH LINE OF SAID PUERTA DEL SOL ESTATES, A DISTANCE OF 1,224.11 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF 41ST STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 08° 33' 27" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF 41ST STREET A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.176 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 20 _____ .

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

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

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SHOPPS AT WARE SUBDIVISION , DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. 34TH STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

COVENANT CHRISTIAN ACADEMY, A TEXAS NON-PROFIT CORPORATION

_____ _____
STEPHANIE HENKES, PRESIDENT DATE
4210 N WARE ROAD
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHANIE HENKES 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:

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

ATTEST:

_____ _____
CITY SECRETARY DATE

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.

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER # 117368 DATE:
STATE OF TEXAS
DATE PREPARED: 05-29-2025
ENGINEERING JOB No. 24166.00
DATE REVISED:_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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 SHOPPS AT WARE SUBDIVISION , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-22-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238 DATE:
STATE OF TEXAS
DATE SURVEYED: 05-28-25
SURVEY JOB No. 24166.08

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

PLAT SHEET 1 OF 1

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/31/2025

SUBDIVISION NAME: COVENANT CHRISTIAN ACADEMY

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as required for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: -Revise street name as shown above where applicable prior to final. -Label the Centerline to determine dedication requirements, prior to final. -Add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. -Need to provided a copy of the Document numbers for acquired R.O.W. on N. Ware Rd. for staff review prior to final to ensure 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 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Primrose Avenue: 35 ft. dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides -Label the Centerline to determine dedication requirements, prior to final. -Add labels as required: EXISTING, TOTAL, CENTERLINE (CL), PROPOSED, etc. prior to final. -Need to provided a copy of the Document numbers for acquired R.O.W. on Primrose Ave. for staff review prior to final to ensure compliance with requirements. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document.	Non-compliance
N. 41st Street: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Revisions Needed: -Revise street name as shown above where applicable prior to final. -Label the Centerline to determine dedication requirements, prior to final. -Add labels as required: EXISTING, TOTAL, CENTERLINE (CL), etc. prior to final. -Need to provided a copy of the Document numbers for acquired R.O.W. for staff review prior to final to ensure compliance with requirements. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan *Disclaimer: Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument/Document.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length - Plat layout submitted on October 13, 2025 does not comply with block length requirement, please revise accordingly. *Any Variance process requested must be finalized prior to final. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Turn around needed if property is deeper than 150 ft. from roadway or if dead-end is deeper than 150 ft. as required by Fire Department. **Subdivision Ordinance: Section 134-105	TBD
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - ALLEY required for commercial properties. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater applies Proposing: 10 feet or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Rd., Primrose Ave., & N. 41st Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Revisions Needed: Proposing " 4 ft. wide minimum sidewalk required along collector street, and both sides of all interior streets, including the entrance access and the east side of North Ware Rd." - Plat note subject to change. **Subdivision Ordinance: Section 134-120	TBD
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* 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. - Shown as plat note #11	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	TBD

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

PARKS	
* Land dedication in lieu of fee. -Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. ***If park fee requested in lieu of land dedication, need to submit variance request for fee in lieu of land dedication.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - For more information, please contact the Traffic Operations Dept. (956) 681-2715	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - There is a Subdivision that already goes by the name of "Covenant Christian Academy Subdivision" Please change the name of the proposed subdivision. Application needs to be updated with new subdivision name. - The owner's signature block, wording refers to wording for private subdivisions. Please clarify the wording as application mentions this development is for a public subdivision. - Add the North arrow inside the Vicinity Map. - Need to provide staff with all copies of the recorded Deeds/Deeds without warranty that are mentioned on the plat for review, prior to final. - You can remove the City Secretary Signature block, not required. - Make sure to add the Centerline for Ware Road, and all roads being shown. - If R.O.W. varies, add it like this " (R.O.W. VARIES) " - FYI, there is an H.C.I.D.#1 signature block being shown. *Disclaimer: Any abandonments must be done by a separate instrument/documents, cannot be done by plat, must be finalized prior to final. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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

LOCATION
PROPOSED COVENANT CHRISTIAN ACADEMY SUBDIVISION
113
104
N
W
E
S
FIRST IN FREIGHT SUBDIVISION
LOT "A"
CONCRETE ENTERPRISES SUBDIVISION
COVENANT CHRISTIAN ACADEMY
LOT 1
COVENANT CHRISTIAN ACADEMY PHASE 2
PRIMROSE AVE
PARK AREA
PRIMROSE AVE
A DEL SOL
N 41ST ST
PETUNIA AVE
ASE 2
PERIWINKLE AVE
A DEL SOL
ORCHID AVE
ASE I
NIGHTSHADE AVE
PUERTA DEL SOL ESTATES
SUBDIVISION
ORCHID AVE
ORCHID AVE
ORCHID AVE
STHS MCALLEN NO. 1 SUBDIVISION
LOT 1
N. WARE RD
NOLANA AVE
NOLANA AVE
NOLANA AVE
KERRIA AVE.
WARJEBO SUBDIVISION PHASE 1
LOT 1
N WARE RD
LOT 1
LOT 2
LOT 3
LOT 4
JUST A CLO SUBDIVIS
MCA
TOV
CEN
SUBDIV
CASA CORS
SUBDIVISI