AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MAY 20, 2025 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of Minutes from the April 22, 2025 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Silvia Gutierrez - Leal, for a Conditional Use Permit, for 3 years, and adoption of an ordinance, for an Home Occupation (Counseling Office), at Lot 11, Block 2, Holiday Park Subdivision, Hidalgo County, Texas; 206 West Harvey Street. **(CUP2025-0034)**

2. Request of South Texas College/Ricardo De La Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at a tract of land containing 31.71 acres, More or less, Being part of Lot 8, Block 2, C.E. Hammonds Subdivision and being part Lots 1, 2, 3 and 4, Mrs. G.M. Terrell Subdivision (STC West 30 Acres Proposed Subdivision), Hidalgo County, Texas; 3901 Pecan Boulevard. **(CUP2025-0035)**

3. Request of Ricardo De La Garza, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an Institutional Use, at Lot 1, STC Pecan Campus North Expansion Subdivision, Hidalgo County, Texas; 3200 West Pecan Boulevard. **(CUP2025-0037)**

4. Request of Adriana I. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 1, Saltillo Plaza Subdivision, Phase 3, Hidalgo County, Texas; 5001 Pecan Boulevard Unit 140. **(CUP2025-0027)(TABLED ON 5/6/2025)**

5. Request of Oscar Martinez Junior on behalf of J Martinez Autodeals LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Portable Building at North ½ Lot 12 & all Lot 13, Block 12, Hammond Addition Subdivision, Hidalgo County, Texas; 520 North 23rd Street. **(CUP2025-0036)**

b) REZONING:

1. Rezone from R-2 (Duplex-Fourplex Residential - OC) District to C-1 (Local Commercial - UDC) District: Lot 7 North McAllen Subdivision, Hidalgo County, Texas; 318 North 17th Street. **(REZ2025-0029)**

2. Rezone from C-1 (Office Building Office - OC) District to C-1 (Local Commercial - UDC) District: Lot 582.49 AC GR 1.65 AC NET, La Lomita (HOIT) AN IRR TR W585.28'-S330'-N660' Of Trenton Road Subdivision, Hidalgo County, Texas; 3201 Trenton Road. **(REZ2025-0031)**

3. Rezone from R-1 (Single Family Residential-OC) District to R-3 (High Density Residential-UDC) District: 2.696 gross acre tract of land, more or less, out of the West Three acres of the South line of the South Five acres of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2604 North Ware Road. **(REZ2025-0032)**

4. Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 9, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1712 North 8th Street. **(REZ2025-0033)**

5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.249 acres consisting of 2.116 acres out of Lot 4, Block 14, and 0.133 of an acre out of 150-foot reservation, out of Steele and Pershing Subdivision, Hidalgo County, Texas; 100 Expressway 83. **(REZ2025-0034)**

6. Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-46, Los Encinos Subdivision, Hidalgo County, Texas; 3301-3621 Rosalva Avenue. **(REZ2025-0035)**

   Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 47-90, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Raquel Avenue. **(REZ2025-0035)**

   Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 91-134, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Queta Avenue. **(REZ2025-0035)**

   Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 135-178, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Paula Avenue. **(REZ2025-0035)**

   Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 179-225, Los Encinos Subdivision, Hidalgo County, Texas; 3300-3621 Olga Avenue. **(REZ2025-0035)**

7. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, 500 Mac Subdivision, Hidalgo County, Texas; 500 East Hackberry Avenue. **(REZ2025-0028)**(TABLED ON 5/6/2025) **WITHDRAWN**

c) SUBDIVISION:

1. Balboa Acres Subdivision, West Half of Lot 1, Block 20, 3221 Covina Avenue, J.A. Garza, LLC **(SUB2025-0066) (FINAL)**

2. Balboa Acres Subdivision, East Half of Lot 1, Block 20, 3219 Covina Avenue, J.A. Garza, LLC **(SUB2025-0067) (FINAL)**

3) SITE PLAN:

a) Site Plan Approval for LOT 1, HECTOR GUTIERREZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 525 NORTH 23RD STREET **(SPR2025-0019)**

4) CONSENT:

a) One Place Pecan Subdivision (Previously Pecan Heights Subdivision), 100 East Pecan Boulevard, Terraform Development, LLC **(SUB2024-0108) (REVISED FINAL) M2E**

5) SUBDIVISIONS:

a) JLV Subdivision, 2113 State Highway 107, Jose Lucio Vasquez **(SUB2025-0070) (PRELIMINARY) MGE**

b) Premier Estates Subdivision, 4232 South Ware Road, Premier Asset Holdings, LLC **(SUB2025-0012) (REVISED PRELIMINARY) SEA**

c) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise, LLC **(SUB2024-0073) (REVISED FINAL) RDE**

d) Apex Estates Phase I Subdivision, 321 South Taylor Road, Abel Hernandez **(SUB2025-0068) (PRELIMINARY) RJC**

e) Apex Estates Phase II Subdivision, 313 South Taylor Road, Abel Hernandez **(SUB2025-0073) (PRELIMINARY) RJC**

f) Lark Heights Apartments Subdivision, 6324 North Taylor Road, Lark Heights Development, LLC **(SUB2025-0071) (PRELIMINARY) M2E**

g) McAllen Oaks Phase II Subdivision, 7601 North 7th Street, DK3 Investment Group, LLC **(SUB2025-0069) (PRELIMINARY) S2E**

6) INFORMATION ONLY:

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, April 22, 2025 at 3:31p.m.at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Gabriel Kamel	Vice-Chairperson
	Emilio Santos Jr	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
	Raul Sesin	Member
Absent:	Marco Suarez	Member
Staff Present:	Martin Canales	Assistant City Attorney III
	Michelle Rivera	Assistant City Manager
	Omar Sotelo	Planning Director
	Luis Mora	Deputy Director
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Kaveh Forghanparast	Planner III
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Natalie Moreno	Planner II
	Edson Lara	Planner II
	Alexis Martinez	Planner I
	Victor Grey	Planner Technician I
	Even Gonzalez	Development Engineer
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Jesse Ozuna

1) MINUTES:

a) Approval of the minutes for the January 21, 2025 meeting.

b) Approval of the minutes for the February 4, 2025 meeting.

c) Approval of the minutes for the March 4, 2025 meeting,.

Being no discussion, Mr. Raul Sesin motioned to approve the minutes together for 1a-1c. Mr. Emilio Santos Jr. second the motion with six members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1) Request of Chukwunonso Azikiwe for a Conditional Use Permit, for one year, for an Institutional Use (Assisted Living Facility) at a 2.12 acre tract of land, more less, out of 2.24 acre tract being the south 590.1 feet out of the west 165 feet of land out of Lot 328, John H. Shary Subdivision, Hidalgo County, Texas; 4721 Buddy Owens Boulevard, Unit F **(CUP2025-0025)**

Ms. Natalie Moreno stated that the property is located south of Buddy Owens Boulevard. It is zoned R-1 (Single Family Residential- OC) District. Adjacent properties are R-1 (Single Family Residential) District in all directions except for the south where there is C-4 (Commercial Industrial) District. Surrounding land uses include single family residences, non-conforming commercial uses, Public Works, Recycling Center, and vacant land. An Institutional Use (Assisted Living) is allowed in a R-1 District with a Conditional Use Permit and in compliance with requirements.

This is the first application submitted for an assisted living at this location. On January 8, 2025, the applicant applied for a subdivision variance due to plans to expand the facility. The City Commission approved the subdivision variance request with the conditions noted.

The applicant is proposing to expand the assisted living facility with 16 units. The facility will be complying with parking, landscaping and setbacks for the future expansion.

The Fire Department inspection is pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with the Zoning Ordinance and specific requirements as follows:

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

2) The proposed use shall comply with the off-street parking and loading ordinance and make provisions to prevent the use of street parking especially in residential areas.

3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrance 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 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 6ft opaque fence;

8) The above-mentioned facility shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

b) REZONING:

1) Rezone from C-3L (Light Commercial-OC) District to R-1 (Low Density Residential-UDC) District: 0.29 acre tract of land, more or less, out of Lot 287, John H. Shary Subdivision, Hidalgo County, Texas; 2900 North Taylor Road. **(REZ2025-0022)**

Ms. Natalie Moreno stated that the subject property located on the east side of North Taylor Road approximately 200 feet south of Daffodil Avenue.

The applicant is requesting to rezone from C-3L (Light Commercial-OC) District to R-1 (Low Density Residential-UDC) District for a Single-Family Residential development.

The adjacent zoning is C-3L(Light Commercial- OC) District to the north, R-3T (Multifamily Residential Townhouse-OC) District and R-4 District to the east and R-1 (Single Family Residential-OC) District to the south.

Surrounding uses are vacant land, Adobe Wells Mobile Park, townhouses, and single-family dwellings.

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 a single-family residential use. Other appropriate land uses include townhouses, multifamily dwellings of no more than four units, government buildings, and compatible retail and office uses for adjacent residential properties.

The development trend along this area is a mix of multifamily residential, single family residential, and office uses.

A rezoning request was submitted on March 6, 2025. A Subdivision is currently in process for this property under the subdivision name “Prayer Garden”.

The requested rezoning conforms to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is compatible with the rezoning and development trend for this area and is appropriate overall.

A subdivision will be required prior to building permit issuance for any future developments for this property. Any future constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls in opposition to the zoning request.

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

Chairperson Mr. Michael Fallek 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. Raul Sesin second the motion with six members present and voting.

2) Rezone from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lot 14, Block 2, Pecan Heights Subdivision, Hidalgo County, Texas; 1622 Pecan Boulevard. **(REZ2025-0024)**

Mr. Edson Lara stated that the subject property is located along the north side of Pecan Boulevard. The property is zoned C-1 (Office Building-OC) District.

The applicant is requesting to rezone the property to C-1 (Local Commercial-UDC) District in order use the property for a coffee shop. Currently, the property has an existing building that is being used as an office. The current zoning of the property does not allow coffee shops; therefore, a change of zoning to C-1 (Local Commercial-UDC) District is required to use the property for the proposed coffee shop use.

The adjacent zoning is R-1 (Single-Family Residential-OC) District to the north and west, C-3 (General Business-OC) District to the south and C-1 (Office Building-OC) to the east.

The property is currently being used for an office. Surrounding uses include single family residential dwellings, offices and other commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. Single-family homes make up the majority of the land use category.

The development trend of this area along Pecan Boulevar is for office use and other commercial uses.

The application for this rezoning request was submitted March 18, 2025.

The requested zoning does not conform with the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, it complies with the development trend along Pecan Boulevard and surrounding uses.

If the zoning change is approved, any future developments must also comply with parking requirements, building permit and conditional use requirements (if applicable) 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 rezoning request to C-1 (Local Commercial-UDC) District.

Chairperson Mr. Michael Fallek explained the difference in the requests changing from the previous zoning under the old Unified Development Code, to the new code.

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

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

3) Rezone from C-3 (General Business - OC) District to C-2 (Regional Commercial - UDC) District: Lots 2A and 3A of Lots 2A and 3A Dove Commercial Park Subdivision, Hidalgo County, Texas; 2209 & 2201 Dove Avenue. **(REZ2025-0025)**

Mr. Edson Lara stated that the subject property located along south side of Dove Avenue and east side of North 23rd Street.

The applicant is requesting to rezone from C-3 (General Commercial-OC) District to C-2 (Regional Commercial-UDC) District for the development of a Food Truck Park.

The adjacent zoning is C-3 (General Business-OC) District to the West, East and North directions of the property, I-1(Light Industrial -OC) District to the south and zoning at the Intersection of Dove and North is C-2 (Neighborhood Commercial)

Surrounding uses include commercial and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as C-2 (Regional Commercial-UDC) District, which is a district that provides for medium to large-scale development of retail, service, entertainment, and office.

The development trend along this area of Dove Avenue is primarily commercial and retail use.

The rezoning request was submitted on March 20, 2025.

The requested rezoning conforms to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is appropriate and compatible with the zoning and development trends for this area.

Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

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

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

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

4) Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 1-13, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 29th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 14-26, Rancho Subdivision, Hidalgo County, Texas; 5610 - 5200 South 28th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 27-39, Rancho Subdivision, Hidalgo County, Texas; 5201 - 5611 South 28th Street. **(REZ2025-0027)**

Rezone from R-1 (Single-Family Residential - OC) District to R-1 (Low Density Residential - UDC) District: Lots 40-52, Rancho Subdivision, Hidalgo County, Texas; 2700 Sarah Avenue / 5200 - 5600 South 27th Street. **(REZ2025-0027)**

Ms. Alexis Martinez stated that the subject properties are located along the north side of Sarah Avenue between South 29th street and South 27th Street, and south of Olga Avenue. The properties contain single family dwellings and are zoned R-1 (Single Family Residential - OC) District.

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

The adjacent properties to the north, south, and west are zoned R-1 (Single Family Residential - OC) District. The property to the east across South 27th Street is zoned A-O (Agricultural - Open Space – OC) District.

Surrounding uses include Los Encinos Park, South Side Park, El Patrimonio Apartments, Sam Houston Elementary School, Police Community Network Center, and single family residential dwellings.

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.

The development trend along Olga Avenue, South 27th and 29th Streets and Sarah Avenue is single family residential.

An application for a rezoning request was submitted March 21, 2025.

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

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

Citizen Ms. Victoria Menchaca (representing her mother who lives at 5200 S. 28th Street, was not in opposition but had general questions as to what the rezoning was and how it was going to affect the citizens. Her only concern was If, any, drastic changes were going to be made.

After a brief discussion on future presentations for the future rezonings of old UDC to new UDC, Chairperson Mr. Gabriel Kamel moved to approve the rezoning. Mr. Emilio Santos, Jr. second the motion with six members present and voting.

c) SUBDIVISION:

1) Nelson Addition Lots 5A and 6A Subdivision (Previously KMB Subdivision), 821 South 16th Street, SAMES Inc. **(SUB2025-0034) (FINAL) SAMES**

Mr. Eduardo Garza stated that the property located at Ithaca Avenue: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: maintain existing Curb & gutter: both sides. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to recording. Engineer submitted a variance application (VAR2024-0038) to not dedicate additional ROW and maintain the existing 40 ft. ROW on August 9, 2024. If the request is approved staff recommends a 10-foot sidewalk and utility easement to be dedicated by plat as per the Engineering Department. City Commission approved the variance request on October 14, 2024 as per staff's recommendation. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. South 16th Street: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: maintain existing Curb & gutter: both sides. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to recording. Engineer submitted a variance application (VAR2024-0038) to not dedicate additional ROW and maintain the existing 40 ft. ROW on August 9, 2024. If the request is approved staff recommends a 10-foot sidewalk and utility easement to be dedicated by plat as per the Engineering Department. City Commission approved the variance request on October 14, 2024 as per staff's recommendation. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. As per Public Works Department this subdivision will utilize residential collection. Subdivision Ordinance: Section 134-106. Front: (South 16th Street) Lot 5A: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. (Ithaca Avenue) Lot 6A: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Remove notation of (Except where greater setback or easement applies) at the beginning of plat note #2. Zoning Ordinance: Section 138-356 & 367. Rear: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance 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 Ithaca Avenue and South 16th Street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. If number of lots/dwelling units changes, park fees will be adjusted accordingly, 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 2 lot townhouse subdivision. Owner's signature block must comply with requirements set forth in Section 134-61. Easements will need to be dedicated by plat or with a plat note. Any abandonments must be done by separate document, not by plat. Application will need to be revised to reflect the name change. Remove plat notes # 8 and 11 as they are not required plat notes. Must comply with City's Access Management Policy.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed final subdivision request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision request in final form subject to the conditions noted. Mr. Jesse Ozuna second the motion with six members present and voting.

2) ODM Subdivision Lot 2A (Previously Oaks at Northgate Subdivision), 1921 Northgate Lane, Oscar and Rosie V. Sotelo Living Trust **(SUB2025-0002) (FINAL) REG**

Mr. Julio Constantino stated that the property located on Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total R.O.W. Paving: 44 ft. Curb & gutter: both sides. Provide a copy of the Doc. No's for staff review, prior to final/recording. 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. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 50 feet or in line with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane. Need to include the plat note as shown above, wording to be finalized prior to final/recording. Disclaimer: You can remove the part of the plat note that mentions "Perimeter Sidewalks must be built or money escrowed..." Disclaimer: Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision

Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Disclaimer: Please separate the plat notes for the buffers & walls for Plat Note #9 so that they are shown with separate plat notes. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Disclaimer: Please separate the plat notes for the buffers & walls for Plat Note #9 so that they are shown with separate plat notes. Landscaping Ordinance: Section 110-46. 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. Need to remove plat note #12 as residential site plans don't need to go to the Planning and Zoning Commission. Lots fronting public streets. Revisions Needed: Lot 1 appears to have a line that separates it into what makes it look to be two lots, of which the Southern portion would therefore be considered "Landlocked" if left this way. Need to either freeze this line or set it so that it ends at the property line to the West. (See the S.E. corner Lot 2 - N.E. Corner Lot 1). 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. Park Fee of $700 per lot/dwelling unit (1 additional lot = $700) 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. As per Traffic Department, Trip Generation for 1 Lot Single-Family subdivision has been waived. Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Disclaimer: Recorded plat notes remain effective. Please add relevant plat notes from ODM Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required. Disclaimer: At the Planning and Zoning Commission meeting of August 20, 2024, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals. Must comply with City's Access Management Policy.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed final subdivision request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision request in final form subject to the conditions noted. Mr. Emilio Santos Jr. second the motion with six members present and voting.

** Chairperson Mr. Michael Fallek stated item #'s 2c3-6 will be read and voted together. All board members agreed.

3) Balboa Acres West Half of Lot 9, Block 28, 3411 Elmira Avenue, Karina Sanchez **(SUB2025-0060) (FINAL)**

Mr. Julio Constantino stated that the property located on Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning

Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Survey for East half of Lot 9, Block 28 shows 50 ft. of width. 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. 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. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

4) Balboa Acres East Half of Lot 9, Block 28, 3409 Elmira Avenue, Karina Sanchez **(SUB2025-0058) (FINAL)**

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Survey for East half of Lot 9, Block 28 shows 50 ft. of width. 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. 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. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

Recommendation: staff recommends approval of the subdivision in final form, subject to the conditions noted.

5) Balboa Acres West Half of Lot 10, Block 28, 3405 Elmira Avenue, Karina Sanchez **(SUB2025-0061) (FINAL)**

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138-

356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Survey for West half of Lot 10, Block 28 shows 50 ft. of width. 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

Recommendation: staff recommends approval of the subdivision in final form, subject to the conditions noted.

6) Balboa Acres East Half of Lot 10, Block 28, 3401 Elmira Avenue, Karina Sanchez **(SUB2025-0059) (FINAL)**

Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. Existing Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 R.O.W.: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Monies must be escrowed if improvements are required prior to final. Garage: 18 ft. Except where greater setback required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Homeowner's Association Covenants must be recorded and submitted with document Number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Survey for East half of Lot 10, Block 28 shows 50 ft. Of width. 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. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to Final plat. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed final subdivision request. There was none.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the subdivision request in final form subject to the conditions noted. Mr. Raul Sesin second the motion with six members present and voting.

3) SITE PLAN:

a) Site Plan approval for Lot 9B, Phase IVA, Jackson Commerce Development Subdivision, Hidalgo County, Texas; 1101 E. Highway 83 **(SPR2023-0049)**

Ms. Natalie Moreno stated that the subject property is located on the north side of East Highway 83, in between north McColl Road and North Jackson Road. The subject property is zoned I-1 (Light Industrial) District. Adjacent zoning includes I-1 District in all directions. Surrounding land uses include Cano Health, McDonalds, Home Depot, Texas Granite and vacant land.

The applicant is proposing to construct a 6,584.70 square foot building to operate a iShine Express Carwash and Detail.

Access is proposed through a 30 feet private drive on the north side of the property. No alley is proposed.

Parking Requirements: Based on the square feet of office space proposed for iShine Carwash, four parking spaces are required for the site and 20 parking spaces are being proposed. Moreover, one of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements: 5,316 square feet of green area is required for the new development and 10,541.87 square feet is proposed. The tree requirement is as follows: 17 two-and-a half-inch-caliper trees, 9 four-inch caliper trees, 4 six-inch caliper trees. A minimum 10-foot-wide landscaped strip is required inside the front property line, Business Highway 83. Fifty percent of the required green area for the new development 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. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

Other Planning Requirements: There is a 45-foot front yard setback and 30-foot pipeline easement and a 10-foot utility easement along Highway 83. The rear yard setback is 10 feet with a 15-foot utility easement. Side yard setback is half of the building height or greater for easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

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

Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances.

Being no discussion, Mr. Raul Sesin moved to approve the site plan request. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

4) CONSENT:

a) Sharyland Business Park – Project Circle Subdivision, 4800 Tanya Avenue, Van Trust Real Estate, LLC **(SUB2025-0051) (FINAL) KHA**

Being no discussion, Mr. Raul Sesin moved to approve the subdivision in consent form. Mr. Jesse Ozuna seconded the motion, which was approved with six members present and voting.

5) SUBDIVISIONS:

a) Amistad McAllen Subdivision, 4120 North Taylor Road, Amistad McAllen **(SUB2025-0013) (REVISED PRELIMINARY) TC**

Mr. Julio Constantino stated that the property located on N. Taylor Rd. Dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: Please add/separate your labels to show the following: Existing R.O.W., Total R.O.W., Total R.O.W. after dedication, etc. Add these arrow annotations. Need to provide Doc. No. on the plat for the apparent Existing 80 ft. R.O.W. located on N. Taylor Rd. Provide R.O.W. Recorded Docs. for staff review, prior to final. Disclaimer: Please clarify any existing easements that are being shown inside of the R.O.W. and provide Documents for Staff review 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. N. 48th St.: 30 ft. of R.O.W. dedication required for 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: Need to provide an Area map to verify for street alignments/offsets. 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. Primrose Ave. - 35 ft. of dedication needed for 70 ft. of R.O.W. Paving: 44 ft. Curb & gutter: Both Sides Revisions Needed: Need to provide staff with an Area map to verify for street alignments/offsets/landlocked parcels. The Engineer submitted a Variance application (VAR2025-0009) on March 21, 2025. The application includes a variance for: Not to dedicate street R.O.W. for Primrose Ave. To be presented at the April 22, 2025 Planning & Zoning Meeting. Disclaimer: Recorded Subdivision located directly north "Vicente Subdivision" provided 35 ft. of 'Future Road R.O.W.' Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. The Engineer submitted a Variance application (VAR2025-0009) on March 21, 2025. The application includes a variance for: 1,200 ft. block length requirement, to be presented at the April 22, 2025 Planning & Zoning Meeting. Subdivision Ordinance: Section 134-118. Lot 1: Front: 25 ft. or greater for easements, whichever is greater applies. Lots 2&3: Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Rear: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Sides: 6 ft. or greater for easements, whichever is greater applies. Lots 2&3: Sides: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Corner: 10 ft. or greater for easements, whichever is greater applies. Lots 2&3: Rear: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Lot 1: Garage: 18 ft. except where greater setback is required, greater setback applies. Add the plat note as shown above prior to final. Disclaimer: Only applies to Residential lot 1. Zoning Ordinance: Section 138-356". All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Rd, N. 48th St. & Primrose Ave. on both sides of interior streets. Revisions Needed: Needs to add plat note as shown above prior to final. The Engineer submitted a Variance application (VAR2025-0009) on March 21, 2025. The application includes a variance for: Not to dedicate street R.O.W. for Primrose Ave. To be presented at the April 22, 2025 Planning & Zoning Meeting. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize 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. Plat submitted on March 20, 2025 proposes: "6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Rd. & N. 48th Street." 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. Taylor Rd. 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. Lots cannot be landlocked, access to a public street is required. Please clarify Lot 3 since it needs to have access to the street. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential District) & A-O (Agricultural and Open Space District) Proposed: Institutional Use. Disclaimer: For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be $700.00. 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. Need to provide copies of documents for all existing R.O.W. doc's being shown on the plat for staff review prior to final. Update location map with an updated hidalgo county parcel maps, add the recorded subdivisions surrounding it (i.e. Taylor Creek Villages, etc.). Clarify the overlap of easements into the R.O.W. The Engineer submitted a Variance application (VAR2025-0009) on March 21, 2025. The application includes a variance for: 1. Not to dedicate street R.O.W. for Primrose Ave. 2. Variance to the 1,200 ft. Block length requirement. To be presented at the April 22, 2025 Planning & Zoning Meeting. Need to verify Metes & Bounds that it matches with the Bearings and Distances on the Plat, there are some sections that are different. Need to add 'crows-feet' wherever applicable, as per Metes and Bounds. Need to add parcel information of the Taylor Creek Villages Plat on the South, and add parcel information of areas West of N. Taylor Rd., they seem to be cut-off. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; Chairman, Planning & Zoning Commission DATE - On the City Mayor's Signature block, you can remove the signature line for the City Secretary, this part is not required. Please verify the acreage being mentioned in the legal description, it refers to 7.385 acres on the metes and bounds, and under the title it refers to 7.9 acres. Disclaimer: At the Planning & Zoning Commission meeting of February 18, 2025, subdivision was approved in Preliminary Form subject to conditions noted, drainage & utilities approvals. Disclaimer: For a church, you will need to submit an application for a Conditional Use Permit (CUP) that will need to be reviewed by the Planning & Zoning Commission and by the City Commission. Disclaimer: You may want to verify the signature block of the Irrigation district, it mentions H.C.I.D. #2 however on the plat notes it mentions United Irrigation (U.I.D.) as the Irrigation district. 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 and access spacing as specified by the Traffic Department. Additional notes as needed prior to final regarding maintenance responsibilities of any common areas. Must comply with Fire, Public Works and other departments as may be applicable at time of Conditional Use Permit review, including site plan requirements related to the C.U.P.

Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage & utilities approval. Staff recommends disapproval of variance request to not dedicate R.O.W. for future (N/W collector street) Primerose Ave. Staff recommends approval of variance to the 1,200 ft. Block length.

Applicants Engineer, Mr. Alfonso Guzman (2605 Del Rio St.) explained the reasoning of request for the variance (R.O.W) on Primerose.

Applicant Antonio De Lizardi, 4124 N. Taylor Rd., stated his concerns on creating a street next to the property and how it would affect the church and future expansion.

Member, Mr. Reza Badiozzamani motioned to Table request. After further discussion, he revoked his motion.

After a lengthy discussion on the irrigation outlets and R.O.W., Mr. Reza Badiozzamani moved to approve in preliminary application including the block length variance and no action taken for the R.O.W. Mr. Raul Sesin seconded the motion, which was approved with six members present and voting.

b) Hobb's Farm Subdivision, 309 Hobbs Drive, Alvaro Gonzalez **(SUB2025-0055) (PRELIMINARY) PSJ**

Mr. Julio Constantino stated that the property located on Hobbs Drive: 20 ft. of R.O.W. dedication for 40 ft. from Centerline for 80 ft. of R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides Revisions needed: Need to Label the Centerline & Total R.O.W. after accounting for dedication. Label dedication as "20 ft. additional R.O.W. Dedicated by Plat". Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final. Needs to label any existing easements. Subdivision Ordinance: Section 134-105. Monies must be escrowed for improvements not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or in line with existing structures or easements, whichever is greater applies. Revisions Needed: Need to revise the plat note as shown above prior to final. Proposing: 25 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setbacks as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Needs to add setback note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Add the plat note as shown above prior to final, plat note is missing. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Hobbs Drive. Revisions Needed: Need to add plat note as shown above prior to final. Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording, as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Needs to add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Need to add plat note as shown above prior to final. 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. Revisions Needed: 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. Revisions Needed: Add plat note as shown above prior to final. 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 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: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be $700.00. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Needs to label existing easements, R.O.W. documents, etc. on the plat prior to final. - Needs to provide document numbers for staff review prior to final. If subdivision will be private, needs to add the words " (Private Subdivision) " under the Plat name of the subdivision. Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. (i.e. there are some dimensions that differ in bearings & distances). Needs to add parcel information of properties surrounding the subdivision. (i.e. Carolina Subdivision on the South side, also for properties located directly on the North side of Hobbs Drive. Update location map with an updated hidalgo county parcel maps. Clarify any overlap of easements in to the existing R.O.W. Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; Chairman, Planning & Zoning Commission DATE. Need to correct the Mayor's Signature Block with correct wording, as it should read; Mayor, City of McAllen DATE. Needs to add all relevant signatures for the Owner's Signature Line. (i.e. Alvarado Gonzalez & Irma Gonzalez require two different signature lines. Needs to come in to revise application for the PROPOSED USE of the subdivision, prior to final. Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #2 Tax Certificates). Disclaimer: 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 abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. Must comply with City's Access Management Policy.

Recommendation: staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form, subject to the conditions noted, drainage & utilities approval. Mr. Jesse Ozuna seconded the motion, which was approved with six members present and voting.

c) De Rios Subdivision, 3021 South "J" Street, Tomas Rios Jr. **(SUB2025-0052) (PRELIMINARY) SEA**

Mr. Eduardo Garza stated that the property located on South "J" Street: 10 ft. from centerline for 50ft. 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. 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. Garage: 18 ft. except where greater setback is required; greater setback applies. Include a setback note as shown above, 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 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 Applied. 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. Remove plat note as it wouldn't be needed for a 1 lot single family subdivision. 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. 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. Any abandonments must be done by separate process not by plat, prior to final. Engineer must clarify Reservation for ROW along South "J" Street. Location map must reflect with surrounding recorded subdivisions. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in preliminary form, subject to the conditions noted, drainage & utilities approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

d) Russell Creek Phase I Subdivision, 13701 North 23rd Street, Elite Development 786, LLC **(SUB2025-0053) (PRELIMINARY) M2E**

Mr. Eduardo Garza stated that the property located on Russell Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides. Please label how existing ROW was dedicated. Provide document numbers for existing ROW dedications, and provide a copy for staff review. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to recording. Existing transmission powerline poles along Russell Road appear to be within the ROW dedication. Need to finalize dedication requirements or relocation of transmission powerline poles as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. North 23rd Street (Depot Road): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides. No annotation of ROW dedication is shown on plat. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to recording. Please label how existing ROW was dedicated. Provide document

numbers for existing ROW dedications, and provide a copy for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 8-3/4 Mile Road (E/W 1/4 Mile Collector): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Revise street name as shown above, prior to final. Street will need to punch thru and connect, plat submitted appears to show missing linework along the detention area, prior to final. The project engineer submitted a variance application (VAR2025-0013) on April 9, 2025 to request the interior E/W street to be considered the 1/4 Mile Collector and for the paving to be 2 ft. back to back instead of the required 40 ft. Street jogs with centerline offsets of less than 125 feet shall be avoided. If not revised a variance application must be submitted, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Street names to be finalized, prior to final. There have been discussions with our Engineering Department that a stub out to the property to the northeast may be required for connectivity for a secondary access that is under review and must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Revise corner setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road, North 23rd Street (Depot Road), 8-3/4 Mile Road, and both sides of all interior streets. Revise plat note #8 as shown above, wording to be finalized, prior to final. Sidewalk requirements 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 along Russell Road and North 23rd Street (Depot Road). Revise plat note #9 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road, North 23rd Street (Depot Road), and 8-3/4 Mile Road. Revise plat note #13 as shown 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/Detention Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. Revise plat note#14 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. 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 streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Need to provide more information on the curve table as there appears to be missing curve dimensions to determine if minimum lot width is compliance. Lots 29 and 43 don't have the minimum 5,000 sq. ft. for a R-1 single family zone. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Land dedication in lieu of fee. Based on the submitted application and plat, 101 dwelling units/lots are proposed. As per Parks

Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 101 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application and plat, 101 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.6059 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. 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. Any abandonments must be done by separate process and not by plat, prior to final. Application states this is a public subdivision but plat has indications of subdivision being private, engineer must clarify if subdivision will be public or private. Subdivision plat and survey show conflicting information for the subdivision boundary dimensions. Also, some easements shown on survey aren't shown on the plat. Must comply with City's Access Management Policy.

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

Being no discussion, Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form subject to the conditions noted, drainage, and utility approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with six members present and voting.

e) The Palms Homes Subdivision, 4313 Colbath Avenue, Milimex Development LLC **(SUB2025-0054) (PRELIMINARY) BIG**

Mr. Eduardo Garza stated that the property located on South Bentsen Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Please label how existing ROW was dedicated. Provide document numbers for existing ROW dedications, and provide a copy for staff review. Label ROW dedication from centerline to new plat boundary, total, existing. etc., prior to final. Ensure there are no issues with gas company easement and ROW dedications, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Colbath Avenue: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Please label how existing ROW was dedicated. Provide document numbers for existing ROW dedications, and provide a copy for staff review. Label ROW dedication from centerline to new plat boundary, total, existing. etc., prior to final. Revise street name as shown above, prior to final. Ensure there are no issues with Hidalgo County Street Roadway and ROW dedications, prior to final. 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. 900 ft. Block Length for R-3 Zone Districts Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Engineer must clarify if alley or service drive will be provide, prior to final. Alley or service drive cannot dead-end. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen", prior to final. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: In Accordance with the Zoning Ordinance or in line with existing structures or greater for approved site plan or easements. Include a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with the Zoning Ordinance or greater for approved site plan or easements. Include a setback note as shown above, prior to final. Zoning

Ordinance: Section 138-356. Sides: In Accordance with the Zoning Ordinance or greater for approved site plan or easements. Include a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: In Accordance with the Zoning Ordinance or greater for approved site plan or easements. Include a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Include a setback note as shown above, 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 South Bentsen Road and Colbath Avenue. Include a plat note as shown above, prior to final. Sidewalk requirement 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. 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. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above wording to be finalized, 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 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 streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3C Proposed: R-3C. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted application, 47 dwelling units are proposed, As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, 47 dwelling units are proposed, As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. Pending review by the City Manager's Office. Based on the submitted application, 47 dwelling units are proposed, As per Parks Department, park land dedication of 0.7473 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final. 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. Any abandonments must be done by separate process, not by plat, prior to final. Remove plat note #6 as it is not required. Dimensions and easements on survey and plat don't appear to reflect the same information. Owner's signature block must comply with Section 134-61. Must comply with City’s Access Management Policy.

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

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

f) The Villas at Jonquil Subdivision, 512 Jonquil Avenue, Effective Real Estate **(SUB2025-0050) (PRELIMINARY) BIG**

Mr. Kaveh Forghanparast stated that the property located on Jonquil Avenue: Dedication as needed for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Label to clarify if 50 ft. is existing ROW or dedicated by this plat. Add the document number for any existing. The street may not dead-end or empty into an alley. Provide a Cul-de-Sac with 58 ft. radius (for 96 ft. of paving face to face as required by Fire Department and 10 ft. additional ROW behind the curb) prior to final. Show and label the existing ROW, centerline, and document number on the plat and provide a copy of the document for staff review prior to final. There seem to be a little offset on the north side ROW. Clarify/revise the layout prior to final. Revise the street name to "Jonquil Avenue" prior to final. 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. The street may not dead-end into an alley. Provide a Cul-de-Sac with 58 ft. radius (for 96 ft. of paving face to face as required by Fire Department and 10 ft. additional ROW behind the curb) prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Show and label the existing alley ROW and reference the document number prior to final. Show the dimension and label alley ROW dedicated by this plat to verify compliance prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: All setbacks are in accordance with the Zoning Ordinance or greater for site plan or easements. All setbacks are subject to increase for easements or approved site plan. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise the setback note as shown above prior to final. Proposing: All setbacks are in accordance with the Zoning Ordinance or greater for site plan or easements. All setbacks are subject to increase for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Revise the setback note as shown above prior to final. Proposing: All setbacks are in accordance with the Zoning Ordinance or greater for site plan or easements. All setbacks are subject to increase for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the setback note as shown above prior to final. Proposing: All setbacks are in accordance with the Zoning Ordinance or greater for site plan or easements. All setbacks are subject to increase for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Remove the above verbiage from the setback note. Although it is applied, it is not a required plat note. 4 ft. wide minimum sidewalk required on both sides of Jonquil Avenue. Add a plat note as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and

maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Add a plat note as shown above prior to final. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. As per Section 110-72 (e): All single-family residential subdivisions of four lots or more shall be required as part of the subdivision approval process to create by document filed in the official records of Hidalgo County a home owners association and provide in such document that such association shall be responsible for meeting the conditions of this article as it relates to common areas or areas not included in specific lots but those areas adjacent to the subdivision and that are unimproved and lie between the subdivision and adjacent paved public streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. A plat note to cross-reference the HOA document and the draft HOA will be needed 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. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Finalize the ROW requirement and revise the plat to verify lot width and area compliance prior to final. 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. The submitted application proposes 4 single-family lots. A park fee of $2,800 (4 x $700) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly. As per Traffic Department, Trip Generation is waived for 4-Lot single family houses. The subdivision dimension does not match the survey clarify and revise the plat as applicable prior to final. Provide a Cul-de-Sac and finalize the ROW requirements prior to final. A 5 ft. easement and ROW shown on the survey is not shown on the plat. Clarify and show any existing easements and provide a copy for staff review prior to final. No easements are shown on the lots. Clarify if any easements will be dedicated by this plat prior to final. Must comply with City's Access Management Policy. Any abandonment must be done by a separate process, not by plat.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approvals. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

g) Enclave on Jackson Subdivision, 2613 North Jackson Road, Vista Property Investment LLC **(SUB2025-0056) (FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. Jackson Road: Dedication needed or 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. 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. 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. 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. 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording. 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. 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. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements or approved site plan. 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. 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. 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. 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. 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. 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. 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. Common Areas, any private streets/drives, etc. must be maintained by the lot owners/HOA 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 public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 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. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. 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. 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. 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. 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. 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. As per Traffic Department, Trip Generation was approved and no TIA is required. 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. *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.

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

Being no discussion, Mr. Raul Sesin moved to approve subdivision in final form, subject to the conditions noted, drainage, and utilities approval pending ownership clarification on 10' easement. Mr. Jesse Ozuna seconded the motion, which was approved with six members present and voting.

h) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development, Corp. **(SUB2023-0067) (REVISED FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. 23rd Street (F.M. 1926): Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Rice Avenue: Proposing 70 ft. total ROW. Paving 32 ft. min Curb & gutter: Both Sides. Boulevard islands are proposed 20ft. of paving from face to face is required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 23rd Lane: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Engineer submitted a Variance request on October 9th, 2023 to the 600 ft. maximum cul-de sac length. City Commission approved the variance request on November 13th, 2023. Street name under review, finalize prior to recording/ Mylar printing. Plat proposes 60ft. total ROW, if boulevard islands are proposed 20ft. of paving from face to face is required. As per paving layout submitted October 6th, 2023 no boulevards proposed. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. E/W Quarter Mile Collector (Northern boundary): dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Engineer submitted variance request on August 10, 2023 regarding E/W Quarter mile requirement, request is under review, and plat will have to be adjusted as applicable prior to final once Board action or review is finalized. After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the E/W collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Monies must be escrowed if improvements are required prior to recording. 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. 600

ft. Maximum Cul-de-Sac. Revisions Needed: Engineer submitted a variance request on October 9th, in reference to the the 10 ft. of ROW back of curb requirements around Cul-de Sac's proposing a 10 ft. U.E, E.E, and S.W Easement, in lieu of the required 10 ft. ROW back of Curb. Should the Variance be approved, it is recommended to require a minimum of 7 feet additional ROW for the diamond turn arounds, which would be used for sidewalk and placement of water meters and sewer service clean-outs. As per Fire Department requirements, 96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area. Subdivision Ordinance: Section 134-105. Front: 25 feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides:6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, great setback will applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North 23rd Street (F.M.1926), and a 4 ft. wide minimum sidewalk required along both sides of all internal streets. Revisions needed: Revise note as shown above prior to recording. 5 ft. sidewalk requirement as per engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street (F.M. 1926). 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 Street (F.M. 1926). Must comply with City Access Management Policy. As per Traffic Department, access management policy along N. 23rd Street at 55 MPH is 425 ft. between access. Proposing: Common or Detention Areas, any private streets/alleys, and or gates areas must be maintained by the property owners/HOA and not the City of McAllen. Finalize wording for note prior to final. Please review note wording above. 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. 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. Lots fronting public streets. Subdivision is being processed as a private. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Outparcel A, must meet minimum lot frontages requirements of 25 ft. for Common Areas. As per plat submitted on October 6th, 2023, outparcel A now exhibits 25 ft. of frontage. As per plat submitted on July 28th, 2023, plat provides requested lot tables. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. Zoning Ordinance: Article V. Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per R-1 plat submitted on July28th, 2023 there are 13 total lots proposed, with out parcel A to be used for landscaping. In accordance with McAllen’s Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of $700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to $8,400. (12X $700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down. As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1 outparcel subdivision. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1 out parcel subdivision. It seems that the easement lines around the Cul-de-Sac on the north side have been moved. Please revise the lines as applicable prior to recording. Make sure all easements have

correct labels prior to recording. Must comply with City's Access Management Policy. HOA's need to be reviewed prior to recording. Any abandonments must be done by separate process, not by plat.

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

Being no discussion, Mr. Raul Sesin moved to approve subdivision in revised final form subject to conditions noted. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

6) DISCUSSION:

Mr. Kaveh Forghanparast presented an overview of the mailing process for the new UDC rezoning notices throughout the city. Board members and staff discussed the process and how they can work efficiently to have all new UDC code notices out to the City of McAllen citizens.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Reza Badiozzamani adjourned the meeting at 4:38p.m.with Mr. Jesse Ozuna seconding the motion with six members present and voting.

_____
Michael Fallek, CHAIRPERSON

ATTEST: _____
Magda Ramirez, ADMINISTRATIVE ASSISTANT

Planning Department

Memo

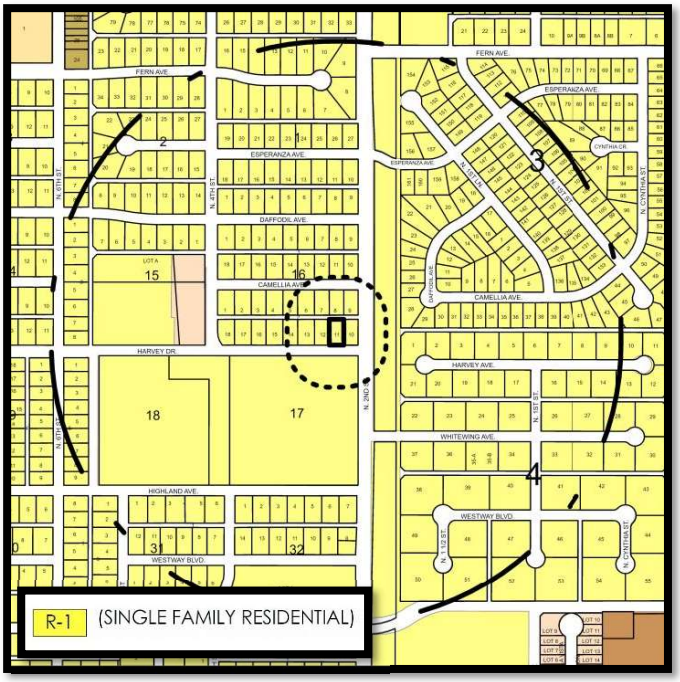
TO: Planning and Zoning Commission

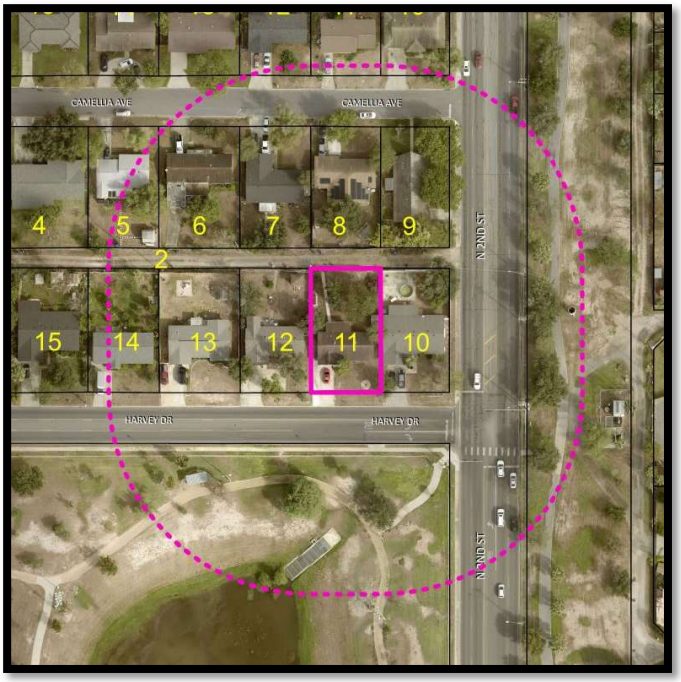
FROM: Planning Staff

DATE: May 14, 2025

SUBJECT: REQUEST OF SILVIA GUTIERREZ - LEAL, FOR A CONDITIONAL USE PERMIT, FOR 3 YEARS, AND ADOPTION OF AN ORDINANCE, FOR AN HOME OCCUPATION (COUNSELING OFFICE), AT LOT 11, BLOCK 2, HOLIDAY PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 206 WEST HARVEY STREET. (CUP2025-0034)

DESCRIPTION: The property is located on the north side of Harvey Drive, approximately 70 ft. west of N. 2nd Street and it is zoned R-1 (Single-Family Residential-OC) District. The adjacent zone is R-1 District in all directions. The surrounding land uses include single-family residences, Jackson Elementary School and Jackson Park. A home occupation is allowed in a R-1 zone with a conditional use permit and in compliance with requirements.





ANALYSIS: The customer is applying for the Conditional Use Permit and is proposing to operate a 100 SF counseling office, from the 1,224 square ft. residence as per appraisal District records. As per applicant, proposed hours of operation are from 9:00AM to 5:00PM but by appointment only.

The initial Conditional Use Permit was submitted in 2022 and it has been renewed since then.

In October 15th, 2024, a code enforcement complaint was reported by a neighbor stating that trash was being dumped in the alley by this property. Caller mentioned that the trash was obstructing the alley.

Fire department has inspected the establishment and found the place to be in compliance to continue the CUP process. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;

2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;

3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;

4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;

5) There shall be no outside storage of materials or products. The applicant proposes no outside storage,

6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;

7) No retail sales (items can be delivered).

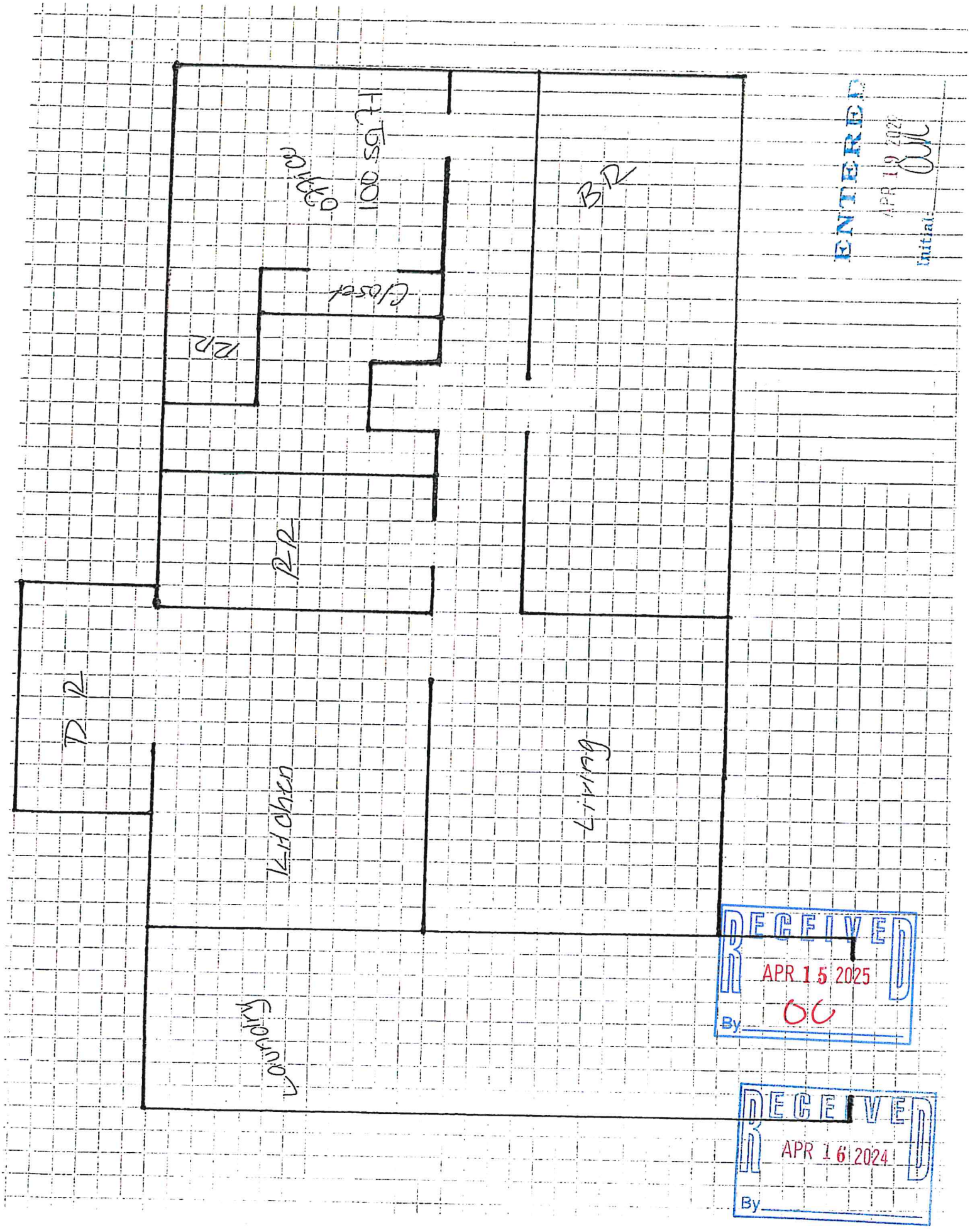
8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;

9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and

10) The activity must take place at the location of which the permit was issued.

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

RECOMMENDATION: Staff recommends approval of the request for 3 years, subject to compliance with Section 138-118(a) (1) of the Zoning Ordinance and Fire Department requirements.



ENTERED
APR 19 2024
Initial

RECEIVED
APR 15 2025
By OC

RECEIVED
APR 16 2024
By

206
NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP2025-0034

Planning Department

Memo

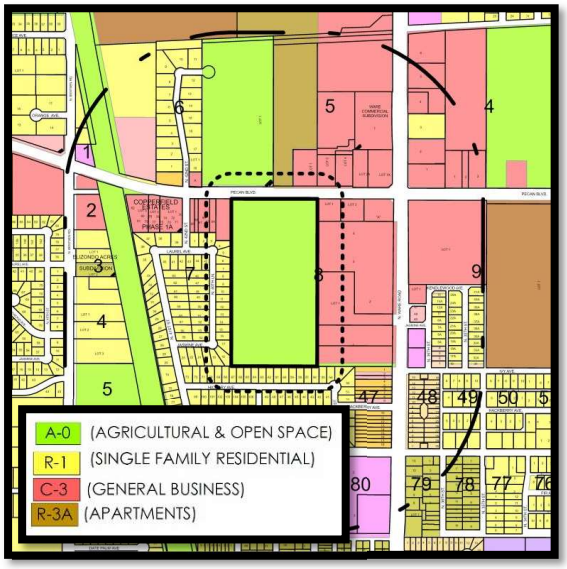
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 14, 2025

SUBJECT: REQUEST OF SOUTH TEXAS COLLEGE/RICARDO DE LA GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE, AT A TRACT OF LAND CONTAINING 31.71 ACRES, MORE OR LESS, BEING PART OF LOT 8, BLOCK 2, C.E. HAMMONDS SUBDIVISION AND BEING PART LOTS 1, 2, 3 AND 4, MRS. G.M. TERRELL SUBDIVISION (STC WEST 30 ACRES PROPOSED SUBDIVISION), HIDALGO COUNTY, TEXAS; 3901 PECAN BOULEVARD. (CUP2025-0035)

BRIEF DESCRIPTION: The property is located on the south side of Pecan Boulevard and it is zoned A-0 (agricultural and open space-OC) District. The adjacent zoning is R-1 (single family residential-OC) District to the south and west, C-3 (general business-OC) District on the east and west, R-3A (multifamily residential apartment-OC) District and A-0 (agricultural and open space-OC) District on the north side across Pecan Boulevard. Surrounding land uses include restaurants, offices, retail stores, and single-family residences.



HISTORY: The property is currently vacant and is going through the subdivision review process by the name of "STC West 30 Acres Subdivision". The proposed development requires a Conditional Use Permit for institutional use. The current application was submitted on April 15th, 2025.

REQUEST/ANALYSIS: The applicant is proposing to use the property for a South Texas College school. An institutional use is allowed in a A-0 District with a Conditional Use Permit. The one-story building will consist of 12 classrooms, 16 offices, a lobby, a work area, a conference room and a breakroom. Based on five parking spaces per classroom and 1.5 parking spaces for each administrative office, 84 parking spaces are required for the proposed school, and 4 parking spaces must be accessible.

The Fire Department is pending to complete their inspection. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; the property has access from West Pecan Boulevard;

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking; 125 parking spaces are proposed for the school, and 5 parking spaces will be accessible;

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. The school must comply with the circulation pattern approved by the Traffic Operations Department;

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;

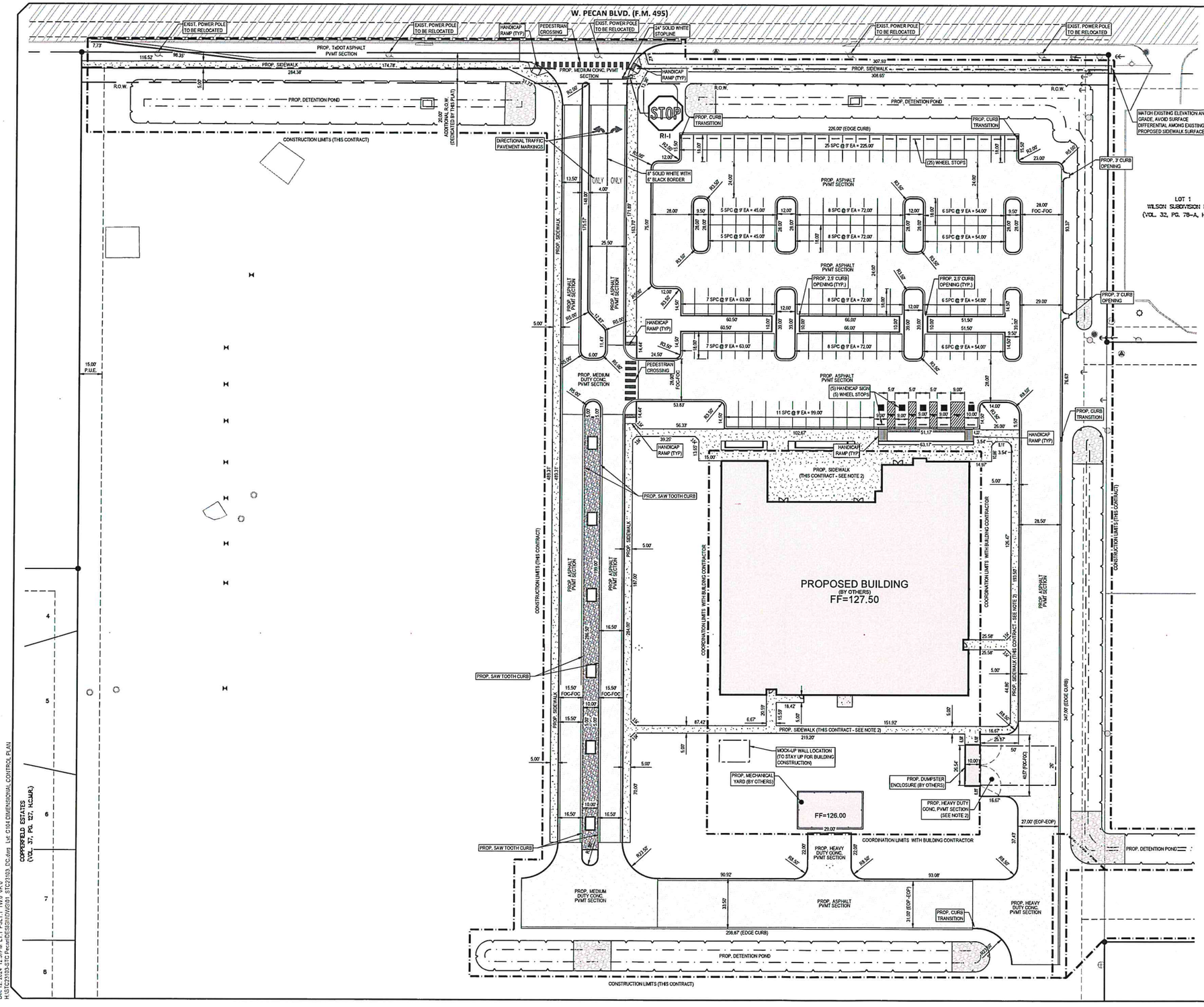
6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

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

The proposed development must comply with subdivision requirements, site plan and building permit requirements. Any future changes or additions to the site will require an amendment of the Conditional Use Permit.

Staff has not received any oppositions to the conditional use permit request.

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to Section 138-118 of the Zoning Ordinance, Building Permit, and Fire Department requirements.



NOTES:

1. DIMENSIONS ARE FROM BOC (BACK OF CURB) UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL NOT CONSTRUCT CONCRETE FLATWORK AROUND AND CONNECTING TO BUILDING UNTIL BUILDING FOUNDATION HAS BEEN POURED (BY OTHERS), CONTRACTOR SHALL COORDINATE THIS WORK WITH OWNER AND BUILDING CONTRACTOR.

RECEIVED
APR 15 2025
BY:

J. DAVID PEREZ 89429 LICENSED PROFESSIONAL ENGINEER
12-12-24

PCE
Texas Registered Engineering Firm F-2159
Texas Registered Surveying Firm 10194402
1516 E. Elm Ave. McAllen, Texas 78501
(956) 631-4481 Fax (956) 683-1540

STC PECAN WEST CEB PARKING AND SITE IMPROVEMENTS
STC PECAN WEST CAMPUS
McALLEN, TEXAS
DIMENSIONAL CONTROL PLAN

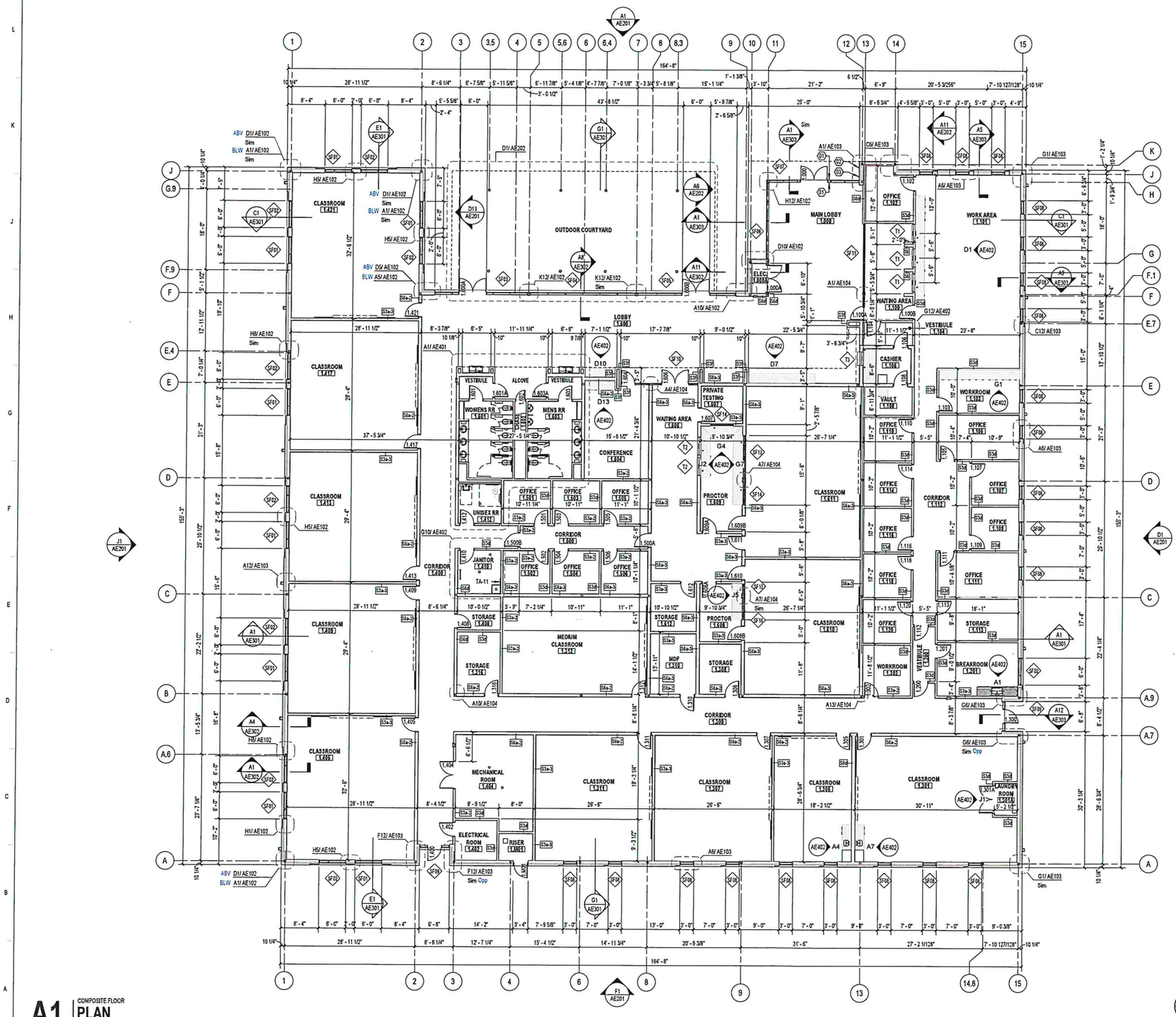
NO.	REVISION	BY	DATE
1	ADDENDUM NO 2		12/12/2024

PCE JOB NO: STC23103
FILE:
DATE: 12/12/2024
DESIGNED BY: DP/RS
DRAWN BY: JH
REVISED:
CHECKED BY:

0 VERIFY SCALE Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET C104

ACad R4.25.0t (LMS Tech) User: h
Dec 12, 2024 - 12:57PM, LT1: PSLT1, TW:0 VR:0
H:\STC23103-STC Pecan\DESIGN\DWG\01 STC23103_FC.dwg, Lyt: C104 DIMENSIONAL CONTROL PLAN



A1 COMPOSITE FLOOR PLAN

3/32" = 1'-0"

11/25/2024 2:59:08 PM
Autodesk Docs://23053 STC Continuing Education Building/23053 STC Continuing Education Building.rvt

FLOOR PLAN GENERAL NOTES

1. SHEET REFERENCES:
   - A. ACCESSIBILITY STANDARDS: RE SHT GI003, GI004, GI005 & GI006
   - B. CODE/ LIFE SAFETY RE SHT GI100
   - C. MOUNTING HEIGHTS: RE SHT AE400
   - D. PARTITION TYPES RE SHT AE501
   - E. DOOR SCHEDULES RE SHT AE601
   - F. REFLECTED CEILING PLAN: RE SHT AE701
   - G. ROOF PLAN: RE SHT AE801
   - H. FINISH SCHEDULE: RE SHT AI100
2. PARTITIONS
   - A. ALL PARTITION TYPES SHALL BE TYPE "A3" UNO
   - B. TERMITATE PARTITIONS AS FOLLOWS AT UNDERSIDE OF DECK UNO
   - C. PARTITION RATINGS
     1. ALL SHAFT WALLS TO PROVIDE FOR 2 HRS. FIRE RATING.
     2. ALL SHAFTS SHALL BE SEALED AT BOTTOM & TOP TO PROVIDE 2 HRS. FIRE RATING.
     3. OPENINGS/ PENETRATIONS:
        - a. IN FIRE RATED WALLS SHALL BE PROVIDED WITH FIRE SMOKE SEALS OF THE SAME FIRE RATING AS OF THE PARTITION PENETRATED
   - D. ALL INTERIOR PARTITION OUTSIDE CORNERS SHALL HAVE WALL PROTECTION AS PER SPECIFICATIONS
1. DOOR OPENINGS:
   - A. ALL DOOR OPENINGS ARE DESIGNATED WITH DOOR NUMBERS WHICH ARE REFERENCED IN DOOR SCHEDULE
   - B. ALL INTERIOR DOORS AND FRAMES IN FIRE RATED PARTITIONS SHALL:
     1. HAVE INTEGRAL SMOKE SEALS UNO
     2. HAVE FIRE RATING CORRESPONDING TO FIRE RATING OF PARTITION UNO
        - a. 1 HOUR RATED CORRIDOR PARTITIONS – 20 MINUTE RATED DOOR
        - b. 2 HOUR RATED PARTITIONS – 90 MINUTE RATED DOOR
   - C. REFER TO AE601 FOR TYPICAL DOOR PLACEMENT
2. BLOCKING:
   - A. PROVIDE WOOD BLOCKING AND/OR STEEL SUPPORTS AS REQUIRED IN METAL STUD PARTITIONS BEHIND WALL MOUNTED EQUIPMENT, TOILET ACCESSORIES, TOILET PARTITIONS, COUNTERTOPS, CABINETRY & OTHER HEAVY ITEMS TO PROVIDE SUFFICIENT SUPPORT TO PREVENT SAGGING OR OTHER FAILURE.
   - B. REFER TO SPECIFICATION SECTION 06 10 53 MISCELLANEOUS ROUGH CARPENTRY
3. VERIFY & COORDINATE ALL REQUIREMENTS FOR OWNER FURNISHED ITEMS PRIOR TO INSTALLING WORK THAT MIGHT INTERFACE WITH SUCH ITEMS.

FLOOR PLAN KEYNOTES

01	ADA PUSH BUTTON ACTUATOR
03	10 14 16 BUILDING PLAQUE 14" X 20"
03	KNOX BOX
04	10 11 00 - VISUAL DISPLAY SURFACE 8' X 5'
05	11 52 13 - RECESSED PROJECTION SCREENS 65" X 116"
06	11 52 00 - AUDIO VISUAL EQUIPMENT - PROJECTOR KIT CHIEF CMS440
07	11 52 00 - AUDIO VISUAL EQUIPMENT - PROJECTOR EPSON POWERLITE L530U - OWNER FURNISHED & OWNER INSTALLED
08	11 52 00 - AUDIO VISUAL EQUIPMENT - PROJECTOR MOUNT CHIEF RPMAUW & PROJECTOR PIPE CHIEF CMS009W OWNER FURNISHED & OWNER INSTALLED.
09	NOT IN USE
10	11 52 00 - AUDIO VISUAL EQUIPMENT - MONITOR & MONITOR MOUNT, OWNER FURNISHED & OWNER INSTALLED
11	11 52 00 - AUDIO VISUAL EQUIPMENT - IN WALL BOX CHIEF PAC525
12	11 52 00 - AUDIO VISUAL EQUIPMENT - SUSPENDED CEILING KIT CMA450
13	11 52 00 - AUDIO VISUAL EQUIPMENT - (2) MONITORS, DUAL MONITOR MOUNT & PIPE; OWNER FURNISHED & OWNER INSTALLED

RECEIVED
APR 15 2025
BY:

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

REGISTERED ARCHITECT
OCTAVIO CANTU
20906
STATE OF TEXAS
11.22.24

Continuing Education & Testing Center

SOUTH TEXAS COLLEGE
3700 PECAN BOULEVARD, McALLEN, TEXAS 78501

RFP: 24-25-1039

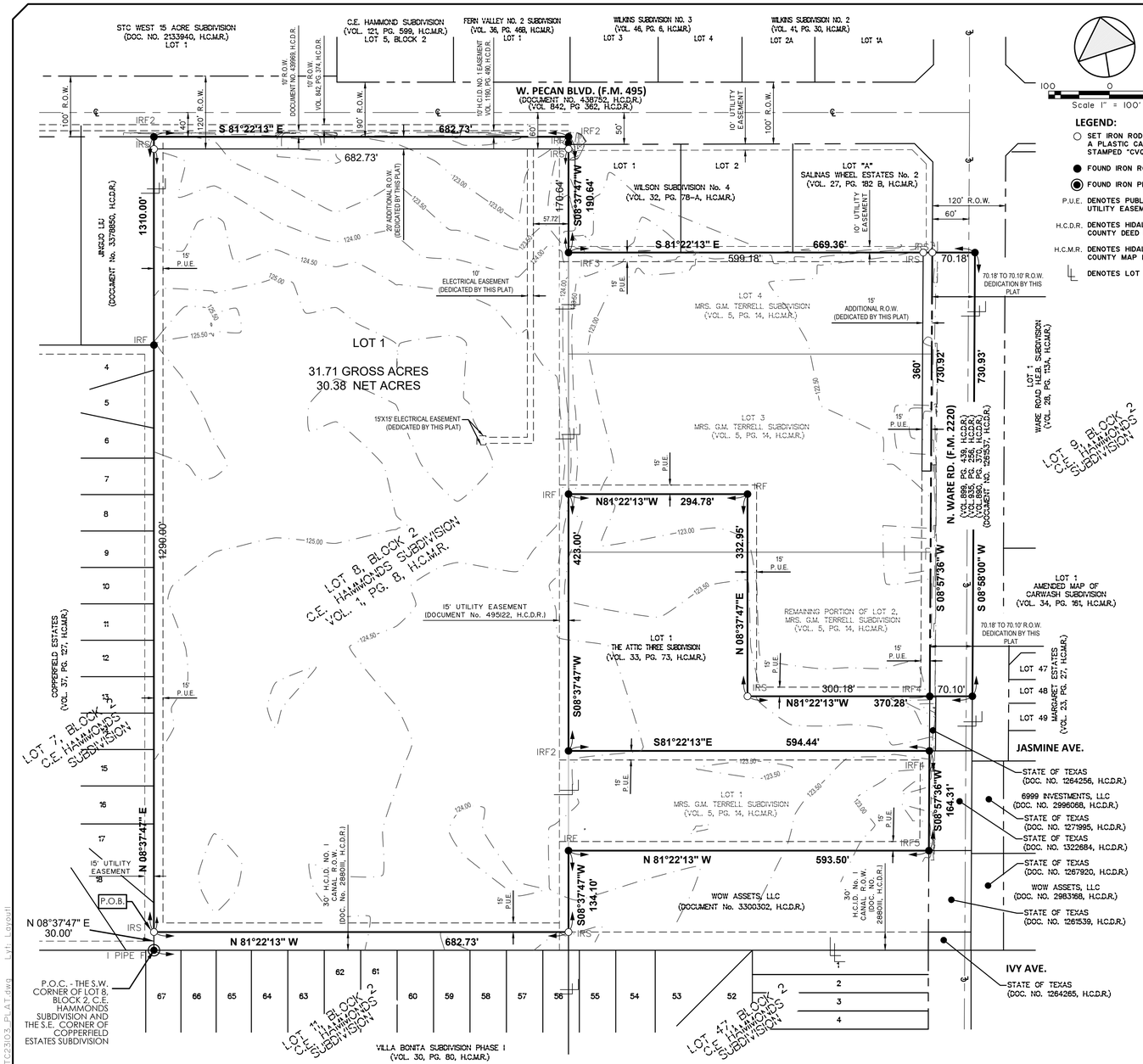
No.	Date	Description

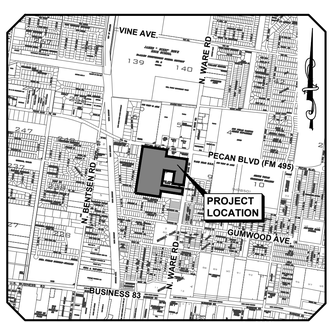
PROJECT No.: 23053
ISSUE DATE: 11.22.2024
DRAWN BY: Author
CHECKED BY: Checker

Sheet Name
FLOOR PLAN

Sheet Number
AE101

Project Status:
100% CONSTRUCTION DOCUMENTS





LOCATION MAP
McALLEN, TEXAS

STC WEST 30 ACRES SUBDIVISION

McALLEN, TEXAS

A TRACT OF LAND CONTAINING 31.71 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF **LOT 8, BLOCK 2, C. E. HAMMONDS SUBDIVISION**, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF **LOTS 1, 2, 3 AND 4, MRS. G.M. TERRELL SUBDIVISION**, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 5, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 31.71 ACRES BEING THAT CERTAIN TRACT OF LAND DEEDED TO SOUTH TEXAS COLLEGE, RECORDED IN DOCUMENT NUMBER 2061989, AND DOCUMENT NUMBER 2046119, DEED RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 31.71 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF **LOT 8, BLOCK 2, C. E. HAMMONDS SUBDIVISION**, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 1, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF **LOTS 1, 2, 3 AND 4, MRS. G.M. TERRELL SUBDIVISION**, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 5, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 31.71 ACRES BEING PART OR PORTION OF A TRACT OF LAND DEEDED TO SOUTH TEXAS COLLEGE, RECORDED IN DOCUMENT NUMBER 2061989, AND DOCUMENT NUMBER 2046119, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 31.71 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF COPPERFIELD ESTATES SUBDIVISION, MAP REFERENCE: VOLUME 37 PAGE 127 MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE C.E. HAMMONDS SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF VILLA BONITA SUBDIVISION PHASE II, MAP REFERENCE: VOLUME 32 PAGE 109 MAP RECORDS, HIDALGO COUNTY, TEXAS, **THENCE** N 08° 37' 47" E, ALONG THE WEST LINE OF SAID LOT 8, THE EAST LINE OF SAID COPPERFIELD ESTATES, A DISTANCE OF 30.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE **POINT OF BEGINNING**, AND THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND;

THENCE N 08° 37' 47" E, ALONG THE WEST LINE OF SAID LOT 8, AT A DISTANCE OF 967.00 FEET, PASS A NAIL FOUND ON AN OUTSIDE CORNER OF SAID COPPERFIELD ESTATES, THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JINGUO LIU RECORDED IN DOCUMENT NUMBER 3378850 DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 1,310.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE SOUTH RIGHT-OF-WAY LINE OF W. PECAN BOULEVARD (FM 495), RECORDED IN VOLUME 842 PAGE 362, VOLUME 842 PAGE 374, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND DOCUMENT NUMBER 439969, AND 438752 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81° 22' 13" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID W. PECAN BOULEVARD (FM 495), A DISTANCE OF 682.73 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE WEST LINE OF WILSON SUBDIVISION NO. 4, MAP REFERENCE: VOLUME 32 PAGE 78A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08° 37' 47" W, A DISTANCE OF 190.64 FEET, TO A 5/8" IRON ROD FOUND, ON THE SOUTHWEST CORNER OF SAID WILSON SUBDIVISION NO. 4, FOR AN INSIDE CORNER HEREOF;

THENCE S 81° 22' 13" E, ALONG THE SOUTH LINE OF SAID WILSON SUBDIVISION NO. 4, AND THE SOUTH LINE OF SALINAS WHEEL ESTATES NO. 2 SUBDIVISION, MAP REFERENCE: VOL. 27 PAGE 182B, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 599.18 FEET, PASS THE APPARENT WEST RIGHT-OF-WAY LINE OF N. WARE ROAD (FM 2220), CONTINUING A TOTAL DISTANCE OF 669.36 FEET, TO THE EAST LINE OF SAID MRS. G.M. TERRELL SUBDIVISION, FOR A CORNER HEREOF, SAID CORNER ALSO BEING ON THE EAST LINE OF THE SAID LOT 8, BLOCK 2 OF THE C.E. HAMMONDS SUBDIVISION;

THENCE WITH THE EAST LINE OF SAID LOT 8, BLOCK 2, C.E. HAMMONDS SUBDIVISION, S 08° 58' 00" W, ALONG THE EAST LINE OF LOTS 4, 3 AND 2, OF SAID MRS. G.M. TERRELL SUBDIVISION, WITHIN SAID N. WARE ROAD (FM 2220), A DISTANCE OF 730.93 FEET, TO THE NORTHEAST CORNER OF THE ATTIC THREE SUBDIVISION, MAP REFERENCE: VOLUME 33 PAGE 73 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER A CORNER HEREOF;

THENCE N 81° 22' 13" W, ALONG THE NORTH LINE OF SAID THE ATTIC THREE SUBDIVISION, AT A DISTANCE OF 70.10 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "FNM", FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), CONTINUING A TOTAL DISTANCE OF 370.28 FEET, FOR AN INSIDE CORNER HEREOF;

THENCE N 08° 37' 47" E, ALONG THE INTERIOR EAST LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 332.95 FEET, TO A ½" IRON ROD FOUND, FOR A CORNER HEREOF;

THENCE N 81° 22' 13" W, ALONG THE NORTH LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 294.78 FEET, TO A ½" IRON ROD FOUND, ON THE NORTHWEST CORNER OF SAID THE ATTIC THREE SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08° 37' 47" W, ALONG THE WEST LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 423.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE SOUTHWEST CORNER OF SAID THE ATTIC THREE SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 81° 22' 13" E, ALONG THE SOUTH LINE OF SAID THE ATTIC THREE SUBDIVISION, A DISTANCE OF 594.44 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "FNM" FOUND, ON THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), RECORDED IN DOCUMENT NUMBER 1322684 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE S 08° 57' 36" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. WARE ROAD (FM 2220), A DISTANCE OF 164.31 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "MF" FOUND, THE NORTH LINE OF A TRACT OF LAND DEEDED TO WOW ASSETS LLC, RECORDED IN DOCUMENT NUMBER 3300302, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER HEREOF;

THENCE N 81° 22' 13" W, ALONG THE COMMON LINE OF SAID SOUTH TEXAS COLLEGE TRACT, AND SAID WOW ASSETS, LLC TRACT, DISTANCE OF 593.50 FEET, TO A ½" IRON ROD FOUND ON THE WEST LINE OF LOT 1, OF SAID MRS. G.M. TERRELL SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 08° 37' 47" W, ALONG THE WEST LINE OF SAID LOT 1, MRS. G.M. TERRELL SUBDIVISION, A DISTANCE OF 134.10 FEET, TO THE NORTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 1 CANAL RIGHT-OF-WAY AS RECORDED IN DOCUMENT NUMBER 2880111, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81° 22' 13" W, ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 1 Right-OF-WAY, A DISTANCE OF 682.73 FEET TO THE **POINT OF BEGINNING**, CONTAINING 31.71 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACKS:
   - N. WARE RD. : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR THE APPROVED SITE PLAN, OR EASEMENT, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER;
   - W. PECAN BLVD. : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR THE APPROVED SITE PLAN, OR EASEMENT, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER;
   - REAR : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN, OR EASEMENTS
   - SIDES : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN, OR EASEMENTS
   - CORNER : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN, OR EASEMENTS
   - GARAGE : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN, OR EASEMENTS

   ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480343 0005C, REVISED NOVEMBER 2, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.
3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND OR AS SPECIFIED IN THE SITE PLAN(S), WHICHEVER IS HIGHER.
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
5. FLOOD DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 8.37 ACRE-FEET (364,597 C.F.) AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS OR OTHER APPROVED METHODS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES FOR ADDITIONAL HYDRANTS.
7. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
8. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON THE WEST SIDE OF N. WARE ROAD AND THE SOUTH SIDE OF PECAN BOULEVARD (FM 495).
10. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
11. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OR REFERENCED OTHERWISE.
12. PUBLIC IMPROVEMENTS WILL BE DONE DURING SITE PLAN OR BUILDING PERMIT STAGE.
13. BENCHMARK: MC 70
    DESCRIPTION: SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 495 & WARE RD.
    LATITUDE: 26° 13'09.43473" N, LONGITUDE: 098°15'31.01744" W
    ELEVATION: 122.69 FT. : HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88
14. THE CONSTRUCTION OF DECELERATION LANES ALONG N. WARE ROAD (FM2220) OR PECAN BOULEVARD (FM495) IS REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR ANY DRIVEWAY ALONG N. WARE ROAD (FM2220) OR PECAN BOULEVARD (FM495) AS REQUIRED BY TIA APPROVED CONDITIONS.

APPROVED: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS _____ DAY OF _____, 2025.

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 NO.1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **STC WEST 30 ACRES SUBDIVISION** TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, 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.

_____
DR. RICARDO J. SOLIS, PRESIDENT
SOUTH TEXAS COLLEGE (STC)
3201 W. PECAN BLVD.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
ON THIS DAY PERSONALLY APPEARED **DR. RICARDO J. SOLIS, PRESIDENT**, SOUTH TEXAS COLLEGE (STC), WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF,_____ A.D. 2025.

_____
NOTARY PUBLIC

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

DATED THIS THE_____ DAY OF,_____ A.D. 2025.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION
McALLEN, TEXAS

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

DATED THIS THE_____ DAY OF, _____ A.D. 2025.

_____
MAYOR
CITY OF McALLEN, TEXAS

APPROVED
HIDALGO CCOUNTY 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 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, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE_____ DAY OF, _____ 2025.

_____
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
T.B.P.E.L.S. FIRM NO. 10119600

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE_____ DAY OF, _____ 2025.

_____
JORGE D. PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS T.B.P.E.L.S. NO. 34594

STATE OF TEXAS · JORGE D. PEREZ · 34594 · LICENSED PROFESSIONAL ENGINEER

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

PCE Professional Engineering

Texas Registered Engineering Firm F-2158
808 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

DATE OF PREPARATION: JANUARY 7, 2025

ACad Rel: 25.0s (LMS Tech) User: jh
Apr 04, 2025 - 9:37AM - TJI PSLT: jh TW:0 VR:0
H:\STC2303\STC Pecan\DESIGN\DWG\STC PECAN PLAT01_STC2303_PLAT.dwg Lyt: Layout1

NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2025-0035
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

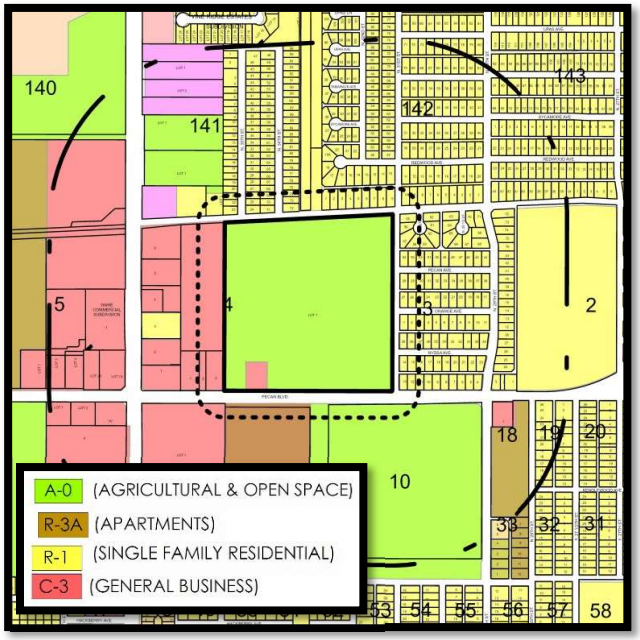
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 14, 2025

SUBJECT: REQUEST OF RICARDO DE LA GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE, AT LOT 1, STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION, HIDALGO COUNTY, TEXAS; 3200 WEST PECAN BOULEVARD. (CUP2025-0037)

BRIEF DESCRIPTION: The property is located on the north side of Pecan Boulevard and it is zoned A-0 (agricultural and open space-OC) District. The adjacent zoning is C-3 (general business-OC) District to the west, R-1 (single family residential-OC) District on the east and north side, R-4 (mobile home & modular home-OC) District and A-0 (agricultural and open space-OC) District on the south side. Surrounding land uses include single-family residences, school, offices, retail stores, and other commercial uses.



HISTORY: The current property has an existing Conditional Use Permit.

REQUEST/ANALYSIS: The applicant is proposing to construct a Kinesiology building for South Texas College on site. An institutional use is allowed in a A-0 District with a Conditional Use

Permit. Parking is already provided from the existing common parking lot which is located on site. The proposed development is proposing an additional 36 parking spaces.

The Fire Department is pending to complete their inspection. The proposed use must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property has access from Pecan Boulevard and Quince 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; parking will be provided from the existing parking lot which is located 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. The school must comply with the circulation pattern approved by the Traffic Operations Department;

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;

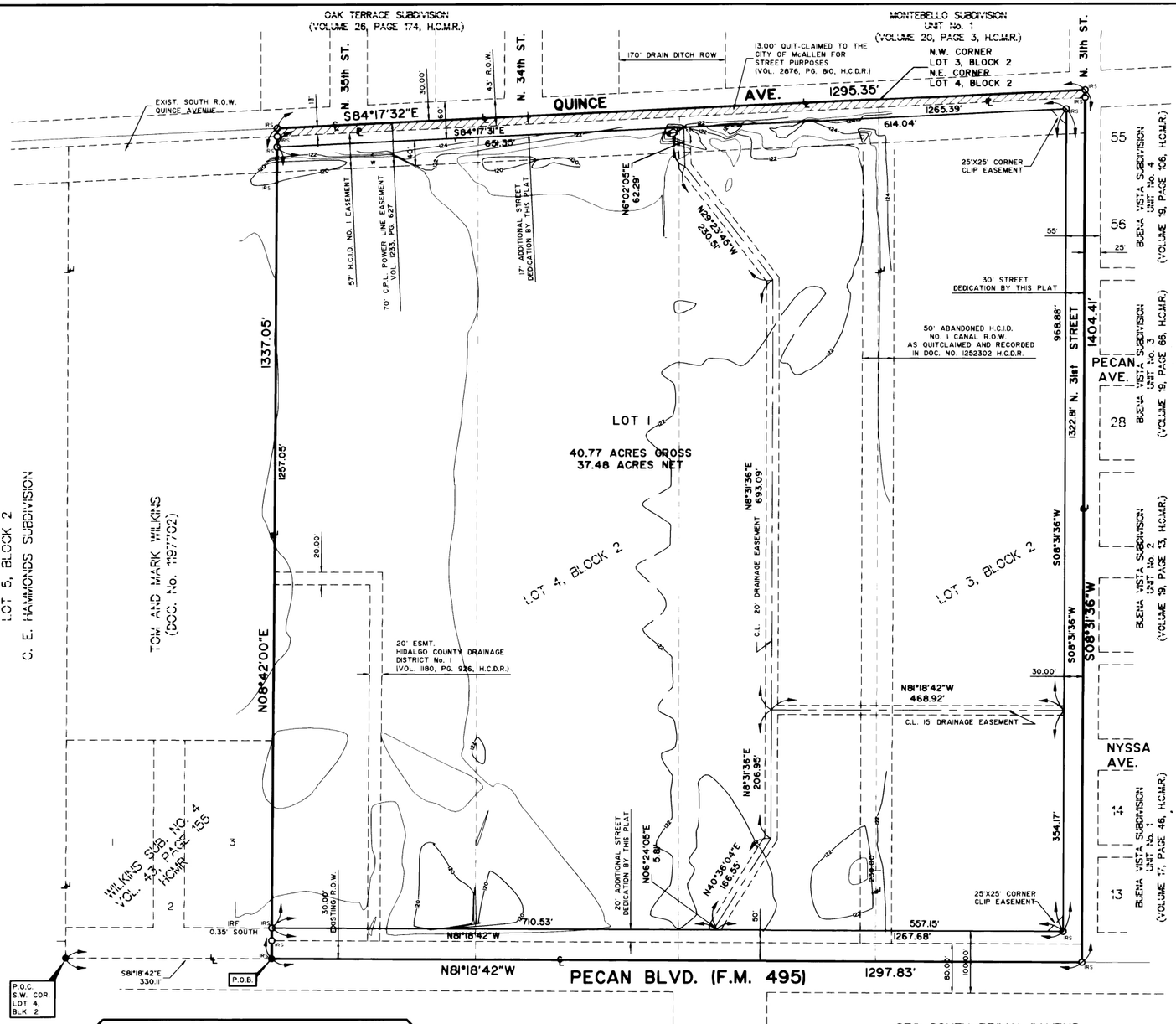
6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;

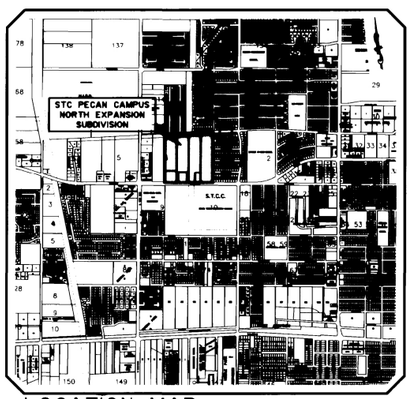
7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

The proposed development must comply with subdivision requirements, site plan and building permit requirements. Any future changes or additions to the site will require an amendment of the Conditional Use Permit.

Staff has not received any oppositions to the conditional use permit request.

RECOMMENDATION: Staff recommends approval of the request, for life of the use, subject to Section 138-118 of the Zoning Ordinance, Building Permit, and Fire Department requirements.





LOCATION MAP
SCALE: 1" = 2000'

TWIN PALMS MOBILE PARK
LOT 9, BLOCK 2
C.E. HAMMONDS

STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION

MCALLEN, TEXAS

BEING A 40.77 ACRE TRACT OF LAND
BEING OF LOT 3 & 4 OUT OF BLOCK 2,
C.E. HAMMONDS SUBDIVISION
HIDALGO COUNTY, TEXAS
VOLUME 21, PAGES 599
H.C.D.R.

LEGEND:
- ● 1/2" IRON ROD FOUND
- ⊙ COTTON PICKER SPINDLE
- ○ 1/2" IRON ROD SET

100 0 100
Scale 1" = 100'

BENCHMARK:
T.B.M. - CPS AT N.W. CORNER OF LOT 2, J.C. ENGELMAN SUBDIVISION EL.=94.45' TAKEN FROM CITY OF McALLEN BENCHMARK MC-70.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.77 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 3 AND 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION, MAP REFERENCE VOLUME 21, PAGE 599, H.C.D.R. AND SAID 40.12 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S 81° 18' 42" E, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 330.11 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO TOM AND MARK WILKINS RECORDED IN DOCUMENT NO. 1197702, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 08° 42' 00" E, ALONG THE EAST LINE OF SAID WILKINS TRACT, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON AN EXISTING 30.0 FOOT RIGHT-OF-WAY LINE OF PECAN BLVD. (F.M. 495), CONTINUING ALONG THE EAST LINE OF SAID WILKINS TRACT, FOR A TOTAL DISTANCE OF 1,337.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING ON THE NORTH LINE OF LOT 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION;

THENCE S 84° 17' 32" E, ALONG THE NORTH LINE OF THIS TRACT, WITH THE NORTH LINES OF LOTS 3 AND 4, BLOCK 2, C.E. HAMMONDS SUBDIVISION, 1,295.35 FEET TO A POINT ON THE WEST R.O.W. LINE OF 31ST. STREET, A 25 FT. STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 31' 36" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 31ST. STREET, A TOTAL DISTANCE OF 1,404.41 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE SOUTH LINE OF LOT 3 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 18' 42" W, ALONG THE SOUTH LINE OF SAID LOT 3, PASS THE COMMON LINE OF LOTS 3 AND 4, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, PASS THE WEST LINE OF A 10.0 ACRE TRACT OF LAND DEEDED SOUTH TEXAS COMMUNITY COLLEGE RECORDED IN DOCUMENT NO.1168636, H.C.D.R., CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4, PASS THE WEST LINE OF SAID DR. RAMIRO R. CASSO TRACT, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 FOR A TOTAL DISTANCE OF 1,297.83 FEET TO THE POINT OF BEGINNING, CONTAINING 40.77 ACRES OF LAND, OF WHICH 3.29 ACRES LIES IN QUINCE AVENUE AND F.M. 495 ROAD RIGHT-OF-WAY, LEAVING A NET OF 37.48 ACRES OF LAND MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

GENERAL NOTES

1. BUILDING SETBACKS SHALL BE AS FOLLOWS: PECAN BLVD. - 50 FT. OR GREATER FOR APPROVED SITE PLAN; QUINCE AVE. - 30 FT. OR GREATER FOR APPROVED SITE PLAN; 31ST. STREET - 25 FT. OR GREATER FOR APPROVED SITE PLAN. OTHER SETBACKS IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.

2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "C", AREAS OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0425C, REVISED NOVEMBER 16, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY.

3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.

5. DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 4.66 ACRE-FEET AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES.

7. A 4 FT. SIDEWALK IS REQUIRED ALONG ALONG THE NORTH SIDE OF PECAN BLVD., THE WEST LINE OF 31ST. STREET AND THE SOUTH LINE OF QUINCE AVE.

8. A 25'x25' CORVER CLIP EASEMENT IS REQUIRED AT ALL PUBLIC STREET INTERSECTIONS.

9. A 6 FT. BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL ZONES.

10. NO CURB CUT, ACCESS OR LOT FRONTAGE IS PERMITTED ALONG 31ST. STREET.

11. SITE PLANS MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED PRESIDENT OF SOUTH TEXAS COLLEGE, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN AS STC PECAN CAMPUS NORTH EXPANSION SUBDIVISION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, EASEMENTS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF MCALLEN, TEXAS.

WITNESS MY HAND ON THIS THE 1st DAY OF Dec. A.D. 2005.

DR. SHIRLEY A. REED
SOUTH TEXAS COLLEGE PRESIDENT
P.O. Box 9701
MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

ON THIS DAY PERSONALLY APPEARED DR. SHIRLEY A. REED, SOUTH TEXAS COLLEGE PRESIDENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE 1st DAY OF, Dec. A.D. 2005.

NOTARY PUBLIC

ROSISELA SALINAS
Notary Public State of Texas
My Commission Expires
January 24, 2009

APPROVAL RECOMMENDED

THIS PLAT IS HEREBY APPROVED BY THE CITY OF MCALLEN
DATED THIS 16th DAY OF, Nov. A.D. 2005.

CITY CLERK

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

BY:

APPROVAL RECOMMENDED

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE_____ DAY OF,_____ A.D. 2005.

SONIA FALCON, CHAIRMAN
PLANNING AND ZONING COMMISSION
MCALLEN, TEXAS

APPROVED

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

DATED THIS THE 10th DAY OF January A.D. 2006

RICHARD F. CORTEZ, MAYOR
CITY OF MCALLEN, TEXAS

CITY OF McALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 16 DAY OF, NOV. A.D. 2005.

CARLOS VASQUEZ, R.P.L.S. No. 4608
CVQ LAND SURVEYORS
517 BEAUMONT AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE 21ST DAY OF, Nov. A.D. 2005.

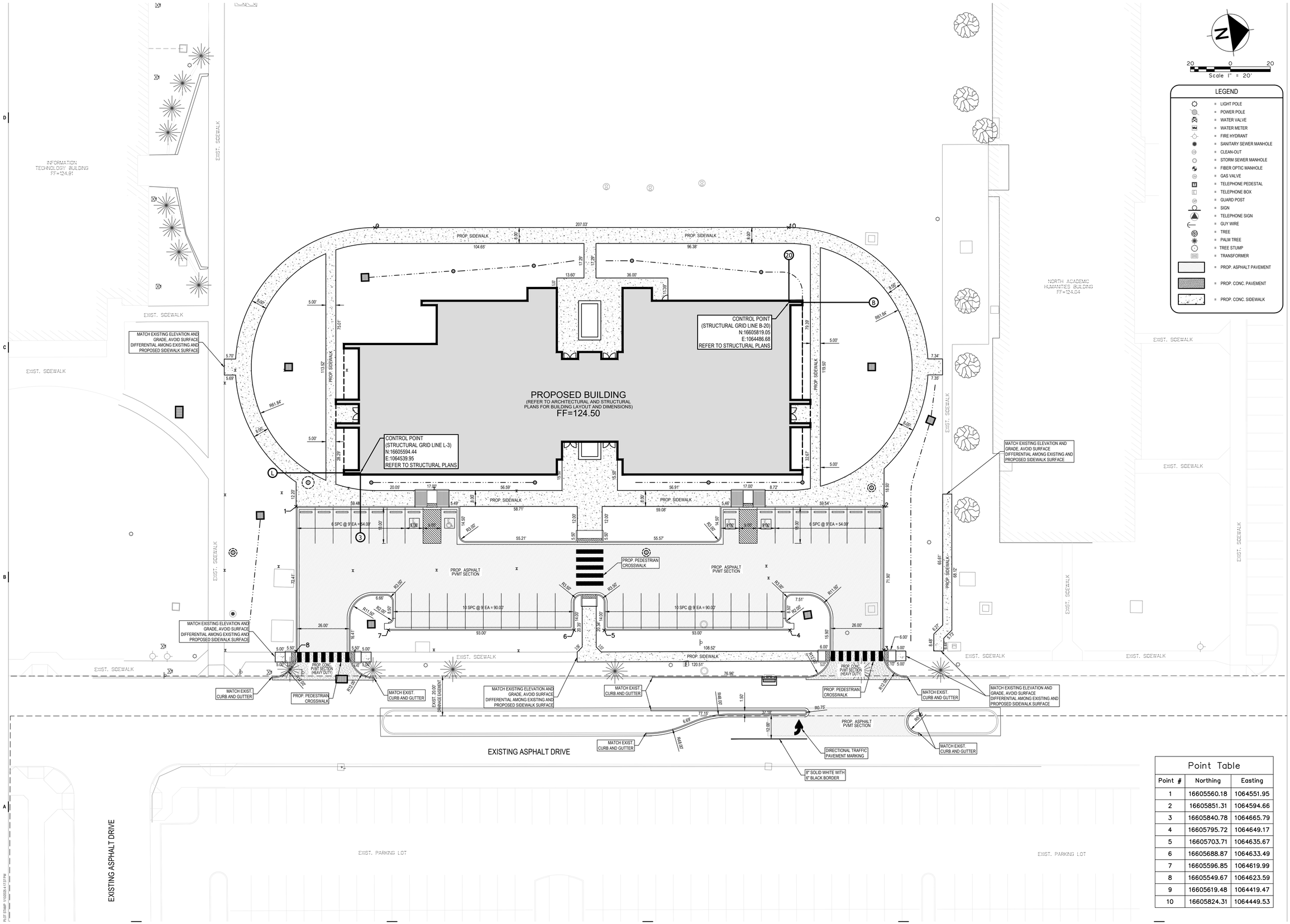
JORGE D. PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 34594

PCE
Perez Consulting Engineers
806 Dallas Ave. McAllen, Texas 78501
(956) 631-4482 fax (956) 682-1545

DATE OF PREPARATION: APRIL 15, 2004

FILED FOR RECORD IN:
HIDALGO COUNTY
BY: EDDY TREVIÑO
COUNTY CLERK
ON: DEC 20 2005 11:33 A.M.
AS A RECORDING NUMBER: 1578779
BY: Mmercado DEPUTY

Recorded in Volume 49 Page 170 of Hidalgo County, Texas
Eddy Treviño
County Clerk



LEGEND

- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM SEWER MANHOLE
- FIBER OPTIC MANHOLE
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- GUARD POST
- SIGN
- TELEPHONE SIGN
- GUY WIRE
- TREE
- PALM TREE
- TREE STUMP
- TRANSFORMER
- PROP. ASPHALT PAVEMENT
- PROP. CONC. PAVEMENT
- PROP. CONC. SIDEWALK

Point Table

Point #	Northing	Easting
1	16605560.18	1064551.95
2	16605851.31	1064594.66
3	16605840.78	1064665.79
4	16605795.72	1064649.17
5	16605703.71	1064635.67
6	16605688.87	1064633.49
7	16605596.85	1064619.99
8	16605549.67	1064623.59
9	16605619.48	1064419.47
10	16605824.31	1064449.53

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Boultinghouse Simpson Gates ARCHITECTS
3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9484 | F 956.630.2658

STATE OF TEXAS
J. DAVID PEREZ
89429
LICENSED PROFESSIONAL ENGINEER
1-6-25

SHEET TITLE
DIMENSIONAL CONTROL PLAN

PROJECT NAME
PECAN CAMPUS KINESIOLOGY BUILDING-PHASE 1 RFP#23-24-1040

OWNER
SOUTH TEXAS COLLEGE

PROJECT ADDRESS
3200 WEST PECAN BLVD McALLEN, TEXAS

ISSUE DATE
JANUARY 6TH, 2025

PCE PROJECT NO
BSA22125

REVISIONS
- -
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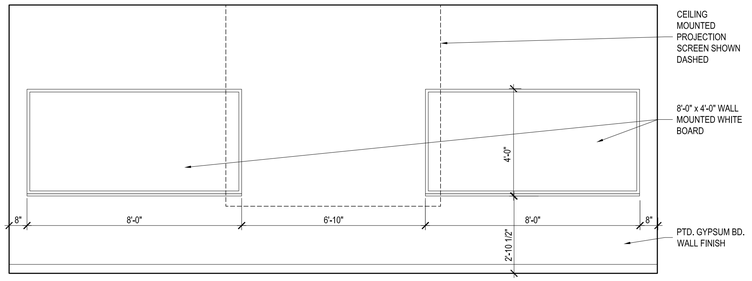
SHEET NUMBER
C103

PLOT STAMP 1/6/2025 4:11:07 PM

RENDERING OF THE SITE PLAN D4
NO SCALE

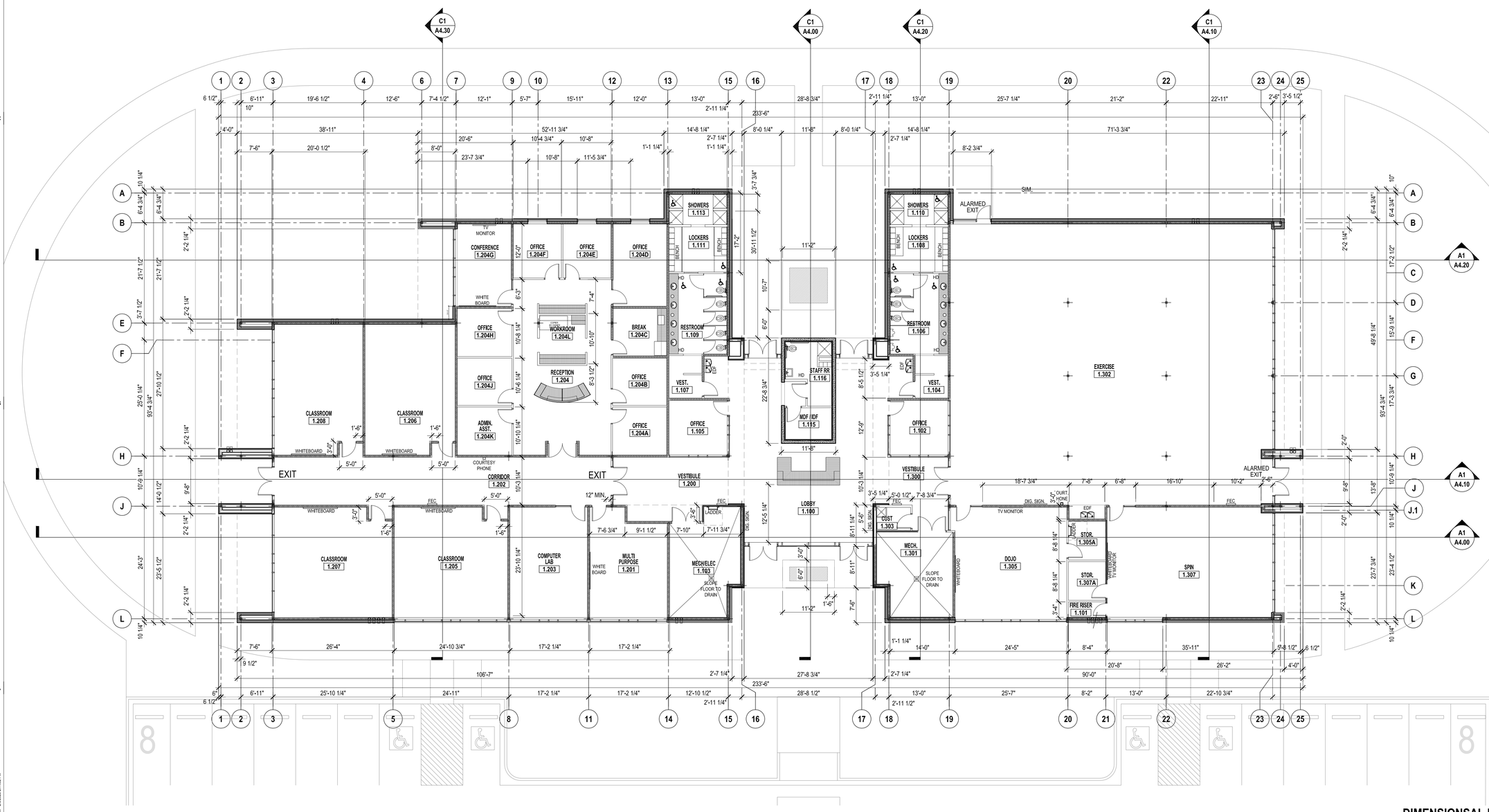


MULTI-PURPOSE 1.201 - INTERIOR ELEVATION D2
SCALE: 3/8" =1'-0"

GENERAL NOTES

A	ALL FRAMING DIMENSIONS ARE ROUGH FRAMING MEASUREMENTS UNLESS OTHERWISE NOTED.
B	T/F/T/P = ALL INTERIOR GYP BD WITHIN THE SCOPE LIMITS TO BE TAPED, FLOATED, TEXTURED AND PAINTED UNLESS OTHERWISE NOTED AS PER ROOM FINISH SCHEDULES.
C	ALL OUTWARD FACING VERTICAL GYP BD CORNERS AND EDGES SHALL INSTALL A 1-1/2" X 1-1/2" X 5' TALL STAINLESS STEEL ANGLE CORNER GUARD SET ON TOP OF WALL BASE. ATTACHMENT - GLUED AND SCREWED WITH NO EXPOSED SHARP EDGES.
D	OWNER PROVIDED FURNITURE SHOWN FOR GENERAL LAYOUT CONCEPT PURPOSES ONLY.
E	PROVIDE SOUND BATT INSULATION AT ALL PARTITIONS BETWEEN RESTROOMS, OFFICES & CONFERENCE ROOMS. SOUND BATT INSULATION TO GO TO DECK WHERE PARTITION TYPE GOES TO DECK.
F	ALL DRYWALL PARTITIONS TO DECK SHALL HAVE A DEFLECTION TRACK SLIP CONNECTION FOR DEFLECTION-OR DEFLECTION CLIPS.
G	USE SELF LEVELING UNDERLAYMENT TO LEVEL OUT SLAB TO 1/8" PER 10'-0" MAX. WHERE REQUIRED.
H	ALL GYP BD CORNERS AND EDGES TO BE GALVANIZED EDGE BEAD.
J	GC SHALL PROVIDE ADEQUATE BLOCKING BEHIND ALL LARGE SCALE TV AND DIGITAL SIGNAGE AND MILLWORK.

FLOOR PLAN GENERAL NOTES D1
NO SCALE



DIMENSIONSAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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Boultinghouse Simpson Gates ARCHITECTS
3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9494 | F 956.630.2058

REGISTERED ARCHITECT DANIEL E. BOULTINGHOUSE #813 STATE OF TEXAS
1/16/2025

SHEET TITLE
DIMENSIONAL FLOOR PLAN
PROJECT NAME
REBID-PECAN CAMPUS KINESIOLOGY BUILDING Q RFP#24-25-1041
OWNER
SOUTH TEXAS COLLEGE
PROJECT ADDRESS
3200 WEST PECAN BLVD McALLEN, TEXAS

ISSUE DATE
JANUARY 6TH, 2025

PROJECT NO
2227
REVISIONS
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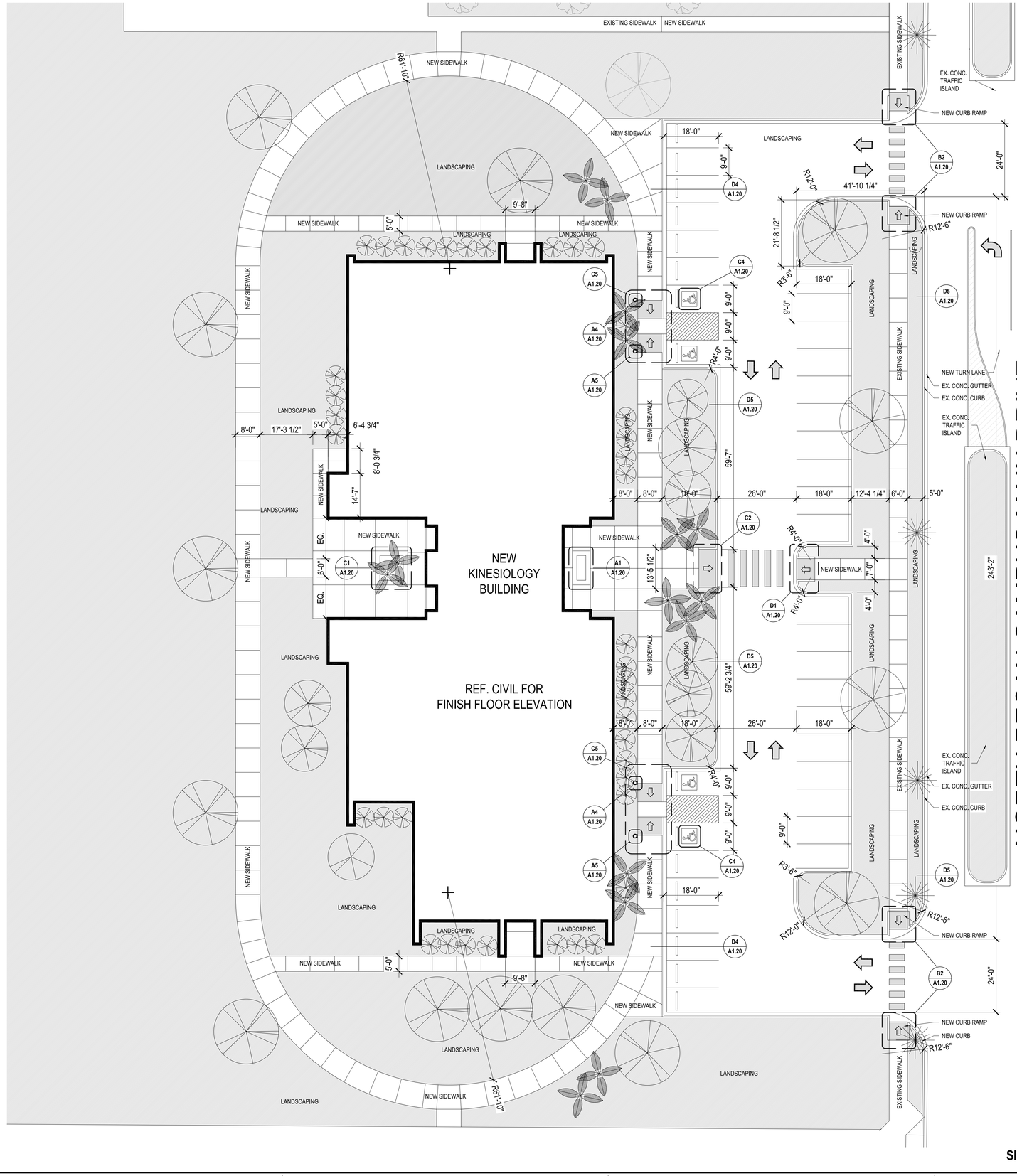
SHEET NUMBER
A2.00

PLOT STAMP: 2/6/2025 2:14:03 PM



SITE PLAN
scale: 1" =200'-0"

A1

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Boultinghouse Simpson Gates ARCHITECTS
3301 N McColl Rd | McAllen, TX 78501 | P 956.630.9494 | F 956.630.2058

REGISTERED ARCHITECT DANIEL E. BOULTINGHOUSE #813 STATE OF TEXAS
1/6/2025

SHEET TITLE
SITE PLAN
PROJECT NAME
REBID-PECAN CAMPUS KINESIOLOGY BUILDING Q RFP#24-25-1041
OWNER
SOUTH TEXAS COLLEGE
PROJECT ADDRESS
3200 WEST PECAN BLVD McALLEN, TEXAS

ISSUE DATE
JANUARY 6TH, 2025

PROJECT NO
2227
REVISIONS
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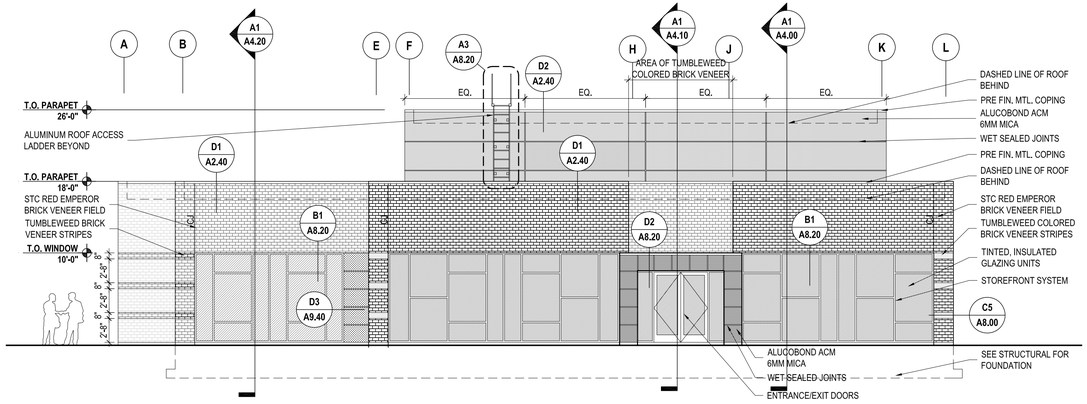
SHEET NUMBER
A1.10

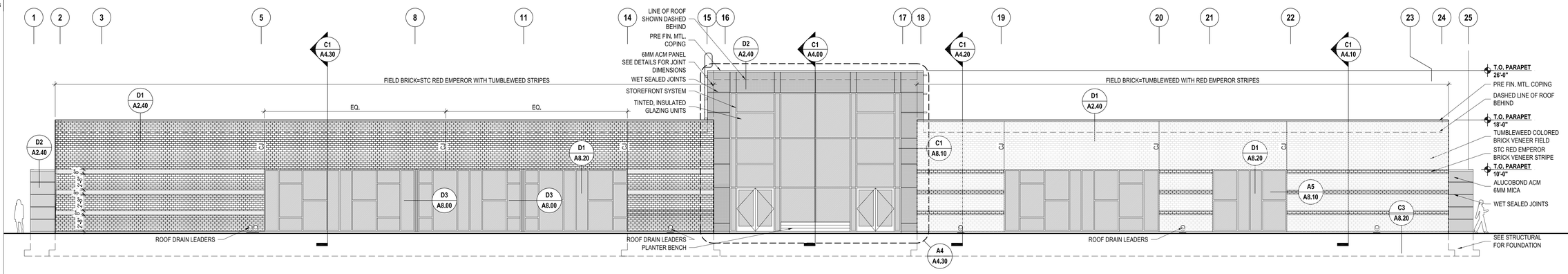
PLOT STAMP 2/6/2025 2:14:24 PM

RENDERING OF SOUTH ELEVATION (D4)
NO SCALE

RENDERING OF EAST ELEVATION (C4)
NO SCALE



SOUTH ELEVATION (C1)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (A1)
SCALE: 1/8" = 1'-0"

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Boultinghouse Simpson Gates ARCHITECTS
3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9494 | F 956.630.2058

REGISTERED ARCHITECT DANIEL E BOULTINGHOUSE #913 STATE OF TEXAS
1/6/2025

RFP#24-25-1041

EXTERIOR ELEVATIONS

SHEET TITLE
PROJECT NAME: REBID-PECAN CAMPUS KINESOLOGY BUILDING Q
OWNER: SOUTH TEXAS COLLEGE
PROJECT ADDRESS: 3200 WEST PECAN BLVD McALLEN, TEXAS

ISSUE DATE
JANUARY 6TH, 2025

PROJECT NO
2227

REVISIONS
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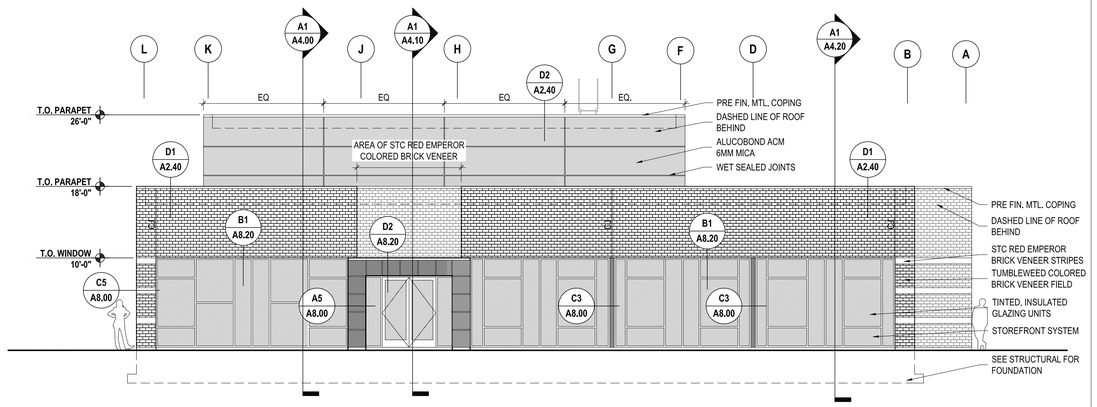
SHEET NUMBER
A3.00

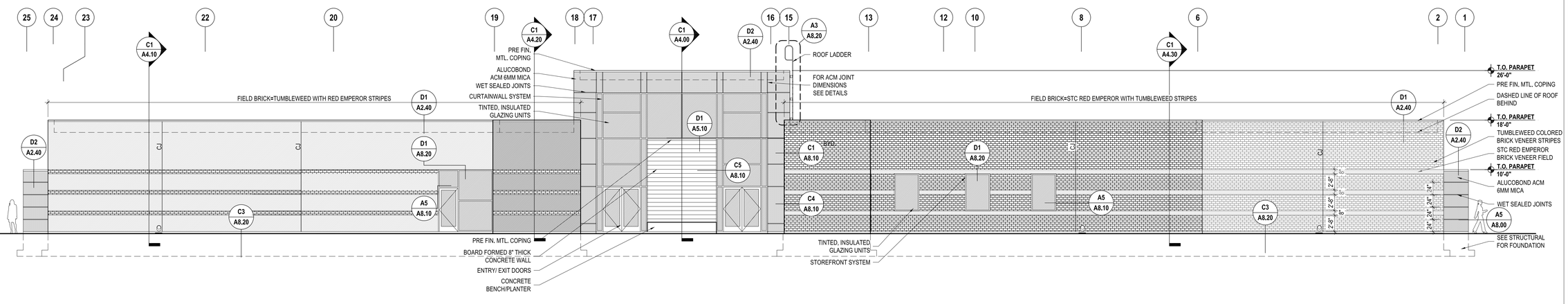
PLOT STAMP 20/2025 2:11:48 PM

RENDERING OF NORTH ELEVATION D4
NO SCALE

RENDERING OF WEST ELEVATION C4
NO SCALE



NORTH ELEVATION C1
SCALE: 1/8" = 1'-0"



WEST ELEVATION A1
SCALE: 1/8" = 1'-0"

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Boultinghouse Simpson Gates ARCHITECTS
3301 N McCOLL RD | McALLEN, TX 78501 | P 956.630.9494 | F 956.630.2058

REGISTERED ARCHITECT DANIEL B. BOULTINGHOUSE #913 STATE OF TEXAS
1/6/2025

SHEET TITLE
EXTERIOR ELEVATIONS
PROJECT NAME
REBID-PECAN CAMPUS KINESOLOGY BUILDING Q RFP#24-25-1041
OWNER
SOUTH TEXAS COLLEGE
PROJECT ADDRESS
3200 WEST PECAN BLVD McALLEN, TEXAS

ISSUE DATE
JANUARY 6TH, 2025

PROJECT NO
2227
REVISIONS
- -
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- -
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- -
- -

SHEET NUMBER
A3.10

PLOT STAMP 3/5/2025 2:06:01 PM

NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2025-0037
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

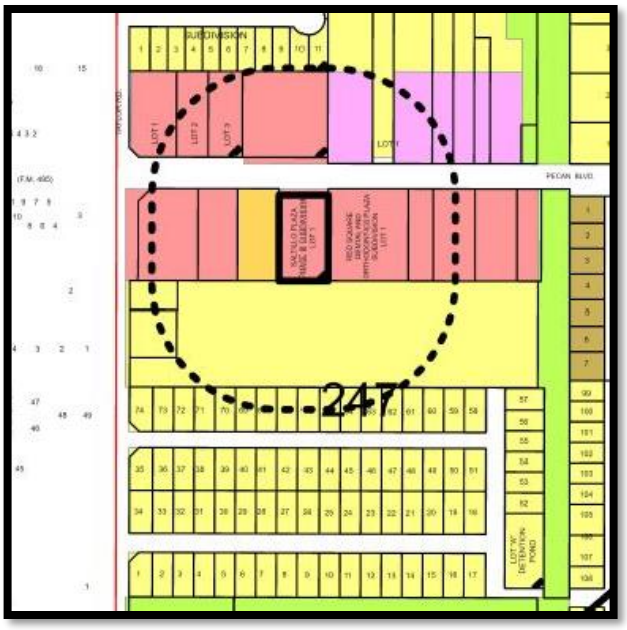
TO: Isaac J. Tawil, City Manager

FROM: Omar Sotelo, CPM, Director of Planning

DATE: May 16, 2025

SUBJECT: **REQUEST OF ADRIANA I. GARZA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER AT LOT 1, SALTILLO PLAZA SUBDIVISION, PHASE 3, HIDALGO COUNTY, TEXAS; 5001 PECAN BOULEVARD UNIT 140. (CUP2025-0027)**

DESCRIPTION: The property is located on the south side of Pecan Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and east, R-1 (single family residential) District to the South, and C-2 (neighborhood commercial) District to the east. An Event Center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit request at this location. The application was submitted Mach 26th, 2025.

ANALYSIS: The applicant is proposing to operate an Event Center (Mediterranceo Garden Event Center) from the existing 6,204 square foot suite. The proposed hours of operation would be from 11 a.m. to 12 a.m. Sunday through Wednesday and 5 p.m. to 2 a.m. Monday through Sunday. The site plan review for the plaza where the event center is proposed to be was approved based on 1,000 square feet of restaurant use and 12,866 square feet of retail use resulting in 44 parking spaces for the entire area.

The Health Department and Fire Department have inspected the location and determined the property to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet. of the residential zone/use to the south;

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

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. 62 parking spaces are required and only 40 are provided as per site plan for the entire plaza.

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

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

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

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

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

AT THE PLANNING AND ZONING COMMISSION MEETING OF MAY 6, 2025: At the Planning and Zoning Commission meeting of May 6, 2025, one person appeared in opposition of the request. Following discussion, the Board unanimously voted to table the request so the applicant can update information. There were four members present and voting. Subsequent to the meeting the applicant submitted a revised site plan that confirmed parking compliance for a proposed area of 3,669 square feet for the event center.

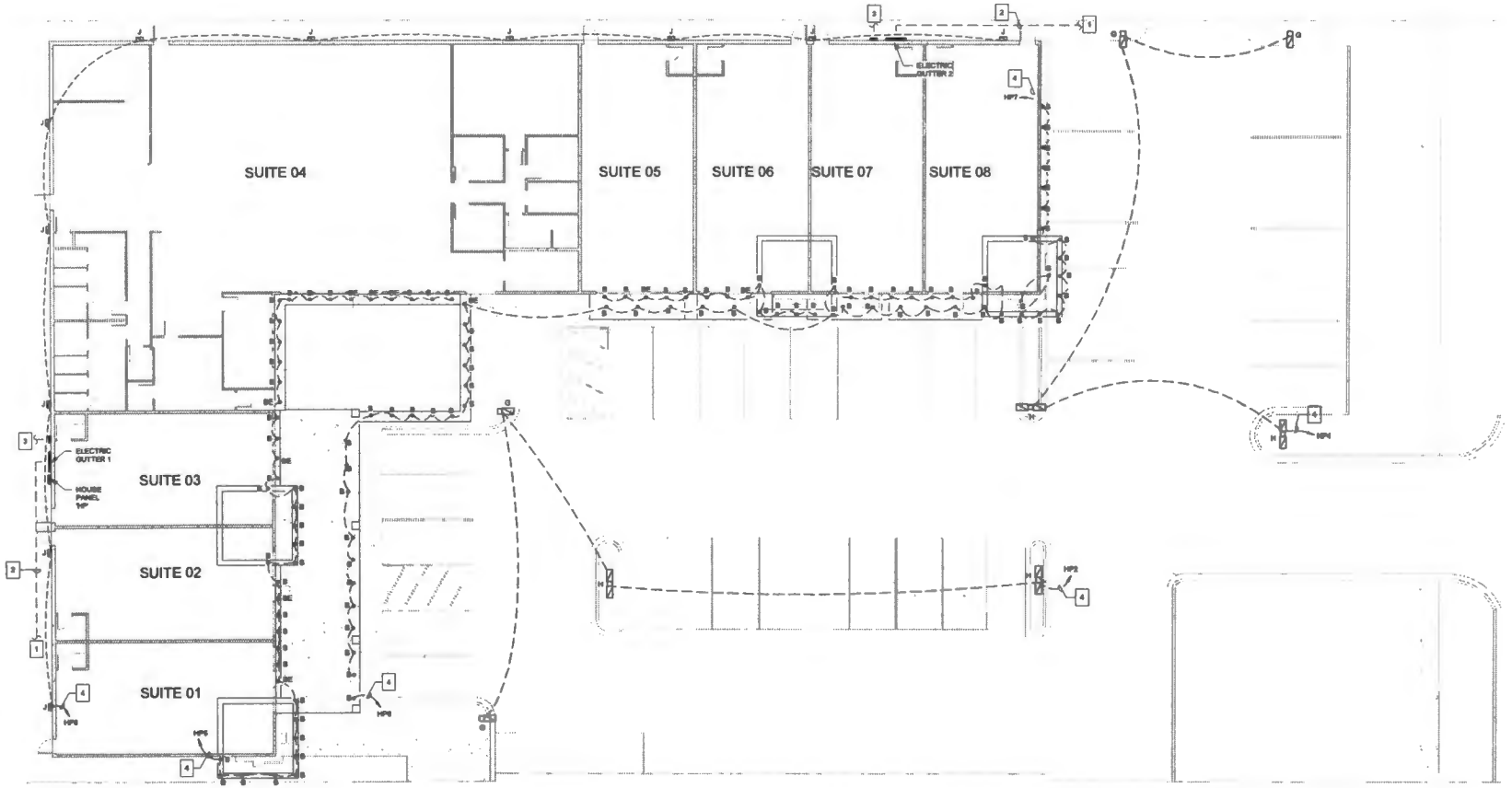
Site plan

GENERAL NOTES:

A. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES PRIOR TO BIDINSTALLATION.

KEYED NOTES:

1. RISE UP AT NEW POWER COMPANY DP POLE. ELECTRICAL CONTRACTOR SHALL COORDINATE POLE LOCATION PRIOR TO INSTALLATION.
2. SECONDARY FEEDERS ROUTED TO ELECTRICAL SERVICE. REFER TO ELECTRICAL RISER DIAGRAM FOR FEEDER SIZES/QUANTITIES.
3. ONE CONDUIT ROUTED UNDERGROUND TO CONNECT TO UNDERGROUND TELEPHONE SERVICE. REFER TO CIVIL DRAWINGS FOR EXACT POINT OF CONNECTION.
4. CONTROL LIGHTING CIRCUIT VIA A 7-DAY, 24-HOUR, PROGRAMMABLE, ASTRONOMICAL, DIGITAL, TIME CLOCK/PHOTO CELL COMBINATION.



① ELECTRICAL SITE PLAN
3/32" = 1'-0"

A&G ENGINEERING
TX PE FIRM # F18900
1004 W FRONTAGE RD
ALAMO, TX 78516
956.787.FIRE

STATE OF TEXAS
Luis Eduardo Rodriguez
114403
LICENSED PROFESSIONAL ENGINEER
13 SEP 2023

2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE

REV	DATE	DESCRIPTION
01	12 JUL 2022	PERMIT SET.
02	19 DEC 2022	NEW 100 GALS GREASE INTERCEPTOR.
03	13 SEP 2023	MAIN WASTE & WATER LINES RELOCATED TO THE FRONT OF THE BUILDING.

PROJECT: 21 04 90
SALTILLO PLAZA
SALTILLO PLAZA PHS. III SUBDIVISION,
MCALLEN, HIDALGO CO. TX.

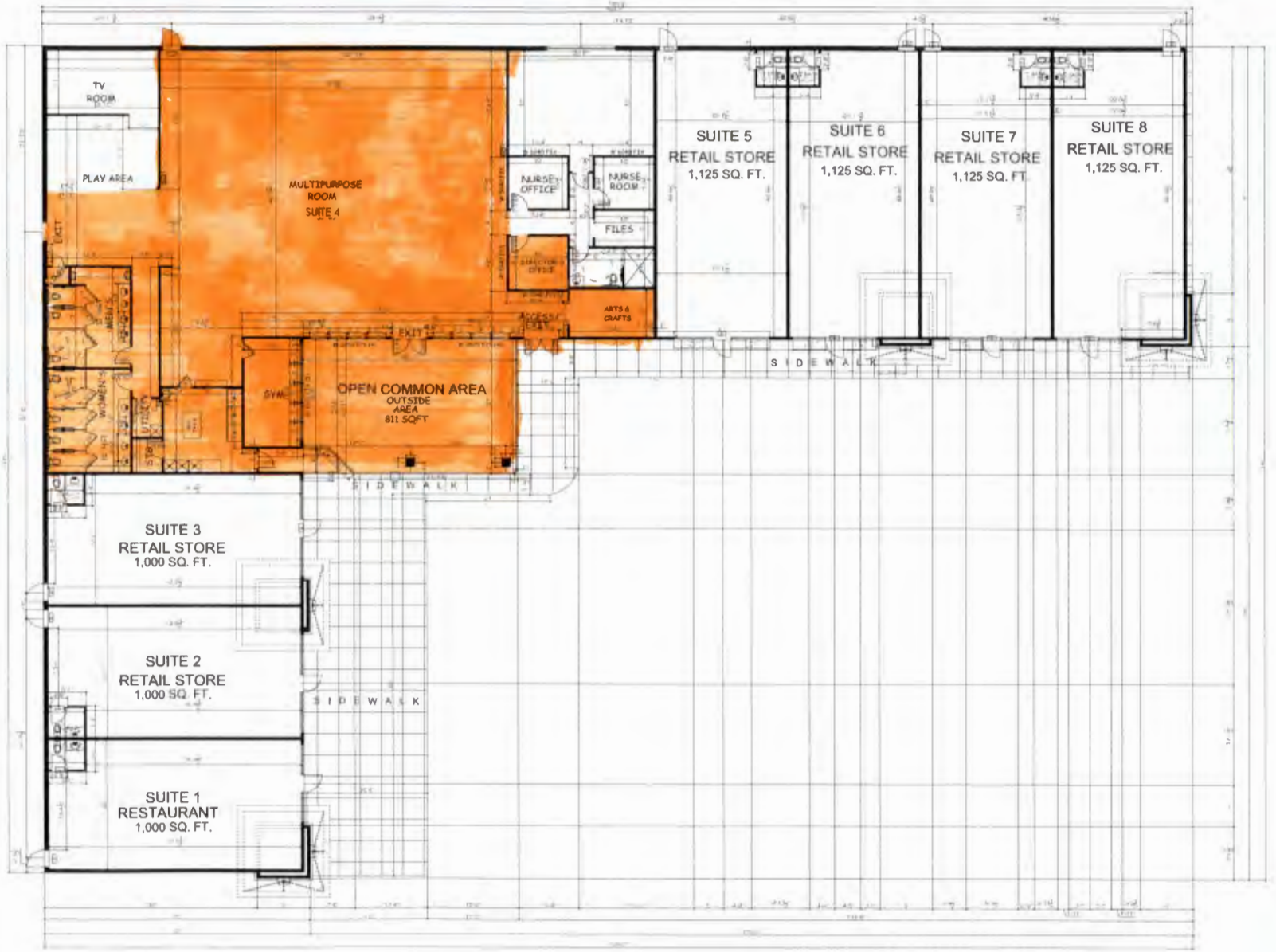
Electrical Site Plan

E 0.1

RECEIVED
MAR 26 2025
By NG

Floor plan

Mediterranco Garden Event Center.



Floor Plan
architectural

De La Vega
PLAN DESIGN
McALLEN, TEXAS 78504
MBL (956) 310 - 9744
OFF. (210) 906 - VEGA
www.delavegaplandesign.com

THIS DRAWING IS THE PROPERTY OF DE LA VEGA PLAN DESIGN AND MAY NOT BE COPIED, USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. DE LA VEGA PLAN DESIGN ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING CONSTRUCTION
2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED
3.) PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OFTEN MAY LEAD TO MAJOR PROBLEMS IN ANOTHER AREA

SHEET TITLE: FLOOR
DATE: NOV. 12. 2021
JOB No. 00000-00

PROJECT: COMMERCIAL
SALTILLO PLAZA
PHASE III SUBD.
McALLEN, TX.
HIDALGO, CO.

OWNER:
MRS. ADRIANA GARZA

SUITE 1	1,001	SQ. FT.
SUITE 2	997	SQ. FT.
SUITE 3	997	SQ. FT.
SUITE 4 (DAY CARE)	6,204	SQ. FT.
DAY CARE COVER PATIO	811	SQ. FT.
TOTAL DAY CARE	7,015	SQ. FT.
SUITE 5	1,000	SQ. FT.
SUITE 6	1,000	SQ. FT.
SUITE 7	1,001	SQ. FT.
SUITE 8	1,021	SQ. FT.
TOTAL AREA	14,031	SQ. FT.

REVISION	DATE

APPROVED

SHEET: E4

RECEIVED
MAR 26 2025
By NG

NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP 2025-0027
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

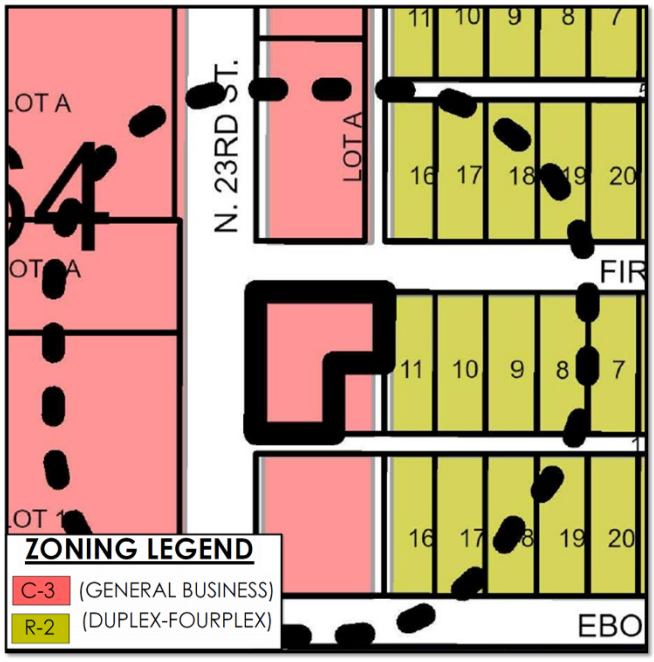
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 14, 2025

SUBJECT: **Request of Oscar Martinez Junior on behalf of J Martinez Autodeals LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Portable Building at North ½ Lot 12 & all Lot 13, Block 12, Hammond Addition Subdivision, Hidalgo County, Texas; 520 North 23rd Street. (CUP2025-0036)**

BRIEF DESCRIPTION: The subject property is a located at the southeast corner intersection of North 23rd Street and Fir Avenue. The property is zoned C-3 (General Business - OC) District. The applicant is proposing the use of a portable building. A portable building is allowed in a C-3 (General Business - OC) District with a Conditional Use Permit (CUP). The adjacent zoning to the east side is R-2 (Duplex-Fourplex Residential) District. To the south, west and north directions the zoning is C-3 (General Business - OC) District. The surrounding land uses include commercial plazas and single-family residences.



SUMMARY/ANALYSIS: The applicant is proposing a portable building as an office for auto sales. The proposed portable building has an area of 12X32 feet. Four parking spaces are required eighteen parking spaces are available at location.

The Fire Department has not conducted their inspection of the subject property at this time. A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office use for a vehicle dealership;

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

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

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

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

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

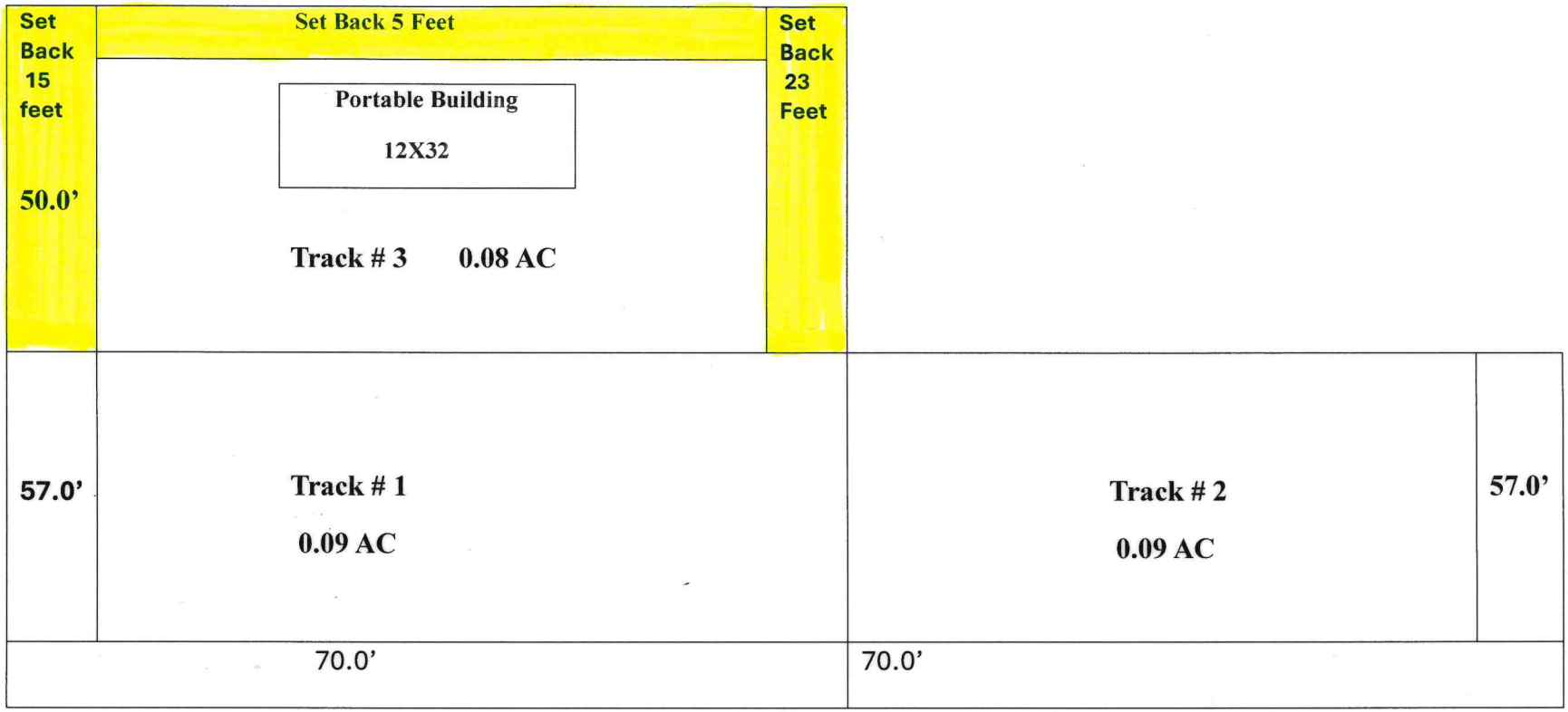
RECOMMENDATION: Staff recommends approval of the request, for one year subject to compliance with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

Site Plan

520 N 23rd St
McAllen Texas, 78501

Hidalgo County Legal Description

Hammond Addition N ½ & All Lot 13 BLK 12



North 23rd Street

J.MARTINEZ
AUTO DEALS

NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2025-0036
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

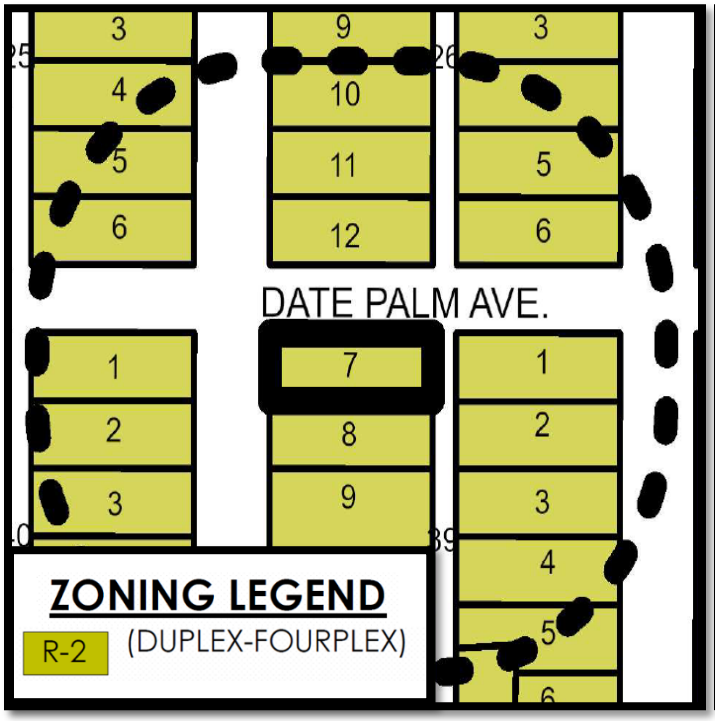
FROM: Planning Staff

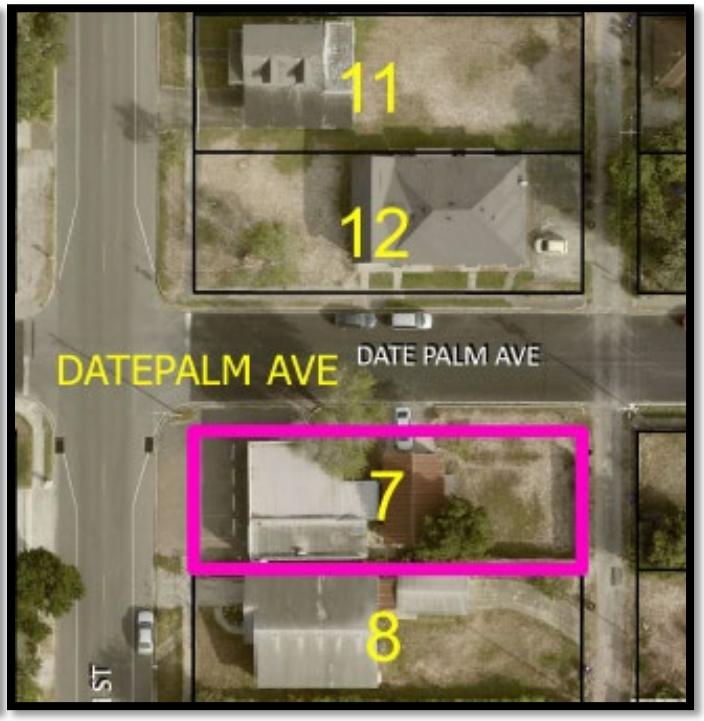
DATE: May 14, 2025

SUBJECT: **Rezone from R-2 (Duplex-Fourplex Residential - OC) District to C-1 (Local Commercial - UDC) District: Lot 7 North McAllen Subdivision, Hidalgo County, Texas; 318 North 17th Street. (REZ2025-0029)**

LOCATION: The subject property is located at the southeast corner of North 17th Street and Date Palm Avenue.

PROPOSAL: The applicant is requesting to rezone from R-2 (Duplex-Fourplex Residential O-C) District to C-1 (Local Commercial-UDC) District.





ADJACENT ZONING: The adjacent zoning is R-2 (Duplex-Fourplex Residential-OC) District in all directions.

LAND USE: The surrounding land uses include single family, duplex-triplex and commercial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Old Towne, which is a designation for a mix of residential, commercial, business and office uses, that occur just north of the Downtown core and is

intended as a lower-intensity area that complements Downtown activity.

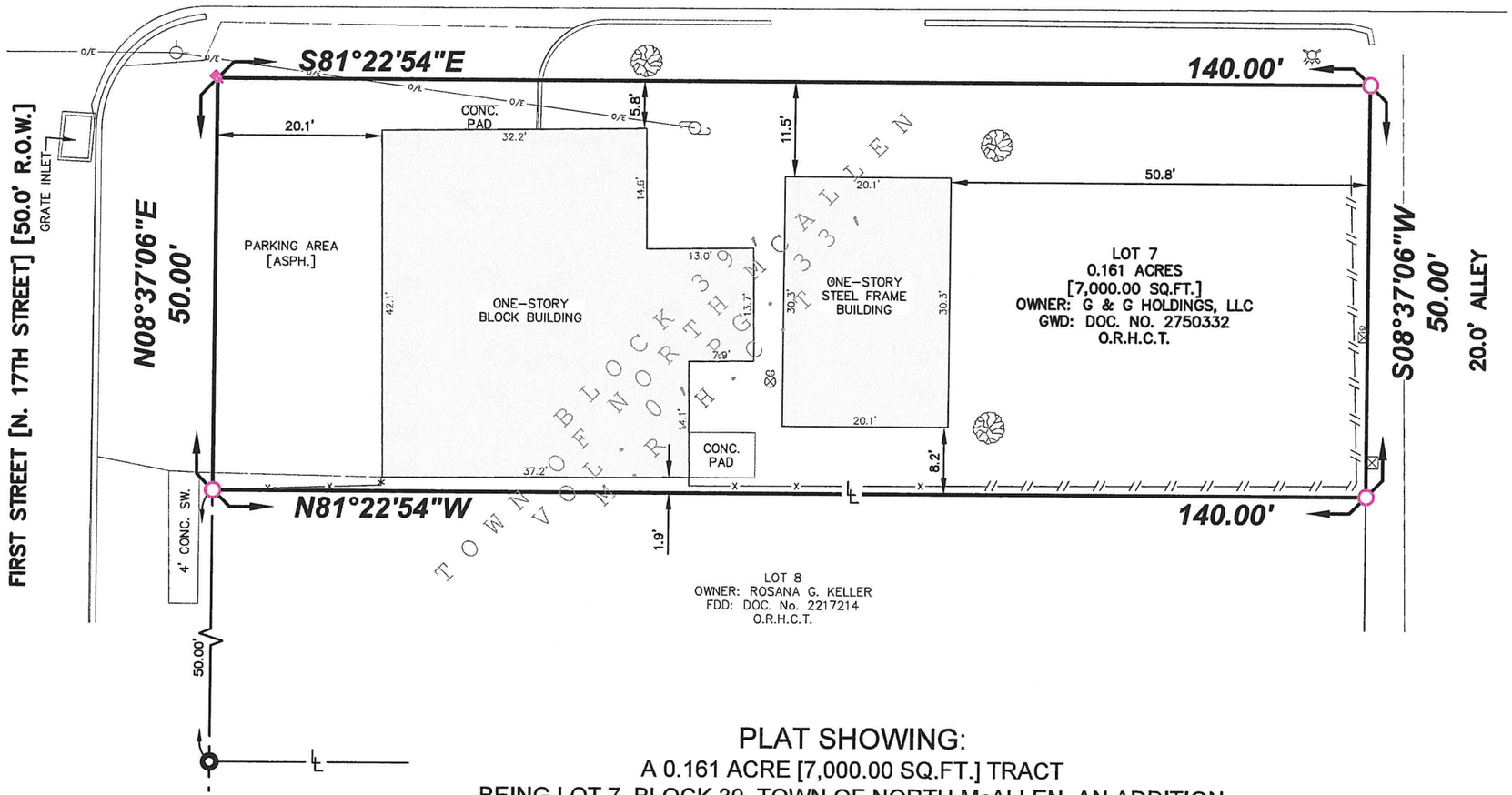
DEVELOPMENT TRENDS: The area is primarily established residential use.

ANALYSIS: The requested rezoning conforms to the Future Land Use Plan of Old Towne designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is appropriate for this area. This location has a history of retail/office uses. It provides pedestrian connectivity to the downtown area.

Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the rezoning request.

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



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- O/E — OVERHEAD ELECTRIC LINE
- CHAINLINK FENCE
- CEDAR FENCE
- EDGE OF ROADWAY PAVEMENT
- CONCRETE CURB AND GUTTER
- CONCRETE
- FOUND 1/2" IRON PIPE OR AS NOTED
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- SET PK NAIL
- POWER POLE
- LIGHT POLE
- WATER METER
- GAS METER
- FIRE HYDRANT
- SEWER CLEAN OUT
- TREE
- R.O.W. — RIGHT OF WAY
- VOL. — VOLUME
- PG. — PAGE
- DOC. — DOCUMENT
- CONC. — CONCRETE
- DW. — DRIVEWAY
- SW. — SIDEWALK
- GWD: — GENERAL WARRANTY DEED
- FDD: — FINAL DECREE OF DIVORCE
- O.R.H.C.T. — OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. — MAP RECORDS HIDALGO COUNTY TEXAS

PLAT SHOWING:

A 0.161 ACRE [7,000.00 SQ.FT.] TRACT
BEING LOT 7, BLOCK 39, TOWN OF NORTH McALLEN, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No:10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF FEBRUARY, 2023 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN HEREON.

2-10-2023

MANUEL CARRIZALES
R.P.L.S. #6388
DATE

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

0 10' 20'
SCALE: 1"=20'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED 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", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803430005C, DATED 11/02/1982. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOMR OR LOMC THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:

3. VALIDLY EXISTING EASEMENTS, RIGHTS-OF WAY, AND RESTRICTIVE RIGHTS, WHETHER OF RECORD OR NOT;

4. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.

5. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. 23021

RECEIVED
APR 08 2025
By NB

MISSOURI AVENUE [DATEPALM AVENUE] [50.0' R.O.W.]

FIRST STREET [N. 17TH STREET] [50.0' R.O.W.]

GRATE INLET

S81°22'54"E

140.00'

N08°37'06"E
50.00'

S08°37'06"W
50.00'

20.0' ALLEY

N81°22'54"W

140.00'

18'-0"

9'-0"

5

4

3

2

1

PARKING AREA
[ASPH.]

5.8'

31'-11"

14'-3 7/16"

PROP. BUILDING
1,660 SQFT

23'-1"

37'-3"

CONC.
PAD

9'-0"

6

7

18'-0"

16'-0"

10'-0"

5'-0"

50'-0"

GARAGE
1,750 SQFT

35'-0"

5'-0"

4' CONC. SW.

1.9'

50.00'

LOT 8
OWNER: ROSANA G. KELLER
FDD: DOC. No. 2217214
O.R.H.C.T.

N

MDM
Development + Construction

DEMO CO. INFO:
2515 COLORADO ST
SUITE 6
MISSION TX 78572

PROJECT TITLE:
MDM

PROJECT ADDRESS:
318 N 17st McAllent Tx.

REVISED BY:	REVISION DATE:	COMMENTS:
REVISED BY:	REVISION DATE:	COMMENTS:
REVISED BY:	REVISION DATE:	COMMENTS:
REVISED BY:	REVISION DATE:	COMMENTS:

DRAWN BY: MM
ISSUE DATE: DATE
JOB NUMBER: YYDDMM
REVISED BY: T.G. & J.T.
DESCRIPTION: SITEPLAN
SHEET NUMBER: SP-01
SCALE: 3/32"=1'-0"

For Lease
MDM
REAL ESTATE GROUP
445-6430
For Lease
MDM
REAL ESTATE GROUP
445-6430
For Lease
MDM
REAL ESTATE GROUP
445-6430
318 N 17th St Ste B
McAllen, TX 78501
Monday-Thursday
10 am - 5 pm
Friday & Saturday
10 am-3 pm
For Lease
MDM
REAL ESTATE GROUP
445-6430

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0029
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

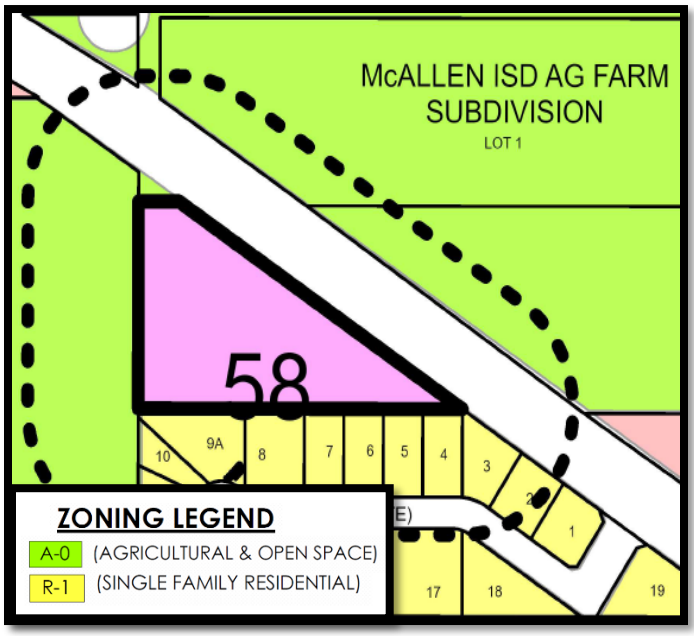
FROM: Planning Staff

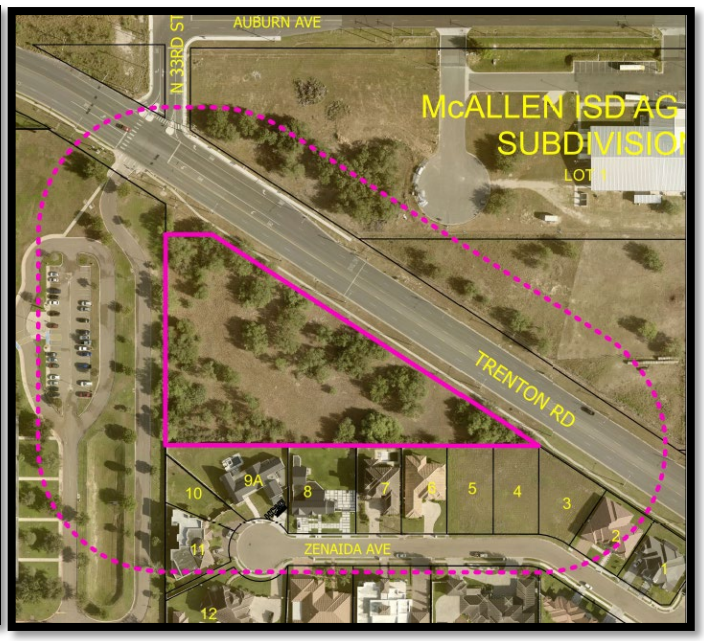
DATE: May 14, 2025

SUBJECT: **Rezone from C-1 (Office Building Office - OC) District to C-1 (Local Commercial - UDC) District: Lot 582.49 AC GR 1.65 AC NET, La Lomita (HOIT) AN IRR TR W585.28'-S330'-N660' Of Trenton Road Subdivision, Hidalgo County, Texas; 3201 Trenton Road. (REZ2025-0031)**

LOCATION: The subject property is located along south side of Trenton Road and approximately 900 feet west of North 29th Street.

PROPOSAL: The applicant is requesting to rezone from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District for Commercial use.





ADJACENT ZONING: The adjacent zoning to the south of the property is R-1 (Single Family Residential-OC) District. To the West and North of the subject property the zoning is A-O (Agricultural & Open Space-OC) District.

LAND USE: Surrounding uses include single family residential, Michael E. Fossum Middle School and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, a designation that allows low-density neighborhoods to welcome compatible density and commercial uses via incremental fill.

DEVELOPMENT TRENDS: The development trend along Trenton Road is commercial uses, institutional, and residential.

HISTORY: The subject property was initially zoned A-O (agricultural & open space) District upon annexation in 1989.

A rezoning request to C-1 (office building) District for the subject property was approved in September 2008, however it was never developed.

A rezoning request to C-3 (General Business-OC) District was disapproved in 2024.

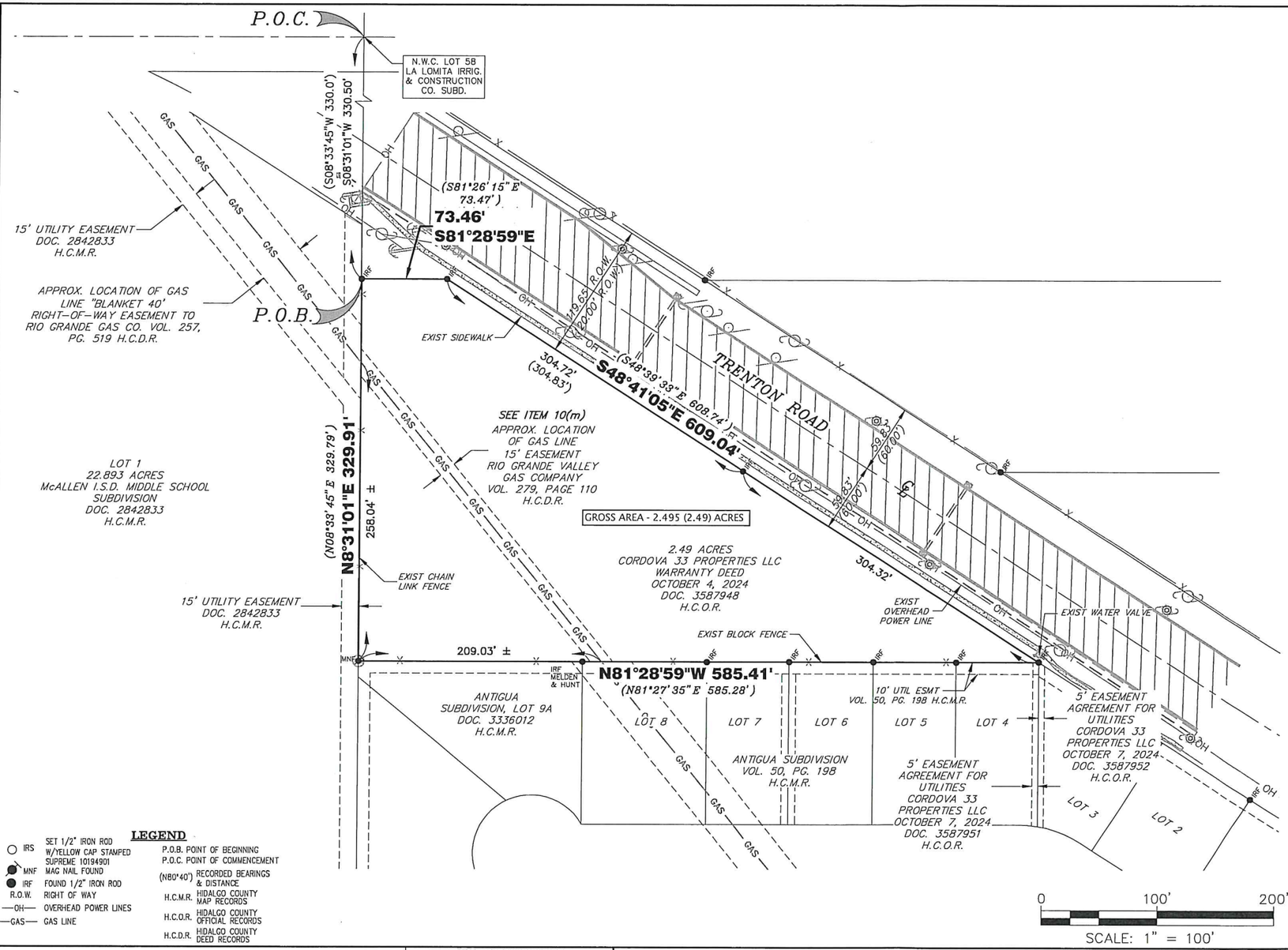
ANALYSIS: The requested rezoning does not conform to the Future Land Use Plan Designation of Complete Communities as shown in the Envision McAllen Future Land Use Plan, however the existing zoning is equivalent to the C-1 District in the recently adopted City of McAllen Unified Development Code (UDC).

The rezoning request is to allow for processing of any proposal development under the Unified Development Code.

Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

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



N

BEARING BASIS TEXAS STATE
PLANE COORDINATE SYSTEM TEXAS
SOUTH ZONE 4205
VERTICAL DATUM:
(NAD83, NAVD88, GEOID18)

LEGEND

○ IRS	SET 1/2" IRON ROD W/YELLOW CAP STAMPED SUPREME 10194901	P.O.B.	POINT OF BEGINNING
● MNF	MAG NAIL FOUND	P.O.C.	POINT OF COMMENCEMENT
● IRF	FOUND 1/2" IRON ROD	(N80°40')	RECORDED BEARINGS & DISTANCE
R.O.W.	RIGHT OF WAY	H.C.M.R.	HIDALGO COUNTY MAP RECORDS
—OH—	OVERHEAD POWER LINES	H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
—GAS—	GAS LINE	H.C.D.R.	HIDALGO COUNTY DEED RECORDS

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN;

   ZONE C – ARES OF MINIMAL FLOODING. (NO SHADING). ACCORDING THE THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C, MAP REVISED DATE OF NOVEMBER 16, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY

   PROPOSED INSURED: RRR & S ENTERPRISES LLC, A LIMITED LIABILITY COMPANY
   GF NUMBER: 2024-3-3088
   EFFECTIVE DATE: AUGUST 04, 2024
   ISSUED DATE: AUGUST 15, 2024

   ALSO SEE SCHEDULE B EXCEPTIONS FROM (a) TO ITEM (p), WITH THE FOLLOWING EXCEPTIONS AS FOLLOWS:

   - ITEM 10(d) – ANY VISIBLE AND APPARENT EASEMENT OR USES, AND ANY UNDERGROUND EASEMENTS OR USES, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR USE, OR IS NOT DISCLOSED BY PUBLIC RECORDS.
   - ITEM 10(e) – RIGHTS OF THE PUBLIC, THE STATE OF TEXAS AND THE COUNTY AND MUNICIPALITY IN AND TO THAT PORTION OF THE SUBJECT PROPERTY, IF ANY, LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, PUBLIC OR PRIVATE.
   - ITEM 10(k) – BLANKET EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1 AND EASEMENTS AND RESTRICTIONS AS SHOWN ON THE MAP OF THE ABOVE DESCRIBED SUBDIVISION. – **SUBJECT TO**
   - ITEM 10(l) – ROADWAYS AS SHOWN ON THE MAP OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS. – **SUBJECT TO**
   - ITEM 10(m) – PIPELINE EASEMENT IN FAVOR OF RIO GRANDE VALLEY GAS COMPANY AS SHOWN BY INSTRUMENT DATED MAY 29, 1928, RECORDED IN VOLUME 279, PAGE 110, DEED RECORDS OF HIDALGO COUNTY, TEXAS. – **SUBJECT TO**
   - ITEM 10(p) – SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATION OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA-TERRITORIAL JURISDICTION OF SAID PROPERTY.

3. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE COORDINATES SYSTEM TEXAS SOUTH ZONE 4205
4. THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND FROM ADJACENT AND OPPOSITE PROPERTIES, TAKING INTO ACCOUNT THE SENIOR-JUNIOR RIGHTS AND THE INTENT OF THE SURVEYORS ORIGINAL FOOTSTEPS

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND, OCTOBER 30, 2024, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS SURVEY MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

11.12.2024

RESTITUTO A. ASCANO, III
R.P.L.S. # 6225
SUPREME ENGINEERING, PLLC - TBPELS 10194901

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

SEAL OR EMBOSSMENT

STATE OF TEXAS
REGISTERED
RESTITUTO A. ASCANO, III
6225
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY PLAT OF

A 2.495 ACRE TRACT OF LAND, OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE DEED RECORDED IN VOLUME 24, PAGES 67-69, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PROPERTY ADDRESS: 3201 TRENTON ROAD, McALLEN 78504
SURVEY WAS PREPARED FOR: CORDOVA 33 PROPERTIES LLC
JOB NUMBER: E24-019
DRAWN BY: J.L.G.
APPROVED BY: R.A.A

SURVEYOR:

SUPREME ENGINEERING

TBPELS FIRM No. 10194901
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539 PH: (956) 403-1311

RECEIVED
APR 11 2025
By OC

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 CENTURY BUSINESS CENTER 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.

_____ _____
ROBERT CORDOVA, MANAGER DATE
CORDOVA 33 PROPERTIES, LLC

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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF MCALLEN

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

_____ _____
MAYOR, CITY OF MCALLEN DATE

ATTEST: _____ _____
DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE_____ DAY OF _____ 20____,

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

METES AND BOUNDS

BEING A 2.495 ACRE TRACT OF LAND OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE DEED RECORDED IN VOLUME 24, PAGES 67–69, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT CONVEYED TO CORDOVA 33 PROPERTIES, LLC., ACCORDING TO WARRANTY DEED, DATED OCTOBER 4, 2024, RECORDED IN DOCUMENT NUMBER 3587948, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

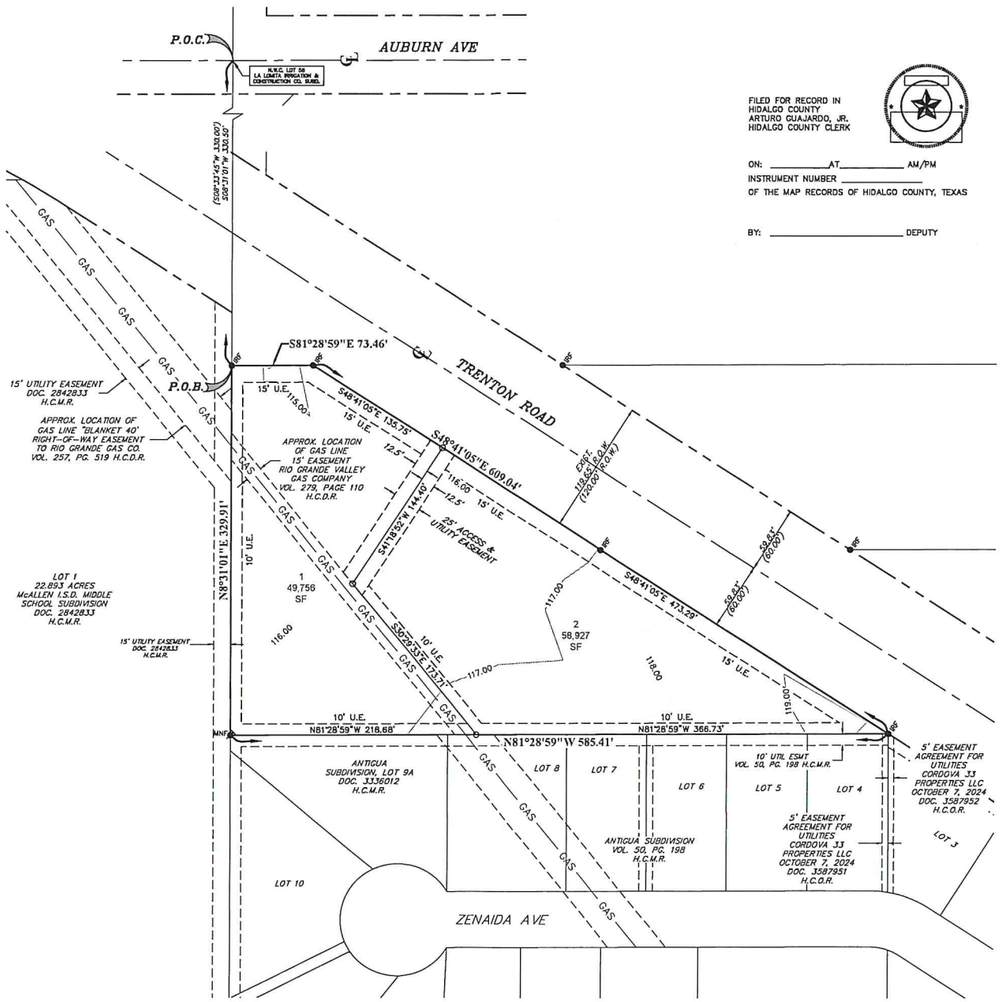
COMMENCING, AT THE NORTHWEST CORNER OF SAID LOT 58, THENCE, SOUTH 08°33'45" WEST, ALONG THE WEST LINE OF SAID LOT 58, A DISTANCE OF 330.50 FEET TO A FOUND 1/2 INCH IRON ROD, FOR AN OUTSIDE CORNER OF THE SOUTH RIGHT–OF–WAY LINE OF TRENTON ROAD (120 FOOT ROAD RIGHT–OF–WAY), SAME BEING ON THE EAST LINE OF LOT 1, McALLEN I.S.D. MIDDLE SCHOOL SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 2842833, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE, SOUTH 81°28'59" EAST, ALONG SAID RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 73.46 FEET, TO A FOUND 1/2 INCH IRON ROD, AT THE INSIDE CORNER OF SAID TRENTON ROAD RIGHT–OF–WAY, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 48°41'05" EAST, ALONG THE RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, PASSING A FOUND 1/2 INCH IRON ROD, ON THE RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 609.04 FEET, TO A FOUND 1/2 INCH IRON ROD, AT THE NORTH CORNER OF ANTIGUA SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 50, PAGE 198, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF LOT 4, OF SAID ANTIGUA SUBDIVISION, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°58'59" WEST, ALONG THE NORTH LINE OF SAID ANTIGUA SUBDIVISION, SA,BEING THE NORTH LINE OF ANTIGUA SUBDIVISION, LOT 9A, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3336012, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 585.41 FEET, TO A FOUND MAG NAIL, AT NORTHWEST CORNER OF SAID LOT 9A ANTIGUA SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°31'01" EAST, ALONG THE EAST LINE OF SAID LOT 1, McALLEN I.S.D. MIDDLE SCHOOL SUBDIVISION, A DISTANCE OF 329.91 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.495 ACRES OF LAND MORE OR LESS.



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

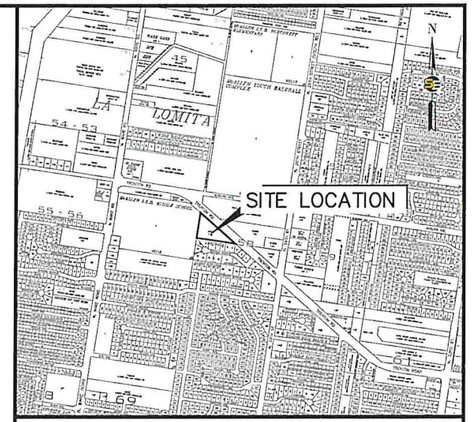
BY: _____ DEPUTY

N

0 60' 120'

BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205 VERTICAL DATUM: (NAD83, NAVD88, GEOID18)

LEGEND
- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SUPREME 10194901"
- FOUND 1/2" IRON ROD & W/ CAP AS NOTED
- FOUND MAG NAIL



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

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

   AREAS OF MINIMAL FLOODING (NO SHADING) ACCORDING TO COMMUNITY–PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.
2. 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.
   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.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 27,074 CUBIC–FEET OR 0.62 ACRE–FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEM AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. AN 8 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
10. ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNER.
11. FIRE HYDRANT IF REQUIRED SHALL BE INSTALLED AT THE BUILDING PERMIT STAGE.
12. CITY OF MCALLEN WATER SERVICE LINE AND METER SHALL BE INSTALLED DURING BUILDING PERMIT STAGE.
13. STORM SEWER DETENTION AND DRAINAGE IMPROVEMENTS SHALL BE INSTALLED DURING BUILDING PERMIT.
14. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON TRENTON ROAD.
16. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
17. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
OMAR CANO DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

PRELIMINARY

FOR REVIEW ONLY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
RESTITUTO A. ASCANO, III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
SURVEY FIRM No. 10194901

STATE OF TEXAS · RESTITUTO A. ASCANO, III · 6225 · REGISTERED · PROFESSIONAL · LAND SURVEYOR

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	CORDOVA 33 PROPERTIES, LLC	1901 EL MILENO DRIVE,	PALMHURST, TEXAS 78573	(956)483–4372
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314
SURVEYOR:	RESTITUTO A. ASCANO, III, R.P.L.S.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PLAT OF CENTURY BUSINESS CENTER SUBDIVISION

A 2.495 ACRE TRACT OF LAND, OUT OF LOT 58, LA GOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE DEED RECORDED IN VOLUME 24, PAGES 67–69, DEED RECORDS OF HIDALGO COUNTY, TEXAS
DATE: JANUARY 2025

RECEIVED APR 11 2025 By OC

E24-019 Final Plat.dwg
3/19/2007

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0031
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

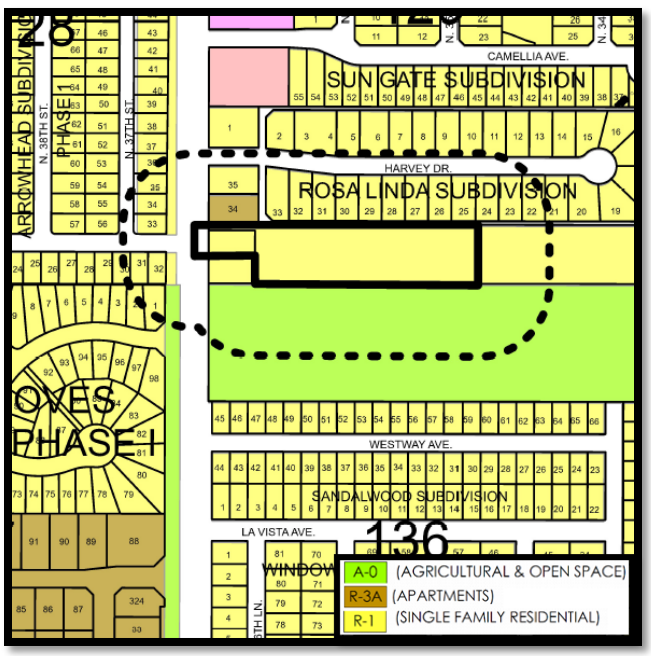
FROM: Planning Staff

DATE: May 13, 2025

SUBJECT: **Rezone from R-1 (Single Family Residential-OC) District to R-3 (High Density Residential-UDC) District: 2.696 gross acre tract of land, more or less, out of the West Three acres of the South line of the South Five acres of Lot 129, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 2604 North Ware Road. (REZ2025-0032)**

LOCATION: The subject property located on the east side of North Ware Road, south of Harvey Drive.

PROPOSAL: The applicant is requesting to rezone from R-1(Single Family Residential-OC) District to R-3 (High Density Residential-UDC) District for a Multifamily Development (condos).



ADJACENT ZONING: The adjacent zoning is R-3A (Multifamily Residential Apartments- OC) District and R-1 (Single Family Residential- OC) District to the north, R-1 District to the east and west and, A-O (Agricultural and open space-OC) District to the south.

LAND USE: Surrounding land uses include vacant land, some multifamily and single-family residential development.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed use Corridor, which is a land use designation where light industrial use is not generally considered appropriate. This consist of residential and nonresidential land uses.

DEVELOPMENT TRENDS: The development trend along this area is vacant land, single-family residential and some multifamily development.

HISTORY: The subject property is currently going through the subdivision review process under the proposed name of “Verona Heights Subdivision”. A rezoning request was submitted on April 11, 2025.

ANALYSIS: The requested rezoning does not conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan. High density residential will be at odds on areas with established single family residential and no access to mix-uses.

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

Staff has not received any phone calls in opposition to the zoning request.

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

T.B.P.E. FIRM No.: F-5154

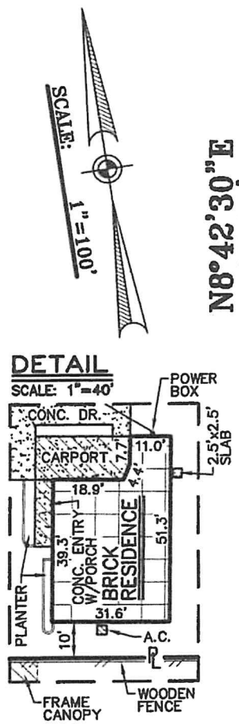
T.B.P.L.S. FIRM No.: 10004000

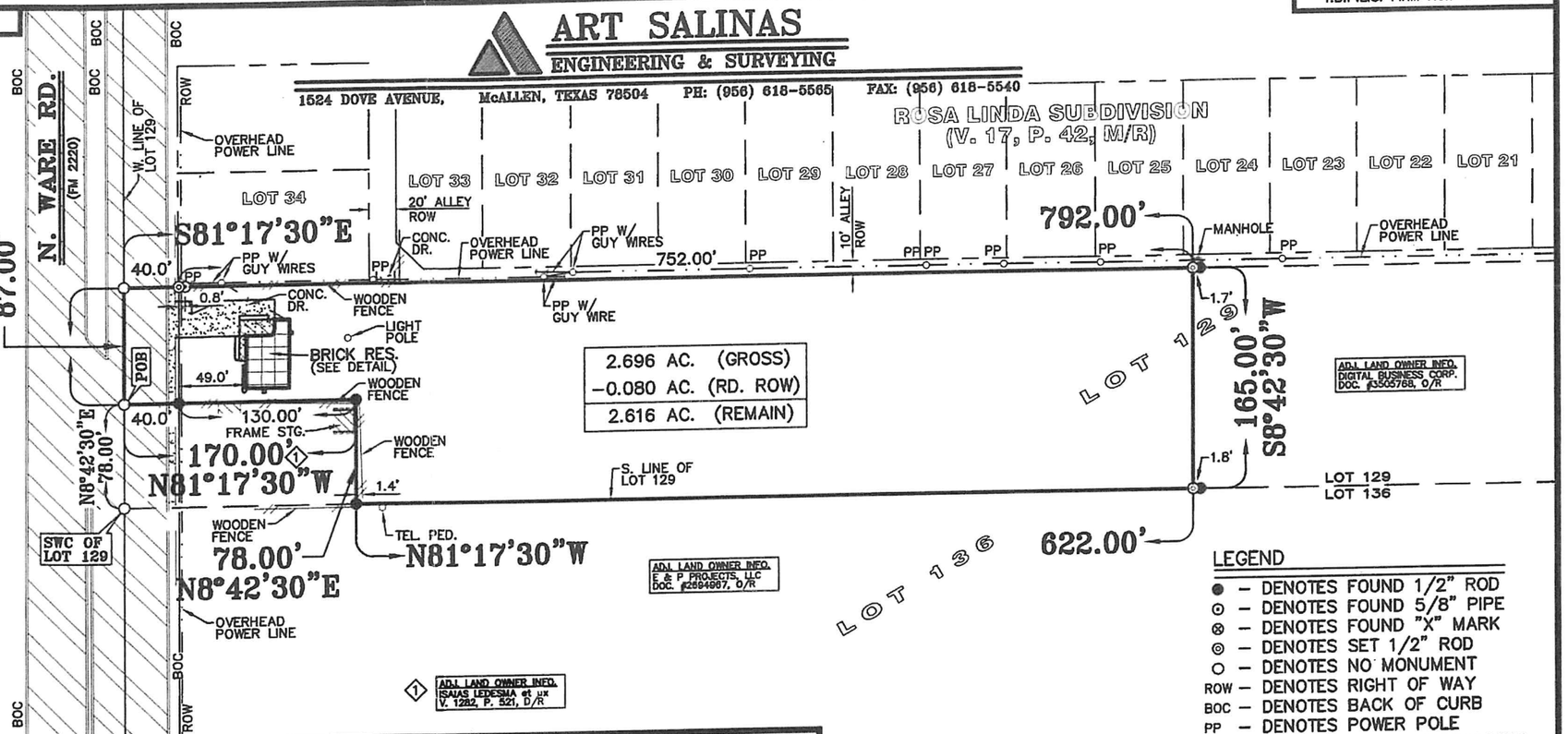
ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540

SCALE: 1"=100'

DETAIL
SCALE: 1"=40'





2.696 AC. (GROSS)
-0.080 AC. (RD. ROW)
2.616 AC. (REMAIN)

ADJ. LAND OWNER INFO.
DIGITAL BUSINESS CORP.
DOC. #3503768, O/R

ADJ. LAND OWNER INFO.
E & P PROJECTS, LLC
DOC. #2894967, O/R

ADJ. LAND OWNER INFO.
ISAIAS LEDESMA et ux
V. 1282, P. 521, D/R

LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ⊙ – DENOTES FOUND 5/8" PIPE
- ⊗ – DENOTES FOUND "X" MARK
- ◎ – DENOTES SET 1/2" ROD
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- PP – DENOTES POWER POLE
- POB – DENOTES POINT OF BEGINNING

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 2604 N. WARE RD., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
A 2.696 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST THREE (W. 3.0) ACRES OF THE SOUTH LINE OF THE SOUTH FIVE (S. 5.0) ACRES OF LOT ONE HUNDRED TWENTY-NINE (129), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF LANDS OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

24-67392 Job No.

06-12-24 Date

©COPYRIGHT 2024 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

STATE OF TEXAS REGISTERED ARTURO A. SALINAS 4802 PROFESSIONAL SURVEYOR

Registered Professional Land Surveyor No. 4802

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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 as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared without the benefit of a title report. Easement research is not within the scope of this boundary survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Subject to all reservations of all oil, gas and other minerals, if any.
6. Subject to oil and gas leases, if any.
7. Subject to easements and building restrictions and conditions.
8. Subject to all easements, rules, regulations and rights in favor of a water improvement district.
9. Subject to all visible easements.
10. Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
11. Subject to any oil, gas and mineral lease of record.
12. Bearing Basis: "W. line of Lot 129, La Lomita Irrigation and Construction Company's Subdivision"

Client(s): Oscar Rodriguez

ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE McALLEN, TX 78504 PH: (956) 618-5565 FAX: (956) 618-5540

T.B.P.E. FIRM REG. NO. F-5154 T.B.L.S. FIRM REG. NO. 10004000

METES AND BOUNDS DESCRIPTION
(2.696 Gross Acres)

A 2.696 gross acre tract of land, more or less, out of the West Three (W. 3.0) acres of the South line of the South Five (S. 5.0) acres of Lot One Hundred Twenty-Nine (129), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION of Lands out of Porciones 61, 62 and 63, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas; said 2.696 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point lying inside N. Ware Rd. (FM 2220) for the Southwest corner of said Lot 129;

THENCE, North 8 degrees 42 minutes 30 seconds East inside N. Ware Rd. and coincident with the West line of said Lot 129, a distance of 78.00 feet to the POINT OF BEGINNING for the Westerly Southwest corner of this tract;

THENCE, continuing North 8 degrees 42 minutes 30 seconds East inside N. Ware Rd. and coincident with the West line of said Lot 129, a distance of 87.00 feet to a point for the Northwest corner of this tract;

THENCE, South 81 degrees 17 minutes 30 seconds East parallel with the South line of said Lot 129 and along the South line of Rosa Linda Subdivision (V. 17, P. 42, M/R), a distance of 40.0 feet pass a set 1/2" iron rod in the East right of way line of N. Ware Rd., at a distance of 40.8 feet pass a found 5/8" iron pipe in line for reference, at a total distance of 792.00 feet to a set 1/2" iron rod for the Northeast corner of this tract;

THENCE, South 8 degrees 42 minutes 30 seconds West parallel with the West line of said Lot 129 and along the West line of the Digital Business Corp. tract (Doc. #3505768, O/R), a distance of 165.00 feet to a set 1/2" iron rod in the South line of said Lot 129 for the Southeast corner of this tract;

THENCE, North 81 degrees 17 minutes 30 seconds West coincident with the South line of said Lot 129, a distance of 622.00 feet to a found 1/2" iron rod for the Easterly Southwest corner of this tract;

THENCE, North 8 degrees 42 minutes 30 seconds East parallel with the West line of said Lot 129 and along the East line of the Isaias Ledesma et ux tract (V. 1282, P. 521, D/R), a distance of 78.00 feet to a found 1/2" iron rod for an Inside corner of this tract;

THENCE, North 81 degrees 17 minutes 30 seconds West parallel with the South line of said Lot 129 and along the North line of the Isaias Ledesma et ux tract, a distance of 130.00 feet pass a found 1/2" iron rod in the East right of way line of N. Ware Rd., at a total distance of 170.00 feet to the POINT OF BEGINNING, containing 2.696 gross acres of land, more or less, of which 0.080 acre lies in N. Ware Rd., leaving 2.616 remaining acres of land, more or less.

Bearing Basis: "W. line of Lot 129, La Lomita Irrigation and Construction Co's. Subd."

Job No. 24-67392 Date: 06-12-24

Arturo A. Salinas, R.P.L.S. #4802

7631
3
4698

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0032
CITY OF MCALLEN PLANNING DEPT
956-681-1250
WWW.MCALLEN.NET
2601

Planning Department

Memo

TO: Planning and Zoning Commission

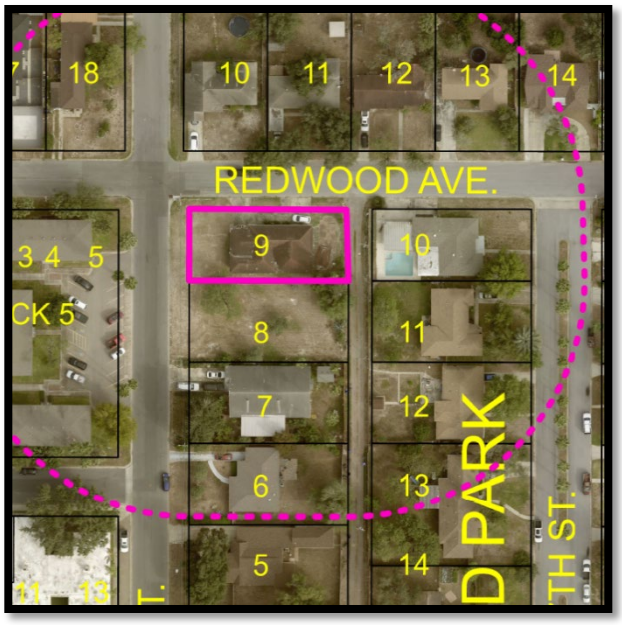
FROM: Planning Staff

DATE: May 13, 2025

SUBJECT: **Rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lot 9, Block 1, Redwood Park Addition Subdivision, Hidalgo County, Texas; 1712 North 8th Street. (REZ2025-0033)**

LOCATION: The subject property is located on the corner of North 8th Street and Redwood Avenue.

PROPOSAL: The applicant is requesting to rezone from R-1 (Single Family Residential-OC) District to R-2 (Medium Density Residential-UDC) District for a fourplex Development.



ADJACENT ZONING: The adjacent zoning is R-1 (Single Family Residential- OC) District to the North, East and South, C-3 (General Business-OC) District to the West and R-2 (Duplex and Fourplex Residential) District to the northwest.

LAND USE: Surrounding uses include retail with some offices and single-family dwellings.

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

DEVELOPMENT TRENDS: The development trend along this area is a mix of multifamily and single family residential, office and retail use.

HISTORY: The subject property was recorded on September 9, 1949 under the name “Redwood Park Subdivision”. A rezoning request was submitted on April 14, 2025.

ANALYSIS: The requested rezoning does conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan. However, The proposed rezoning is not compatible with the existing zoning and development trend for this area.

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

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

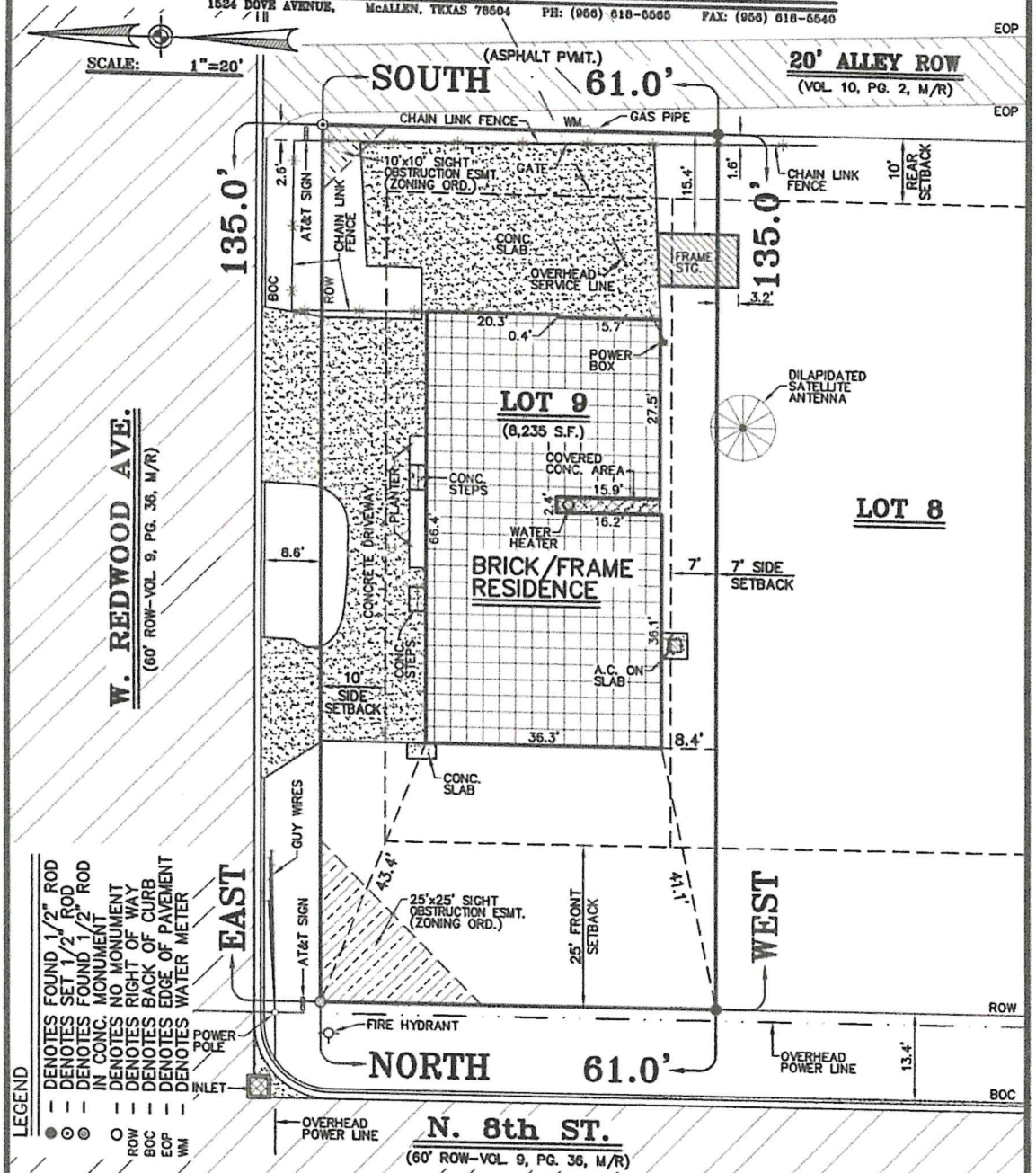
RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-2 (Medium Density Residential-UDC) District.

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B". Zone "B" areas lie 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 as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
2. This survey was prepared without the benefit of a Title Report or Commitment. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.45 and Section 663.19 of the "The Professional Land Surveying Practices Act"
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.
5. Zoning and Building Ordinances in favor of the City of McAllen.
6. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 3. (Blanket)
7. Building Setback lines as per City Zoning Ordinance.
8. Subject to any oil, gas and mineral lease of record.
9. Bearing Basis: "W. line of Lot 9, Block 1, Redwood Park Addition"

Client: Garman Investments

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 1712 N. 8th ST., In MCALLEN, TEXAS, DESCRIBED AS FOLLOWS:
LOT NINE (9), BLOCK ONE (1), REDWOOD PARK ADDITION, TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 10, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

25-69165 Job No.

04-07-25 Date

©COPYRIGHT 2025 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

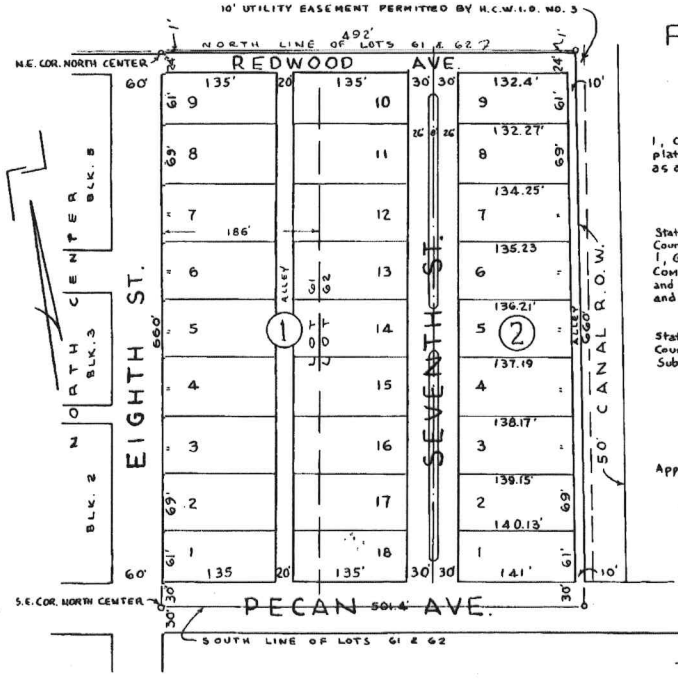
Registered Professional Land Surveyor No. 4802

APR 14 2025

MAP
OF
REDWOOD PARK ADDITION
TO THE CITY OF MC ALLEN, TEXAS.

BEING THE SUBDIVISION OF 7.53 ACRES IN LOTS 61 & 62, N.E. 1/4 OF SECTION 9, HIDALGO CANAL CO'S. SUBDIVISION OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100' DATE: AUGUST 2, 1949



I, C. L. Fabian, A Licensed Land Surveyor, do hereby certify the foregoing plat to be a true and correct representation of subdivision described hereon as actually set out by me on the ground.

C. L. Fabian
C. L. Fabian
Licensed Land Surveyor
Mc Allen, Texas

State of Texas:
County of Hidalgo:

I, G. A. Thomas, president and authorized representative of THOMAS LUMBER COMPANY, INC., owner of the property hereon described, do hereby adopt, dedicate, and confirm the foregoing plat, and do hereby dedicate to the public the streets and alleys designated thereon.

THOMAS LUMBER COMPANY, INC.
by G. A. Thomas
G. A. Thomas, President

State of Texas:
County of Hidalgo:
Subscribed and sworn to before me on this the 9 day of August, A.D. 1949.

Evelyn Blondeau
Evelyn Blondeau
Notary Public in and for
Hidalgo County, Texas.

Approved by the Mc Allen Zoning & Planning Board this 18 day of Aug, A.D. 1949.

E. A. Greene
E. A. Greene
Chairman

This plat approved by the City Commission of the City of Mc Allen, Texas, on this 6th day of Sept. A.D. 1949.

C. W. Davis
C. W Davis
Mayor

Attest: Wm. L. Schupp
Wm. L. Schupp
City Secretary

PREPARED BY
C. L. FABIAN
LICENSED LAND SURVEYOR
Mc ALLEN, TEXAS.

Filed For Record Sept. 14, 1949

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0033
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

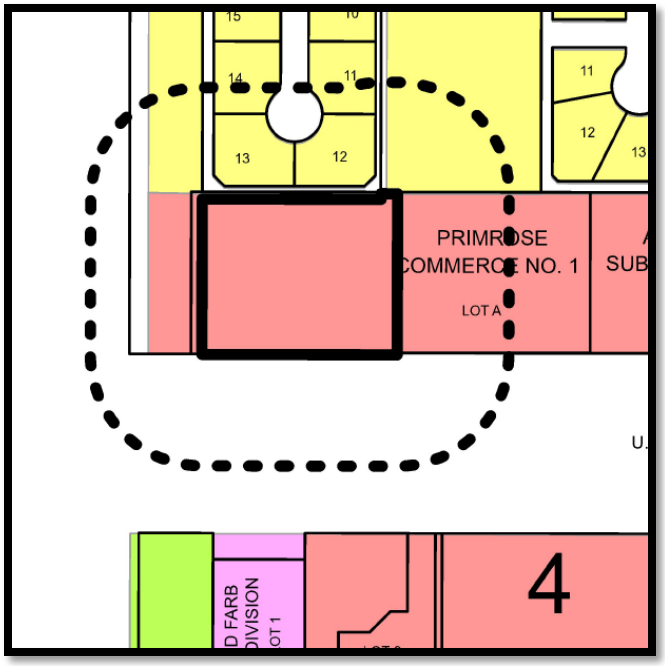
FROM: Planning Staff

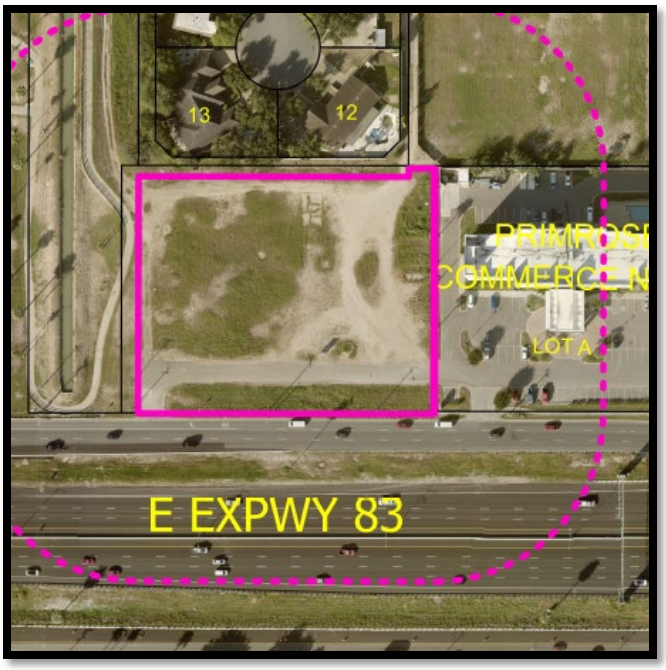
DATE: May 1, 2025

SUBJECT: **Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: 2.249 acres consisting of 2.116 acres out of Lot 4, Block 14, and 0.133 of an acre out of 150-foot reservation, out of Steele and Pershing Subdivision, Hidalgo County, Texas; 100 Expressway 83. (REZ2025-0034)**

LOCATION: The subject property located on the north side of East Expressway 83, East of 2nd Street.

PROPOSAL: The applicant is requesting to rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District for a Commercial Development (Freedom Bank).





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

LAND USE: Surrounding land uses include Hampton Inn and Suites, vacant land and single-family residential development.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Regional Commercial. Development types most compatible with Regional Commercial include shopping centers on a neighborhood and community scale, as well as civic and open parks. Residential developments of any kind are not considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend along this area is a mix of single family residential, office and retail use.

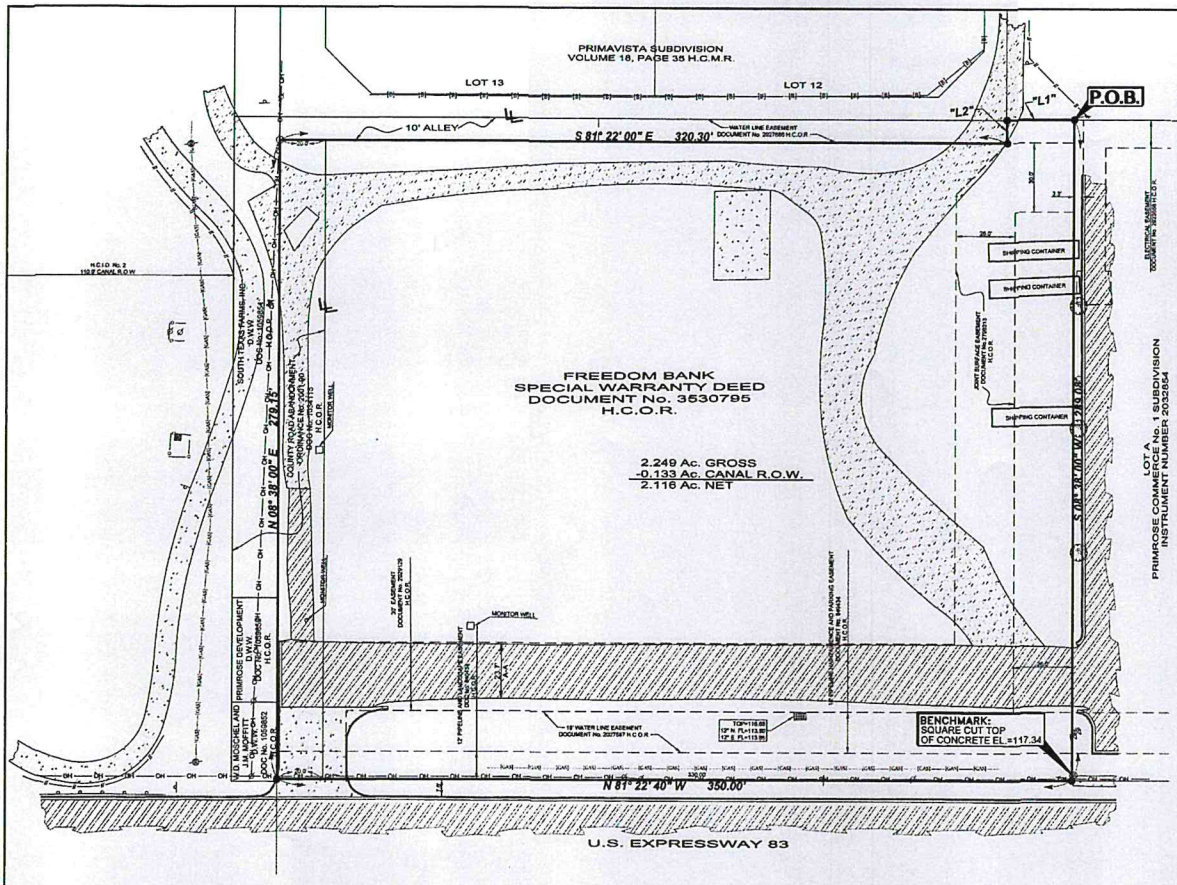
HISTORY: The subject property is currently undergoing subdivision process under the proposed name of “Freedom South McAllen Subdivision”. A rezoning request was submitted on April 16, 2025.

ANALYSIS: The requested rezoning does conform to the Future Land Use Plan designation as shown on the Envision McAllen Future Land Use Plan. The proposed rezoning is compatible with the development trend for this area.

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

Staff has not received any phone calls in opposition to the zoning request.

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



Line Table		
Line #	Direction	Length
"L1"	S 81° 22' 00" E	26.76'
"L2"	N 08° 38' 00" E	10.00'

LEGEND

- FOUND No.4 REBAR
- FOUND NAIL
- SET SQUARE CUT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SINGLE POST SIGN
- WATER VALVE
- SPRINKLER CONTROL VALVE
- GAS SIGN
- TY PE "C" INLET
- ELECTRIC BOX
- GUARD RAIL
- BRICK FENCE
- WOOD FENCE
- PIPE RAILING FENCE
- OVERHEAD POWER LINE
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- ASPHALT AREA
- CONCRETE AREA
- DIRT DRIVEWAY

A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
D.W.W. - DEED WITHOUT WARRANTY
Sq. Ft. - SQUARE FEET
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
- LOT LINE

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE SOUTHWEST CORNER AND THE No. 4 REBAR SET AT THE NORTHWEST CORNER OF THIS TRACT.
3. EASEMENT AND RIGHT OF WAY DOCUMENT NUMBER 615093 HIDALGO COUNTY OFFICIAL RECORDS, HAS A RELEASE OF LIEN DOCUMENT NUMBER 1995481 HIDALGO COUNTY OFFICIAL RECORDS.
4. SURVEY WAS PREPARED WITH THE BENEFIT OF SIERRA TITLE OF HIDALGO COUNTY, INC COMMITMENT POLICY No. 51-610679 DATE OF POLICY: MARCH 14, 2024

EASEMENTS LISTED IN SCHEDULE B:

6.b.- SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND UTILITY EASEMENT AS CONTAINED IN ORDINANCE No. 2001-90 DATED DECEMBER 11, 2001 FILES FOR RECORD IN THE OFFICE OF THE COUNTY CLERK'S OF HIDALGO COUNTY, TEXAS, ON DECEMBER 17, 2001, UNDER CLERK'S FILE No. 1034116. (DOES NOT AFFECT SUBJECT TRACT, RELEASED PER DOCUMENT NUMBER 1034116)

6.c.- WATER LINE EASEMENT GRANTED BY PRIMROSE DEVELOPMENT COMPANY, INC, SOUTH TEXAS FARMS, INC., W.D. MOSCHEL AND J.M. MOFFITT TO CITY OF McALLEN, BY INSTRUMENT DATED AUGUST 20, 2009, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON AUGUST 21, 2009, UNDER CLERK'S FILE No. 2027686. (DOES NOT AFFECT SUBJECT TRACT)

6.d.- WATER LINE EASEMENT GRANTED BY W.D. MOSCHEL AND JAMES MOFFITT TO THE CITY OF MCALLEN, BY INSTRUMENT DATED AUGUST 20, 2009, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON AUGUST 21, 2009, UNDER CLERK'S FILE No. 2027687. (AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON)

6.e.- EASEMENT AGREEMENT FOR RECIPROCAL ACCESS GRANTED BY W.D. MOSCHEL AND JAMES M. MOFFITT TO PRIMROSE DEVELOPMENT COMPANY INC., BY INSTRUMENT DATED AUGUST 26, 2009, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AUGUST 27, 2009, UNDER CLERK'S FILE No. 2028129. (AFFECTS SUBJECT TRACT PLOTTED AND SHOWN HEREON)

6.f.- ACCESS EASEMENT GRANTED BY PRIMROSE DEVELOPMENT COMPANY, INC., SOUTH TEXAS FARMS, INC. W.D. MOSCHEL INDIVIDUALLY AND J.M. MOFFITT INDIVIDUALLY TO HIDALGO COUNTY IRRIGATION DISTRICT No. 2, BY INSTRUMENT DATED AUGUST 27, 2009, UNDER CLERK'S FILE No. 2037241, AND AS AFFECTED BY PARTIAL RELEASE OF EASEMENT DATED APRIL 25, 2016, FILED FOR RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON MAY 9, 2016, UNDER CLERK'S FILE No. 2710608. (DOES NOT AFFECT SUBJECT TRACT, RELEASED PER DOCUMENT NUMBER 2710608)

6.g.- EASEMENT AGREEMENT FOR RECIPROCAL ACCESS DATED AUGUST 1, 2018, EXECUTED BY AND BETWEEN DARLENE HOYNS, TRUSTEE (FIRST PARTY); REDWOOD CORPORATION, MARTHA C. JOHNSON EWING, SUE ANN JOHN, AND JOHN W. BROOKE, TRUSTEE, (SECOND PARTY); W.D. MOSCHEL, JAMES M. MOFFITT AND ACRE CONSTRUCTION, LLC, (THIRD PARTY); VALLEY AFFILIATES, LTD., (FORTH PARTY); AND PRIMROSE DEVELOPMENT COMPANY (SEVENTH PARTY), FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ON JULY 19, 2018, UNDER CLERK'S FILE No. 3032412. (AFFECTS SUBJECT TRACT)

6.h.- EASEMENTS AND CONDITIONS AS SHOWN ON THE MAP OR PLAT THEREOF, FILED FOR RECORD IN VOLUME 8, PAGE 115, DEED RECORDS HIDALGO COUNTY, TEXAS (NO SETBACK LINES OR EASEMENTS SHOWN ON RECORDED PLAT, ROAD RIGHT OF WAY SHOWN ON RECORDED PLAT AND WITHIN THE EXISTING RIGHT-OF-WAY)

PLAT SHOWING
2.249 ACRES
CONSISTING OF 2.116 ACRES OUT OF LOT 4, BLOCK 14, AND 0.133 OF ONE ACRE OUT OF 150-FOOT RESERVATION, OUT OF STEELE AND PERSHING SUBDIVISION VOLUME 8, PAGE 115 H.C.D.R. HIDALGO COUNTY, TEXAS

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 ON THE GROUND ON 4/26/2024 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 10/07/2024

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

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No. 10009400
115 W. McINTYRE
EDINBURG, TX 78541
PH. (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenhunt.com

REVISED DATE: 10/07/2024
BOOK: T-1227, PG. 24
DATE: 5/02/2024
JOB No. 24509.08
FILE NAME: 24509.08
DRAWN BY: J.C./J.R.C.

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RECEIVED
APR 16 2025
By OC

Revised date: October 7, 2024
May 7, 2024

METES AND BOUNDS DESCRIPTION
BEING 2.249 ACRES
OUT OF LOT 4, BLOCK 14,
AND OUT OF 150-FOOT RESERVATION
STEELE AND PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 2.249 acres situated in the County of Hidalgo, Texas, 2.249 acres consisting of 2.116 acres out of Lot 4 Block 14 and 0.133 of one acre out a 150-foot reservation, Steele and Pershing Subdivision, according to the plat thereof recorded in Volume 8, Page 115, Hidalgo County Deed Records, said 2.249 acres being a part or portion out of a certain tract conveyed to Freedom Bank, by virtue of a Special Warranty Deed recorded under Document Number 3530795, Hidalgo County Official Records, said 2.249 acres also being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 4, Block 14;

THENCE, N 81° 21' 44" W a distance of 969.90 feet to a No. 4 rebar found, for the Northeast corner and the POINT OF BEGINNING of this herein described tract;

1. THENCE, S 08° 38' 00" W a distance of 289.08 feet to a No. 4 rebar found at the existing North right-of-way line of U.S. Expressway 83, for the Southeast corner of this tract;

2. THENCE, N 81° 22' 40" W along the existing North right-of-way of U.S. Expressway 83, at a distance of 330.00 pass the East line of a 40-foot dedicated County Road abandoned by Ordinance Number 2001-90, recorded under Document Number 1034115, Hidalgo County Official Records, and the West line of said Lot 4, Block 14, continuing a total distance of 350.00 feet to a No. 4 rebar found, for the Southwest corner of this tract;

3. THENCE, N 08° 38' 00" E, a distance of 279.15 feet to a No. 4 rebar set within the existing right-of-way of said150-foot reservation, for the Southernmost Northwest corner of this tract;

4. THENCE, S 81° 22' 00" E at a distance of 20.00 feet pass the East line of said 40-foot dedicated County Road abandoned by ordinance number 2001-90, and the West line of said Lot 4, Block 14, continuing a total distance of 320.30 feet to a No. 4 rebar found, for an inside corner of this tract;

5. THENCE N 08° 38' 00" E a distance of 10.00 feet to a No. 4 rebar found, for the Northernmost Northwest corner of this tract;

6. THENCE, S 81° 22' 00" E a distance of 29.70 feet to the POINT OF BEGINNING and containing 2.249 acres of land more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/26/2024 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 10/07/2024

Z:\Surveys\2024\24509\Metes & Bounds\M&B-2.249ac.docx

H-E-B
COMING SOON
TRITON
BANK
RETAIL SPACE
AVAILABLE
H-E-B

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0034
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

..

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 30, 2025

SUBJECT **Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 1-46, Los Encinos Subdivision, Hidalgo County, Texas; 3301-3621 Rosalva Avenue. (REZ2025-0035)**

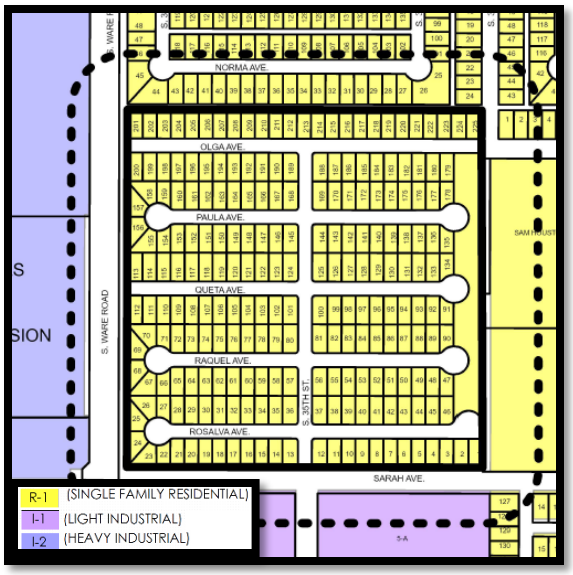
Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 47-90, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Raquel Avenue. (REZ2025-0035)

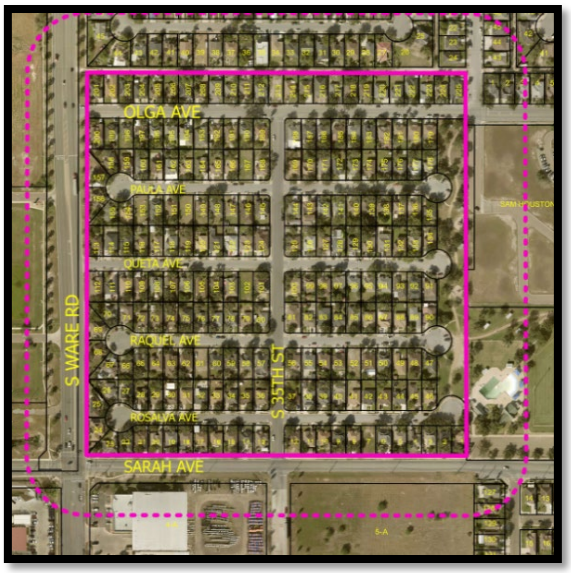
Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 91-134, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Queta Avenue. (REZ2025-0035)

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 135-178, Los Encinos Subdivision, Hidalgo County, Texas; 3308-3621 Paula Avenue. (REZ2025-0035)

Rezone from R-1 (Single Family Residential- OC) District to R-1 (Low Density Residential-UDC) District: Lots 179-225, Los Encinos Subdivision, Hidalgo County, Texas; 3300-3621 Olga Avenue. (REZ2025-0035)

LOCATION: The subject properties are located on the south side of Olga Avenue between South Ware Road and South 33rd Street and South 27th Street. The properties consist of Single Family Residential-OC) District and are collectively subdivided under the name of “Los Encinos Subdivision”.





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

ADJACENT ZONING: The adjacent properties to the north, east and west are zoned R-1 (Single Family Residential - OC) District. The propery to the south is zoned I-1 (Light Industrial-OC) District.

LAND USE: Surrounding uses include warehouses, Houston Elementary School, IDEA los Encinos Public School, and single family residential dwellings.

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

DEVELOPMENT TRENDS: The development trend around this area is a mix of single residential uses, Public Schools and industrial uses.

HISTORY: An application for a rezoning request was submitted April 17, 2025. The subject property is comprised of 225 Residential Lots. The subdivision was recorded on June 16, 1995 under the name “Los Encinos Subdivision”. The initial zoning designation for the property was R-1 District with no rezone changes since.

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

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

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

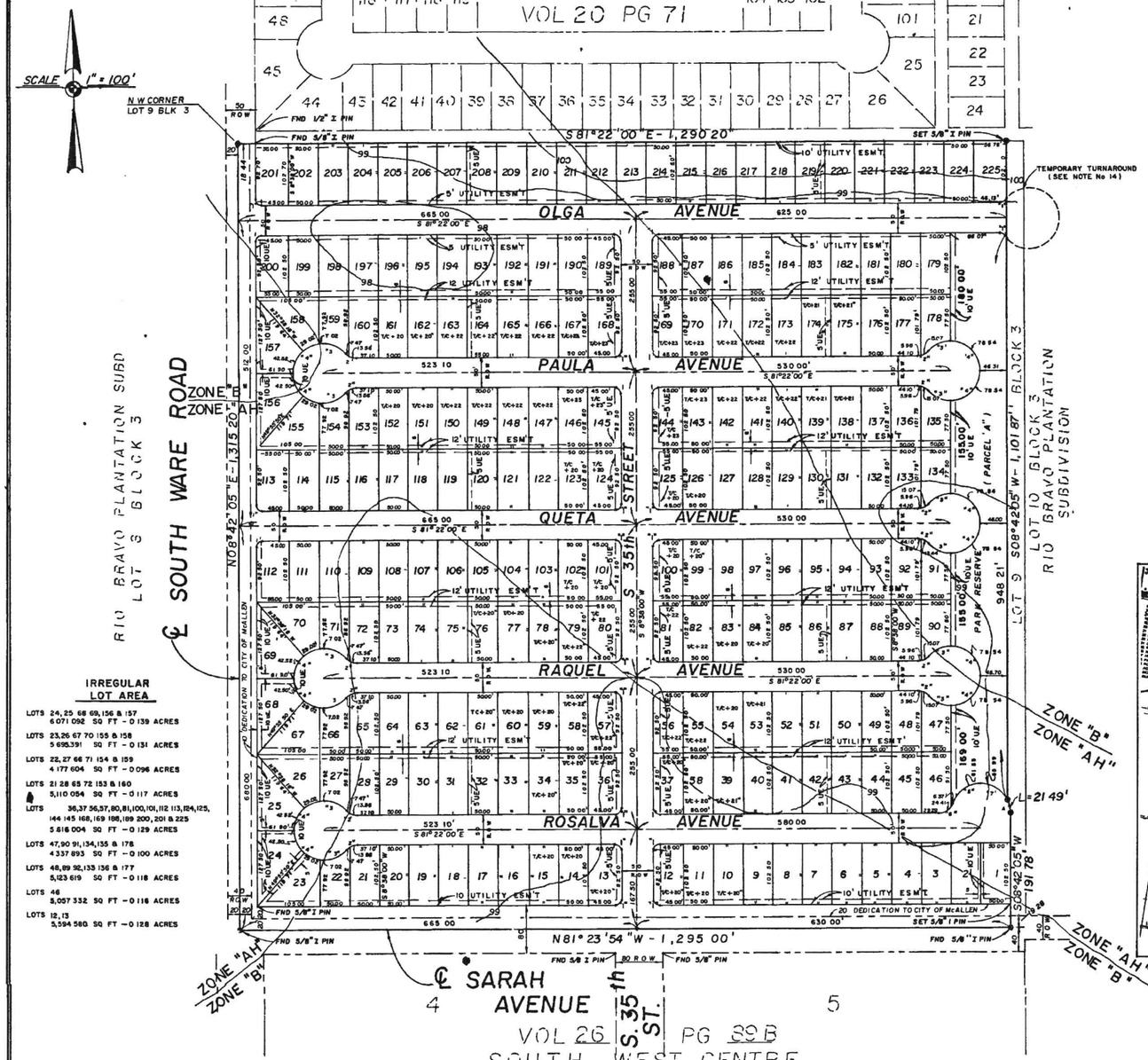
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low Density Residential - UDC) District.

SUBDIVISION PLAT OF

LOS ENCINOS SUBDIVISION

A 38 967 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 3 RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PORCIONES 6,62 AND 63 AS RECORDED IN VOLUME W PAGE 197 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS

(APPROVED AS SANTA FE SUBDIVISION)



IRREGULAR LOT AREA

LOTS 24,25 68 69,156 & 157 6 071 092 SQ FT - 0 139 ACRES

LOTS 23,26 67 70 155 & 158 5 695 391 SQ FT - 0 131 ACRES

LOTS 22,27 66 71 154 & 159 4 177 604 SQ FT - 0 096 ACRES

LOTS 21 28 65 72 153 & 160 5,110 094 SQ FT - 0 117 ACRES

LOTS 36,37 56,57,80,81,100,101,112 113,124,125, 144 145 168,169 188,189 200, 201 & 225 5 616 004 SQ FT - 0 129 ACRES

LOTS 47,90 91,134,135 & 178 4 337 893 SQ FT - 0 100 ACRES

LOTS 48,89 92,133 136 & 177 5,123 619 SQ FT - 0 118 ACRES

LOTS 46 5,057 332 SQ FT - 0 116 ACRES

LOTS 12,13 5,594 580 SQ FT - 0 128 ACRES

396191

10:03 O'CLOCK A M
APR 15 1994
WILLIAM "BILLY" LEO, COUNTY CLERK
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 38 967 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 3 RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PORCIONES 6' 62 AND 63 AS RECORDED IN VOLUME W PAGE 197 OF THE DEED RECORDS OF HIDALGO COUNTY TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOW

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9 BLOCK 3 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEING ON THE CENTERLINE OF SOUTH WARE ROAD,

THENCE S 81° 22'00" E AT 20 00 FEET THE EAST RIGHT OF WAY OF WARE ROAD, IN ALL A DISTANCE OF 1,290 00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT,

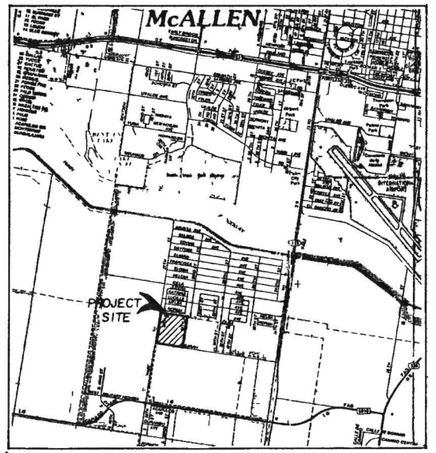
THENCE S 08° 38'00" W A DISTANCE OF 1,100.71 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT, SAID POINT BEING A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25° 50'31" AND A RADIUS OF 50 00 FEET,

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 22.55 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT,

THENCE S 08° 38'00" W AT 172 50 FEET THE NORTH RIGHT OF WAY LINE OF SARAH ROAD IN ALL A DISTANCE OF 192.50 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING ON CENTERLINE OF SARAH ROAD,

THENCE N 81° 23' 00" W ALONG SAID CENTERLINE OF SARAH ROAD A DISTANCE OF 1 295 00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT SAID POINT BEING THE CENTERLINE INTERSECTION OF WARE ROAD AND SARAH ROAD,

THENCE N 08° 38'00" E ALONG THE CENTERLINE OF WARE ROAD A DISTANCE OF 1315 00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.967 ACRES OF LAND, MORE OR LESS



LOCATION MAP

CURVE DATA				
NO	DELTA	RADIUS	TANGENT	LENGTH
A	24°37'23"	50.00	10.91	21.49
1	90°00'00	10.00	10.00	15.71
2	48°11'20	25.00	11.18	21.03
3	48°11'20	50.00	22.36	42.05
4	90°00'00	50.00	50.00	78.54
5	70°31'43	25.00'	17.68	61.55'
6	70°31'43	25.00	17.68	30.77
7	64°09'29	50.00	31.34	55.99

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER
McALLEN AFFORDABLE HOMES, Inc.
600 S 1 1th STREET
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Randy McLelland, President of McAllen Affordable Homes, Inc KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 14TH DAY OF APRIL A.D 1994

NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 06-25-96

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

MAYOR, CITY OF McALLEN

THIS SUBDIVISION PLAT OF **LOS ENCINOS SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 14 TH DAY OF JUNE A.D 1994

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL LAND SURVEYOR # 2448
LEO L RODRIGUEZ JR , PE/ RPLS

REGISTERED PROFESSIONAL ENGINEER # 57767
KAMBIZ S KHADEMI PE

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 5th day of July 1994
WILLIAM BILLY LEO County Clerk
Hidalgo County, Texas
By ..... Deputy

Recorded in Volume 29 Page 90 of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.
County Surveyors

GENERAL NOTES.

1 THIS PROPERTY IS IN ZONES "B" AND AH" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL No 480334 0400 C REVISED NOVEMBER 16 1982, AND THE ANTICIPETED 100YR FLOOD ELEVATION IS 99 00

2. FRONT SETBACK TO BE 20 00 FEET

3 SIDE SETBACK TO BE 6 00 FEET EXCEPT FOR CORNER LOTS WHICH SHALL BE 10 00 FEET

4 REAR SETBACK TO BE 10 00 FEET

5 GARAGE SETBACK TO BE 1 8 00 FEET EXCEPT WHERE GREATER SETBACK REQUIRED

6 A 4 00 FOOT WIDE SIDEWALK REQUIRED ON THE NORTH SIDE OF SARAH AVENUE.

7 A 4 00 FOOT WIDE SIDEWALK REQUIRED ON THE EAST SIDE OF WARE ROAD

8 A 4 00 FOOT WIDE SIDEWALK REQUIRED ON BOTH SIDES OF OLGA AVENUE.

9 A 8 00 FOOT BUFFER REQUIRED ALONG SARAH AVENUE AND WARE ROAD

10 NO CURB CUTS OR LOT FRONTAGE PERMITTED ON WARE ROAD OR SARAH AVENUE.

11 CITY OF McALLEN TO HAVE A 25' x 25' EASEMENT AT ALL STREET CURB INTERSECTIONS

12 MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEVATION 100FT OR T/C + 18" AS MEASURED FROM THE CENTER OF EACH LOT UNLESS OTHERWISE SHOWN

13 PARCEL "A" IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE McALLEN AFFORDABLE HOMES, INC

14 THE TEMPORARY TURN AROUND AT THE EAST END OF OLGA AVENUE WILL BE DELETED AT THE TIME OLGA AVENUE IS EXTENDED TO 29TH STREET

15 A TOTAL OF 3 05 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION

16 AN ENGINEERING DETENTION PLAN WILL BE SUBMITTED TO THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT

APPROVED BY PLANNING
BY: Luis Hinojosa
DATE: 4-05-94

CHECKED FOR DRAINAGE
BY:

DATE OF PREPERATION JAN 1994

K K Engineering Services
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
Kambiz Khademi, P.E.
1400 S 4th St., Suite 202 McAllen, Texas 78501 (512) 630-0135

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0035

APPLICANT HAS WITHDRAWN

CASE #

REZ2025-0028

500 EAST HACKBERRY AVENUE

SUB2025-0045

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

Project Information

Subdivision Name Balboa ACRES
Legal Description West 1/2 of Lot 1 Block 20 Balboa Acres Subdivision Vol. 14 Pg. 31 Map Records
Location
City Address or Block Number 3221 Coulna Ave
Total No. of Lots 1 Total Dwelling Units ____ Gross Acres ____ Net Acres 0.1212
☐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 R-1 Proposed Zoning R-1 Applied for Rezoning ☐No/☐Yes: Date ____
Existing Land Use Vacant Proposed Land Use R-1-Residential
Irrigation District #____ Water CCN: ☐MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☐No Property ID: ____
Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name J.A GARZA LLC Phone 956.687-8677
Address 3319 N. WARE Rd. STE A E-mail Garza JAG 2002@AOL.com
City JAG. State ____ Zip ____

Developer

Name Maria De los Angeles Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

Engineer

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

Surveyor

Name J.A Garza Assoc. LLC Phone 956 687-8677
Address 3319 N. WARE Rd. STE. A E-mail Garza JAG 2002@AOL.com
City McAllen State TX Zip 78501

RECEIVED
MAR 14 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements (Preferred)

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- Plat & Reduced Plat
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- DWG File
- Letter of Authorization from the owner (if applicable)
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Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

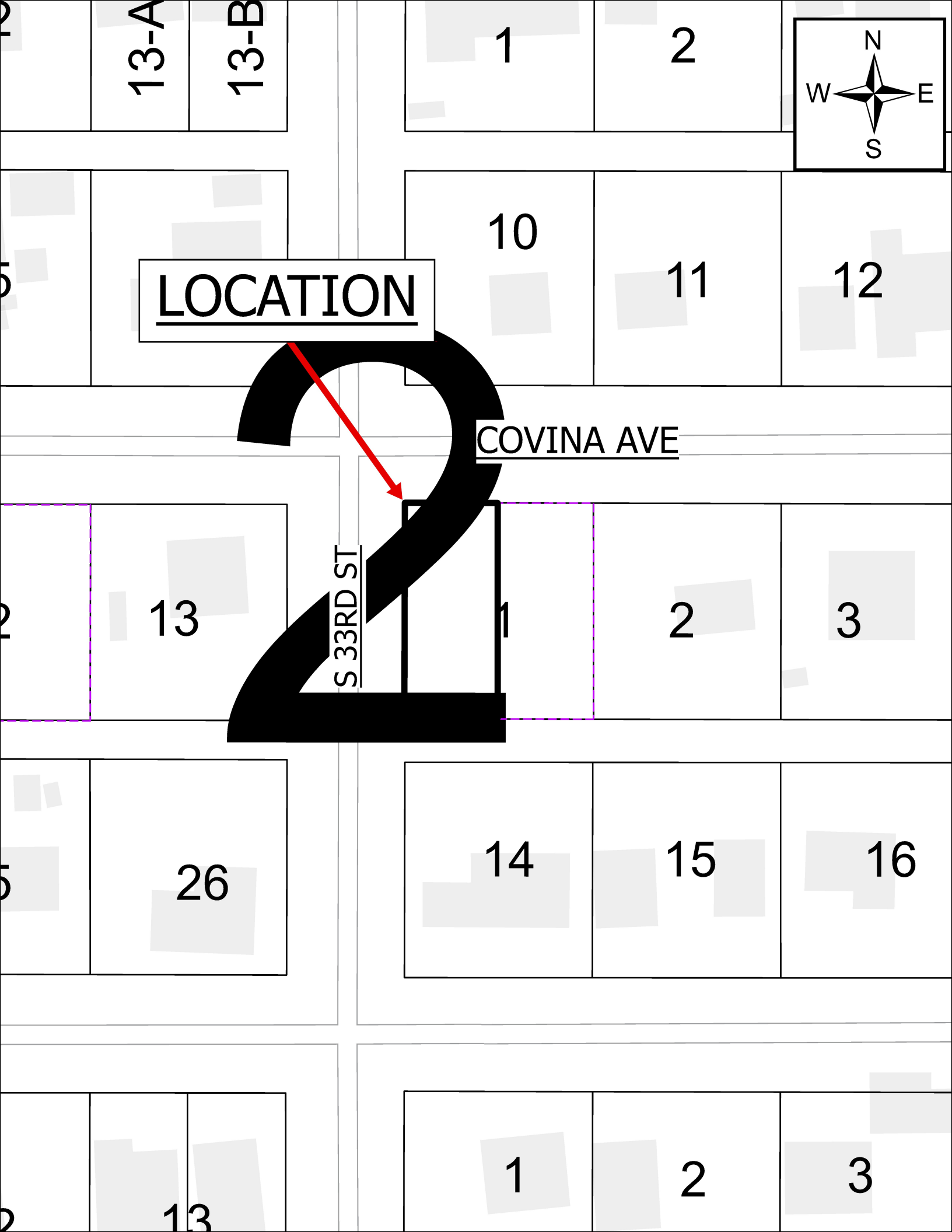
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 3-14-2025

Print Name Jesus A Garza

Owner ☐ Authorized Agent ☑

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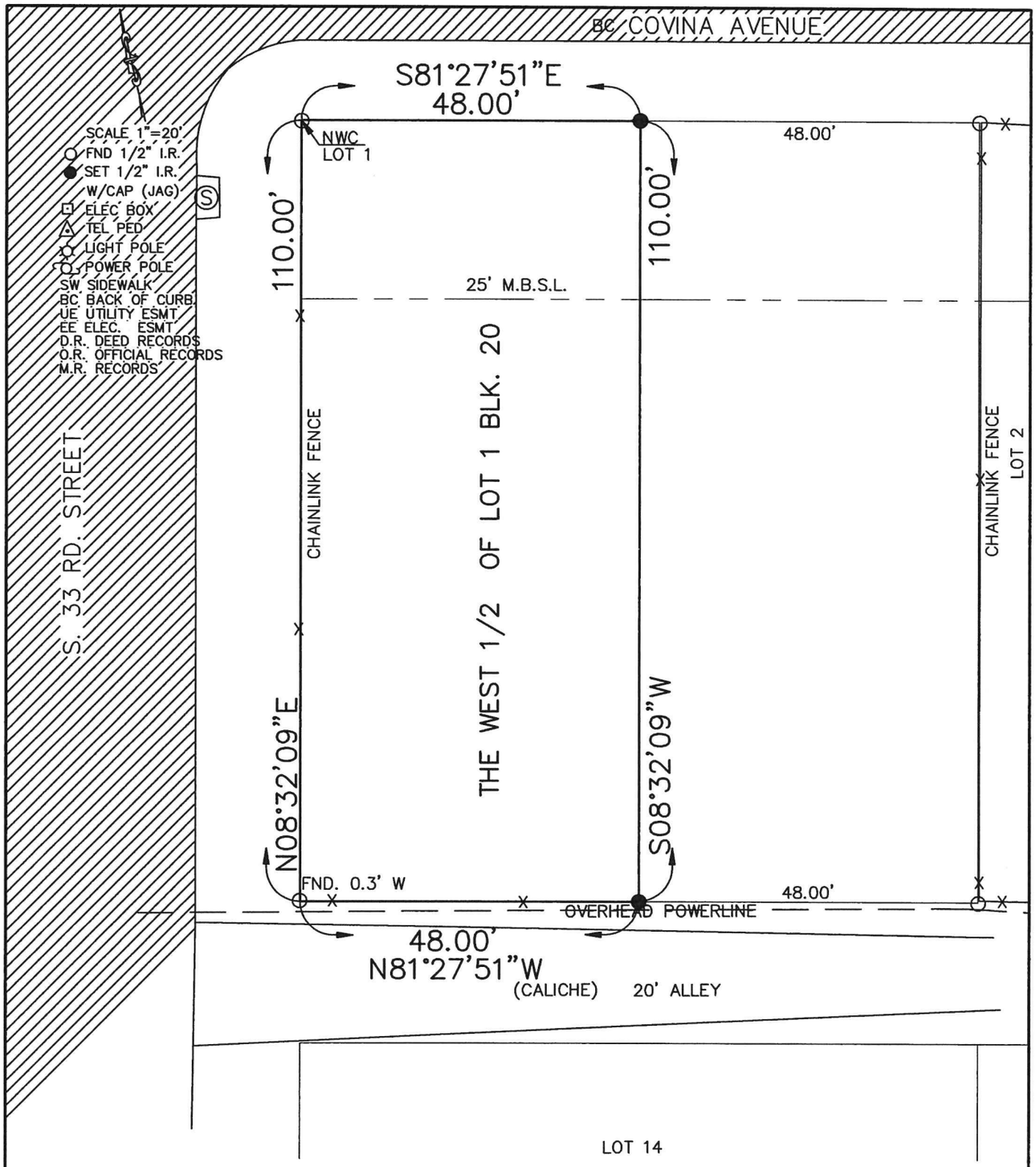


PREPARED FOR: MARIA DE LOS ANGELS GUZMAN

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 3219 COVINA AVENUE IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS: BEING THE WEST ONE HALF (1/2) OF LOT 1 BLOCK 20,, BALBOA ACRES SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN VOLUME 14, PAGE 31 MAP RECORDS OF HIDALGO, COUNTY, TEXAS.

NOTES:
BASIS OF BEARING: TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983 SOUTH ZONE
STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRR DISTRICT MUST COMPLY WITH CITY SETBACK LINES

(C) COPYRIGHT 2025 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 WITH OUT THE BENEFIT OF A TITLE COMMITMENT

STATE OF TEXAS
REGISTERED
JESUS A. GARZA
4739
PROFESSIONAL
LAND SURVEYOR

JESUS A. GARZA
R.P.L.S. NO. 4739
SURVEY DATE: FEBUARY 2, 2025 JOB # S 8045-1

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

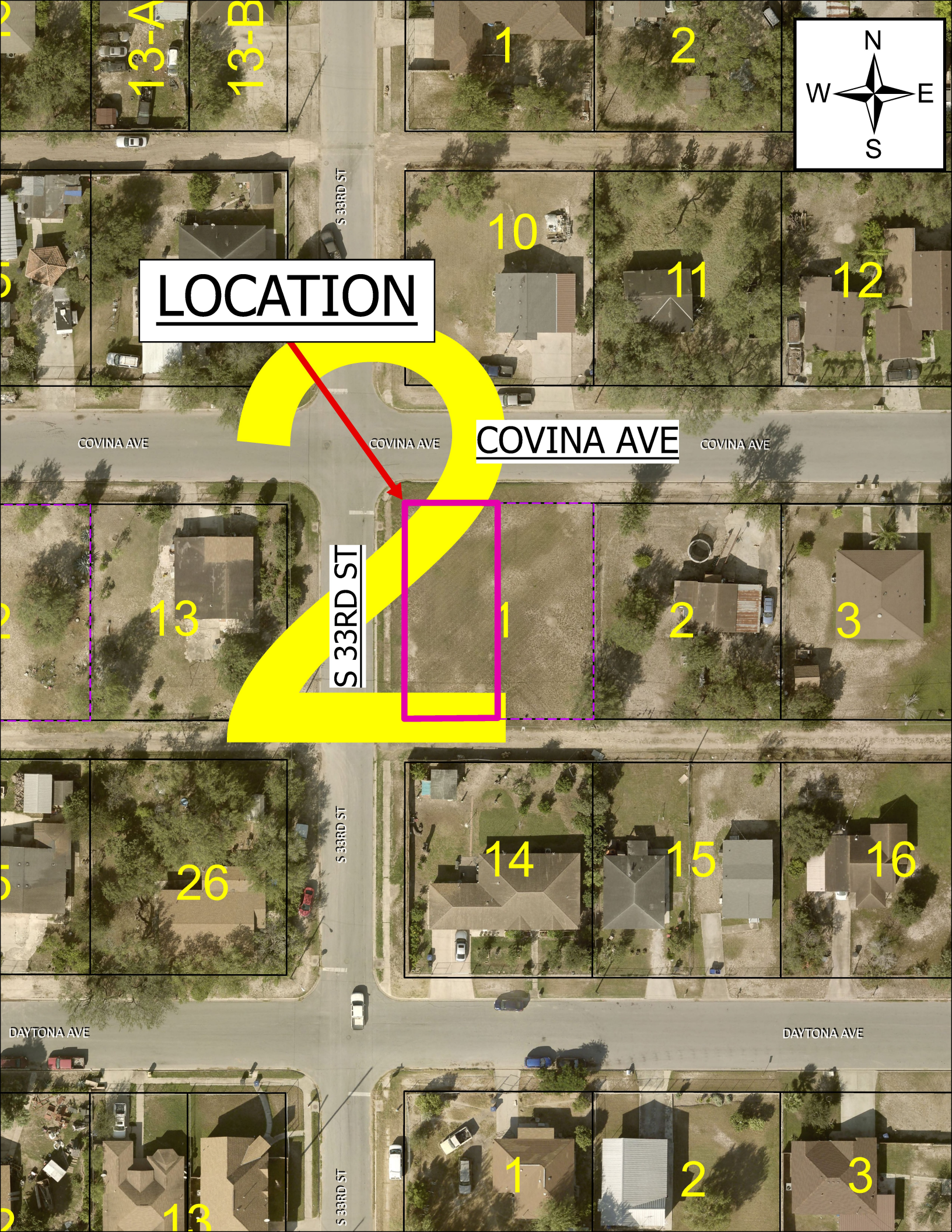
SUBDIVISION NAME: BALBOA ACRES WEST 1/2 OF LOT 1 BLOCK 20	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **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: existing conditions remain **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **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 **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater 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 _____ **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	NA

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	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
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.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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: Survey for the West half of Lot 1, Block 20 shows a 48 ft. width. - As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones. However, the Planning and Zoning Commission approved the subdivision layout as proposed at the Planning and Zoning Commission Meeting of April 1, 2025. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* 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 one lot single family lot.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot and is scheduled for final approval. *Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied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JUN 2025 - CUP

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

Project Information

Subdivision Name Balboa Acres

Legal Description Lot 1, Block 20, Balboa Acres Subdivision Volume 14, Page 31 Map Records (EAST 1/2 LOT 1 BLK 20)

Location

City Address or Block Number 3219 Corina Ave

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres 0.1212

☑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 Vacant Proposed Land Use Resident

Irrigation District #_____ Water CCN: ☐MPU/☐Sharyland Water SC Other_____

Agricultural Exemption: ☐Yes/☐No Parcel #_____

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name Maria De los Angeles Guzman Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Developer

Name J.A GARZA LLC. Phone 956-687-8677

Address 3319 N. WARE Rd. STE A E-mail GarzaJAG2002@AOL.com

City MCALLEN State TX Zip 78501

Contact Person Jesus Garza

Engineer

Name _____ Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Surveyor

Name J.A. Garza Associates LLC. Phone (956) 687-8677

Address 3319 N. Ware Rd. Ste.A E-mail Garzajag2002@aol.com

City McAllen State TX Zip 78501

RECEIVED
MAR 14 2025
By OC

Proposed Plat Submittal

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Owner(s) Signature(s)

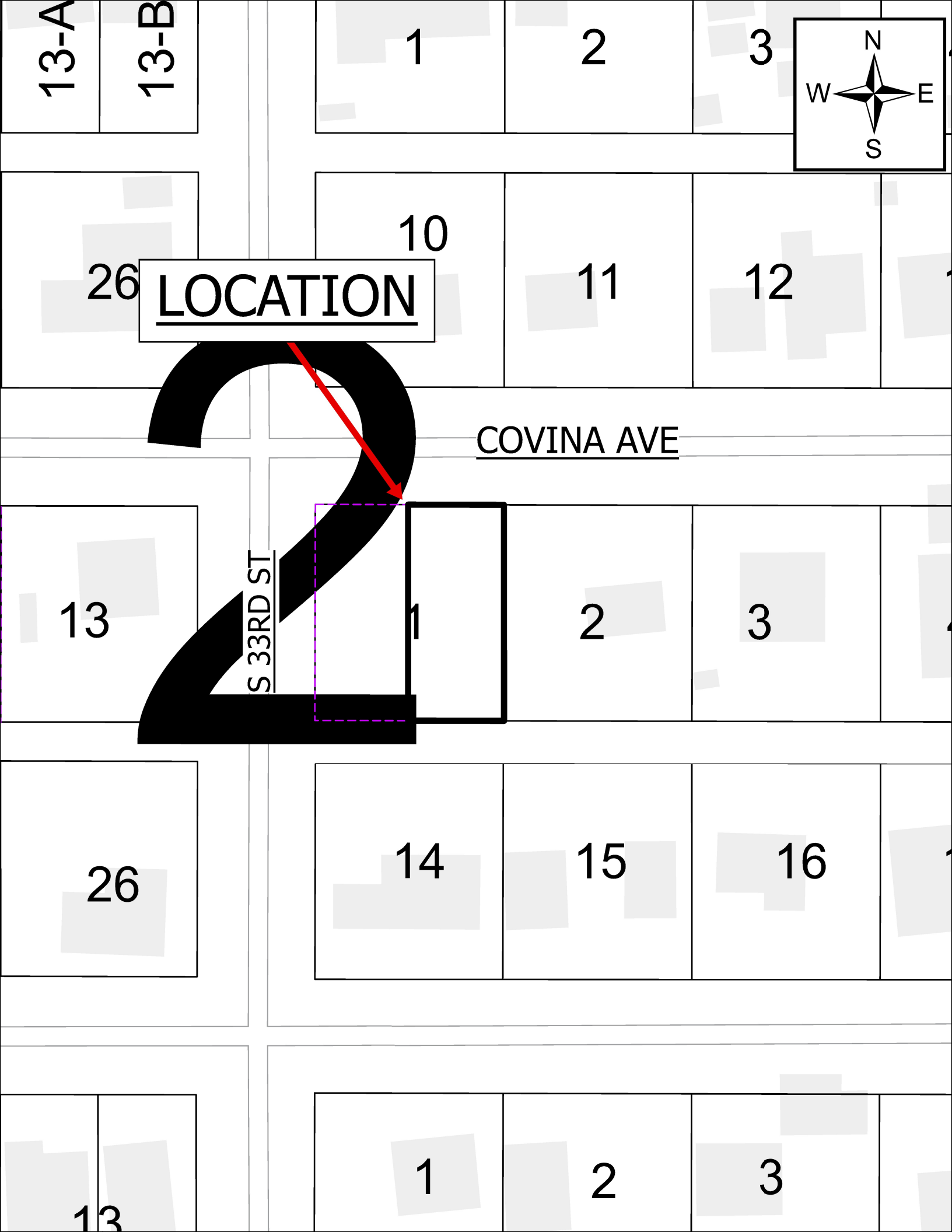
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 3-14-2025

Print Name Jesus A Garza

Owner ☐ Authorized Agent ☑

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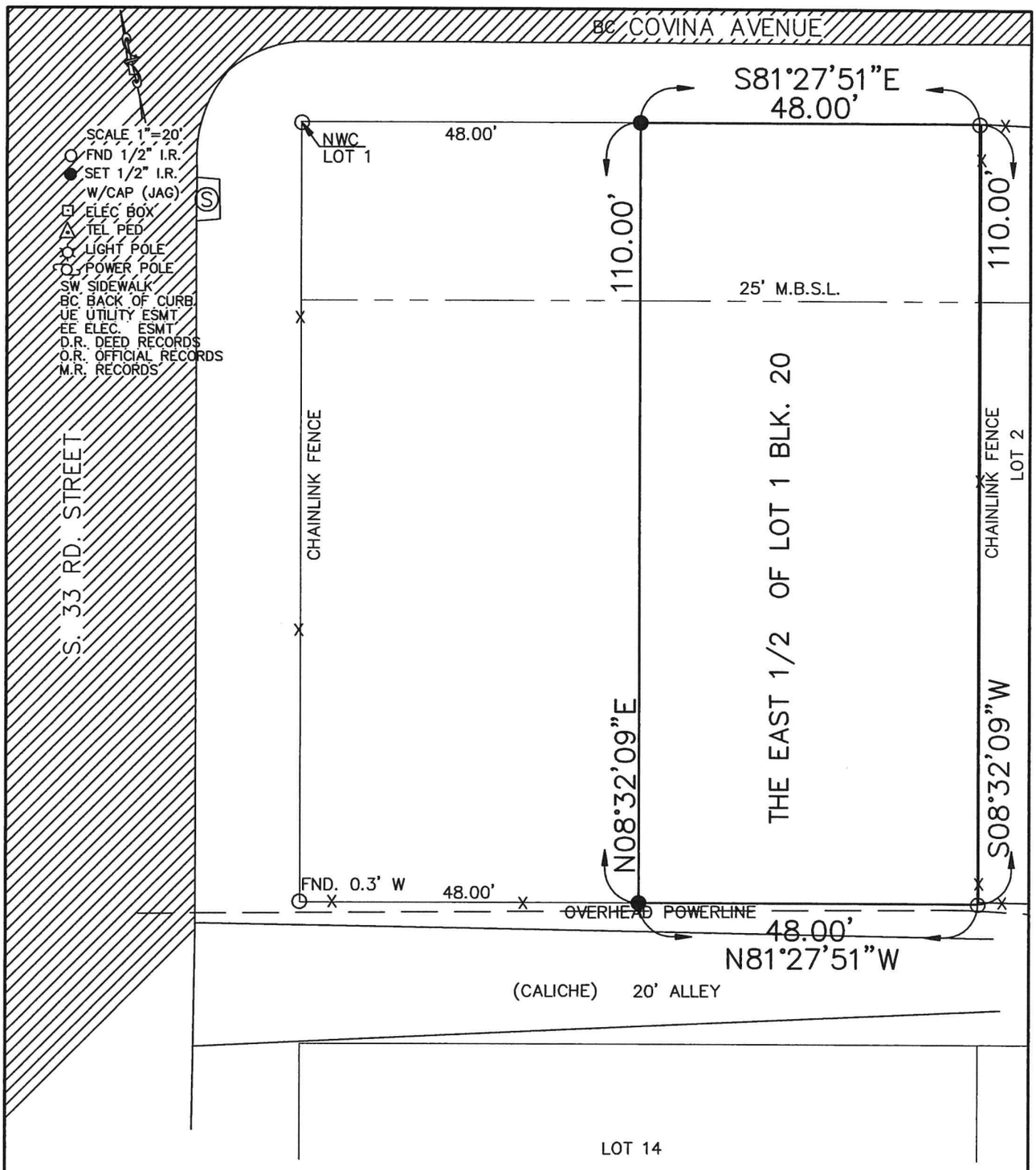

PREPARED FOR: MARIA DE LOS ANGELS GUZMAN

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BASIS OF BEARING: TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983 SOUTH ZONE
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SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE COMMITMENT

JESUS A GARZA
R.P.L.S. NO. 4739

SURVEY DATE: FEBUARY 2, 2025 JOB # S 8045-2

STATE OF TEXAS REGISTERED JESUS A. GARZA 4739 PROFESSIONAL LAND SURVEYOR

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: BALBOA ACRES EAST 1/2 OF LOT1 BLOCK 20

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Covina Avenue: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **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: existing conditions remain **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **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 **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses _____ **Landscaping Ordinance: Section 110-46	NA

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	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
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.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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: Survey for the East half of Lot 1, Block 20 shows a 48 ft. width. - As per Section 138-368 of the Zoning Ordinance, corner lots subdivided after the date of the ordinance from which this chapter is derived shall be at least four feet wider than the minimum lot size in residential zones. However, the Planning and Zoning Commission approved the subdivision layout as proposed at the Planning and Zoning Commission Meeting of April 1, 2025. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the City Manager's Office.	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 one lot single family lot	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot and is scheduled for final approval. *Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

LOCATION
COVINA AVE
COVINA AVE
S 33RD ST
S 33RD ST
S 33RD ST
S 33RD ST
DAYTONA AVE
13-A
13-B
1
2
3
10
11
12
26
13
1
2
3
26
14
15
16
13
1
2
3
N
W
E
S

Planning Department

Memo

TO: Planning and Zoning Commission

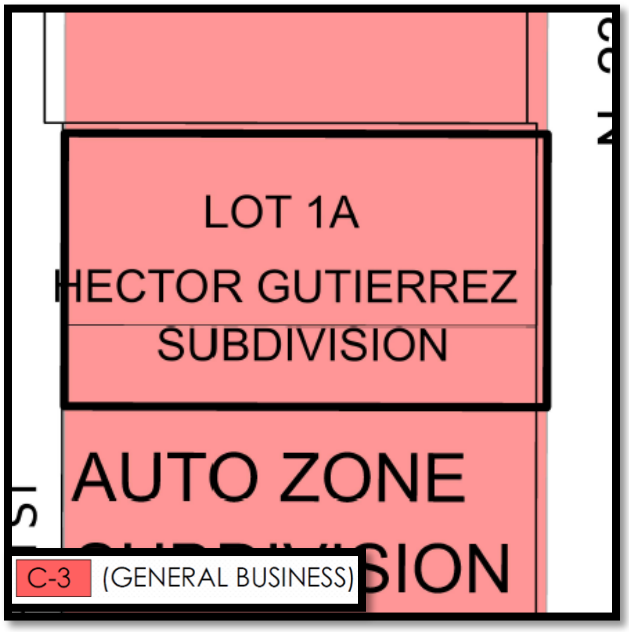
FROM: Planning Staff

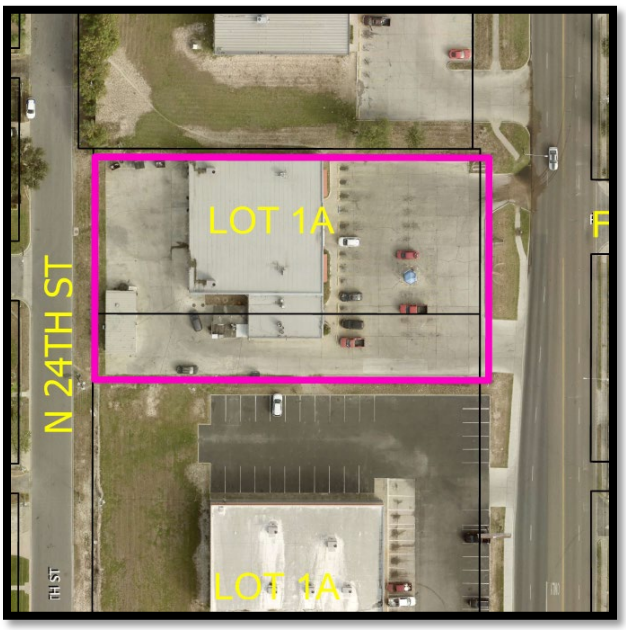
DATE: May 14, 2025

SUBJECT: **SITE PLAN APPROVAL FOR LOT 1, HECTOR GUTIERREZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 525 NORTH 23RD STREET. (SPR2025-0019)**

LOCATION: The property is located approximately 200 feet north of Ebony Avenue between North 23rd street and North 24th Street. The property is zoned C-3 (General Business-OC) District. The adjacent zoning is C-3 District to the north, and south. There is also C-3 District to the east across North 23rd street, I-1 (light industrial-OC) District to the south and R-1 (single family residential-OC) District to the west across North 24th Street.

PROPOSAL: The applicant is proposing to demolish the existing watermill at this location and reconstruct a new structure that measures 8 feet by 12 feet. A site plan of the proposed watermill must be approved by the Planning and Zoning Commission prior to issuance of building permit.





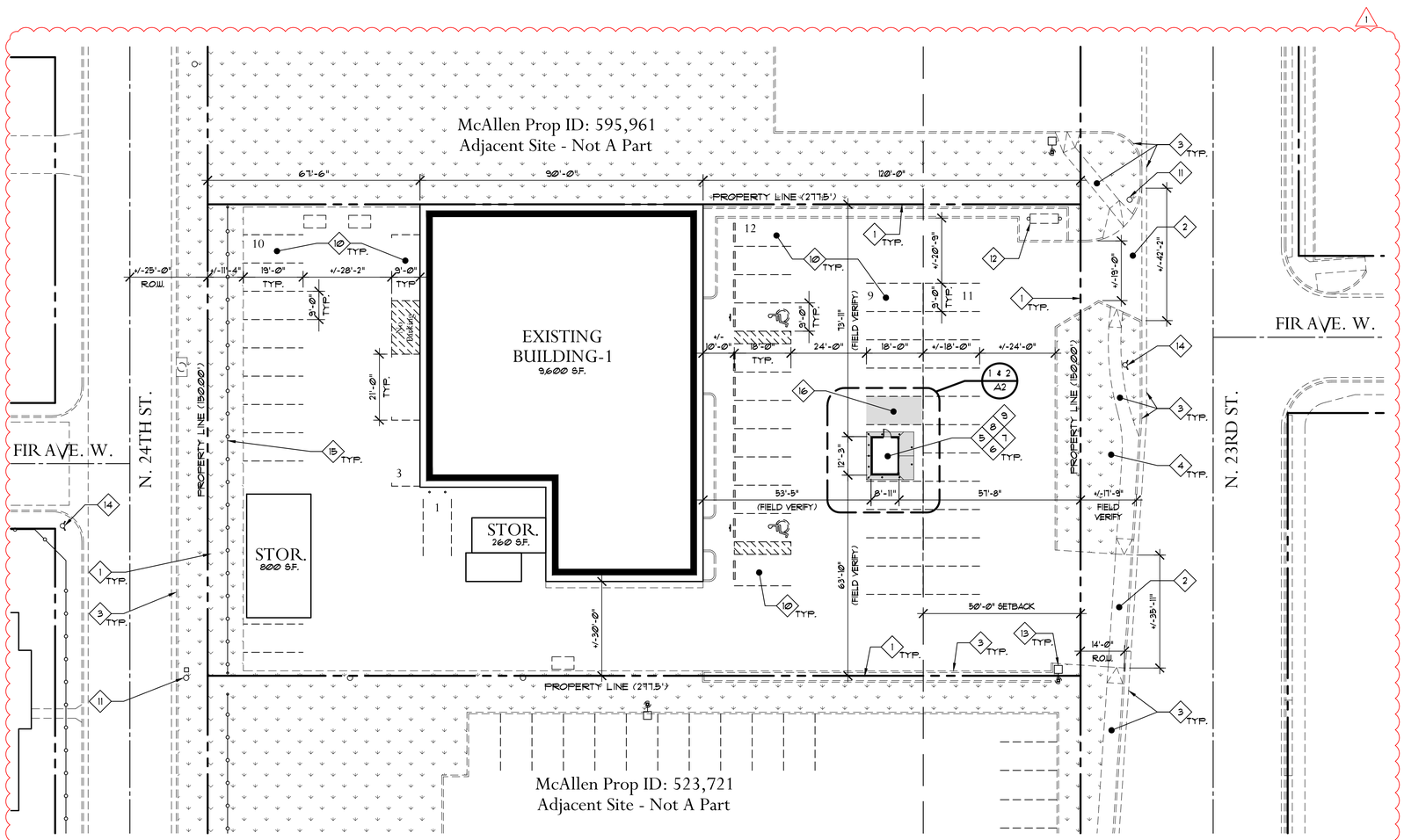
ANALYSIS: Access is through 23rd street. No Lot access is permitted from North 24th Street as per plat. Based on the square feet of retail and restaurant that is on site, 40 parking spaces are required for the site and 46 parking spaces are being proposed. The required parking is in compliance and includes two parking spaces for the watermill. Moreover, one of the proposed parking spaces must be van accessible with an 8-foot-wide access aisle. The applicant is meeting parking requirements for the new development.

The required “green area” for the existing development is 4,155 square feet. The tree requirement is as follows: 9-two-and-a half-inch-caliper trees, 5- four-inch caliper trees, 3- six-inch caliper trees. A minimum 10-foot-wide landscaped strip is required inside the front property line along North 23rd street. Fifty percent of the required green area for the existing structures 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. Finally, a six feet buffer may be required from adjacent residential zone/ uses.

There is a 50-foot front yard setback. The proposed watermill will be in compliance. The rear yard setback is 5 feet. Side yard setback is half of the building height or greater for easements. No structures are permitted to be built over any easements. The existing development will be complying with all required setbacks for the property.

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

RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, Subdivision and Zoning Ordinances.



Overall Site Plan
Scale: 1" = 20'-0"

North

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT AND OWNER IF VARIES.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE U.N.O. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND EXISTING CONTROL DIMENSIONS.
3. ANY DISCREPANCY BETWEEN CIVIL, LANDSCAPE, PLUMBING, ELECTRICAL AND ARCHITECTURAL SITE PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.
4. REFER TO M/E/P DRAWINGS FOR NEW AND EXISTING UTILITY LOCATIONS AND ADDITIONAL LINES TO BE INSTALLED.
5. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL SITE IMPROVEMENTS WITHIN THE LIMIT OF WORK. ANY EXISTING SITE WORK DAMAGED OUTSIDE THE LIMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPLACED TO MATCH THE ORIGINAL CONDITIONS.
6. DEMOLITION WORK: THE CONTRACTOR SHALL REMOVE PORTIONS OF THE EXISTING BUILDING, INCLUDING ELECTRICAL, PLUMBING, CONCRETE FLOOR SLAB AND OTHER ITEMS, ONLY AS REQUIRED TO PERMIT NEW CONSTRUCTION.
7. BEFORE COMMENCING THE DEMOLITION WORK, VERIFY WITH THE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO REMAIN.
8. USE ALL MEANS NECESSARY TO PROTECT EXISTING ADJACENT STRUCTURES AND OTHER OBJECTS DESIGNATION TO REMAIN.
9. DETERMINE AND COMPLY WITH ALL REQUIREMENTS FOR DISCONNECTION, CAPPING AND PROTECTION OF ALL EXISTING UTILITIES.
10. DEBRIS AND EXCESS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER OFF-SITE OF THE OWNER'S PROPERTY.
11. EXISTING DOORS, HARDWARE AND OTHER FIXTURES, EQUIPMENT, ETC. TO BE REMOVED AND RELOCATED OR RETURNED TO BUILDING OWNER. REFER TO FLOOR PLAN AND COORDINATE WITH OWNER.
12. ALL EXISTING WORK DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO "AS NEW" CONDITION - FINISHES SHALL MATCH EXISTING.
13. PROPERLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY SELECTIVE DEMOLITION OPERATIONS. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
14. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNERS OPERATIONS WILL NOT BE DISRUPTED.
15. CONTRACTOR TO PROVIDE AN INVENTORY AFTER SELECTIVE DEMOLITION IS COMPLETE. SUBMIT A LIST OF ITEMS THAT HAVE BEEN REMOVED AND SALVAGED.

Keynotes

A1

1. EXISTING PROPERTY LINE.
2. EXISTING ENTRY DRIVE.
3. EXISTING CURB, GUTTER & SIDEWALK.
4. EXISTING LANDSCAPE TO REMAIN. PRESERVE AND PROTECT EXISTING LANDSCAPING.
5. REMOVE EXISTING WATER KIOSK AND PREPARE AREA FOR NEW CONCRETE SLAB, REFER TO ENLARGED SITE PLANS AND STRUCTURAL DRAWINGS FOR MORE INFO.
6. NEW CONCRETE PAD AREA OF WORK AND PRE-CAST CONCRETE WATER KIOSK, REFER TO ENLARGED SITE PLANS.
7. REFER TO PLUMBING DRAWINGS FOR WATER AND DRAIN CONNECTION BELOW SLAB.
8. WATER METER LOCATION, REFER TO PLUMBING DRAWINGS.
9. ELECTRICAL METER LOCATION, REFER TO ELECTRICAL DRAWINGS.
10. EXISTING PARKING STALLS TO REMAIN.
11. EXISTING POWER/TELEPHONE POLE TO REMAIN.
12. EXISTING SIGN TO REMAIN
13. EXISTING LIGHT POLE TO REMAIN.
14. EXISTING FIRE HYDRANT.
15. EXISTING CHAIN-LINK FENCE TO REMAIN.
16. EXISTING PARKING SPACE TO BE DEDICATED PARKING SPACE FOR THE WATER KIOSK.

1

Site Data

ASSESSORS PARCEL NUMBER (APN)
527013

CURRENT ZONING	(C-3) General Business
SITE GROSS	+/- .9143 ACRES / +/-39,825 S.F.
PRE CAST CONCRETE KIOSK	106 S.F.
CONCRETE PAD (INCLUDES KIOSK)	229 S.F.
HEIGHT (ACTUAL)	+/-14'-5"

PARKING ANALYSIS:

RETAIL SHOPPING CENTER :	(SF/250)
EXISTING BLDG-1:	(+/-9,600 SF)
RETAIL. - (9,600 SF/250=38.4)	39 SPACES
NEW WATERMILL:	(106 SF)
RETAIL. - (106 SF/250=0.424)	1 SPACE
PARKING REQUIRED:	40 SPACES
PARKING PROVIDED:	46 SPACES

PARKING: NO CHANGES TO EXISTING PARKING

1

ARCHITECTURAL STUDIOS
Ph: (702) 776-7774

SEAL

CONSULTANT

PROJECT NAME
Watermill Express #110063
525 N 23rd St.
McAllen, Texas 78201

SHEET TITLE
Overall Site Plan

REVISIONS
1 Planning Review - 05-13-2025

PROJECT NO WE 25-135

DRAWN BY
JW

DATE May 13, 2025

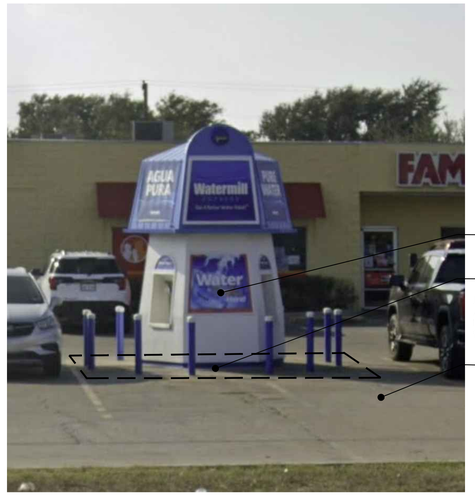
SCALE As Noted

SHEET NO
A1

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. USE OR REPRODUCTION OF THIS DRAWINGS BY ANY METHOD IS PROHIBITED WITHOUT THE EXPRESS PERMISSION FROM AVARIUS STUDIOS, INC. COPYRIGHT 2025 NAC 127780

FIELD VERIFY CROSS SLOPES SHALL NOT EXCEED 1:48. CONTRACTOR TO VERIFY SPOT ELEVATIONS OR SLOPES AT LOCATIONS REQUIRING MAX. 1:48 SLOPES, SUCH AS SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTION (FOR MIN. 5'-Ø" OF LENGTH), RAMP/STAIR LANDINGS, VEHICULAR WAY CROSSES, VEHICULAR LOADING ZONES, ACCESSIBLE PARKING SPACES/AISLES, ROUTES (WHETHER OR NOT STRIPED) TO ACCESSIBLE GARAGE SPACES (AND FLUSH MAN-DOOR THRESHOLD), ENTRY DOOR MANEUVERING SPACES, VEHICULAR LOADING ZONES, TRASH AREAS, AND AT AMENITY AREAS. MAX. SLOPE TO BE LESS THAN 1:48 ≤ 1:20 (E.G., 1.5% ≤ 4.5%).

WHERE PROVIDED ALONG DESIGNATED ACCESSIBLE ROUTES, ENSURE WALKWAYS HAVE MAX. 1:20 RUNNING SLOPES, UNLESS INTENDED TO BE A COMPLIANT RAMP. WHERE THERE ARE RAMPS, ENSURE RAMP SLOPES DO NOT EXCEED 1:12 MAX., AND PROVIDE A LEVEL LANDING AT THE TOP & BOTTOM OF RAMP. HANDRAILS ARE REQUIRED ON BOTH SIDES IF RAMP RUNS HAVE A RISE GREATER THAN 6". MAX. SLOPE AT LESS THAN 1:20 ≤ 1:12 (E.G. 4.5% ≤ 7.5



LOCATION OF WORK AREA TO INSTALL A NEW WATER KIOSK PER PLAN.

REFER TO ENLARGED DEMO SITE PLAN FOR ADDITIONAL INFORMATION.

Existing Site Location

4 / A2

Scale: Picture Not to Scale

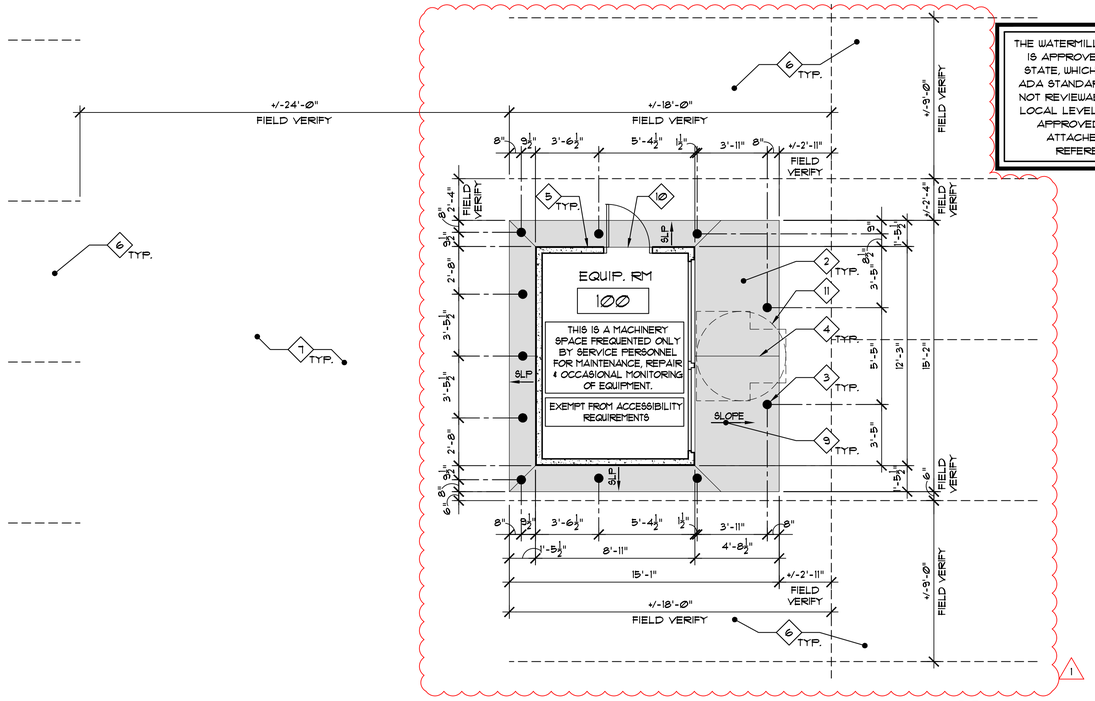
SIGNAGE REQUIRES A SEPARATE REVIEW.

REFER TO ELEVATIONS ON SHEET "A4" FOR ADDITIONAL INFORMATION.

New Structure (Representation Only)

3 / A2

Scale: Picture Not to Scale

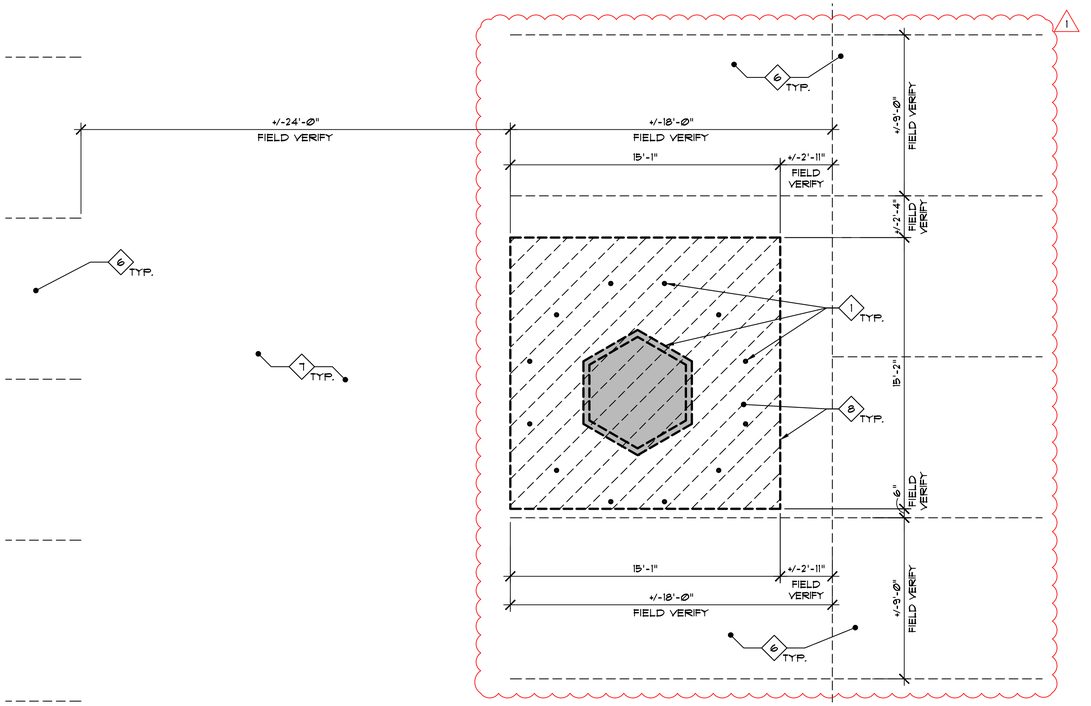


Enlarged Site Plan

2 / A2

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

North



Enlarged Demolition Site Plan

1 / A2

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

North

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT REVIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes

A2

1. DEMO EXISTING WATER STATION, PIPE BOLLARDS, CONCRETE PAD AND ALL FOOTINGS. RE-GRADE FOR NEW WATER STATION. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATERMILL. NEW WATERMILL TO BE CENTERED ON EXISTING LOCATION AND ROTATED TO FACE REQUIRED ORIENTATION.
2. NEW CONCRETE PAD AREA OF WORK, REFER TO ENLARGED PLANS.
3. NEW PIPE BOLLARD, REFER TO DETAIL 3/A3.
4. PLACE CONTROL JOINTS AT FRONT AND BACK OF FOUNDATION SKIRT AND AT EACH CORNER ALONG TOP OF SLOPE RIDGE LINES.
5. PRE-CAST CONCRETE WATER KIOSK, REFER TO ENLARGED FLOOR PLAN.
6. EXISTING PARKING TO REMAIN.
7. EXISTING CONCRETE PAVING TO REMAIN.
8. SAWCUT & DEMO EXISTING CONCRETE PAVING TO INSTALL NEW WATER KIOSK PER PLAN. PATCH AND REPAIR CONCRETE PAVING WHERE NEEDED. RESTRIPE ADJACENT PARKING.
9. 2% MIN. SITE DRAINAGE (MUST LEAD AWAY FROM BUILDING AND TOWARDS STREET.
10. 1/2" MAX THRESHOLD.
11. 5'-Ø" DIA. WHEELCHAIR TURNING CLEARANCE REQUIREMENT.

Symbols Legend

- EXISTING SITE
- DEMO EXISTING SITE

Disabled Access

1. THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT RE-VIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS WILL BE ATTACHED FOR REFERENCE.
2. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITH 48" OF THE FLOOR, BUT NOT LOWER THAN 15".
3. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

VARUUS STUDIOS
Ph: (702) 776-7774
SEAL
CONSULTANT

PROJECT NAME
Watermill Express #110063
525 N 23rd St.
McAllen, Texas 78201

SHEET TITLE
Enlarged Site & Demolition Site Plans

REVISIONS

PROJECT NO WE 25-135

DRAWN BY JW

DATE May 13, 2025

SCALE As Noted

SHEET NO
A2

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SUB2024-0071

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

Project Information

Subdivision Name: Pecan Heights Subdivision

Legal Description: Being 1.515 acres, more or less, being out of Lot 2, Hamilton Place, an addition to the City of McAllen, Hidalgo County, Texas as per map or plat thereof recorded in Volume 31, Page 152, MRHC, Tx

Location: East side of 1st Street approx. 320 feet South of Pecan Avenue.

City Address or Block Number: 100 East Pecan Boulevard

Total No. of Lots: 14 Total Dwelling Units: 14 Gross Acres: 1.515 Net Acres: 1.515

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

For Fee Purposes: ☐ **Commercial** (____ **Acres**)/☑ **Residential** (14 **Lots**) Replat: ☐ Yes/☑ No

Existing Zoning R-3T (F.L.E) Proposed Zoning R-3T (FLE) Applied for Rezoning ☐ No/☐ Yes: Date ____

Existing Land Use: Vacant Proposed Land Use: Residential

Irrigation District #: 2 Water CCN: ☑ MPU/☐ Sharyland Water SC Other ____

Agricultural Exemption: ☐ Yes/☐ No Parcel #: 563152

Estimated Rollback Tax Due: Ø Tax Dept. Review: M.R. 6/21/24

Owner

Name: Terraform Development LLC Phone: 956-336-8368

Address: 4900 W Expwy 83, Suite 113 E-mail: riocasas956@gmail.com

City: McAllen State: TX Zip: 78501

Developer

Name: Terraform Development LLC Phone: 956-336-8368

Address: 4900 W Expwy 83, Suite 113 E-mail: riocasas956@gmail.com

City: McAllen State: TX Zip: 78501

Contact Person: Abiel de la Torre

Engineer

Name: M2 Engineering, PLLC Phone: 956-600-8628

Address: 1810 E Griffin Parkway E-mail: fernando@m2-engineers.com

City: Mission State: TX Zip: 78572

Contact Person: Fernando L. Estevan

Surveyor

Name: Homero L Gutierrez Phone: 956-369-0988

Address: Homero L Gutierrez E-mail: homero_gutierrez@sbcglobal.net

City: Mission State: TX Zip: 78572

RECEIVED
JUN 21 2024
By: VG

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)

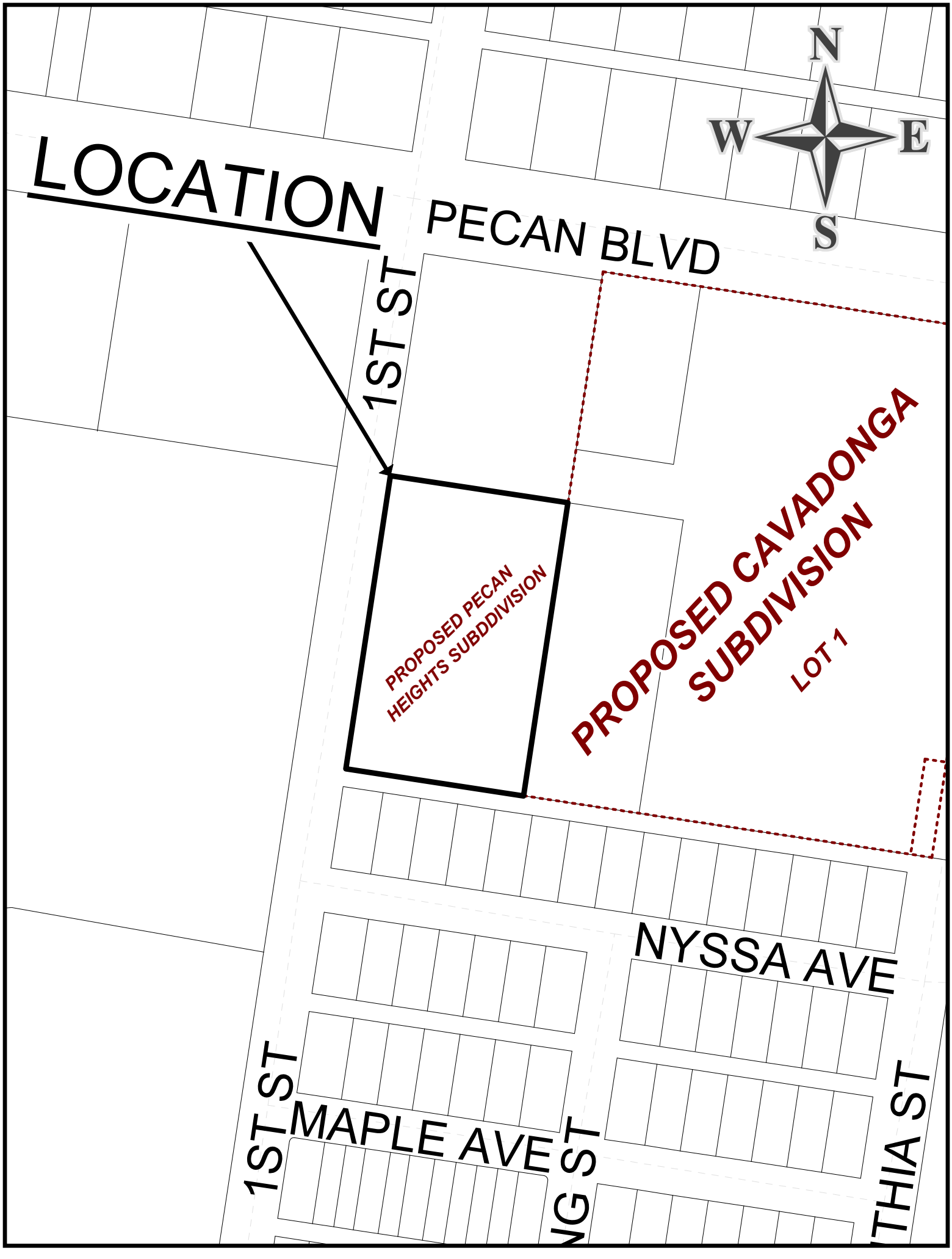
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

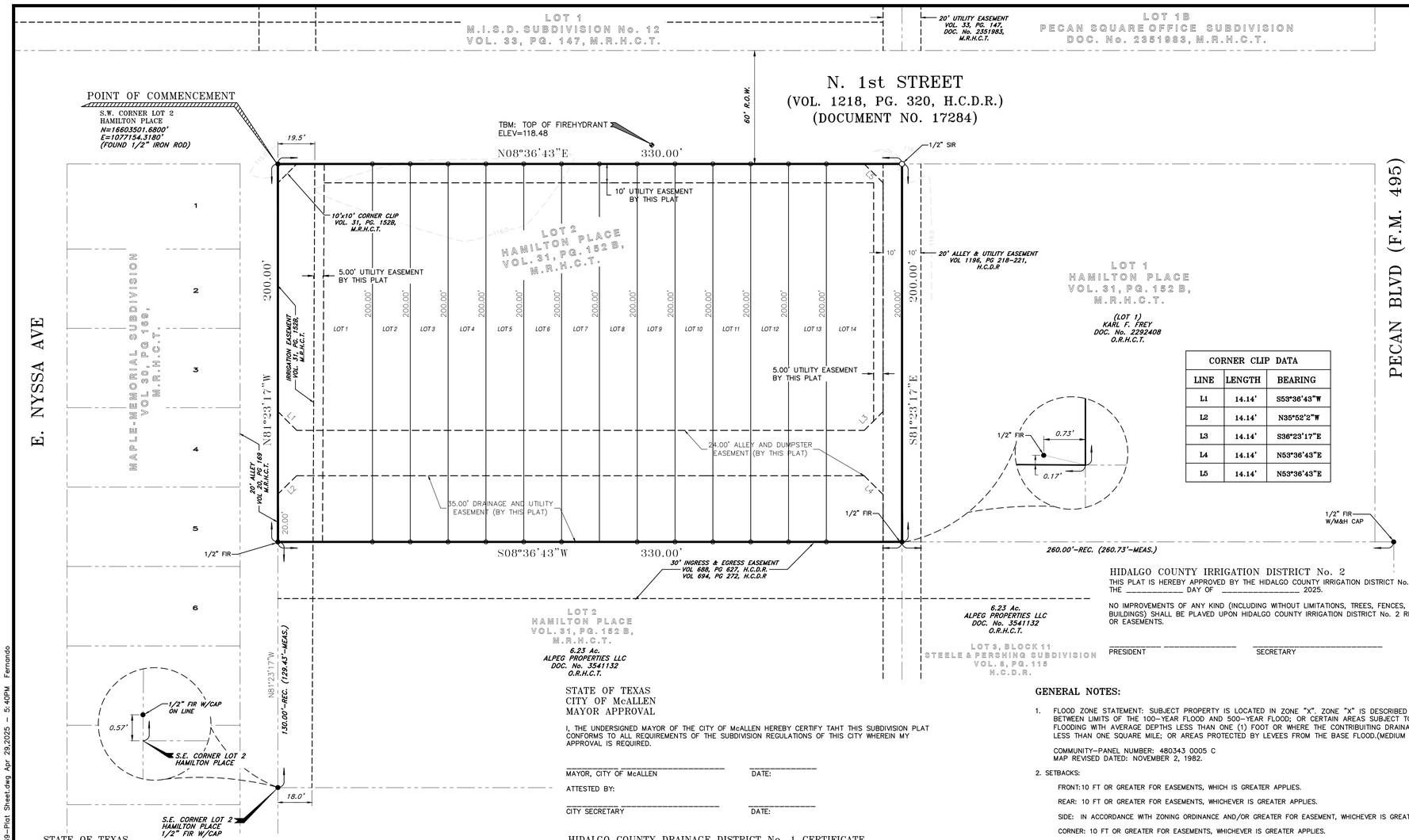
Signature Fernando L Esteven Date 6/21/24

Print Name Fernando L. Esteven, EIT, CFM

Owner ☐ Authorized Agent ☑

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


LOCATION
PECAN BLVD
1ST ST
PROPOSED PECAN HEIGHTS SUBDDIVISION
PROPOSED CAVADONGA SUBDIVISION
LOT 1
NYSSA AVE
1ST ST
MAPLE AVE
NG ST
THIA ST
N
W
E
S



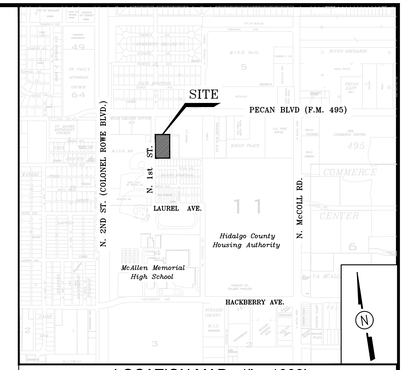
CORNER CLIP DATA		
LINE	LENGTH	BEARING
L1	14.14'	S53°36'43"W
L2	14.14'	N35°52'2"W
L3	14.14'	S36°23'17"E
L4	14.14'	N53°36'43"E
L5	14.14'	N53°36'43"E

SCALE 1" = 30'

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205 (NAD 83, NAVD 88, GEOID 12B)

LEGEND

1/2" FIR ●	1/2" IRON ROD FOUND
1/2" SIR ○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
◬	CALCULATED POINT "CP"
(S0°00'00"W 0.0')	RECORD BEARING & DISTANCE
- - - - - -	EASEMENT LINE
——·—·——	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.R.H.C.	DEED RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.	MAP RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
SWD:	SPECIAL WARRANTY DEED
TBM	TEMPORARY BENCH MARK
◎	BENCHMARK



LOCATION MAP 1" = 1000'

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

LOT AREA TABLE	
LOT No.	AREA
1	10,000 S.F.
2	4,000 S.F.
3	4,000 S.F.
4	4,000 S.F.
5	4,000 S.F.
6	4,000 S.F.
7	4,000 S.F.
8	4,000 S.F.
9	4,000 S.F.
10	4,000 S.F.
11	4,000 S.F.
12	4,000 S.F.
13	4,000 S.F.
14	8,000 S.F.

METES AND BOUNDS
PECAN HEIGHTS SUBDIVISION

A 1.515-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE WEST PORTION OF LOT 2, HAMILTON PLACE, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF MCALLEN ON EAST SIDE OF NORTH 1ST STREET, APPROXIMATELY 320 FEET SOUTH OF PECAN AVENUE (HIGHWAY FM 495), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY OF SAID NORTH 1ST STREET FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 AND OF SAID 1.515-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.515-ACRE TRACT OF LAND HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEGREES 36 MINUTES 43 SECONDS EAST, ALONG THE SAID SAID NORTH 1ST STREET EXISTING EAST RIGHT-OF-WAY LINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 2 AND OF SAID 1.515-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED M&H FOR THE APPARENT THE SOUTHWEST CORNER OF LOT 1, OUT OF SAID HAMILTON PLACE, NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 1.515-ACRE TRACT OF LAND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEGREES 23 MINUTES 17 SECONDS EAST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1, AND THE NORTH LOT LINE OF SAID LOT 2 AND OF SAID 1.515-ACRE TRACT, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED M&H FOR THE APPARENT NORTHEAST CORNER AND OF SAID 1.515-ACRE TRACT OF LAND HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEGREES 36 MINUTES 43 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF A CERTAIN TRACT OF LAND CONVEYED TO ARMASA LLC BY VIRTUE OF A WARRANTY DEED (DOCUMENT NUMBER 2614841, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), BEING THE WEST LINE OF AN EXISTING INGRESS & EGRESS EASEMENT (VOLUME 668, PAGE 627 AND VOLUME 694, PAGE 272, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE EAST LOT LINE OF SAID 1.515-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A HALF-INCH IRON PIPE FOUND ON THE APPARENT SOUTH LOT LINE OF SAID LOT 2 FOR THE APPARENT SOUTHWEST OF SAID TRACT CONVEYED TO ARMASA LLC AND THE APPARENT SOUTHEAST CORNER OF SAID 1.515-ACRE TRACT OF LAND HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEGREES 23 MINUTES 17 SECONDS WEST, WITH THE SAID SOUTH LOT LINE OF LOT 2 AND OF SAID 1.515-ACRE TRACT, A DISTANCE OF 200.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID 1.515-ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.515 ACRES OF LAND, MORE OR LESS

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

ONE PLACE PECAN SUBDIVISION

BEING 1.515 ACRES, MORE OR LESS, BEING OUT OF LOT 2, HAMILTON PLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 152, MAP RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____ 2025.

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

_____ _____ _____
PRESIDENT SECRETARY

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

_____ _____
MAYOR, CITY OF McALLEN DATE:

ATTESTED BY:

_____ _____
CITY SECRETARY DATE:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
EMIGDIO "MILO" SALINAS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
EMIGDIO SALINAS
107703
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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 PROPERTLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
TEXAS R.P.L.S. No. 2791

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ONE PLACE PECAN SUBDIVISION, TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM LINES 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 MINUTE OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
ABIEL DE LA TORRE DATE:
TERRAFORM DEVELOPMENT, LLC
200 S 10TH ST., #1301
MCALLEN, TX 78501

_____ _____
DANIEL ESTRADA DATE:
TERRAFORM DEVELOPMENT, LLC
200 S 10TH ST., #1301
MCALLEN, TX 78501

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 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
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS_____DAY OF_____, 2025

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X", ZONE "X" IS DESCRIBED 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 CONTRIBUITING 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 DATED: NOVEMBER 2, 1982.

2. SETBACKS:

   FRONT: 10 FT OR GREATER FOR EASEMENTS, WHICH IS GREATER APPLIES.

   REAR: 10 FT OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

   SIDE: IN ACCORDANCE WITH ZONING ORDINANCE AND/OR GREATER FOR EASEMENT, WHICHEVER IS GREATER APPLIES.

   CORNER: 10 FT OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

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

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF N. 1ST STREET AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. TEMPORARY BENCH MARK (TBM) NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 (GEOID 12B) US SURVEY FEET

   TOP OF FIRE HYDRANT ELEV=118.48

   EASTING= 1077176.1040 NORTHING= 16603698.6000

5. IN ACCORDANCE WITH THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7,267 CUBIC-FEET OR 0.17 ACRE-FEET OF STORM WATER RUNOFF.

6. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG N. 1ST STREET FOR INDIVIDUAL LOTS.

7. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON N. 1ST STREET.

8. A 6 FOOT 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. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

11. EASEMENTS NOTE:
    NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

13. LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.

14. PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

15. COMMON AREAS, GATE AREAS, ALLEY EASEMENTS ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

16. PROPOSED FENCE SHALL BE APPROVED AND PERMITTED BY THE CITY OF McALLEN PRIOR TO INSTALLMENT.

17. DRAINAGE AND DUMPSTER EASEMENTS, ALLEY AND UTILITY EASEMENTS, ACCESS EASEMENTS ETC. SHALL BE MAINTAINED BY THE LOT OWNERS, NOT THE CITY OF MCALLEN.

M2 Engineering, PLLC
TBPELS FIRM REGISTRATION F-19545
1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: TERRAFORM DEVELOPMENT, LLC	200 S 10TH STREET #1301	MCALLEN, TEXAS 78501	(956) -
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

S:\M2 Engineering (Server)\5 Projects\Hidalgo\McAllen\P-169 1st Street Townhomes\02-DWG Design Files\01-Civil\Sheets\02_P169-Plat Sheet.dwg Apr 29,2025 - 5:40PM Fernando

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/14/2025

SUBDIVISION NAME: ONE PLACE PECAN SUBDIVISION (PREVIOUSLY PECAN HEIGHTS)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 1st St.: Existing 60.0ft R.O.W. Paving: 40.0ft Curb & gutter: Both Sides - Provide document number of the R.O.W. for staff review, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T Zone Districts. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20ft. Paving: 16ft. Revisions needed: - Label the proposed alley as "24 ft. private service drive easement" prior to final/recording as it is located on private property. The dumpster easement may not overlap the 24 ft. service drive easement. - Ensure that 20 ft. Alley & Utility Easement on the north side can be utilized by proposed subdivision as it appears that it is a private alley. Clarify and submit documents as applicable prior to recording. If the alley cannot be used, the layout may need to be revised which requires review by the development team and approval by the board. - 20 ft. alley & utility easement crosses the irrigation easement ensure there are no issues with the crossing. Clarify and submit documents as applicable prior to recording. - Dumpster Easements are labeled but have been removed from the latest plat. Add them to plat, as approved by Public Works, prior to final/recording. The easements comply with all development department requirements, including Public Works, prior to final/recording. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required

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

SETBACKS	
Front: 10 ft. or greater for easements, whichever is greater applies. - Revise the plat note as shown above prior to final/recording. Revisions needed Proposing: 10 ft. or greater for easements, "which" is greater applies. **Setbacks are based on R-3T Zoning District. **Zoning Ordinance: Section 138-356	Required
* Rear: 10 ft. or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements, whichever is greater applies. **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	
* 4 ft. wide minimum sidewalk required on N. 1st Street **Sidewalk requirement may increase to 5 ft. per Engineering Department prior to final. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North 1st Street. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, gate areas, alley easements etc. must be maintained by the lot owners and not the City of McAllen. - Plat note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Applied

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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/private streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. Lot dedication min. 20' frontage on street. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3T (townhouse residential) Proposed: R-3T (townhouse residential) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - A park fee of $9,800 ($700 x 14) must be paid prior to recording. If the number of dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by City Managers Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

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

COMMENTS	
Comments: - The Subdivision was already approved in final form under the name of "Pecan Heights Subdivision." At the request of the developer, the engineer submitted a revised plat with the following name: "One Place Pecan Subdivision." The name of the subdivision must be revised on the originally submitted application prior to revised final/recording. - The project engineer must verify that all documents, including drainage report, have the revised name prior to recording. - If the layout changes, it requires review by the development team and approval by the board, as applicable. - Review and revise any typos on the metes and bounds section of the plat, prior to recording, e.g. "Thence, Norih 81 degrees 23 minuies..." * At the Planning and Zoning Commission meeting of July 10, 2024 the board voted to approve the subdivision in preliminary form subject to the conditions noted, drainage and utility approvals. *Must comply with City's Access Management Policy. *Disclaimer: City of McAllen does not require the Irrigation district signature block, but if presented on the plat, signature will be required. *Disclaimer: Any abandonments must be done by separate process, not by plat.	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

LOCATION
PECAN BLVD
1ST ST
PROPOSED PECAN HEIGHTS SUBDIVISION
PROPOSED CAVADONGA SUBDIVISION
LOT 1
NYSSA AVE
1ST ST
MAPLE AVE
NG ST
NTHIA ST
N
W
E
S

SUB2025-0070

City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name JLV Subdivision

Legal Description A 9.64 Acre tract of land out of Lot 10, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas (V. 24 Pgs. 168-171 H.C.D.R.)

Location South of SH 107, 550' East of N. 23rd Street

City Address or Block Number 2113 SH 107

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 (**9.64 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☒No

Existing Zoning C-3,C-4,I-1 Proposed Zoning C-2 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use Commercial Proposed Land Use Commercial

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

Agricultural Exemption: ☐Yes/☐No Parcel # ~~29770~~ & 297721 & 297720

Estimated Rollback Tax Due $0 N/A Tax Dept. Review _____

Owner

Name Jose Lucio Vazquez Phone (956) 534-6693

Address P.O. Box 1938 E-mail jlv6693e@gmail.com

City Edinburg State TX Zip 78540

Developer

Name Jose Lucio Vazquez Phone (956) 534-6693

Address P.O. Box 1938 E-mail _____

City Edinburg State TX Zip 78540 jlv6693e gmail.com

Contact Person Jose Lucio Vazquez

Engineer

Name M Garcia Engineering, LLC Phone (956) 598-5417

Address 1616 E. Griffin Parkway #146 E-mail mgarciaeng@gmail.com

City Mission State TX Zip 78572

Contact Person Mariano Garcia, P.E.

Surveyor

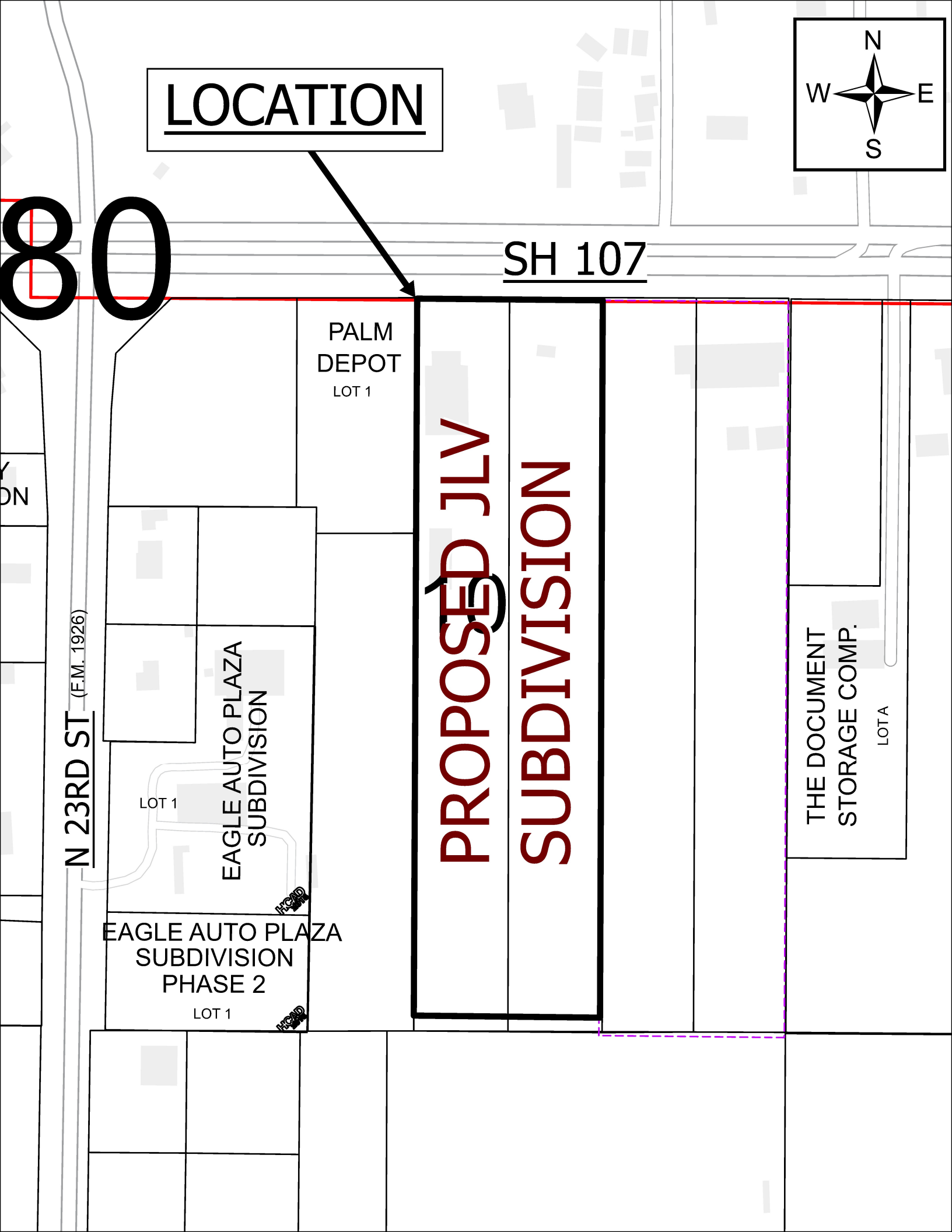
Name Rio Delta Surveying, LLC Phone (956) 380-5154

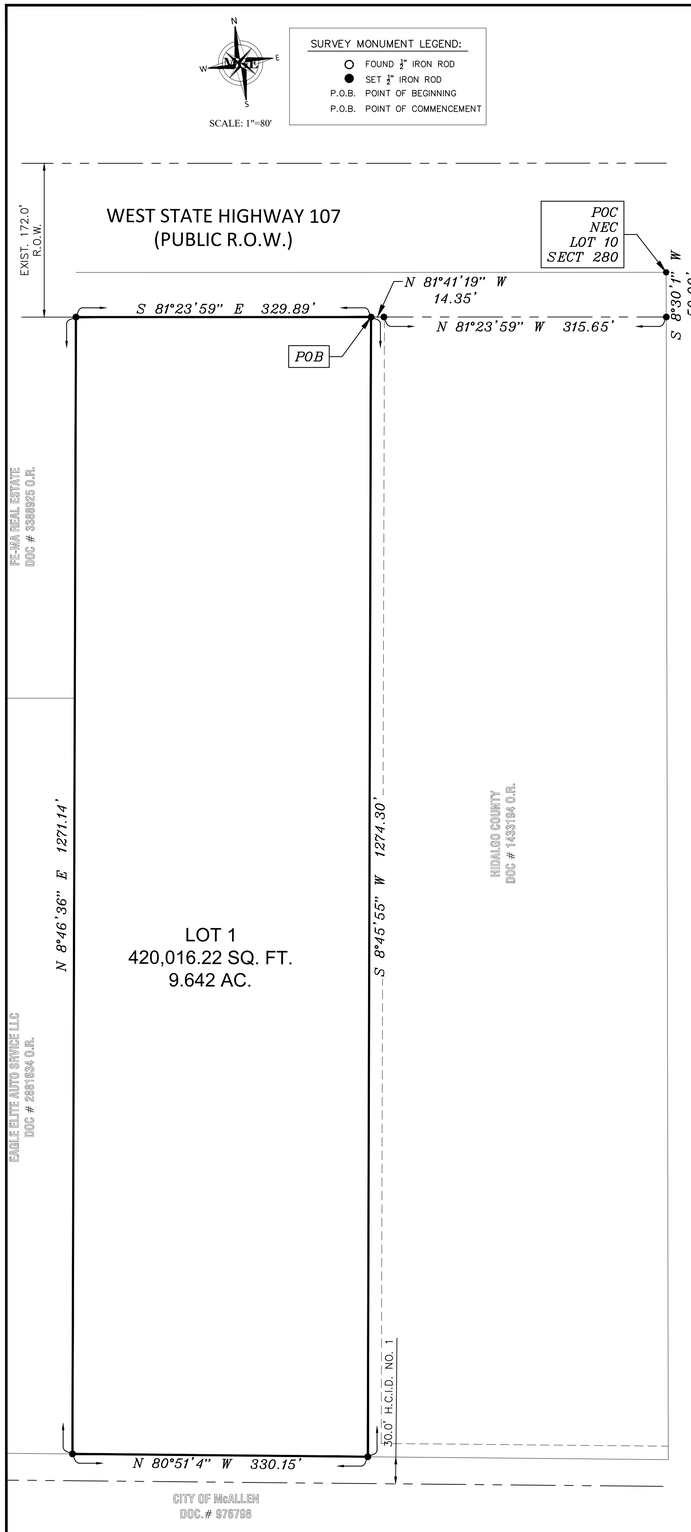
Address 24593 FM 88 E-mail jmgonzalezrpls@msn.com

City Monte Alto State TX Zip 78538

MAY 01 2025

RV.


LOCATION
N
W
E
S
80
SH 107
PALM
DEPOT
LOT 1
PROPOSED JLV
SUBDIVISION
15
THE DOCUMENT
STORAGE COMP.
LOT A
N 23RD ST (F.M. 1926)
EAGLE AUTO PLAZA
SUBDIVISION
LOT 1
EAGLE AUTO PLAZA
SUBDIVISION
PHASE 2
LOT 1



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 JLV 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 _____

JOSE LUCIO VASQUEZ
406 AMBER DR.
EDINBURG TX, 78539

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LUCIO VASQUEZ, 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 JLV SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
JOSE MARIO GONZALEZ, R.P.L.S. DATE
REG. PROFESSIONAL LICENSED SURVEYOR NO. 5571
RIO DELTA SURVEYING, LLC
24593 FM 88
MONTE ALTO, TEXAS 78538
T.B.P.L.S. FIRM # 10013900

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
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

STATE OF TEXAS
COUNTY OF HIDALGO

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATE

_____ 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.

_____ _____
PRESIDENT

_____
SECRETARY

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.

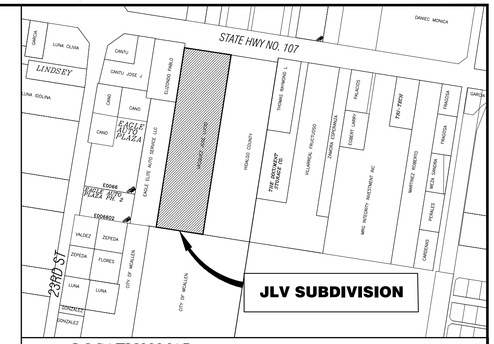
4. REQUIRED DRAINAGE DETENTION IS: _____ C.F. (____ AC.-FT.)

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.
1616 E. GRIFFIN PARKWAY #146
MISSION TX, 78572
DATE SURVEYED: 04-28-25
DATE PREPARED: 05-01-25
PROJECT NO. 24-129

MAP OF
JLV SUBDIVISION
A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS

PLAT SHEET 1 OF 1

METES AND BOUNDS

A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS SAID 9.64 ACRE TRACT BEING THE SAME LAND DESCRIBED IN DOC # 2318711 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY; THENCE S 08°30'01 W, A DISTANCE OF 50.00'; THENCE N 81°23'59 W, WITH THE SOUTH R.O.W. OF W. HWY. 107, A DISTANCE OF 315.65'; THENCE N 81°41'19 W CONTINUING WITH SAID SOUTH RIGHT OF WAY, A DISTANCE OF 14.35' TO A ½ ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°45'55 W, ACROSS LOT 10, SECTION 280, A DISTANCE OF 1274.30' TO A ½ ROD FOUND ON THE SOUTH LINE OF SAID LOT 10, SECTION 280, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 80°51'04 W, WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 330.15' TO A ½ ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°46'36 E, A DISTANCE OF 1271.14' TO A ½ PIPE FOUND AT THE SOUTH R.O.W. LINE OF SAID W. HWY 107, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°23'59 E, WITH THE SOUTH R.O.W. OF SAID W. HWY 107, A DISTANCE OF 329.89' TO THE POINT OF BEGINNING, CONTAINING 9.64 ACRES OF LAND, MORE OR LESS.

THE COUNTY OF HIDALGO TEXAS

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

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

SUBDIVISION PLAT OF JLV SUBDIVISION

A 9.64 ACRE TRACT OF LAND OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	JOSE LUCIO VASQUEZ	P.O. BOX 1938	EDINBURG TX, 78540	---	---
ENGINEER:	MARIANO GARCIA, P.E.	1616 E. GRIFFIN PARKWAY #146	MISSION TX 78572	(956) 598-5417	---
SURVEYOR:	MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

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

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING
1616 E. GRIFFIN PARKWAY #146 MISSION TX 78572
www.mgarciaengineering.com
Firm Reg. No. F-9828

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/14/2025

SUBDIVISION NAME: JLV

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
State Highway 107 (S.H. 107): 150 ft. R.O.W. Paving: By State Curb & gutter: By State Revisions Needed: - Need to label street name as shown above. - There is a line being shown on the street with no label of what it is or is supposed to represent, please clarify. - Need to show Centerline, label existing R.O.W. dedications on both sides of Centerline, label Total R.O.W., etc. on plat prior to final. - Need to provide copy of the existing R.O.W. documents on the plat, and provide copy of said documents for staff review prior to final. - Finalize R.O.W. requirements prior to final. *McAllen Thoroughfare Plan calls for S.H. 107 to be for a Hi-Speed Arterial Road. **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 Plat submitted on May 01, 2025 does not comply with block length requirement. If no changes, please submit variance request for 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 Revisions Needed: - Need to label Cul-De-Sac dimensions. - Subdivision layout does not appear to comply with 600 ft. Cul-De-Sac block length requirement, please revise prior to final. If no changes, please submit a variance request for 600 ft. Maximum Cul-de-Sac block length *Disclaimer: Cul-De-Sacs shall not exceed 600 ft. in length, and shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial areas. **Subdivision Ordinance: Section 134-105	Non-compliance

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. - An alley is 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. - Alley/service drive requirement must be addressed prior to final. **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 Needed: - Show plat note as shown above prior to final. *Disclaimer: Lot is fronting S.H. 107. **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: - Show 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 approved site plan or easements, whichever is greater applies. Revisions Needed: - Show plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: See reference to Front Setback. Revisions Needed: Proposing: "10.00 ft. or greater for easements" - There is no corner lot, remove corner plat note prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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 sidewalk required along State Highway 107 (S.H. 107). Revisions Needed: - Need to add sidewalk plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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

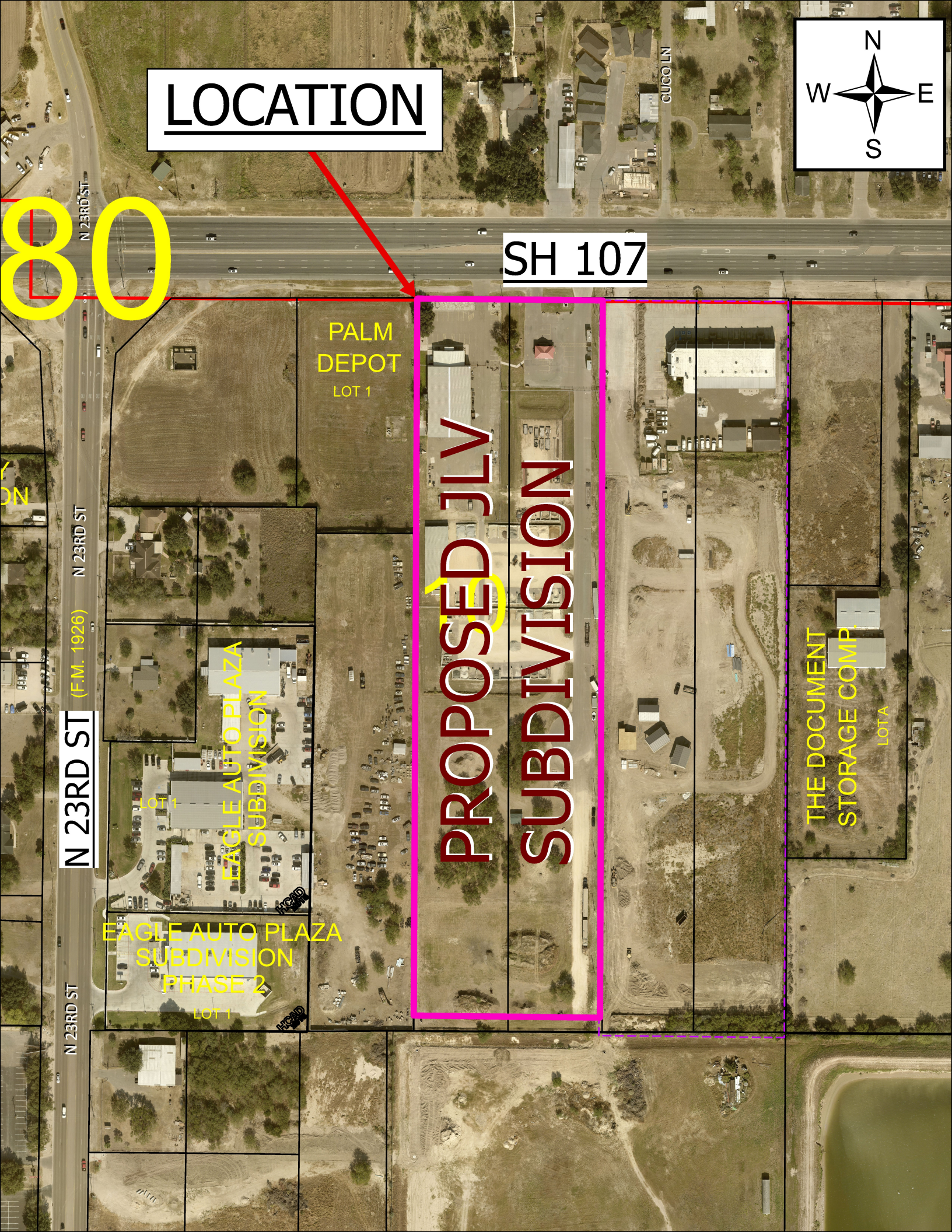
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S.H. 107. - Include note as shown above prior to final. Subdivision layout needs to be finalized, finalize wording prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - 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.	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. - Proposing Commercial Development. **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	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Proposing Commercial Development. **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	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), C-4 (Commercial Industrial District), I-I (Light Industrial District) Proposed: C-2* * Needs to clarify to staff and on the application if subdivision rezoning will be to the new C-2 (Regional Commercial District). ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee. - Submitted application proposes commercial development. As per Parks department, park fees do not apply to commercial developments unless changed.	NA

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

* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Proposing Commercial development	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Proposing Commercial Development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Owner's Signature block refers to the Public wording, not private like it's stated on the application. - Below the Title of the Subdivision, need to add the words " (Private) " and make sure to add the parenthesis. - Application needs to be revised/clarify the proposed zoning as it references C-2 but current zoning is located in higher zoned districts. - Provide existing R.O.W. documents for staff review prior to final. - On the Mayor's Signature Block/Certificate, you can remove signature line for the City Clerk. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). *Signature line should be as follows: _____ Mayor, City of McAllen DATE - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; _____ Chairman, Planning & Zoning Commission DATE - Need to clarify the 30.0 ft. HCID No. 1 area located on the South of the plat, is this part of an irrigation canal? Please clarify prior to final. - Need to label surround parcel names surrounding the subdivision, including parcels located north of S.H. 107 - Any variances requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - Need to add the North Arrow on the Location Map. * Disclaimer: Any abandonments must be done by a separate process, abandonments cannot be abandoned 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 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
SH 107
N 23RD ST
CUCO LN
N
W
E
S
PALM DEPOT
LOT 1
PROPOSED JLV SUBDIVISION
THE DOCUMENT STORAGE COMP.
LOT A
N 23RD ST (F.M. 1926)
EAGLE AUTO PLAZA SUBDIVISION
LOT 1
EAGLE AUTO PLAZA SUBDIVISION PHASE 2
LOT 1
HCAD

SUB2025-0012

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

Project Information

Subdivision Name PREMIER ESTATES SUBD.

Legal Description 1.14 AC. o/o LOT 8, BLK. 2, RIO BRAVO PLANTATION COMPANY SUBD., H.C.T.

Location 180' WEST OF S. WARE RD. ALONG N. SIDE

City Address or Block Number 4232 S. Ware Road

Total No. of Lots 1 Total Dwelling Units _ Gross Acres 1.14 Net Acres 1.14

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

1-24-25

For Fee Purposes: ☑Commercial (1.14 Acres)/☐ Residential (____ Lots) Replat: ☒Yes/☐No

Existing Zoning C-3L Proposed Zoning C-3L Applied for Rezoning ☒No/☐Yes: Date

Existing Land Use OPEN Proposed Land Use ~~APARTMENTS~~ RETAIL C BUSINESS

Irrigation District # NONE Water CCN: ☒MPU/☐Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☒No Parcel # R2950-00-002-0008-03

Estimated Rollback Tax Due N/A Tax Dept. Review 270316 NG

Owner

Name Premier Asset Holdings, LLC Phone 655-7585

Address 2216 N. 47th Street E-mail CTORRES091@HOTMAIL.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 DAVID / MICK

Surveyor

Name SAME AS ENGR. Phone

Address E-mail

City State Zip

RECEIVED
JAN 21 2025
By NG

H.C
01/23/25

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 1/15/25

Print Name DAVID OMAR SALINAS

Owner ☐ Authorized Agent ☒

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

J.C.

VAR2025-0003

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: 1.14 AC. o/o THE E. ½ OF LOT 8, BLK. 2, RIO BRAVO PLANTATION CO., SUBD.

Proposed Subdivision (if applicable): PREMIER ESTATES

Street Address: 42'32 South Water Rd

Number of lots: 1 Gross acres: 1.14

Existing Zoning: C 3 L Existing Land Use: OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: JOSE G. FUENTES Phone: 655-7385

Address: 2216 N. 47TH. ST. E-mail: FUENTES091@HOTMAIL.COM

City: MCALLEN State: TX Zip: 78501

Owner

Name: SAME AS APPLICANT Phone:

Address: E-mail:

City: State: Zip:

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 1/27/25

Print Name: DAVID SALINAS, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: JL Payment received by: Date: 01/27/25

Rev 06/21

RECEIVED
JAN 27 2025

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.

LANDS BEING PLATTED ARE 90' FROM ABUTTING A PUBLIC STREET (FRANCISCA AVE.). PROP. OWNERS ABUTTING FRANCISCA AVE. HAVE NOT RESPONDED TO LETTER SENT.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

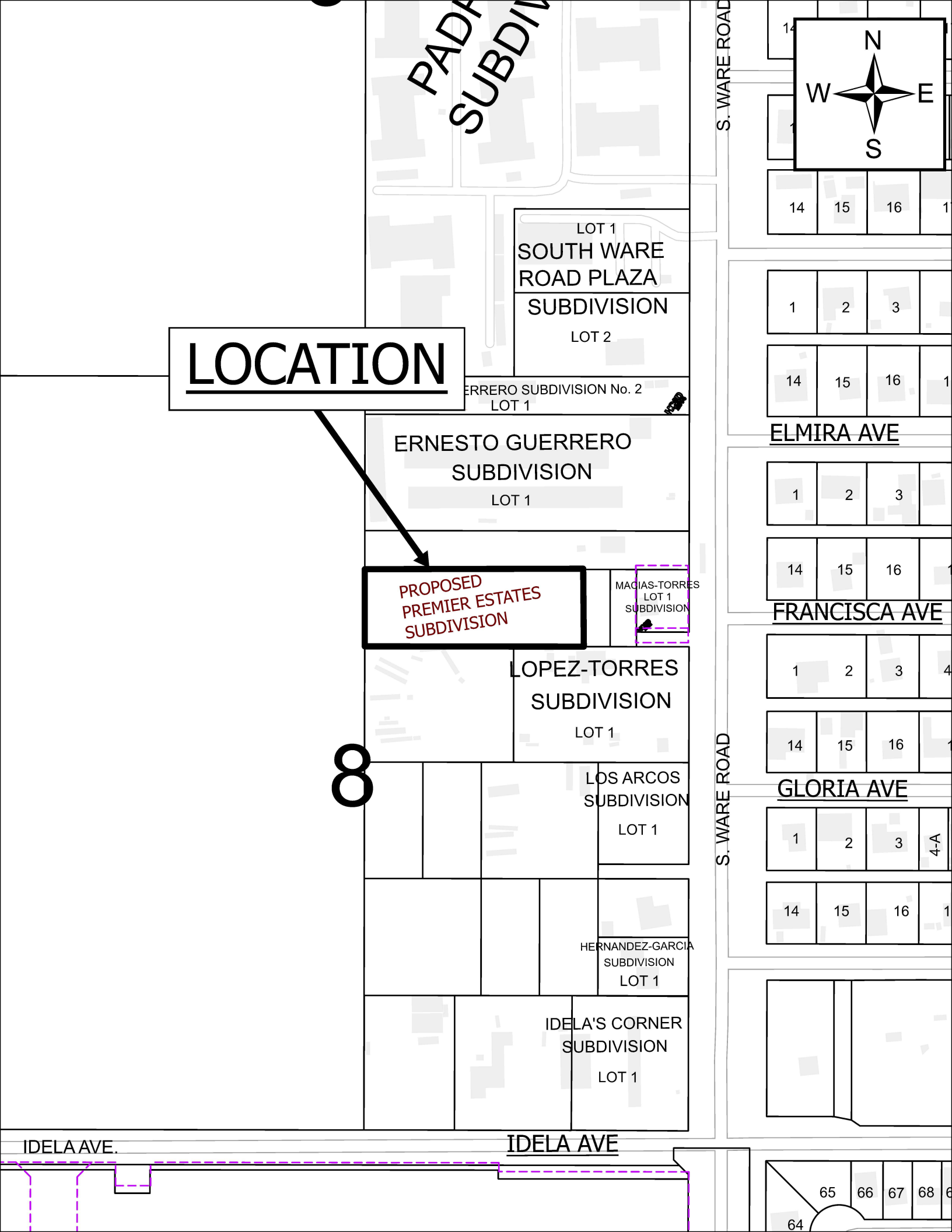
VARIANCE WILL PERMIT PROP. OWNER PLATTING TO GET ACCESS TO FRANCISCA AVE. VIA A CURRENT EASEMENT - PREMIER ESTATES WILL PAVE 90'

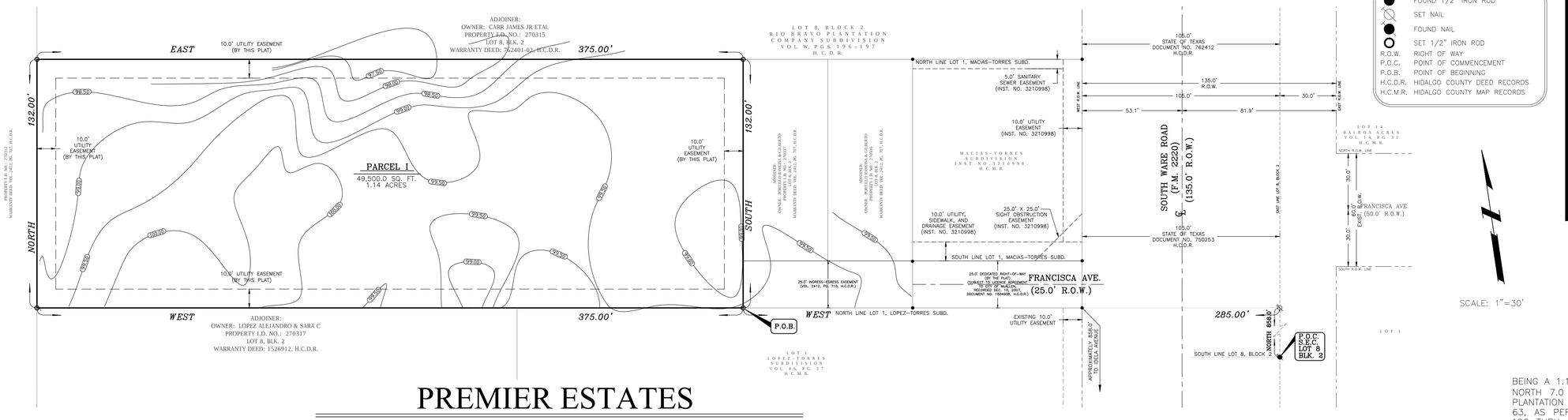
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

VARIANCE WILL PERMIT PAVING FROM THIS SITE TO EXISTING FRANCISCA AVE.

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.

VARIANCE WILL PERMIT ADJ. PROP. OWNER OF 90' TRACT TO MORE EASILY PLAT AND DEVELOPED THIER PROPERTY.

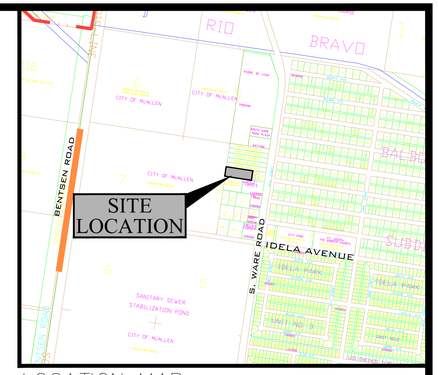

LOCATION
PROPOSED
PREMIER ESTATES
SUBDIVISION
LOT 1
SOUTH WARE
ROAD PLAZA
SUBDIVISION
LOT 2
ERNESTO GUERRERO
SUBDIVISION
LOT 1
MACIAS-TORRES
LOT 1
SUBDIVISION
LOPEZ-TORRES
SUBDIVISION
LOT 1
LOS ARCOS
SUBDIVISION
LOT 1
HERNANDEZ-GARCIA
SUBDIVISION
LOT 1
IDELA'S CORNER
SUBDIVISION
LOT 1
8
S. WARE ROAD
S. WARE ROAD
ELMIRA AVE
FRANCISCA AVE
GLORIA AVE
IDELA AVE.
IDELA AVE
N
W
E
S



SCALE: 1"=30'

LEGEND

●	FOUND 1/2" IRON ROD
⊘	SET NAIL
●	FOUND NAIL
○	SET 1/2" IRON ROD
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



LOCATION MAP SCALE : 1"=1000'

PREMIER ESTATES

AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

METES AND BOUNDS DESCRIPTION

BEING A 1.14 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THE NORTH 7.0 ACRES OF THE EAST 1/2 OF LOT 8, BLOCK 2, RIO BRAVO PLANTATION COMPANY SUBDIVISION OF PARTS OF PORCIONES 61, 62 AND 63, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "W," PAGES 196 THRU 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.14 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 8 LOCATED WITHIN THE RIGHT-OF-WAY OF SOUTH WARE ROAD; THENCE, AS FOLLOWS:

NORTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 8, A DISTANCE OF 858.0 FEET TO A NAIL SET; THENCE,

WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 105.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOT 1, MACIAS-TORRES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3210998, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 285.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, WEST, A DISTANCE OF 375.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 375.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: MACIAS-TORRES SUBD., MCALLEN, HIDALGO COUNTY, TEXAS. N:\SUBDIVISIONPLATS\PREMIERESTATES.SUB\1.14.011425

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT (N. WARE RD.): IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR AN APPROVED SITE PLAN WHICHEVER IS GREATER APPLIES.
   SETBACKS FOR THE EXISTING STRUCTURE(S) WILL REMAIN; HOWEVER, ONCE REDEVELOPMENT AND/OR AN EXPANSION OCCURS THEN NEW SETBACKS WILL APPLY.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 18.0 INCHES ABOVE THE TOP OF SOUTH WARE ROAD AS MEASURED FROM THE CENTER OF THIS LOT.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 11,267.12 CUBIC FEET (0.259 AC. FEET) OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
6. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
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: BENCHMARK ELEVATION= 98.55. MCALLEN SURVEY CONTROL POINT NO. 92, LOCATED INSIDE IDELA PARK 50 FEET NORTH FROM THE B.C. OF IDELA STREET AND 162 FEET EAST FROM THE CL. OF WARE ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PREMIER 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: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

OWNER: PREMIER ASSET HOLDINGS, LLC
NAYFA M. SATARAIN, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PREMIER ASSET HOLDINGS LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF _____ , 2025.

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

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PREMIER ASSET HOLDINGS, LLC	2216 N. 47th ST.	McALLEN, TEXAS 78501	(956) 655-7385	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

PREMIER ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: JANUARY 23, 2025.
JOB NUMBER: SP-24-26270
OWNER: PREMIER ASSET HOLDINGS, LLC
JOSE FUENTES, MANAGER
NAYFA M SATARAIN, MANAGER
2216 N. 47th. ST.
McALLEN, TEXAS 78501

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE DRAINAGE DISTRICT NO. 1 ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JANUARY 23, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: PREMIER ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Francisca Ave.: *Dedication for 50 ft. R.O.W. Paving: 32 ft. Curb & gutter: both sides - On the recorded subdivision of Macias-Torres Subdivision, City Commission approved a variance to allow for 25 ft. R.O.W. instead of the 50 ft. subject to execution of a license agreement for pavement of a 25 ft. R.O.W. in lieu of the 50 ft. R.O.W. dedication. Will be applied if boundaries are the same as the previous project. - Subdivision submitted on April 30, 2025 is currently not fronting a public dedicated road. *Variance request (VAR2025-0003) was presented at the Planning & Zoning Commission of February 18, 2025 but Board did not make a decision on the Variance. *Disclaimer: Variance request is for the owners to get access to Francisca Ave. via a current Ingress-Egress easement. *Developer proposes that Francisca Ave. to be provided once subdivisions located East develop.	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Cul-De-Sacs shall not exceed 600 ft. in length and shall have a 'turnaround' not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial areas. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Alley/service drive easement required for commercial properties. - If a private service drive easement is proposed, minimum 24 ft. paved width is required and cannot dead-end. Maintenance of drive is by the property owner and not the City of McAllen. - Alley/Service drive requirement must be addressed prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

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

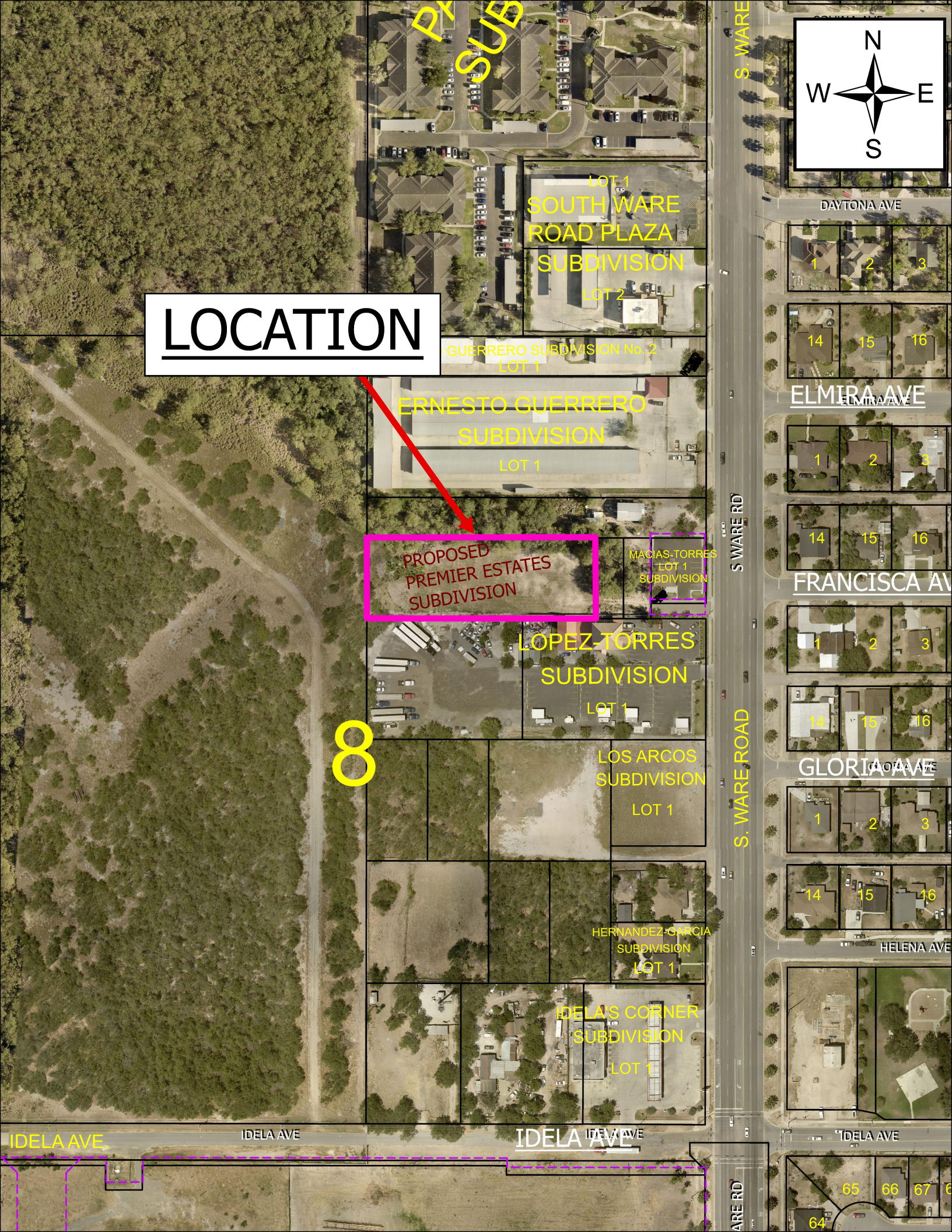
SETBACKS	
* Front: In Accordance with the Zoning Ordinance or greater for easements. Revisions Needed: Proposing: "Front (N. Ware Rd.) In accordance with Zoning Ordinance or greater for easements." - Remove the words " (N. Ware Rd.)" as this subdivision is technically not fronting North Ware Rd. **Zoning Ordinance: Section 138-356	Non-compliance
* 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 the Zoning Ordinance or greater for approved site plan or easements, 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	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Francisca Ave. **May increase to 5 ft. as per Engineering Department. -Add plat note for the 4 ft. wide minimum sidewalks. *Need to finalize note prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Francisca Ave. to be reviewed during Site Plan development.	Applied
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Need to add plat note as shown above prior to final.	Non-compliance

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Proposing Commercial Development. **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.. *Disclaimer: Subdivision is currently considered "Landlocked." *Variance request (VAR2025-0003) was presented at the Planning & Zoning Commission of February 18, 2025 but was not acted upon. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3L (Light Commercial District) Proposed: C-3L (Light Commercial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. *Application proposes a Commercial Development.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. *Application proposes a Commercial Development.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. *Application proposes a Commercial Development.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - On the plat, full subdivision title should be: " Subdivision Plat of PREMIER ESTATES SUBDIVISION" - Need to add missing plat notes. - Owner's Notary signature block should reference the owner's names. - On the Owner's Signature block, you are missing the word "Subdivision" after the Title of the plat. - As per department's requirements, would need to provide Cul-de-Sac/Turnaround. - Verify the Bearings and distances matching with the Metes and Bounds Description. - Provide a North Arrow on the Location Map. - On the Location map, the Hidalgo County Parcel maps came out multi-colored. This may be a problem with the layer type, set the line layer to use black-solid lines. - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE - Need to correct the Mayor's Signature Block with correct wording, as it should read; _____ Mayor, City of McAllen DATE Need to contact owners of lots located directly East of proposed project, owners Portillo Ramona & Gilberto in regards to their 25.0 Ingress-Egress easement. *Disclaimer: Variance to be reviewed by the board at the P&Z meeting of May 20, 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 THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVALS, AND BOARD'S RECOMMENDATION ON THE RESPECTIVE VARIANCE.	Applied


LOCATION
N
W
E
S
LOT 1
SOUTH WARE ROAD PLAZA SUBDIVISION
LOT 2
GUERRERO SUBDIVISION No. 2
LOT 1
ERNESTO GUERRERO SUBDIVISION
LOT 1
PROPOSED PREMIER ESTATES SUBDIVISION
MACIAS-TORRES LOT 1 SUBDIVISION
LOPEZ-TORRES SUBDIVISION
LOT 1
LOS ARCOS SUBDIVISION
LOT 1
HERNANDEZ-GARCIA SUBDIVISION
LOT 1
IDELA'S CORNER SUBDIVISION
LOT 1
8
S. WARE RD
S. WARE ROAD
DAYTONA AVE
ELMIRA AVE
FRANCISCA AVE
GLORIA AVE
HELENA AVE
IDELA AVE
1
2
3
14
15
16
64
65
66
67

City of McAllen

SUB2024-0034

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name La Lomita Paradise

Legal Description Phase 0' Texas "A" Lot 2

Location 3500 La Lomita Rd

City Address or Block Number 3500 Mile 6 1/2 Rd.

Total No. of Lots 44 Total Dwelling Units 88 Gross Acres 10 Net Acres _____

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

For Fee Purposes: ☐**Commercial** (____ **Acres**)/☒ **Residential** (44 **Lots**) Replat: ☒Yes/☐No

Existing Zoning R2 Proposed Zoning R2 Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use 2plex

Irrigation District # ~~HCID#1~~ HCID#1 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 262591

Estimated Rollback Tax Due $4,948.64 Tax Dept. Review VPG

Owner

Name Sergio H. Morales Phone (956) 638-0741

Address 504 W. Nolana Ave E-mail _____

City McAllen State TX Zip 78504

Developer

Name La Lomita Paradise LLC Phone (956) 638-6548

Address 808 S. Shary Rd. Ste. 5 #330 E-mail SL.RGV@pm.me

City Mission State TX Zip 78572

Contact Person Mariel Fresco agentmarielg@gmail.com

Engineer

Name Ivan Fraecia / Rio Delta Engineering Phone (956) 380-5152

Address 921 S. 10th Ave. E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78539

Contact Person Ivan Fraecia

Surveyor

Name Rena Engineering Phone (956) 682-8812

Address PO Box 93200 E-mail _____

City McAllen State TX Zip 78502

RECEIVED MAR 27 2024 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 3/27/24

Print Name Berenice Isabel Gonzalez

Owner ☐ Authorized Agent ☒

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

VAR2025-0014

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: BEING A 10.00 ACRES TRACT OF LAND, MORE OR LESS, OF LOT 2, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O'TEXAS SUBDIVISION, RECORDED IN VOLUME 7, PAGE 45, MAP RECORDS OF HIDLAGO COUNTY, TEXAS.

Street Address: la Lomita ~~Park~~ Paradise
3500 MI 6 1/2 RD TX

Number of lots: 78 Gross acres: 10.00 ACRES

Existing Zoning: R-3T 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: RIO DELTA ENGINEERING Phone: (956) 380-5152

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

City: EDINBURG State: TX Zip: 78539

Owner

Name: SERGIO G MORALES Phone: (956) 578-6868

Address: 509 W NOLANA E-mail:

City: MCALLEN State: TX Zip: 78504-3029

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written ~~evidence~~ of such authorization.

Signature: Date: 4/22/2025

Print Name: Sergio Morales ☐ Owner ☐ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ $250.00

Accepted by: KF Payment received by: Date:

RECEIVED
APR 28 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

VARIANCE

1) INTERIOR SETBAKCS

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) THE PROPOSED SUBDIVISION CONSISTS OF TOWNHOMES, TO WHICH WE ARE REQUESTING A VARIANCE TO LEAVE A 3 FT SETBACK ON EITHER NORTH OR SOUTH SETBACK OF THE INTERIER SIDES. LOTS - 2 THRU 17, AND 62 THRU 77;

SOUTH SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS, NORTH SETBACK: 0 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS. LOTS - 18 THRU 38, AND 41 THRU 61;

SOUTH SETBACK: 0 FEET - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT. NORTH SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS. LOTS - 1,39,40, AND 78

SOUTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.NORTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

1) 1) THE PROPOSED SUBDIVISION CONSISTS OF TOWNHOMES, TO WHICH WE ARE REQUESTING A VARIANCE TO LEAVE A 3 FT SETBACK ON EITHER NORTH OR SOUTH SETBACK OF THE INTERIER SIDES. LOTS - 2 THRU 17, AND 62 THRU 77;

SOUTH SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS, NORTH SETBACK: 0 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS. LOTS - 18 THRU 38, AND 41 THRU 61;

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SOUTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.NORTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

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.

1) WILL NOT AFFECT ANY ADJOINING 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.

1) THE PROPOSED SUBDIVISION CONSISTS OF TOWNHOMES, TO WHICH WE ARE REQUESTING A VARIANCE TO LEAVE A 3 FT SETBACK ON EITHER NORTH OR SOUTH SETBACK OF THE INTERIER SIDES. LOTS - 2 THRU 17, AND 62 THRU 77;

SOUTH SETBACK: 3 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS, NORTH SETBACK: 0 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS. LOTS - 18 THRU 38, AND 41 THRU 61;

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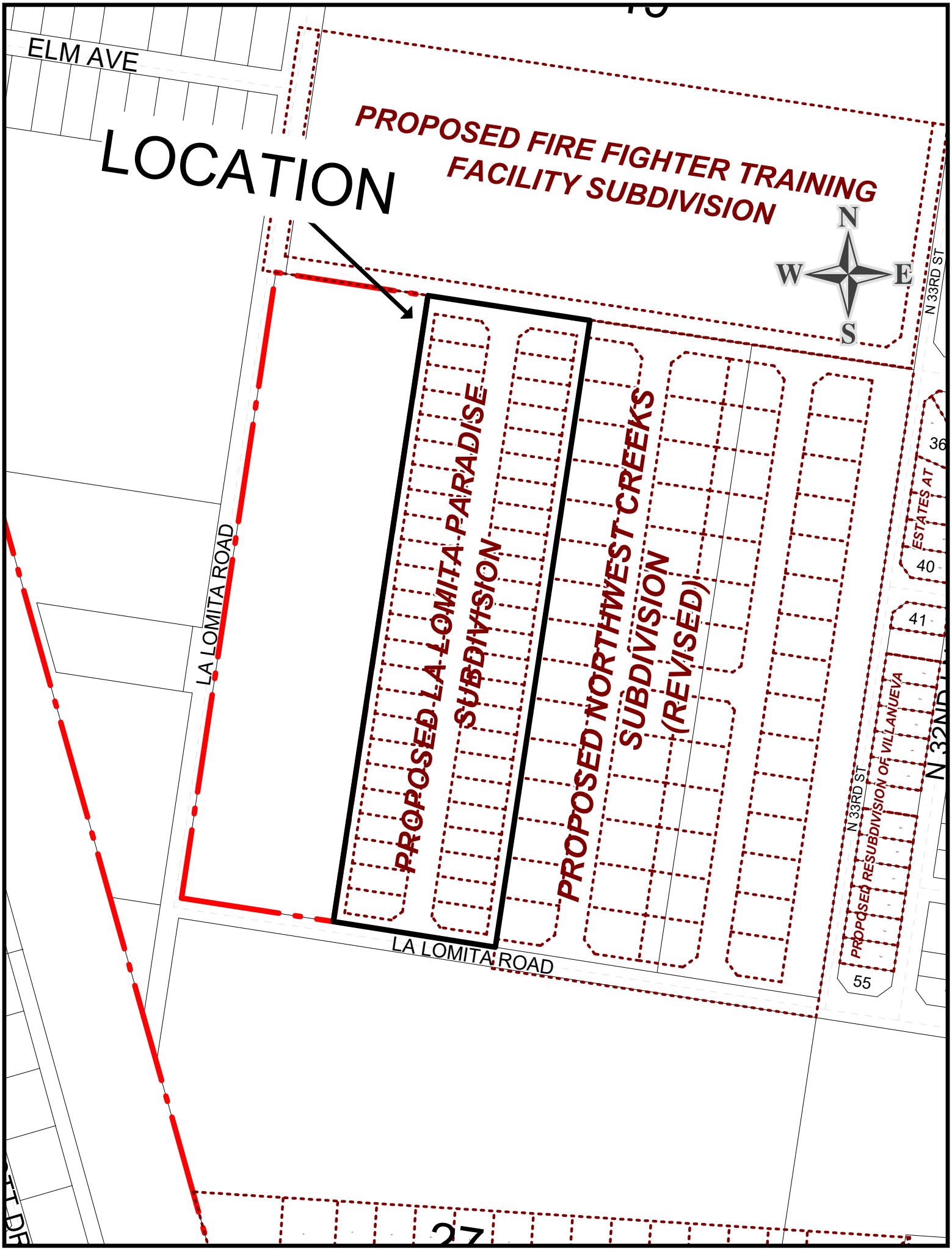
SOUTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.NORTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

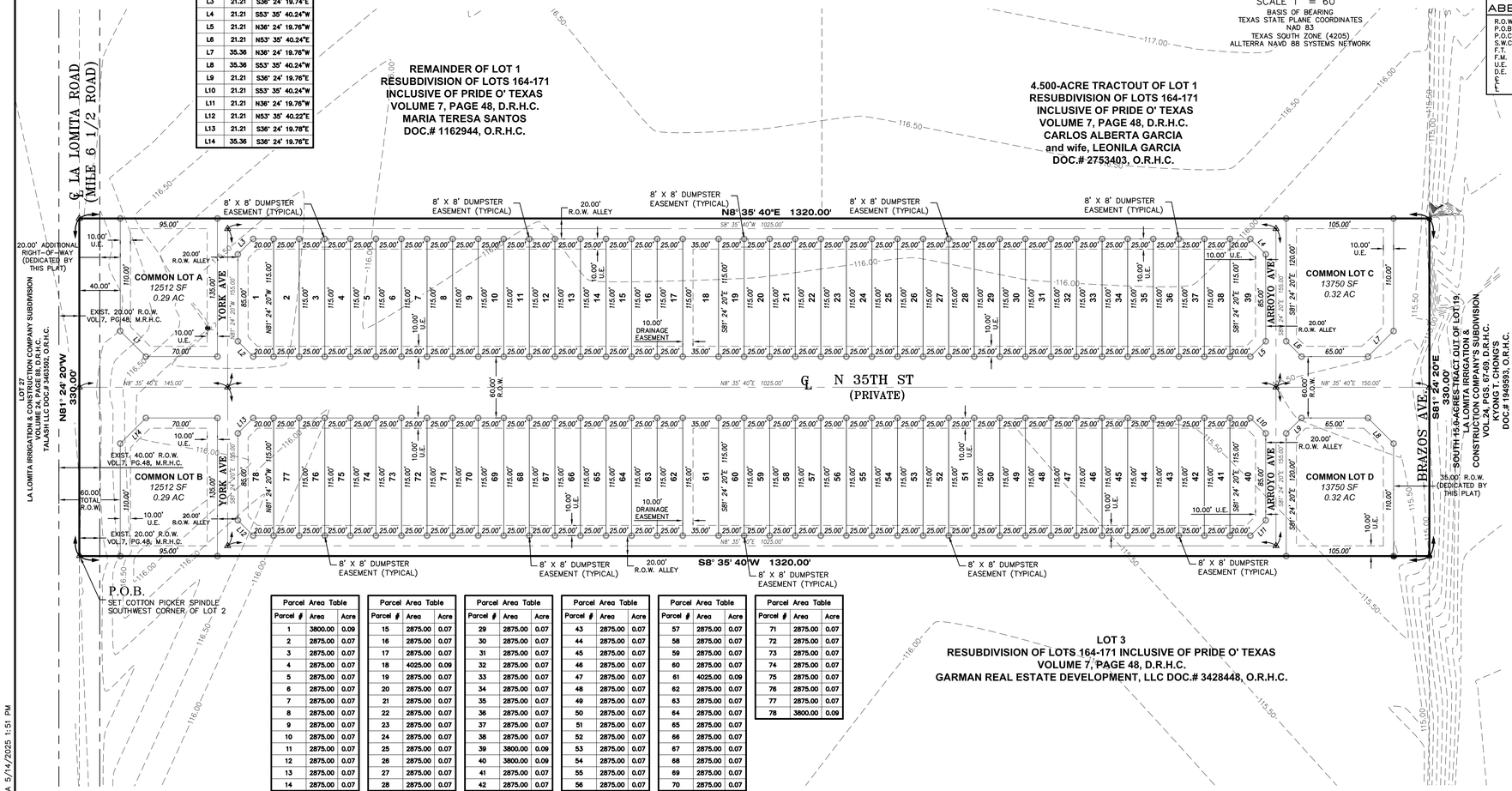

ELM AVE
LOCATION
PROPOSED FIRE FIGHTER TRAINING FACILITY SUBDIVISION
N
W
E
S
N 33RD ST
PROPOSED LA LOMITA PARADISE SUBDIVISION
PROPOSED NORTHWEST CREEKS SUBDIVISION (REVISED)
LA LOMITA ROAD
ESTATES AT
36
40
41
PROPOSED RESUBDIVISION OF VILLANUEVA
N 33RD ST
55
LA LOMITA ROAD
N 32ND
27

DATE OF PREPARATION: APRIL 17, 2025

SUBDIVISION PLAT OF LA LOMITA PARADISE SUBDIVISION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, OF LOT 2, RESUBDIVISION OF LOTS 164–171 INCLUSIVE OF PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE, 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Parcel Line Table		
Line #	Length	Direction
L1	35.36	N53° 35' 40.24"E
L2	21.21	N53° 35' 40.26"E
L3	21.21	S36° 24' 19.74"E
L4	21.21	S53° 35' 40.24"W
L5	21.21	N36° 24' 19.76"W
L6	21.21	N53° 35' 40.24"E
L7	35.36	N36° 24' 19.76"W
L8	35.36	S53° 35' 40.24"W
L9	21.21	S36° 24' 19.76"E
L10	21.21	S53° 35' 40.24"W
L11	21.21	N36° 24' 19.76"W
L12	21.21	N53° 35' 40.22"E
L13	21.21	S36° 24' 19.78"E
L14	35.36	S36° 24' 19.76"E



Parcel Area Table		
Parcel #	Area	Acre
1	3800.00	0.09
2	2875.00	0.07
3	2875.00	0.07
4	2875.00	0.07
5	2875.00	0.07
6	2875.00	0.07
7	2875.00	0.07
8	2875.00	0.07
9	2875.00	0.07
10	2875.00	0.07
11	2875.00	0.07
12	2875.00	0.07
13	2875.00	0.07
14	2875.00	0.07

Parcel Area Table		
Parcel #	Area	Acre
15	2875.00	0.07
16	2875.00	0.07
17	2875.00	0.07
18	4025.00	0.09
19	2875.00	0.07
20	2875.00	0.07
21	2875.00	0.07
22	2875.00	0.07
23	2875.00	0.07
24	2875.00	0.07
25	2875.00	0.07
26	2875.00	0.07
27	2875.00	0.07
28	2875.00	0.07

Parcel Area Table		
Parcel #	Area	Acre
29	2875.00	0.07
30	2875.00	0.07
31	2875.00	0.07
32	2875.00	0.07
33	2875.00	0.07
34	2875.00	0.07
35	2875.00	0.07
36	2875.00	0.07
37	2875.00	0.07
38	2875.00	0.07
39	3800.00	0.09
40	3800.00	0.09
41	2875.00	0.07
42	2875.00	0.07

Parcel Area Table		
Parcel #	Area	Acre
43	2875.00	0.07
44	2875.00	0.07
45	2875.00	0.07
46	2875.00	0.07
47	2875.00	0.07
48	2875.00	0.07
49	2875.00	0.07
50	2875.00	0.07
51	2875.00	0.07
52	2875.00	0.07
53	3800.00	0.09
54	2875.00	0.07
55	2875.00	0.07
56	2875.00	0.07

Parcel Area Table		
Parcel #	Area	Acre
57	2875.00	0.07
58	2875.00	0.07
59	2875.00	0.07
60	2875.00	0.07
61	4025.00	0.09
62	2875.00	0.07
63	2875.00	0.07
64	2875.00	0.07
65	2875.00	0.07
66	2875.00	0.07
67	2875.00	0.07
68	2875.00	0.07
69	2875.00	0.07
70	2875.00	0.07

Parcel Area Table		
Parcel #	Area	Acre
71	2875.00	0.07
72	2875.00	0.07
73	2875.00	0.07
74	2875.00	0.07
75	2875.00	0.07
76	2875.00	0.07
77	2875.00	0.07
78	3800.00	0.09

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

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

LOCATION MAP SCALE: 1" = 2000'

METES AND BOUNDS DESCRIPTION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, RESUBDIVISION OF LOTS 164–171 INCLUSIVE PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE, 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT WITHIN THE EXISTING RIGHT–OF–WAY OF MILE 6 ½ ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 08° 35' 40"E ALONG THE WEST LINE OF THE SAID LOT 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF A 15.00–ACRES TRACT RECORDED IN DOCUMENT NUMBER 1940593, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS TO KYONG T. CHONG'S, PASSING AT A DISTANCE OF 20.00 FEET THE EXISTING NORTH RIGHT–OF–WAY LINE OF MILE 6 ½ ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A ½–INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 24' 20" E ALONG THE NORTH LINE OF THE SAID LOT 2, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 15.00–ACRES TRACT, TO THE NORTHEAST CORNER OF THE SAID LOT 2, PASSING AT A DISTANCE OF 0.54 FEET A ½–INCH IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL A DISTANCE OF 330.00 FEET TO A ½–INCH CAPPED IRON ROD SET, FROM WHICH A ½–INCH IRON ROD FOUND BEARS S 81° 24' 20" E A DISTANCE OF 0.50 FEET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 35' 40" W ALONG THE EAST LINE OF THE SAID LOT 2, TO THE SOUTHEAST CORNER OF THE SAID LOT 2, AT A DISTANCE OF 1300.00 FEET PASS THE EXISTING NORTH RIGHT–OF–WAY LINE OF MILE 6 ½ ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 24' 20" W ALONG THE SOUTH LINE OF THE SAID LOT 2, SAME BEING ACROSS THE SAID MILE 6 ½ ROAD, A DISTANCE OF 330.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10.00 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:

INTERIOR SIDES: A) LOTS – 2 THRU 17, AND 62 THRU 77
1) SOUTH SETBACK: 3 FEET – SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.
2) NORTH SETBACK: 0 FEET – SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.

B) LOTS – 18 THRU 38, AND 41 THRU 61
1) SOUTH SETBACK: 0 FEET – IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.
2) NORTH SETBACK: 3 FEET – SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.

C) LOTS – 1,39,40, AND 78
1) SOUTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.
2) NORTH SETBACK: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

FRONT: 10 FT. OR GREATER FOR EASEMENTS.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.

CORNER: 10 FT. OR GREATER FOR EASEMENTS.

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

3. THE SUBDIVISION IS IN ZONE "X" (NON–SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
4. DRAINAGE DETENTION OF 85.341 CF OR 1.959 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION–McALLEN LATERAN DRAIN DITCH.
5. 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.
6. THE CITY OF McALLEN TO HAVE A 10'X10' SIGHT OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD, BRAZOS AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
9. 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: 1061100.60350 EASTING: 16628009.54221 ELEV.=140.02
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
14. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING ACCESS, SETBACKS, LANDSCAPING, ETC.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT–OF–WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
16. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
18. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110–72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
19. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA LOMITA PARADISE SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
20. COMMON LOT A AND B, DETENTION AREAS (COMMON LOT C AND D), ALLEYS, AND PRIVATE STREET SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A AND B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A AND B'S TRANSFER OF TITLE TO THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134–168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

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 LA LOMITA PARADISE 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 STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT–OF–WAY FOR MILE 6 1/2 ROAD IS BEING DEDICATED BY THIS PLAT.

_____ _____
SERGIO G. MORALES DATE
P.O. BOX 6011
McALLEN, TX 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO G. MORALES, 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 APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2025 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT–OF–WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

_____ _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

_____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

NAME		ADDRESS		PHONE & FAX	
OWNER(S): SERGIO G. MORALES		P.O. BOX 6011	McALLEN, TX. 78502		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380–5152	(956) 380–5083

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

ISSUED FOR:
FINAL

PLAT SHEET
LA LOMITA PARADISE SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT

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:	H.G/ G.F.
SCALE:	1" = 60'
DATE:	APRIL 17, 2025
PROJECT:	SUB 24 014
REVISIONS:	
PAGE NO:	1–OF–1

X:\06E SUBDIVISIONS 2024\SUB 24.014 – SMART PECUNIA – LA LOMITA DUPLEX\DWG\SUB 24.014_SHT 2 PLAT SHEET2.dwg RIODELTA 5/14/2025 1:51 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: LA LOMITA PARADISE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
La Lomita Rd.(Mile 6 1/2 Road): 20 ft. additional ROW dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication required from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - 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. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. - Previous submitted plat was for a proposed duplex subdivision in which the variance to the block length was approved by City Commission on July 22, 2024. Revised plat submitted is for a proposed R-3T subdivision in which a variance to the 900 ft. block length will be required. Variance request for the 900 ft. block length was approved administratively as City Commission had approved a variance to the 1200 ft. block length previously. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Remove York Ave. and Arroyo Ave. from the alley on the plat. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easement **Zoning Ordinance: Section 138-356 - The project engineer submitted a variance request (VAR2025-0014) on behalf of the developer to request the following side setbacks: Lots - 2 Thru 17, And 62 Thru 77: • South Setback: 3 Feet - Subject to Compliance with Building Code Requirements. • North Setback: 0 Feet - Subject to Compliance with Building Code Requirements. Lots - 18 Thru 38, And 41 Thru 61: • South Setback: 0 Feet - Subject to Compliance with Building Code Requirements. • North Setback: 3 Feet - Subject to Compliance with Building Code Requirements. Lots - 1,39,40, And 78: • South Setback: In Accordance with The Zoning Ordinance or Greater for Easements. • North Setback: In Accordance with The Zoning Ordinance or Greater for Easements. - If the request is approved, "or greater for easements" must be added after 0 ft. and 3 ft. prior to recording (e.g. 3 ft. or greater for easements - subject to compliance with Building Code requirements)	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	
* 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and 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 La Lomita (Mile 6 1/2) Road and Brazos Avenue. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

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

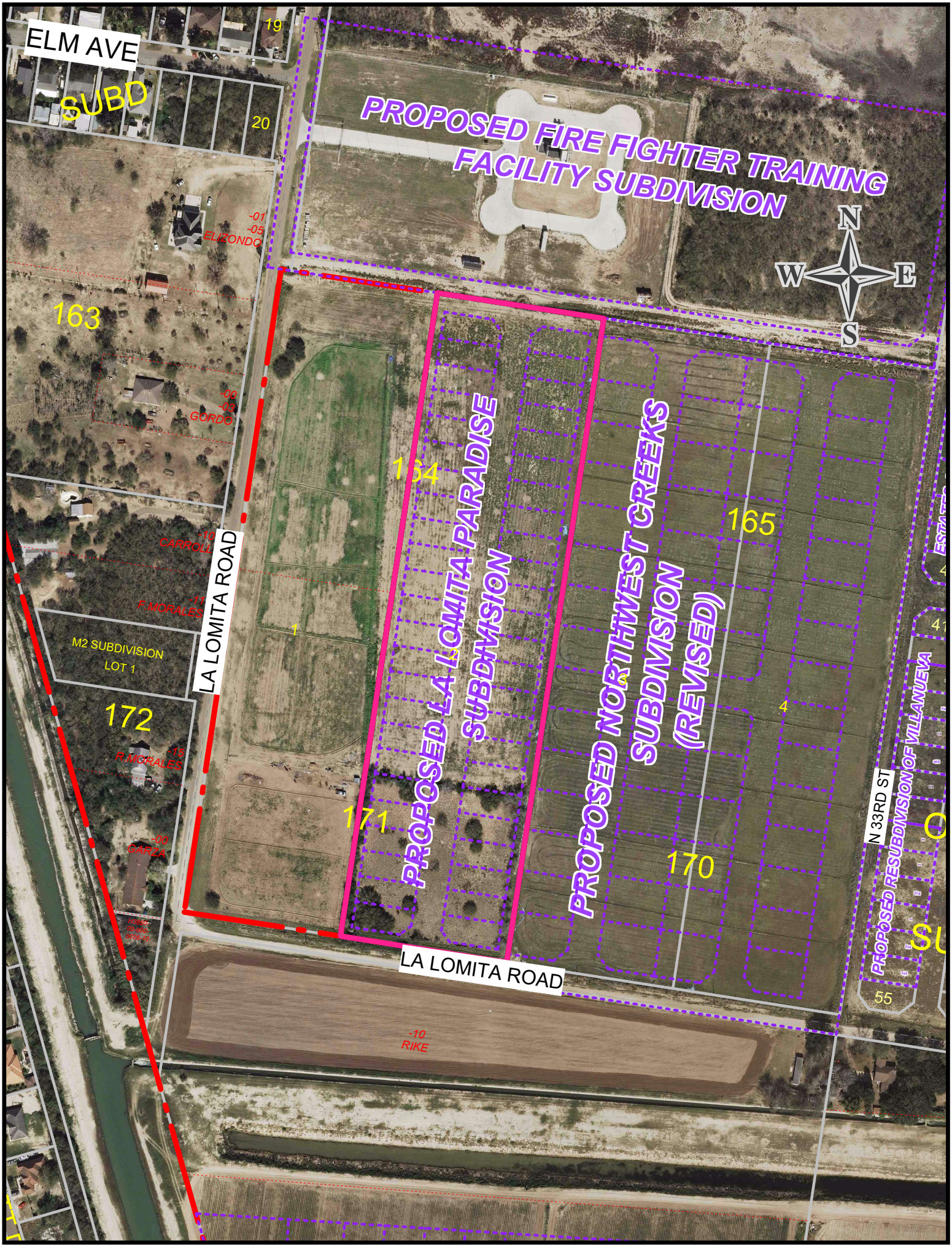
NOTES	
* No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210	Applied
* Common Areas, detention lots, alleys must be maintained by the lot owners/HOA 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. - The subdivision is proposed as a private subdivision. Section 134-168 applies. Correct plat note #18 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
* 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. - Submit a draft HOA document for staff review prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 Proposed: R-3T - Rezoning to R-3T was approved by City Commission on October 14, 2024. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - Rezoning to R-3T was approved by City Commission on October 14, 2024. ***Zoning Ordinance: Article V	Applied

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

PARKS	
* Land dedication in lieu of fee. - Based on the latest submitted plat, 78 townhome lots proposed. Therefore, based on total 84 dwelling units, 1.24 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final/recording. The request will be reviewed by the City Manager's Office and if approved, $54,600 ($700 per dwelling unit) must be paid prior to recording.	Required
* Park Fee of $700 per dwelling unit to be paid prior to recording. - Based on the latest submitted plat, 78 townhome lots proposed. Therefore, based on total 84 dwelling units, 1.24 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final/recording. The request will be reviewed by the City Manager's Office and if approved, $54,600 ($700 per dwelling unit) must be paid prior to recording.	Required
* Pending review by City Manager's Office. - Based on the latest submitted plat, 78 townhome lots proposed. Therefore, based on total 84 dwelling units, 1.24 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final/recording. The request will be reviewed by the City Manager's Office and if approved, $54,600 ($700 per dwelling unit) must be paid prior to recording.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

COMMENTS	
Comments: - Revise the submitted application to match the zoning and number of lots prior to recording. - Plat note #6 is incorrect and must be revised prior to recording. - Remove plat note #14 prior to recording. - Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. - Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final. - Any existing easements must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. - All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. *Must comply with City's Access Management Policy. **A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024. ** The project engineer submitted a variance request (VAR2025-0014) on behalf of the developer to request the following side setbacks: - The project engineer submitted a variance request (VAR2025-0014) on behalf of the developer to request the following side setbacks: Lots - 2 Thru 17, And 62 Thru 77: • South Setback: 3 Feet - Subject to Compliance with Building Code Requirements. • North Setback: 0 Feet - Subject to Compliance with Building Code Requirements. Lots - 18 Thru 38, And 41 Thru 61: • South Setback: 0 Feet - Subject to Compliance with Building Code Requirements. • North Setback: 3 Feet - Subject to Compliance with Building Code Requirements. Lots - 1,39,40, And 78: • South Setback: In Accordance with The Zoning Ordinance or Greater for Easements. • North Setback: In Accordance with The Zoning Ordinance or Greater for Easements. - If the request is approved, "or greater for easements" must be added after 0 ft. and 3 ft. prior to recording (e.g. 3 ft. or greater for easements - subject to compliance with Building Code requirements)	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM ,SUBJECT TO THE CONDITIONS NOTED, AND THE BPARD'S CLARIFICATION ON THE REQUESTED VARIANCE.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review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R.MORALES
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GARZA
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PROPOSED LA LOMITA PARADISE SUBDIVISION
171
PROPOSED NORTHWEST CREEKS SUBDIVISION (REVISED)
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170
4
N 33RD ST
PROPOSED RESUBDIVISION OF VILLANUEVA
55
LA LOMITA ROAD
-10
RIKE

SUB2025-0068

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

Project Information

Subdivision Name APEX ESTATES PHASE 1

Legal Description JOHN H SHARY W535'-N162.84'-S488.53' LOT 207 2.00 AC GR 1.9252 AC NET

Location

City Address or Block Number 321 S Taylor Rd

Total No. of Lots ~~20~~ 21 Total Dwelling Units 20 Gross Acres 2.0 Net Acres 1.93

■Public Subdivision/□Private and Gated /□Private but Not Gated D.R 4/24/25 within ETJ: □Yes/■No

For Fee Purposes: □**Commercial (** ____ **Acres)/**■ **Residential (** ~~20~~ 21 **Lots)** Replat: □Yes/■No

Existing Zoning R-1 Proposed Zoning R-2 Applied for Rezoning □No/■Yes: Date 2-3-25

Existing Land Use Single Family Home Proposed Land Use 20-lot Townhome Subd.

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

Agricultural Exemption: □Yes/□No Property ID: 281131

Estimated Rollback Tax Due 0 Tax Dept. Review MR 4/29/25

Owner

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Developer

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Contact Person Abel Hernandez

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 Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering) Phone 956-380-5152

Address 921 S Tenth Ave. E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78542

RECEIVED
APR 29 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)

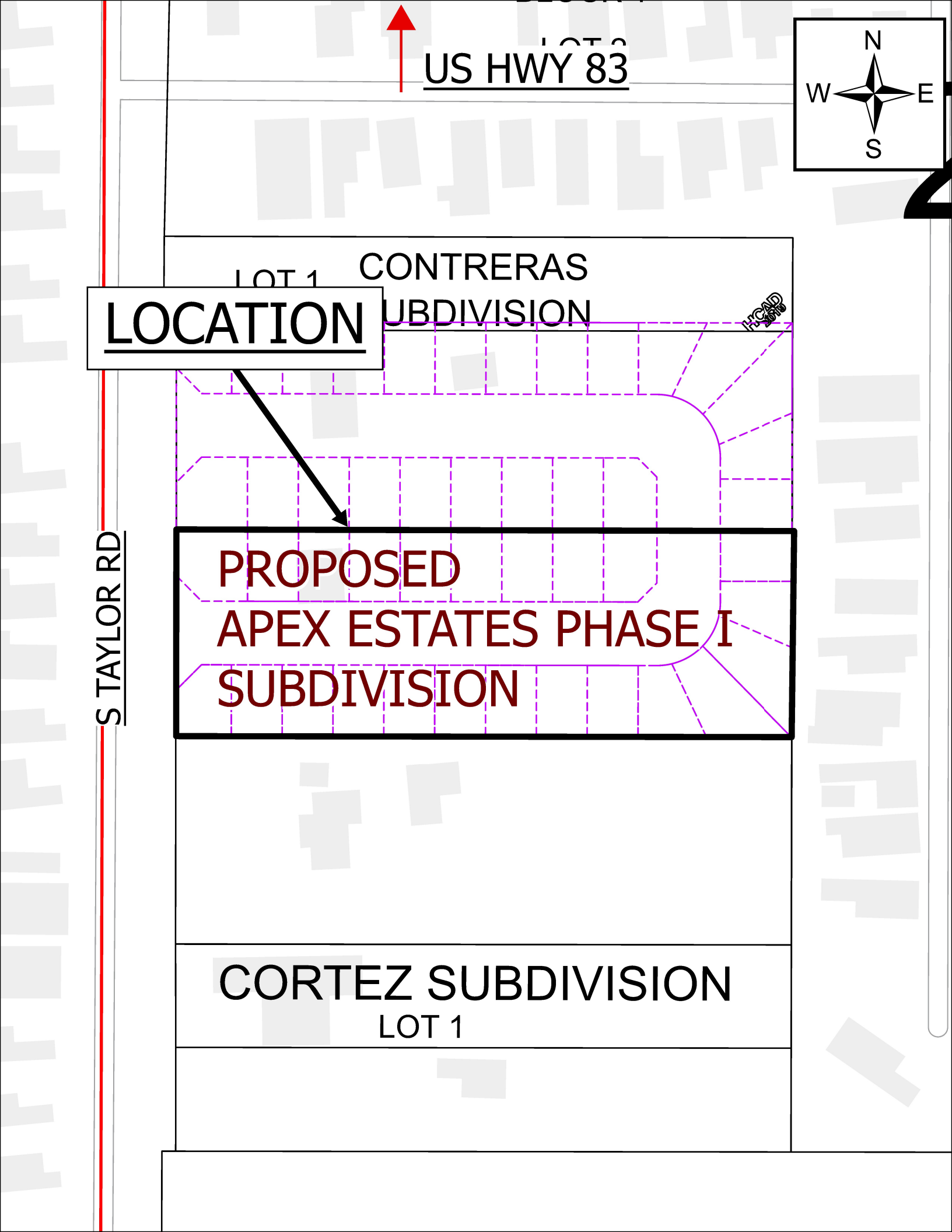
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/23/2025

Print Name Abel Hernandez

Owner ☑ Authorized Agent ☐

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


US HWY 83
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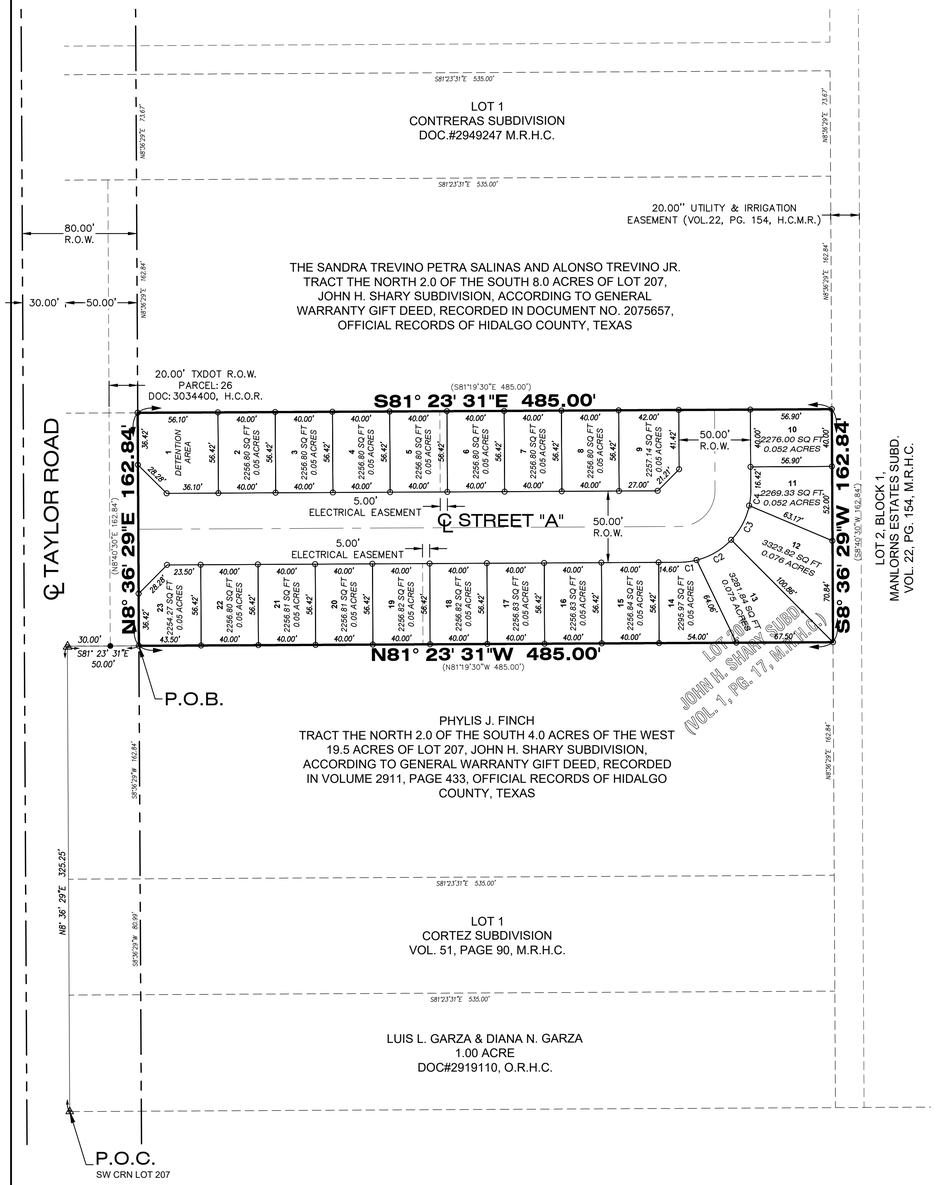
CONTRERAS
UBDIVISION
LOCATION
HCAD LOTS
S TAYLOR RD
PROPOSED
APEX ESTATES PHASE I
SUBDIVISION
CORTEZ SUBDIVISION
LOT 1

APEX ESTATES PHASE I

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), SHADDAI CONSTRUCTION, LLC., THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS APEX ESTATES PHASE I, 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

_____ _____
SHADDAI CONSTRUCTION, LLC. DATE
2802 COUNTRY CLUB DR.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHADDAI CONSTRUCTION, LLC. 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 APEX ESTATES PHASE I 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 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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2025.

_____
IVAN GARCIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#10194027
956-380-5152

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · 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

DATE PREPARED: MAY 6, 2025
DATE SUBMITTED: MAY 6, 2025

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4803340400C, REVISED DATE NOVEMBER 16, 1982.
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: 10 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   SIDE: 5 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   SIDE: 0 FEET OR EASEMENT LINE. WHICHEVER IS GREATER; LOTS (1-9) RIGHT SIDE FACING STREET
   SIDE: 0 FEET OR EASEMENT LINE. WHICHEVER IS GREATER; LOTS (10-21) LEFT SIDE FACING STREET
   REAR: 10 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
   GARAGE: 18 FEET
   CORNER SIDE ABUTTING ST: 10 FEET
4. BENCH MARK NOTE:
   HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
   TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
   NORTHING: 16641881.8700'
   EASTING: 1085067.1980'
   ELEV. =94.241'
   SQUARE CUT IN CONCRETE SIDEWALK ALONG TAYLOR ROAD.
5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF XXX CF. (XXX AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED AT THE EASTERN LINE OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. LANDSCAPING AS PER CITY OF McALLEN ORDINANCE.
9. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. PROPERTY ZONING: R-2 (MEDIUM DENSITY) DISTRICT.
11. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
12. DETENTION AREA, LOT 1 SHALL BE MAINTAINED BY HOA.
13. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.
14. 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.
15. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
17. 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.
18. 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.
19. A 5.00 FEET CONCRETE SIDEWALK IS REQUIRED IN FRONT OF EACH LOT, BEHIND CURB AT BUILDING PERMIT STAGE.

METES AND BOUNDS

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.813 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT A COTTON PICKER SPINDLE SET, N:16600048.6191', E:1056840.1282', THE SOUTHWEST CORNER OF LOT 207, ALONG TAYLOR ROAD CENTERLINE RUNNING NORTH,

THENCE, N08°36'29"E, A DISTANCE 325.25 FEET TO A COTTON PICKER SPINDLE SET, THE NORTHWEST CORNER OF THE SAID LOT 207, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;;

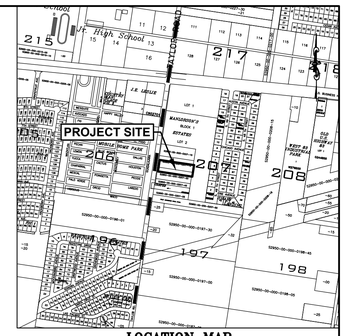
THENCE, S81°23'31"E, ACROSS THE RIGHT-OF-WAY OF TAYLOR ROAD, SAME BEING THE SAID LOT 207, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°36'29"E, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°23'31"E, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°36'29"W, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°23'31"W, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET O THE POINT OF BEGINNING, AND CONTAINING 1.813 ACRES, MORE OR LESS.


PROJECT SITE
Mary Grace Park
Mary Grace Park
Mary Grace Park

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: APEX ESTATES PHASE 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final. - Show centerline and existing ROW on both sides to verify compliance prior to final. There is a label on the plat for centerline but no line is shown. - Provide document number on the plat for ROW on both sides and provide a copy 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
Interior Street: proposing 50 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Provide a knuckle on Lots 11-14, with the radius dimension prior to final. - Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final. - If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final. - Name of the streets will be finalized prior to final. - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **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 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 200-800 ft. Block Length or twelve lots, whichever is less. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-118 and/or UDC	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

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

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
* Front: 20 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356 and/or UDC * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Non-compliance
* Rear (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Sides: In accordance with the UDC or greater for easements - Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.) - Clarify multiple contradicting side setback notes on the plat prior to final. - Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing street Side: 0 ft. or easement line. whichever is greater; Lots (10-21) Left side facing street **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies - Revise the setback note as shown above prior to final. - Proposing: 18 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Proposing: A 5 ft. Sidewalk along both sides of the interior streets - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. - A plat note for sidewalk is required and will be finalized prior to final. - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Taylor Road. - A plat note for buffer requirement needed and will be finalized 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. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Non-compliance
*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. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement.	Required
* Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. - Revise plat notes 11 and 12 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. - A plat note to reference the HOA will be needed and must be finalized prior to final. **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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private 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 streets **Subdivision Ordinance: Section 134-1 and/or UDC	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and/or UDC	Applied

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

ZONING/CUP	
* Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
* Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 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 City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Master 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: - Remove plat notes 8 & 10 prior to final. - Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. - Additional plat note and requirements as applicable per UDC will be finalized prior to final. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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

US HWY 83
REGINA AVE
REGINA AVE
N
W
E
S
CONTRERAS
UBDIVISION
LOCATION
S TAYLOR RD
S TAYLOR RD
ANDREW AVE
ANDREW AVE
PROPOSED
APEX ESTATES PHASE I
SUBDIVISION
CORTEZ SUBDIVISION
LOT 1
S TAYLOR RD

SUB2025-0073

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

Project Information

Subdivision Name APEX ESTATES PHASE 2

Legal Description JOHN H SHARY N162.84'-S651.37'-W535' LOT 207 2AC GR 1.82AC NET

Location

City Address or Block Number 313 S Taylor Rd

Total No. of Lots 21 Total Dwelling Units 20 Gross Acres 2.0 Net Acres 1.82

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

For Fee Purposes: □Commercial (____ Acres)/■ Residential (21 Lots) D.R 5-5-25 Replat: □Yes/■No

Existing Zoning R-1 Proposed Zoning R-2 Applied for Rezoning □No/■Yes: Date 3-2-25 ~~5-2-25~~

Existing Land Use Single Family Home Proposed Land Use 20-lot Townhome Subd.

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

Agricultural Exemption: □Yes/□No Property ID: 281128

Estimated Rollback Tax Due MA Tax Dept. Review

Owner

Name Claudia L Bertuzzi (704 Properties LLC) Phone 214-329-3960

Address 2804 Meadow Way Ln. E-mail claudia@704propertiestx.com

City Dallas State TX Zip 75228

Developer

Name Abel Hernandez (Shaddai Construction LLC) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Contact Person Abel Hernandez

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

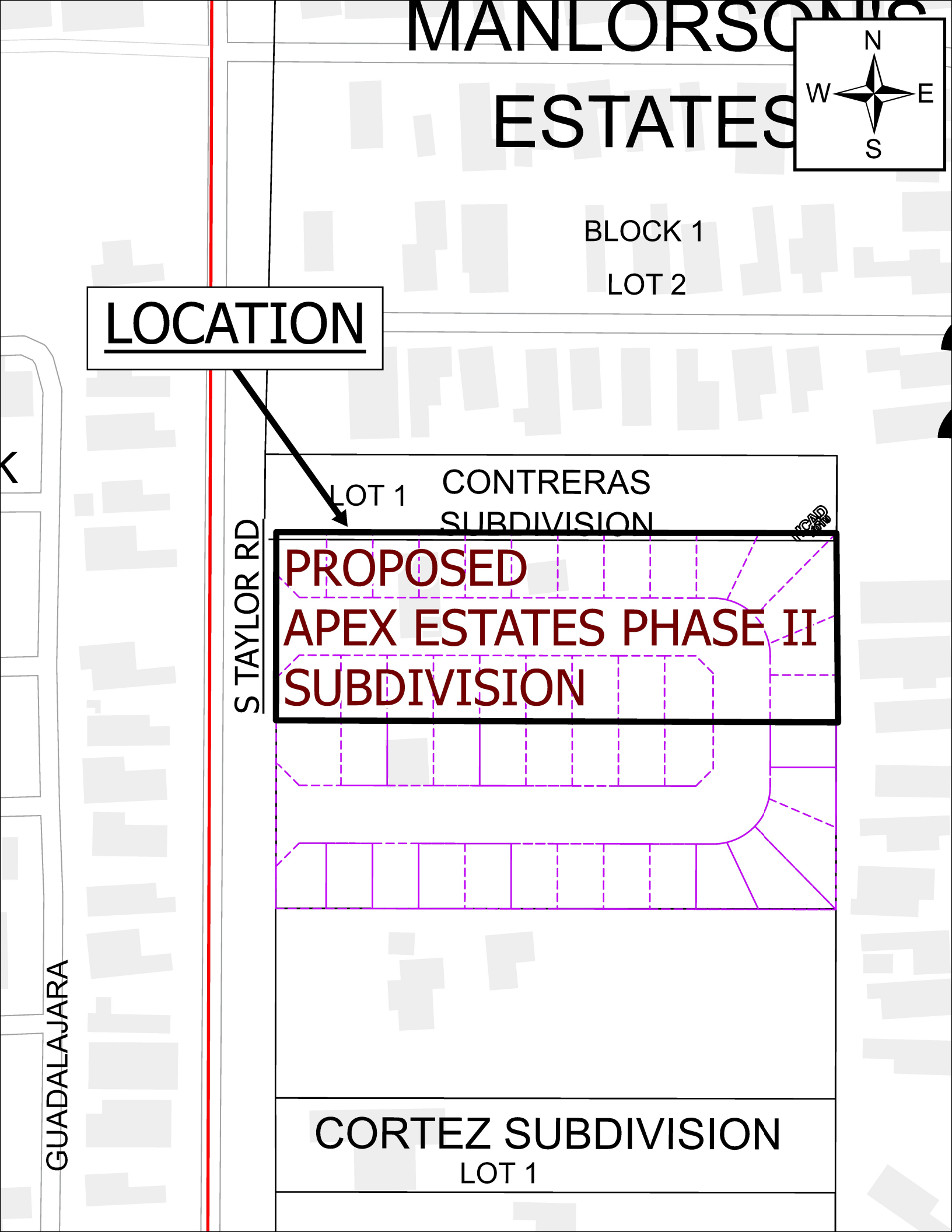
Name Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering) Phone 956-380-5152

Address 921 S Tenth Ave. E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78542

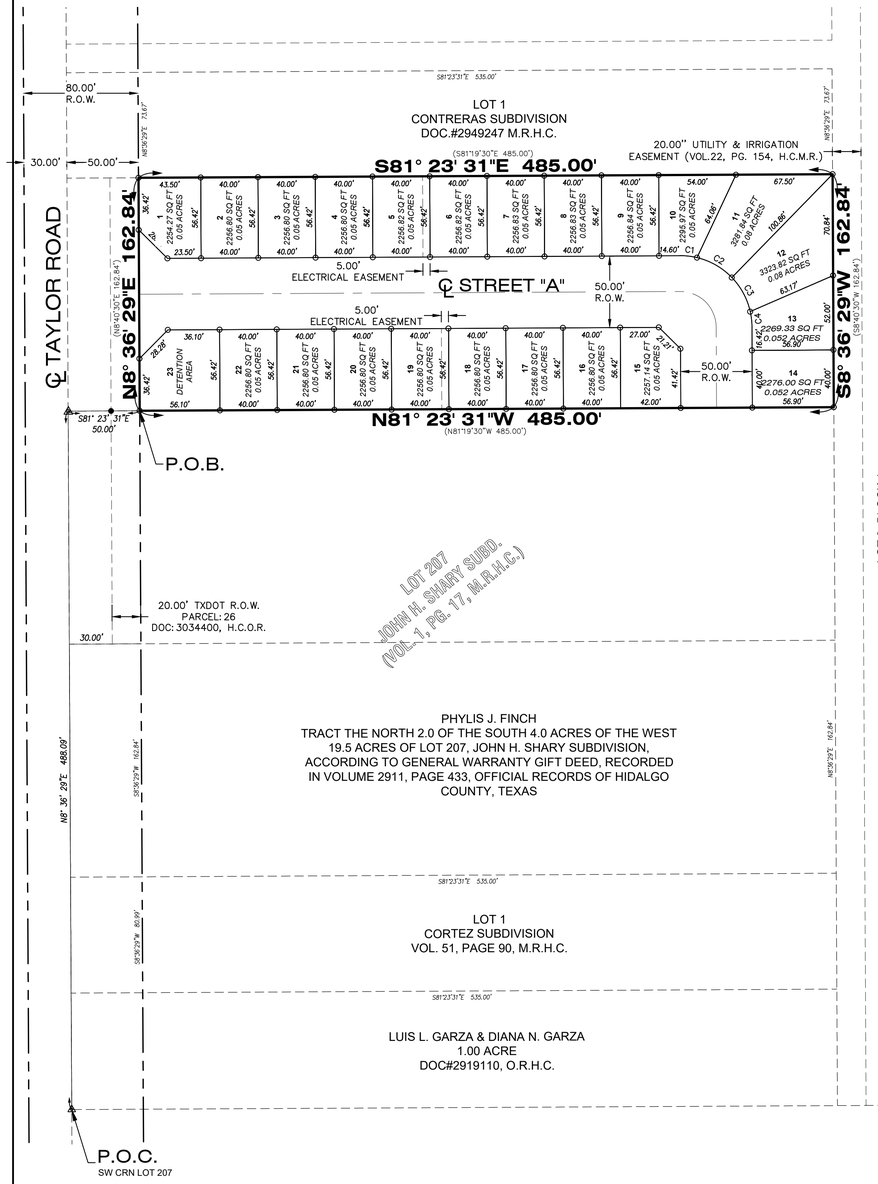
RECEIVED MAY 7 2025 By OC

KF


MANLORSONIS
ESTATES
N
W
E
S
BLOCK 1
LOT 2
LOCATION
LOT 1
CONTRERAS
SUBDIVISION
S TAYLOR RD
PROPOSED
APEX ESTATES PHASE II
SUBDIVISION
GUADALAJARA
CORTEZ SUBDIVISION
LOT 1

APEX ESTATES PHASE II

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), 704 PROPERTIES, LLC., A TEXAS LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS APEX ESTATES PHASE II, 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

_____ _____
CLAUDIA L. BERTUZZI DATE
2824 MEADOW WAY LN
DALLAS, TEXAS 75228

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 704 PROPERTIES, LLC., A TEXAS LIMITED LIABILITY COMPANY, 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 APEX ESTATES PHASE II 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 MY COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
PLANNING AND ZONING DIRECTOR

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

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

DATED THIS THE _____ DAY OF _____ 2025.

_____
IVAN GARCIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#10194027
956-380-5152

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
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

DATE PREPARED: MAY 6, 2025
DATE SUBMITTED: MAY 6, 2025

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE "C" ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4803340400C, REVISED DATE NOVEMBER 16, 1982.

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: 10 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
SIDE: 5 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
SIDE: 0 FEET OR EASEMENT LINE. WHICHEVER IS GREATER; LOTS (1-9) RIGHT SIDE FACING STREET
SIDE: 0 FEET OR EASEMENT LINE. WHICHEVER IS GREATER; LOTS (10-21) LEFT SIDE FACING STREET
REAR: 10 FEET OR EASEMENT LINE. WHICHEVER IS GREATER;
GARAGE: 18 FEET
CORNER SIDE ABUTTING ST: 10 FEET

4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16641881.8700'
EASTING: 1085067.1980'
ELEV. =94.241'
SQUARE CUT IN CONCRETE SIDEWALK ALONG TAYLOR 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 XXX CF. (XXX AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED AT THE EASTERN LINE OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.

6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

8. LANDSCAPING AS PER CITY OF McALLEN ORDINANCE.

9. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

10. PROPERTY ZONING: R-2 (MEDIUM DENSITY) DISTRICT.

11. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.

12. DETENTION AREA, LOT 23 SHALL BE MAINTAINED BY HOA.

13. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.

14. 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.

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

16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.

17. 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.

18. 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.

19. A 5.00 FEET CONCRETE SIDEWALK IS REQUIRED IN FRONT OF EACH LOT, BEHIND CURB AT BUILDING PERMIT STAGE.

METES AND BOUNDS

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.813 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT A COTTON PICKER SPINDLE SET, N:16600048.6191', E:1056840.1282', THE SOUTHWEST CORNER OF LOT 207, ALONG TAYLOR ROAD CENTERLINE RUNNING NORTH,

THENCE, N08°36'29"E, A DISTANCE 488.09 FEET TO A COTTON PICKER SPINDLE SET, THE NORTHWEST CORNER OF THE SAID LOT 207, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;;

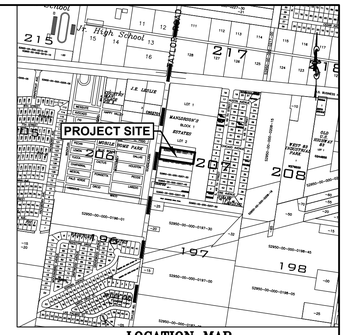
THENCE, S81°23'31"E, ACROSS THE RIGHT-OF-WAY OF TAYLOR ROAD, SAME BEING THE SAID LOT 207, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°36'29"E, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°23'31"E, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°36'29"W, ALONG THE SAID TRACT 1, A DISTANCE OF 162.84 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°23'31"W, ACROSS THE SAID TRACT 1, SAME BEING ALONG THE NORTH LINE OF THE SAID TRACT, A DISTANCE OF 485.00 FEET O THE POINT OF BEGINNING, AND CONTAINING 1.813 ACRES, MORE OR LESS.


PROJECT SITE
Mary Jane Park
Mary Jane Ave
Mary Jane Ln
Mary Jane Dr
Mary Jane Cir
Mary Jane Ct
Mary Jane Pl
Mary Jane Way
Mary Jane Trl
Mary Jane Blvd
Mary Jane Pkwy
Mary Jane Sq
Mary Jane Ter
Mary Jane Xing
Mary Jane Aly
Mary Jane Path
Mary Jane Walk
Mary Jane Run
Mary Jane Hill
Mary Jane Vw
Mary Jane Pt
Mary Jane Cv
Mary Jane Bend
Mary Jane Grn
Mary Jane Mdw
Mary Jane Spg
Mary Jane Crk
Mary Jane Rdg
Mary Jane Ridge
Mary Jane Glen
Mary Jane Vly
Mary Jane Valley
Mary Jane Canyon
Mary Jane Mesa
Mary Jane Bluff
Mary Jane Cliff
Mary Jane Cliffs
Mary Jane Peak
Mary Jane Summit
Mary Jane Top
Mary Jane Hollow
Mary Jane Basin
Mary Jane Plain
Mary Jane Plains
Mary Jane Prairie
Mary Jane Grove
Mary Jane Orchard
Mary Jane Vineyard
Mary Jane Farm
Mary Jane Ranch
Mary Jane Estate
Mary Jane Manor
Mary Jane Castle
Mary Jane Palace
Mary Jane Tower
Mary Jane Bridge
Mary Jane Tunnel
Mary Jane Gate
Mary Jane Fence
Mary Jane Wall
Mary Jane Hedge
Mary Jane Tree
Mary Jane Forest
Mary Jane Jungle
Mary Jane Desert
Mary Jane Ocean
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Mary Jane Lake
Mary Jane River
Mary Jane Stream
Mary Jane Creek
Mary Jane Brook
Mary Jane Pond
Mary Jane Swamp
Mary Jane Marsh
Mary Jane Island
Mary Jane Peninsula
Mary Jane Cape
Mary Jane Bay
Mary Jane Gulf
Mary Jane Strait
Mary Jane Channel
Mary Jane Harbor
Mary Jane Port
Mary Jane Dock
Mary Jane Pier
Mary Jane Wharf
Mary Jane Boat
Mary Jane Ship
Mary Jane Sail
Mary Jane Anchor
Mary Jane Rope
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Mary Jane Ice
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Mary Jane Light
Mary Jane Bulb
Mary Jane Lamp
Mary Jane Shade
Mary Jane Table
Mary Jane Chair
Mary Jane Sofa
Mary Jane Couch
Mary Jane Bed
Mary Jane Mattress
Mary Jane Pillow
Mary Jane Blanket
Mary Jane Sheet
Mary Jane Towel
Mary Jane Soap
Mary Jane Shampoo
Mary Jane Conditioner
Mary Jane Toothpaste
Mary Jane Toothbrush
Mary Jane Floss
Mary Jane Mouthwash
Mary Jane Deodorant
Mary Jane Perfume
Mary Jane Cologne
Mary Jane Lotion
Mary Jane Cream
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Mary Jane Lipstick
Mary Jane Mascara
Mary Jane Eyeliner
Mary Jane Eyeshadow
Mary Jane Blush
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Mary Jane Powder
Mary Jane Brush
Mary Jane Comb
Mary Jane Hair
Mary Jane Dryer
Mary Jane Straightener
Mary Jane Curler
Mary Jane Razor
Mary Jane Shaver
Mary Jane Trimmer
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Mary Jane Measure
Mary Jane Level
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Mary Jane Ruler
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Mary Jane Marker
Mary Jane Paper
Mary Jane Notebook
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Mary Jane Second
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Mary Jane Wish
Mary Jane Luck
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Mary Jane Fate
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Mary Jane Present
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Mary Jane Tale
Mary Jane Legend
Mary Jane Myth
Mary Jane Fable
Mary Jane Fairy
Mary Jane Tale
Mary Jane Princess
Mary Jane Prince
Mary Jane King
Mary Jane Queen
Mary Jane Knight
Mary Jane Dragon
Mary Jane Monster
Mary Jane Ghost
Mary Jane Witch
Mary Jane Wizard
Mary Jane Magic
Mary Jane Spell
Mary Jane Potion
Mary Jane Wand
Mary Jane Crystal
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Mary Jane Game
Mary Jane Play
Mary Jane Toy
Mary Jane Doll
Mary Jane Car
Mary Jane Truck
Mary Jane Bike
Mary Jane Scooter
Mary Jane Skate
Mary Jane Board
Mary Jane Ski
Mary Jane Snow
Mary Jane Ice
Mary Jane Rink
Mary Jane Pool
Mary Jane Swim
Mary Jane Dive
Mary Jane Surf
Mary Jane Wave
Mary Jane Beach
Mary Jane Sand
Mary Jane Shell
Mary Jane Sun
Mary Jane Moon
Mary Jane Star
Mary Jane Sky
Mary Jane Cloud
Mary Jane Rain
Mary Jane Storm
Mary Jane Wind
Mary Jane Air
Mary Jane Earth
Mary Jane Fire
Mary Jane Water
Mary Jane Ice
Mary Jane Snow

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: APEX ESTATES PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - Revise the street name from "Taylor Road" to "S. Taylor Road" prior to final. - If 80 ft. is the existing ROW, label it as "Existing ROW", provide document number on the plat for ROW on both sides, and provide a copy 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
Interior Street: proposing 50 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Provide a knuckle on Lots 10-13, with the radius dimension prior to final. - Submit paving layout to verify compliance with paving, maneuvering, etc. prior to final. - If a knuckle is not provided, auto turn study for Fire and Public Works Departments may be needed prior to final. - Name of the streets will be finalized prior to final. - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **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 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 200-800 ft. Block Length or twelve lots, whichever is less. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-118 and/or UDC	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

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

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 and/or UDC - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required.	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
* Front: 20 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356 and/or UDC * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025	Non-compliance
* Rear (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 and/or UDC	Applied
* Sides: In accordance with the UDC or greater for easements - Revise the setback note as shown above prior to final. If a specific setback is being requested for some lots, submit a variance request with the specific setback request (e.g. East Side of Lot X, West Side of Lot Z, North Side of Lot Z, etc.) - Clarify multiple contradicting side setback notes on the plat prior to final. - Proposing: Side: 5 ft. or easement line. whichever is greater; Side: 0 ft. or easement line. whichever is greater; Lots (1-9) Rights side facing street Side: 0 ft. or easement line. whichever is greater; Lots (10-21) Left side facing street **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to final. - Proposing: 10 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies - Revise the setback note as shown above prior to final. - Proposing: 18 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Non-compliance
*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	
* Proposing: A 5 ft. Sidewalk along both sides of the interior streets - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. - A plat note for sidewalk is required and will be finalized prior to final. - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC	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 S. Taylor Road. - A plat note for buffer requirement needed and will be finalized 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. - Add a plat note as shown above prior to final.	Non-compliance
*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. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement.	Required
* Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. - Revise plat notes 11 and 12 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. - A plat note to reference the HOA will be needed and must be finalized prior to final. **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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Required

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 and/or UDC	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356 and/or UDC	Applied
ZONING/CUP	
* Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
* Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 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 City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Master 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: - Remove plat notes 8 & 10 prior to final. - Legal description of all adjacent properties are needed on the plat prior to final, including the properties on the west side of S. Taylor Road. - Additional plat note and requirements as applicable per UDC will be finalized prior to final. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City 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 PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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ESTATES
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BLOCK 1
LOT 2
LOCATION
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CONTRERAS
SUBDIVISION
PROPOSED
APEX ESTATES PHASE II
SUBDIVISION
GUADALAJARA
CORTEZ SUBDIVISION
LOT 1

SUB2025-0071

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

Project Information

Subdivision Name Lark Heights Apartments Subdivision

Legal Description Being 4.294 out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas, Recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas

Location Southeast Corner of Taylor Road and Mile 4 Road (Lark Road)

City Address or Block Number 6324 N Taylor Rd

Total No. of Lots 1 Total Dwelling Units 108 Gross Acres 4.294 Net Acres 4.286

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

For Fee Purposes: ☑**Commercial (** 4.286 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☐No

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

Existing Land Use Agriculture Proposed Land Use R-3A - Apartment Complex

Irrigation District # HCID#2 Water CCN: ☐MPU/☑Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Property ID: 281987

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

Owner

Name LARK HEIGHTS DEVELOPMENT LLC Phone ____

Address 5433 Westheimer Rd., Suite 1100 E-mail ____

City Houston State Tx Zip 77056

Developer

Name LARK HEIGHTS DEVELOPMENT LLC Phone ____

Address 5433 Westheimer Rd., Suite 1100 E-mail james@casaconstruction.live

City Houston State Tx Zip 77056

Contact Person James Casesnova

Engineer

Name M2 Engineering, PLLC Phone 956-600-8628

Address 1810 E. Griffin Parkway E-mail milo@m2-engineers.com

City Mission State Tx Zip 78572

Contact Person Emigdio Salinas, P.E.

Surveyor

Name Carrizales Land Surveying, LLC, Manuel Carrizales, RPLS Phone 512-470-1489

Address 4807 Gondola Ave. E-mail mannyrpls@cls.land

City Edinburg State Tx Zip 78542

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

Email Submittal Requirements (Preferred)

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

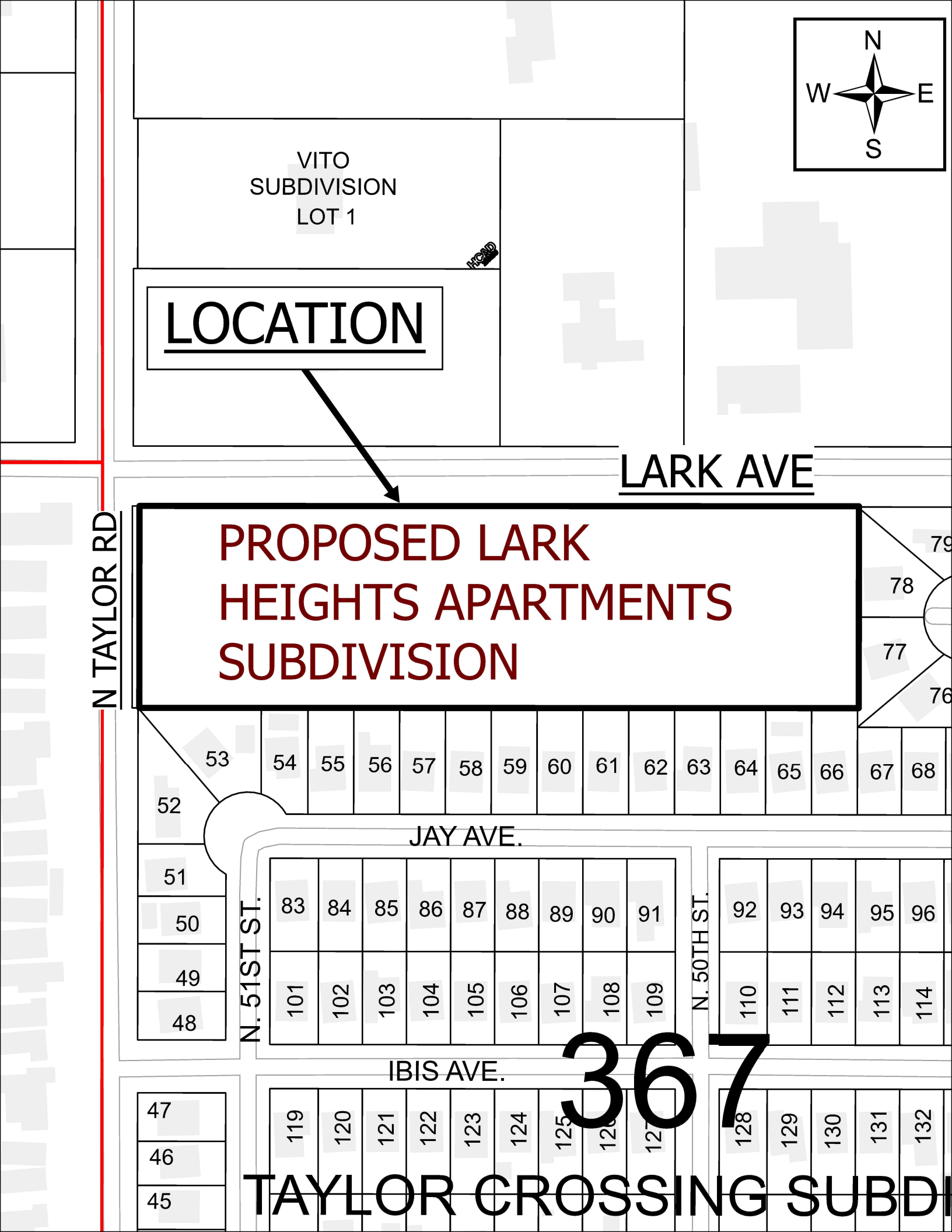
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 5-2-2025

Print Name Emigdio "Milo" Salinas, P.E. - M2 Engineering, PLLC

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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HEIGHTS APARTMENTS
SUBDIVISION
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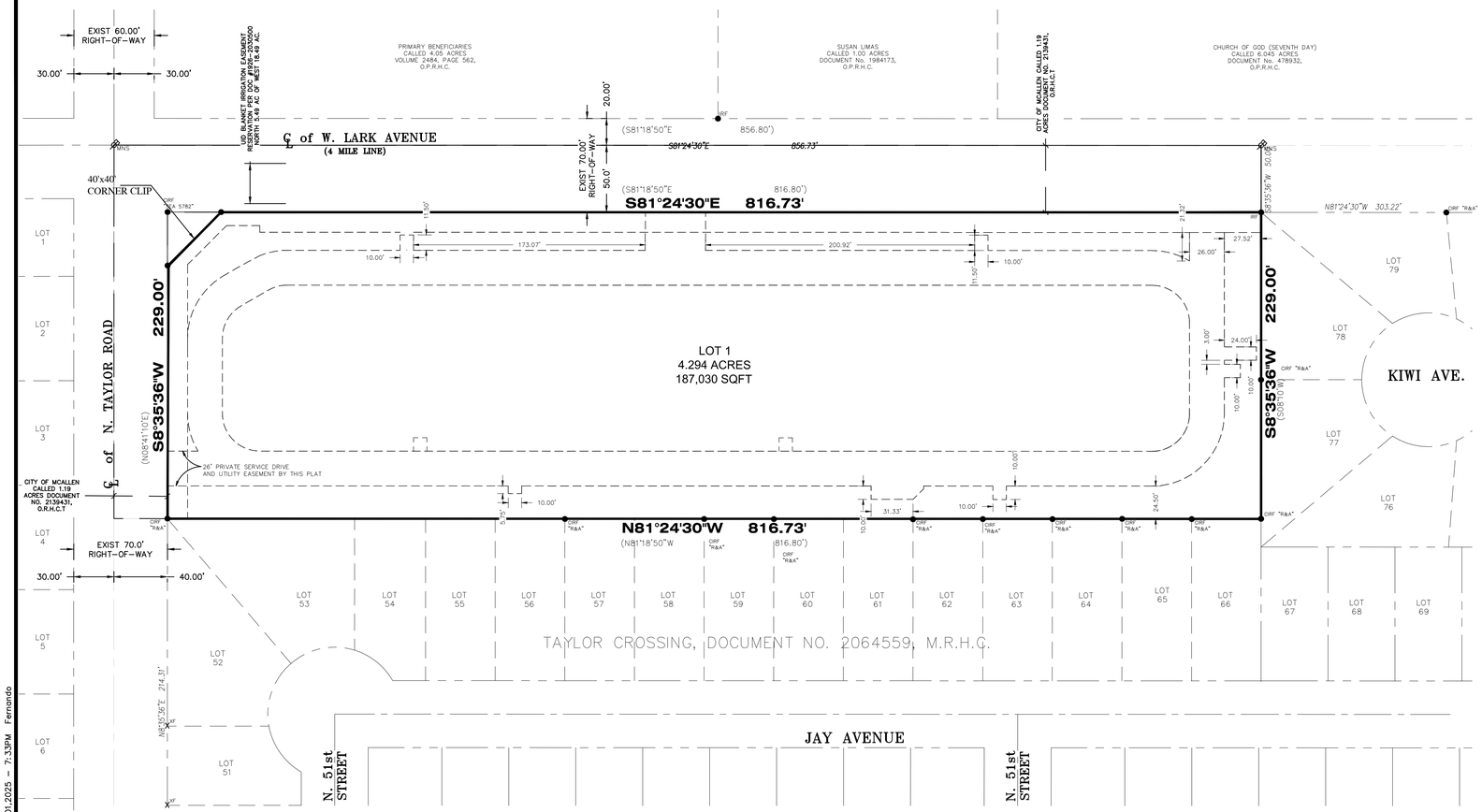
TAYLOR CROSSING SUBDI

PREPARATION DATE: AUGUST2023
SUBMITTAL DATE: AUGUST 2023



METES AND BOUNDS

BEING 4.286 ACRES OUT OF LOT THREE HUNDRED SIXTY-SEVEN (367), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 4.294 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO LARK HEIGHTS DEVELOPMENT, LLC,, RECORDED IN DOCUMENT No. 3321321, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 4.286 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF THE SAID LOT 367, SAME POINT BEING THE INTERSECTION OF W. LARK AVENUE (MILE 4 NORTH ROAD) AND N. TAYLOR ROAD, SAME BEING THE NORTHWEST CORNER OF A 1.19 ACRES TRACT OF LAND CONVEYED TO CITY OF McALLEN, RECORDED IN DOCUMENT NO. 2139431, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, S81°24'30"E, ALONG THE NORTH LINE OF THE SAID LOT 367, SAME BEING THE CENTERLINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 856.73 FEET TO A CALCULATED POINT, THE NORTHEAST CORNER OF THE SAID 1.19 ACRES TRACT;

THENCE, S8°35'36"W, ACROSS THE SAID LOT 367, SAME BEING ACROSS THE RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND, ON THE NORTH RIGHT-OF-WAY OF W. LARK AVENUE (MILE 4 NORTH ROAD), SAME BEING THE SOUTHEAST CORNER OF THE SAID 1.19 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 79 OF A CALLED TAYLOR CROSSING, RECORDED IN DOCUMENT NO. 2064559, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S8°35'36"W, ALONG THE WEST LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 229.00 FEET TO A CAPPED IRON ROD FOUND 'R&A', ALONG THE WEST LINE OF LOT 77, TAYLOR CROSSING, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°24'30"W, ALONG THE NORTH LINE OF THE SAID TAYLOR CROSSING, A DISTANCE OF 816.73 FEET TO A CAPPED IRON ROD FOUND 'R&A', ALONG THE WEST LINE OF LOT 53, TAYLOR CROSSING, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, SAME BEING AN EXTERIOR CORNER OF THE SAID 1.19 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8°35'36"E, ALONG THE EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, SAME BEING ALONG THE WEST LINE OF THE SAID 4.294 ACRE TRACT, A DISTANCE OF 229.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, FOR A CORNER CLIP AND AN EXTERIOR CORNER HEREIN DESCRIBED TRACT;

THENCE, N53°35'33"E, ACROSS THE SAID 4.294 ACRE TACT, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), FOR A CORNER CLIP AND AN EXTERIOR CORNER HEREIN DESCRIBED TRACT;

THENCE, S81°24'30"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. LARK AVENUE (MILE 4 NORTH ROAD), A DISTANCE OF 791.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.286 ACRE OF LAND, MORE OR LESS.

GENERAL NOTES:

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

ZONE "C" AREAS, AREAS OF MINIMAL FLOODING. ACCORDING TO COMMUNITY-PANEL NO. 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.

2. SETBACKS:
- LARK AVENUE (4 MILE LINE): 40-FEET, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
- REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
- CORNER: SEE FRONT SETBACK SECTION ABOVE.
- GARAGE: 18-FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

3. MULTI- FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

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

ON-SITE B.M. NO. 1-,

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 45,800 CUBIC-FEET OR 1.05 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION AREAS IN THE LOT.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. TAYLOR ROAD AND LARK AVENUE (4 MILE LINE)

9. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

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

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

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

13. MAINTENANCE FOR THE ON-SITE WATERLINE (FIRE LINE) IS THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS. THE CITY OF McALLEN HAS THE AUTHORITY TO ACCESS, MAINTAIN AND TEST FIRE HYDRANTS.

14. COMMON AREAS, ANY PRIVATE SERVICE DRIVE EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

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PROJECT SITE
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EXPRESS WAY 281
MILE 4 RD
FAIRLAND ISD JUNIOR HIGH SCHOOL
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SUNRISE ACRES

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: LARK HEIGHTS APARTMENTS SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Taylor Road: 40 ft. of dedication from centerline for 80 ft. total ROW Paving: 52 ft.- 65 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
Lark Avenue (4 Mile Line): 50 ft. of dedication from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides - Revise street names as shown above, prior to final. -Clarify reference of UID Blanket Easement along ROW any issues, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW _____ Paving _____ *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	
* N. Taylor Road/Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. - Revise note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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: See front setback section above. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Taylor Road and Lark Avenue (4 Mile Line). - Sidewalk requirements may increase to 5 ft. per Engineering Department **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 - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **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 - As per Traffic Department, Spacing requirement and corner clearance along Taylor Road (collector) is 200 ft. and for Mile 4(Lark, minor arterial) is 250 ft. from any entrance, exit or street- Access along Taylor approved through Variance	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210	Applied
* Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 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	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	NA
PARKS	
* Land dedication in lieu of fee. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Pending review by the City Manager's Office. Based on the submitted application, 108 dwelling units are proposed. As per Parks Department, park land dedication of 1.7172 acres will be required prior to final. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, submit an updated Trip Generation with the proposed land uses to determine if a TIA will be required and to see if the number of apartments proposed are the same as previous submittal.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: - Clarify if 15 ft. Sharyland Water Supply Easement is being dedicated by this plat, any existing easement must include document number shown on plat as previous submittals included this easement. - Corner clip will be required to be increased for future roundabout. - Provide label dimensions of all easements and label easements accordingly. - Review signature blocks and ensure they are in accordance with Section 134-61 of the Subdivision Ordinance. - Engineer must clarify subdivision name as plat and subdivision application show differing names. *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

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SUBDIVISION
LOT 1
LOCATION
LARK AVE
N TAYLOR RD
PROPOSED LARK
HEIGHTS APARTMENTS
SUBDIVISION
JAY AVE.
N. 51ST ST.
N. 50TH ST.
IBIS AVE.
TAYLOR CROSSING SUBD
367

SUB2025-0089

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

Project Information

Subdivision Name: McAllen Oaks Phase 2

Legal Description: 6.629 acre tract of land out of lot 10 and lot 15, section 13, Hidalgo Canal Company subdivision, as per map or plat volume Q, page 177, deed records of Hidalgo County, Texas

Location: South side of wisconsin rd approximately 0.25 Miles east of 10th street.

City Address or Block Number: 7601 N 7th St

Total No. of Lots: 66 Total Dwelling Units: 66 Gross Acres: 6.629 Net Acres: 6.629

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 66 **Lots)** Replat: ☐Yes/☒No

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

Existing Land Use: Open land Proposed Land Use: Townhouses

Irrigation District #: No. 3 Water CCN: ☒MPU/☐Sharyland Water SC Other: ____

Agricultural Exemption: ☐Yes/☐No Parcel #: 654819 189887

Estimated Rollback Tax Due: N/A Tax Dept. Review: CAF

Owner

Name: Dk3 Investment Group LLC Phone: 956-497-3962

Address: 702 W. EXPRESSWAY 83 E-mail: sonia@reynacompanies.com

City: Weslaco State: TX Zip: 78596

Developer

Name: Dk3 Investment Group LLC Phone: 956-497-3962

Address: 702 W. EXPRESSWAY 83 E-mail: sonia@reynacompanies.com

City: Weslaco State: TX Zip: 78596

Contact Person: Sonia Flores

Engineer

Name: S2 Engineering PLLC Phone: 956-403-9787

Address: 2020 E. Griffin Pkwy E-mail: s2engineering.ns@gmail.com

City: Mission State: TX Zip: 78574

Contact Person: Jose N. Saldivar P.E.

Surveyor

Name: S2 Engineering PLLC Phone: 956-403-9787

Address: 2020 E. Griffin Pkwy E-mail: s2engineering.ns@gmail.com

City: Mission State: TX Zip: 78574

RECEIVED
APR 29 2025
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)

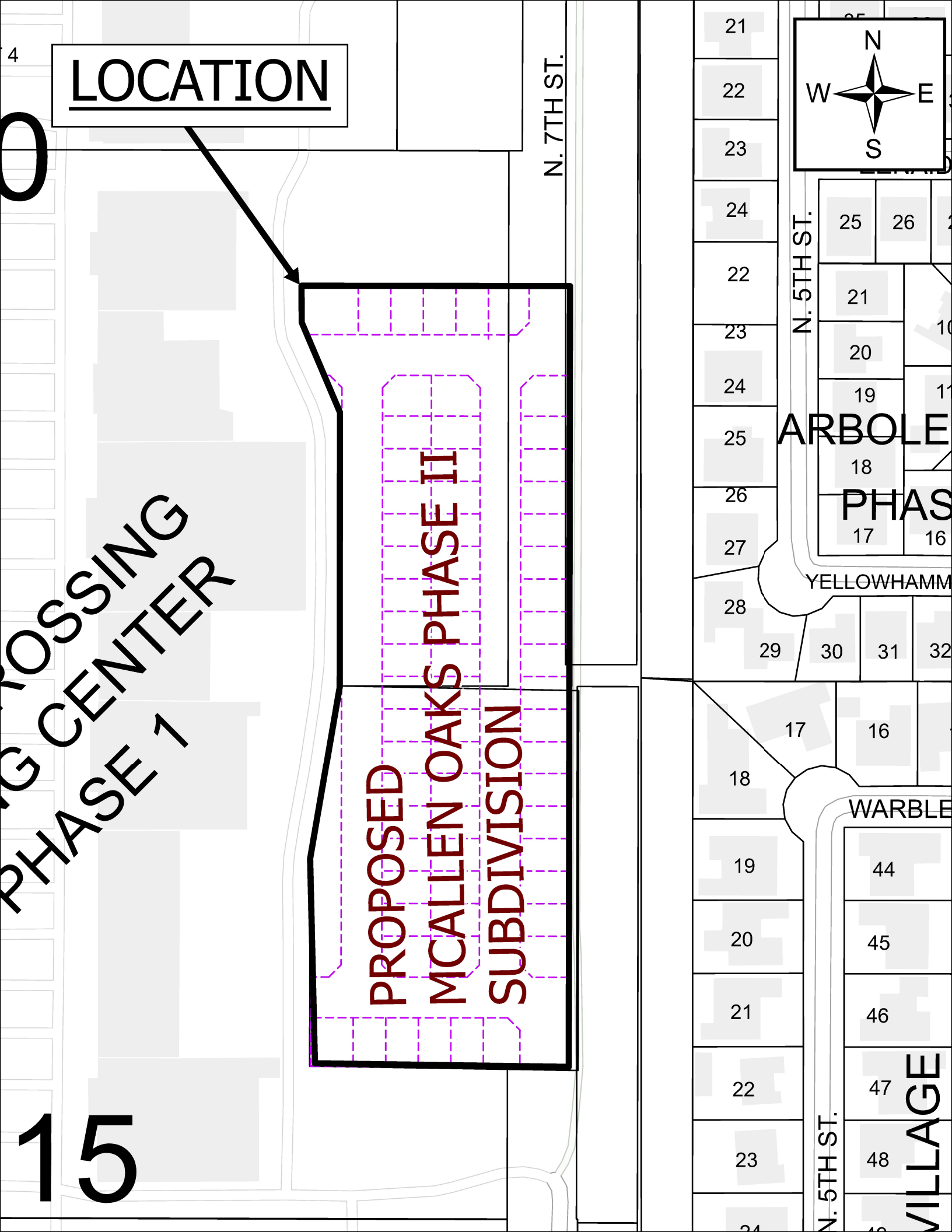
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4-28-25

Print Name Jose N. Saldivar P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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SUBDIVISION
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PHASE 1
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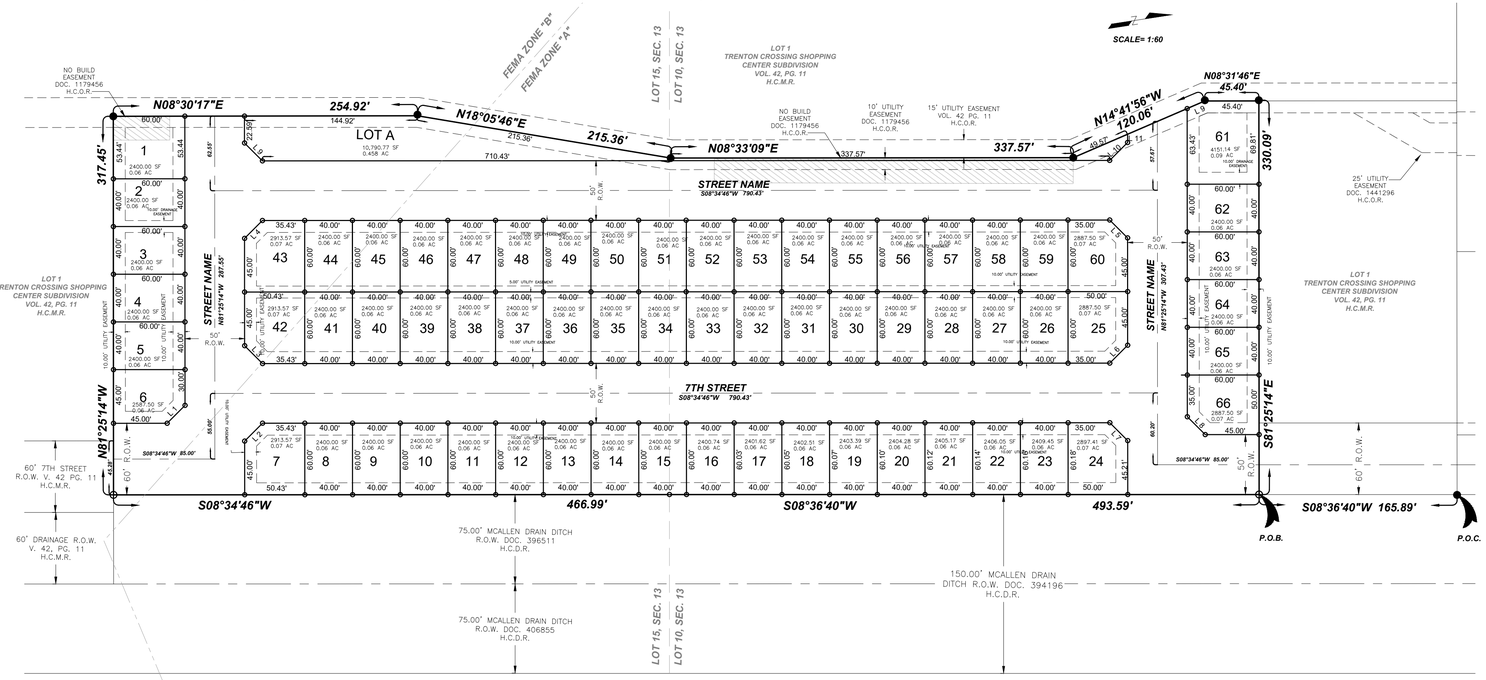
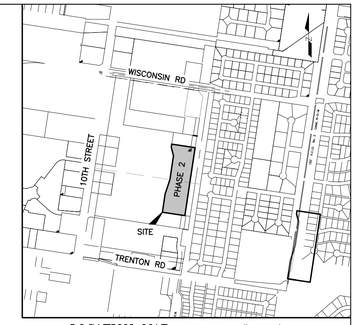
SUBDIVISION PLAT OF:

McALLEN OAKS

PHASE 2

BEING A 6.629 ACRE TRACT OF LAND OUT OF LOT 10 AND LOT 15, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO DK3 INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY A 6.644 ACRE, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED ON APRIL 20, 2023, AS PER DOCUMENT NO. 3441866, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS





LOCATION MAP SCALE= 1":1000'

METES AND BOUNDS:

BEING A 6.629 ACRE TRACT OF LAND OUT OF LOT 10 AND LOT 15, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, AS PER MAP OR PLAT VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO DK3 INVESTMENT GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY A 6.644 ACRE, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED ON APRIL 20, 2023, AS PER DOCUMENT NO. 3441866, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF A 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AS SHOWN IN MAP OR PLAT OF TRENTON CROSSING SHOPPING CENTER SUBDIVISION, RECORDED IN VOLUME 42, PAGE 11, MAP RECORDS OF HIDALGO COUNTY TEXAS, SAME BEING THE SOUTHEAST CORNER OF A 50.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AS SHOWN IN MAP OR PLAT OF TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, RECORDED IN VOLUME 48, PAGE 95, MAP RECORDS OF HIDALGO COUNTY TEXAS, SAME BEING ON THE WEST LINE OF A 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT–OF–WAY, RECORDED IN DOCUMENT NO. 394196, DEED RECORDS OF HIDALGO COUNTY, TEXAS, THENCE, S08°36'40"W, ALONG THE EAST LINE OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY, SAME BEING THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT–OF–WAY, A DISTANCE OF 165.89 FEET, TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796, FOR THE SOUTHEAST CORNER OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE, S08°36'40"W, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT–OF–WAY, A DISTANCE OF 493.59 FEET TO A 1/2 INCH IRON ROD SET, FOR A POINT OF INTERSECTION OF THIS TRACT, ALSO A REFERENCE 1/2 INCH IRON ROD FOUND, THAT BEARS S64°13'57"E, A DISTANCE OF 2.30 FEET FROM THE SAID POINT OF INTERSECTION;

THENCE, S08°34'46"W, CONTINUING ALONG THE WEST LINE OF A 75.00 FOOT CITY OF MCALLEN DRAIN DITCH RIGHT–OF–WAY, RECORDED IN DOCUMENT NO. 396511, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 466.99 FEET, TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796, ON THE NORTH LINE OF 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AS SHOWN IN MAP OR PLAT OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N81°25'14"W, ALONG THE NORTH LINE OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AT A PASSING DISTANCE OF 43.62 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP, FOR THE NORTHWEST CORNER OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AND CONTINUING ALONG THE INSIDE LINE OF LOT 1 OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, A TOTAL DISTANCE OF 317.45 FEET, TO A 1/2 IRON ROD FOUND WITH BP1 CAP, FOR A INSIDE CORNER OF SAID LOT 1 OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINES BETWEEN THE DESCRIBED TRACT OF LAND AND SAID LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, THE FOLLOWING COURSES;

THENCE, N08°30'17"E, A DISTANCE OF 254.92 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP;

THENCE, N18°05'46"E, A DISTANCE OF 215.36 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP;

THENCE, N08°33'09"E, A DISTANCE OF 337.57 FEET, TO A 1/2 INCH IRON ROD FOUND;

THENCE, N14°41'56"W, A DISTANCE OF 120.06 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP;

THENCE, N08°31'46"E, A DISTANCE OF 45.40 FEET, TO A 1/2 INCH IRON ROD FOUND;

THENCE, S81°25'14"E, ALONG THE INSIDE LINE OF LOT 1 OF SAID TRENTON CROSSING SHOPPING CENTER SUBDIVISION, A PASSING DISTANCE OF 270.87 FEET, TO A 1/2 INCH IRON ROD FOUND WITH BPI CAP, FOR THE SOUTHEAST CORNER OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, AND CONTINUING ALONG THE SOUTH LINE OF SAID 60.00 FOOT ROAD RIGHT–OF–WAY NORTH 7TH STREET, A TOTAL DISTANCE OF 330.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.629 ACRE OF LAND MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°25'14"E	21.21'
L2	S36°25'14"E	21.21'
L3	N53°34'46"E	21.21'
L4	S36°25'14"E	21.21'
L5	N53°34'46"E	21.21'
L6	S36°25'14"E	21.21'
L7	N53°34'46"E	21.21'
L8	N53°34'46"E	21.21'
L9	N14°41'56"E	16.05'
L10	N53°34'46"E	21.21'
L11	N36°25'14"W	21.21'
L12	N81°25'14"W	6.92'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:

MCALLEN OAKS PHASE 2 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF WISCONSIN RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 – 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

LEGEND

- ⊠ 1/2" IRON PIN W/CAP FOUND
- ● 1/2" IRON PIN FOUND
- ○ 1/2" IRON PIN SET "S2 101947965"
- ⊠ CONCRETE MONUMENTS SET

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING). AND ZONE "A" DEFINED AS AREAS OF 100–YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. COMMUNITY–PANEL NUMBER: 480334–0425 C. REVISED DATE: NOVEMBER 16, 1982. FLOOD ZONE IS BEING REMOVED CASE NO. 24–06–1884a LOMR–F.

2.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 60 – 153.

3.– REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AND EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.

4.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.– MINIMUM BUILDING SETBACK LINES:
- FRONT .....10.00' OR GREATER FOR EASEMENTS
- REAR.....10.00' OR GREATER FOR EASEMENTS
- SIDE.....0.00' WITH FIRE WALL OR GREATER FOR EASEMENTS
- CORNER.....10.00' OR GREATER FOR EASEMENTS
- GARAGE.....18.00' OR GREATER FOR EASEMENTS

7.– 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET/INTERIOR STREETS.

8.– NO MORE THAN ONE SINGLE–FAMILY DWELLING PER LOT.

9.– ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.

10.– BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION 118.60.

11.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

13.– AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE OAKS AT WISCONSIN SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND/OR ASSIGNS, AND NO 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 REQUIREMENT OF SECTION 134–168 SHALL BE NULL & VOID.

14.– EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.

15.– AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

16.– AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

17.– AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

18.– NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS · JOSE NICOLAS SALDIVAR · 94076 · LICENSED PROFESSIONAL ENGINEER

Preliminary

JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PARKWAY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE MCALLEN OAKS SUBDIVISION PHASE 2 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

STATE OF TEXAS · RESTITUTO A. ASCANO III · 6225 · REGISTERED PROFESSIONAL LAND SURVEYOR

Preliminary _____ DATE

RESTITUTO A. ASCANO III, R.P.L.S. No. 6225
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PARKWAY
MISSION, TEXAS 78574

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THIS THE HEIGHTS ON WISCONSIN PHASE 2 SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS_____DAY OF_____, 20___

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

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

_____ _____
MAYOR, CITY OF MCALLEN DATE

_____ _____
CITY SECRETARY DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACES UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AN IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS MCALLEN OAKS SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISON, AND THEIR GUESTS.

_____ _____
DOMINIC A. REYNA, MEMBER DATE:
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ , 20___.

_____
NOTARY PUBLIC– STATE OF TEXAS

THE COUNTY OF HIDALGO · TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975–6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403–9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/15/2025

SUBDIVISION NAME: MCALLEN OAKS PHASE 2

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North 7th Street: Dedication as needed for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Engineer must clarify if paving for North 7th Street will transition as ROW appears to be offset from dedication North 7th Street and the proposed alignment. - If private annotation of private street must be labeled underneath the street name. - If private and proposing gates, need to provided details for review, prior to final. - 20 ft .paving face to face on both sides of island in the gate area will be required if gates are proposed. - Additional paving connecting North 7th Street must be provided, prior to recording. - Knuckles will need to be provided for North 7th Street as 90 degree turns will not be allowed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedication as needed for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Street names to be finalized, prior to final. - Streets connecting to the west will need to be either knuckled or a cul-de-sac. - Engineer must clarify if any issues with overlap with dedication utility easement and no build easement. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3T 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. - As per Public Works, residential trash collection will apply to this subdivision. *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: 10 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: In accordance with the Zoning Ordinance or greater for easements Proposing 0 ft. with fire wall or greater for easements - Engineer must clarify which setback will be requested, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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 - Revise garage setback as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of North 7th Street and all interior streets - Revise plat note #7 as shown above, prior to final. - Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Include a plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Remove plat note #16 as it is shown twice, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Plat note wording to be established once engineer clarifies if subdivision will be public or private.	Non-compliance

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

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if 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 - Engineer must clarify if subdivision is public or private as plat and application show contradicting information **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T Proposed: R3T - The rezoning requests to R-3T were approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - The rezoning requests to R-3T were approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Based on the submitted application and plat, 66 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.0494 acres will be required, prior to final. If park fess in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application and plat, 66 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.0494 acres will be required, prior to final. If park fess in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required
* Pending review by the City Manager's Office. Based on the submitted application and plat, 66 dwelling units/lots are proposed. As per Parks Department, park land dedication of 1.0494 acres will be required, prior to final. If park fess in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and reviewed by the City Manager, prior to final.	Required

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Master Trip Generation is approved, no TIA is required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic Department, no TIA is required.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat. - Engineer must clarify if subdivision will be public or private. - Signature blocks must comply with Section 134-61. *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. 7TH ST.
N. 5TH ST.
PROPOSED
MCALLEN OAKS PHASE II
SUBDIVISION
ARBOLE
PHAS
YELLOWHAMM
WARBLE
VILLAGE
N
W
E
S