AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 22, 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 of the June 17, 2025 meeting

2) PUBLIC HEARING

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

The following items 1-20 all consist of Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

1. Mendoza Park Subdivision, Hidalgo County, Texas**(REZ2025-0070):**
   2307 South 29th Street (Lot 1)

2. Palmview Estates Subdivision, Hidalgo County, Texas, **(REZ2025-0071):**
   4201-4213 Yuma Avenue (Lots 1-3), 2506-2515 South 43rd Street (Lots 4-7)

3. Neuhaus Estates Subdivision, Hidalgo County, Texas(**REZ2025-0072):**
   3002-3039 Neuhaus Circle (Lots 1-4)

4. Los Vecinos Subdivision, Hidalgo County, Texas **(REZ2025-0074):**
   4000-4317 Zanesville Avenue (Lots 1-17, Lots 47-63, and Common Areas A and B)
   2625-2647 South 41st Street (Lots18-24)
   4000-4309 Zion Avenue (Lots 25-41 and 64-80)
   2630-2646 South 43rd Lane (Lots 42-46)

5. Kshatriya Subdivision, Hidalgo County, Texas. **(REZ2025-0075):**
   4000-4008 Neuhaus Drive (Lots 1 and 2)

6. La Veranda Subdivision, Hidalgo County, Texas. **(REZ2025-0076):**
   1901-1929 South 46th Street (Lots 1-8)

4600-4713 Sweetwater Avenue (Lots 9-23)
4600-4709 Sonora Avenue (Lots 24-37)
4600-4709 Savannah Avenue (Lots 38-51)

7. Hernandez-Garcia Subdivision, Hidalgo County, Texas. **(REZ2025-0077)**:
4500 South Ware Road (Lot 1)

8. I. Munoz Subdivision, Hidalgo County, Texas. **(REZ2025-0078)**:
2713 South 29th Street (Lot 1)

9. Jema Subdivision, Hidalgo County, Texas. **(REZ2025-0079):**
2313 South 26th Street (Lot 1)

10. Sefela Emerald Forest Subdivision, Hidalgo County, Texas. **(REZ2025-0080):**
1900 South Bentsen Road (Lot 1)
1900-2020 South 45th Street (Lots 2-22)

11. Lakeview Heights Subdivision, Hidalgo County, Texas. **(REZ2025-0081):**
3700-3812 Neuhaus Drive (Lots 1-6)
2708 South Ware Road (Lot 7)

12. Hacienda Escondido Estates Subdivision, Hidalgo County, Texas. **(REZ2025-0062):**
2801-2809 South 29th Street (Lot 1 and 2)

13. Alta Linda Subdivision, Hidalgo County, Texas. **(REZ2025-0064):**
1900-2020 South 42nd Street (Lots 1-11 and 91-98)
3700-4117 Sonora Avenue (Lots 12-46)
1900-2013 South 39th Street (Lots 47-60)
1900-2013 South 40th Street (Lots 61-76)
1900-2013 South 41st Street (Lots 77-90)

14. Coronado Estates Phase I Subdivision, Hidalgo County, Texas. **(REZ2025-0065):**
2502-2619 South 43rd Lane (Lots 1-20)

15. Cardona at Bentsen Lakes Phase I Subdivision, Hidalgo County, Texas. **(REZ2025-0066):**
4521-4716 Vermont Avenue (Lots 1, 59-68 and 110-114)
4512-4616 Victoria Avenue (Lots “A”, 115 and 132-134)
2200-2300 South 47th Street (Lots 129-131)
2200-2301 South 48th Street (Lots 51-58 and 103-109)

16. Cardona at Bentsen Lakes Phase II Subdivision, Hidalgo County, Texas. **(REZ2025-0063):**
4520-4717 Ben Hogan Drive (Lots 34-44, 91, and 93-97)
2304-2324 South 48th Street (Lots 45-50 and 98-102)
4501-4617 Wichita Avenue (Lots 122-127)
2203-2311 South 45th Lane (Lots 118-121)
4500-4508 Victoria Avenue (Lots 116 and 117)
2304 South 47th Street (Lot 128)

17. Cardona at Bentsen Lakes Phase III Subdivision, Hidalgo County, Texas. **(REZ2025-0068):**
4500-4528 Vermont Avenue (Lots 2-98 and 69-73)

2200-2321 South 45th Street (Lots 10A-24 and 74-85)
4500-4533 Ben Hogan Drive (Lots 25-33 and 86-90)

18. Cardona at Bentsen Lakes Phase IV Subdivision, Hidalgo County, Texas. **(REZ2025-0067):**
2101-2305 South 49th Street (Lots 1-10 and 38-44)
2202-2307 South 49th Lane (Lots 25-33 and 51-57)
4900-4912 Vermont Avenue (Lots 34-37)

19. Garcia-Ballesteros Subdivision, Hidalgo County, Texas. **(REZ2025-0060):**
2119-2121 South Bentsen Road (Lots 1 and 2)

20. David Rodriguez Subdivision, Hidalgo County, Texas. **(REZ2025-0061):**
2701 South 29th Street (Lot 1)

The following item 21 consists of Rezoning of the respective property from R-3C (Multifamily Residential Condominium-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC):

21. Lakeview Heights Unit 2 Subdivision, Hidalgo County, Texas. **(REZ2025-0069):**
2700-2713 Parker Lane (Lots 8-13)

b) REZONING:

1. Rezone from R-1 (Single-Family Residential-OC) and C-3 (General Business-OC) District to R-3 (High-Density Residential-UDC) District: A 2.143 acre-tract of land out of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 6117 North Ware Road (Rear). **(REZ2025-0058)**

2. Rezone from C-3 (General Business-OC) District to R-1 (Low-Density Residential-UDC) District: A 0.28 acre-tract of land, out of Lot 2, E.M. Card Survey No. 1, Hidalgo County, Texas; 11600 North 29th Street. **(REZ2025-0059)**

3. Rezone from C-3 (General Business-OC) and R-3A (Multifamily Residential Apartment-OC) District to R-2 (Medium-Density Residential-UDC) District: A 11.0255 gross acre tract of land out of the South 15 acres of Lot 52, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 8000 North Ware Road. **(REZ2025-0082)**

4. Rezone from R3-T (Multifamily Residential Townhouse-OC) District to C-2 (Regional Commercial-UDC) District: A 2.397 acre-tract of land, more or less, out of Lots 52 thru 54, out of lots 36-68, Inclusive, Section 229, Tex-Mex Subdivision, Hidalgo County, Texas; 13931 North Ware Road (Rear). **(REZ2025-0083)**

c) CONDITIONAL USE PERMITS:

1. Request of Nathan Chamberlain, P.E. on behalf of TTL. Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Electric Substation at a 4.899 acre-tract of land out of Lot 338, John H. Shary Subdivision, Hidalgo County, Texas; 4612 Buddy Owens Boulevard. **(CUP2025-0060)**

2. Request of Tim Ilaoa, on behalf of 7-Eleven Beverage Company Inc., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Gasoline Service Station at 4.055 acres out of Lot 248, John H. Shary Subdivision, Hidalgo County, Texas; 4401 Pecan Boulevard. **(CUP2025-0061)**

3. Request of Joyce C. Zeldis for a Conditional Use Permit, for one year, for a Home Occupation (travel agency), at Lot 25, Smith Village Subdivision Unit No. 2, Hidalgo County, Texas; 1301 Lark Avenue. **(CUP2025-0059)**

3) CONSENT:

a) Century Business Center Subdivision, 3201 Trenton Rd. Cordora 33 Properties **(SUB2025-0098) (FINAL) SE**

4) SUBDIVISIONS:

a) Victoria Acres Subdivision, 13424 North 23rd Street, Adriana Regalado **(SUB2025-0096) (PRELIMINARY) SAMES**

b) Hernandez Acres Subdivision, 14601 North Trosper Road, Saul & Jorge Hernandez **(SUB2025-0097) (PRELIMINARY) SEA**

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

d) Ballesteros Subdivision, 2201 South Bentsen Road, Blanca Alicia Garza **(SUB2025-0102) (PRELIMINARY) PCE**

e) Palm Valley Estates Lot 4A Subdivision, 2600 South 39th Street, TGR Capital, LLC **(SUB2025-0104) (PRELIMINARY) RD**

f) Born Again Plaza Subdivision, 3200 North Ware Road, Flor Aurora Limas **(SUB2025-0101) (PRELIMINARY) SEC**

g) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2025-0087) (FINAL) SPEC**

h) Los Encinos on Taylor Subdivision, 3324 North Taylor Road., Jorge Guerra **(SUB2025-0103) (FINAL) BRE**

i) Plaza Muzquiz Subdivision, 2900 Trenton Road, Arqcarpa Design & Construction, LLC **(SUB2025-0081) (FINAL) BIG**

j) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (REVISED PRELIMINARY)(TABLED SINCE 7/8/2025) SEA**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

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

06/17/2025 MEETING MINUTES WILL BE UPLOADED ON MONDAY 7/21/25.

Planning Department

Memo

TO: Planning and Zoning Commission

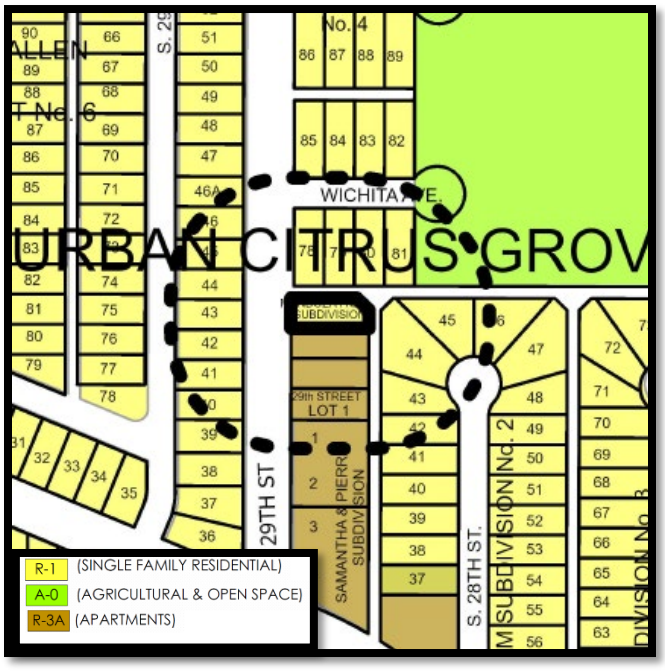
FROM: Planning Staff

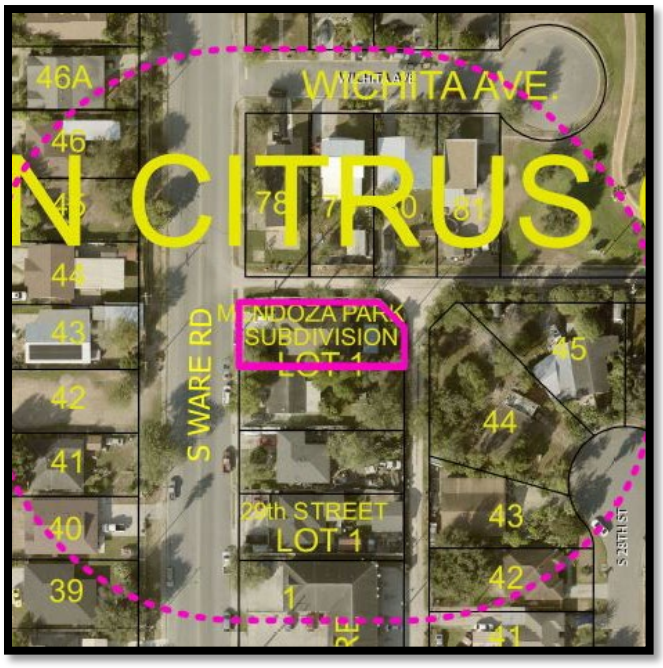
DATE: July 18, 2025

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

MENDOZA PARK SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0070):
2307 SOUTH 29TH STREET (LOT 1)

LOCATION: The subject property is located along the east side of south 29th Street. The property is a single-family home and is zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name "Mendoza Park Subdivision."





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

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

LAND USE: Surrounding uses include City owned property to the north, and single family dwellings in all directions.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and apartment uses.

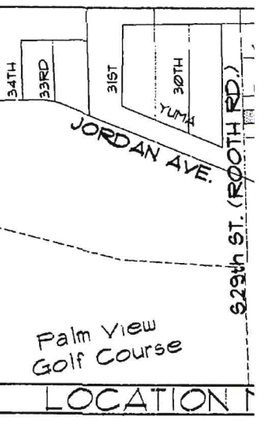
HISTORY: The mentioned lot was subdivided and recorded on May 25, 2001 under the name “Mendoza Park Subdivision”. The subject property is comprised of one single Lot. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 17, 2025.

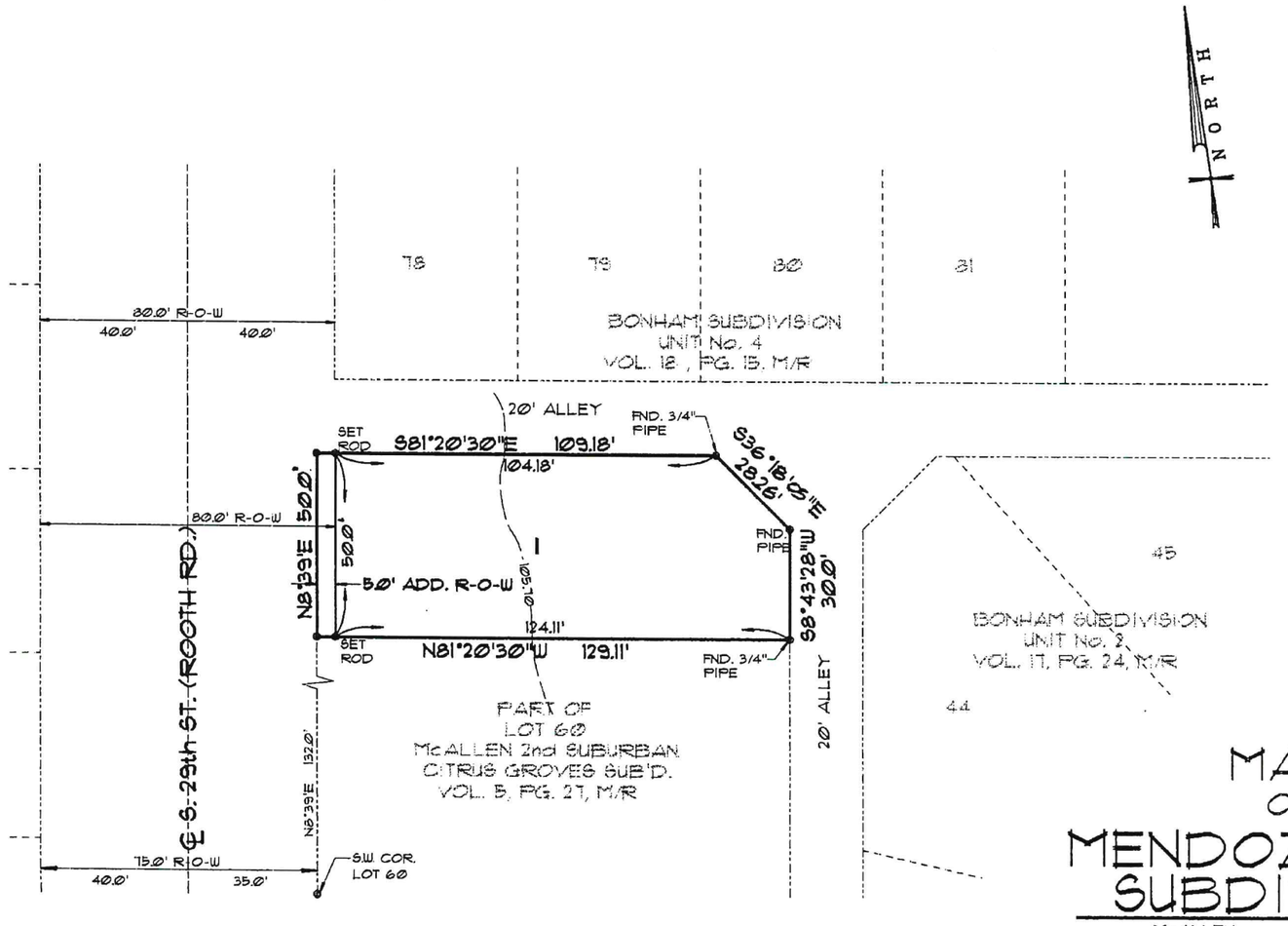
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential -OC) District zoning designation.

Any future constructions must 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.





RECEIVED
JUN 17 2025
BY:

MAP OF MENDOZA PARK SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF A 0.14 AC. TRACT
OF LAND OUT OF LOT 60, McALLEN 2nd SUBURBAN,
CITRUS GROVES SUBDIVISION,
HIDALGO COUNTY, TEXAS
REC. VOL. 5, PG. 27, M/R

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 05-25-01 AT 10:46 AM/PM
AS A RECORDING NUMBER 973533
BY: Bea Cruz, DEPUTY

METES AND BOUNDS
OF A 0.14 ACRE TRACT OF LAND OUT OF LOT 60,
SUBURBAN CITRUS GROVES SUBDIVISION, OUT OF
RIGATION AND CONSTRUCTION COMPANY SUBDIVISION,
61, 62 AND 63, HIDALGO COUNTY, TEXAS,
VOL. 5, PAGE 27, MAP RECORDS.

BEING at a point on the West line of said Lot 60,
st corner of the following described tract of land:
d on the East line of South 29th Street (Rooth Road)
th 8 Deg. 39 Min. East, 132.0 feet from the Southwest
0±
g the West line of Lot 60 and the East line of South
9th Road), North 8 Deg. 39 Min. East, 50.0: feet to a point
t of a 20 foot alley, for the Northwest corner hereof:
g the South line of said alley as follows: South 81 Deg.
East, 109.18 feet± South 36 Deg. 18 Min. 05 Sec. East,
8 Deg. 43 Min. 28 Sec. West, 30 feet to a point on
20 foot alley, for the Southeast corner hereof:
th 81 Deg. 20 Min. 30 Sec. West, 129.11 feet to the
NNING. Containing 0.14 acre of land, more or less.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC
320 N. 15th STREET, McALLEN, TEXAS
SCALE 1" = 30' DATE 02-20-01
(956) 682-3414

Recorded in Volume 37 Page
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

OR ELEVATION SHALL BE 18 INCHES ABOVE
EASURED AT FRONT CENTER OF LOT.
FALLS IN ZONE " B " OF THE FLOOD
MAP COMMUNITY PANEL NO. 480343
NOVEMBER 2, 1982.
ITION OF 0.01 AC-FT IS REQUIRED FOR
.

G SETBACK LINES SHALL BE AS FOLLOWS
)TH RD.) - 25 FEET OR IN LINE WITH EXISTING
WHICHEVER REQUIRES THE GREATER SETBACK.
DE)- 6 FEET OR GREATER FOR EASEMENT
ET OR GREATER FOR EASEMENT
STORM WATER DETENTION PLAN MUST BE APPROVED
DEPARTMENT PRIOR TO APPLICATION FOR A
T.
REQUIRED FROM ANY ADJACENT COMMERCIAL
MILY RESIDENTIAL ZONE/USE.
LK IS REQUIRED ALONG S. 29th ST. (ROOTH RD.)
STRUCTION EASEMENT REQUIRED AT
ERSECTION.

AINAGE DISTRICT NO. 1 HEREBY CERTIFIES
PLANS FOR THIS SUBDIVISION COMPLY WITH
ARDS OF THE DISTRICT ADOPTED UNDER TEX.
c) THE DISTRICT HAS NOT REVIEWED AND
THAT THE DRAINAGE STRUCTURES DESCRIBED
OR THE SPECIFIC SUBDIVISION, BASED ON
) ENGINEERING CRITERIA. IT IS THE
THE DEVELOPER OF THE SUBDIVISION AND
AKE THESE DETERMINATIONS.

D COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MENDOZA PARK SUBDIVISION TO THE CITY OF McALLE
AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WA
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 I
OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED
THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Hector Mendoza
HECTOR MENDOZA
2808 TORONTO
McALLEN, TX. 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR MENDOZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSC
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF March, 2001.

JANE ELLEN RIOS
MY COMMISSION EXPIRES
December 5, 2002

Jane Ellen Rios
NOTARY PUBLIC

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

Danny Boudreau
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AN
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FLINIO O. MEDINA
REGISTERED PROFESSIONAL LAND SURV
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
03-20-
REGISTERED PROFESSIONAL ENGINEE
P.E. REGISTRATION NO. 56752

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

MAYOR, CITY OF McALLEN

Mon Mar 14, 2001 11:01:15

Planning Department

Memo

TO: Planning and Zoning Commission

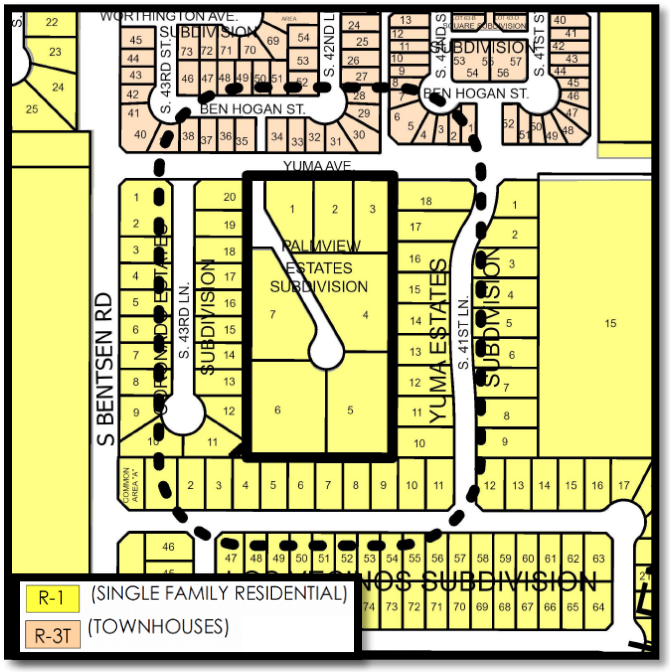
FROM: Planning Staff

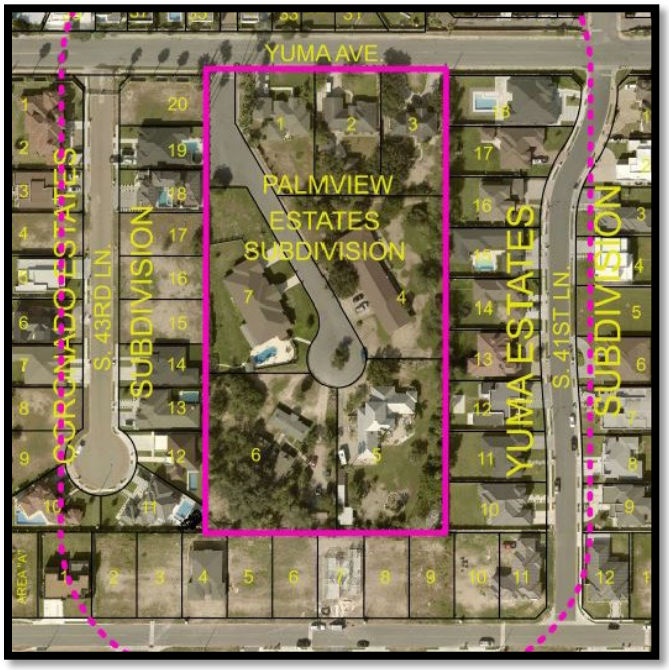
DATE: July 18, 2025

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

PALMVIEW ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0071):
4201-4213 YUMA AVENUE (LOTS 1-3)
2506-2515 SOUTH 43RD STREET (LOTS 4-7)

LOCATION: The subject property is located along the south side of Yuma Avenue. The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name "Palmview Estates Subdivision."





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

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC) District to the east, south, and west, and R-3T (Multifamily Residential Townhouses-OC) District

to the north.

LAND USE: Surrounding uses include townhome dwellings to the north, and single-family dwellings to the east and west and south.

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 where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of single family and multifamily residential uses.

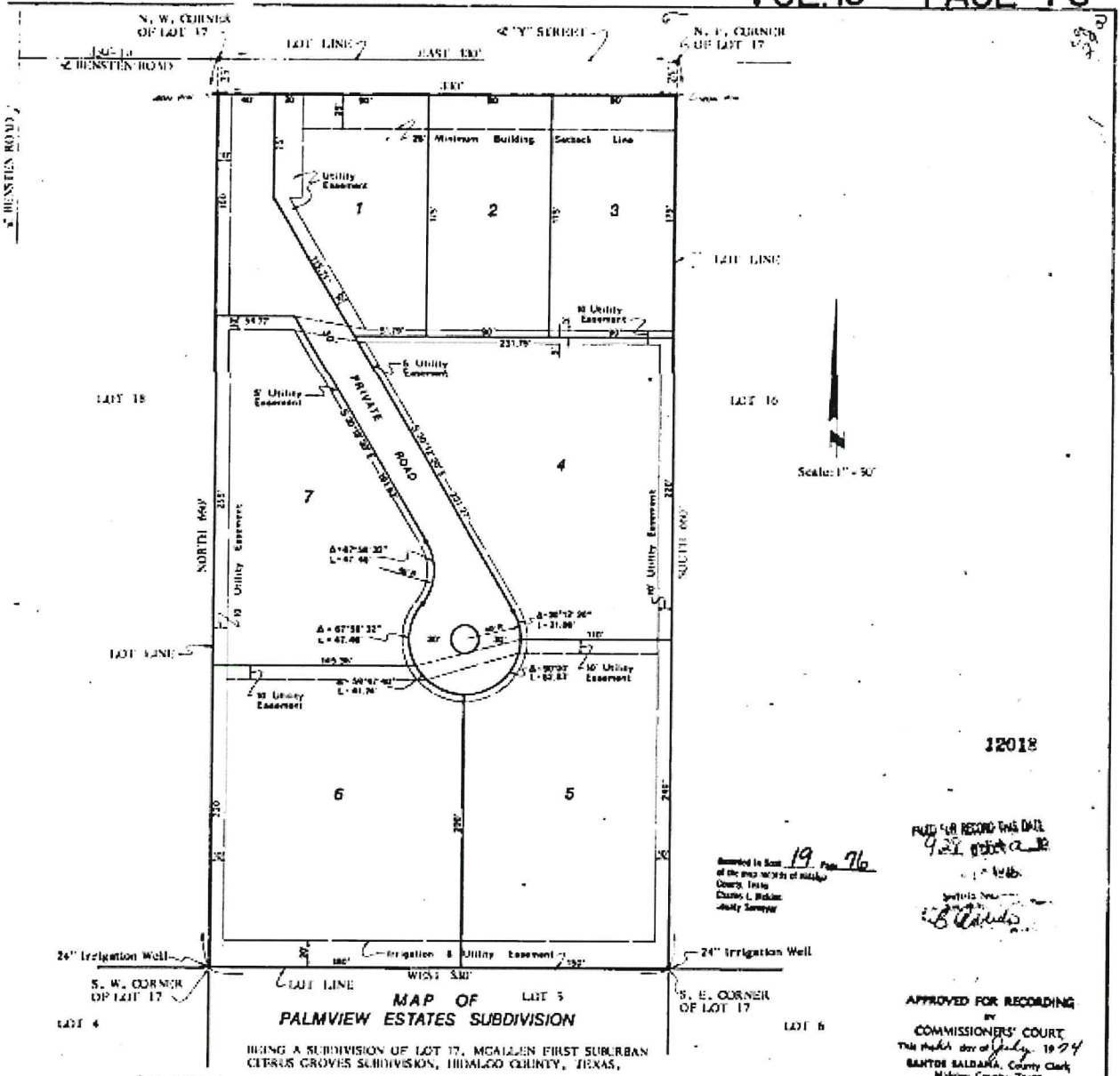
HISTORY: The mentioned lot was subdivided and recorded on July 14, 1975 under the name “Palmview Estates Subdivision”. The subject property is comprised of 7 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 17, 2025.

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

Any future constructions must 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.



12018

Recorded in Book 19 Page 76 of the Deed Records of Hidalgo County, Texas
Charles L. Bleker
County Surveyor

FILED FOR RECORD THIS DATE
9:21 o'clock A. M.
JUL 25 1974
Juanita Nava
By E. B. Childs

MAP OF LOT 5 PALMVIEW ESTATES SUBDIVISION

BEING A SUBDIVISION OF LOT 17, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT
This 25th day of July 1974
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By Louis De Leon Deputy

State of Texas:
County of Hidalgo:

I, the undersigned, owner of the land shown on this plat, and designated herein as the Palm View Estates Subdivision to the City of McAllen, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose of consideration therein expressed.

R. T. Sparks III — R. T. Sparks Jr.

State of Texas:
County of Hidalgo:

Before me, the undersigned authority, on this day personally appeared R. T. Sparks & R. T. Sparks Jr. known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 22nd day of April, 1974.

Notary Public
County of Hidalgo, Texas

APPROVED FOR RECORDING
Hidalgo Co. Engr.
By [illegible]
Date July 74

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Chairman, Planning Commission

State of Texas:
County of Hidalgo:

I, the undersigned, a registered professional engineer 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, and further certify that proper engineering consideration has been given to this plat.

12-24-73
Date

Reg. Professional Engineer #21623

I, the undersigned, Mayor of the City of McAllen, hereby certify that this Subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

City Secretary

Jack Whitsett
Mayor, City of McAllen

This Plat approved by Hidalgo County Water Improvement District No. 2 on this 22nd day of March A.D. 1974.

Secretary Ben W. Ault President Richard Wiechman

RECEIVED
JUN 17 2025
BY: MR

Planning Department

Memo

TO: Planning and Zoning Commission

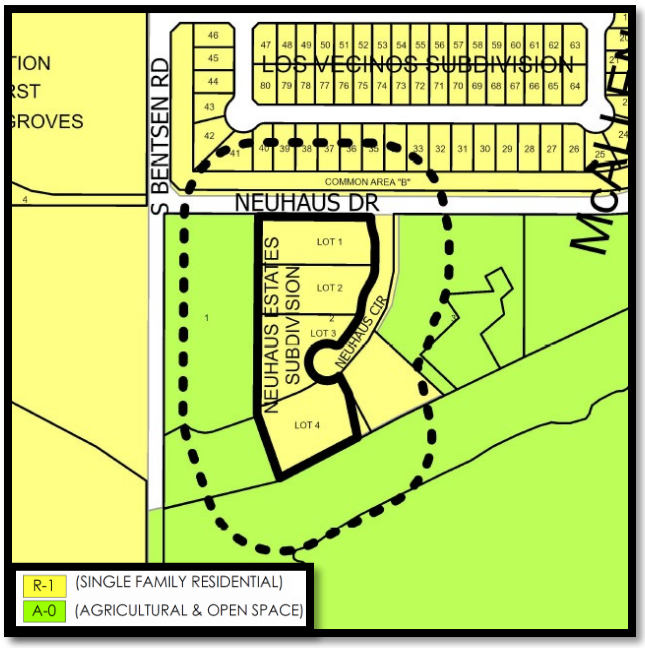
FROM: Planning Staff

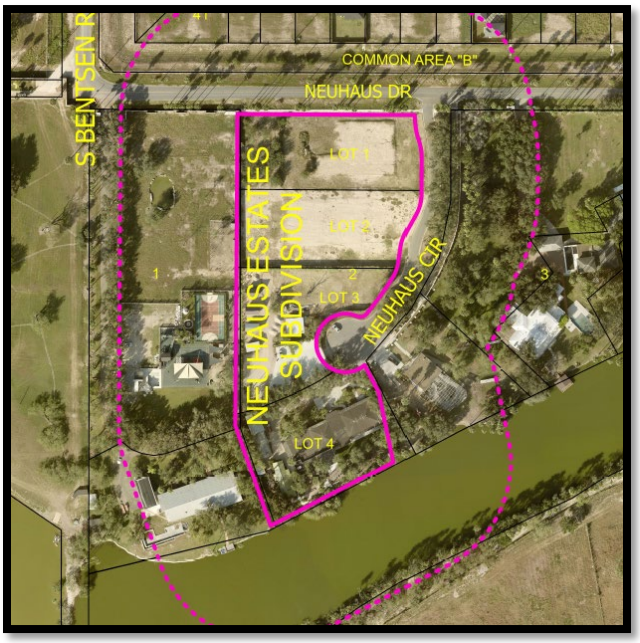
DATE: July 18, 2025

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

NEUHAUS ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0072):
3002-3039 NEUHAUS CIRCLE (LOTS 1-4)

LOCATION: The subject property is located along the south side of Neuhaus Drive. The property a single-family home and is zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name "Nauhaus Estates Subdisivion."





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

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC) District to the north, and A-O (agricultural and open space-OC) District to the east and west.

LAND USE: Surrounding uses include vacant land to the south, and single-family dwellings to the north, east and west.

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 where Single-family detached homes make up the majority of this land use catetory. These ares are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

HISTORY: The mentioned lot was subdivided and recorded on February 6, 2024 under the name “Neuhaus Estates Subdivision”. The subject property is comprised of 4 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 18, 2025

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 Residnetial-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential -OC) District zoning designation.

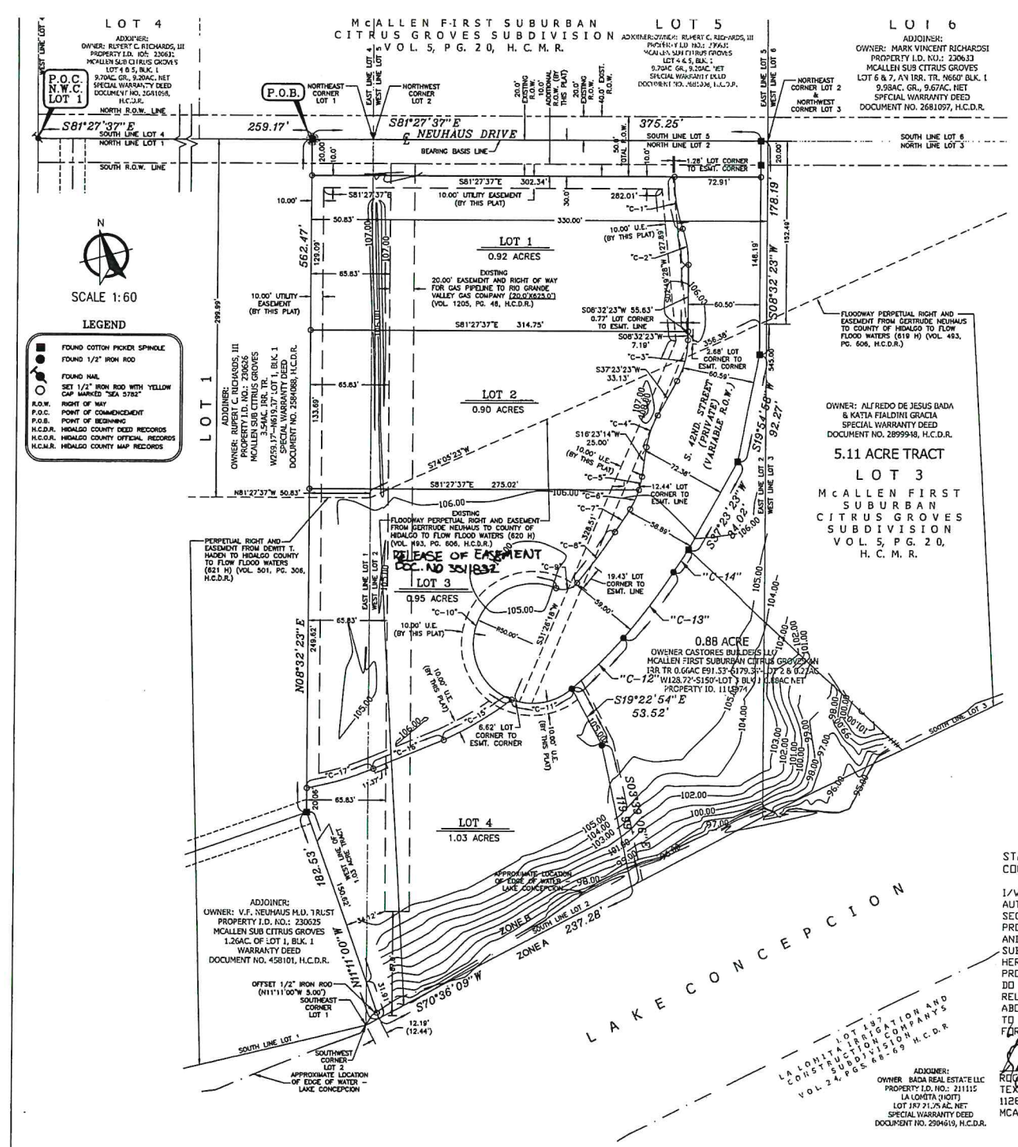
Any future constructions must also comply with all development and conditional use permit requirments where applicable under the UDC.

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.

MAP OF NEUHAUS ESTATES SUBDIVISION (PRIVATE SUBDIVISION)

McALLEN, TEXAS



SCALE 1:60

N

LEGEND

- FOUND COTTON PICKER SPINDLE
- FOUND 1/2" IRON ROD
- FOUND NAIL
- SET 1/2" IRON ROD WITH "YELLOW CAP MARKED "SEA 5782"

R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

BEING A 4.85 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.85 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF NEUHAUS DRIVE; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 BEING LOCATED IN THE CENTER OF SAID NEUHAUS DRIVE, A DISTANCE OF 259.17 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50.83 FEET PASS THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 2, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 375.25 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 32 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.0 FEET PASS A COTTON PICKER SPINDLE FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF LINE OF SAID NEUHAUS DRIVE, AT A DISTANCE OF 178.19 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 19 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 92.27 FEET TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 37 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 84.02 FEET TO A COTTON PICKER SPINDLE FOUND ON THE BEGINNING OF A FIRST CURVE (C14) THE RIGHT WHOSE RADIUS IS 437.91 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, TO THE RIGHT WITH FIRST CURVE (C14), AN ARC LENGTH DISTANCE OF 22.59 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF THIS FIRST CURVE AND ON THE BEGINNING OF SECOND CURVE (C13) TO THE RIGHT WHOSE RADIUS IS 548.22 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF THIS SECOND CURVE (C13) FOR AN OUTSDIE CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) TEHNCE TO THE RIGHT WITH THE SECOND CURVE (C13), AN ARC LENGTH DISTANCE OF 68.46 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF THIS SECOND CURVE (C13) AND THE BEGINNING OF A THIRD CURVE (C12) TO THE RIGHT WHOSE RADIUS IS 467.15 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT,

(5) THENCE, TO THE RIGHT WITH THE THIRD CURVE (C12), AN ARC LENGTH DISTANCE OF 60.11 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF THIS THIRD CURVE FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT,

(6) THENCE, SOUTH 19 DEGREES 22 MINUTES 54 SECONDS EAST, A DISTANCE OF 53.52 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT,

(7) THENCE, SOUTH 03 DEGREES 39 MINUTES 06 SECONDS EAST, A DISTANCE OF 119.99 FEET TO A POINT INSIDE THE WATERS OF LAKE CONCEPCION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 70 DEGREES 36 MINUTES 09 SECONDS WEST (SOUTH 70 DEGREES 35 MINUTES 27 SECONDS WEST – DEED), A DISTANCE OF 237.28 FEET IN TO A POINT INSIDE THE WATERS OF SAID LAKE CONCEPCION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 11 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.91 FEET PASSING THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, AT A DISTANCE OF 182.53 FEET (182.49 FEET –DEED) IN ALL TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT

(10) THENCE, NORTH 08 DEGREES 32 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL TO AND 50.83 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 542.47 FEET PASSING A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782"FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NEUHAUS DRIVE, AT A DISTANCE OF 562.47 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 4.85 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.17 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID NEUHAUS DRIVE, LEAVING 4.67 NET ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ROGER MORENO, EXECUTIVE/VICE PRESIDENT
TEXAS COMMUNITY BANK
1128 E. NOLANA AVENUE
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER MORENO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE 5th DAY OF February, 2024.

NOTARY PUBLIC

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

ON 2-6-2024 AT 3:32 AM/PM
INSTRUMENT NUMBER 3520297
OF THE MAP RECORDS OF HIDALGO COUNTY TEX

BY Honorio Garza Jr. DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NEUHAUS ESTATES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE NEUHAUS ESTATES HOMEOWNER'S ASSOCIATION THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF

NEUHAUS DRIVE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

ALFREDO DE JESUS BADA, BADA REAL ESTATE, LLC., PRESIDENT
4201 NEUHAUS DRIVE
McALLEN, TEXAS 78503

KATIA FIALDINI GRACIA, BADA REAL ESTATE, LLC., MEMBER
4201 NEUHAUS DRIVE
McALLEN, TEXAS 78503

06/27/2023
DATE

ALFREDO PEREZ GARZA
2400 SOUTH 48TH ST
McALLEN, TX 78503

ELENA RAMIREZ

06/27/2023
DATE

ISAAC KIM
4225 NEUHAUS DRIVE
McALLEN, TEXAS 78503

LOIS KIM

6/27/2023
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDO DE JESUS BADA AND KATIA FIALDINI GRACIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING THIS THE 27 DAY OF June, 2023.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDO PEREZ GARZA AND ELENA RAMIREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING THIS THE 27 DAY OF June, 2023.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISAAC KIM AND LOIS KIM, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING THE 23 DAY OF June, 2023.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

7-31-23
DATE

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

MAYOR, CITY OF McALLEN

7/25/23
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

BY RAUL E. SESIN, P.E. DISTRICT MANAGER

01.05.24
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N 10TH STREET, SUITE H
McALLEN, TEXAS 78501

7/6/23
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS, 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. RPLS, Tx. # 5782
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081

6/28/23
DATE

RECEIVED
JUN 17 2025
BY:

VICINITY MAP

SCALE 1:800



NOTES:

1.– MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
CORNER: NEUHAUS DRIVE – 10 FT. OR GREATER FOR EASEMENTS,
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

2.– MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT, OR, ELEVATION 103.0 FT. (BASE FLOOD ELEVATION) WHICHEVER IS GREATER

3.– THIS PROPERTY FALLS IN ZONE "A" AND "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C, REVISED NOV. 16, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

4.– STORM WATER DETENTION OF 0.28 AC-FT. OR 12,348 C.F. IS REQUIRED FOR THIS SUBDIVISION. EACH LOT SHALL DETAIN A MINIMUM OF:
LOTS 1–2: 2,950 CU.FT., LOT 3: 2,950 CU.FT., AND LOT 4: 3,618 CU.FT.

5.– AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6.– 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NEUHAUS DRIVE AND ON THE WEST SIDE OF S. 42ND. STREET THROUGH THE NORTHWEST CORNER OF LOT 4.

7.– BENCHMARK: MC 86 IS LOCATED INSIDE THE GOLF COURSE " PALM VIEW" IT IS APPROXIMATELY 1 MILE SOUTH FROM THE EXP. 83. ELEV.= 96.99 FT. VERTICAL DATUM: NAVD 88, HORIZONTAL DATUM: NAD 83.

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

9.– 6.0 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NEUHAUS DRIVE.

10.– NO CURB CUT, ACCESS, OR, LOT FRONTAGE PERMITTED ALONG NEUHAUS DRIVE

11.– COMMON AREAS, AND, PRIVATE STREETS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF McALLEN.

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

13.– AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NEUHAUS ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3520295, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134 – 168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

14.– 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15.– EXISTING STRUCTURES REMAIN AS THEY EXIST; HOWEVER, ANY ADDITIONS AND/OR NEW CONSTRUCTION MUST COMPLY WITH REQUIRED SETBACKS.

16.– PROVIDE LOT ACCESS THROUGH THE PRIVATE STREET (S. 42ND STREET) TO PROPERTY DESCRIBED AS McALLEN FIRST SUBURBAN CITRUS GROVES AN IRR TR 0.66 AC E91.53'-S179.34'-LOT 2 & 0.22AC W128.72'-S150'-LOT 3 BLK 1 0.88 AC NET. FURTHERMORE, ALLOW DESCRIBED PROPERTY TO BE SUBDIVIDED AS PHASE 2 AND BE PART OF THE HOMEOWNER'S ASSOCIATION. THE PUBLIC INFRASTRUCTURE TO BE UTILIZED ON PHASE 2 INCLUDING LAKE CONCEPTION.

17.– ACCESS EASEMENTS RELATED TO THESE PROPERTIES MUST BE VOIDED AND ADDRESSED WITH THE NEW PLAT.

CURVE DATA TABLE

CURVE NO.	LOT NO.	CHORD	CHORD BEARING	ARC LENGTH	RADIUS
"C-1"	1	43.67'	S01°00'37"E	43.88'	129.00'
"C-2"	1	30.84'	S01°06'29"E	30.98'	92.00'
"C-3"	2	35.37'	S22°57'53"W	35.75'	71.00'
"C-4"	2	28.80'	S26°53'18"W	28.96'	79.00'
"C-5"	2	11.39'	S20°59'21"W	11.41'	71.00'
"C-6"	3	17.68'	S32°44'30"W	17.72'	71.00'
"C-7"	3	22.87'	S41°37'18"W	22.87'	378.87'
"C-8"	3	52.60'	S44°46'11"W	52.63'	490.37'
"C-9"	3	17.88'	S84°25'46"W	19.16'	15.00'
"C-10"	3	99.98'	S29°49'11"W	159.17'	50.00'
"C-11"	4	51.14'	N87°51'56"E	53.68'	50.00'
"C-12"	BOUNDARY	60.07'	S53°19'27"W	60.11'	467.15'
"C-13"	BOUNDARY	68.42'	S45°21'52"W	68.46'	548.22'
"C-14"	BOUNDARY	22.59'	S41°42'44"W	22.59'	437.91'
"C-15"	3 & 4	65.90'	S67°45'20"W	66.01'	321.67'
"C-16"	3 & 4	63.46'	S75°58'34"W	63.46'	4,424.74'
"C-17"	3 & 4	57.71'	S82°07'19"W	57.83'	252.68'

DATE OF PREPARATION: 06–23–2023

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H
McALLEN, TEXAS. 78501
PH. (956) 537–1311
E–MAIL: MSALINAS6973@ATT.NET

Planning Department

Memo

TO: Planning and Zoning Commission

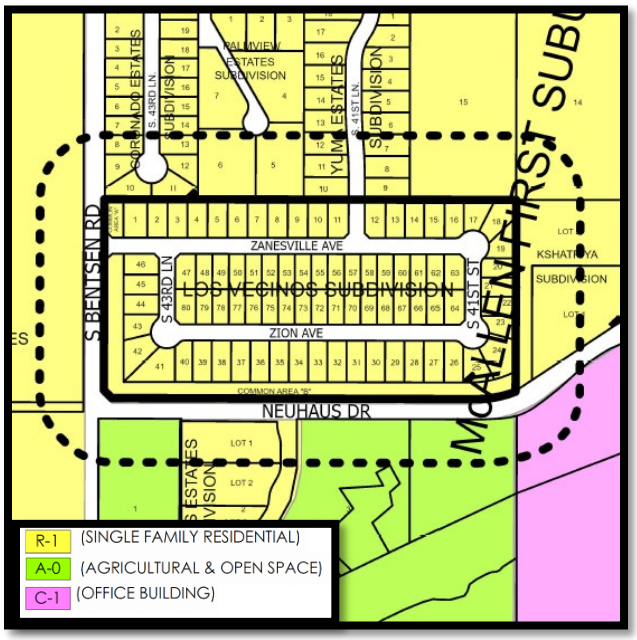
FROM: Planning Staff

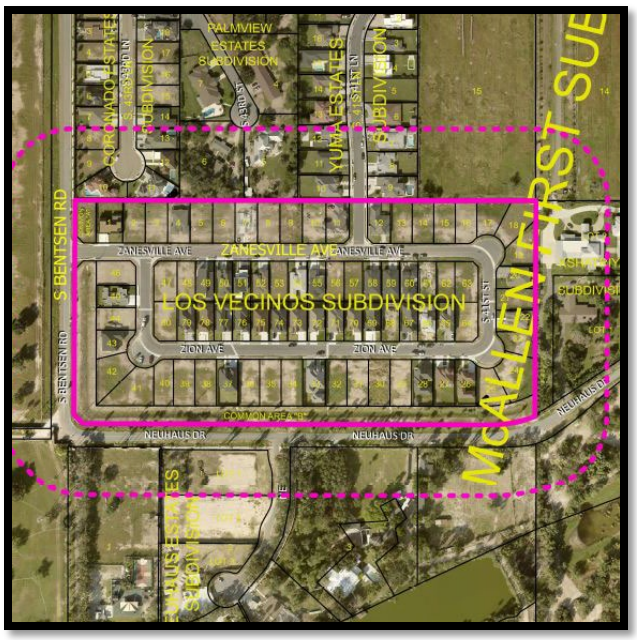
DATE: July 18, 2025

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

LOS VECINOS SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0074):
4000-4317 ZANESVILLE AVENUE (LOTS 1-17, 47-63 AND COMMON AREAS A AND B)
2625-2647 SOUTH 41ST STREET (LOTS 18-24)
4000-4309 ZION AVENUE (LOTS 25-41 AND 64-80)
2630-2646 SOUTH 43RD LANE (LOTS 42-46)

LOCATION: Los Vecinos Subdivision is located along the intersection of South Bentsen Road and Neuhaus Drive. The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name “Los Vecinos Subdivision.”





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

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

LAND USE: Surrounding uses include vacant land to the west, and single family dwellings to the north, east, and south.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

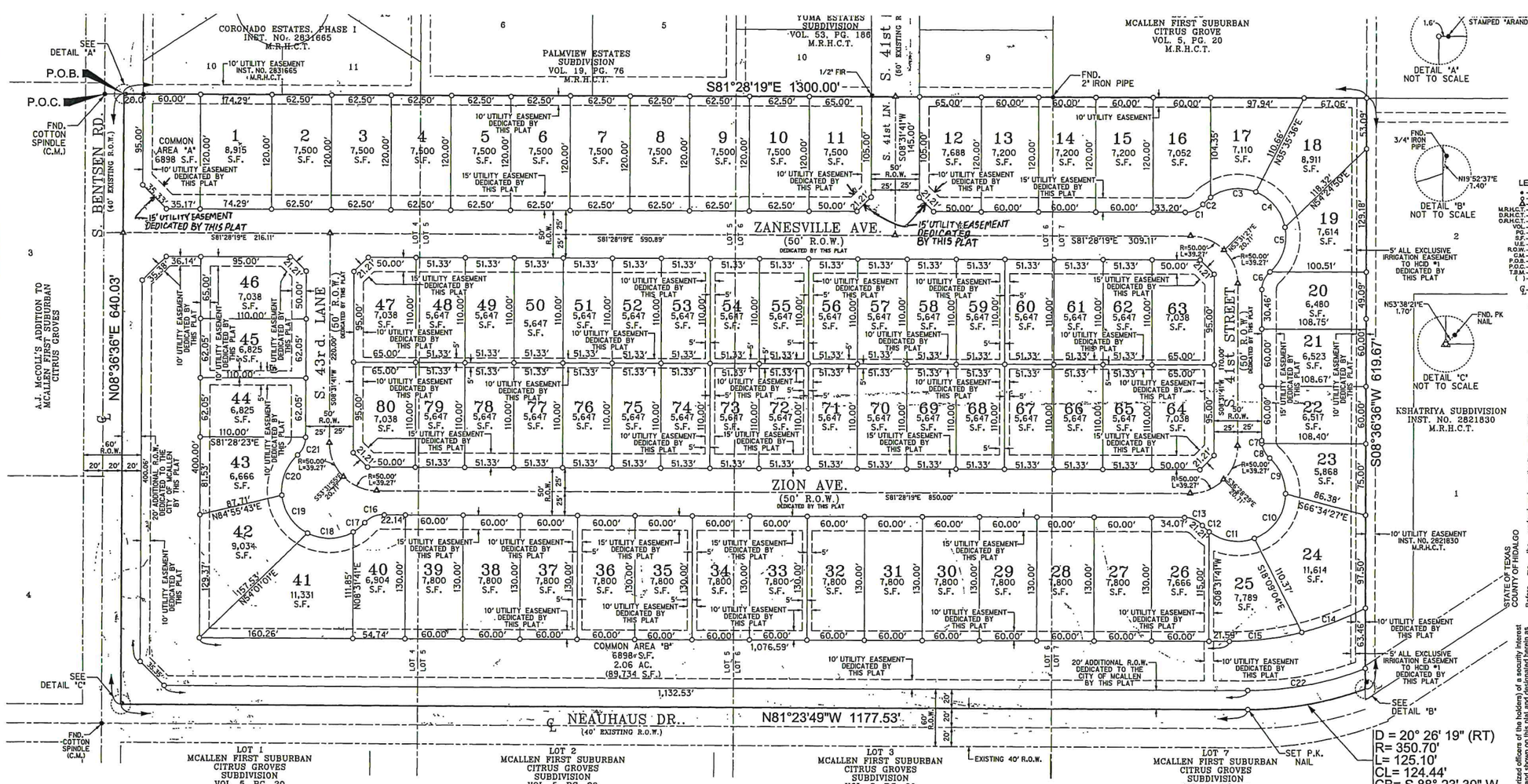
HISTORY: The mentioned lots were subdivided and recorded on January 14, 2025 under the name “Los Vecinos Subdivision”. The subject property is comprised of 71 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 18, 2025.

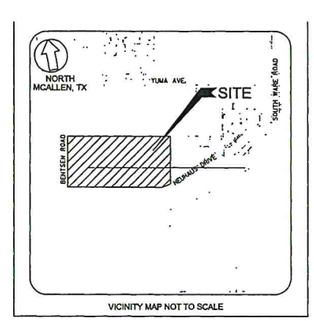
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential -OC) District zoning designation.

Any future constructions must 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.





LEGEND

- ● - 1/2-INCH FOUND IRON ROD OR AS NOTED
- ○ - 1/2-INCH SET IRON ROD WITH CAP STAMPED "HALFF"
- Δ - CALCULATED POINT

M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
S.F. - SQUARE FEET
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROL MONUMENT
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
T.B.M. - TEMPORARY BENCHMARK
( ) - RECORD INFORMATION

℄ - CENTER LINE OF ROADWAY

GENERAL NOTES:

1. The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network. All distances are shown in surface. To convert to grid multiply by the combined scale factor of 0.99996.
2. By graphical plotting, the premises lies within Zone "B" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map, Panel Number 480334 0400 C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "B" is defined as "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage is less than one square mile; or areas protected by levees from the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3. This survey was prepared with the benefit of a Title Commitment GF No. 924051 as issued by Stewart Title Guaranty Company on October 11, 2019 with an effective date of October 4, 2019.
4. Benchmark Information:
   MC88- Located 163 feet east of South Ware Road approximately 1300 feet south of Neuhaus Drive. Elevation=96.99 feet (NAVD88)
5. Temporary Bench Mark (TBM) Information:
   Cotton Spindle set at the intersection of Neuhaus Drive and Bentsen Road
   Elevation- 109.47 feet (NAVD88)
6. Minimum Building Setback Lines shall be:
   Front: 25 ft. or greater for easements.
   Rear: in accordance with the Zoning Ordinance, or greater for easements, except 25 ft for double fronting lots as may be applicable.
   Interior Sides: In accordance with the Zoning Ordinance, or greater for easements.
   Corner: 10 ft. or greater for easements.
   Garage: 18 ft. except where greater setback is required, greater setback applies.
7. Storm water detention required for this development is 2.43 ac-ft to be detained within the regional detention system.
8. An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
9. A 6ft. opaque buffer is required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. A 6 ft. masonry wall is required between single family residential and commercial, industrial, or multi-family residential zones/uses.
10. 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets.
11. All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
12. The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
13. No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive.
14. A 25' x 25' sight obstruction easement required at all street intersections.
15. Minimum finish floor elevation: 18" above top of curb whichever is greater.
15. As per declarations of covenants, conditions, and restrictions for LOS VECINOS SUBDIVISION, recorded as Instrument No. 3300412 Hidalgo County Official Records, Developer/Homeowner 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 110-72 of the code of ordinances or the City of Mcallen Including but not limited to the common area, any amendment to declarations that conflict with the requirements of section 110-72 shall be null and void.
16. Common Area A and B, identified as detention area lot a shall be maintained by the developer, who may transfer such maintenance obligation to the subdivision homeowner's association, LOS VECINOS SUBDIVISION homeowner 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 Areas, which shall be used exclusively as detention Common Area Lot A and B. After Common Area A and B transfer of title to the LOS VECINOS SUBDIVISION homeowner's association. The subdivision lot owner rata shares of the cost of maintenance shall be determined by the LOS VECINOS SUBDIVISION homeowner's association. Failing in such maintenance obligations, the City of Mcallen may, but shall not be required to maintain the same at the lot owner' s cost, which cost may become a lien against their properties. Prior to the imposition of any lien, the city shall first comply with notice requirements similar to those under existing ordinance section 134-138, as the same may be amended. The specific and exclusive use of Common Area 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. 3300412 Official Records, Hidalgo County, Texas.

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	21.03'	48° 11' 31"	S 74° 26' 04" W	20.41
C2	50.00'	10.98'	12° 35' 03"	S 56° 37' 50" W	10.96'
C3	50.00'	50.00'	57° 17' 46"	N 88° 25' 46" W	47.94'
C4	50.00'	50.00'	57° 17' 45"	N 31° 8' 00" W	47.94'
C5	50.00'	51.67'	59° 12' 24"	N 27° 07' 04" E	49.40'
C6	25.00'	21.03'	48° 11' 24"	N 32° 37' 22" E	20.41'
C7	25.00'	3.03'	06° 56' 00"	N 05° 03' 41" E	3.02'
C8	25.00'	17.92'	41° 04' 50"	N 19° 20' 38" W	17.54'
C9	50.00'	42.05'	48° 10' 59"	N 15° 29' 30" W	40.82'
C10	50.00'	60.50'	69° 19' 56"	N 43° 15' 57" E	56.88'
C11	50.00'	50.15'	57° 27' 57"	S 73° 20' 05" E	48.07'
C12	50.00'	9.89'	11° 19' 59"	S 38° 56' 8" E	9.87'
C13	25.00'	21.04'	48° 13' 22"	S 57° 25' 13" E	20.43'
C14	302.75'	71.15'	13° 27' 55"	S 77° 20' 40" W	76.36'
C15	302.75'	76.36'	14° 27' 04"	S 88° 41' 51" E	48.07'
C16	25.00'	23.02'	52° 45' 40"	N 76° 29' 52" E	22.22'
C17	50.00'	15.57'	17° 50' 42"	N 59° 15' 39" E	15.51'
C18	50.00'	50.01'	57° 18' 07"	S 83° 9' 56" E	47.95'
C19	50.00'	50.00'	57° 17' 46"	S 25° 52' 00" E	47.94'
C20	50.00'	47.07'	53° 56' 11"	S 29° 44' 59" W	45.35'
C21	25.00'	21.03'	48° 11' 21"	S 32° 37' 23" W	20.41'
C22	330.70'	125.45'	21° 44' 08"	S 87° 44' 36" W	124.70'

METES AND BOUNDS

BEING a 19.106 acre (832,255, sq. ft.) tract of land situated in the City of McAllen Hidalgo County, Texas, out of Lots 4, 5, 6 and 7 of the McAllen First Suburban Citrus Groves Subdivision, as recorded in Volume 5, Page 20, as recorded in Map Records of Hidalgo County, Texas (M.R.H.C.T.), same being of out that called 9.70 and 9.98 acre tracts conveyed to Tres Vecinos, LLC, as described in Documents No 3073785 and No 3073786 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 19.106 acre tract and being more particularly described as follows:

COMMENCING at a cotton spindle found in the centerline of Bentsen Road (40.0' existing right of way) same being the northwest corner of said Lot 4;

THENCE South 81° 28' 19" East, along the north line of said Lot 4, a distance of 19.98 feet to the POINT OF BEGINNING, from where a 5/8-inch iron with cap with aluminum disk stamped "Aranda" found bears South 84° 16' 11" East, a distance of 1.61 feet, for the northwest corner of the herein described tract;

THENCE South 81° 28' 19" East, along the north line of said 19.106 acre tract, passing at a distance of 20.07 feet to a 1/2-inch iron rod with cap stamped "5732" for the southwest corner of Coronado Estates Phase I Subdivision, as recorded in Instrument No. 2831665 M.R.H.C.T., continuing along said north line, at a distance of 310.07 feet pass the southwest corner of Palmview Estates Subdivision, as recorded in Volume 19 , Page 76 M.R.H.C.T., continuing along said north line, at a distance of 641.79 feet pass the southwest corner of Yuma Estates Subdivision, as recorded in Volume 53 , Page 186 M.R.H.C.T., continuing along said north line, at a distance of 971.79 feet pass a 2-inch iron pipe found marking the southeast corner of said Yuma Estates Subdivision and continuing along said north line, for a total distance of 1300.00 feet to a 1/2-inch iron rod with cap stamped "Halff" set at the northeast corner of aforementioned Lot 7 and northwest corner of Kshatriya Subdivision as recorded in Instrument No. 2821830 M.R.H.C.T., for the northeast corner of the herein described tract;

THENCE South 08° 36' 36" West, along the common line of said Lot 7 and said Kshatriya Subdivision, a distance of 619.67 feet to the existing northerly right of way line of Neauhaus Drive (40.0' right of way), same being the point of a curvature of a curve to the right, for the southeast corner of the herein described tract;

THENCE Southwesterly, along the existing said northerly right of way line and along said curve to the right with an arc distance of 125.10 feet, having a delta angle of 20°26'19", a radius of 350.70 feet, and chord bearing of South 88°23'30" West, a chord distance of 124.44 feet to a PK-nail set, for an angle corner of the herein described tract;

THENCE North 81° 23' 49" West, continuing along said existing northerly right of way line, a distance of 1,177.53 feet to a point in the existing east right of way line of aforementioned Bentsen Road, from where a pk beara North 53°37'27" East, a distance of 1.70 feet, for the southwest corner of the herein described tract;

THENCE North 08° 36' 36" East, along said existing east right of way line, a distance of 640.03 feet to the POINT OF BEGINNING and containing an area of 19.106 acres (832,255 sq. ft.) of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, Juan M. Castillo, 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 made under my supervision on the ground.

Juan M. Castillo
Registered Professional Land Surveyor
State of Texas No. 6146

11-18-21
Date

STATE OF TEXAS
COUNTY OF HIDALGO:

I, Roxxie De La Cruz, a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Roxxie De La Cruz
Licensed Professional Engineer
P.E. Registration No. 137892

11-16-21
Date

STATE OF TEXAS
ROXXIE DE LA CRUZ
137892
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned, holders (or duly authorized officers of the holders) of a security interest in the above described property, being the land shown on this plat and designated herein as LOS VECINOS SUBDIVISION an addition to the City of McAllen, Texas, do hereby consent to the subdivision of this property as provided for under the plat and do hereby that any foreclosure relating to the security interest on the above described property shall be subject to the platting of the property as provided for herein.

SIGNATURE
BY: Cesar A Suarez, Executive Vice President, Chief Operations Officer
Texas Regional Bank

SECURITY INTEREST HOLDER

STATE OF TEXAS
COUNTY OF HIDALGO

We, the undersigned owners of the land shown on this plat and designated herein as LOS VECINOS SUBDIVISION an addition to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, 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 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.

Tres Vecinos, LLC.
P.O. Box 1258
Mission, Texas 78573

Daniel Acevedo
General Partner
Tres Vecinos, LLC.

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Daniel Acevedo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, this the 19th day of November 2021.

Notary Public

November 19, 2021
Date

RUTH SEJA
Notary Public, State of Texas
ID# 132181563-8
My Commission Expires
08-23-2023

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 08-23-2023

STATE OF TEXAS
COUNTY OF HIDALGO

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen, do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this the 29TH day of December 2021.

Chairman, Planning and Zoning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this the 29 day of December 2021.

Attested: Secretary, City of McAllen — Mayor, City of McAllen

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211c'. The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

Raul E. Sesin P.E., C.F.M.
General Manager
Hidalgo County Drainage District No. 1

1-13-22
Date

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT # 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1
THIS THE 2nd DAY OF December 20 21

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT No. 1.

PRESIDENT - H.C.I.D. NO. 1 — DATE
12-2-21
SECRETARY — DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 EDINBURG TEXAS

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

ON: 1-14-22 AT 3:09 AM/PM
INSTRUMENT NUMBER 3300566
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
DEPUTY

LOS VECINOS SUBDIVISION

80 LOTS, 2 COMMON AREAS

A SUBDIVISION OF 19.106 ACRES SITUATED IN THE CITY OF MCALLEN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOTS 4, 5, 6 & 7 OF THE MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION

AVO: 037237.001
DATE OF PREPARATION: 11/16/2021
BY

HALFF
5000 WEST MILITARY, SUITE 400

PRINCIPAL CONTACTS
OWNER: TRES VECINOS, LLC — P.O. BOX 1258 — MISSION, TX 78573 — PH: 956-802-9070

Planning Department

Memo

TO: Planning and Zoning Commission

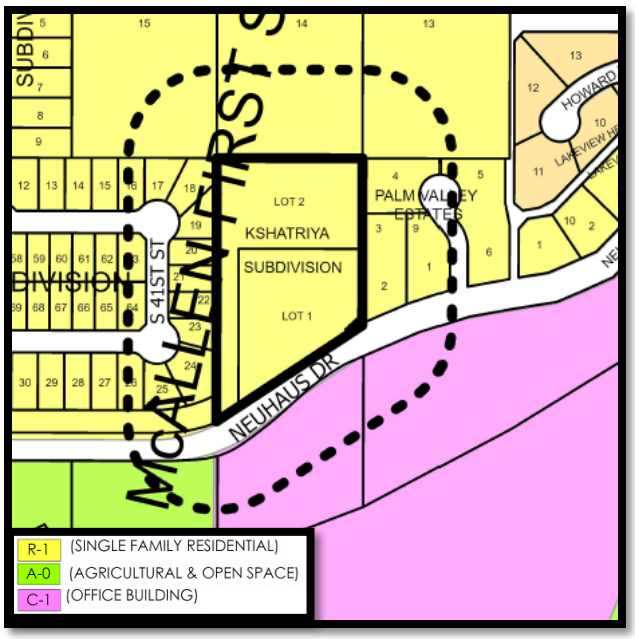
FROM: Planning Staff

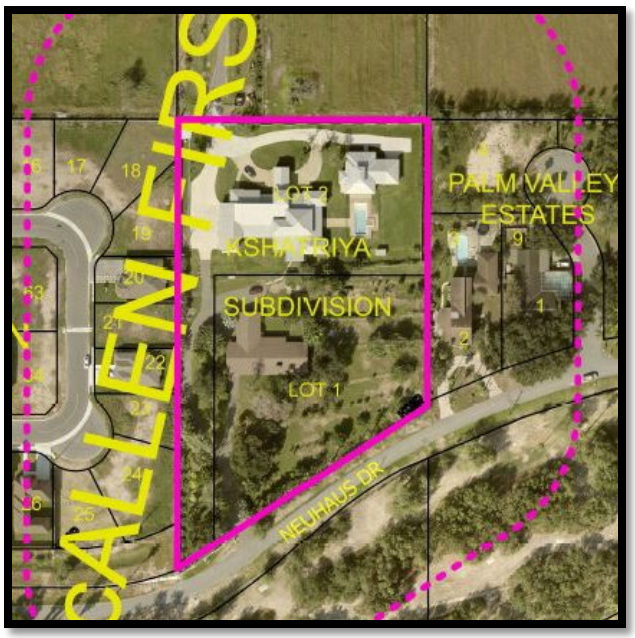
DATE: July 18, 2025

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

KSHATRIYA SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0075): 4000-4008 NEUHAUS DRIVE (LOTS 1 AND 2)

LOCATION: The subject property is located along the north side of Neuhaus Drive. Each Lot contains one single-family home and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "Kshatriya Subdivision."





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

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

LAND USE: Surrounding uses include vacant land and City Owned Property to the South, and single-family dwellings to the north and east and west.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is Single-Family Residential.

HISTORY: The mentioned lots were subdivided and recorded on June 8, 2017 under the name “Kshatriya Subdivision”.The subject property is comprised of two Lots.The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 16, 2025.

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

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

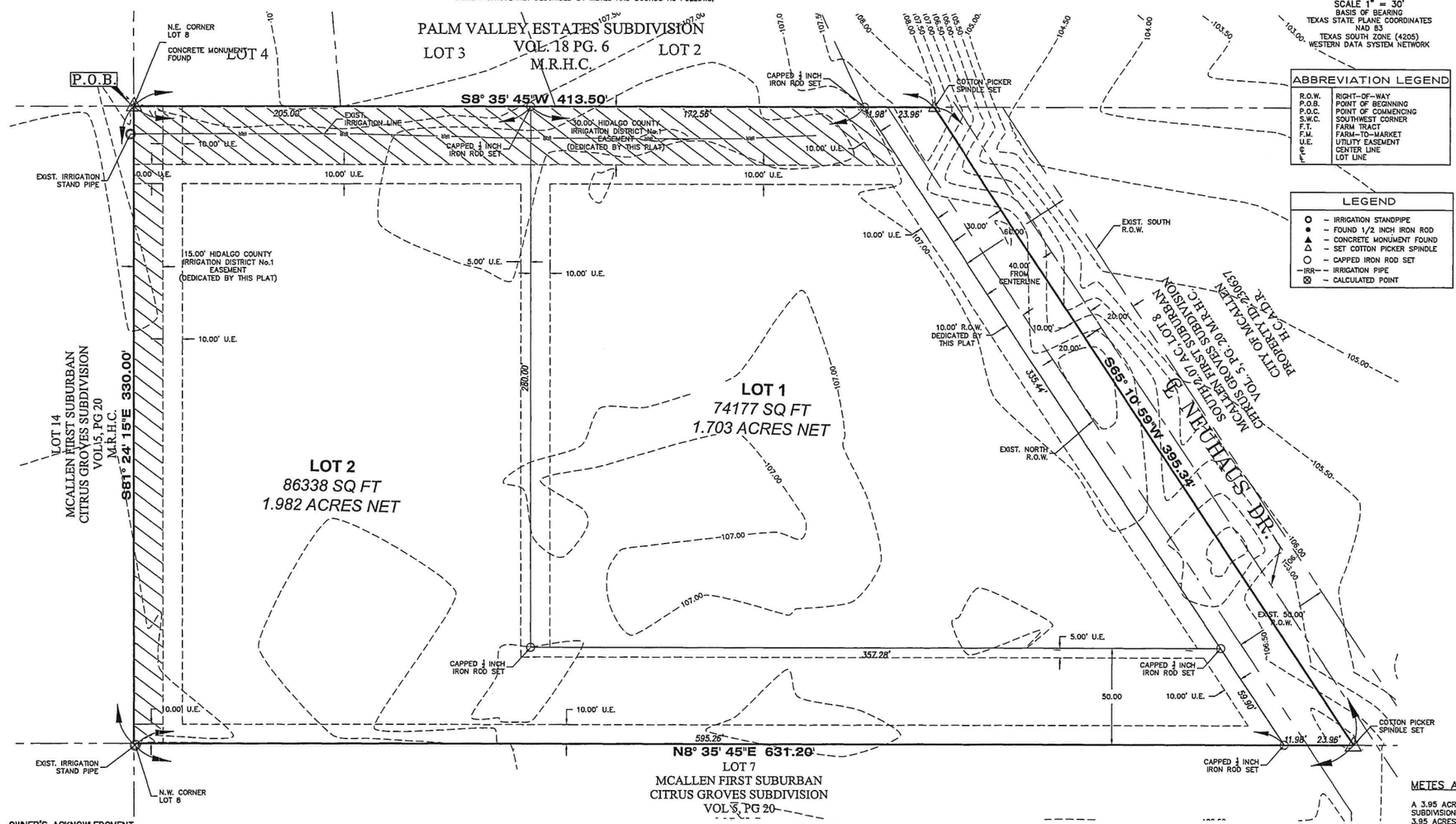
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

DATE OF PREPARATION: NOVEMBER 17, 2016

KSHATRIYA SUBDIVISION

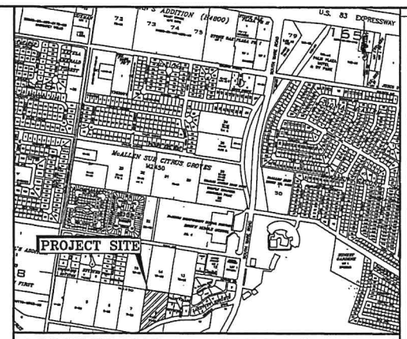
A 3.95 ACRES TRACT OF LAND BEING A PART OR PORTION OF LOT 8, McALLEN FIRST CITRUS GROVES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.95 ACRES TRACT BEING THE SAME LAND DESCRIBED AS "TRACT I" IN A GENERAL WARRANTY DEED CONVEYED TO KVS FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT #1919520, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 3.95 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;



SCALE 1" = 30'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEM NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
ℓ	LOT LINE

LEGEND	
O	– IRRIGATION STANDPIPE
●	– FOUND 1/2 INCH IRON ROD
▲	– CONCRETE MONUMENT FOUND
△	– SET COTTON PICKER SPINDLE
○	– CAPPED IRON ROD SET
—IRR—	– IRRIGATION PIPE
⊠	– CALCULATED POINT



GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: NEUHAUS DRIVE – 30 FT. OR GREATER FOR EASEMENTS.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS.
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
   SETBACKS FOR THE EXISTING STRUCTURE(S) REMAIN AS NOW EXIST; HOWEVER, ANY NEW CONSTRUCTION AND/OR ADDITIONS SHALL COMPLY WITH THE REQUIRED SETBACKS.
3. THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) OF THE FLOOD INSURANCE RATE, 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. MAP COMMUNITY PANELS NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
4. A DRAINAGE DETENTION OF 0.108 ACRE-FEET IS REQUIRED FOR THIS SUBDIVISION (LOT 1–0.0500 AC-FT AND LOT 2 0.0580 AC-FT).
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NEUHAUS DRIVE.
8. CITY OF McALLEN BENCHMARK (MC92): ELEV.=98.55, GRID COORDINATES N 16586158.1472, E 1060517.89051 NAVD 88.
   30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP SET BY ARANDA & ASSOCIATES LOCATED INSIDE IDELA PARK 50 FEET, NORTH FROM THE BACK OF CURB OF IDELA ST. & 162 FEET-EAST FROM THE CENTERLINE OF WARE RD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NEUHAUS DRIVE.
12. ALL UTILITY EASEMENTS TO BE DEDICATED BY THIS PLAT.

METES AND BOUNDS DESCRIPTION

A 3.95 ACRES TRACT OF LAND BEING A PART OR PORTION OF LOT 8, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, RECORDED IN VOLUME 5, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.95 ACRES TRACT BEING THE SAME LAND DESCRIBED AS "TRACT I" IN A GENERAL WARRANTY DEED CONVEYED TO KVS FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT #1919520, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 3.95 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT FOUND, THE NORTHEAST CORNER OF THE SAID LOT 8, SAME POINT BEING THE NORTHWEST CORNER OF PALM VALLEY ESTATES SUBDIVISION, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 8° 35' 45" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 8, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID PALM VALLEY ESTATES SUBDIVISION, PASSING AT A DISTANCE OF 389.54 FEET A 5/8-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF NEUHAUS DRIVE AND CONTINUING FOR A TOTAL DISTANCE OF 413.50 FEET TO A COTTON-PICKER-SPINDLE SET, A POINT WITHIN THE RIGHT-OF-WAY OF NEUHAUS DRIVE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 65° 10' 59" W WITHIN THE RIGHT-OF-WAY OF NEUHAUS DRIVE, A DISTANCE OF 395.34 FEET TO A COTTON-PICKER-SPINDLE SET, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF THE SAID LOT 8, AND SAME BEING A POINT ON THE EAST BOUNDARY LINE OF LOT 7 OF THE SAID McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 35' 45" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 8, SAME BEING ALONG THE EAST BOUNDARY LINE OF LOT 7, PASSING AT 23.55 FEET 5/8-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF NEUHAUS DRIVE, AND CONTINUING FOR A TOTAL DISTANCE OF 631.20 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 8, SAID POINT FALLS INSIDE A CONCRETE IRRIGATION STAND PIPE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 24' 15" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 8, A DISTANCE OF 330.0 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 3.95 ACRES, MORE OR LESS, OUT OF WHICH 0.182 ACRES ALONG THE SOUTH SIDE, LIES WITHIN THE RIGHT-OF-WAY OF NEUHAUS DRIVE.

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 KSHATRIYA 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.

KVS FAMILY LIMITED PARTNERSHIP

BY: KVS LAND Co., INC., GENERAL PARTNER

K.V. CHOWDARY, PRESIDENT
301 VICTORIA
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED K.V. CHOWDARY, 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 10th DAY OF June 2017.

DAVID CROOK
Notary Public, State of Texas
ID# 763209-2
My Commission Expires
09-25-2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9-25-20

PRINCIPAL CONTACTS

NAME		ADDRESS			PHONE & FAX	
OWNER(S): KVC LANDCO, INC.		301 VICTORIA	MCALLEN, TX.	78503		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 2nd DAY OF February, 2016 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.

SECRETARY

PRESIDENT

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 EDINBURG TEXAS

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.

James E. Darling 4/28/17
CITY MAYOR DATE

CITY OF McALLEN TEXAS

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.

4/9/17
PLANNING AND ZONING CHAIR DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. 05/16/17
GENERAL MANAGER 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.

1/6/17
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.

1/6/17
IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS REGISTERED IVAN GARCIA 6496 PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

ON: 6-8-17 AT 1:13 AM (PM)
INSTRUMENT NUMBER 2821830
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Laura Rivera Gay DEPUTY

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

DRAWN: OSCAR CORDOVA III
DESIGN: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
SCALE: 1"=30'
DATE: JANUARY, 2016

ISSUED FOR: FINAL

PLAT SHEET
KSHATRIYA SUBDIVISION
McALLEN, TEXAS
HIDALGO COUNTY

PROJECT: 2016-075 SD

PAGE NO. 1-OF-1

Planning Department

Memo

TO: Planning and Zoning Commission

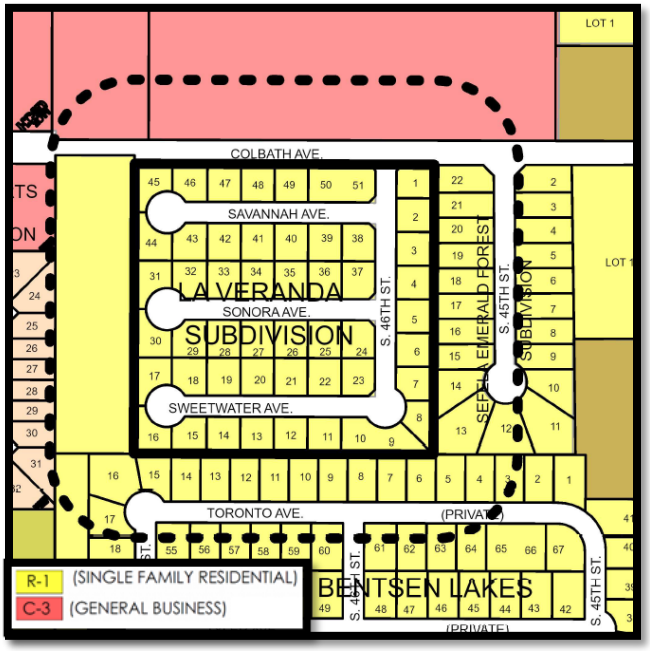
FROM: Planning Staff

DATE: July 18, 2025

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

LA VERANDA SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0076):
1901-1929 SOUTH 46TH STREET (LOTS 1-8)
4600-4713 SWEETWATER AVENUE (LOTS 9-23)
4600-4709 SONORA AVENUE (LOTS 24-37)
4600-4709 SAVANNAH AVENUE (LOTS 38-51)

LOCATION: The subject property is located along the south side of Colbath Avenue. The properties are single-family homes and are zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "La Veranda Subdivision."





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

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

LAND USE: Surrounding uses include vacant land to the north and west, and single-family dwellings to the south and east.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

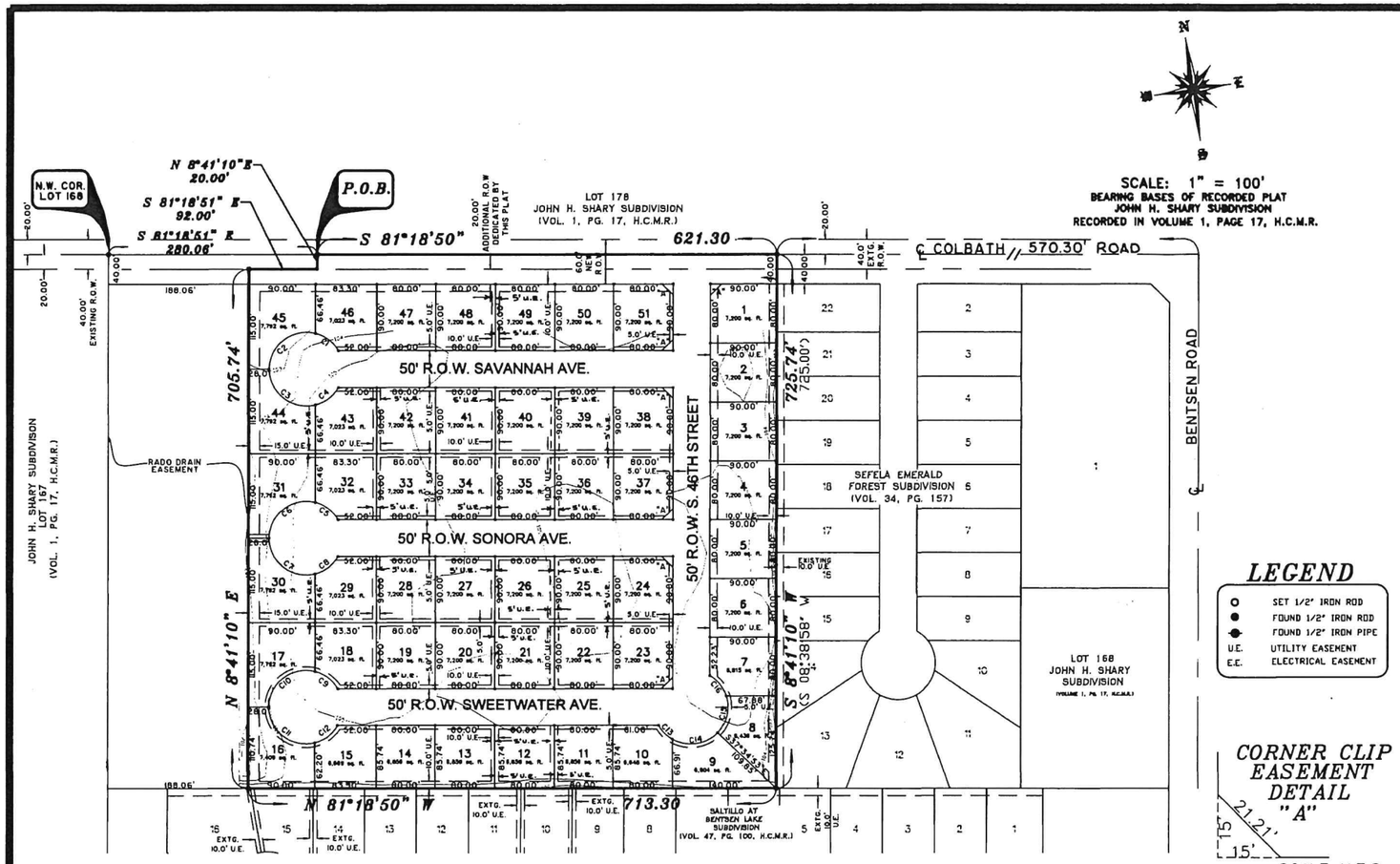
HISTORY: The mentioned lots were subdivided and recorded on January 20, 2006 under the name “La Veranda Subdivision”. The subject property is comprised of 51 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted June 16, 2025.

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

Any future constructions must 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.



LEGEND

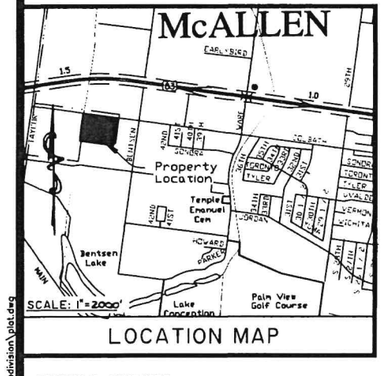
○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
⊸	FOUND 1/2" IRON PIPE
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT

LA VERANDA SUBDIVISION

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

A tract of land containing 11.84 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 168, JOHN H. SHARY SUBDIVISION, map reference: Volume 1, Page 17, H.C.M.R.,

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	40.24	50.00	46°06'59"	21.28	39.17
C2	90.66	50.00	103°53'01"	63.86	78.74
C3	90.66	50.00	103°53'01"	63.86	78.74
C4	40.24	50.00	46°06'59"	21.28	39.17
C5	40.24	50.00	46°06'59"	21.28	39.17
C6	90.66	50.00	103°53'01"	63.86	78.74
C7	90.66	50.00	103°53'01"	63.86	78.74
C8	40.24	50.00	46°06'59"	21.28	39.17
C9	40.24	50.00	46°06'59"	21.28	39.17
C10	90.66	50.00	103°53'01"	63.86	78.74
C11	90.66	50.00	103°53'01"	63.86	78.74
C12	40.24	50.00	46°06'59"	21.28	39.17
C13	27.03	50.00	30°58'35"	13.86	26.70
C14	65.98	50.00	75°36'29"	38.79	61.30
C15	53.65	50.00	61°28'43"	29.73	51.11
C16	36.29	50.00	41°35'24"	18.99	35.50



LOCATION MAP

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: CARLOS PENA	5111 N. 10 TH ST #104	MCALLEN, TX 78504	624-5475	687-4817
ENGINEER: JAIME ENRIQUEZ	405 W. OWASSA RD.	EDINBURG, TX 78539	702-8828	787-3313
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT	MCALLEN, TX 78501	618-1551	618-1547

X:\La Veranda Subdivision\plat.dwg

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 VERANDA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: CARLOS PENA
RGV HORIZON DEVELOPERS LTD
5111 N. 10 TH ST #104
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF November, 2005

ESTHER E. HERNANDEZ MY COMMISSION EXPIRES April 19, 2008

Esther E. Hernandez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. 4-19-2008

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR
CITY OF McALLEN

1-19-06
DATE

CITY OF McALLEN McALLEN, TEXAS

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN PLANNING AND ZONING COMMISSION

1-17-06
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME ENRIQUEZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 76767, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS LA VERANDA SUBDIVISION AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) IS LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONE "A OR AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

11.30.05
JAIME ENRIQUEZ, P.E.
REG. PROFESSIONAL ENGINEER #76767

STATE OF TEXAS JAIME ENRIQUEZ 76767 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE ABOVE FORGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED ON THE GROUND ON MAY 20, 2004 UNDER MY DIRECTION.

11/30/05
CARLOS VASQUEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4608
CVQ LAND SURVEYORS

STATE OF TEXAS CARLOS VASQUEZ 4608 REGISTERED PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: 1/17/06

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF December, 2005.

ESTHER E. HERNANDEZ MY COMMISSION EXPIRES April 19, 2008

Esther E. Hernandez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. 4-19-2008

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER

SIGNATURE

LONE STAR NATIONAL BANK
5515 N. 10TH
MCALLEN, TEXAS 78504

METES AND BOUNDS DESCRIPTION:

A tract of land containing 11.84 acres, situated in Hidalgo County, Texas and also being a part or portion of LOT 168, JOHN H. SHARY SUBDIVISION , map reference: Volume 1, Page 17, H.C.M.R., and said 11.84 acres also being all of that tract described in deed to RGV Horizon Developers, Ltd., recorded in CWD No. 1303430, H.C.D.R., and said 11.84 acres of land also being more described as follows;

COMMENCING on a cotton picker spindle set on the northwest corner of said Lot 168 and the centerline of Colbath Road, THENCE S 81° 18' 51" E, along the North line of said Lot 168 and the center line of said Colbath Road a distance of 280.06 feet to the northwest corner of this tract and the POINT OF BEGINNING ;

THENCE S 81° 18' 50" E, continuing along the North line of said Lot 168 and the centerline of said Colbath Road, a distance of 621.30 feet to a 60-D nail found on the centerline of said Colbath Road and the northwest corner of Sefela Emerald Forest Subdivision recorded in Volume 34, Page 157, H.C.M.R., for the northeast corner of this tract;

THENCE S 08° 41' 10" W (S 08° 38' 58" W), along the West line of Sefela Subdivision, at a distance of 20.00 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the South right-of-way line of said Colbath Road, at a distance of 39.93 (40.00) feet pass an iron rod found at the South right-of-way as dedicated in said Sefela Subdivision and continuing a total distance of 725.74 (725.00) feet to a ½ iron rod with a plastic cap stamped "CVQ LS" set on the southwest corner of said Sefela Subdivision and the North line of Saltillo at Bentsen Lake Subdivision recorded in Volume 47, Page 100, H.C.M.R., for the southeast corner of this tract;

THENCE N 81° 18' 50" W, along the North line of said Saltillo at Bentsen Lake Subdivision distance , at a distance 621.36 (621.56) feet pass a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the East line of a RADO drain easement, recorded in Volume 2762, Page 609, H.C.D.R. and continuing a total distance of 713.30 feet to an iron rod with a plastic cap stamped "CVQ LS" set for the southwest corner of this tract;

THENCE N 08° 41' 10" E, a distance of 705.74 (705.00) feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the south right-of-way line of said Colbath Road, for an outer corner of this tract of land;

THENCE S 81° 18' 50" E, a distance of 92.00 feet to an inner corner of this tract of land;

THENCE N 08° 41' 10" E, a distance of 20.00 feet to the POINT OF BEGINNING , containing 11.84 acres of which 0.29 of one acre lies on the right-of way of said Colbath Road and 1.49 acres lies in said RADO drain easement, leaving a net of 10.06 acres, more or less.

Basis of bearing as per LA VERANDA SUBDIVISION recored in Volume 1, Page 17, H.C.M.R.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 20, 2004

GENERAL PLAT NOTES:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" AS PER LETTER OF MAP REVISION, CASE NO. 05-06-1444A, DATED SEPTEMBER 8, 2005. ZONE "B" ARE 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 ON SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ORDINANCE.
FRONT : 25.0'
SIDES : 6.0' EXCEPT 15.0' ON THE WEST OF LOTS 16,17,30,31,44 AND 45
CORNERS: 10.0' OR GREATER FOR EASEMENTS
REAR: 10.0' OR GREATER FOR EASEMENTS INCLUDING DOUBLE FRONTING LOTS ALONG COLBATH
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED-GREATER SETBACK APPLIES

3. MINIMUM FINISHED FLOOR ELEVATION = 20" ABOVE THE TOP OF THE CURB AS MEASURED AT THE CENTER OF EACH LOT, UNLESS, OTHERWISE SHOWN.

4. BENCHMARK: MC 80; ELEV=104.41; MC 80 IS LOCATED ON THE SOUTH FRONTAGE ROAD BOUND OF EXPRESS WAY 83 80 FT SOUTH FROM THE E.O.P. OF THE FRONTAGE ROAD AND 16 FT NORTH FROM THE END OF A CANAL THE MONUMENT IS SET APPROX. 500 FT EAST OF TAYLOR ROAD.

5. ONLY ONE SINGLE FAMILY DWELLING UNIT PER LOT SHALL BE PERMITTED.

6. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 36,111.24 CUBIC FEET OR, 0.829 ACRE-FEET OF DRAINAGE RUNOFF. EACH INDIVIDUAL LOT SHALL BE REQUIRED TO DETAIN A MINIMUM OF 708.06 CUBIC FEET.

7. THERE ARE NO POTABLE WATER WELLS LOCATED WITHIN A 150.0 FOOT RADIUS FROM THE SUBDIVISION.

8. ALL CORNER 1/2" IRON ROD SET W/CAP STAMPED CVQ LS.

9. NO STRUCTURE PERMITTED OVER 500 FEET OF FIRE HYDRANT.

10. CIRCULAR DRIVEWAYS ARE PROHIBITED, EXCEPT WITHIN LOTS GREATER THAN 100' IN WIDTH.

11. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D.

12. NO REAR ENTRANCE FROM COLBATH ROAD FROM LOTS 1 AND 45 THRU 51.

13. 4' SIDEWALK REQUIRED ON COLBATH ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.

14. 6' BUFFER IS REQUIRED ALONG COLBATH ROAD AND FROM ADJACENT COMMERCIAL ZONE/USE.

15. NO CURB CUTS, ACCESS, OR LOT FRONTAGE PERMITTED ON COLBATH ROAD.

16. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY EDDY TREVINO
COUNTY CLERK
ON: Jan 19, 2006 AT 4:40 P.M.
AS A RECORDING NUMBER 1569422
BY: _____ DEPUTY

Recorded in Volume 49 Page 130 of the map records of Hidalgo County, Texas
Eddy Trevino
County Clerk

LA VERANDA SUBDIVISION
PREPARED BY: ENRIQUEZ GROUP
DATE OF PREPARATION: JUNE 2, 2004
OWNER: CARLOS PENA
RGV HORIZON DEVELOPERS LTD
5111 N. 10 TH ST #104
MCALLEN, TEXAS 78504

ENRIQUEZ GROUP
CONSULTING ENGINEER
405 W. OWASSA RD.
EDINBURG, TEXAS 78539
PHONE (956)702-8828 FAX (956) 787-3313
visit our web site www.enriquezgroup.com for info

Planning Department

Memo

TO: Planning and Zoning Commission

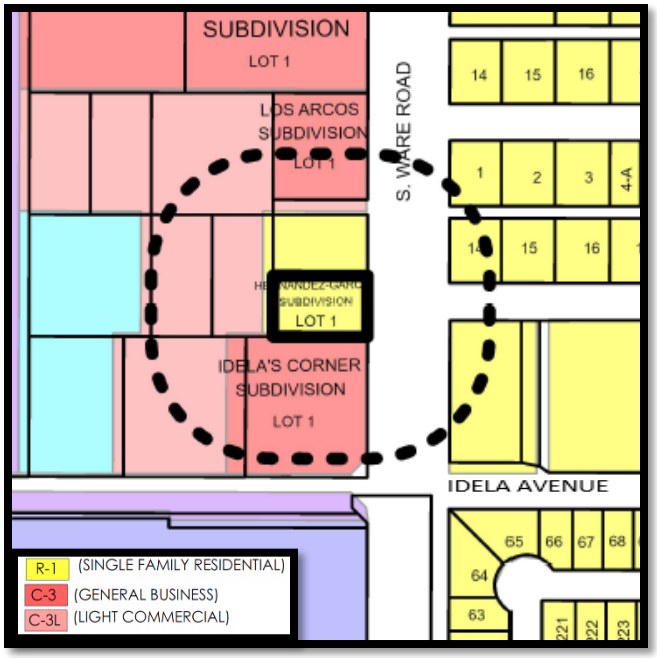
FROM: Planning Staff

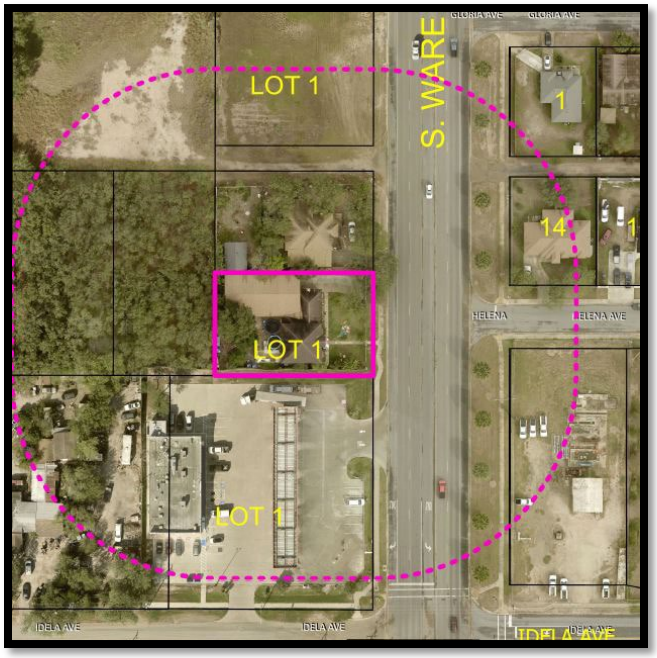
DATE: July 18, 2025

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

HERNANDEZ-GARCIA SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0077):
4500 SOUTH WARE ROAD (LOT 1)

LOCATION: The subject property is located along the west side of North Ware Road. The property has a single-family home on it and is zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "Hernandez-Garcia Subdivision."





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

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

Commercial-OC) District to the west.

LAND USE: Surrounding uses include vacant land to the north and east, A convenient store to the south and single family dwellings to the north and east.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

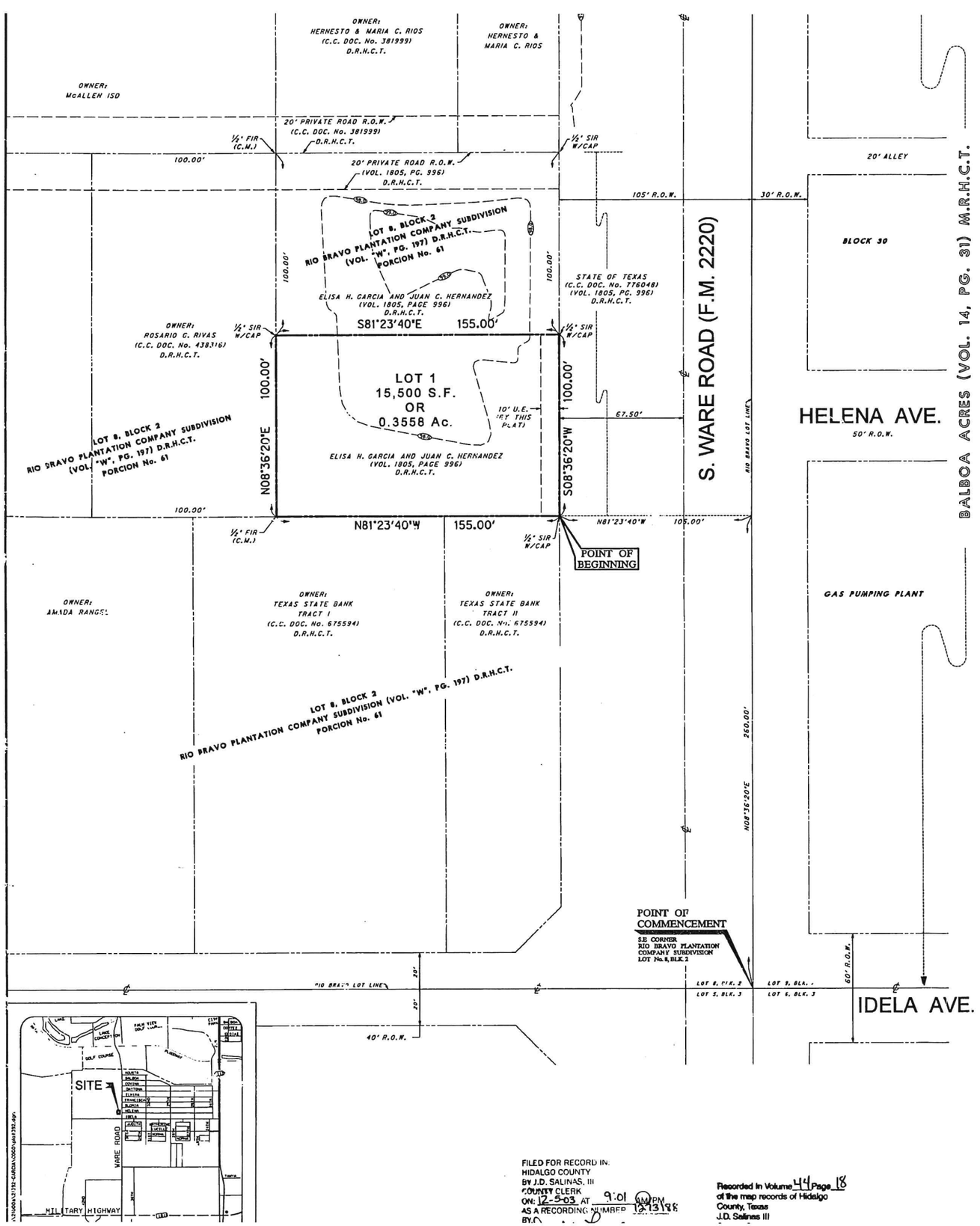
HISTORY: The mentioned lot was subdivided and recorded on December 5, 2003 under the name “Hernandez-Garcia Subdivision”. The subject property is comprised of 1 single Lot. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 16, 2025.

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

Any future constructions must 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.



1. BASIS OF BEARING BEING THE EAST LINE OF LOT 8, BLOCK 2 RIO BRAVO PLANTATION COMPANY SUBDIVISION (VOL. "W", PG. 197) D.R.H.C.T.

2. BENCHMARK INFORMATION: CITY OF McALLEN GPS MONUMENT-MC92 30-INCH ALUMINUM PIPE WITH A 3-1/4 INCH BRASS CAP ON TOP, APPROXIMATELY 162 FEET WEST OF WARE ROAD CENTER LINE AND 80 FEET NORTH OF IDELA STREET CENTER LINE BEING INSIDE BORDER VIEW PARK. ELEV.=98.55 FEET ABOVE MEAN SEA LEVEL (NAVD 88)

3. BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE "AH" AS DELINEATED ON THE HIDALGO COUNTY, TEXAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 480334 0010 C, DATED NOVEMBER 2, 1982, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "AH" IS DEFINED AS "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED

4. MINIMUM FINISH FLOOR ELEVATION: AN ELEVATION OF 99 (BASE FLOOD ELEVATION) WILL BE REQUIRED AND/OR THE FINISHED FLOOR ELEVATIONS WILL BE 24" ABOVE NATURAL GROUND.

5. MINIMUM BUILDING SETBACK LINES SHALL BE:

S. WARE ROAD:	45 FEET OR IN LINE WITH EXISTING BUILDING, WHICHEVER IS GREATER.
INTERIOR SIDES:	6 FEET
REAR:	10 FEET
GARAGE:	18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED

6. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.03 AC-FT.

7. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

8. 4 FOOT SIDEWALK REQUIRED ALONG SOUTH WARE ROAD.

9. 6 FOOT BUFFER REQUIRED FROM ADJACENT COMMERCIAL ZONE AND USE.

LEGAL DESCRIPTION

BEING a 0.3558 acre tract of land situated in Porcion 61 and being out of Lot 8, Block 2, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas, as recorded in Volume "W", Page 197, Deed Records, Hidalgo County, Texas (D.R.H.C.T.), said tract of land being a part of a tract of land described in deed to Elisa H. Garcia and Juan C. Hernandez, as recorded in Volume 1805, Page 996, Deed Records, Hidalgo County, Texas, (D.R.H.C.T.), said tract of land being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 8, Block 2;

THENCE North 08 degrees 36 minutes 20 seconds East, along the east line of said Lot 8, a distance of 260.00 feet to a point;

THENCE North 81 degrees 23 minutes 40 seconds West, departing said east line and parallel to the south line of said Lot 8, a distance of 105.00 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC. INC" (herein after referred to as "with cap") for the POINT OF BEGINNING, said point being on the west line of Ware Road-F.M. 2220 (105 foot wide right-of-way);

THENCE North 81 degrees 23 minutes 40 seconds West, parallel to the south line of said Lot 8, a distance of 155.00 feet to a 1/2-inch found iron rod for corner;

THENCE North 08 degrees 36 minutes 20 seconds East, parallel to the east line of said Lot 8, a distance of 100.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 81 degrees 23 minutes 40 seconds East, parallel to the south line of said Lot 8, a distance of 155.00 feet to a 1/2-inch set iron rod with cap for corner, said corner being on the west right-of-way line of said Ware Road;

THENCE South 08 degrees 36 minutes 20 seconds West, along said west right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING AND CONTAINING 15,500 square feet or 0.3558 acres of land, more or less.

NORTH

1"=30'

0 10 20 30

SCALE IN FEET

LEGEND

½" SIR	1/2-INCH SET IRON ROD
½" FIR	1/2-INCH FOUND IRON ROD
W/CAP	WITH CAP STAMPED "HALFF ASSOC. INC."
M.R.H.C.T.	MAP RECORDS, HIDALGO COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HIDALGO COUNTY, TEXAS
C.C.	COUNTY CLERK
U.E.	UTILITY EASEMENT
S.F.	SQUARE FEET
(C.M.)	CONTROL MONUMENT
℄	CENTER LINE

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 12-5-03 AT 9:01 AM/PM
AS A RECORDING NUMBER 1013178
BY: D

Recorded in Volume 44 Page 18
of the map records of Hidalgo
County, Texas
J.D. Salinas III

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HERNANDEZ-GARCIA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (SUBJECT TO THE RESERVATION OF RIGHTS NOTED ON THIS PLAT) ALL STREETS, ALLEYS, PARKS, DRAINAGE RIGHT-OF-WAYS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT AS DEDICATED OR WHICH WE WILL CAUSE TO BE DEDICATED TO THE USE OF THE PUBLIC PURSUANT TO THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSED THEREIN EXPRESSED. THE DEDICATIONS CREATED HEREBY ARE MADE SUBJECT TO ALL MATTERS EXISTING OF PUBLIC RECORD AS OF THE DATE OF THE RECORDATION OF THIS PLAT.

Elisa H. Garcia 10-24-03
OWNER: ELISA H. GARCIA
ADDRESS: 4414 S. 37th STREET
McALLEN, TEXAS 78503

J.C. Hernandez Jr. 10-24-03
OWNER: JUAN C. HERNANDEZ
ADDRESS: 4414 S. 37th STREET
McALLEN, TEXAS 78503

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELISA H. GARCIA AND JUAN C. HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2003.

LETICIA LOPEZ HERNANDEZ
Notary Public, State of Texas
My Commission Expires
November 12, 2004

NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2003.

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISIONS REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18 DAY OF Nov., 2003.

ATTESTED: SECRETARY, CITY OF McALLEN

MAYOR, CITY OF McALLEN

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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY, HIDALGO COUNTY DRAINAGE DISTRICT NO.1

12/2/03
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEVEN G. YOUNG, 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 MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED STEVEN G. YOUNG 5503 PROFESSIONAL LAND SURVEYOR

STEVEN G. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5503
9-23-2003

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS ROBERT L. SAENZ 82072 REGISTERED PROFESSIONAL ENGINEER

9-23-2003
ROBERT L. SAENZ
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION No. 82072

PLAT
OF
HERNANDEZ–GARCIA SUBDIVISION

McALLEN, TEXAS

BEING A 0.3558 Ac. TRACT OF LAND
OUT OF LOT 8, BLOCK 2
RIO BRAVO PLANTATION COMPANY SUBDIVISION
VOL. "W", PG. 197, DEED RECORDS,
HIDALGO COUNTY, TEXAS
PORCION No. 61

Halff Associates, Inc.
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
4600 W. MILITARY, SUITE 700 • McALLEN TX. • 78503 • (956) 664-0286

Planning Department

Memo

TO: Planning and Zoning Commission

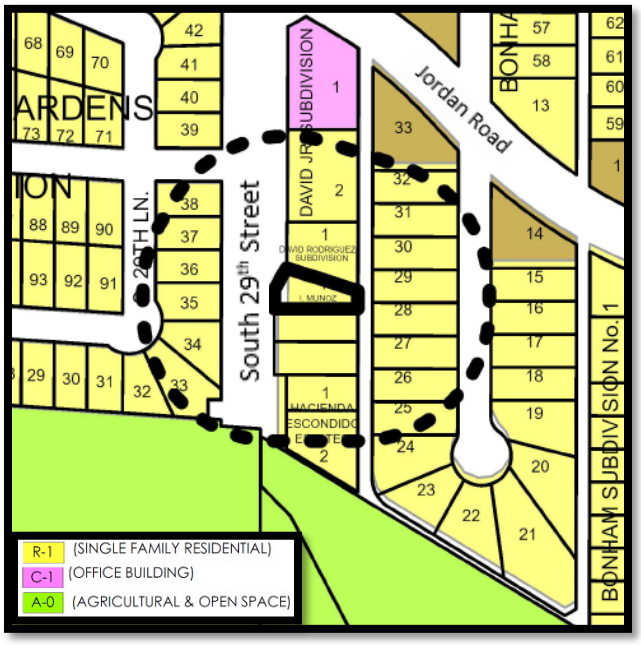
FROM: Planning Staff

DATE: July 18, 2025

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

I. MUNOZ SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0078): 2713 SOUTH 29TH STREET (LOT 1)

LOCATION: The subject property is located along the east side of South 29th Street . The property has a single-family home on it and is zoned R-1 (Single-Family Residential-OC) District and is subdivided under the name "I. Munoz Subdivision."





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

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

LAND USE: Surrounding uses include single family dwellings in all directions.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

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

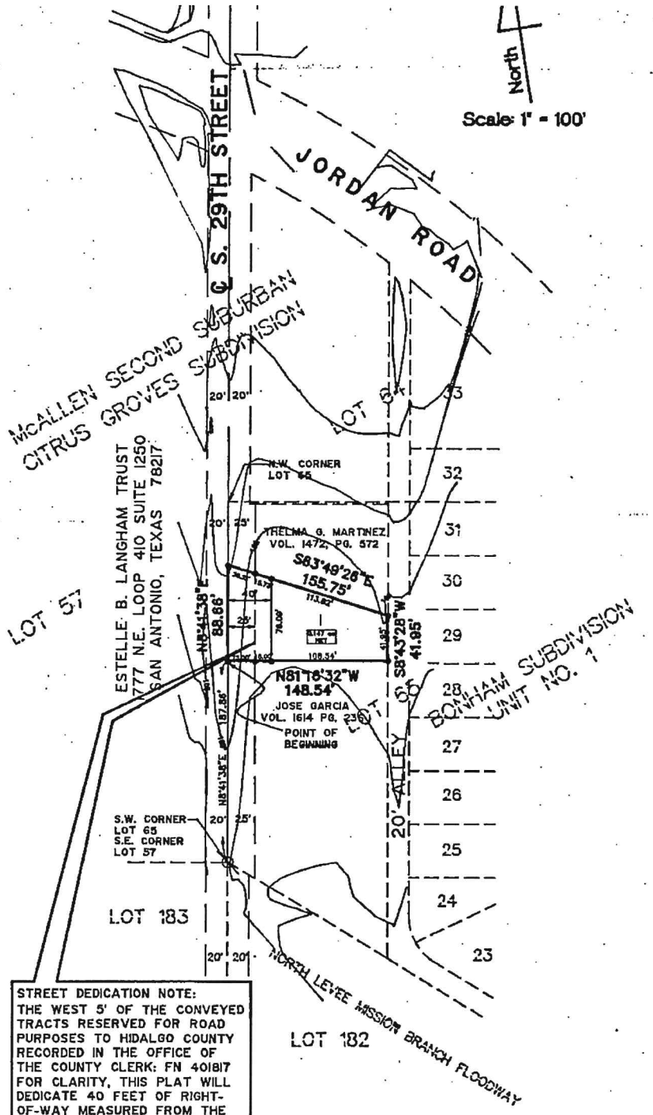
HISTORY: The mentioned lot was subdivided and recorded on July 30, 1996 under the name "I. Munoz Subdivision". The subject property is comprised of one single Lot. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then.

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

Any future constructions must 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.



STREET DEDICATION NOTE:
THE WEST 5' OF THE CONVEYED TRACTS RESERVED FOR ROAD PURPOSES TO HIDALGO COUNTY RECORDED IN THE OFFICE OF THE COUNTY CLERK: FN 401817 FOR CLARITY, THIS PLAT WILL DEDICATE 40 FEET OF RIGHT-OF-WAY MEASURED FROM THE WEST LINE OF LOT 65 AND THE CENTER LINE OF S. 29TH. ST.

LA LOMITA IRRIGATION CO. SUBDIVISION

Recorded in Vol. 31 Pg. 105A of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

7-23-96

I. MUNOZ SUBDIVISION

A SUBDIVISION OF 0.22 ACRES OUT OF THE WESTERN PORTIONS OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION IN McALLEN, HIDALGO COUNTY, TEXAS

⊗ C.P.S.
Elevations are U.S.G.S. Datum.

STATE OF TEXAS
COUNTY OF HIDALGO I KNOW ALL MEN BY THESE PRESENTS

THAT I, GUADALUPE IMELDA R. MUNOZ, 1944 S. 33RD STREET, McALLEN, TEXAS, DO HEREBY SUBDIVIDE THE LAND SHOWN IN ACCORDANCE WITH THIS PLAT ENTITLED I. MUNOZ SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS AND HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, ALLEYS, EASEMENTS, PARKS, SEWER LINES, WATER LINES, WATER COURSES, 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 PURPOSE THEREIN EXPRESSED, EITHER ON THE ATTACHED PLAT OT THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN, TEXAS.

WITNESS MY HAND ON THIS THE 15 DAY OF MAY, A.D. 1996.

Guadalupe I. Munoz
GUADALUPE IMELDA R. MUNOZ
1944 S. 33RD STREET
McALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

ON THIS DAY PERSONALLY APPEARED GUADALUPE IMELDA R. MUNOZ, OWNER OF LOT I, KNOWN TO ME TO BE THE PERSON SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING. WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MAY, 1996.

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES ON: Aug 21, 1998

30th July 96

APPROVAL OF PLANNING
HIDALGO PLANNING DEPT
BY: Linda Dasco
DATE: 7-30-96

METES AND BOUNDS DESCRIPTION

A 0.22 ACRE TRACT OF LAND BEING OUT OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, BEING THE PROPERTY AS CONVEYED BY DEED AS RECORDED IN DOC. NO. 372587, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.22 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF LOT 65, McALLEN SECOND CITRUS GROVES SUBDIVISION, SAID POINT BEING ON THE CENTER-LINE OF S. 29TH STREET (ROOTH ROAD) A 40 FT. COUNTY ROAD AND N8°41'36"E, 187.86 FEET FROM A C.P.S. FOUND ON THE SOUTHWEST CORNER OF LOT 65, SAID POINT BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE WEST LINE OF LOT 65, AND ALONG THE CENTER-LINE OF S. 29TH STREET (ROOTH ROAD), N8°41'38"E, 88.66 FEET TO 60d NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH LINE OF THIS TRACT, WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY CONVEYED TO THELMA G. MARTINEZ IN VOL. 1472, PAGE 572, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, S63°49'26"E, 155.75 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING ON THE WEST LINE OF A 20' ALLEY ON THE WEST LINE OF BONHAM SUBDIVISION UNIT NO. 1;

THENCE WITH THE EAST LINE OF THIS TRACT AND THE WEST LINE OF A 20 FT. ALLEY, S8°43'28"W, 41.95 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF THIS TRACT, N81°16'32"W, 148.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.22 ACRES (GROSS) OF LAND MORE OF LESS.

General Notes:

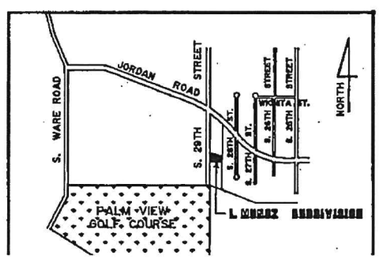
1. THE SUBDIVISION IS WITHIN FLOOD ZONE B, AREAS BETWEEN THE 100 YR. AND 500 YR. FLOOD ACCORDING TO COMMUNITY PANEL 480343001OC AS PREPARED BY FEMA AND REVISED ON NOVEMBER 2, 1982.

2. THE REQUIRED STORM WATER DETENTION SHALL BE 0.005 ACRE FEET FOR THE ENTIRE SUBDIVISION AND AN ENGINEERED DETENTION PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF McALLEN ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

3. THE FRONT BUILDING SETBACK SHALL BE A MINIMUM OF 25 FT. OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER, REAR SETBACK SHALL BE 10 FT. SIDE SETBACKS SHALL BE 6 FT. OR IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF McALLEN OR GREATER TO ACCOMMODATE EASEMENTS.

4. THE FINISH FLOOR ELEVATION FOR PROPOSED BUILDINGS SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

5. 4 FT. SIDEWALK REQUIRED ON S. 29TH ST. AS MAY BE APPLICABLE



COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS THE 9th DAY OF July, 1996.

CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF McALLEN

APPROVED:

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

DATED THIS THE 9th DAY OF July, 1996.

OTHAL E. BRAND SR.
MAYOR, CITY OF McALLEN, TEXAS

APPROVED - IRRIGATION DISTRICT

THIS PLAT ENTITLED I MUNOZ SUBDIVISION, McALLEN, TEXAS, WAS APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. I. HIDALGO COUNTY IRRIGATION DISTRICT NO. I WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE INSTALLED AT THE DISTRICT'S EXPENSE.

APPROVED ON THIS THE 22nd DAY OF July, 1996.

PRESIDENT SECRETARY

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 14 DAY OF May, 1996.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4608

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 14th DAY OF MAY, 1996.

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

THIS PLAT WAS PREPARED ON MAY 13, 1996.
SURVEYED DEC. 1994

PEREZ/FREESE AND NICHOLS, L.L.C.

VOL. 31 PG. 105A

Planning Department

Memo

TO: Planning and Zoning Commission

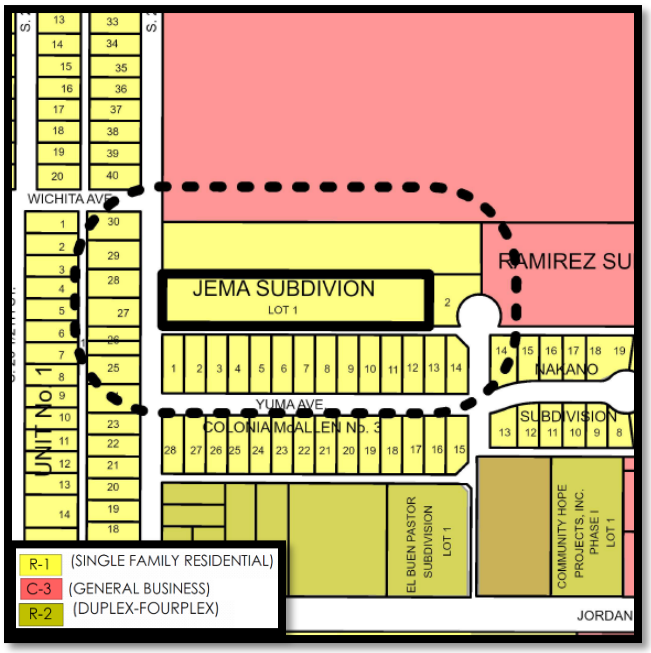
FROM: Planning Staff

DATE: July 18, 2025

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

JEMA SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0079): 2313 SOUTH 26TH STREET (LOT 1)

LOCATION: The subject property is located along the west side of South 26th Street. The property is a single-family home and is zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name "Jema Subdivision."





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

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

LAND USE: Surrounding uses include single-family dwellings to the north, south and west, and

a commercial plaza uses to the east.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

HISTORY: The mentioned lot was subdivided and recorded on November 18, 1999 under the name “Jema Subdivision”. The subject property is comprised of one single Lot. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 16, 2025.

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

Any future constructions must 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.

VOL. 35 PG. 40B

SUBDIVISION PLAT OF
JEMA SUBDIVISION

A 1.67 ACRE TRACT OF LAND BEING THE WEST 611.97 FEET OF THE SOUTH 4.00 ACRES OF LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

WICHITA AVE.

COLONIA MCALLEN NO.1 (VOLUME 13, PAGE 33, H.C.M.R.)

60.0' R.O.W.

824324

Filed for Record in: Hidalgo County, Juan D. Salinas III, County Clerk
On: Nov 18, 1999 at 02:52P
As a Map - Small
Document Number: 824324
Total Fees 48.50
Receipt Number - 250074
By, Flo Chavez

LOT 180
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBD.
(VOLUME 24, PAGE 88, H.C.D.R.)

SCALE 1"=50'

FND. 1/2" IRON PIN

S 81°16'30" E 611.97'

611.97'

LOT 1

119.10'

N 08°26'30" E 119.10'

S. 26TH STREET

10' x 10' CORNER CLIP EASEMENT

611.97'

20' ALLEY N 81°16'30" W 611.97' 20' ALLEY

P.O.B. S.W. CORNER OF LOT 180

FND. 1/2" IRON PIN

S 08°26'30" W 119.10'

LOT 180 LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBD. (VOLUME 24, PAGE 88, H.C.D.R.)

COLONIA MCALLEN NO.3 (VOLUME 19, PAGE 57, H.C.M.R.)

60.0' R.O.W.

30 29 28 27 26 25 24 23

1 2 3 4 5 6 7 8 9 10 11 12 13

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER
MANUEL RAMIREZ
2013 S. 26TH STREET
MCALLEN, TEXAS 78501

OWNER
JUANA RAMIREZ
2013 S. 26TH STREET
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MANUEL RAMIREZ AND JUANA RAMIREZ KNOWN TO ME TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THERIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE 29th DAY OF Oct A.D. 99

MARY H. VELA
Notary Public
STATE OF TEXAS
My Comm Exp 01-04-2000

NOTARY PUBLIC, TEXAS
EXPIRATION DATE: 01-04-2000

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.

11-08-99
DATE

MAYOR, CITY OF McALLEN

THIS SUBDIVISION PLAT OF JEMA 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 8TH DAY OF Nov A.D. 1999

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA 74808 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

10/28/99

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

I, LEO RODRIGUEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED LEO L. RODRIGUEZ, JR. 2448 PROFESSIONAL LAND SURVEYOR

10-28-99

REGISTERED PROFESSIONAL LAND SURVEYOR #2448
RODRIGUEZ ENGINEERING
612 NOLANA SUITE 320
McALLEN, TEXAS 78504
DATE SURVEYED: JULY 22, 1999

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STRUCTURES DESCRIBED ARE APPDRPRIATE FOR THE SOECIFIS 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:

11/18/99

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER

SIGNATURE
LONE STAR NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

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

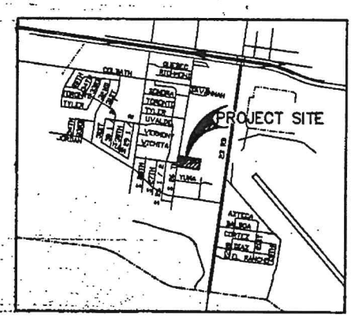
THIS THE ___ DAY OF Nov A.D. 99

EMMA VIGIL NOTARY PUBLIC State of Texas Comm. Exp. 12-26-2002

NOTARY PUBLIC, TEXAS
EXPIRATION. DATE: 12-26-2002

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480343 0010C REVISED 11-02-82.
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE T/C+18" MEASURED AT THE FRONT CENTER OF THE LOT UNLESS OTHERWISE SHOWN.
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 20.00 FEET OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER
   SIDE: 6.00 FEET
   REAR: 10.00 FEET
   GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK APPLIES.
4. A TOTAL OF 2,813.00 CUBIC FEET OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR BUILDING PERMIT.
5. A 10' x 10' CORNER CLIP EASEMENT IS REQUIRED AT THE ALLEY/STREET INTERSECTION.
6. A 4' SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF S. 26th STREET.
7. A 8' BUFFER IS REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL USES.



LOCATION MAP
N.T.S.

METES AND BOUNDS DESCRIPTION

A 1.67 ACRE TRACT OF LAND BEING THE WEST 611.97 FEET OF THE SOUTH 4.0 ACRES OF LOT 180, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY TEXAS; SAID TRACT OF LAND IS MORE PARICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINING AT AT THE SOUTHWEST CORNER OF SAID LOT 180 FOR THE SOUTHWEST CORNER OF THIS TRACT; SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S. 26TH STREET.

THENCE, N 08° 26'30" E, ALONG THE WEST LINE OF SAID LOT 180 AND THE EAST RIGHT OF WAY LINE OF N. 26TH STREET, A DISTANCE OF 119.10 FEET TO POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°16'30" E, PARALLEL TO THE SOUTH LINE OF SAID LOT 180 A DISTANCE OF 611.97 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 26'30" W, PARALLEL TO THE WEST LINE OF SAID LOT 180, A DISTANCE OF 119.10 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 180 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°16'30" W, ALONG THE SOUTH LINE OF SAID LOT 180, A DISTANCE OF 611.97 FEET TO THE POINT OF BEGINING AND CONTAINING 1.67 ACRES OF LAND, MORE OR LESS.

DATE OF PREPARATION: 7/27/99 JBG

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1585

Recorded in Volume 35 Page 40B of the map records of Hidalgo County, Texas
Melden and Hunt, Inc.

C:\C\3100\3100.DWG

Planning Department

Memo

TO: Planning and Zoning Commission

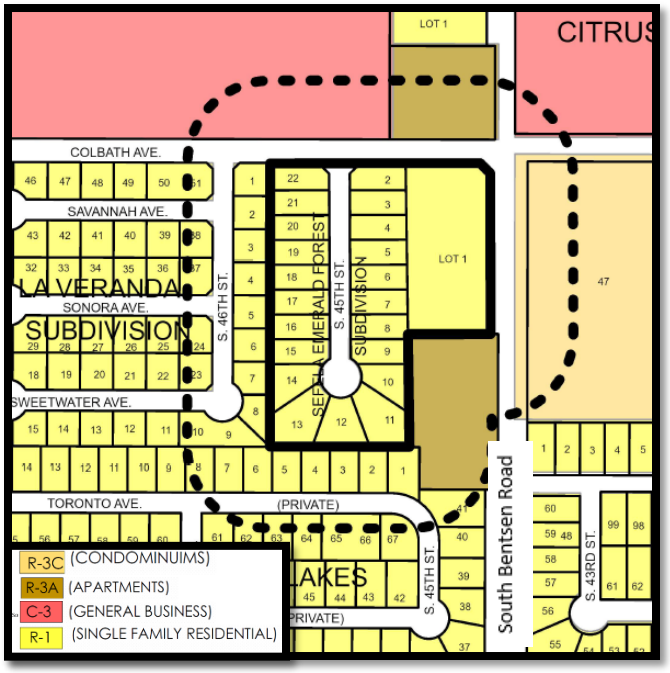
FROM: Planning Staff

DATE: July 18, 2025

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

SEFELA EMERALD FOREST SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0080):
1900 SOUTH BENTSEN ROAD (LOT 1)
1900-2020 SOUTH 45TH STREET (LOTS 2-22)

LOCATION: The subject property is located along the south side of Colbath Avenue, east of South Bentsen Road. The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name "Sefela Emerald Forest Subdivision."





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

ADJACENT ZONING: The adjacent properties are zoned R-1(Single-Family Residential-OC)

District to the west and south, C-3 (General Business-OC) District to the north and and R-3A(Multifamily Residential Apartments-OC) District to the North and west and R-3T (Multifamily Residential Townhouse-OC) District to the west. .

LAND USE: Surrounding uses include vacant land to the north and east, and single family dwellings to the west and south.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of residential and commercial uses.

HISTORY: The mentioned lots were subdivided and recorded on July 28, 1999 under the name “Sefela Emerald Forest Subdivision”. The subject property is comprised of 22 Lots.The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 16, 2025.

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

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

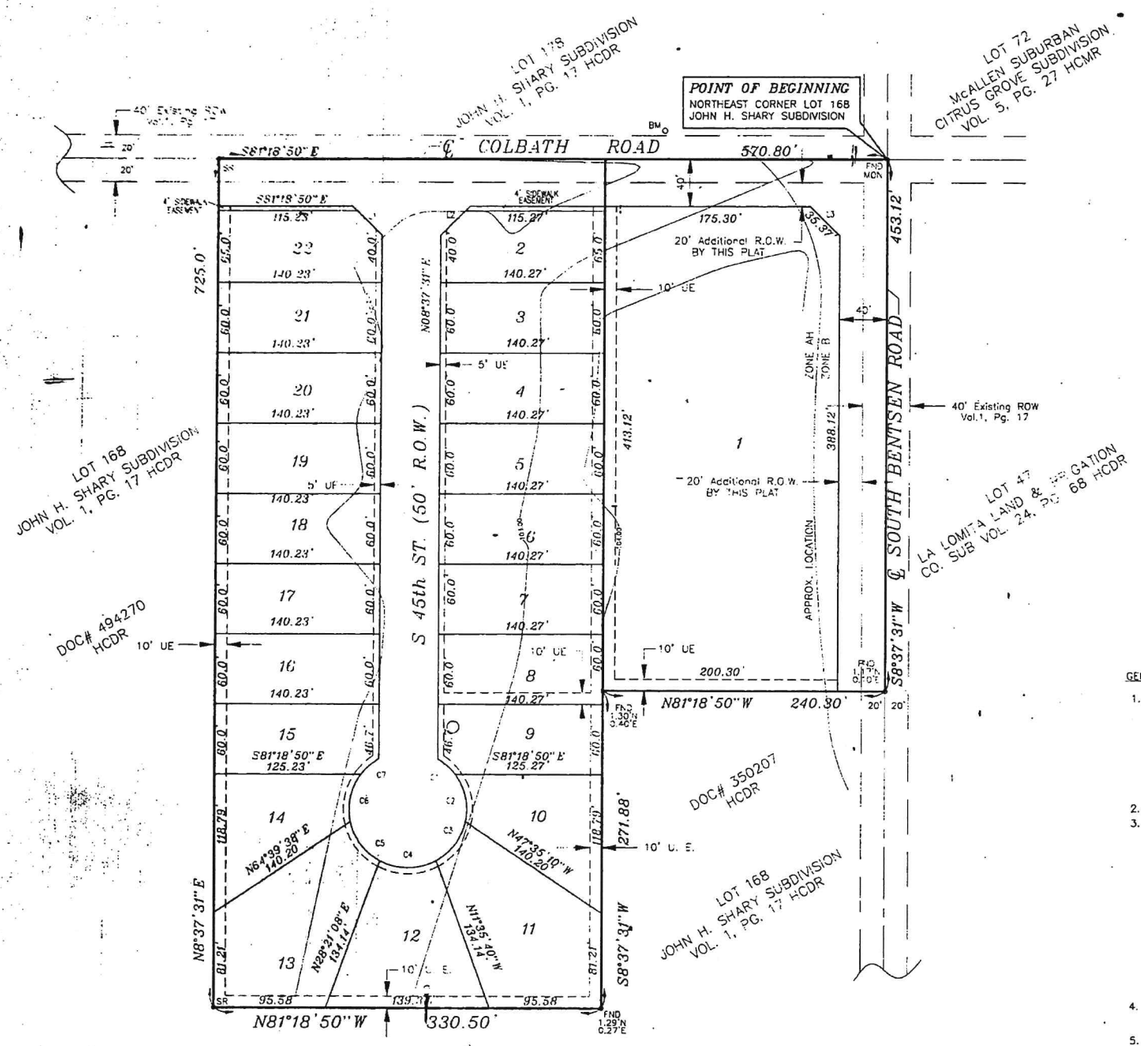
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

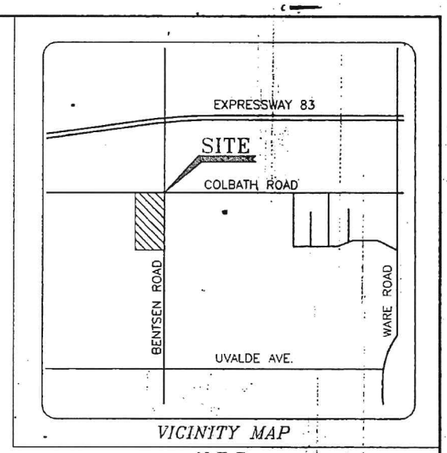
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential - UDC) District.

MAP
OF
SEFELA EMERALD FOREST
SUBDIVISION

McALLEN, TEXAS

BEING AN 8.00 AC. TRACT OF LAND
OUT OF LOT 168, JOHN H. SHARY SUBD.
REC. IN VOL. 1, PG. 17, D.R.
HIDALGO COUNTY, TEXAS





VICINITY MAP
N.T.S.

NORTH

1"=60'

● SR
○ FND

794147

Filed for Record in:
Hidalgo County
by Juan D. Salinas III
County Clerk

On: Jul 28,1999 at 11:28A

As a
Map - Large

Document Number: 794147
Total Fees : 91.00

Receipt Number - 230110
By,
Bea Cruz

GENERAL NOTES

1. BY GRAPHICAL PLOTTING, THIS PROPERTY FALLS IN FLOOD ZONE "AH" AS PER FEMA MAP: AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMM-PANEL #480334 0400 C MAP REVISED NOVEMBER 16, 1982 AND IN FLOOD ZONE "B" AS PER FEMA MAP: AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMM-PANEL #480343 0100 C MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION: 105.50 OR 18" OR WHICH EVER IS GREATER
3. MINIMUM BUILDING SETBACK LINES SHALL BE
   FRONT : 40 FT ON COLBATH & BENTSEN ROADS FOR LOT 1
   20 FT ON LOTS 2-9, 15-22
   10 FT ON CUL-DE-SAC LOTS 10-14
   INTERIOR SIDE : 6 FT (10'on SOUTH SIDE OF LOT 2)
   SIDE CORNER : 10 FT
   REAR : 10 FT
   CORNER : 10 FT
   LOT 1 : INTERIOR SIDE AS PER ZONING ORDINANCE OR GREATER FOR EASEMENTS.
   GARAGE SETBACK : 18 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED, OR AS PER ORDINANCE, OR EASEMENTS WHICHEVER IS GREATER.
4. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT. OR APPROXIMATELY 830 CF PER LOT EXCEPT LOT 1 WHICH HAS 6,534 CF.
5. BENCH-MARK INFORMATION: SET BOLT ON BOTTOM OF METAL FENCE POST LOCATED ON THE NORTH SIDE OF COLBATH ROAD & APPROXIMATELY 50' EAST FROM THE EAST PROPERTY LINE ON PROPOSED LOT 2 SEFELA SUBDIVISION. ELEV=101.88
6. ALL LOT CORNERS, PC's, & PT's SHALL BE SET WITH 1/2" IRON ROD.
7. NO CURB CUTS OR LOT FRONTAGE PERMITTED ON COLBATH RD FOR LOTS 2 AND 22.
8. 4 FT. SIDEWALK REQUIRED ON COLBATH & BENTSEN ROADS ONLY.
9. 6 FT. BUFFER REQUIRED BETWEEN RESIDENTIAL, COMMERCIAL ZONES AND ALONG COLBATH ROAD FOR LOTS 2 AND 22.

IRREGULAR LOTS

LOT	AREA SF. ±
1	82,435
2	8,805
3	8,416
4	8,416
5	8,416
6	8,416
7	8,416
8	8,416
9	8,303
10	9,356
11	14,573
12	11,595
13	14,533
14	9,308
15	8,300
16	8,414
17	8,414
18	8,414
19	8,414
20	8,414
21	8,414
22	8,802

LOT CURVE DATA TABLE

CURVE	RADIUS FT	LENGTH FT	DELTA	CHORD FT
C1	50	20.22	23°10'13"	20.08
C2	50	43.22	49°31'35"	41.88
C3	50	43.15	49°26'46"	41.82
C4	50	49.73	56°59'10"	47.70
C5	50	42.73	48°57'53"	41.45
C6	50	42.59	48°48'16"	41.31
C7	50	20.17	23°06'47"	20.04

LINE DATA (PROPERTY LINE)

LINE	DIRECTION	DISTANCE FT
L1	S 36°20'39" E	35.37
L2	N 53°39'20" E	35.37
L3	S 36°20'39" E	35.37

BEING A 8.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 168, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 168, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEG 37 MIN 31 SEC WEST, WITH AND ALONG THE EAST LINE OF LOT 168, ALSO BEING THE CENTERLINE OF BENTSEN ROAD, A DISTANCE OF 453.12 FEET TO A POINT FOR THE MOST NORTHERLY SOUTHEAST CORNER;

THENCE NORTH 81 DEG 18 MIN 50 SEC WEST, A DISTANCE OF 240.30 FEET TO A 1/2 IR SET FOR AN INSIDE CORNER;

THENCE, SOUTH 08 DEG 37 MIN 31 SEC WEST, PARALLEL TO THE EAST LINE OF LOT 168, A DISTANCE OF 271.88 FEET TO A 1/2 IR SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER;

THENCE, NORTH 81 DEG 18 MIN 50 SEC WEST, A DISTANCE OF 330.50 FEET TO A 1/2 IR SET FOR THE SOUTHWEST CORNER;

THENCE, NORTH 08 DEG 37 MIN 31 SEC EAST, PARALLEL TO THE EAST LINE OF LOT 168, A DISTANCE OF 705.00 FEET PASS THE SOUTH R.O.W. LINE OF COLBATH ROAD, A TOTAL DISTANCE OF 725.00 FEET TO A POINT FOR THE NORTHWEST CORNER;

THENCE, SOUTH 81 DEG 18 MIN 50 SEC EAST, WITH AND ALONG THE NORTH LINE OF LOT 168, ALSO BEING THE CENTERLINE OF COLBATH ROAD, A DISTANCE OF 570.80 FEET, TO A MONUMENT FOUND FOR THE NORTHEAST CORNER OF LOT 168, AND THE NORTHEAST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 8.00 ACRES (GROSS), MORE OR LESS.

DATE OF PREPARATION: JULY 1, 1999

Recorded in Volume 34 Page 157
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

STATE OF TEXAS:
COUNTY OF HIDALGO

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

Jose S. Morales
JOSE MORALES
2633 QUEBEC
McALLEN, TEXAS 78503

George Garza
GEORGE GARZA
1020 N 19TH
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Morales / George Garza KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 6th DAY OF JULY, 1999.

NOTARY PUBLIC

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1999.

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 1999.

ATTESTED

SECRETARY, CITY OF McALLEN

MAYOR, CITY OF McALLEN

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

BY: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

7/14/99
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4739 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

JESUS A. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR
3319 N. WARE ROAD SUITE A
McALLEN, TEXAS (956) 687-6877

7-14-1999

STATE OF TEXAS:
COUNTY OF HIDALGO

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

RAUL E. WONG
REGISTERED PROFESSIONAL ENGINEER

Halff Associates
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
609 SOUTH BROADWAY • McALLEN 78501 • (956)664-0286

XS Sefela\plat5905.dwg Wed Jul 14 11:32:23 1999 Computer: AH137-Halff Associates, Mcallen, Tx

Planning Department

Memo

TO: Planning and Zoning Commission

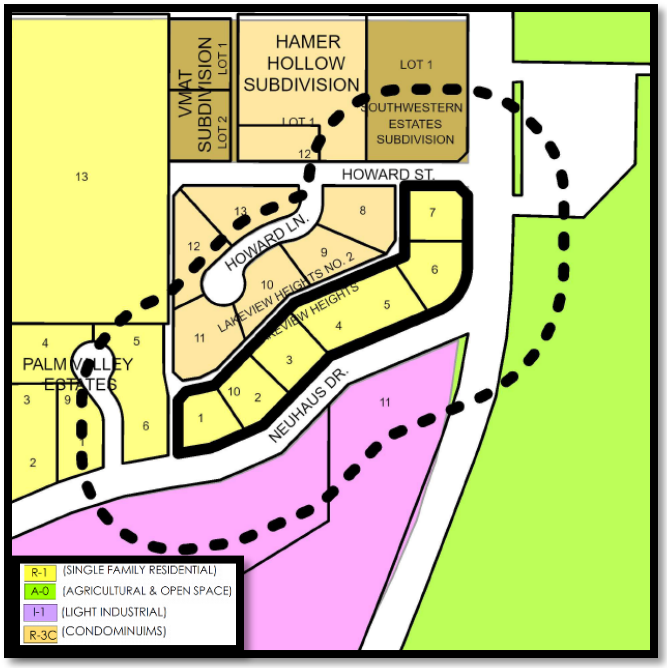
FROM: Planning Staff

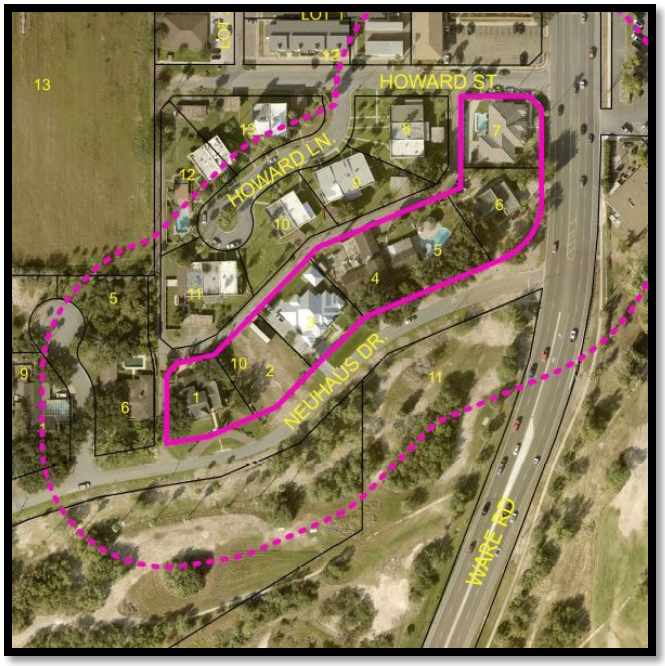
DATE: July 18, 2025

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

LAKEVIEW HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0081):
3700-3812 NEUHAUS DRIVE (LOTS 1-6)
2708 SOUTH WARE ROAD (LOT 7)

LOCATION: The subject property is located along the north side of Neuhaus Drive west of South Ware Road . The properties are single-family homes and are zoned R-1 (Single-Family Residential- OC) District and is subdivided under the name “Lakeview Heights Subdivision.”





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

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

Business-OC) to the south, and R-3C (Multifamily Residential Condominium-OC) District to the north.

LAND USE: Surrounding uses include Condominiums to the north, single family dwellings to the east, and The Palmview Golf course to the east and south.

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 where Single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is a mix of single family residential and multifamily residential.

HISTORY: The mentioned lot was subdivided and recorded on February 7, 1970 under the name “Lakeview Heights Subdivision”. The subject property is comprised of 7 Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted June 16, 2025.

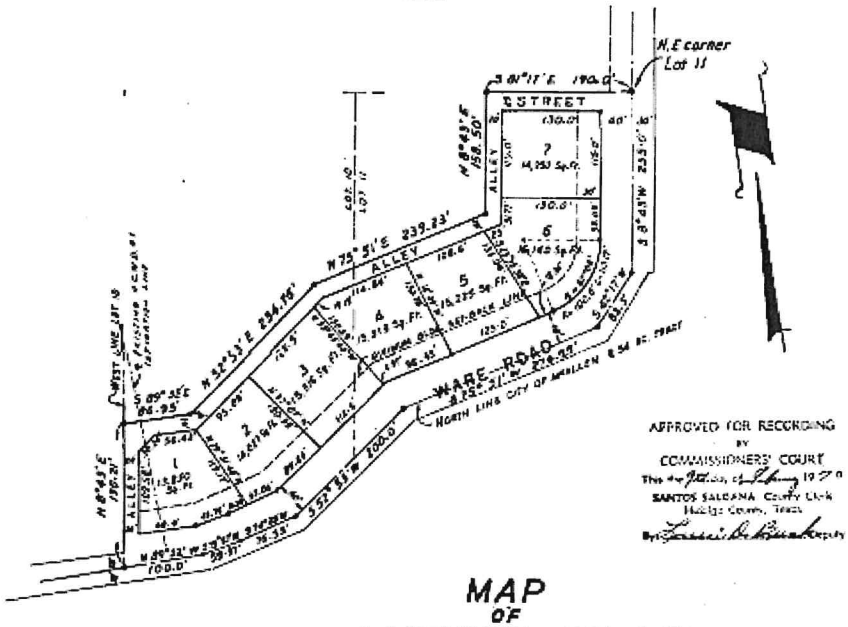
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must 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.

1814



APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of February 1970
SANTOS SALDANA County Clerk
Hidalgo County, Texas
By [signature] Deputy

FILED FOR RECORD THIS DATE
At [illegible] o'clock [illegible] M.
FEB 7 1970
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy

MAP
OF
LAKEVIEW HEIGHTS
McALLEN, TEXAS

BEING A SUBDIVISION OF 3.80 ACRES OF LAND OUT OF LOTS 10, & 11, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62, & 63, HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

DATE: 12-15-69

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

[signature]
C.L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, MABEL SIMS PARKER, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE AND CONFIRM THE FOREGOING MAP OF "LAKEVIEW HEIGHTS" AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS.

[signature]
MABEL SIMS PARKER

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mabel Sims PARKER, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF December A.D., 69.

[signature]
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 18th DAY OF December A.D., 69.

McALLEN ZONING AND PLANNING BOARD
BY [signature]
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 5th DAY OF January A.D., 70.

[signature]
[illegible] SANCHEZ, CITY CLERK

[signature]
JACK A. WHITSEL, MAYOR

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS THE 8th DAY OF January A.D., 1970.

[signature]
SECRETARY

[signature]
PRESIDENT

Planning Department

Memo

TO: Planning and Zoning Commission

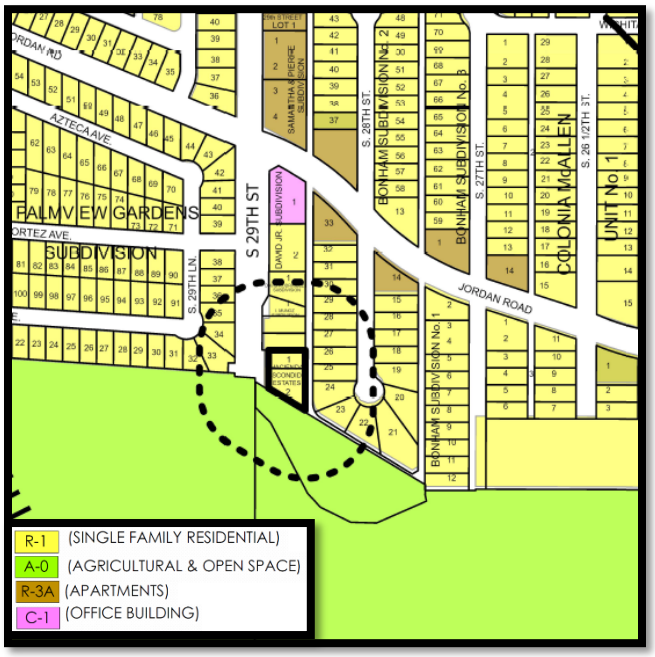
FROM: Planning Staff

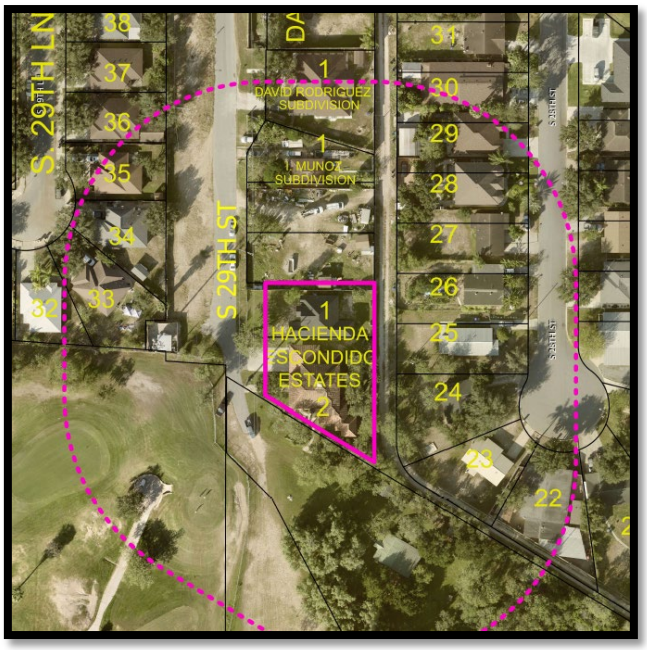
DATE: July 17, 2025

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

HACIENDA ESCONDIDO ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0062)
2801-2809 SOUTH 29TH STREET (LOT 1 AND 2)

LOCATION: The subject properties are located on the east side of South 29th Srteet, approximately 500 feet south of Jordan Road. The properties are zoned of R-1 (Single-Family Residential-OC) District.





PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low Density Residential - UDC) District as part of the 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 and the propery to the south is zoned A-O (Agricultural and Open Space-OC) District.

LAND USE: Surrounding land uses include single family residential dwellings, commercia and multifamily residential.

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 consist of Single-Family Dwellings, commercial and multifamily residential.

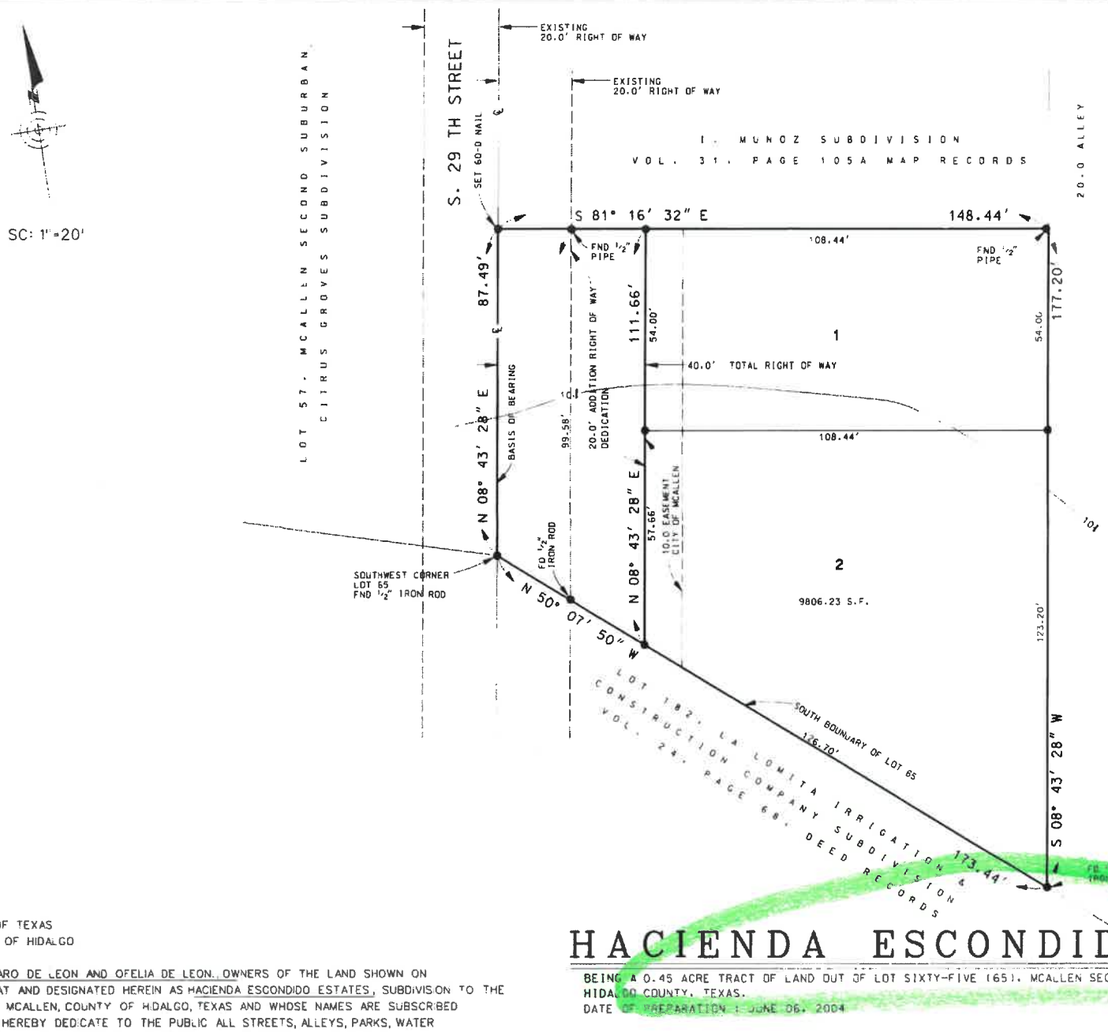
HISTORY: The subdivision was recorded on May 18, 2005 under the name “Hacienda Escondido Estates Subdivison”. The subject property is comprised of two Residential Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted June 20, 2025

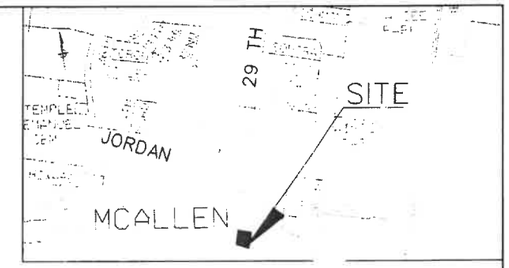
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

Any future constructions must 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.





NOTES:

1. FLOOD ZONE DESIGNATION ZONE "B" COMMUNITY-PANEL NO. 480343 0010 C MAP REVISED : NOVEMBER 2, 1982
2. BLDG. SETBACK AS FOLLOWS:

FRONT	25.0' OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER REQUIRES THE GREATER SETBACK.
SIDE	6.0'
REAR	10.0'
GARAGE	18.0' EXCEPT WERE GREATER SETBACK IS REQUIRED

3. 4.0' SIDEWALK REQUIRED ON S. 29TH STREET
4. 6.0' BUFFER REQUIRED FROM ADJACENT COMMERCIAL ZONE/USE.
5. ONSITE DRAINAGE DETENTION REQUIRED SHALL BE 1307 CF. OR 0.030 ACRE-FEET.
6. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN FOR APPROVAL BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION OF A BUILDING PERMIT OR THE CONSTRUCTION OF ANY BUILDING.
7. ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH CAPPED TAB STAMPED R.P.L.S 4541 UNLESS NOTED.
8. THE FINISH FLOOR ELEVATION OF PROPOSED BUILDING SHALL BE SET AT A MINIMUM ELEVATION OF 18" INCHES ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
9. **BENCHMARK: CODE NO. MC86 (INSIDE PALMVIEW GOLF COURSE S. WARE ROAD) ELEV. = 96.99 ONSITE TOP OF SANITARY SEWER MANHOLE RING CENTERLINE OF S. 29TH STREET IN FRONT OF SUBDIVISION ELEV. = 102.58**

METES & BOUNDS

BEING A 0.45 ACRE TRACT OF LAND OUT OF LOT SIX (65), MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, AS PER MAP RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 65 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08° 43' 28" EAST, WITH THE WEST BOUNDARY LINE OF SAID LOT 65, A DISTANCE OF 87.49 FEET TO A 60-D NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81° 16' 32" EAST, AT 20.00 FEET PASS A HALF (1/2) INCH PIPE FOUND AT THE EAST RIGHT OF WAY LINE OF S. 29TH STREET, AT 148.44 FEET IN ALL TO A HALF (1/2) INCH PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08° 43' 28" WEST, 177.20 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 50° 07' 50" WEST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 65, AT 150.07 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID S. 29TH STREET, AT 173.44 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.45 OF AN ACRE, MORE OR LESS.

HACIENDA ESCONDIDO ESTATES

BEING A 0.45 ACRE TRACT OF LAND OUT OF LOT SIXTY-FIVE (65), MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.
DATE OF PREPARATION : JUNE 06, 2004

STATE OF TEXAS
COUNTY OF HIDALGO

WE, ALVARO DE LEON AND OFELIA DE LEON, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HACIENDA ESCONDIDO ESTATES, SUBDIVISION TO THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED.

ALVARO DE LEON
224 ALBERTO TREVINO ST.
MISSION, TEXAS 78572

OFELIA DE LEON
224 ALBERTO TREVINO ST.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVARO DE LEON AND OFELIA DE LEON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF March 2005

ANNABELLE M. ALCOSER
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
May 10, 2005

NOTARY PUBLIC COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 2nd DAY OF February 2005

PRESIDENT SECRETARY

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

FILED FOR RECORD IN: HIDALGO COUNTY
BY J.D. BALDERAS, III
ON: 2/22/2005 8:58 AM
DOCUMENT NUMBER: 1072209
BY: [illegible] DEPUTY

Recorded in Volume 48 Page 15 of the map records of Hidalgo County, Texas
J.D. Balderas III
County Clerk

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
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I, 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO, JR., NO. 66278 2/14/05

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO, JR., NO. 4541 2/14/05

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT AS SET FORTH IN WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED OR INSPECTED IT TO VERIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE RESPONSIBILITY IS THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 2/14/05

Lienholder's Acknowledgement:

State of Texas
County of Hidalgo

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

Security Interest Holder

Lorenzo Arellano
Assistant Vice President
Texas State Bank

State of Texas
County of Hidalgo

Before me, the undersigned authority on this day personally appeared Lorenzo Arellano, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, this the 8th day of April 2005

Notary Public State of Texas
County of Hidalgo

ANNABELLE M. ALCOSER
Notary Public State of Texas
May 10, 2005

P. SOTO CONSTRUCTION, INC.
CIVIL ENGINEERS, LAND SURVEYORS & UTILITY CONTRACTORS

TEL. (956) 783-0489 FAX (956) 787-6351

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 2, 2025

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

ALTA LINDA SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0064):
1900-2020 SOUTH 42ND STREET (LOTS 1-11 AND 91-98)
3700-4117 SONORA AVENUE (LOTS 12-46)
1900-2013 SOUTH 39TH STREET (LOTS 47-60)
1900-2013 SOUTH 40TH STREET (LOTS 61-76)
1900-2013 SOUTH 41ST STREET (LOTS 77-90)

LOCATION: The subject properties are located on the south side of Colbath Road between South Ware Road and South Bentsen Road. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Alta Linda Subdivison".





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

ADJACENT ZONING: The adjacent properties to the north are zoned C-3 (General Business-OC) District and R-3A (Multifamily Resdiential Apartments-OC) Distrct. The properties to the south are zoned R-3A (Multifamily Residential Apartments-OC) and R-1 (Single-Family Residential - OC) District. The propery to the west is zoned R-1 (Single-Family Residential-OC) District.

LAND USE: Surrounding uses include single-family dwellings, commercial, and multifamily development.

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, commercial and multifamily.

HISTORY: The subdivision was recorded on February 12, 1979 under the name “Alta Linda Subdivision”. The subject property is comprised of 98 Residential Lots. The initial zoning designation for the property was R-1 District with no rezoning since then. An application for a rezoning request was submitted June 22, 2025.

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 (Single-Family Residential-OC) 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.

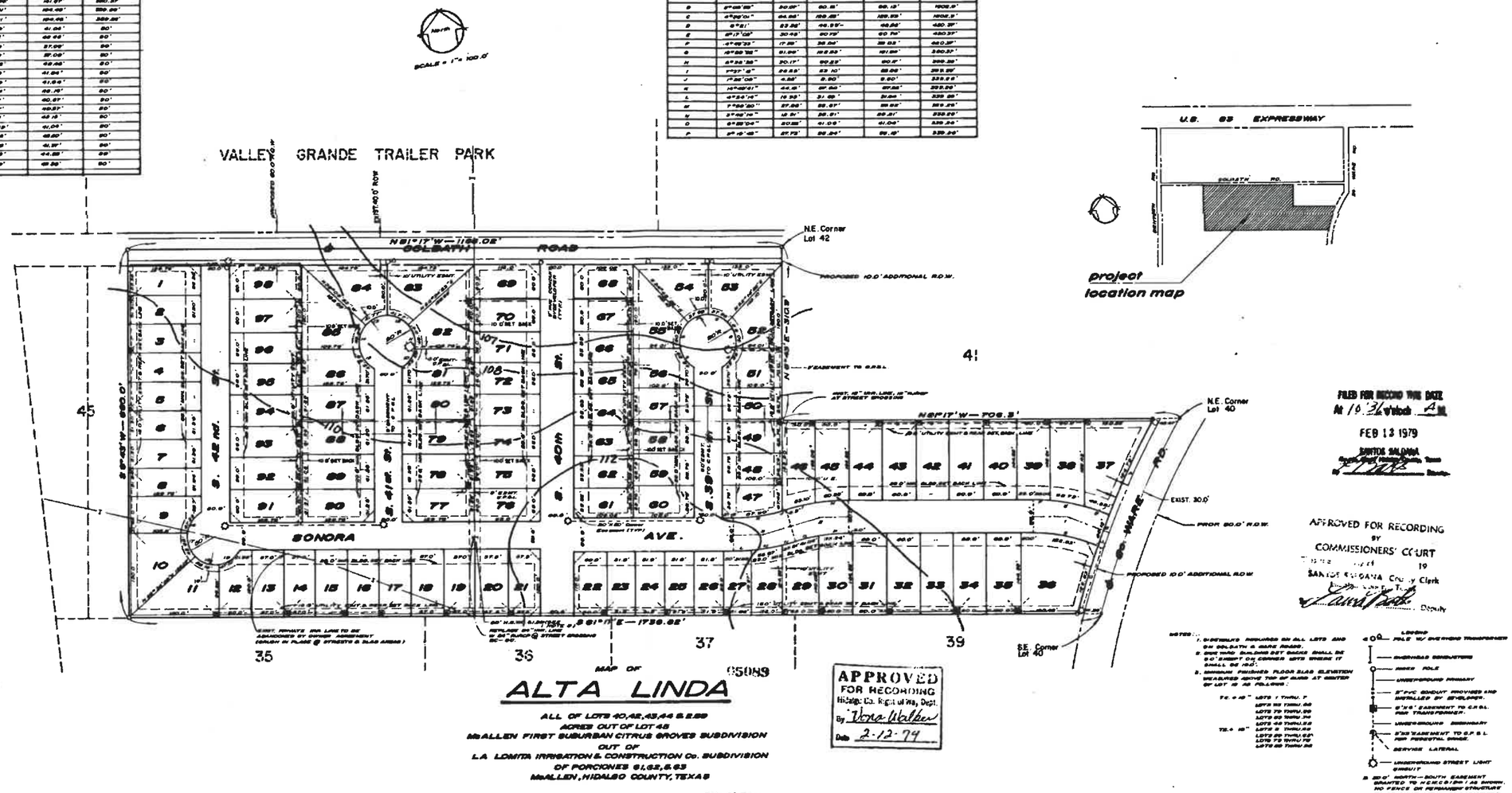
VOL. 20 PAGE 185

CURVE DATA

CURVE No.	DELTA	TANGENT	LENGTH	CHORD	RADIUS
1	20°56'36"	76.05'	148.46'	161.97'	380.37'
2	25°10'00"	98.70'	186.81'	184.48'	356.00'
3	15°15'00"	59.78'	184.81'	184.48'	388.00'
4	46°27'47"	22.50	40.59'	41.04'	50'
5	28°00'17"	27.79'	50.83'	49.98'	50'
6	43°21'06"	20.00'	37.83'	37.09'	50'
7	43°21'06"	19.99'	37.83'	37.09'	50'
8	38°08'17"	17.76	33.28'	32.66'	50'
9	46°27'47"	22.50'	40.59'	41.04'	50'
10	46°27'47"	22.50'	40.59'	41.04'	50'
11	82°40'00"	39.30'	68.84'	63.15'	50'
12	47°01'33"	23.15'	41.77'	40.57'	50'
13	47°02'33"	23.15'	41.77'	40.57'	50'
14	83°40'20"	26.30'	48.86'	44.15'	50'
15	46°27'47"	22.50'	40.53'	41.04'	50'
16	34°48'33"	23.04'	41.36'	40.80'	50'
17	46°48'46"	23.70'	42.38'	41.21'	50'
18	82°00'27"	39.07'	69.16'	64.58'	50'
19	83°40'20"	26.30'	48.86'	44.15'	50'

CURVE DATA

CURVE No.	DELTA	TANGENT	LENGTH	CHORD	RADIUS
A	6°58'15"	98.50'	194.79'	194.66'	1600.5'
B	5°00'00"	30.09'	60.15'	60.13'	1200.5'
C	4°36'01"	64.66'	128.25'	128.22'	1600.5'
D	2°52'	23.96'	46.92'	46.92'	1600.5'
E	29°17'08"	30.42'	60.76'	60.10'	1200.37'
F	4°00'33"	17.28'	34.36'	34.33'	660.37'
G	15°00'38"	31.06'	102.33'	101.66'	390.37'
H	6°36'38"	20.17'	90.23'	90.17'	390.36'
I	7°27'16"	24.23'	23.10'	23.09'	213.23'
J	71°26'08"	4.52'	5.30'	5.01'	339.23'
K	14°48'01"	44.15'	87.50'	87.32'	339.23'
L	4°23'16"	10.23'	21.83'	21.84'	339.23'
M	7°56'20"	27.06'	53.91'	53.88'	339.23'
N	2°42'16"	12.21'	25.21'	25.21'	339.23'
O	61°28'04"	20.28'	41.06'	41.06'	339.24'
P	29°15'48"	27.73'	55.06'	55.19'	339.24'



FILED FOR RECORD THIS DATE
At 10:31 o'clock A.M.
FEB 13 1979
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
[illegible] 19
SANTOS SALDANA County Clerk
[illegible] Deputy

NOTES:
1. SETBACKS REQUIRED ON ALL LOTS AND AS ON PLAT & MARK ABOVE.
2. MINIMUM BUILDING SET BACKS SHALL BE 60' FROM CENTERLINE ON CORNER LOTS WHERE IT SHALL BE 100'.
3. MINIMUM FINISHED FLOOR SLAB ELEVATION MEASURED ABOVE TOP OF CURB AT CENTER OF LOT IS AS FOLLOWS:
TO 4.48' LOTS 1 THRU 7
LOTS 90 THRU 84
LOTS 70 THRU 90
LOTS 53 THRU 74
LOTS 43 THRU 53
TO 4.98' LOTS 8 THRU 42
LOTS 85 THRU 91
LOTS 75 THRU 79
LOTS 54 THRU 52

LEGEND
POLE W/ OVERHEAD TRANSFORMER
OVERHEAD SERVICE
WOOD POLE
UNDERGROUND PRIMARY
3" PVC CONDUIT PROVIDED AND INSTALLED BY DEVELOPER.
5'X6' EASEMENT TO C.P.S.L. FOR TRANSFORMER.
UNDERGROUND SECONDARY
5'X30' EASEMENT TO C.P.S.L. FOR PEDESTAL SPACE.
SERVICE LATERAL
UNDERGROUND STREET LIGHT CIRCUIT
20' NORTH—SOUTH EASEMENT GRANTED TO H.C.W.C.I.D.#1 AS SHOWN. NO FENCE OR PERMANENT STRUCTURE TO BE BUILT WITHIN 20.0' EASEMENT.

MAP OF 05089

ALTA LINDA

ALL OF LOTS 40,42,43,44 & 2.29 ACRES OUT OF LOT 48
McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION
OUT OF
L.A. LOMITA IRRIGATION & CONSTRUCTION Co. SUBDIVISION
OF PORCIONES 61,62,63
McALLEN, HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
Hidalgo Co. Rights of Way, Dept.
By Vona Walker
Date 2-12-79

State Of Texas
County Of Hidalgo

I, The Undersigned, Owner Of The Land Shown On This Plat, And Designated Herein As ALTA LINDA Subdivision To The City Of Mc ALLEN, TEXAS And Whose Name is Subscribed Hereto, Hereby Dedicate To The Use Of The Public All Streets, Alleys, Parks, Water Courses, Drains, Easements, And Public Places Thereon Shown For The Purposes And Consideration Therein Expressed.

John Van Ramshorst Jr.
Owner

State Of Texas
County Of Hidalgo

Before Me, The Undersigned Authority, On This Day Personally Appeared John Van Ramshorst Jr. Known To Me To Be The Person Whose Name Is Subscribed To Foregoing Instrument, And Acknowledge To Me That He Excuted The Same For The Purposes And Consideration Therein Stated.
Given Under My Hand And Seal Of Office, This The 8th Day Of February, 1979.

Raquel S. Olivarez
Notary Public

I, The Undersigned, Chairman Of Planning And Zoning Commission Of The City Of Mc ALLEN Hereby Certify That This Subdivision Plat Conforms To All Requirements Of Subdivision Regulations Of This City Wherein My Approval Is Required.

[illegible]
Vice Chairman Of Planning & Zoning

State Of Texas
County Of Hidalgo

I, The Undersigned, A Registered Professional Engineer In The State Of Texas, Hereby Certify That This Plat Is True And Correctly Made And Is Prepared From An Actual Survey Of The Property Made Under My Supervision On The Ground.

Samuel H. Faris
SAMUEL H. FARIS
Registered Professional Engineer

STATE OF TEXAS
SAMUEL H. FARIS
6865
REGISTERED
PROFESSIONAL ENGINEER

I, The Undersigned, Mayor Of The City Of Mc ALLEN, Hereby Certify That This Subdivision Plat Conforms To All Requirements Of Subdivision Regulations Of This City Wherein My Approval Is Required.

[illegible]
Mayor

Recorded In Book 20 Page 185
of the map records of Hidalgo
County, Texas
Charles L. Meldon
County Surveyor

This Plat Approval By The Hidalgo County Water Control & Improvement District No. 1 This The 15th Day August A.D. 1978.

[illegible]
Secretary

[illegible]
President

McALLEN, TEXAS

SUBDIVISION

ALTA LINDA

COMMUNITY DEVELOPMENT ENGINEERING

P.O. BOX 1395
MISSION, TX.

DATE: 6-14-78
REVISED:
SCALE: 1" = 100'
JOB No: 6-78-104
DRAWN BY: FB III

Planning Department

Memo

TO: Planning and Zoning Commission

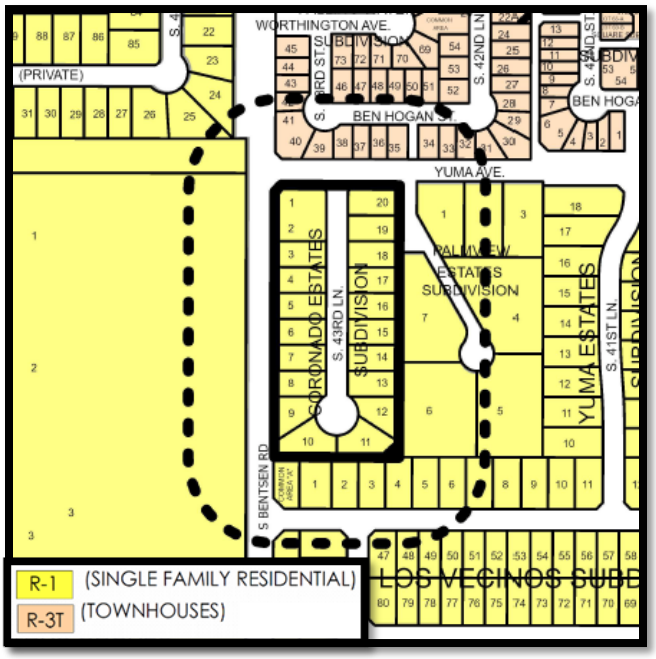
FROM: Planning Staff

DATE: July 17, 2025

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

CORONADO ESTATES PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0065):
2502-2619 SOUTH 43RD LANE (LOTS 1-20)

LOCATION: The subject properties are located on the south side of Yuma Avenue and east of South Bentsen Road. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Coronado Estates Phase I Subdivision".





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

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

LAND USE: Surrounding uses include townshouses and single-family residential dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, 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 single-family dwellings and townhouses.

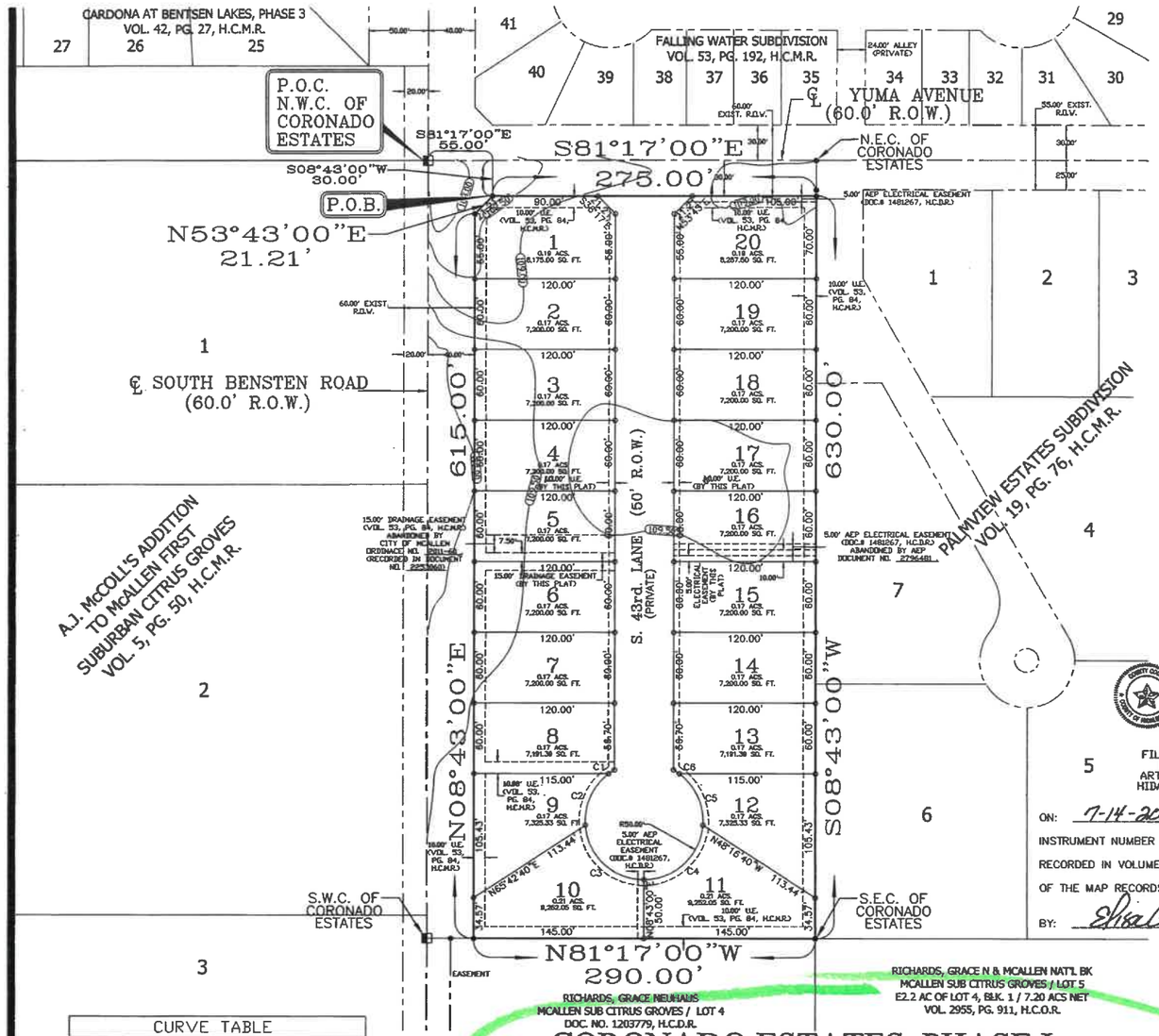
HISTORY: The subdivision was recorded on July 14, 2017 under the name “Coronado Estates Phase I Subdivison”. The subject property is comprised of 20 Residential Lots. The initial zoning designation for the property was R-1 (Single-Family Residential - OC) District with no rezoning since then. An application for a rezoning request was submitted June 22, 2025.

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 (Single-Family Residential-OC) 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.



SCALE: 1"=60'

LEGEND

○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
◧	FOUND COTTON PICKER SPINDLE
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
N.E.C.	NORTHEAST CORNER
N.W.C.	NORTHWEST CORNER
S.E.C.	SOUTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
DOC.	DOCUMENT
ACS.	ACRES
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
℄	CENTER LINE

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

ON: 7-14-2017 AT 2:36 AM/PM

INSTRUMENT NUMBER 2831665

RECORDED IN VOLUME NA PAGE NA

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	6.00'	50.00'	S65°16'54"W 5.99'
C2	50.00'	50.00'	S33°11'56"W 47.94'
C3	74.90'	50.00'	S38°21'58"E 68.09'
C4	74.90'	50.00'	N55°47'58"E 68.09'
C5	50.00'	50.00'	N15°45'56"W 47.94'
C6	6.00'	50.00'	N47°50'54"W 5.99'

CORONADO ESTATES, PHASE I

(PRIVATE SUBDIVISION)
AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 4.19 NET ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THOSE LANDS KNOWN AS CORONADO ESTATES, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS, EXCEPTING ALL OF THOSE LANDS LOCATED IN THE RIGHTS-OF-WAY OF YUMA AVE. (30.0 FEET) AND BENTSEN ROAD (40.0 FEET).

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT..... 25.0'
   REAR..... 10.0' OR GREATER FOR EASEMENTS, EXCEPT 25.0' FOR DOUBLE FRONTAGE LOTS.
   INTERIOR SIDE..... 6.0' OR GREATER FOR EASEMENT
   CORNER..... 10.0' OR GREATER FOR EASEMENT
   GARAGE..... 18.0' EXCEPT WHERE GREATER SETBACK REQUIRED, GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0400 C.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 18.0 INCHES ABOVE THE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. BENTSEN ROAD, YUMA AVENUE, AND ON BOTH SIDES OF S. 43RD LANE.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 0.594 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL BE REQUIRED TO DETAIN A MINIMUM OF 1,293.73 CUBIC FEET (ROUNDED).
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES, AND ALONG S. BENTSEN ROAD AND YUMA AVE. AN 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN FOR EACH LOT, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON S. BENTSEN ROAD AND YUMA AVENUE.
11. McALLEN SURVEY CONTROL POINT NO. 86, IS LOCATED INSIDE THE GOLF COURSE "PALM VIEW". IT IS APPROXIMATELY 1 MILE SOUTH FROM THE EXPRESSWAY 83. MC 86 ELEV.= 96.99.
12. PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
13. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE 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.
14. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CORONADO ESTATES, PHASE 1 SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2831639, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
15. RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE CO., BY INSTRUMENT RECORDED IN VOLUME 474, PAGE 439, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (THIS EASEMENT DOES NOT APPEAR TO AFFECT THIS SUBDIVISION AND IS NOT SHOWN HEREIN.)

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CASTELLETO CONSTRUCTION, LLC ANA CAROLINA BUENO FLORES	109 LAKE VIEW DR.	BOERNE, TEXAS 78006	(956) 309-6561	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CORONADO ESTATES, PHASE I, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AND EASEMENTS THEREON SHOWN. SURFACE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT YUMA AVENUE AND SOUTH BENTSEN ROAD WHICH ARE FOR PUBLIC USE.

OWNER: CASTELLETO CONSTRUCTION, LLC
ANA CAROLINA BUENO FLORES, MEMBER AND MANAGER
109 LAKE VIEW DR.
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17TH DAY OF MAY, 2017.

MONICA GUERRA
Notary Public, State of Texas
My Commission Expires
July 13, 2019

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. July 13, 2019

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 6/6/17

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE 6/5/17

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: (SEWER SERVICE CONNECTION/INSTALLATION OF SEPTIC SYSTEMS) ARE ESTIMATED TO COST $ 1,250.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 25,000.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF $ 110.00 TO McALLEN PUB TO COVER THE COST OF (SEWER SERVICE CONNECTION/ INSTALLATION OF SEPTIC SYSTEMS).

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

DATE 5/17/17

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE 5/17/17

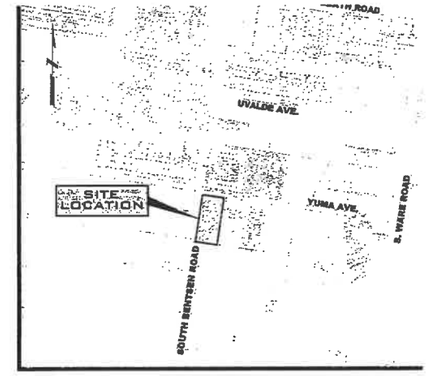
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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.
GENERAL MANAGER

DATE 6/12/17



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 4.19 NET ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THOSE LANDS KNOWN AS CORONADO ESTATES, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS, EXCEPTING ALL OF THOSE LANDS LOCATED IN THE RIGHTS-OF-WAY OF YUMA AVE. (30.0 FEET) AND BENTSEN ROAD (40.0 FEET); SAID 4.19 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID CORONADO ESTATES SUBDIVISION LOCATED AT THE INTERSECTON OF YUMA AVE. AND BENTSEN ROAD; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 17 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID CORONADO ESTATES LOCATED IN THE CENTER OF SAID YUMA AVE., A DISTANCE OF 55.0 FEET TO A POINT; THENCE,

SOUTH 08 DEGREES 43 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID CORONADO ESTATES, A DISTANCE OF 30.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTH CORNER OF A 15.0 FOOT ROADWAY CORNER CLIP BEING THE SOUTH RIGHT-OF-WAY LINE OF YUMA AVE. FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 17 MINUTES EAST; COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID YUMA AVE., A DISTANCE OF 275.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTH CORNER OF A 15.0 FOOT ROADWAY CORNER CLIP BEING THE SOUTH RIGHT-OF-WAY LINE OF YUMA AVE. FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 43 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID CORONADO ESTATES, A DISTANCE OF 630.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID CORONADO ESTATES FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 17 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID CORONADO ESTATES, A DISTANCE OF 290.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 43 MINUTES EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 615.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTH CORNER OF SAID CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 53 DEGREES 43 MINUTES EAST, COINCIDENT WITH SAID 15.0 FOOT CORNER CLIP BEING WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.19 NET ACRES OF LAND, MORE OR LESS.

CORONADO ESTATES,
PHASE I

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MAY 17, 2017
JOB NUMBER: SP-04-20363
OWNER: CASTELLETO CONSTRUCTION, LLC
ANA CAROLINA BUENO FLORES, MEMBER AND MANAGER
109 LAKE VIEW DR.
BOERNE, TEXAS 78006

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX

Planning Department

Memo

TO: Planning and Zoning Commission

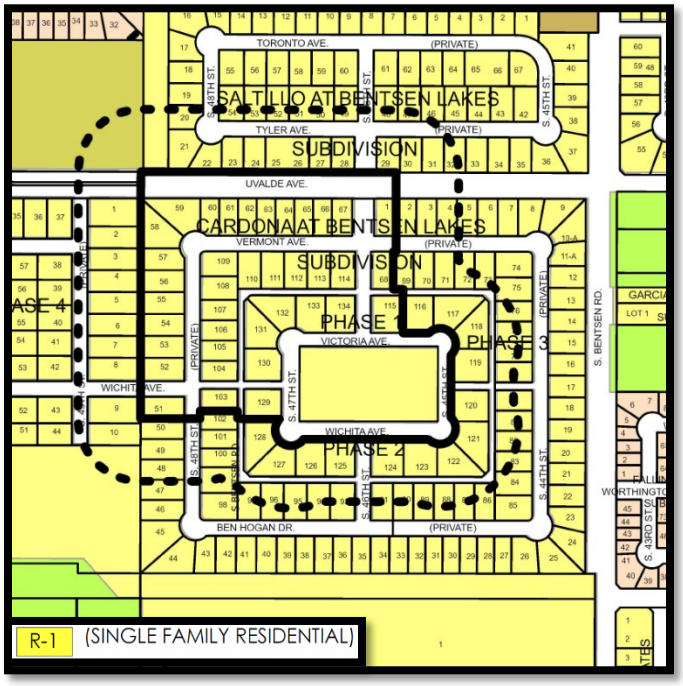
FROM: Planning Staff

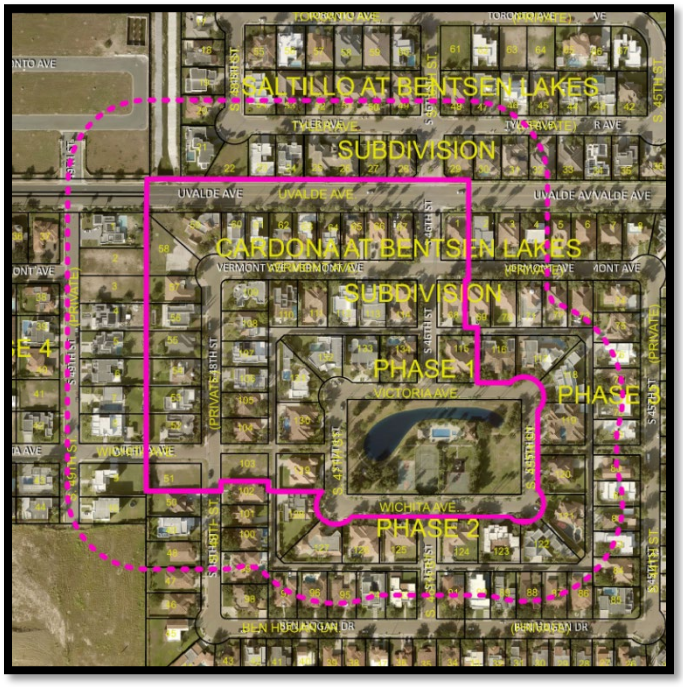
DATE: July 17, 2025

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

CARDONA AT BENTSEN LAKES PHASE I SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0066):
4521-4716 VERMONT AVENUE (LOTS 1, 59-68 AND 110-114)
4512-4616 VICTORIA AVENUE (LOTS "A", 115 AND 132-134)
2200-2300 SOUTH 47TH STREET (LOTS 129-131)
2200-2301 SOUTH 48TH STREET (LOTS 51-58 AND 103-109)

LOCATION: The subject properties are located on the south side of Uvalde Avenue between South Bentsen Road and South 49th Street. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Cardona at Bentsen Lakes Phase I Subdivision".





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

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

LAND USE: Surrounding land uses include single-family residential dwellings, Bentsen Elementary School and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, 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 consists of single-family uses.

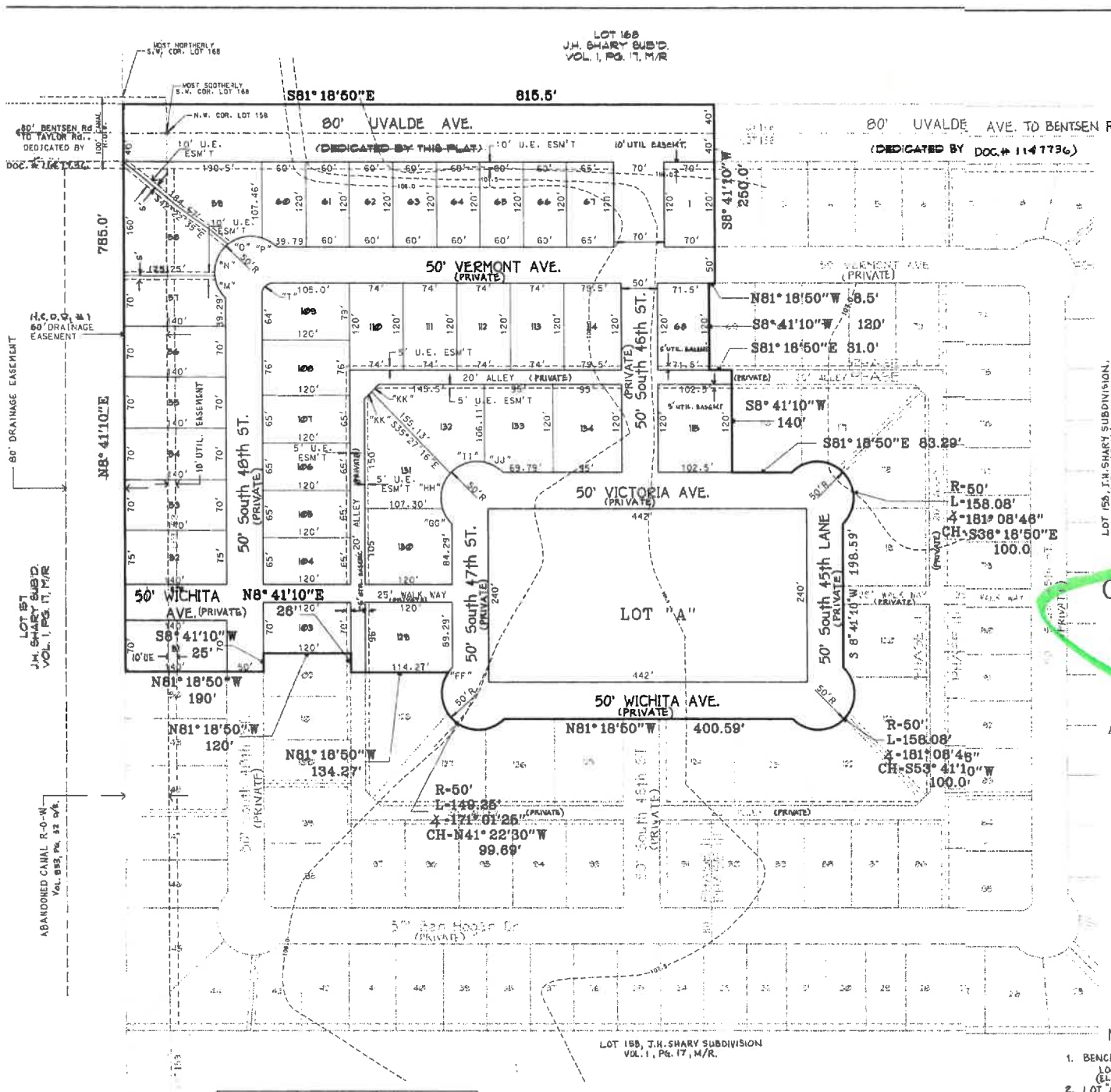
HISTORY: The subdivision was recorded on December 18, 2002 under the name “Cardona at Bentsen Lakes Phase I Subdivision”. The subject property is comprised of 39 Residential Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 20, 2025

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

Any future constructions must 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.



PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15Th. STREET, McALLEN, TEXAS
SCALE: 1"= 100' DATE: 11-15-2001

MAP of CARDONA AT BENTSEN LAKES PHASE I

McALLEN, TEXAS

BEING A SUBDIVISION OF 16.70 ACRE TRACT OF LAND OUT OF LOTS 158 AND 168, AND A PORTION OF ABANDONED CANAL RIGHT-OF-WAY LYING ADJACENT TO LOTS 158 AND 168, J.H. SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS.

LINE DATA	
LINE No.	BEARING & DISTANCE
"KK"	N53°41'10"E 14.4'

CURVE DATA						
LOT No.	CURVE	RADIUS (FT.)	LENGTH (FT.)	ANGLE	CHORD (FT.)	
57	"M"	50'	34.76'	39°50'02"	S 16°58'12" E	34.07'
58	"N"	50'	49.65'	56°53'40"	S 31°23'39" W	47.63'
59	"O"	50'	49.66'	56°54'14"	S 88°17'36" W	47.64'
60	"P"	50'	24.01'	27°30'50"	N 49°29'52" W	23.78'
109	"T"	15'	23.56'	90°00'00"	N 53°41'10" E	21.21'
129	"FF"	50'	8.83'	10°07'21"	S 49°11'52" W	8.82'
130	"GG"	50'	24.53'	28°06'55"	S 22°49'45" E	24.29'
131	"HH"	50'	52.8'	59°47'24"	S 21°07'25" W	49.84'
132	"II"	50'	52.8'	59°47'24"	S 80°54'49" W	49.84'
133	"JJ"	50'	29.9'	33°27'02"	N 52°27'56" W	28.78'

NOTES:

1. BENCHMARK - STATION NAME: MC 80 SET BY ARANDA & ASSOCIATES LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR RD. (NAVD 88) (ELEV. = 104.41)
2. LOT "A" IS A COMMON AREA AND MAINTAINED BY THE LOT OWNERS.
3. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT - 25 FT.; EXCEPT LOTS 68, 103-115 AND 129-134 - 20 FT.
   REAR - 10 FT. OR GREATER FOR EASEMENT LINE. EXCEPT LOTS 51-58 - 70.0 FT.
   SIDES - 6 FT. OR ADJACENT TO STREET OR WALKWAY - 10 FT. EXCEPT LOT 59 - 70.0 FT WBS SIDE -
   GARAGE - 18FT, EXCEPT WHERE GREATER SETBACK IS REQUIRED, THE GREATER SETBACK APPLIES.
4. THIS PROPERTY FALLS IN ZONE " B" AND " AH " OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400C REVISED NOV. 16, 1982.
5. DRAINAGE DETENTION OF 1.34 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
7. 4 FT. WALK REQUIRED ALONG UVALDE AVENUE AND BOTH SIDES OF ALL INTERIOR STREETS.
8. 6 FT. BUFFER REQUIRED ALONG UVALDE AVE. AND FROM ADJACENT COMMERCIAL USE/ZONE.
9. NO ACCESS , LOT FRONTAGE OR CURB CUTS PERMITTED ON UVALDE AVE.
10. LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ALLEYS, SIDEWALKS, PRIVATE STREETS AND WALKWAYS, NOT THE CITY OF McALLEN.
11. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
12. 25'x25' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS. 10'x10' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY AND STREET INTERSECTIONS.

METES AND BOUNDS

A 16.70 ACRE TRACT OF LAND OUT OF LOTS 158 AND 168, AND A PORTION OF ABANDONED CANAL RIGHT-OF-WAY LYING ADJACENT TO LOTS 158 AND 168, J.H. SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the most Easterly West line of Lot 168, North 8 Deg. 41 Min. 10 Sec. East, 40.0 feet from the most Southerly Southwest corner of Lot 168, for a point in the North line of the following described tract of land;

THENCE, parallel to the most Southerly South line of Lot 168, South 8 Deg. 18 Min. 50 Sec. East, 755.5 feet to a point, for the most Northerly Northeast corner hereof;

THENCE, with the following six courses along the East line hereof as follows:

1) South 8 Deg. 41 Min. 10 Sec. West, at 40.0 feet pass the division line between Lots 168 and 158, and a total distance of 250.0 feet;
2) North 81 Deg. 18 Min. 50 Sec. West, 8.5 feet;
3) South 8 Deg. 41 Min. 10 Sec. West, 120.0 feet;
4) South 81 Deg. 18 Min. 50 Sec. East, 31.0 feet;
5) South 8 Deg. 41 Min. 10 Sec. West, 140.0 feet; and
6) South 81 Deg. 18 Min. 50 Sec. East, 83.29 feet to the point of beginning of a curve to the right, for a point in the East line hereof.

THENCE, with said curve to the right, on a radius of 50.0 feet, through an arc of 181 Deg. 08 Min. 46 Sec., and a distance of 158.08 feet to end of curve, for a point in the East line hereof;

THENCE, parallel to the West line of Lot 158, South 8 Deg. 41 Min. 10 Sec. West, 198.59 feet to the point of beginning of a curve to the right, for a point in the East line hereof;

THENCE, with said curve to the right, on a radius of 50.0 feet, through an arc of 181 Deg. 08 Min. 46 Sec., and a distance of 158.08 feet to end of curve, for a point in the South line hereof;

THENCE, parallel to the North line of Lot 158, North 81 Deg. 18 Min. 50 Sec. West, 400.59 feet to the point of beginning of a curve to the right, for a point in the South line hereof;

THENCE, with said curve to the right, on a radius of 50.0 feet, through an arc of 171 Deg. 01 Min. 25 Sec., and a distance of 149.25 feet to end of curve, for a point in the South line hereof;

THENCE, with the following five courses along the South line hereof as follows:

1) North 81 Deg. 18 Min. 50 Sec. West, 134.27 feet;
2) North 8 Deg. 41 Min. 10 Sec. East, 26.0 feet;
3) North 81 Deg. 18 Min. 50 Sec. West, 120.0 feet;
4) South 8 Deg. 41 Min. 10 Sec. West, 25.0 feet; and
5) North 81 Deg. 18 Min. 50 Sec. West, at 130.0 feet pass the West line of Lot 158 and the East line of abandoned canal right-of-way, and at 190.0 feet a point, for the Southwest corner hereof;

THENCE, with the West line of abandoned canal right-of-way and its projection, North 8 Deg. 41 Min. 10 Sec. East, at 695.0 feet pass an inside corner of abandoned canal right-of-way, and at 785.0 feet a point, for the Northwest corner hereof.

THENCE, South 81 Deg. 18 Min. 50 Sec. East, 60.0 feet to the PLACE OF BEGINNING.

Containing 16.70 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CARDONA AT BENTSEN LAKES, PHASE I DO HEREBY GRANT AN 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 THERE ON 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 AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS EXCEPT UVALDE AVENUE WHICH IS DEDICATED BY THIS PLAT FOR PUBLIC STREET RIGHT-OF-WAY.

BENTSEN LAKES, L.P.
BY: RIDGE BENTSEN LAKES, L.L.C., ITS GENERAL PARTNER
BY: RIDGE REALTY GROUP, L.L.C., ITS MANAGER

BY: JAMES G. MARTELL, MANAGING MEMBER
401 WEST DALLAS AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSON ., 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 PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9TH DAY OF October, 2002.

LINDA CANTU
My COMMISSION EXPIRES
March 14, 2004

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION
12/16/02

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PLINIO C. MEDINA 10/14/02.
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

10-10-02

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

ATTEST: CITY CLERK

MAYOR, CITY OF McALLEN

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: 10/16/02

FILED FOR RECORD IN
HIDALGO COUNTY
BY J.D. SALINAS III
COUNTY CLERK
ON: 12-18-02 AT 12:12 AM/PM
AS A RECORDING NUMBER 1149892
BY: DEPUTY

Recorded in Volume 41 Page 98
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

Planning Department

Memo

TO: Planning and Zoning Commission

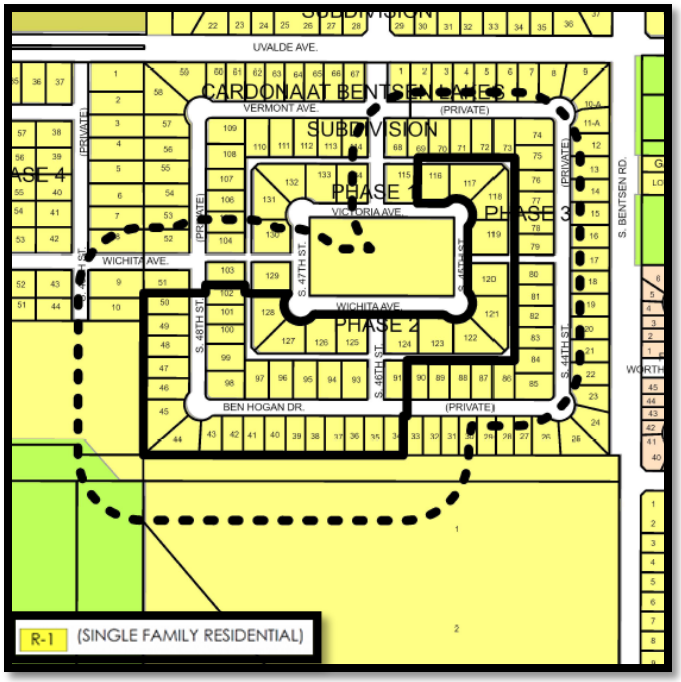
FROM: Planning Staff

DATE: July 17, 2025

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

CARDONA AT BENTSEN LAKES PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0063):
4520-4717 BEN HOGAN DRIVE (LOTS 34-44, 91, AND 93-97)
2304-2324 SOUTH 48TH STREET (LOTS 45-50 AND 98-102)
4501-4617 WICHITA AVENUE (LOTS 122-127)
2203-2311 SOUTH 45TH LANE (LOTS 118-121)
4500-4508 VICTORIA AVENUE (LOTS 116 AND 117)
2304 SOUTH 47TH STREET (LOT 128)

LOCATION: The subject properties are located on the south side of Uvalde Avenue between South Bentsen Road and South 49th Street. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Cardona at Bentsen Lakes Phase II 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 are R-1 (Single-Family Residential-OC) District in all directions.

LAND USE: Surrounding land uses include single family residential dwellings, Bentsen Elementary School, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, 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 consists of single family uses.

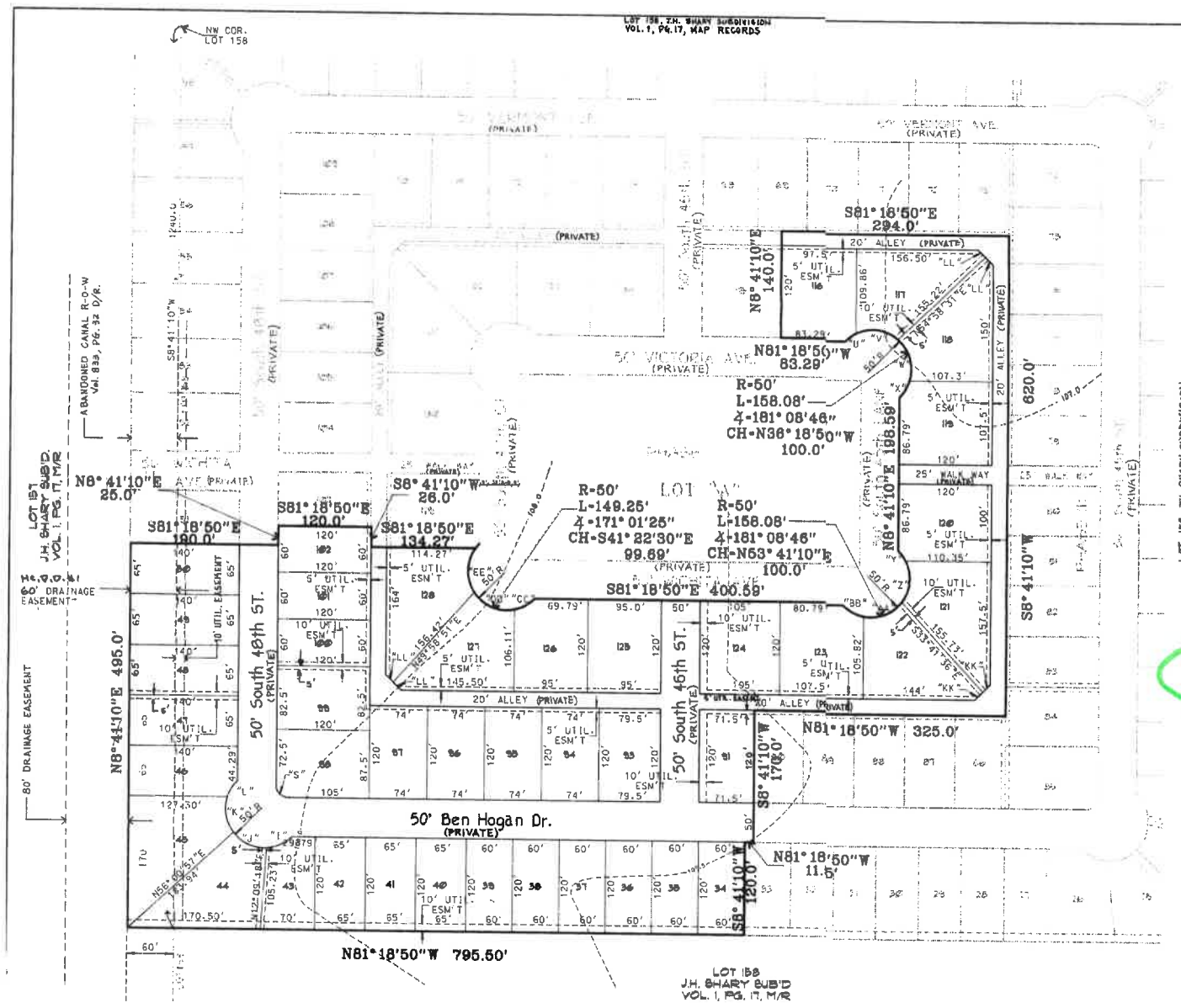
HISTORY: The subdivision was recorded on December 18, 2002 under the name “Cardona at Bentsen Lakes Phase II Subdivision”. The subject property is comprised of 41 Residential Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 20, 2025.

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

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

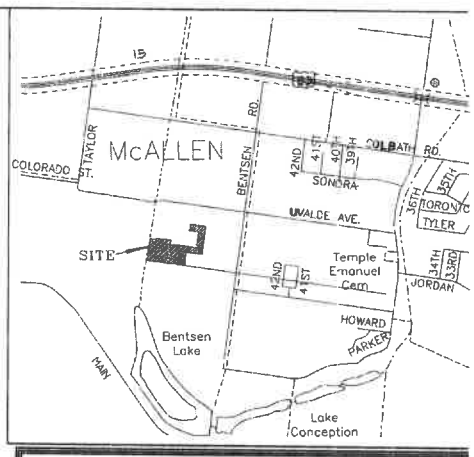
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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



NORTH

LOCATION MAP



N.T.S.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15Th. STREET, McALLEN, TEXAS
SCALE: 1"= 100' DATE: 10-10-2001

MAP of CARDONA AT BENTSEN LAKES PHASE II

McALLEN, TEXAS

BEING A SUBDIVISION OF 11.65 ACRE TRACT OF LAND OUT OF LOT 158, AND A PORTION OF ABANDONED CANAL RIGHT-OF-WAY LYING ADJACENT TO LOT 158, J.H. SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS.

CURVE DATA					
LOT No.	CURVE	RADIUS (FT.)	LENGTH (FT.)	ANGLE	CHORD (FT.)
43	"I"	50'	37.90'	43°26'00"	N 74°49'47" E 37.0'
44	"J"	50'	47.82'	54°48'00"	S 56°03'13" W 46.02'
45	"K"	50'	47.82'	54°47'50"	S 01°15'18" E 46.02'
46	"L"	50'	24.53'	28°06'55"	S 40°12'05" W 24.29'
98	"S"	15'	23.56'	90°00'00"	N 36°18'50" W 21.21'
116	"U"	50'	17.54'	20°06'20"	S 63°09'57" W 17.45'
117	"V"	50'	58.0'	66°27'45"	N 73°33'01" W 54.80'
118	"W"	50'	58.0'	66°27'46"	N 07°05'15" W 54.80'
119	"X"	50'	24.53'	28°06'55"	N 40°12'05" E 24.29'
120	"Y"	50'	16.43'	18°49'46"	N 27°28'20" W 16.36'
121	"Z"	50'	55.46'	63°33'24"	N 13°43'15" E 52.66'
122	"AA"	50'	55.46'	63°33'24"	N 77°16'39" E 52.66'
123	"BB"	50'	30.72'	35°12'12"	S 53°20'33" E 30.24'
126	"CC"	50'	29.9'	33°27'03"	N 69°50'18" E 28.78'
127	"DD"	50'	60.03'	68°47'11"	S 59°02'35" E 56.49'
128	"EE"	50'	60.03'	68°47'11"	S 9°44'36" W 56.49'

LINE DATA	
LINE No.	BEARING & DISTANCE
"KK"	N53°41'10"E 14.14'
"LL"	N36°18'50"W 14.14'

FILED FOR RECORD IN HIDALGO COUNTY BY J.D. SALINAS III COUNTY CLERK ON: 12-18-02 AT 1:48 PM AS A RECORDING NUMBER: 1149970 BY: [signature] DEPUTY

Recorded in Volume 41 Page 99 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

METES AND BOUNDS

A11.65 ACRE TRACT OF LAND OUT OF LOT 158, AND A PORTION OF ABANDONED CANAL RIGHT-OF-WAY LYING ADJACENT TO LOT 158, J.H. SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of Lot 158, South 8 Deg. 41 Min. 10 Sec. West, 1240.0 feet from the Northwest corner of Lot 158, for a point in the South line of the following described tract of land; said point being on the East line of abandoned canal right-of-way;

THENCE, parallel to the North line of Lot 158, North 81 Deg. 18 Min. 50 Sec. West, 60.0 feet to a point on the West line of said abandoned canal right-of-way, for the most Southerly Southwest corner hereof;

THENCE, with the West line of abandoned canal right-of-way and its projection, North 8 Deg. 41 Min. 10 Sec. East, 495.0 feet to a point, for the most Westerly Northwest corner hereof;

THENCE, with the following five courses along the North line hereof as follows:
1) South 81 Deg. 18 Min. 50 Sec. East, at 60.0 feet pass the West line of Lot 158 and the East line of abandoned canal right-of-way and a total distance of 190.0 feet;
2) North 8 Deg. 41 Min. 10 Sec. East, 25.0 feet;
3) South 81 Deg. 18 Min. 50 Sec. East, 120.0 feet;
4) South 8 Deg. 41 Min. 10 Sec. West, 26.0 feet;
5) South 81 Deg. 18 Min. 50 Sec. East, 134.27 feet to the point of beginning of a curve to the left, for a point in an East line hereof;

THENCE, with said curve to the left, on a radius of 50.0 feet, through an arc of 171 Deg. 01 Min. 25 Sec., and a distance of 149.25 feet to end of curve, for a point in a North line hereof;

THENCE, parallel to the North line of Lot 158, South 81 Deg. 18 Min. 50 Sec. East, 400.58 feet to the point of beginning of a curve to the left, for a point in a North line hereof;

THENCE, with said curve to the left, on a radius of 50.0 feet, through an arc of 181 Deg. 08 Min. 46 Sec., and a distance of 158.08 feet to end of curve, for a point in a West line hereof;

THENCE, parallel to the West line of Lot 158, North 8 Deg. 41 Min. 10 Sec. East, 198.59 feet to the point of beginning of a curve to the left, for a point in a West line hereof;

THENCE, with said curve to the left, on a radius of 50.0 feet, through an arc of 181 Deg. 08 Min. 46 Sec., and a distance of 158.08 feet to end of curve, for a point in a South line hereof;

THENCE, with the following eight courses along the South line hereof as follows:
1) North 81 Deg. 18 Min. 50 Sec. West, 83.29 feet;
2) North 8 Deg. 41 Min. 10 Sec. East, 140.0 feet;
3) South 81 Deg. 18 Min. 50 Sec. East, 294.0 feet;
4) South 8 Deg. 41 Min. 10 Sec. West, 620.0 feet;
5) North 81 Deg. 18 Min. 50 Sec. West, 325.0 feet;
6) South 8 Deg. 41 Min. 10 Sec. West, 170.0 feet;
7) North 81 Deg. 18 Min. 50 Sec. West, 11.5 feet; and
8) South 8 Deg. 41 Min. 10 Sec. West, 120.0 feet to a point, for the most Southerly Southeast corner hereof;

THENCE, North 81 Deg. 18 Min. 50 Sec. West, 735.50 feet to the PLACE OF BEGINNING. Containing 11.65 acres of land, more or less.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: [signature] 12/17/02

NOTES:

1. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT - 25 FT., EXCEPT LOTS 91-102 AND 116-128 - 20 FT
   REAR - 10 FT. OR GREATER FOR EASEMENT LINE, EXCEPT LOTS 45-50-70.0FT.
   SIDES - 6 FT EXCEPT WHERE ADJACENT TO STREET AND OR WALKWAY - 10 FT. EXCEPT LOT 44 - 70.0' WEST SIDE.
   GARAGE - 18 FT EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
2. THIS PROPERTY FALLS IN ZONE " B" AND " AH " OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400C REVISED NOV. 16, 1982.
3. DRAINAGE DETENTION OF 0.93 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
5. 4 FT. WALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS.
6. 6 FT. BUFFER REQUIRED FROM ADJACENT COMMERCIAL USE/ZONE
7. LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ALLEYS, SIDEWALKS, PRIVATE STREETS AND WALKWAYS AND NOT THE CITY OF McALLEN.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. 25'x25' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS; 10'x10' SITE OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY AND STREET INTERSECTIONS.
10. BENCHMARK - STATION NAME: MC 80 SET BY ARANDA & ASSOCIATES LOCATED AT THE SOUTHBOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR ROAD. (NAVD 88) (ELEV. = 104.41)

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CARDONA AT BENTSEN LAKES, PHASE II DO HEREBY GRANT AN 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 THERE ON 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 AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

BENTSEN LAKES, L.P.
BY: RIDGE BENTSEN LAKES, L.L.C., ITS GENERAL PARTNER
BY: RIDGE REALTY GROUP, L.L.C., ITS MANAGER

[signature]
BY: JAMES G. MARTELL, MANAGING MEMBER
401 WEST DALLAS AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED PERSON ., 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 PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF October, 2002.

LINDA CANTU MY COMMISSION EXPIRES March 14, 2004

[signature] NOTARY PUBLIC

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

[signature] CHAIRMAN, PLANNING COMMISSION 12/16/02

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR No. 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[signature] 10/14/02
PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

[signature] 10-10-02
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

STATE OF TEXAS STEPHEN SPOOR 56752 REGISTERED PROFESSIONAL ENGINEER

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

[signature] ATTEST: CITY CLERK

[signature] MAYOR, CITY OF McALLEN

Planning Department

Memo

TO: Planning and Zoning Commission

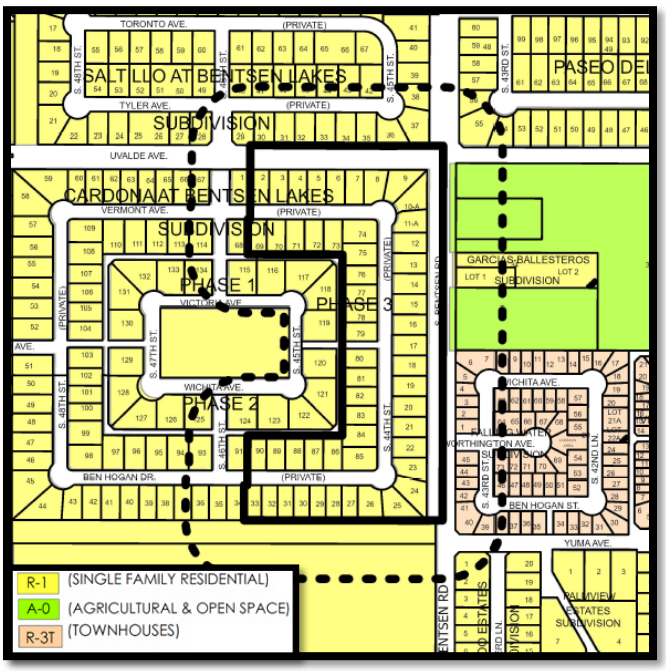
FROM: Planning Staff

DATE: July 17, 2025

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

CARDONA AT BENTSEN LAKES PHASE III SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0068):
4500-4528 VERMONT AVENUE (LOTS 2-98 AND 69-73)
2200-2321 SOUTH 45TH STREET (LOTS 10A-24 AND 74-85)
4500-4533 BEN HOGAN DRIVE (LOTS 25-33 AND 86-90)

LOCATION: The subject properties are located on the south side of Uvalde Avenue between South Bentsen Road and Taylor Road. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Cardona at Bentsen Lakes Phase III 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 rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties to the north, south and west are zoned R-1

(Single-Family Residential - OC) District. The propery to the east is zoned A-O (Agicultural and Open Space-OC) and R-3T (Multifamily Residential Townhouses-OC) District.

LAND USE: Surrounding uses include single family residential dwellings, multifamily residential townhouses, Bentsen Elemantay School and vacant land.

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

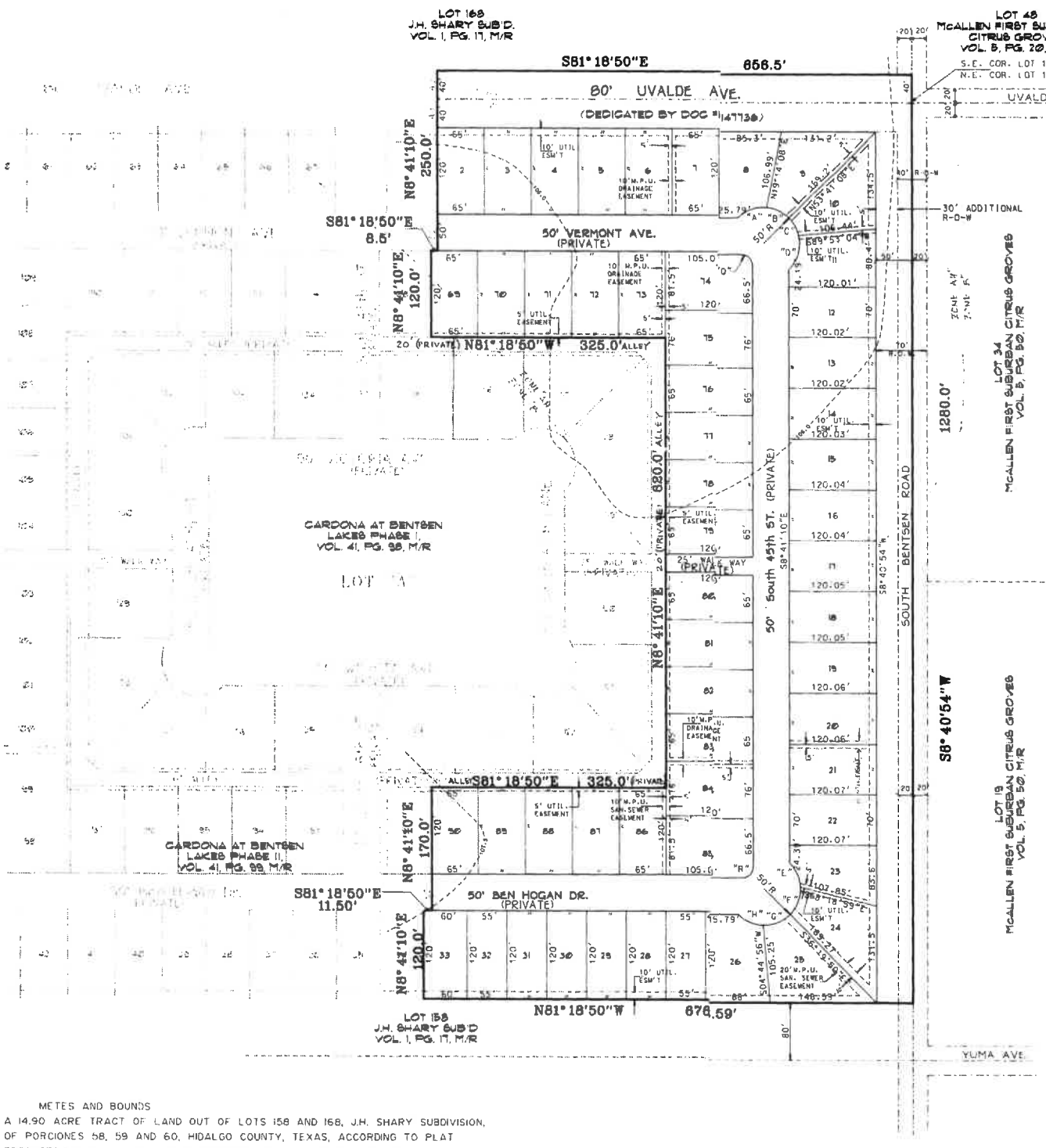
HISTORY: The subdivision was recorded on April 10, 2003 under the name “Cardona at Bentsen Lakes Phase III Subdivision”. The subject property is comprised of 56 Residential Lots. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 20, 2025

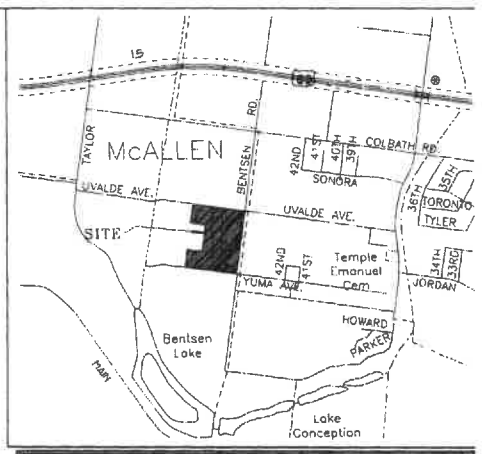
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential) District is an equivalent zoning district to the current R-1 (Single-Family Residential-OC) District zoning designation.

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.





LOCATION MAP

N.T.S.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15Th. STREET, McALLEN, TEXAS
SCALE: 1"= 100' DATE: 10-11-2001

MAP of CARDONA AT BENTSEN LAKES PHASE III

McALLEN, TEXAS

BEING A SUBDIVISION OF 14.90 ACRES OF LAND OUT OF LOTS 158 AND 168, SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG. 17, MAP RECORDS

CURVE DATA					
LOT No.	CURVE	RADIUS (FT.)	LENGTH (FT.)	ANGLE	CHORD (FT.)
8	"A"	50'	43.99'	50°24'21"	S 78°18'58" W 42.58'
9	"B"	50'	35.05'	40°10'00"	N 56°23'52" W 34.34'
10	"C"	50'	35.05'	40°10'00"	N 16°13'52" W 34.34'
11	"D"	50'	43.99'	50°24'25"	N 29°03'20" E 42.58'
23	"E"	50'	39.01'	44°42'23"	N 14°32'01" E 38.03'
24	"F"	50'	40.01'	45°51'00"	N 30°44'40" E 38.95'
25	"G"	50'	40.01'	45°51'00"	N 76°35'40" E 38.95'
26	"H"	50'	39.04'	44°44'23"	S 58°06'39" E 38.06'
74	"O"	15'	23.56'	90°00'00"	S 36°18'50" E 21.21'
85	"R"	15'	23.56'	90°00'00"	S 53°41'10" W 21.21'

METES AND BOUNDS

A 14.90 ACRE TRACT OF LAND OUT OF LOTS 158 AND 168, J.H. SHARY SUBDIVISION, OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING at a point on the East line of Lot 168, North 8 Deg. 40 Min. 54 Sec. East, 40.0 feet from the Southeast corner of Lot 168, for the Northeast corner of the following described tract of land, said point being in South Bentsen Road;

THENCE, with the East line of Lots 168 and 158, in South Bentsen Road, South 8 Deg. 40 Min 54 Sec West, at 40.0 feet pass the common East corner between Lots 168 and 158, and at 1280.0 feet a point, for the Southeast corner hereof;

THENCE, parallel to the South line of Lot 158, North 81 Deg 18 Min 50 Sec. West, at 20.0 feet pass the West line of South Bentsen Road, and at 676.59 feet a point, for the Southwest corner hereof;

THENCE, with the following nine courses along the West line hereof as follows:

1) North 8 Deg. 41 Min. 10 Sec. East, 120.0 feet,
2) South 81 Deg. 18 Min. 50 Sec. East, 11.50 feet;
3) North 8 Deg 41 Min 10 Sec East, 170.0 feet;
4) South 81 Deg 18 Min. 50 Sec. East, 325.0 feet;
5) North 8 Deg 41 Min 10 Sec East, 620.0 feet,
6) North 81 Deg. 18 Min. 50 Sec. West, 325.0 feet;
7) North 8 Deg. 41 Min. 10 Sec. East, 120.0 feet;
8) South 81 Deg. 18 Min. 50 Sec. East, 8.5 feet; and
9) North 8 Deg. 41 Min. 10 Sec. East, at 210.0 feet pass the division line between Lots 158 and 168, and at 250.0 feet a point, for the Northwest corner hereof,

THENCE, parallel to the South line of Lot 168, South 81 Deg. 18 Min. 50 Sec. East, at 636.5 feet pass the West line of South Bentsen Road, and at 656.5 feet the PLACE OF BEGINNING. Containing 14.90 acres of land, more or less, of which the East 20.0 feet, comprising 0.59 acre, lies in South Bentsen Road.

NOTES:

1. PLANS AND TOPOGRAPHY WERE PREPARED UTILIZING U.S.C. & G.S. BRASS PLATE MONUMENT MARKED Q689/1942 ELEV. 130.38. TO CONVERT U.S.C. & G.S. DATUM TO MC80 DATUM, SUBTRACT 0.50 FEET. BENCHMARK - STATION NAME: MC 80 LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR ROAD. (NAVD 88) (ELEV. - 104.41)
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT - 25 FT.; EXCEPT 69-90 20 FT
   REAR - 10 FT OR GREATER FOR EASEMENT LINE
   SIDES - 6 FT, EXCEPT WHERE ADJACENT TO STREET AND OR WALKWAY, AND EAST SIDE OF LOT 25 AND WEST SIDE OF LOT 24, IT SHALL BE 10 FT
   GARAGE- 18 FT, EXCEPT WHERE GREATER SETBACK IS REQUIRED
3. THIS PROPERTY FALLS IN ZONE " B" AND "A,H " OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400C REVISED NOV. 16, 1982.
4. RAINFALL DETENTION OF 1.20 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION (0.022 Ac-Ft. PER LOT)
5. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
6. 4 FT. WALK REQUIRED ALONG UVALDE AVENUE & SOUTH BENTSEN ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
7. 6 FT BUFFER REQUIRED ON UVALDE AVENUE & SOUTH BENTSEN ROAD AND FROM ADJACENT COMMERCIAL USE/ZONE.
8. NO ACCESS, LOT FRONTAGE OR CURB CUTS PERMITTED ON UVALDE AVENUE AND SOUTH BENTSEN ROAD
9. LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ALLEYS, SIDEWALKS, PRIVATE STREETS AND WALKWAYS, NOT THE CITY OF McALLEN
10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS
11. [illegible] SITE [illegible] THAN 1/4 GRADE AS [illegible] AT [illegible]

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY [illegible]

[illegible] IN THIS OFFICE ON
[illegible] COUNTY, TEXAS AT
COUNTY CLERK
ON 4-10-03 AT 9:59 AM/PM
AS A RECORDING NUMBER 1167184
BY Imelda Leal DEPUTY

Recorded in Volume 42 Page 27
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CARDONA AT BENTSEN LAKES PHASE III I DO HEREBY GRANT AN 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 THERE ON 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 AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS EXCEPT UVALDE AVENUE & SOUTH BENTSEN ROAD WHICH IS DEDICATED BY THIS PLAT FOR PUBLIC STREET RIGHT-OF-WAY.

BENTSEN CARDONA, L.P.
BY: RIDGE BENTSEN LAKES, L.L.C., ITS GENERAL PARTNER

BY: JAMES G. MARTELL, MANAGING MEMBER
401 WEST DALLAS AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JAMES G. MARTELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF January, 2003.

LINDA CANTU
MY COMMISSION EXPIRES
March 14, 2004

NOTARY PUBLIC

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

4/1/03

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Gilbert A. Gracia 3-4-03

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 62477

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

ATTEST: CITY CLERK

MAYOR, CITY OF McALLEN

Planning Department

Memo

TO: Planning and Zoning Commission

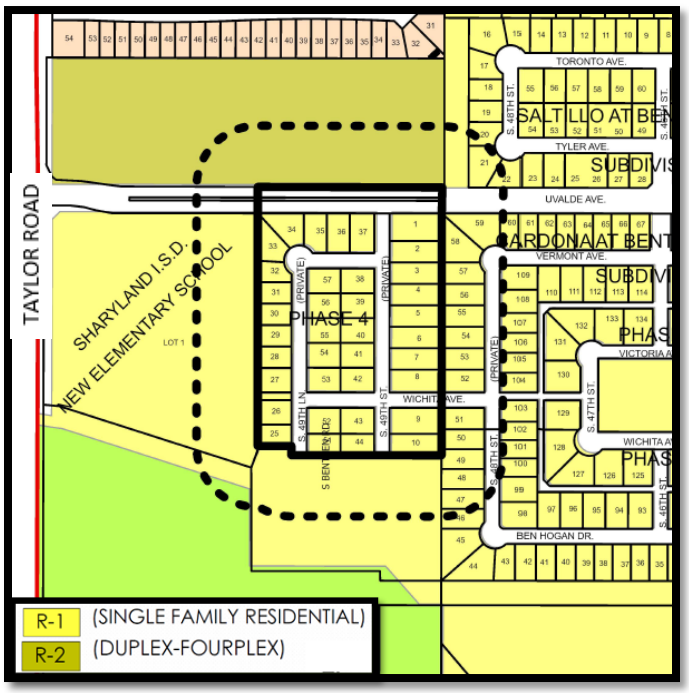
FROM: Planning Staff

DATE: July 17, 2025

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

CARDONA AT BENTSEN LAKES PHASE IV SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0067):
2101-2305 SOUTH 49TH STREET (LOTS 1-10 AND 38-44)
2202-2307 SOUTH 49TH LANE (LOTS 25-33 AND 51-57)
4900-4912 VERMONT AVENUE (LOTS 34-37)

LOCATION: The subject properties are located on the south side of Uvalde Avenue between Taylor Road and South Bentsen Road. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Cardona at Bentsen Lakes Phase IV Subdivision".





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

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

LAND USE: Surrounding uses include single family residential dwellings and multifamily development.

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 single-residential and multifamily uses.

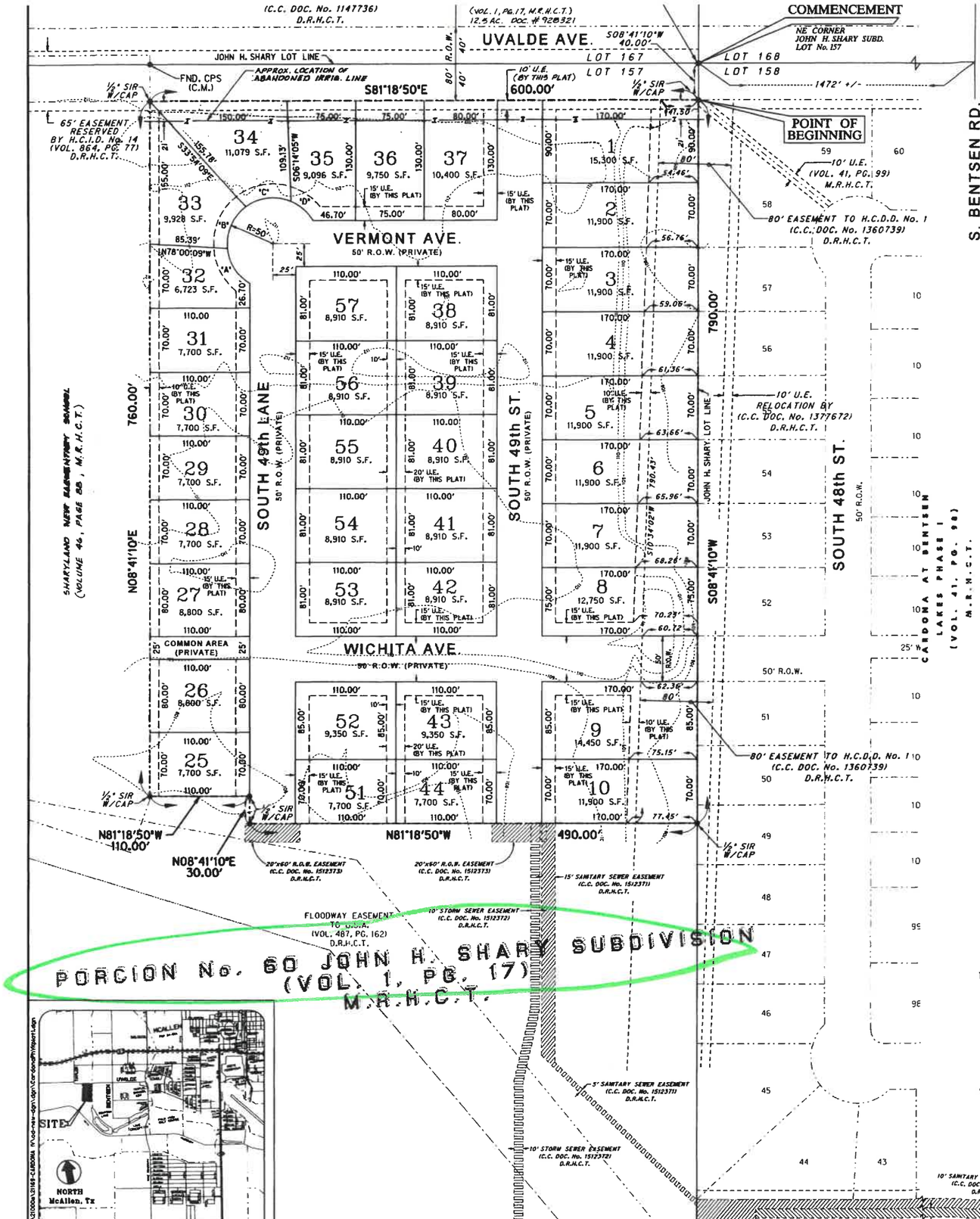
HISTORY: The subdivision was recorded on January 20, 2006 under the name “Cardona at Bentsen Lakes Phase IV Subdivision”. The initial zoning designation for the property was R-1 (Single-Family Residential-OC) District with no rezoning since then. An application for a rezoning request was submitted on June 20, 2025

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 (Single-Family Residential-OC) 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.



CURVE	RADIUS	ARC LENGTH	Δ DELTA	CHORD BEARING	CHORD LENGTH
"A"	50.00'	47.42'	54°20'15"	S24°08'43"E	45.66'
"B"	50.00'	51.83'	59°23'23"	S32°43'12"W	49.54'
"C"	50.00'	51.87'	59°26'04"	N87°52'04"W	49.57'
"D"	50.00'	32.15'	36°50'08"	N39°43'50"W	31.59'

LEGAL DESCRIPTION

BEING A 10.81 ACRE TRACT OF LAND SITUATED IN PORCION 60 AND BEING OUT OF LOT 157, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS (M.R.H.C.T.), SAID TRACT BEING PART OF A TRACT OF LAND DESCRIBED IN THE DEED TO BENTSEN LAKES, L.P., AS RECORDED IN THE OFFICE OF THE COUNTY CLERK UNDER DOCUMENT NO. 1036999, DEED RECORDS, HIDALGO COUNTY, TEXAS, (D.R.H.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON PICKER SPINDLE FOR THE NORTHEAST CORNER OF SAID LOT 157 AT THE CENTERLINE OF UVALDE AVENUE (80 FEET WIDE);

THENCE SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG THE EAST LINE OF SAID LOT 157, A DISTANCE OF 40.00 FEET TO A 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC" (HEREIN AFTER REFERRED TO AS "WITH CAP") FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID UVALDE AVENUE;

THENCE SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, DEPARTING SAID SOUTH LINE AND CONTINUING ALONG THE EAST LINE OF SAID LOT 157, A DISTANCE OF 790.00 FEET TO A 1/2-INCH SET IRON ROD WITH CAP FOR CORNER;

THENCE NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, DEPARTING SAID EAST LINE AND PARALLEL TO THE SOUTH LINE OF SAID LOT 157, A DISTANCE OF 490.00 FEET TO A 1/2-INCH SET IRON ROD WITH CAP FOR CORNER;

THENCE NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID LOT 157, A DISTANCE OF 30.00 FEET TO A 1/2-INCH SET IRON ROD WITH CAP FOR CORNER;

THENCE NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 157, A DISTANCE OF 110.00 FEET TO A 1/2-INCH SET IRON ROD WITH CAP FOR CORNER;

THENCE NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID LOT 157, A DISTANCE OF 760.00 FEET TO A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED UVALDE AVENUE;

THENCE SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 470,700 SQUARE FEET OR 10.81 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. BASIS OF BEARING BEING S08°41'10"W ALONG THE WEST LINE OF LOT 95, JOHN H. SHARY SUBDIVISION AS RECORDED ON VOL. 1, PG. 17, M.R.H.C.T.
2. BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE "B" AS DELINEATED ON THE HIDALGO COUNTY, TEXAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 480343 0400 C, DATED NOVEMBER 16, 1982, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD."
3. MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE THE TOP OF CURB, MEASURED AT THE CENTER OF THE LOT.
4. MINIMUM BUILDING SETBACK LINES SHALL BE:
   FRONT- 25 FT.
   REAR- 10 FT., EXCEPT 25 FT. FOR LOTS 34-37 AND THE NORTH REAR PORTION OF LOT 33, 54.46 FT. FOR LOT 1, 56.76 FT. FOR LOT 2, 59.06 FT. FOR LOT 3, 61.36 FT. FOR LOT 4, 63.66 FT. FOR LOT 5, 65.96 FT. FOR LOT 6, 68.26 FT. FOR LOT 7, 70.23 FT. FOR LOT 8, 75.15 FT. FOR LOT 9, AND 77.45 FT. FOR LOT 10.
   SIDES- 6 FT., EXCEPT 10 FT. WHERE ADJACENT TO STREET AND/OR WALKWAY.
   GARAGE- 18 FT., EXCEPT WHERE GREATER SETBACK IS REQUIRED.
5. STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.85 AC-FT.
6. BENCHMARK: CITY OF MCALLEN GPS MONUMENT "MC-80. 3-1/4" BRASS CAP FOUND AT THE SOUTHEAST CORNER OF EXPRESSWAY 83 AND TAYLOR ROAD, BEING APPROXIMATELY 15' NORTH OF THE NORTH END OF A CANAL. ELEV.= 104.41 FEET ABOVE MEAN SEA LEVEL (NAVD 88).
7. A 4 FOOT SIDEWALK IS REQUIRED ALONG UVALDE AVENUE AND ON BOTH SIDES OF ALL INTERIOR STREETS.
8. A 6 FOOT BUFFER IS REQUIRED ALONG UVALDE AVENUE AND FROM ADJACENT COMMERCIAL ZONE/USE.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ON UVALDE AVENUE.
10. THE LOT OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS, WALKWAYS, AND PRIVATE STREETS.
11. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. A 25' x 25' SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
13. ALL P.C.'S, P.T.'S AND LOT CORNERS ARE A 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC." UNLESS OTHERWISE NOTED.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
16. NO PERMANENT STRUCTURE, (EXAMPLE: FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

NORTH

SCALE: 1" = 60'
0 30 60 120
SCALE IN FEET

LEGEND

½" FIR	½-INCH FOUND IRON ROD
½" SIR	½-INCH SET IRON ROD
W/CAP	WITH CAP STAMPED "HALFF ASSOC. INC."
FIR	FOUND IRON ROD
FND.	FOUND
C.P.S.	COTTON PICKER SPINDLE
BM	BENCHMARK
U.E.	UTILITY EASEMENT
C.M.	CONTROL MONUMENT
S.F.	SQUARE FEET
FND.	FOUND

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CARDONA AT BENTSEN LAKES PHASE IV SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS EXCEPT UVALDE AVENUE WHICH IS DEDICATED PUBLIC STREET RIGHT-OF-WAY.

BENTSEN CARDONA, L.P.
BY: RIDGE BENTSEN LAKES, L.L.C. ITS GENERAL PARTNER
BY: RIDGE BENTSEN GROUP, L.L.C. ITS MANAGER

JAMES G. MARTELL, MANAGING MEMBER
909 W. BRYN MAWR, SUITE 400
CHICAGO, ILLINOIS 60613

STATE OF ILLINOIS:
COUNTY OF COOK:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES G. MARTELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF Sept., 2005.

"OFFICIAL SEAL"
SHARYL STEIN
Notary Public, State of Illinois
My Commission Expires 7/25/09

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF January, 2006.

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISIONS REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF January, 2006.

ATTESTED: SECRETARY, CITY OF McALLEN

MAYOR, CITY OF McALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES. DATED THIS THE 10th DAY OF October, 2005.

ATTEST: SECRETARY

PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

11-9-05
DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEVEN G. YOUNG, 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 MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED STEVEN G. YOUNG 5503 PROFESSIONAL LAND SURVEYOR

STEVEN G. YOUNG
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 5503
9-8-2005

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS ROBERT L. SAENZ 82072 REGISTERED PROFESSIONAL ENGINEER

9-8-2005

ROBERT L. SAENZ
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION No. 82072

FILED FOR RECORD IN: HIDALGO COUNTY BY: EDDY TREVIÑO COUNTY CLERK ON: 11 AUG 31 2006 AT 11:45 AM AS A RECORDING FILE NUMBER 1543976 BY: DEPUTY

recorded in Volume 49 Page 129 of the map records of Hidalgo County, Texas. Eddy Trevino County Clerk

PLAT OF CARDONA AT BENTSEN LAKES PHASE IV

McALLEN, TEXAS

BEING A 10.81 Ac. TRACT OF LAND
OUT OF LOT 157, JOHN H. SHARY SUBDIVISION
HIDALGO COUNTY, TEXAS
PORCION No. 60 VOL. 1, PG. 17
MAP RECORDS, HIDALGO COUNTY, TEXAS

Halff Associates, Inc.
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS
4600 W. MILITARY, SUITE 700 • McALLEN, TX. • 78503 • (956)664-0286

Planning Department

Memo

TO: Planning and Zoning Commission

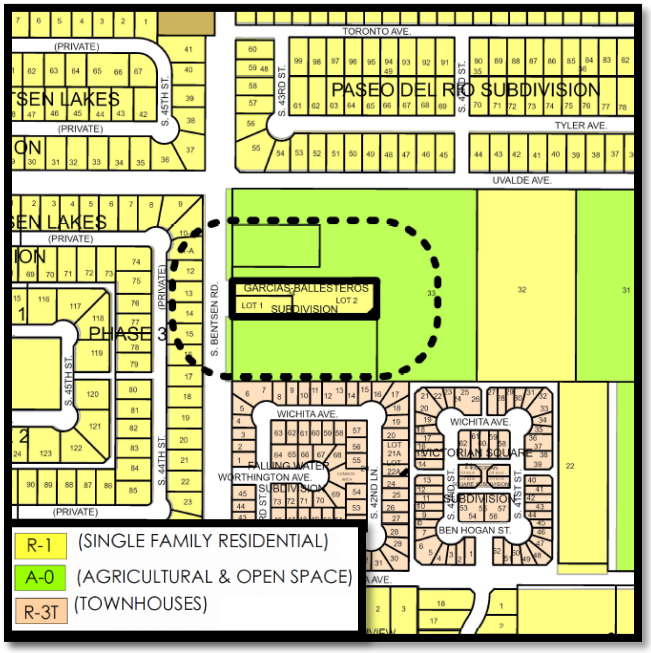
FROM: Planning Staff

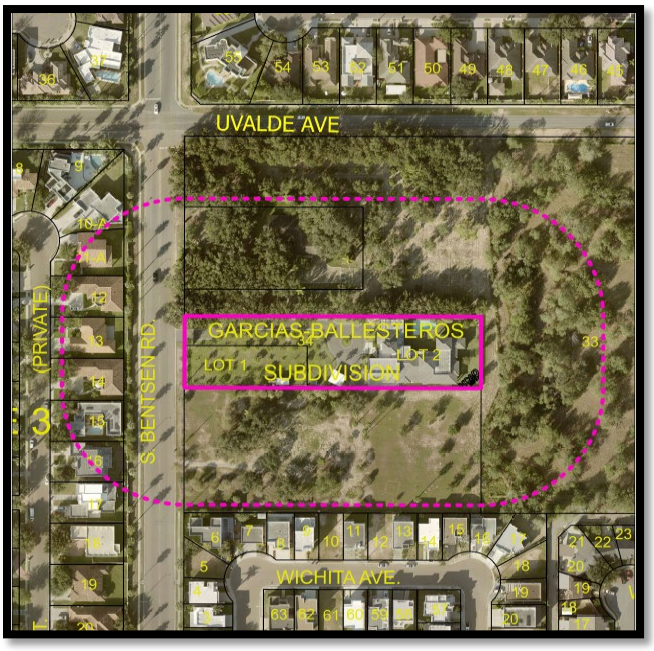
DATE: July 17, 2025

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

GARCIA-BALLESTEROS SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0060)
2119-2121 SOUTH BENTSEN ROAD (LOTS 1 AND 2)

LOCATION: The subject properties are located on the east side of South Bentsen Road approximately 300 feet south of Uvalde Avenue. The properties are zoned R-1 (Single-Family Residential-OC) District and are collectively subdivided under the name of "Garcia-Ballesteros Subdivision".





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

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

LAND USE: Surrounding uses include single family residential dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, 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 and townhomes.

HISTORY: On January 25, 2016 a rezoning application was approved by City Commission to rezone the property from A-O (Agricultural and Open Space-OC) to R-1 (Single Family Residential-OC). During the rezoning process the applicant also underwent the subdivision process to subdivide the Lot into two separate Lots. The subdivision was recorded on November 29, 2016 under the name of “Garcia-Ballesteros Subdivision”. The subject property is comprised of two Residential lots. An application for a rezoning request was submitted June 20, 2025.

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 (Single-Family Residential-OC) District zoning designation.

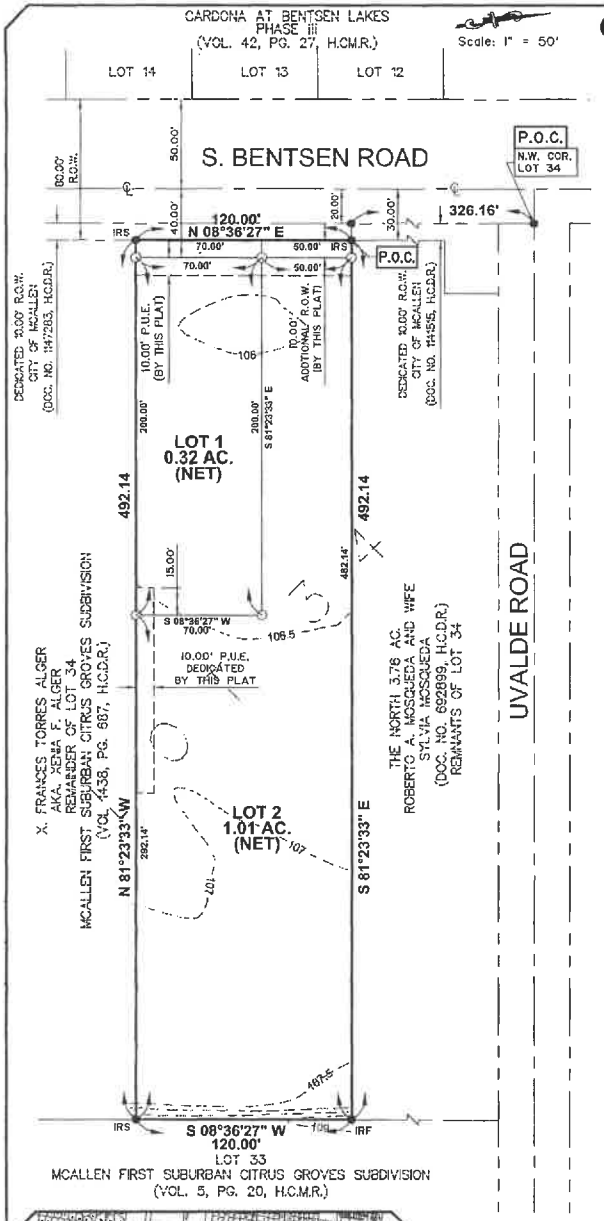
Any future constructions must also comply with all development and conditional use permit requirments where applicable under the UDC.

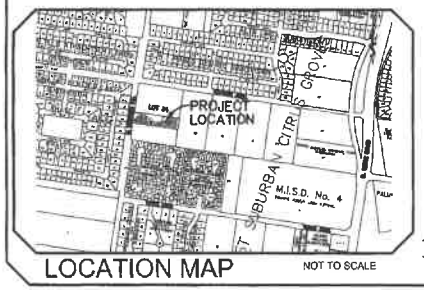
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

GARCIA-BALLESTEROS SUBDIVISION
McALLEN, TEXAS

A TRACT OF LAND CONTAINING 1.36 ACRES , SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION





LEGEND:

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD SET W/ A PLASTIC CAP STAMPED "CVQ LS"
- I.R.F. IRON ROD FOUND
- I.P.S. IRON ROD SET
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- R.O.W. DENOTES RIGHT OF WAY
- ——— ℄ ROAD
- - - - - EXISTING R.O.W.

METES AND BOUNDS DESCRIPTION
1.36 ACRES OF LAND
MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION
HIDALGO COUNTY, TEXAS

A TRACT OF LAND CONTAINING 1.36 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 1.36 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHWEST CORNER OF SAID LOT 34, THENCE, S 08°36'27" W, ALONG THE WEST LINE OF SAID LOT 34 AND THE RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 326.16 FEET TO THE SOUTHWEST OF A TRACT OF LAND DEEDED TO ROBERTO & WIFE SYLVIA MOSQUEDA, RECORDED IN DOCUMENT NO. 692899, H.C.D.R., THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 1141515, ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO JOHN R. F. ALGER, RECORDED IN VOLUME 1438, PAGE 687, H.C.D.R., AND THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 1147283, H.C.D.R., THENCE, S 81°23'33" E, ALONG THE NORTH LINE OF SAID ALGER TRACT A DISTANCE OF 10.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD AS RECORDED, FOR THE NORTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE, S 81°23'33" E, CONTINUING ALONG THE NORTH LINE OF SAID ALGER TRACT, A DISTANCE OF 492.14 FEET TO AN IRON PIPE FOUND ON THE EAST LINE OF SAID LOT 34, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°36'27" W, ALONG THE EAST LINE OF SAID LOT 34, A DISTANCE OF 120.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°23'33" W, A DISTANCE OF 492.14FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD AS RECORDED IN DOCUMENT NO. 1147283, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08°36'27" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE AS FOLLOWS:

   FRONT: S. BENTSEN ROAD - 45' OR GREATER FOR EASEMENTS

   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS

   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS

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

   NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "B", AREAS OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0400 C, 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 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
5. THE ESTIMATED DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE A TOTAL OF 0.08 ACRE-FEET (LOT 1- 0.019 ACRE-FEET AND LOT 2- 0.061 ACRE FEET) AND SHALL BE DETAINED ON SITE.
6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES.
7. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG S. BENTSEN ROAD.
8. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY, RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
10. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS
11. ADDITIONAL PUBLIC UTILITY IMPROVEMENTS MAY BE REQUIRED AS PART OF THE BUILDING APPROVAL PROCESS.
12. BENCHMARK: THE BENCHMARK USED FOR THIS SUBDIVISION IS DESIGNATED AS "MC 80"(McALLEN CITY DATUM, ELEVATION 104.41) LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR RD.
13. THE UTILITY EASEMENTS SHOWN ON THE PLAT ARE DEDICATED UTILITY EASEMENTS. ALL UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND.

STATE OF TEXAS
COUNTY OF HIDALGO

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

TEXAS REGIONAL BANK

BY: Randy McClelland

TITLE: Executive Vice President

Janie Martinez
Notary Public, State of Texas
Comm. Expires 07-30-2018
Notary ID 7909481

STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1ST DAY OF Nov A.D. 2016 BY Randy McClelland, EVP OF TEXAS REGIONAL BANK, ON BEHALF OF TEXAS REGIONAL BANK.

Janie Martinez
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **GARCIA-BALLESTEROS SUBDIVISION** TO THE CITY OF McALLEN, HIDALGO COUNTY, 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.

WITNESS MY HAND ON THIS THE 28 DAY OF Oct. A.D. 2016

SERGIO H. GARCIA AND GABRIELA BALLESTEROS
OWNER
4901 WEST EXPRESSWAY 83 SUITE 110
McALLEN, TEXAS 78503

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: 11-29-16 AT: 3:59 AM/PM
INSTRUMENT NO.: 2767008
OF THE MAP RECORDS OF HIDALGO COUNTY, TX
BY: Laura R. Hinojosa DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO

ON THIS DAY PERSONALLY APPEARED SERGIO H. GARCIA AND GABRIELA BALLESTEROS, OWNERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE 28th DAY OF Oct A.D. 2016.

Monique Fubites
NOTARY PUBLIC

MONIQUE FUBITES
Notary Public, State of Texas
Comm. Expires 07-09-2020
Notary ID 124983429

APPROVAL RECOMMENDED

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 14 DAY OF Nov A.D. 2016

CHAIRMAN, PLANNING COMMISSION
McALLEN, TEXAS

APPROVED

I, JIM DARLING, 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 8th DAY OF Nov. A.D. 2016

James E. Darling
MAYOR
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 4th DAY OF Nov A.D. 2016

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

STATE OF TEXAS REGISTERED CARLOS VASQUEZ 4608 PROFESSIONAL LAND SURVEYOR

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 28 DAY OF Oct. A.D. 2016

RENE GONZALEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 93819

STATE OF TEXAS RENE GONZALEZ 93819 P.E.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

11/29/16
DATE

PCE
Texas Registered Engineering Firm F-2188
DATE OF PREPARATION: DECEMBER 7, 2015
REVISED DATE: OCTOBER 18, 2016 BY P.G.

Planning Department

Memo

TO: Planning and Zoning Commission

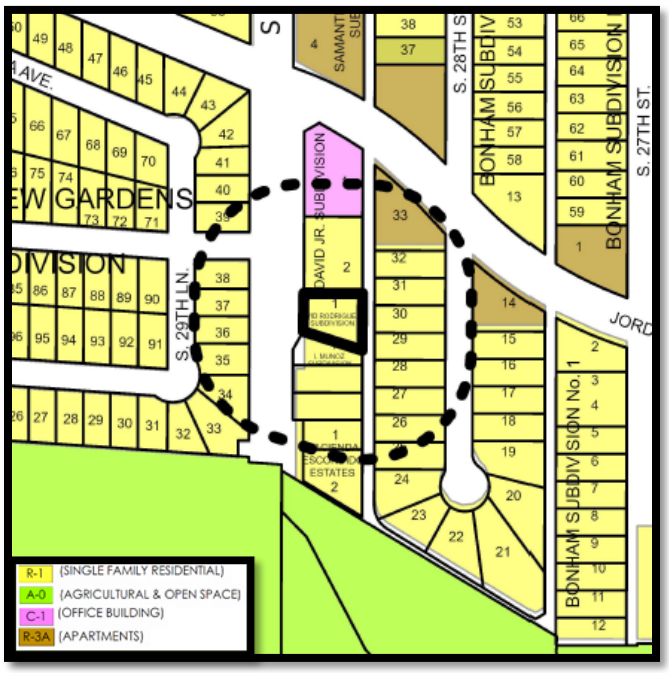
FROM: Planning Staff

DATE: July 3, 2025

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

DAVID RODRIGUEZ SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0061)
2701 SOUTH 29TH STREET (LOT 1)

LOCATION: The subject property is located on the east side of South 29th Street, approximately 356 feet south of Jordan Road. The property is zoned R-1 (Single-Family Residential-OC) District.





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

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

LAND USE: Surrounding land uses include single family residential dwellings, office uses and some apartments.

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 single-family residential development.

HISTORY: The subdivision was recorded on May 15, 2002 under the name “David Rodriguez Subdivision”. The initial zoning designation for the property was R-1 District with no rezoning since then. An application for a rezoning request for this property was submitted June 20, 2025.

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

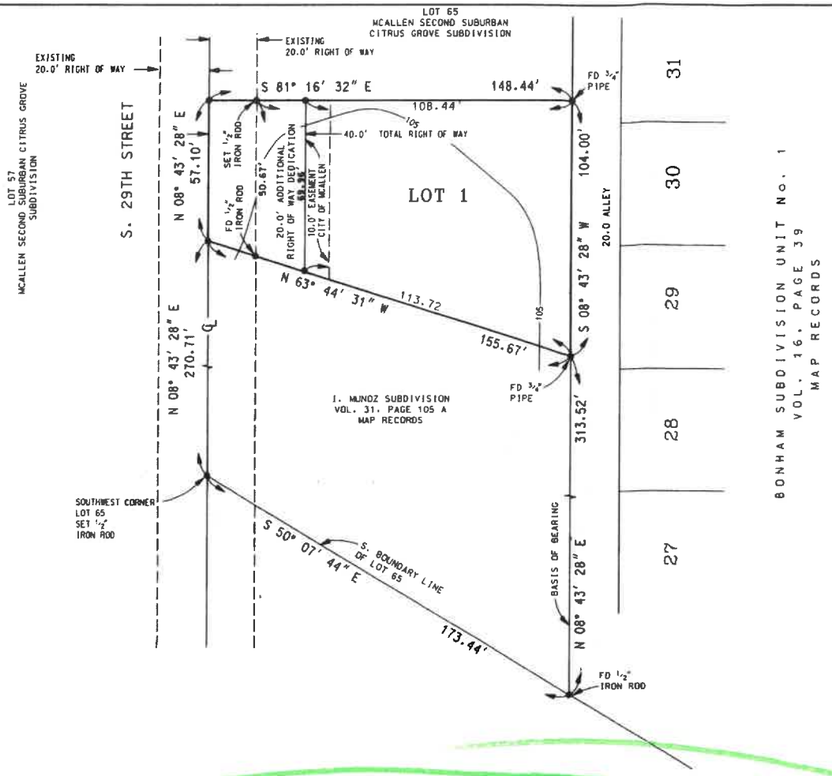
Any future constructions must also comply with all development and conditional use permit requirments where applicable under the UDC.

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

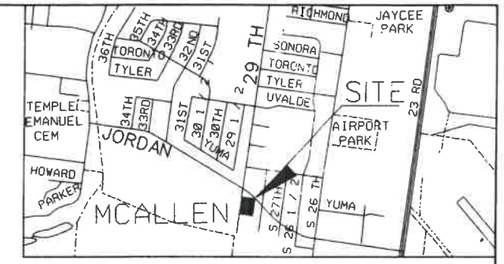
RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential - UDC) District.



SC: 1"=30'



BONHAM SUBDIVISION UNIT No. 1
VOL. 16, PAGE 39
MAP RECORDS



LOCATION MAP

NOTES:

1. FLOOD ZONE DESIGNATION ZONE " B " COMMUNITY-PANEL NO. 480343 0010 C MAP REVISED : NOVEMBER 2, 1982
2. BLDG. SETBACK AS FOLLOWS:

FRONT	25.0' OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER REQUIRES THE GREATER SETBACK.
SIDE	6.0'
REAR	10.0'

3. 4.0' SIDEWALK REQUIRED ON S. 29TH STREET
4. 6.0' BUFFER REQUIRED FROM ADJACENT COMMERCIAL ZONE/USE.
5. ONSITE DRAINAGE DETENTION REQUIRED SHALL BE 224 CF. OR 0.005 ACRE-FEET.
6. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN FOR APPROVAL BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION OF A BUILDING PERMIT OR THE CONSTRUCTION OF ANY BUILDING.
7. ALL CORNERS SET HALF (1/2) INCH IRON ROD OR AS NOTED.
8. THE FINISH FLOOR ELEVATION FOR PROPOSED BUILDING SHALL BE SET AT A MINIMUM ELEVATION OF 18" INCHES ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

DAVID RODRIGUEZ SUBDIVISION

BEING A 0.27 ACRE TRACT OF LAND OUT OF LOT SIXTY-FIVE (65), MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
DATE OF PREPARATION : MARCH 29, 2001

METES & BOUNDS

BEING A 0.27 ACRE TRACT OF LAND OUT OF LOT SIXTY-FIVE (65), MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 5, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.27 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A THREE-QUARTER (3/4) INCH PIPE FOUND AT THE WEST LINE OF THE 20.0 FT. ALLEY ON THE WEST SIDE OF BONHAM SUBDIVISION UNIT NO. 1 (VOL. 16, PAGE 39, MAP RECORDS) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING, SAID SOUTHEAST CORNER BEARS SOUTH 50° 07' 44" EAST, 173.44 FEET TO A FOUND HALF (1/2) INCH IRON ROD, THENCE NORTH 08° 43' 28" EAST, 313.52 FEET FROM A HALF (1/2) INCH IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 65,

THENCE NORTH 63°44'31" WEST, AT 134.70 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF S. 29TH STREET, AT 155.67 FEET IN ALL TO A 60-D NAIL SET AT THE WEST BOUNDARY LINE OF SAID LOT 65 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND,

THENCE NORTH 08°43'28" EAST, WITH THE WEST BOUNDARY LINE OF SAID LOT 65, A DISTANCE OF 57.10 FEET TO A 60-D NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND,

THENCE SOUTH 81°16'32" EAST, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE EAST RIGHT OF WAY LINE OF SAID S. 29TH STREET, AT 148.44 FEET IN ALL TO A THREE-QUARTER (3/4) INCH PIPE FOUND AT THE WEST LINE OF SAID 20.0 FT. ALLEY FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND,

THENCE SOUTH 08°43'28" WEST, WITH THE WEST LINE OF SAID 20.0 FT. ALLEY, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 OF AN ACRE, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

WE DAVID RODRIGUEZ AND CARMEN RODRIGUEZ, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DAVID RODRIGUEZ , SUBDIVISION TO THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED.

Carmen Rodriguez

DAVID RODRIGUEZ AND CARMEN RODRIGUEZ
RR. 29, BOX 390
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID RODRIGUEZ AND CARMEN RODRIGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, 2001.

NOTARY PUBLIC

ARMANDO ANDRES BARRAS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. SEPT. 2004

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 29th DAY OF December 2001.

PRESIDENT

SECRETARY

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

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
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I, 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO, JR., NO. 66278

11/02/01

STATE OF TEXAS
COUNTY OF HIDALGO

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

PABLO SOTO, JR., NO. 4541

11/02/01

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY :

7/1/02

Recorded in Volume 39 Page 191 of the map records of Hidalgo County, Texas
J.D. Salinas III
County Clerk

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 5-15-02 AT 5:28 AM/PM
AS A RECORDING NUMBER 1636996

DEPUTY

P. SOTO CONSTRUCTION , INC.
CIVIL ENGINEERS, LAND SURVEYORS & UTILITY CONTRACTORS
TEL. (956) 783-0489 FAX (956) 787-6351

C:\Users\Paul\Desktop\Work\Subdivision\dgn Oct. 18, 2001 08:00:35

Planning Department

Memo

TO: Planning and Zoning Commission

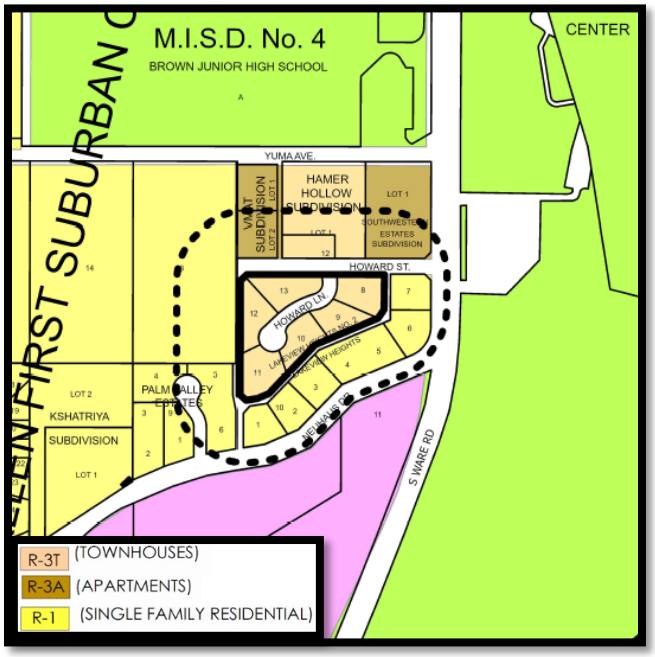
FROM: Planning Staff

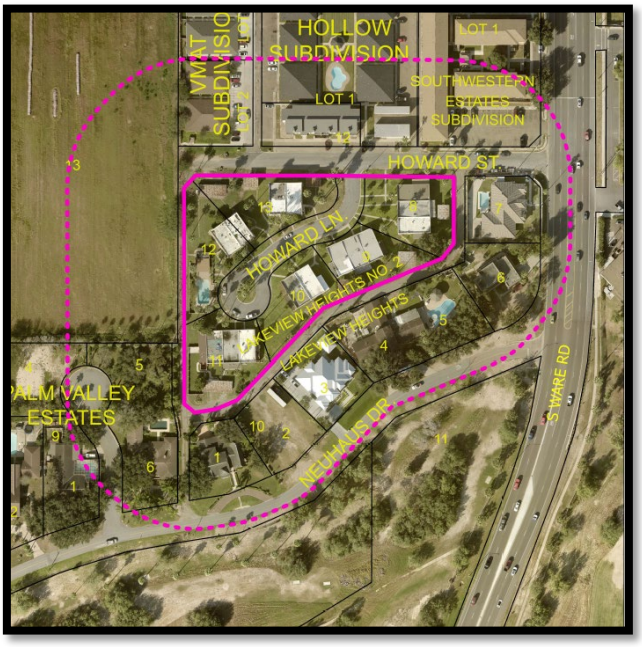
DATE: July 17, 2025

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

LAKEVIEW HEIGHTS UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS. (REZ2025-0069):
2700-2713 PARKER LANE (LOTS 8-13)

LOCATION: The subject properties are located on the south side of Howard Lane, west of South Ware Road. The properties consist of (Multifamily Residential Condominium-OC) District and are collectively subdivided under the name of "Lakeview Heights Unit 2 Subdivision".





PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High 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 are zoned R-3C (Multifamily Residential Condominium-OC) and R-3A (Multifamily Residental Apartments-OC) and the properties to the east, south and west are zoned R-1 (Single-Family Residential - OC) District.

LAND USE: Surrounding uses include single family dwellings and multifamily development.

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 multifamily and single family dwellings.

HISTORY: The subdivision was recorded on July 24, 1970 under the name “Lakeview Heights Unit 2 Subdivison”. The subject property is comprised of six residential Lots. An application for a rezoning request was submitted June 22, 2025

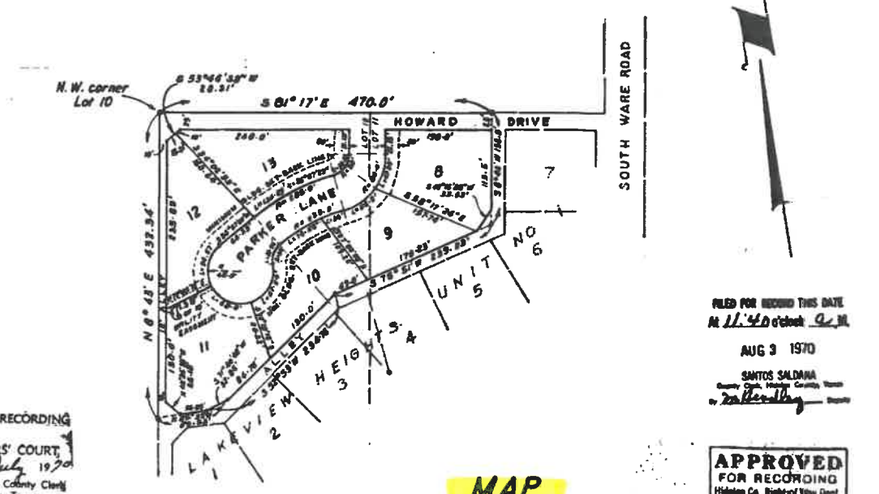
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (High-Density Residential-OC) District is an equivalent zoning district to the current R-3C (Multifamily Residential Condominium-OC) District zoning designation.

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-3 (High-Density Residential - UDC) District.

10903



FILED FOR RECORD THIS DATE
At 11:40 o'clock A. M.
AUG 3 1970
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [illegible] Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 31st day of July 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: [illegible] Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right-of-Way Dept.
By [illegible]
Date 7-24-70

MAP OF LAKEVIEW HEIGHTS UNIT Nº 2 McALLEN, TEXAS

BEING A SUBDIVISION OF 3.14 ACRES OUT OF PARTS OF LOTS 10 & 11, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION OUT OF LA LOMITA IRRIGATION AND CONSTRUCTION CO'S SUBDIVISION OF PORCIONES 61, 62, & 63, HIDALGO COUNTY, TEXAS.

SCALE: 1"= 100'

DATE: 7-1-70

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

C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS;
THAT I, MABEL SIMS PARKER, OWNER OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT, DEDICATE, AND CONFIRM THE FOREGOING MAP OF "LAKEVIEW HEIGHTS UNIT #2" AND DO HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS.

MABEL SIMS PARKER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MABEL SIMS PARKER, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July A.D., 1970.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE McALLEN ZONING AND PLANNING BOARD ON THIS THE 14th DAY OF July A.D., 1970.

McALLEN ZONING AND PLANNING BOARD
BY
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS ON THIS THE 20th DAY OF July A.D., 1970.

MATTHEW SANCHEZ, CITY CLERK

JACK A. WHITSELL, MAYOR

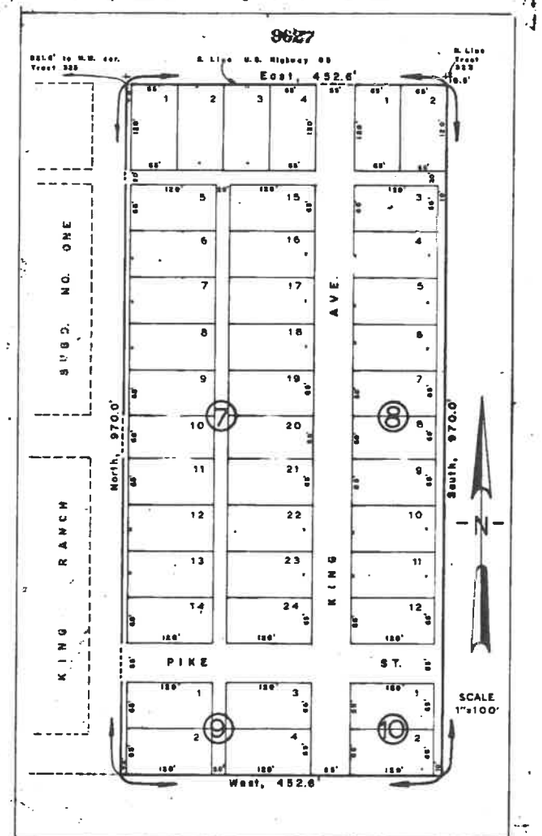
THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS THE 23rd DAY OF July A.D., 1970.

ATTEST:

SECRETARY

PRESIDENT

Recorded in Book 17 Page 19
of the map records of Hidalgo
County, Texas
Charles L. Meldon
County Surveyor



MAP OF

KING RANCH SUBDIVISION NO. TWO

BEING A SUBDIVISION OF 10.08 ACRES OUT OF THE NORTHWEST PART OF THE EAST 99.26 ACRES OF TRACT 323, PARTITION OF LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS.

I, John V. Mikels, Registered Public Surveyor, do hereby certify that the accompanying Map is a true and correct representation of surveys as made by me on the ground.

STATE OF TEXAS:
COUNTY OF HIDALGO:

Know all men by these presents that I, Ralph H. King, owner of the above described property, do hereby adopt and confirm the above Map and do hereby dedicate to the Public the use of the streets and alleys shown thereon.

STATE OF TEXAS;
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared Ralph H. King, known to me to be the person whose name is suscribed to the foregoing and who acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this 2 day of July, A D 1970.

T. L. Dunon Sr.
Notary Public in and for Hidalgo County, Texas

Recorded in Book 17 Page 19
of the map records of Hidalgo
County, Texas
Charles L. Meldon
County Surveyor

APPROVED
FOR RECORDING
By [illegible]
Date 7-9-70

JUL 1 1970

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 7th day of July, 1970
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By [illegible] Deputy

19

Planning Department

Memo

TO: Planning and Zoning Commission

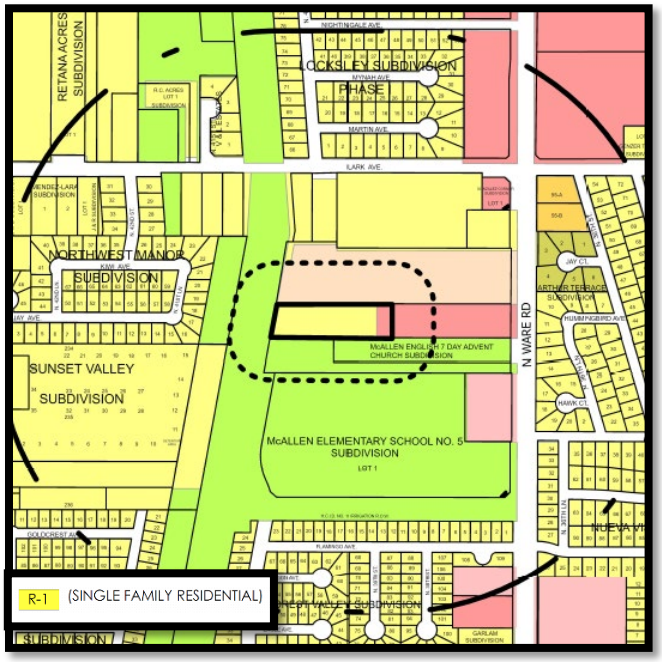
FROM: Planning Staff

DATE: July 11, 2025

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) AND C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT: A 2.143 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 6117 NORTH WARE ROAD (REAR). (REZ2025-0058)

LOCATION: The property is an interior tract located approximately 573.21 ft west of North Ware Road and 630 ft south of Lark Avenue. The subject property is zoned R-1 (Single Family Residential-OC) District on the west part of the tract and C-3 (General Business-OC) District on the east part of the tract.

PROPOSAL: The applicant is proposing to rezone the property to R-3 (High-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has not been submitted at this time.





ADJACENT ZONING: The adjacent zoning is R-3T (Multifamily Residential Townhouse) District to the north, C-3 (General Business) District to the east and A-O (Agricultural & Open Space) District to the west and south.

LAND USE: Surrounding land uses include single-family residences, Hendricks elementary school, McAllen All Nations Seventh-day Adventist church, El Rodeo Meat Market, Hacienda Las Mariposas restaurant and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Community, which is a land use designation designed to promote gradual infill development in low-density neighborhoods by introducing compatible housing types and small-scale commercial uses. In McAllen, these areas are mostly residential but may include townhomes, duplexes, and small multifamily units to diversify housing options and support long-term community stability. Nonresidential uses, such as neighborhood-serving retail and offices, are typically low-scale and horizontally integrated to match the existing character.

Townhomes can be appropriate within these areas if integrated with surrounding mixed-use or commercial development to support walkability and serve as a transition between different land uses.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is single-family residential homes, townhomes and commercial uses.

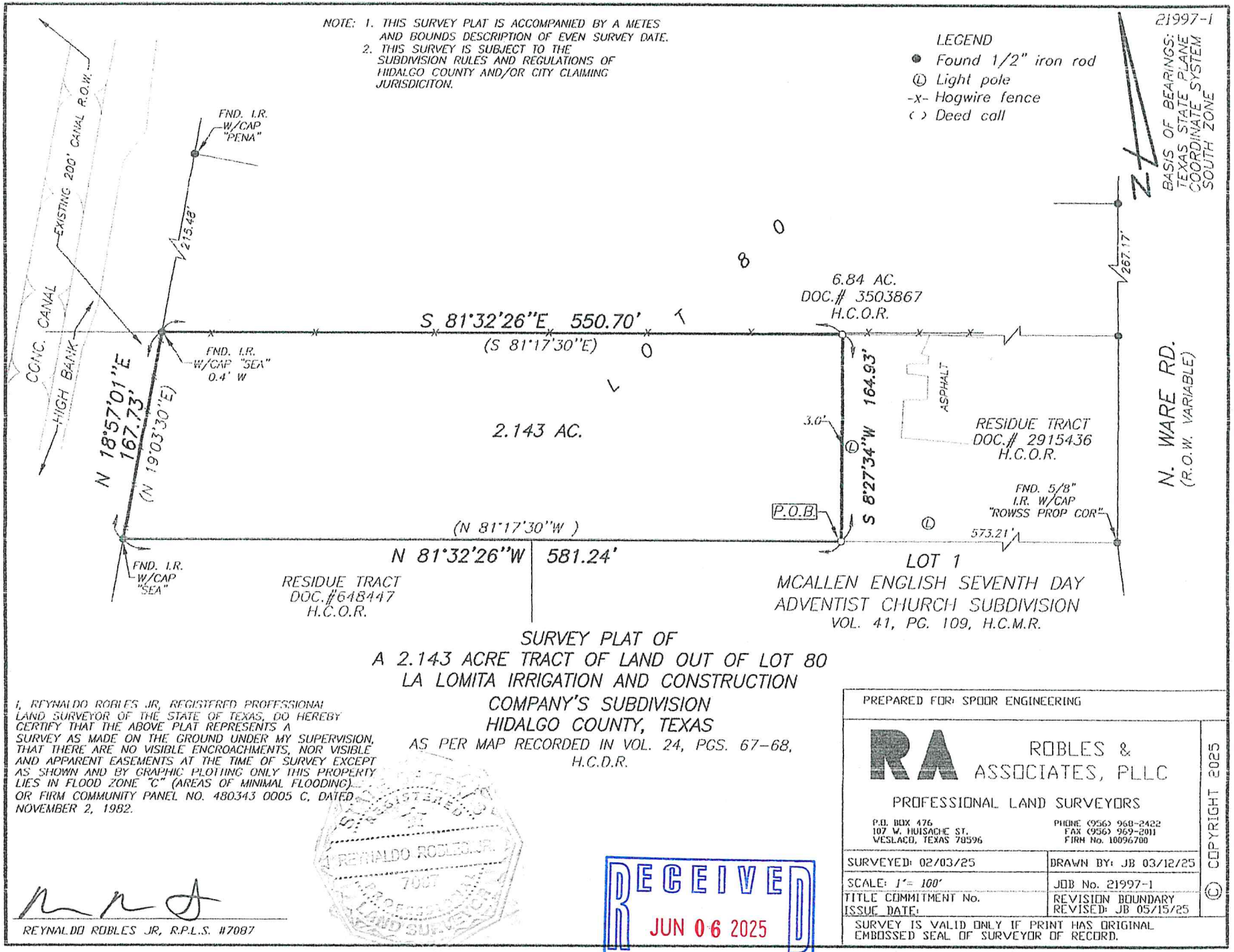
HISTORY: The property was rezoned to R-1 (single-family residential) District during the City initiated A-O rezoning project in 2015. A rezoning request to C-3 for the eastern portion of this tract was approved in 2023. The application for the current rezoning request was submitted on June 18, 2025. A proposed subdivision by the name of Habitat at Ware adjacent to the north of this property has been approved in final form for a townhome development. If the rezoning is approved, a subdivision by the name of Habitat at Ware Phase 2 will be proposed at this location.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (High-Density Residential-UDC) District since the land use designation encourages similar types of uses including the development trend of townhomes.



SURVEY PLAT OF
A 2.143 ACRE TRACT OF LAND OUT OF LOT 80 LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION HIDALGO COUNTY, TEXAS

AS PER MAP RECORDED IN VOL. 24, PGS. 67-68, H.C.D.R.

I, REYNALDO ROBLES JR, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) OR FIRM COMMUNITY PANEL NO. 480343 0005 C, DATED NOVEMBER 2, 1982.

REYNALDO ROBLES JR, R.P.L.S. #7087

REGISTERED REYNALDO ROBLES JR. 7087 PROFESSIONAL LAND SURVEYOR

RECEIVED
JUN 06 2025
By OC

PREPARED FOR: SPOOR ENGINEERING

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 02/03/25	DRAWN BY: JB 03/12/25
SCALE: 1" = 100'	JOB No. 21997-1
TITLE COMMITMENT No. ISSUE DATE:	REVISION BOUNDARY REVISED: JB 05/15/25

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

© COPYRIGHT 2025

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

FIRM No. 10096700

RA ROBLES & ASSOCIATES, PLLC PROFESSIONAL LAND SURVEYORS

P.O. BOX 476 WESLACO, TEXAS 78599-0476 PHONE (956) 968 - 2422 FAX (956) 969 - 2011

DESCRIPTION OF 2.143 ACRES OF LAND
OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION
HIDALGO COUNTY, TEXAS

Being 2.143 acres of land situated in Hidalgo County, Texas and being out of Lot 80, La Lomita Irrigation and Construction Company's Subdivision, as per map recorded in Volume 24, Page 67-68 of the Hidalgo County Deed Records and said 2.143 acre tract being out of a 4.32 acre tract of land described in Document #2915436 of the Hidalgo County Official Records, and said 2.143 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "R&A" set on the south line of said 4.32 acre tract for the southeast corner of said tract herein described; said iron rod with plastic cap bears NORTH 81°32'26" WEST 573.21 feet from a 5/8-inch iron rod with a plastic cap "ROWSS PROP COR" found for the southeast corner of said 4.32 acre tract;

THENCE, NORTH 81°32'26" WEST (deed N 81°17'30"W), 581.24 feet with the south line of said 4.32 acre tract and the north line of Lot 1, McAllen English Seventh Day Adventist Church Subdivision, as per map recorded in Volume 41, Page 109 of the Hidalgo County Map Records, and the north line of a residue tract of land described in Document #648447 of the Hidalgo County Official Records, to a 1/2-inch iron rod with a plastic cap stamped "SEA" found for the southwest corner of said 4.32 acre tract and the southwest corner of said tract herein described;

THENCE, NORTH 18°57'01" EAST (deed N 19°03'30"E), 167.73 feet with the west line of said 4.32 acre tract and the east line of a canal right-of-way to a point for the northwest corner of said 4.32 acre tract and the northwest corner of said tract herein described and from which a found iron rod with a plastic cap stamped "SEA 5782" bears NORTH 81°32'26" WEST, 0.4 feet;

THENCE, SOUTH 81°32'26" EAST (deed S 81°17'30"E), 550.70 feet with the north line of said 4.32 acre tract and the south line of a 6.84 acre tract of land described in Document #3503867 of the Hidalgo County Official Records, to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;

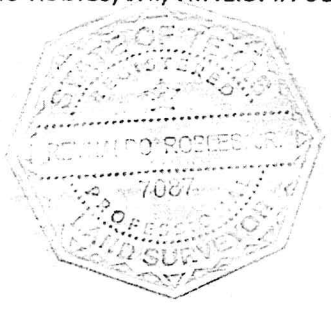
THENCE, SOUTH 8°27'34" WEST, 164.93 feet to the POINT OF BEGINNING and containing 2.143 acres of land more or less.

Note: This metes and bounds description is accompanied by a survey plat of even survey date.

Surveyed: February 03, 2025, revised May 15, 2025
Basis of bearings: Texas State Plane Coordinate System South Zone.

21997-1
03-12-25
rev 05-15-25

Reynaldo Robles, JR., R.P.L.S. #7087



Planning Department

Memo

TO: Planning and Zoning Commission

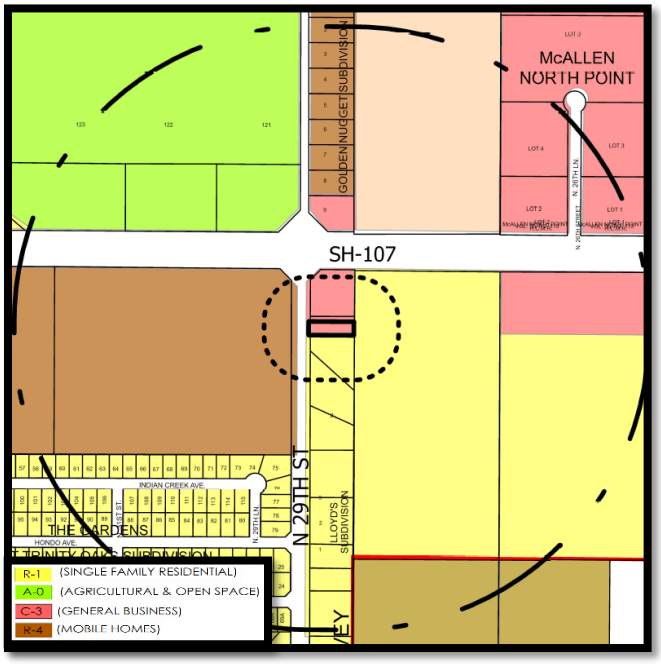
FROM: Planning Staff

DATE: July 16, 2025

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT: A 0.28 ACRE TRACT OF LAND, OUT OF LOT 2, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS; 11600 NORTH 29TH STREET. (REZ2025-0059)

LOCATION: The tract is located along the east side of North 29th Street, approximately 238 ft south of State Highway 107. The subject property is zoned C-3 (General Business-OC) District.

PROPOSAL: The applicant is proposing to rezone the property to R-1 (Low-Density Residential-UDC) District for a proposed single family residential subdivision. A proposed one-lot single-family subdivision under the name of Matias Subdivision for this tract and the adjacent tract to the south side is under review.





ZONING: The adjacent zoning is R-1 (Single-Family Residential) District to the south and east, C-3 (General Business) District to the north, and R-4 (Mobile Home and Modular Home) District to the west across N. 29th Street.

LAND USE: Surrounding land uses include single-family residences, Citrus Valley Mobile Home park, Collision Masters Auto repair and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Regional Commercial, which is a nonresidential zone designed to serve both local and regional populations, typically featuring big box stores and multi-tenant retail centers along major roadways or intersections. These areas generate significant sales tax revenue and often follow traditional suburban layouts with large surface parking lots. However, more user-friendly and creatively designed alternatives to conventional layouts are encouraged.

Single-family development is not appropriate in Regional Commercial areas because these zones prioritize high-traffic, high-visibility commercial uses along major roadways, which are unsuitable for residential housing due to concerns over quality of life, environmental justice, and incompatibility with commercial activity and traffic levels.

DEVELOPMENT TRENDS: The development trend for this area along North 29th Street is single-family residential homes and commercial uses.

HISTORY: Upon annexation in 1995, the property was zoned to C-3 (General Business) District. The adjacent property to the south was rezoned from A-O (Agricultural and Open Space) District to R-1 (Single-Family Residential) Districts in 2015 as part of a city initiated rezoning. This tract of land is the northern portion of property that is currently going through the subdivision process under the name of Matias Estates Subdivision. The application for the current rezoning request was submitted on June 11, 2025.

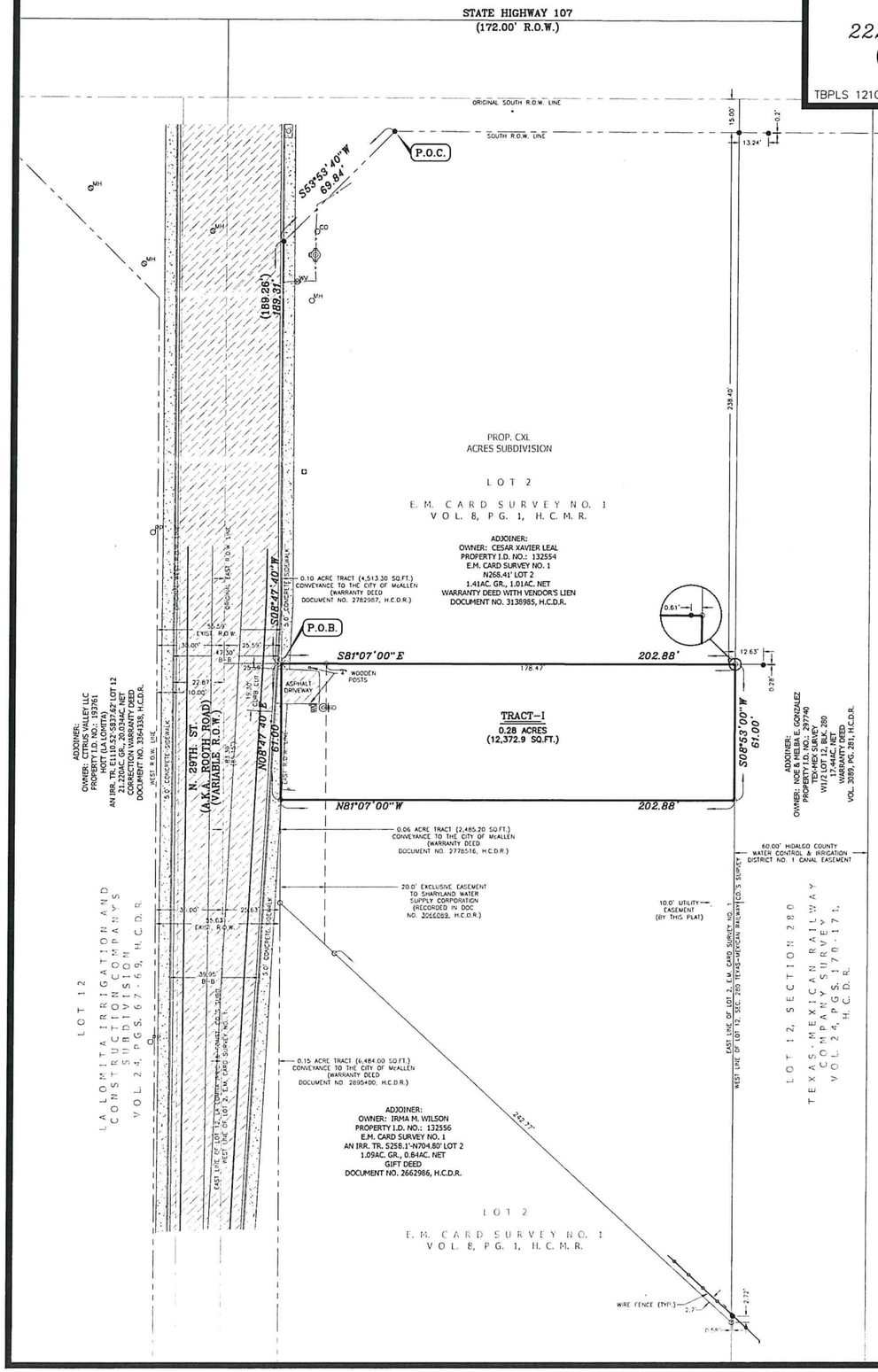
ANALYSIS: The requested down zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Although Regional Commercial areas are typically reserved for high-traffic commercial uses, this request may be considered appropriate given that the subject property is part of a larger tract currently zoned for single-family use and already in the subdivision process for a residential neighborhood. The proposed use would align with the surrounding development pattern, which is primarily single-family and multi-family housing, and would support a cohesive land use transition. Given its location within an established residential context, the request respects the character of the area while posing minimal conflict with the intent of the broader Regional Commercial designation.

Subdivision must be recorded prior to building permit issuance.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District since it aligns with similar development pattern in this area.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263



LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
X	FOUND "X" MARK ON CONCRETE
CO	CLEANOUT
PP	POWER POLE
MH	FIBER OPTICS MANHOLE
	SERVICE POLE
	SINGLE POLE TRAFFIC SIGN
WM	WATER METER
	WATER SPIGOT
MH	SANITARY SEWER MANHOLE
WV	WATER VALVE
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
( )	DENOTES INFORMATION FROM THE RECORDED PLAT/DEED

SCALE: 1" = 60'

REZONING
METES AND BOUNDS DESCRIPTION

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, LOCATED EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD (AKA N. 29TH. STREET) IN MCALLEN, HIDALGO COUNTY TEXAS, CARVED OUT OF THAT CERTAIN ORIGINAL 1.0 ACRE TRACT CONVEYED TO MATIAS GONZALEZ (DOC. NO. 2773194, H.C.O.R.) OUT OF LOT 2, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 01, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.28 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A RIGHT-OF-WAY CORNER CLIP LOCATED ALONG THE SOUTH SIDE OF S.H. 107; THENCE, AS FOLLOWS:

SOUTH 53 DEGREES 53 MINUTES 40 SECONDS WEST, COINCIDENT WITH SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 69.84 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD, AND, THENCE, SOUTH 08 DEGREES 47 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. ROOTH ROAD, A DISTANCE OF 189.31 FEET TO AN "X" MARK FOUND FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 202.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 202.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. ROOTH ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 47 MINUTES 40 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. ROOTH ROAD, A DISTANCE OF 61.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.28 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: Warranty Deed with Vendor's Lien Vol. 938, Pg. 236, H.C.D.R.
N:\SUBDIVISIONPLATS\MATIASESTATES.SUB\0.28.061025

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at AS SHOWN ABOVE in HIDALGO COUNTY, Texas, described as follows: A 0.28 ACRE TRACT OF LAND, MORE OR LESS, LOCATED EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD (AKA N. 29TH. STREET) IN MCALLEN, HIDALGO COUNTY TEXAS, CARVED OUT OF THAT CERTAIN ORIGINAL 1.0 ACRE TRACT CONVEYED TO MATIAS GONZALEZ (DOC. NO. 2773194, H.C.O.R.) OUT OF (SEE METES AND BOUNDS DESCRIPTION) Lot 2, Block –, of E.M. CARD SURVEY NO. 1, HIDALGO CO. Texas, according to the plat recorded in Volume 8, Page 1, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "X (UNSHADED)" as per FIRM (Flood Insurance Rate Map) dated JUNE 6, 2000 Community Panel No. 480334 0005 D.

H.C.
DRN. BY

06/10/25
DATE

SP-22-25823-A
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

REZONING
METES AND BOUNDS DESCRIPTION

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, LOCATED EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD (AKA N. 29TH. STREET) IN MCALLEN, HIDALGO COUNTY TEXAS, CARVED OUT OF THAT CERTAIN ORIGINAL 1.0 ACRE TRACT CONVEYED TO MATIAS GONZALEZ (DOC. NO. 2773194, H.C.O.R.) OUT OF LOT 2, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 01, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.28 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A RIGHT-OF-WAY CORNER CLIP LOCATED ALONG THE SOUTH SIDE OF S.H. 107; THENCE, AS FOLLOWS:

SOUTH 53 DEGREES 53 MINUTES 40 SECONDS WEST, COINCIDENT WITH SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 69.84 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD, AND, THENCE, SOUTH 08 DEGREES 47 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. ROOTH ROAD, A DISTANCE OF 189.31 FEET TO AN "X" MARK FOUND FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 202.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

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BASIS OF BEARING: Warranty Deed with Vendor's Lien Vol. 938, Pg. 236, H.C.D.R.
N:\SUBDIVISIONPLATS\MATIASESTATES.SUB\0.28.061025


NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0059
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

Planning Department

Memo

TO: Planning and Zoning Commission

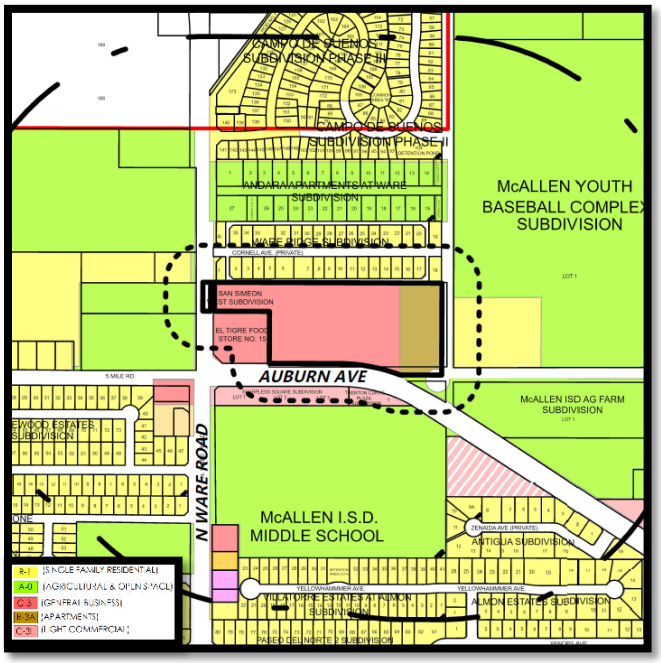
FROM: Planning Staff

DATE: July 16, 2025

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS-OC) AND R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: AN 11.0255 GROSS ACRE TRACT OF LAND OUT OF THE SOUTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 8000 NORTH WARE ROAD. (REZ2025-0082)

LOCATION: The subject property is located on the east side of North Ware Road, approximately 280 ft north of Auburn Avenue. The subject property is zoned C-3 (General Business-OC) District on the west part of the tract and R-3A (Multifamily Residential Apartments-OC) District on the east portion of the tract and is currently vacant.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (Medium-Density Residential-UDC) District in order to construct a townhouse development. A feasibility plan has not been submitted at this time.





ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential) District to the north and east, C-3L (Light Commercial) District to the south across Auburn Avenue, and A-O (Agricultural & Open Space) District to the west across North Ware Road.

LAND USE: Surrounding land uses include single-family residences, Mcallen Youth Baseball Complex, gasoline service station, commercial businesses, Michael E. Fossum Middle School and agricultural land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Mixed-Used Nodes, which is a land use designation designed to support dense residential and nonresidential development in a compact, walkable environment emphasizing design quality, access to amenities and reduce car dependance. This district is well-suited to meet local needs currently underserved in McAllen, while also accommodating destination retail and office uses.

Townhomes can be appropriate within these areas if integrated with surrounding mixed-use or commercial development to support walkability and serve as a transition between different land uses.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is single-family residential homes and commercial uses.

HISTORY: The area zoned C-3 (General Business-OC) district was rezoned from R-3A (Multifamily Residential Apartments-OC) and R-1 (Single-Family Residential-OC) Districts in 2006 and has yet to be developed. The area zoned R-3A (Multifamily Residential Apartments-OC) District was rezoned from R-1 (Single-Family Residential-OC) District in 2006 and has yet to be developed. The application for the current rezoning request was submitted on June 18, 2025.

ANALYSIS: The requested down zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. Townhomes may add to the diversity of home choices as encouraged by the Land use Plan. The density, intensity, and scale are more modest and align better with the character of existing single-family residential neighborhoods.

Townhome development will encourage home ownership and can act as a transition between commercial properties and single-family residences.

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

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

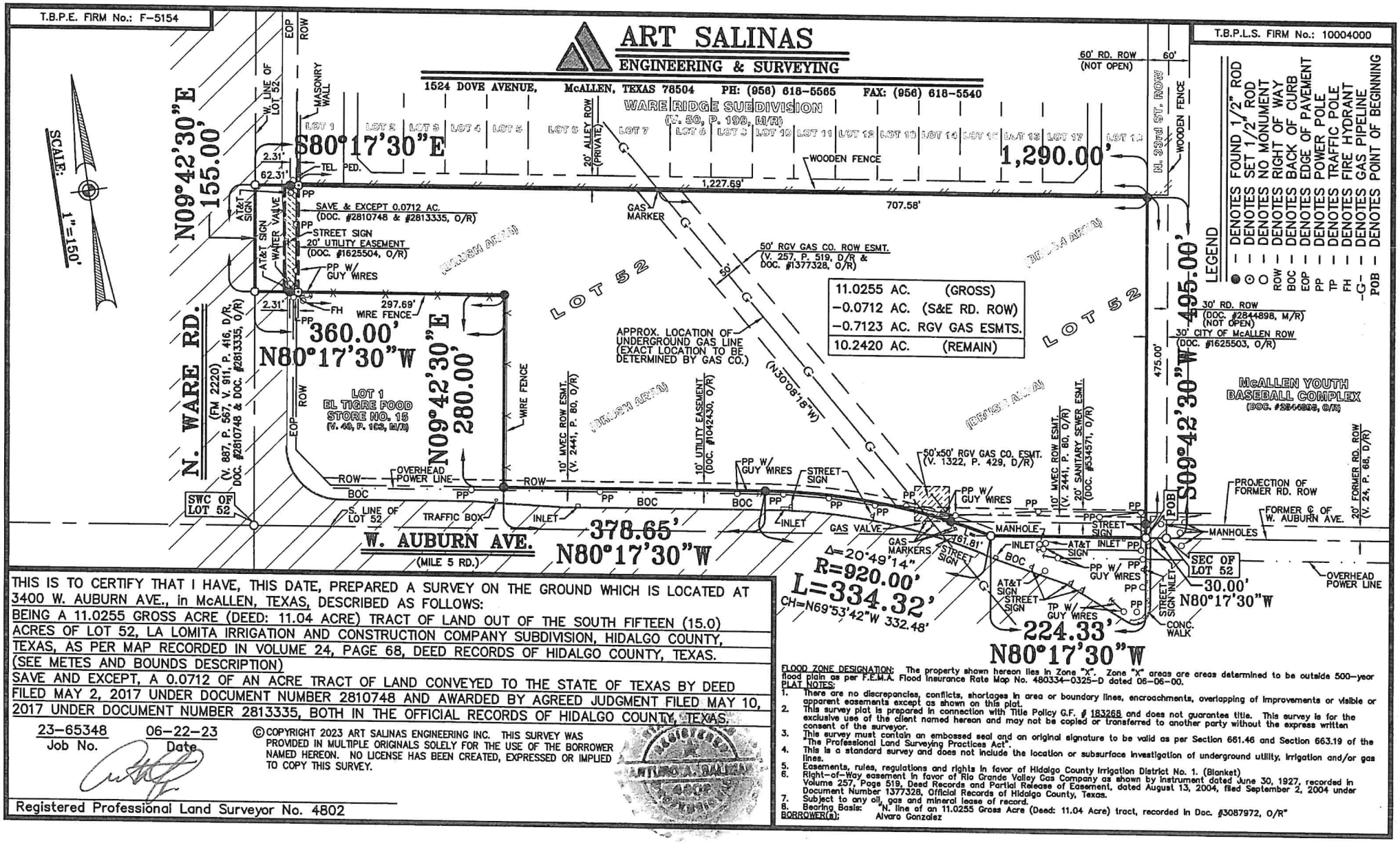
RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District since the land use designation encourages Townhomes.

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

ART SALINAS
ENGINEERING & SURVEYING

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

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



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3400 W. AUBURN AVE., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

BEING A 11.0255 GROSS ACRE (DEED: 11.04 ACRE) TRACT OF LAND OUT OF THE SOUTH FIFTEEN (15.0) ACRES OF LOT 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

SAVE AND EXCEPT, A 0.0712 OF AN ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED FILED MAY 2, 2017 UNDER DOCUMENT NUMBER 2810748 AND AWARDED BY AGREED JUDGMENT FILED MAY 10, 2017 UNDER DOCUMENT NUMBER 2813335, BOTH IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

23-65348 Job No. 06-22-23 Date

©COPYRIGHT 2023 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

FLOOD ZONE DESIGNATION: The property shown hereon lies in 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.

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 in connection with Title Policy G.F. # 183268 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
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 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. Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1. (Blanket)
6. Right-of-Way easement in favor of Rio Grande Valley Gas Company as shown by instrument dated June 30, 1927, recorded in Volume 257, Page 519, Deed Records and Partial Release of Easement, dated August 13, 2004, filed September 2, 2004 under Document Number 1377328, Official Records of Hidalgo County, Texas.
7. Subject to any oil, gas and mineral lease of record.
8. Bearing Basis: "N. line of an 11.0255 Gross Acre (Deed: 11.04 Acre) tract, recorded in Doc. #3087972, O/R"

BORROWER(s): Alvaro Gonzalez

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
(11.0255 Gross Acre Tract)

Being a 11.0255 gross acre (deed: 11.04 acre) tract of land out of the South Fifteen (15.0) acres of Lot 52, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, Hidalgo County, Texas, as per map recorded in Volume 24, Page 68, Deed Records of Hidalgo County, Texas; said 11.04 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING on the Southeast corner of said Lot 52, THENCE, North 80 degrees 17 minutes 30 seconds West, a distance of 30.00 feet to the Southeast corner and POINT OF BEGINNING of this herein described tract of land;

THENCE, North 80 degrees 17 minutes 30 seconds West, with the South boundary line of Lot 52, a distance of 224.33 feet to a point of curvature of this tract of land;

THENCE, with a curve to the left in the Northwesterly direction having a radius of 920.00 feet and an arc length of 334.32 feet to a half (1/2) inch iron rod found for a point of tangency of this tract of land;

THENCE, North 80 degrees 17 minutes 30 seconds West, 378.65 feet to a half (1/2) inch iron rod found for the most Southerly Southwest corner of this tract of land;

THENCE, North 09 degrees 42 minutes 30 seconds East and along the East line of Lot 1, El Tigre Food Store No. 15 (V. 40, P. 103, M/R), 280.00 feet to a half (1/2) inch iron rod found for an Inner corner of this tract of land;

THENCE, North 80 degrees 17 minutes 30 seconds West and along the North line of said Lot 1, El Tigre Food Store No. 15, at 297.69 feet (deed: 320.00 feet) pass a half (1/2) inch iron rod set at the East right of way line of N. Ware Rd. (F.M. 2220), at 360.00 feet in all to a point inside N. Ware Rd. being on the West boundary line of said Lot 52 for the most Northerly Southwest corner of this tract of land;

THENCE, North 09 degrees 42 minutes 30 seconds East, inside N. Ware Rd. and with the West boundary line of said Lot 52, a distance of 155.00 feet to a point for the Northwest corner of this tract of land;

THENCE, South 80 degrees 17 minutes 30 seconds East and along the South line of Ware Ridge Subdivision (V. 50, P. 199, M/R), at 62.31 feet (deed: 40.00 feet) pass a half (1/2) inch iron rod set at the East right of way line of said N. Ware Rd., at 1,290.00 feet in all to a half (1/2) inch iron rod found at the West boundary line of the City of McAllen Tract recorded in Document Number 1625503, Official Records for the Northeast corner of this tract of land;

THENCE, South 09 degrees 42 minutes 30 seconds West, with said West line of said City of McAllen Tract, a distance of 475.00 feet pass a half (1/2) inch iron rod found at the North right of way line of Mile 5 Rd. (W. Auburn Ave.), at 495.00 feet in all to the POINT OF BEGINNING.

SAVE AND EXCEPT, a 0.0712 of an acre tract of land conveyed to the State of Texas by Deed filed May 2, 2017 under Document Number 2810748 and awarded by Agreed Judgment filed May 10, 2017 under Document Number 2813335, both in the Official Records of Hidalgo County, Texas.

Bearing Basis: "N. line of an 11.0255 gross acre (deed: 11.04 ac.) tract recorded in Doc. #3087972, O/R"

Job No. 23-65348 Date: 06-22-23

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



Planning Department

Memo

TO: Planning and Zoning Commission

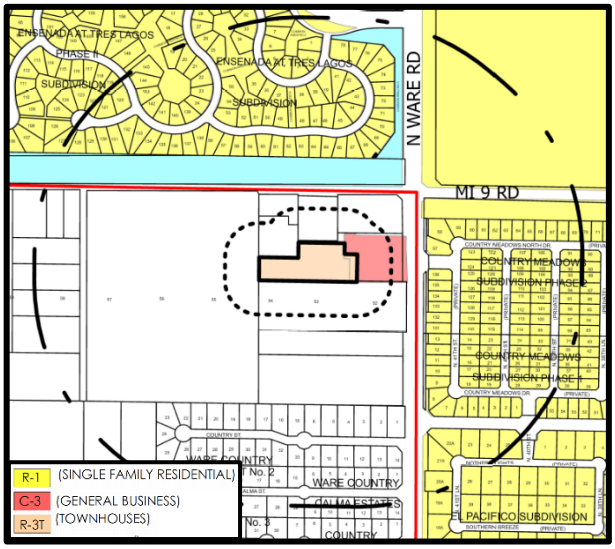
FROM: Planning Staff

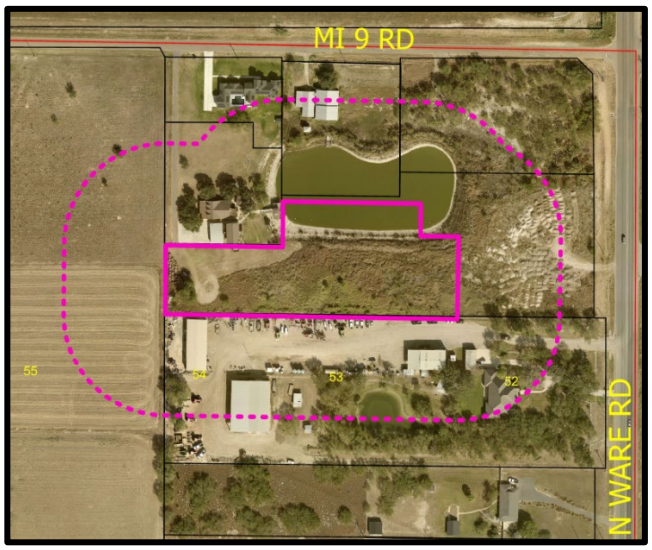
DATE: July 16, 2025

SUBJECT: **REZONE FROM R3-T (MULTIFAMILY RESIDENTIAL TOWNHOMES-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 2.397 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT OF LOTS 36-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS; 13931 NORTH WARE ROAD (REAR). (REZ2025-0083)**

LOCATION: The interior tract is located approximately 293 ft west of North Ware Road, 340 feet south of Mile 9 Road. The tract consists of 2.397 acres and is zoned R-3T (Multifamily Residential Townhouse-OC) District.

PROPOSAL: The applicant is proposing to rezone the subject property to C-2 (Regional Commercial-UDC) District in order to construct a self-storage facility. A feasibility plan has not been submitted at this time. A subdivision plat under the name Mediterranean Subdivision is in the review process.





ADJACENT ZONING: The adjacent zoning is C-3 (General Business-OC) District to the east. The properties to the north, south and west sides are outside of the McAllen city limits.

LAND USE: The subject property is vacant and includes a portion of a pond on the north side.

Surrounding land uses include single-family residences, farmland, vacant properties and a commercial business.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Single family homes make up the majority of this land use category. Self-storage facilities fall under the Light Industrial Flex development type, which includes uses like warehousing and assembly that operate entirely indoors and produce minimal nuisances. While these uses are generally low-impact, they are not appropriate within primarily residential areas, as they do not support walkability, community interaction, or the residential character intended for such neighborhoods.

DEVELOPMENT TRENDS: The development trend for this area is single family residential and commercial.

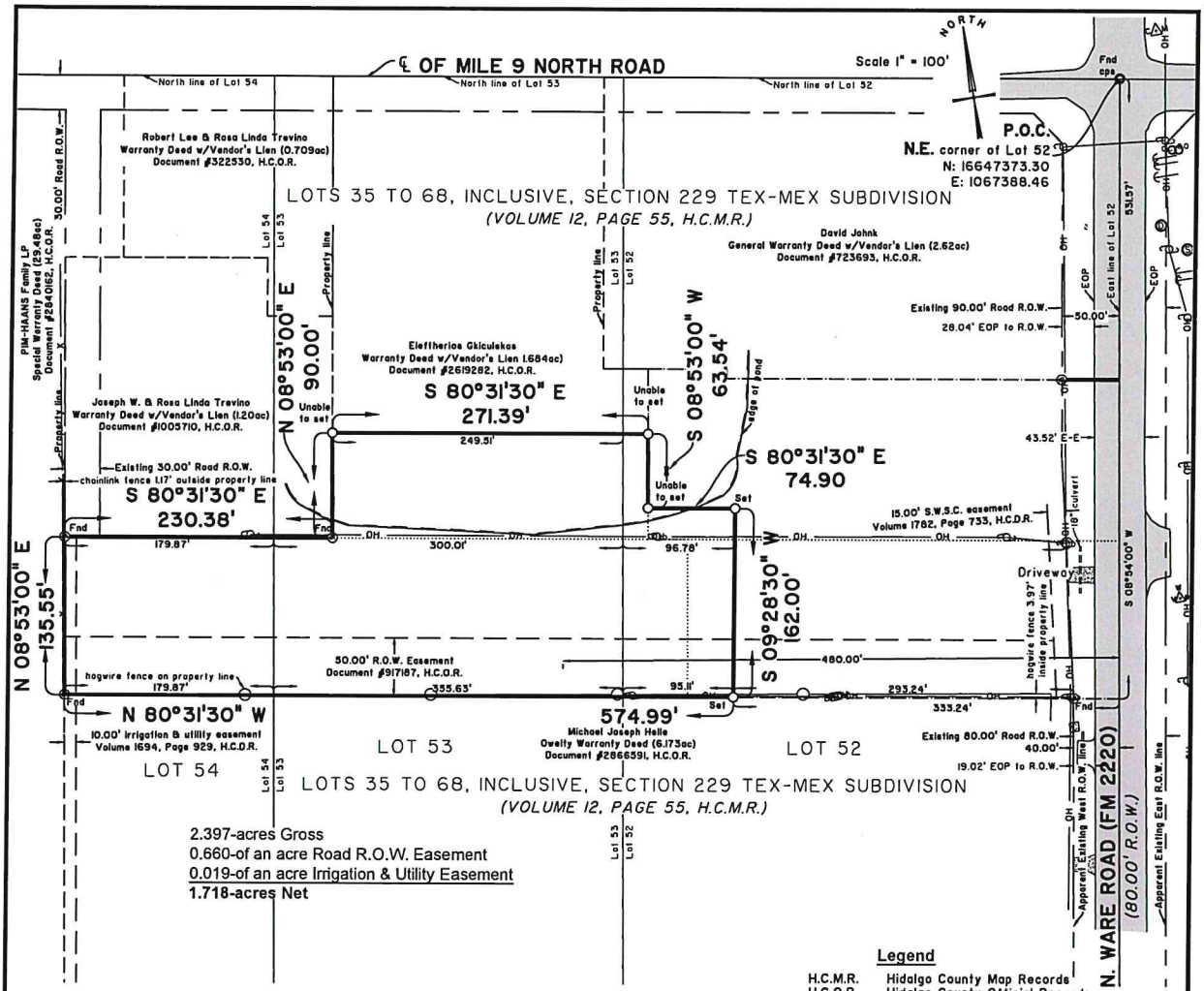
HISTORY: The subject property was initially zoned R-2 upon annexation on August 28, 2023. Subsequently, a rezoning request was approved on August 24, 2024, changing the zoning designation to R-3T.

ANALYSIS: The requested zoning does not conform to the Complete Communities Future Land Use Plan designation. However, it conforms to the adjacent zoning to the east and the existing commercial properties to the south.

A recorded subdivision plat and approved site plan are required prior to issuance of any building permit.

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

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



2.397-acres Gross
0.660-of an acre Road R.O.W. Easement
0.019-of an acre Irrigation & Utility Easement
1.718-acres Net

SURVEY PLAT SHOWING A 2.397-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT OF LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 12, PAGE 55, H.C.M.R.

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

Legend

H.C.M.R.	Hidalgo County Map Records
H.C.O.R.	Hidalgo County Official Records
H.C.D.R.	Hidalgo County Deed Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
R.O.W.	Right-of-Way
N.E.	Northeast
Fnd	Found No. 4 Rebar
Set	Set No. 4 Rebar w/plastic cap stamped 2791
EOP	Edge of pavement
E-E	Edge to Edge
⊗	Found No. 4 Rebar
○	Found cotton picker spindle
Ⓜ	Existing storm drainage manhole
○	Existing clean out
—X—	Existing chainlink fence
—○—	Existing hogwire fence
—OH—	Existing overhead power line
○	Existing power pole
←	Existing down guy
ET	Existing electric transformer
⊠	Cable pedestal
WM	Existing water meter
	Asphalt pavement
	Concrete pavement

I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 05/29/2023 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

STATE OF TEXAS
REGISTERED
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL
LAND SURVEYOR

Homero Luis Gutierrez, RPLS No. 2791
Date: 04/26/2024

General Notes:

1. Survey is valid only if print has electronic seal and original signature or electronic signature if authorized by Survey.
2. Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
3. Survey was prepared without the benefit of a title policy, which may show additional easements affecting this lot. Surveyor is advising the recipient of this plat that additional easements may be on this lot.
4. Easements, rules, regulations and rights in favor of United Irrigation District. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
5. This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
6. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
7. Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
8. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
9. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
10. Flood Zone "X" - Areas determined to be outside 500-year floodplain.
    Community Panel No. 480334 0295D
    Map Revised: June 6, 2000

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

REV: 06/18/2025
REV: 04/26/2024

DATE: 06/16/2023 JOB No.: HLG23-079

EXHIBIT "A"

METES AND BOUNDS
2.397-ACRE TRACT

A 2.397-Acre Tract of land, more or less, out of Lots 52 thru 54, out Lots 35-68, Inclusive, Section 229, Tex-Mex Subdivision, as per map or plat thereof recorded in Volume 12, Page 55, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located approximately 333 feet West of Ware Road (Highway FM 2220), approximately 306 feet South of Mile 9 North Road, is described by metes and bounds as follows:

The **POINT OF COMMENCMENT (P.O.C.)** being at a cotton picker spindle **(N: 16647373.30, E: 1067388.46)** found at the intersection of the apparent existing 100-foot right-of-way centerline of said Ware Road (FM 2220) and the apparent existing 60-foot right-of-way centerline of said Mile 9 North Road for the apparent Northeast corner of said Lot 52; **THENCE,** S 08°54'00" W, with the said Ware Road existing 100-foot right-of-way centerline and the apparent East lot line of said Lot 52, a distance of 531.57 feet to a point for the apparent Northeast corner of a 6.173-acre tract of land vested in Michael Joseph Helle (Document No. 2866591, Official Records, Hidalgo County, Texas); **THENCE,** N 80°31'30" W, parallel to the apparent North lot line of said Lot 52, and with the apparent North lot line of said 6.173-acre tract, a distance of 40.00 feet past a No. 4 Rebar found on the apparent existing West Right-of-Way line of said Ware Road, continuing for a total distance of 333.24 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent Southeast corner of said 2.397-Acre Tract, and also being the **POINT OF BEGINNING** of said 2.397-Acre Tract of land herein described;

THENCE, N 80°31'30" W, parallel to the said North lot line of Lot 52, and with the said North lot line of 6.173-acre tract vested in Michael Joseph Helle and the South lot line of said 2.397-Acre Tract, a distance of 95.11 feet past the apparent common lot line of said Lot 52 and Lot 53, thence another distance of 355.63 feet past the apparent common lot line of said Lot 53 and Lot 54, continuing for a total distance of 574.99 feet to No. 4 Rebar found on the apparent East lot line of a 29.48-acre tract of land vested in PIM-HAANS LP (Document No. 2840162, Official Records, Hidalgo County, Texas) for the Southwest corner of said 2.397-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent East lot line of said Lot 54, and with the said East lot line of 29.48-Acre Tract and the apparent southernmost West lot line of said 2.397-Acre Tract, a distance of 135.55 feet to a No. 4 Rebar found for the apparent Southwest corner of a 1.20-acre tract of land vested in Joseph W. & Rosa Linda Trevino (Document No. 1005710, Official Records, Hidalgo County, Texas) and the southernmost Northwest corner of said 2.397-Acre Tract of land herein described;

THENCE, S 80°31'30" E, parallel to the apparent North lot line of said Lot 54, and with the apparent South lot line of said 1.20-acre tract vested in Joseph W. & Rosa Linda Trevino, and the westernmost North lot line of said 2.397-Acre Tract, a distance of 179.87 feet past the said common lot line of Lot 54 and Lot 53, continuing for a total distance of 230.38 feet to a No. 4 Rebar found for the apparent Southeast corner of said 1.20-acre tract and an internal corner of said 2.397-Acre Tract of land herein described;

THENCE, N 08°53'00" E, parallel to the apparent West lot line of said Lot 53, and with the apparent East lot line of said 1.20-acre tract vested in Joseph W. & Rosa Linda Trevino, and the northernmost West lot line of said 2.397-acre tract, a distance of 90.00 feet to a point (Not set in existing pond) for the apparent Southwest corner of a 1.684-acre tract of land vested in Eleftherios Gkiculekas (Document No. 2619282, Official Records, Hidalgo County, Texas), and the apparent northernmost Northwest corner of said 2.397-Acre Tract of land herein described;

METES AND BOUNDS
2.397-ACRE TRACT
CONTINUED

THENCE, S 80°31'30" E, parallel to the apparent North lot line of said Lot 53, and with the apparent South lot line of said 1.684-acre tract vested in Eleftherios Gkiculekas and the northernmost North lot line of said 2.397-Acre Tract, a distance of 249.51 feet past the common line of said Lot 53 and Lot 52, continuing for a total distance of 271.39 feet to a point (Not set in existing pond) for the apparent Southeast corner of said 1.684-acre tract and the apparent northernmost Northeast corner of said 2.397-Acre Tract of land herein described;

THENCE, S 08°53'00" W, parallel to the apparent West lot line of said Lot 52, and with the apparent northernmost East lot line of said 2.397-Acre Tract, a distance of 63.54 feet to a point (Not set in existing pond) for an apparent internal corner of said 2.397-Acre Tract of land herein described;

THENCE, S 80°31'30" E, parallel to the said North lot line of Lot 52, and with the apparent the easternmost North lot line of said 2.397-Acre Tract, a distance of 74.90 feet to a No. 4 Rebar set with plastic cap stamped 2791 for the apparent southernmost Northeast corner of said 2.397-Acre Tract of land herein described;

THENCE, S 09°28'30" E, with the apparent southernmost East lot line of said 2.397-acre tract, a distance of 162.00 feet to the said No. 4 Rebar set for the Southeast corner of said 2.397-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 2.397 acres of land, of which 0.660 of an acre lies in Road Right-of-Way Easement, and 1.718-acre lies in irrigation & Utility Easement, for a net of 1.634 acres of land, more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON MAY 29, 2023. SEE ACCOMPANIED SURVEY PLAT OF SAID 2.397-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. No. 2791

04/28/2024
Date

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0083

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

Planning Department

Memo

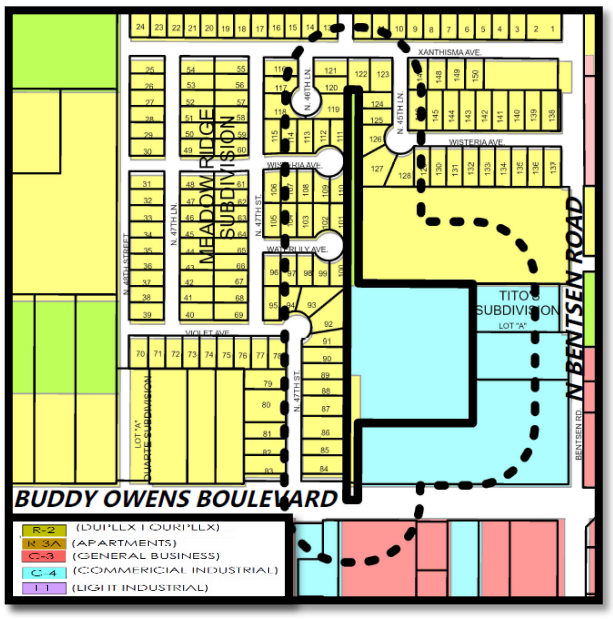
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 16, 2025

SUBJECT: REQUEST OF NATHAN CHAMBERLAIN, P.E. ON BEHALF OF TTL INC. FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN ELECTRIC SUBSTATION AT A 4.899 ACRE TRACT OF LAND LYING IN THE YLDEFONSO QUIROGA SURVEY, SECTION 60, ABSTRACT 43, JOHN H SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4612 BUDDY OWENS BOULEVARD. (CUP2025-0060)

BRIEF DESCRIPTION: The subject property is located on the north side of Buddy Owens Boulevard approximately 699 ft west of North Bentsen Road with access along Buddy Owens Boulevard and is zoned C-4 (Commercial Industrial - OC) District, R-1 (Single Family Residential – OC) and A-O (Agricultural & Open Space - OC) District. The adjacent zoning is C-4 (Commercial Industrial - OC) District to the east and south and R-1 (Single-Family Residential – OC) District to the north and west. An electric substation is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.





ANALYSIS: The applicant is proposing to construct an electric substation which is currently undergoing the subdivision process under the name of Buddy Owens Station Subdivision which was approved by Planning & Zoning Commission in preliminary form on July 8, 2025. The electric substation is proposed to be located approximately on the Midwest portion of the property with access to Buddy Owens Boulevard. The plat must be recorded prior to building permit issuance.

The proposed development will require an 8 ft. masonry wall as a buffer adjacent to single-family residential zone or use. The proposed equipment must comply with setbacks as established during the platting process and the fencing must comply with the corner clip requirements.

This site is going through a variance request to allow a lot width of 36.30 feet instead of the required 50 feet, for the development of the proposed electrical substation.

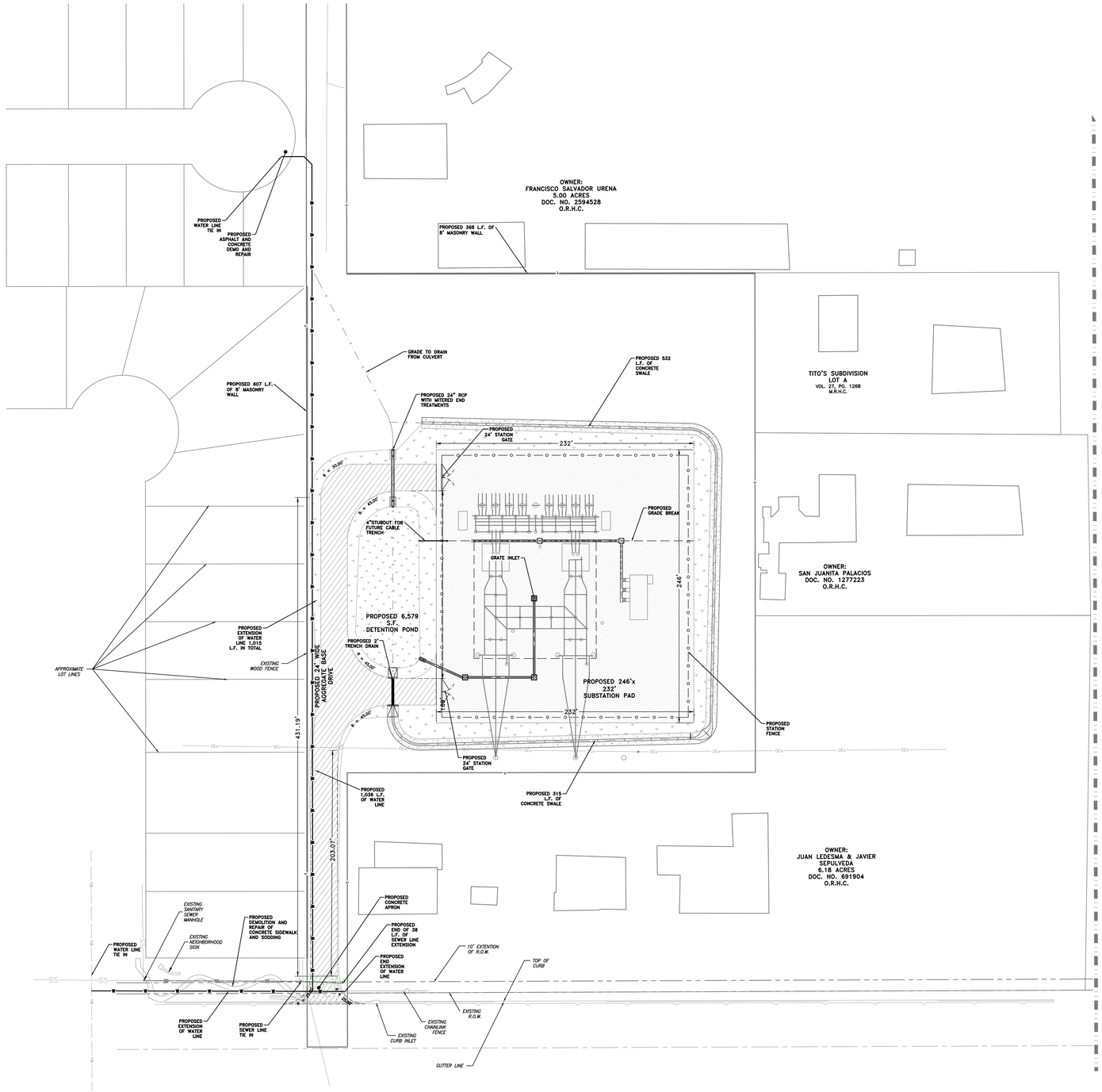
The proposed substation must also comply with the following:

1. The proposed electric substation shall meet all the minimum standards established in applicable city ordinances; and will not be detrimental to the health welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.
2. No form of pollution shall emanate beyond the immediate property line of the permitted use.
3. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.
4. New railroad facilities and structures for private utilities, other than the usual poles, wires and underground utilities; shall require a permit.

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, for life of the use, subject to Section 110-49 (a), conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.

DWG.NO. CU-SL04



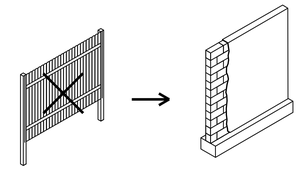
0 40' 80' 120'
SCALE IN FEET
1" = 40'

LEGEND:

- CONTROL POINT
- EXISTING EDGE OF GRAVEL DRIVE
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAIL BOX
- STATION FENCE
- 9" FLEXIBLE BASE WITH GEOGRID (DRIVEWAYS)
- 9" FLEXIBLE BASE (SUBSTATION PAD)
- CONCRETE RIP-RAP

DIMENSIONAL CONTROL NOTES:

1. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
3. REFER TO THE EXISTING CONDITIONS SHEET FOR PROJECT COORDINATE SYSTEM AND PRIMARY CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ADDITIONAL CONTROL & PROTECTING ALL HORIZONTAL AND VERTICAL PRIMARY CONTROL.
4. ALL CONTROL FOR THE FOUNDATION LAYOUT ARE PROVIDED BY OTHERS AND THE CONTRACTOR SHALL REFERENCE THE FOUNDATION PLANS FOR LAYOUT AND VERIFICATION.
5. CONTRACTOR SHALL COORDINATE FINAL SITE LAYOUT OF PLANTING AREA WITH LANDSCAPE ARCHITECT AND THE SITE LANDSCAPING PLANS.



NOTE:

1. WHERE THIS PROPERTY ADJOINS RESIDENTIAL BACKYARD, CONTRACTOR TO REPLACE EXISTING WOODEN FENCE WITH 8' MASONRY FENCE PER INTERNATIONAL BUILDING CODE STANDARDS.

90 % CONSTRUCTION SET – NOT FOR CONSTRUCTION

TTL
17215 Jones Maltsberger Road, Ste 101 | San Antonio, TX 78247
210.888.6100 | www.ttlusa.com
TBPE Registration: F-12622 | TBPG Registration: 50456

COMPUTER DRAWING NO MANUAL CHANGES PERMITTED

"THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER AND IS LOANED UPON CONDITION THAT IT IS NOT TO BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO ANY PERSON WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER , OR FOR ANY PURPOSE DETRIMENTAL TO THEIR INTEREST, AND IS TO BE RETURNED UPON REQUEST"

AEP TEXAS INC.

BUDDY OWENS SUBSTATION
No. _____

McALLEN, HIDALGO COUNTY TEXAS

PROPOSED 138 kV SUBSTATION

DIM CONTROL KEYNOTE

TTL PRJ#: 0024090211.00 BPID#: DP23X12B0

DWG.NO. CU-SL04

WO# T10619649002	ENERGY TRANSMISSION DEPT.
SCALE: 1" = 30'	90% PRELIMINARY (NOT FOR CONSTRUCTION RECORDING PURPOSES OR IMPLEMENTATION)
DR: J. KIGHT	
CH: T. HURT	
DATE: 05.12.2023	

AMERICAN ELECTRIC POWER

212 E 6TH ST
TULSA, OK 74119

PLOTTED 21.05.2025 AT 15:11 ENERGY TRANSMISSION DEPT. - 2nd FLOOR GAHANNA

PROJECTWISE 30" x 44" G-BORDER AEPSC_REF.DWG 11-03-03

X:\2024\09\24-09-02011.00 – AEP – BUDDY OWENS SUBSTATION – REAM REAL ESTATE\CIVIL\CONSTRUCTION PLANS\DRAWINGS\2011 BUDDY OWENS – PG03 DIM CON–KEYNOTE

TITLE COMMITMENT NOTES (SCHEDULE B ITEM # 10):

a.) CDS Muery has no knowledge of any rights of parties in possession.

b.) CDS Muery has no knowledge of any rights of third parties in possession, as tenants only, under unrecorded lease agreements.

c.) CDS Muery has no knowledge of any visible and apparent easements affecting the Land and not shown in the Public records.

d.) CDS Muery has no knowledge of any leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

e.)	Central Power and Light Company Right of Way Easemet	Vol. 329, Pg. 123	(O.R.H.C.)	Affects this tract – Shown
f.)	South Texas Natural Gas Gathering Company Right of Way Easement	Vol. 945, Pg. 56	(D.R.H.C.)	Does not affect this Affect
g.)	State of Texas Right of Way Easement	Vol. 1270, Pg. 575	(D.R.H.C.)	Affects this tract – Shown
h.)	State of Texas Right of Way Easement	Vol. 1286, Pg. 655	(D.R.H.C.)	Affects this tract – Shown
i.)	Hidalgo County Right of Way Easement	Vol. 886, Pg. 334	(D.R.H.C.)	Affects this tract – Shown
j.)	Easements and Conditons As Shown on the Plat of John H. Shary Subdivison	Vol. 1, Pg. 17	(M.R.H.C.)	Affects this Tract – Blanket in nature
k.)	United Irrigation District Easements, Rights, Rules, and Regulation	No Recording Information		No Information Provided
l.)	Mineral Interest Rio Ray Citrus to Robert G. Jacobsen	Vol. 1281, Pg. 485	(D.R.H.C.)	Affects this tract – Blanket in nature
m.)	Reservation of all Oil, Gas, and Other Mineral Rights Texas Citrus Development Corp. to George L. Breyfogle,et al	Vol. 1379, Pg. 965 Vol. 1382, Pg. 279	(D.R.H.C.) (D.R.H.C.)	Affects this tract – Blanket in nature

n.) All leases, grants, exceptions or reservation of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (as to Tract 2)

o.) Any claim or allegation that the land described in Schedule A of this policy, was conveyed in violation of V.A.T.C. Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.

p.) Lack of a right of access to and from the Land. (as to Tract 1)

SURVEYOR'S NOTES

1. The property described on this survey lies within an area of Hidalgo County, Texas, with minimal flooding, as defined on the Federal Emergency Management Agency's flood insurance rate map identified as Community Panel Number 4803340400C, Effective Date January 02, 1981. No flood plain study or analysis was performed by CDS Muery.
2. This survey was performed with the benefit of a Title Commitment by Republic Title of Texas, Inc., GF No. 1001–366622–RTT, Effective Date: June 08, 2022.
3. The bearing basis for this survey is Grid North, NAD 1983 (2011), Texas State Plane Coordinate System, South Zone. Distances shown hereon are surface distances. Surface Adjustment Factor: Surface = GRID X 1.00002.
4. Vertical Datum: North American Vertical Datum 1988.
5. This property abuts Buddy Owens Boulevard.
6. Current Zoning Classification was not provided to CDS Muery.
7. Adjoining Landowner names obtained from Hidalgo County Appraisal District and from deed records.
8. Address of surveyed property was not provided or obtained.

SURVEYOR'S CERTIFICATION

To AEP Texas Inc and First American Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 13, and 14 of Table A thereof. The field work was completed in January 2021.

Executed this 8th day of September 2022.

Derek Snoga

Derek Snoga
Registered Professional Land Surveyor
Registration No. 6511
Derek.Snoga@CDSmuery.com

STATE OF TEXAS · REGISTERED · DEREK SNOGA · 6511 · PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	N81°22'05"W	36.30'
L2	S81°22'05"E	36.30'
	(S81°18'51"E	36.30')

60' 30' 0 60'

FIELD NOTE DESCRIPTION
4.899 ACRES

HIDALGO COUNTY, TEXAS

BEING a 4.899 acre tract of land lying in the Ylidefonso Quiroga Survey, Section 60, Abstract 43, Hidalgo County Texas, same being a portion of a 6.18 acre tract of land described and recorded in document number 691904, Official Records of Hidalgo County, Texas, all of a 2.642 acre tract of land described and recorded in document number 1378819, Official Records of Hidalgo County, Texas, and all of a 1.10 acre tract of land described and recorded in document number 1742177, Official Records of Hidalgo County, Texas, same also being wholly within Lot 338 of the John H. Shary Subdivision described and recorded in volume 1, page 42, Map Records of Hidalgo County, Texas, and more particularly described as follows:

COMMENCING at a point in the intersection of the centerline of Buddy Owens Boulevard (100 foot wide right–of–way) and the centerline of Bentsen Road (40 foot wide right–of–way), being the ostensible southeast corner of Lot 338 of the aforementioned John H. Shary Subdivision and being the southeast corner of the aforementioned 6.18 acre tract;

THENCE along the centerline of the aforementioned Buddy Owens Boulevard, the south line of the aforementioned 6.18 acre tract and the common line of the aforementioned Lot 338 and Lot 328, N81°22'05"W a distance of 699.40 feet to a point for the southwest corner of said 6.18 acre tract and the southeast corner of the aforementioned 1.10 acre tract, the PLACE OF BEGINNING and the most southerly southeast corner of the herein described 4.899 acre tract;

THENCE continuing along the centerline of the aforementioned Buddy Owens Boulevard, the south line of the aforementioned 1.10 acre tract and common line of the aforementioned Lot 338 and Lot 328, N81°22'05"W a distance of 36.30 feet to a point for the southwest corner of said 1.10 acre tract and the southwest corner of the herein described 4.899 acre tract;

THENCE leaving the centerline of the aforementioned Buddy Owens Boulevard and common line of the aforementioned Lot 338 and Lot 328, N08°37'55"E, along the west line of the aforementioned 1.10 acre tract, passing a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the north right of way line of said Buddy Owens Boulevard, at a distance of 50.00 feet, continuing with the west line of said 1.10 acre tract and the most southerly east line of the Meadow Ridge Subdivision as described and recorded in volume 49, page 168 of the Map Records of Hidalgo County, Texas, a total distance of 1,320.07 feet (Record–N08°41'09"E per volume 49, page 168) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northwest corner of said 1.10 acre tract, the most westerly southwest corner of Lot 122 of said Meadow Ridge Subdivision and the northwest corner of the herein described 4.899 acre tract;

THENCE along the north line of the aforementioned 1.10 acre tract and a south line of the aforementioned Lot 122, S81°22'05"E a distance of 36.30 feet (Record–S81°18'51"E 36.30' per volume 49, page 168) to a wood fence corner post found for the northeast corner of said 1.10 acre tract, an interior corner of said Lot 122 and the most northerly northeast corner of the herein described 4.899 acre tract;

THENCE along the east line of the aforementioned 1.10 acre tract, an inner west line of the aforementioned Meadow Ridge Subdivision and the west line of a 5.00 acre tract of land as described and recorded in document number 2594528, Official Records of Hidalgo County, Texas, S08°37'55"W a distance of 623.27 feet (Record–S08°41'09"W per volume 49, page 168) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northwest corner of the aforementioned 2.642 acre tract, the southwest corner of the said 5.00 acre tract and an interior corner of the herein described 4.899 acre tract;

THENCE along the north line of the aforementioned 2.642 acre tract and the south line of the aforementioned 5.00 acre tract, S81°22'05"E a distance of 367.70 feet (Record–S81°18'50"E 369.36') per document number 1378819) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of said 2.642 acre tract, the northwest corner of Lot A of Tito's Subdivision as described and recorded in volume 27, page 126 B, Map Records of Hidalgo County, Texas, and the most easterly northeast corner of the herein described 4.899 acre tract;

THENCE along the east line of the aforementioned 2.642 acre tract, the west line of the aforementioned Tito's Subdivision and the west line of a remaining portion of a 21.18 acre tract of land as described and recorded in document number 1277223, Official Records of Hidalgo County, Texas, and further described in volume 2751, page 517, Official Records of Hidalgo County, Texas, and over and across the aforementioned 6.18 acre tract, S08°37'55"W a distance of 449.99 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the most easterly southeast corner of the herein described 4.899 acre tract;

THENCE continuing over and across the aforementioned 6.18 acre tract, N81°22'05"W a distance of 367.70 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the west line of said 6.18 acre tract and the east line of the aforementioned 1.10 acre tract for an interior corner of the herein described 4.899 acre tract;

THENCE along the west line of the aforementioned 6.18 acre tract and the east line of the aforementioned 1.10 acre tract, S08°37'55"W, passing a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the north right–of–way line of Buddy Owens Boulevard at a distance of 196.80 feet, a total distance of 246.80 feet to a to the PLACE OF BEGINNING and containing 4.899 acres of land, of which 0.042 acres lies within Buddy Owens Boulevard.

DATUM INFORMATION:

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM 1988.

HORIZONTAL DATUM:
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 1983(2011),
TEXAS SOUTH ZONE.

BENCHMARK
SQUARE CHISELED MARK IN CONCRETE ON TOP OF STORM DRAIN
NORTHING: 16,616,566.76
EASTING: 1,061,474.91
ELEVATION: 126.24'

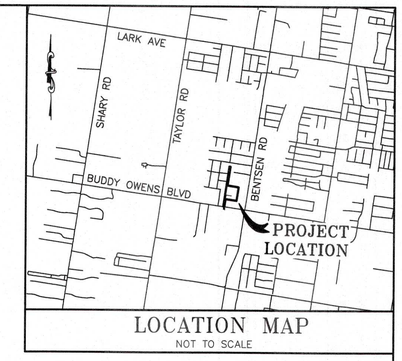
CP 100
1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
NORTHING: 16,616,666.79
EASTING: 1,061,401.32
ELEVATION: 125.43'

CP 101 (NOT SHOWN)
1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
NORTHING: 16,616,705.00
EASTING: 1,061,148.35
ELEVATION: 124.35'

CP 102
1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
NORTHING: 16,616,561.24
EASTING: 1,061,420.35
ELEVATION: 126.53'

CP 103
1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
NORTHING: 16,616,807.83
EASTING: 1,061,456.17
ELEVATION: 124.70'

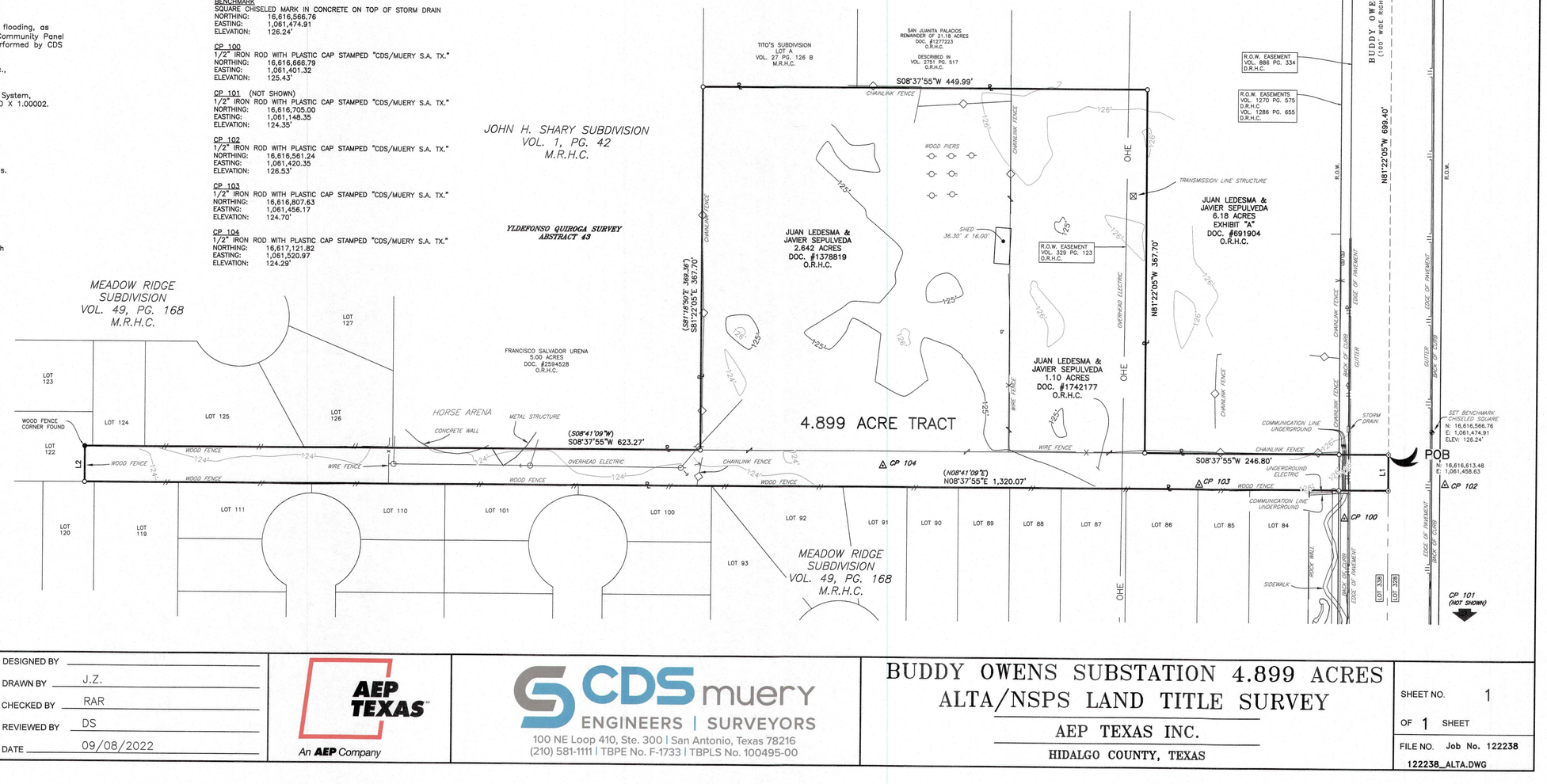
CP 104
1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
NORTHING: 16,617,121.82
EASTING: 1,061,520.97
ELEVATION: 124.29'



LOCATION MAP
NOT TO SCALE

LEGEND

O	-	DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX."
●	-	FOUND MONUMENTATION
⊙	-	UNMONUMENTED POINT
△	-	CONTROL POINT
◈	-	BENCHMARK
POB	-	PLACE OF BEGINNING
POC	-	PLACE OF COMMENCEMENT
℄	-	PROPERTY LINE
R.O.W.	-	RIGHT-OF-WAY
—— X ——	-	WIRE FENCE
—◇—◇—	-	CHAIN LINK FENCE
——//——	-	WOOD FENCE
——III——	-	EDGE OF ASPHALT
——OHE——	-	OVERHEAD ELECTRIC LINES
— — — —	-	REFERENCE LINE
126'	-	1 FOOT CONTOUR LINE
125'	-	5 FOOT CONTOUR LINE
	-	SIGN
	-	POWER POLE
	-	GUY ANCHOR
	-	TRANSMISSION LINE STRUCTURE
W	-	WATER METER
	-	FAUCET
	-	MAILBOX
D.R.H.C.	-	DEED RECORDS OF HIDALGO COUNTY
M.R.H.C.	-	MAP RECORDS OF HIDALGO COUNTY
O.R.H.C.	-	OFFICIAL RECORDS OF HIDALGO COUNTY



NO	DATE	REVISION	BY

DESIGNED BY
DRAWN BY J.Z.
CHECKED BY RAR
REVIEWED BY DS
DATE 09/08/2022

AEP TEXAS
An AEP Company

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

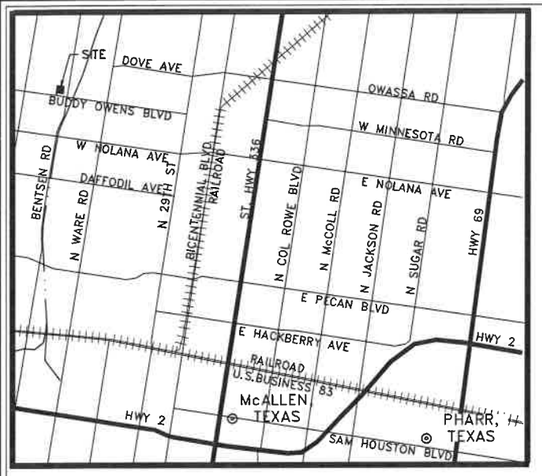
BUDDY OWENS SUBSTATION 4.899 ACRES
ALTA/NSPS LAND TITLE SURVEY

AEP TEXAS INC.

HIDALGO COUNTY, TEXAS

SHEET NO. 1
OF 1 SHEET
FILE NO. Job No. 122238
122238_ALTA.DWG

AEP Internal - Low Risk - 09/08/2022 - Buddy Owens 138kV Station - Ledezma & Sepulveda - Survey - ALTA.pdf



BUDDY OWENS STATION SUBDIVISION IS LOCATED IN THE SOUTH SIDE OF HIDALGO COUNTY. THIS LOT IS NORTHWEST OF THE INTERSECTION OF BUDDY OWENS BLVD AND BENTSEN RD. THIS TRACT IS LOCATED IN THE CITY OF McALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN.

LOCATION MAP

SCALE : N.T.S.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "C" (AREAS OF MINIMAL FLOODING)

AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN COMMUNITY – PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE OUTSIDE THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL No. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR

2. SETBACKS
   FRONT 25.00 FEET
   REAR 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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 FLOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS
   ▲ CP NO. 1 ELEV 126.19
   ▲ CP NO. 2 ELEV 124.65
   ▲ CP NO. 3 ELEV 124.25

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 XX.XXX CUBIC FEET (XX.XX ACRE-FEET) OF STORMWATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. 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.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GASS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST)

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUTNY AND STATE STANDARDS.

13. THIS LOT IS FOR COMMERCIAL USE ONLY. THIS MUST BE STIPULATED O ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH EPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION CERTIFICATION AND ATTESTATION:

I, AEP, AS OWNER OF THE 4.90 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BUDDY OWENS STATION SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS: AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY:_____ AEP TEXAS INC. DATE
ADDRESS: 1 RIVERSIDE PLAZA
COLUMBUS, OHIO 43215

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOW TO ME BY THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIERATION THERIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20_____.

NOTARY PUBLIC
MY CON._____ EXPIRES_____

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

MAYOR (NAME OF CITY) DATE

ATTEST (CITY SECRETARY) DATE

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

THIS PLAN IS HEREBY APPORVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FRO INDIVIDUAL LOTS IN SIAD SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT DATE

SECRETARY DATE

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

DISTRICT MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUDDY OWENS STATION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, RAY WEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENT, AND STREETS OF BUDDY OWENS STATION SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 29, 2025.

RAY WEGER DATE
R.P.L.S. No. 4711

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUDDY OWENS STATION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

TORRY HURT, PE DATE
LICENSED PROFESSIONAL ENGINEER No. XXXXX

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

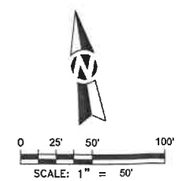
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BUDDY OWENS STATION SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ _____

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ ON _____, _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____, _____



LEGEND

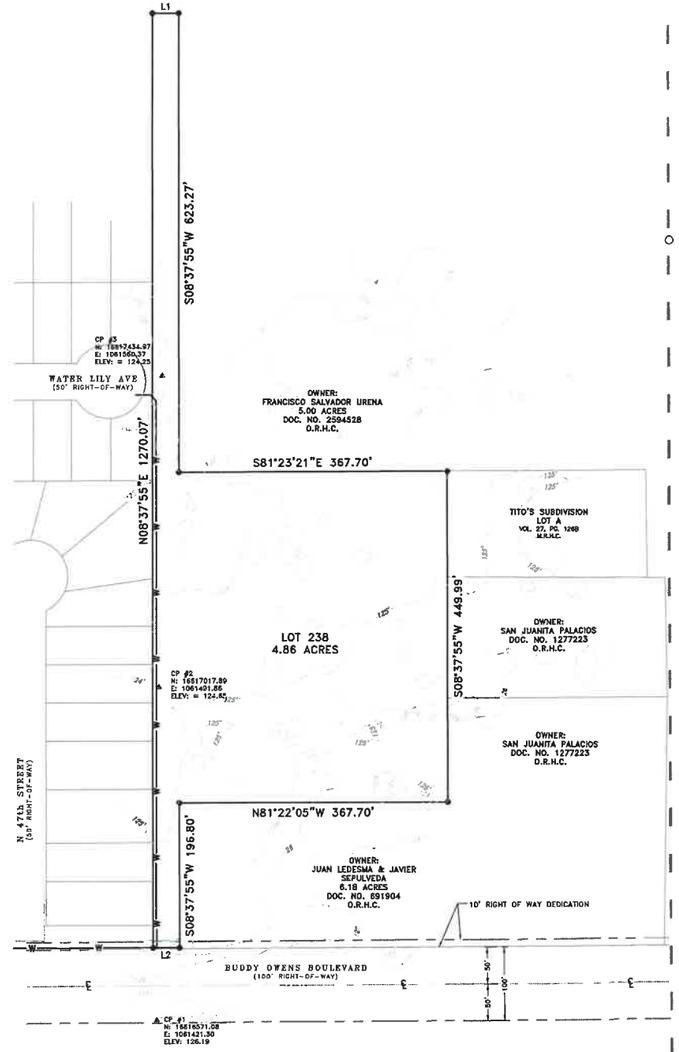
1.	OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.	O.R.H.C.
2.	VOLUME	VOL.
3.	PAGE	PG.
4.	RIGHT OF WAY	R.O.W.
5.	STREET CENTERLINE	℄
6.	EXISTING CONTOUR	
7.	EFFECTIVE FLOODPLAIN	
8.	1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN	●
9.	1/2" IRON ROD SET W/ TTL CAP	○
10.	1/2" IRON ROD SET IN PAVEMENT W/ TTL CAP	⊕
11.	POINT OF BEGINNING	P.O.B.

▲CP #1
N: 16818571.08
E: 1061431.30
ELEV: 126.19

▲CP #2
N: 16817017.89
E: 1061481.86
ELEV: = 124.65

▲CP #3
N: 16817434.97
E: 1061560.37
ELEV: = 124.25

Line Table		
Line	Length	Direction
L1	38.30'	S81°22'05"E
L2	38.30'	N81°38'47"W



OWNER:

AEP TEXAS INC.
1 RIVERSIDE PLAZA
COLUMBUS, OHIO 43215

ENGINEER:
TORRY HURT, PE
TTL, INC
17215 JONES MALTSBERGER RD. #101
SAN ANTONIO, TX 78247
TBPELS REGISTRATION F-12622
TBPELS REGISTRATION 10194612
TBPG REGISTRATION 50456
210-888-6097

SURVEYOR:
RAY WEGER, RPLS
TTL, INC
17215 JONES MALTSBERGER RD. #101
SAN ANTONIO, TX 78247
TBPELS REGISTRATION F-12622
TBPELS REGISTRATION 10194612
TBPG REGISTRATION 50456
210-888-6097

A PLAT OF
BUDDY OWENS STATION SUBDIVISION
McALLEN, TEXAS

TTL
17215 Jones Maltsberger Road, Ste 101 | San Antonio, TX 78247
210.888.6100 | www.ttlusa.com
TBPE Registration: F-12622 | TBPG Registration: 50456

Planning Department

Memo

TO: Planning and Zoning Commission

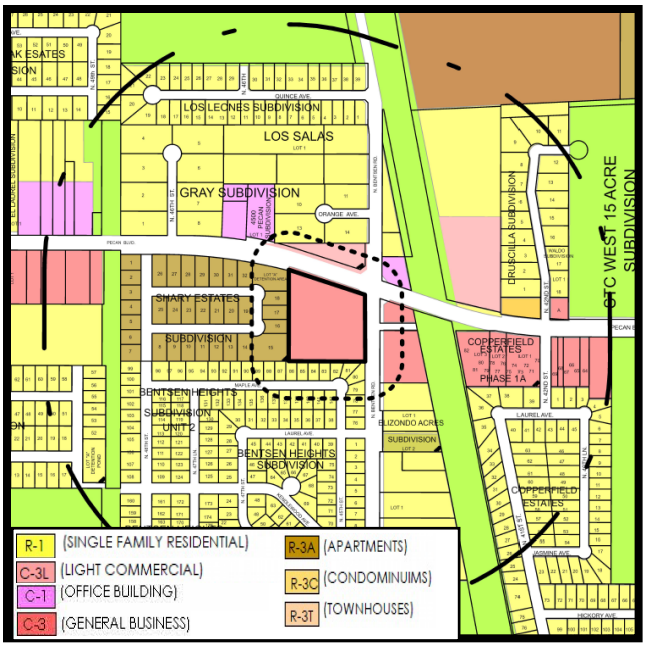
DATE: July 15, 2025

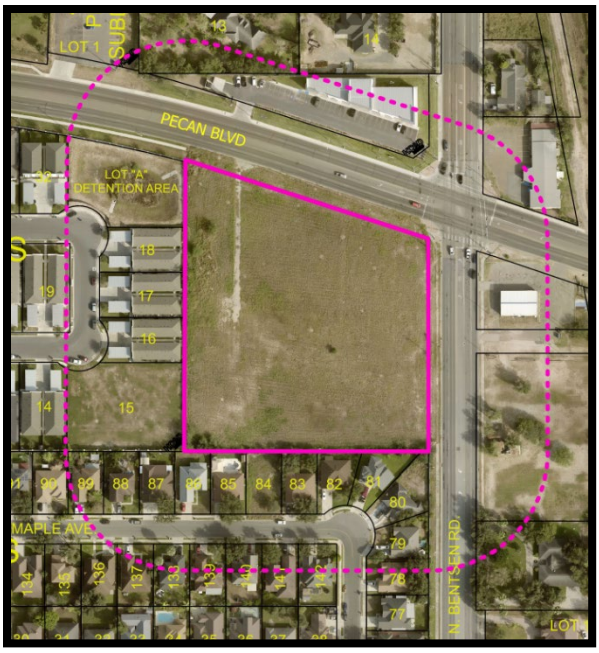
SUBJECT: **REQUEST OF TIM ILAOA, ON BEHALF OF 7-ELEVEN BEVERAGE COMPANY INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GASOLINE SERVICE STATION AT 4.055 ACRES OUT OF LOT 248, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4401 PECAN BOULEVARD. (CUP2025-0061)**

BRIEF DESCRIPTION:

The property is located on the southwest corner of Pecan Boulevard and N. Bentsen Road. The tract has 410 ft. of frontage along Pecan Boulevard and 362 ft. along N. Bentsen Road for a lot size of 4.055 acres. The property is zone C-3 (General Business) District. The adjacent zoning is R-1 (Single-Family Residential) District to the south, C-3 (General Business) District to the east across North Bentsen Road, R-3A (Multifamily Residential Apartment) District to the west, and C-3L (Light Commercial) District north across Pecan Boulevard. Surrounding land uses are commercial buildings, single-family residential, apartments and vacant land.

A gasoline service station is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.





HISTORY:
The initial Conditional Use Permit for a gasoline service station and retail outlet was approved on March 25, 2024. This Conditional Use permit submitted on June 18, 2025 is to comply with Texas ABC requirements for their margarita concept for on-premise consumption. The property is currently going through the subdivision process under the name of Pecan Bentsen Retail Subdivision and is approved in final form by the Planning and Zoning Commission.

REQUEST/ANALYSIS:
The applicant is proposing to sell The "Margarita" (a wine-based product) for on-premise consumption in the proposed 4,840 sq. ft. gas station convenience store. A proposed site plan has been submitted; however, it is subject to change based on the subdivision plat and the Development Team requirements. All building permit requirements must be met including parking, landscaping, setbacks, etc.

Access to the property will be from proposed curb cuts along Pecan Boulevard and N. Bentsen Road. The Fire Department will conduct the final inspection once a building permit is issued. The Planning Department has not received any opposition to the request. The use must comply with Section 138-257 – 138-261and 138-167 of the Zoning Ordinance and specific requirements as follows:

1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services;

2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Entrances shall not be permitted within 25 ft. of a street intersection. Two curb cuts are proposed one located at Pecan Boulevard and the other located at N. Bentsen Road;

3) Front yard building setbacks, not including gas pumps or driveway covers (canopy), shall be 60 feet. Proposed setbacks are approximately 162 feet to the rear, 75 feet facing N. Bentsen Road, 166 feet facing Pecan Boulevard, and 59 feet on the west side;

4) All lighting shall be shielded from adjacent residential districts;

5) Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts. The property does abut a R-1 (Single-Family Residential) District to the south and R-3A (Multifamily Residential Apartment) District to the west.

6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square

feet. The lot size is approximately 4.055 acres (176,636 square feet);

7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater.
8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater.; and

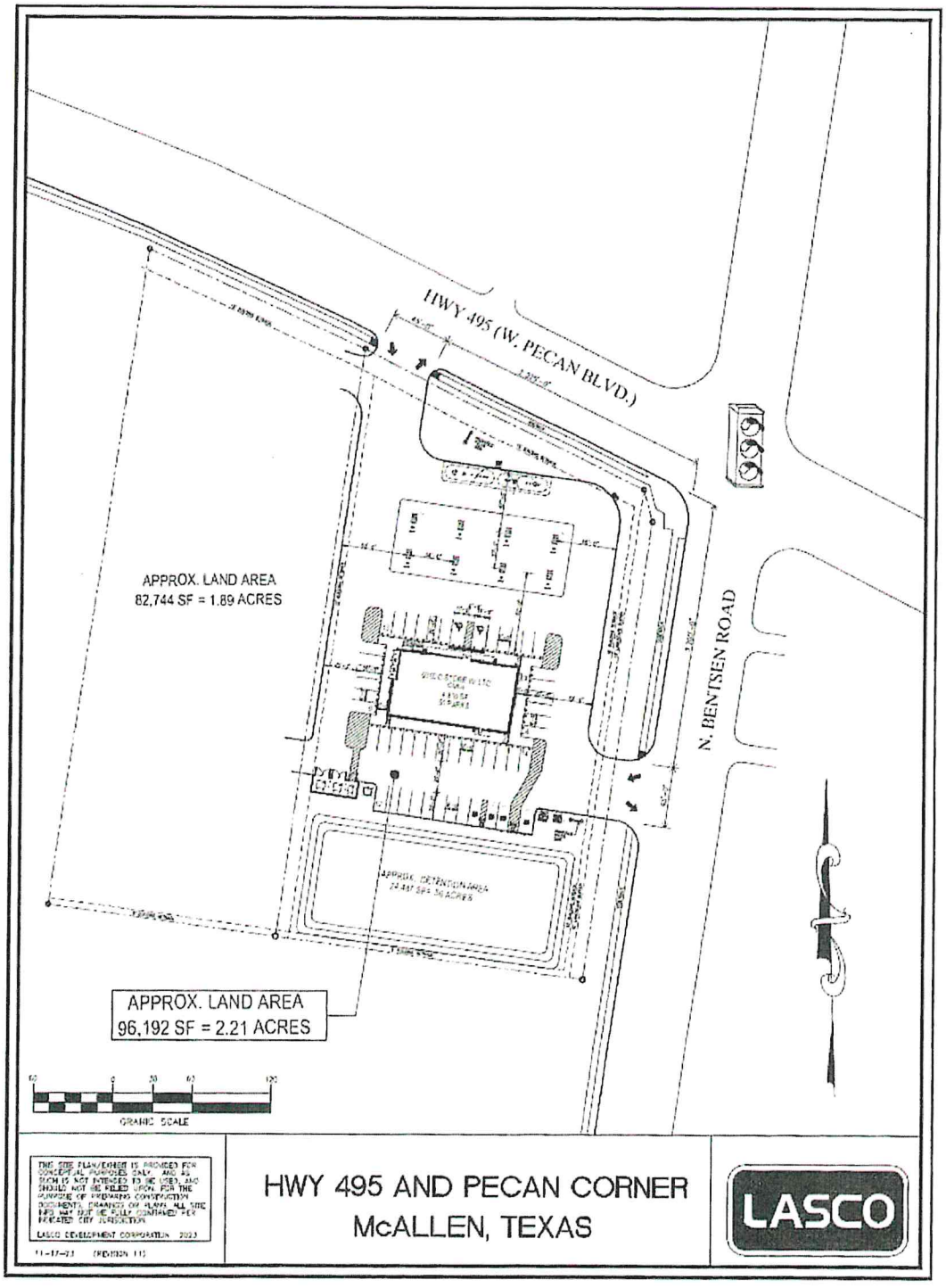
9) Gas pumps shall not be located within 100 ft. of a residential district. Applicant has modified the site so that gas pumps are not located within 100 ft. of a residential district.

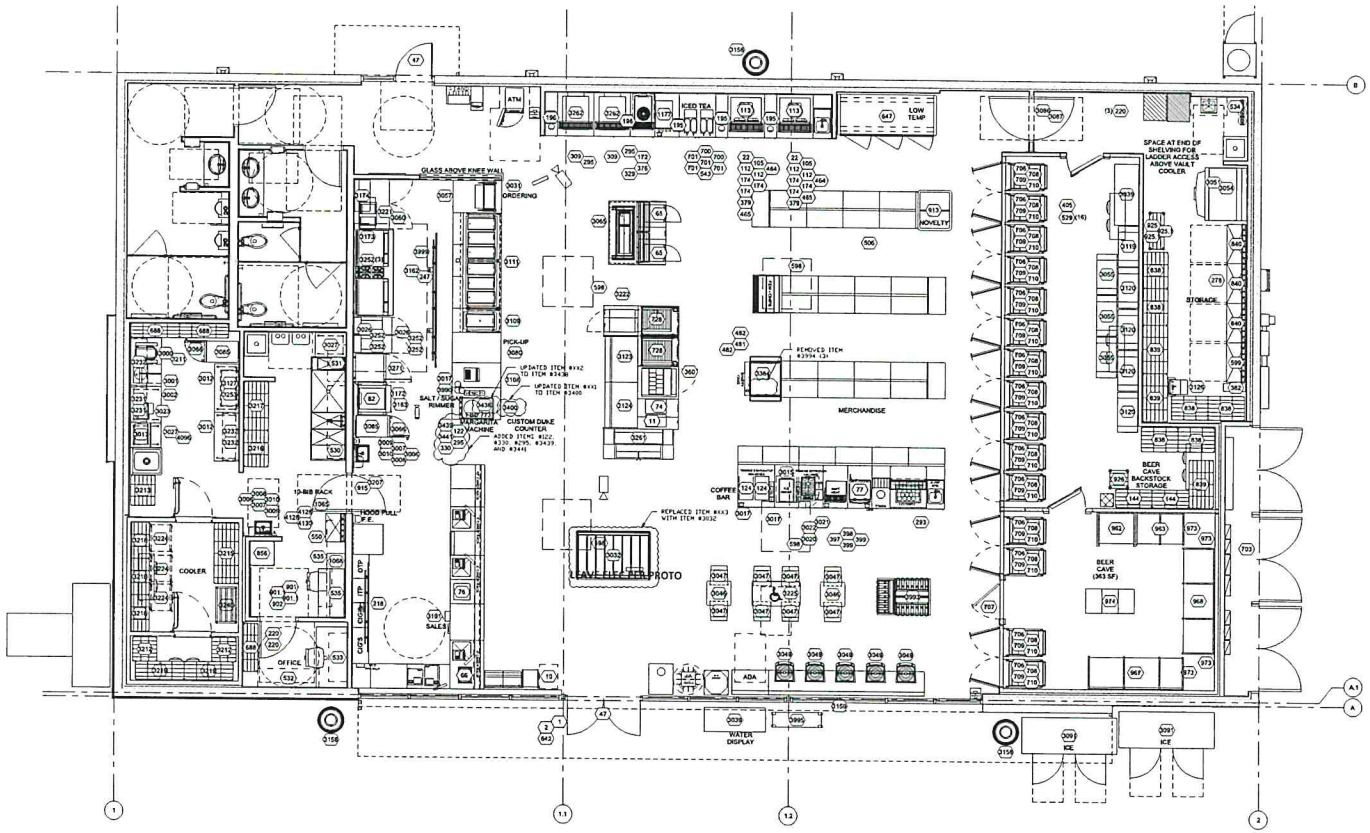
Staff has not received any phone calls, emails or letters in opposition to this request.

RECOMMENDATION:
Staff recommends approval of the request, for life of the use, subject to the conditions noted, Sections 138-167 and 138-257 – 138-261 of the Zoning and Subdivision Ordinance, Site Plan Review requirements, Development Departments (Traffic, Fire, Utility, Public Works, Engineering, and Planning) requirements and building permit requirements.

Exhibit B

Site Plan





1 EQ1 - MCALLEN, TX. EQUIPMENT PLAN
1/4" = 1'-0"

Rev. #	Date	Description
1	07.29.24	CITY COMMENTS
2	08.19.24	CITY/CLIENT COMMENTS
3	09.23.24	ACONEX COMMENTS
4	10.11.24	RFI #1 - FUEL CANOPY LIGHTS
5	10.22.24	RFI - WATER SERVICE SIZE & ACONEX COMMENTS & STRUCTURAL FRAMING REVISED
6	11.26.24	ACONEX 3B COMMENTS & ACCUREX UPDATE

PROTO: 9350 LTC-2023-01

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063

STRIPES LTC/CMU LEFT
4401 PECAN BOULEVARD
MCALLEN, TX

EQUIPMENT FLOOR PLAN

THE DIMENSION GROUP
ARCHITECTURE, SPACE PLANNING AND ENGINEERING
1400 SOUTHWEST BOULEVARD, SUITE 100
TEL: 816-421-6000 FAX: 816-421-6000

Job#: 240-114
Scale: AS NOTED
Date: 05/15/2024
Drawn By: KLD
Checked By: HGG

Documents prepared by The Dimension Group are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by means or any other party, without the expressed written consent of The Dimension Group is done at the user's own risk. If used in a way other than that specifically intended, user will hold The Dimension Group harmless from all claims and losses.

REGISTERED ARCHITECT
ALEXANDRA KARIN
21527
STATE OF TEXAS

11/26/2024

SHEET:
EQ-1.0

9350L CMU

Planning Department

Memo

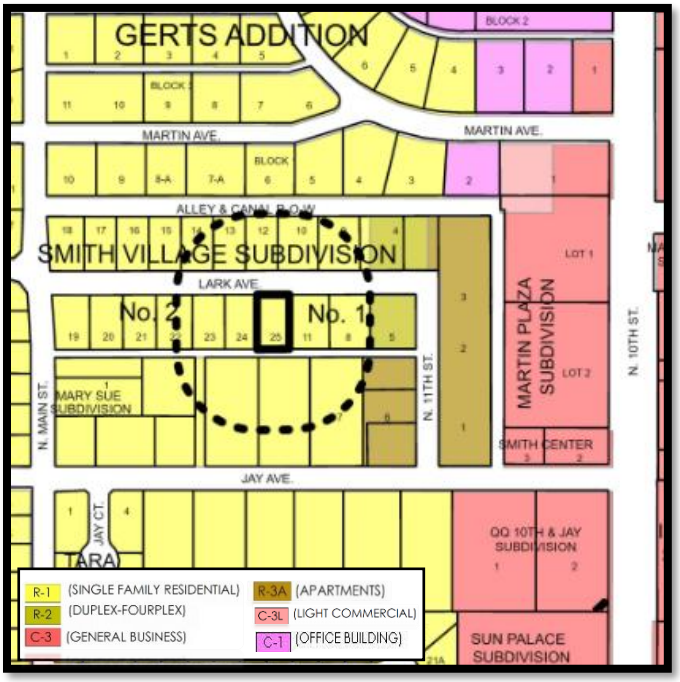
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 22, 2025

SUBJECT: REQUEST OF JOYCE C. ZELDIS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (TRAVEL AGENCY), AT LOT 25, SMITH VILLAGE SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS; 1301 LARK AVE. (CUP2025-0059)

DESCRIPTION: The property is located on the south side of Lark Avenue, and it is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is R-1 (Single-Family Residential-OC) District in all directions. The surrounding land uses include single-family residences and multifamily residences. A home occupation is allowed in an R-1 zone with a conditional use permit and in compliance with requirements.





ANALYSIS: The applicant is requesting a Conditional Use Permit and is proposing to operate a travel agency from their residence. As per applicant, proposed hours of operation are from 10:00AM to 5:00PM, by appointment only.

This is the initial application for a Conditional Use Permit for a home occupation for this location.

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 Conditional Use Permit. Fire Department inspection is still pending. 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. The applicant proposes one employee only;

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;

7) No retail sale is allowed (items can be delivered). No retail is proposed;

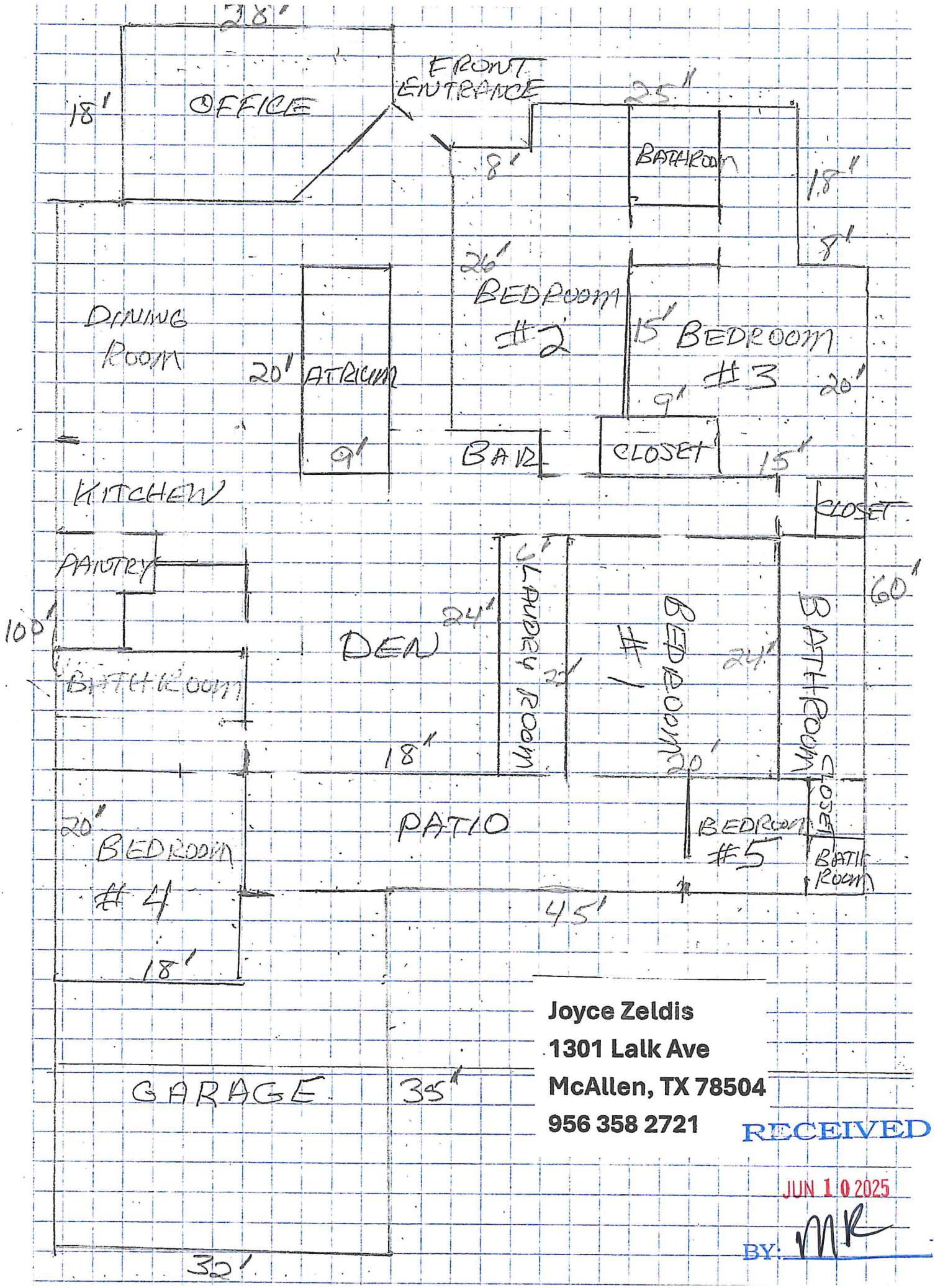
8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;

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 received two calls in opposition of the request. The residents were concerned because of the increased foot traffic, numerous packages, multiple employees, and two businesses are already operating at the residence, including the proposed travel agency and a marketing business.

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



Joyce Zeldis
1301 Lalk Ave
McAllen, TX 78504
956 358 2721

RECEIVED
JUN 10 2025
BY: MR

Sub2024-0139

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

Project Information

Subdivision Name Century Business Center Subdivision
Legal Description Southeast of N 33rd St and Trenton Rd 2.495 Ac out of Lot 58, La Granita Irr & Const.
Location
City Address or Block Number 3201 TRENTON RD
Total No. of Lots 2 Total Dwelling Units ____ Gross Acres 2.495 Net Acres 2.495
☐Public Subdivision/☐Private and Gated /☒Private but Not Gated within ETJ: ☐Yes/☒No
For Fee Purposes: ☒Commercial (2.495 Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☒No
Existing Zoning C1 Proposed Zoning C1 Applied for Rezoning ☒No/☐Yes: Date____
Existing Land Use Vacant Proposed Land Use Commercial
Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other____
Agricultural Exemption: ☐Yes/☒No Property ID: 703702
Estimated Rollback Tax Due N/A Tax Dept. Review 12/20/24

Owner

Name Cordova 33 Properties Phone (956) 483-4372
Address 1901 El Milano Dr E-mail
City Palmhurst State TX Zip 78573

Developer

Name Same as Above Phone
Address E-mail
City State Zip
Contact Person

Engineer

Name Supreme Engineering Phone (956) 403-1314
Address 135 Paseo del Prado Ste 7 E-mail Omar.Cano@Supremeengineering.com
City Edinburg State TX Zip 78539
Contact Person Omar Cano

Surveyor

Name Same as Above Phone
Address E-mail
City State Zip

DEC 20 2024

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)

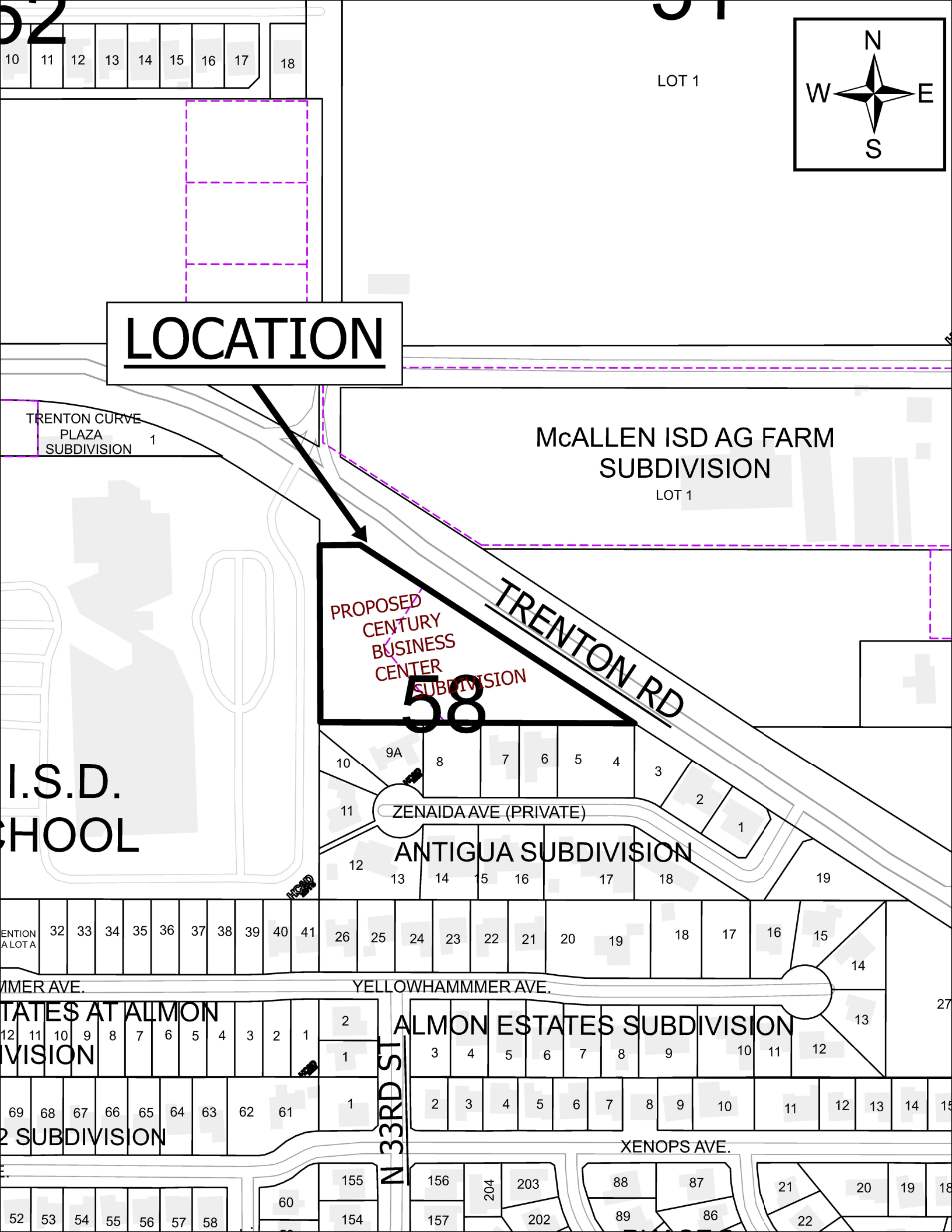
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 12/20/24

Print Name Robert Cordova

Owner ☐ Authorized Agent ☒

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


LOCATION
N
W
E
S
LOT 1
TRENTON CURVE PLAZA SUBDIVISION
1
McALLEN ISD AG FARM SUBDIVISION
LOT 1
PROPOSED CENTURY BUSINESS CENTER SUBDIVISION
58
TRENTON RD
ZENAIDA AVE (PRIVATE)
ANTIGUA SUBDIVISION
YELLOWHAMMMER AVE.
ALMON ESTATES SUBDIVISION
N 33RD ST
XENOPS AVE.

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
CORDOVA 33 PROPERTIES, LLC — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ROBERT CORDOVA** 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
GENERAL MANAGER — DATE

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

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.

PRESIDENT — ATTEST: _____ 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;

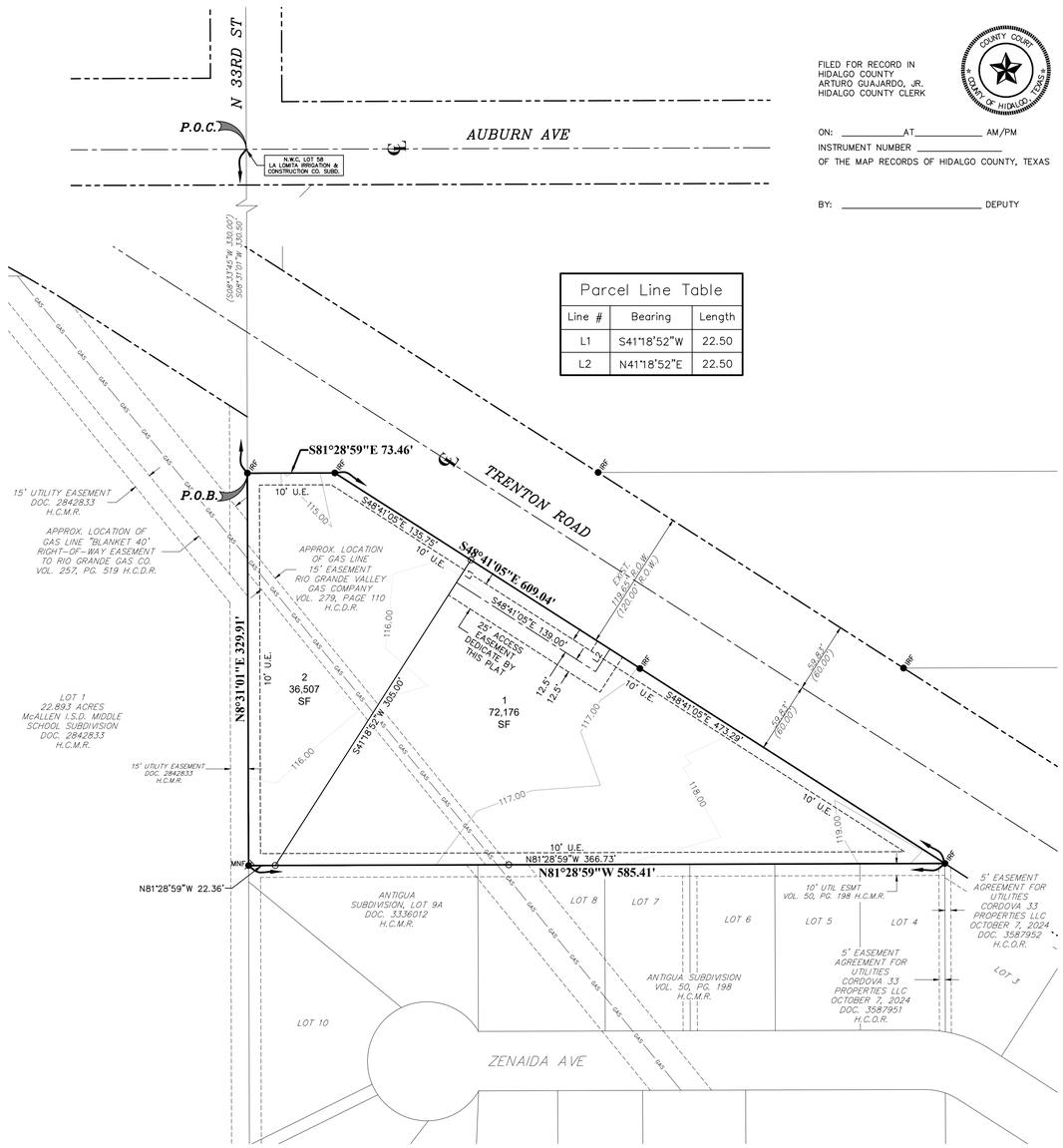
THENCE, SOUTH 81°28'59" EAST, ALONG SAID RIGHT–OF–WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 73.46 FEET, TO A FOUND 1/2 INCH IRON ROD, AT THE INSIDE CORNER OF SAID TRENTON ROAD RIGHT–OF–WAY, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

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.

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



Parcel Line Table		
Line #	Bearing	Length
L1	S41°18'52"W	22.50
L2	N41°18'52"E	22.50

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

COUNTY COURT * CLERK OF HIDALGO, TEXAS *

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

BY: _____ DEPUTY

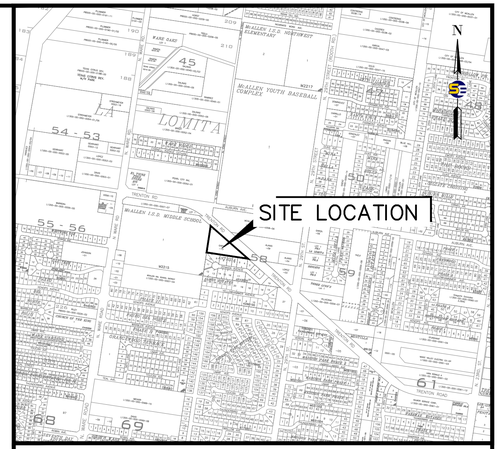
N

0 60' 120'

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

LEGEND

- ○ IR SET W/ CAP — SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SUPREME 10194901"
- ● IR — FOUND 1/2" IRON ROD & W/ CAP AS NOTED
- MAG — 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 28,226 CUBIC–FEET OR 0.65 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. 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.

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

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

17. ONLY ONE CURB CUT WILL BE ALLOWED ON TO TRENTON ROAD. LOT 2 MUST CONNECT TO THE 25' ACCESS EASEMENT.

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
LICENSE PROFESSIONAL ENGINEER No. 120081 — DATE

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

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
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
SURVEY FIRM No. 10194901 — DATE

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

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: JULY 2025

E24–019 Final Plat.dwg
3/19/2007

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: CENTURY BUSINESS CENTER SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Trenton Road: dedication as needed for 60 ft. from centerline for 120 ft. ROW Paving: 65 - 85 ft. Curb & gutter: both sides - Provide document # for staff review, whereby the R.O.W. shown on the plat was dedicated. - There is a triangular section of land located North of the Subdivision that is not clear if its either part of the R.O.W., clarify prior to recording. *Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **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	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **If service drive is proposed in lieu of an alley, a plat note required on plat as follows: "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/recording. **Subdivision Ordinance: Section 134-106	Required
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. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, 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

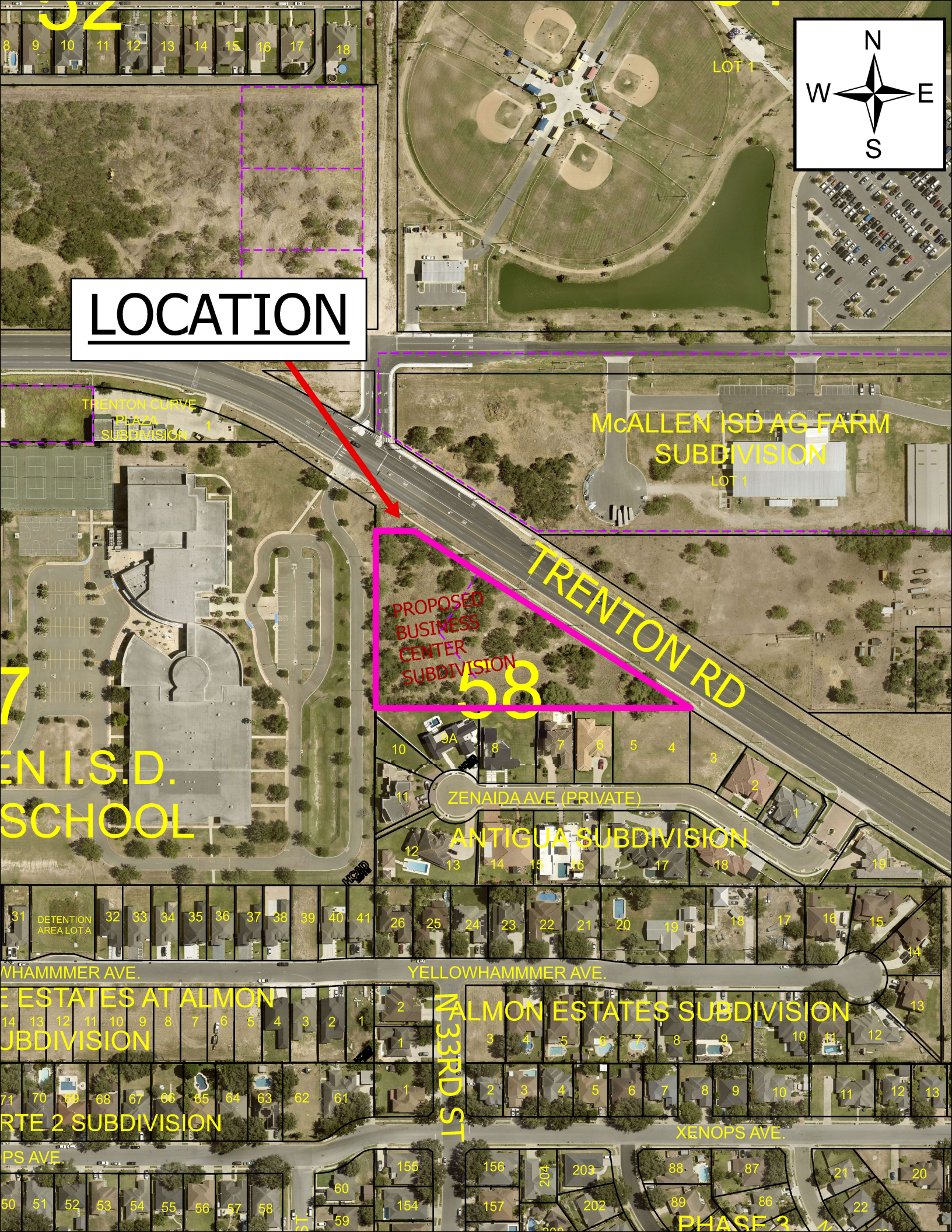
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Garage: **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Trenton Road. - Include a plat note as shown above prior to final/recording; wording to be finalized as needed. **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. **Note added on plat submitted July 2, 2025. **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: Per Traffic Department, note on plat required indicating that "No additional curb cuts will be allowed for Lots 1 & 2 on Trenton Road. Lot 2 must connect to the access easement, maintained by the lot owner and not the City of McAllen" Finalize wording, as needed, prior to recording. - Need to revise plat note #17 as shown above prior to recording. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Plat note included on plat submitted July 2, 2025.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-1 Proposed: C-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Park requirements don't apply to commercial developments.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park requirements don't apply to commercial developments.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. Park requirements don't apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Per Traffic Department, TG approved, no TIA required for General office buildings. - Provide plat note indicating additional curb cuts will be allowed for Lots 1 & 2 onto Trenton Road. Lot 2 must connect to the access easement.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, TG approved, no TIA required for General office buildings.	NA
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Engineer must clarify gas line width as other recorded subdivisions label it as 40 ft. Must also provide document for staff review. - Site plan must be provided to determine if lot is buildable with gas line. - Must clarify if gas company will allow building over gas line. - Engineer must clarify corner triangle piece at the northwest portion of the subdivision in regards to ownership. - Any abandonments must be done by separate document/instrument, cannot be done by plat.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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


LOCATION
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ZENAIDA AVE (PRIVATE)
ANTIGUA SUBDIVISION
N 33RD ST
YELLOWHAMMMER AVE.
ALMON ESTATES SUBDIVISION
XENOPS AVE.
DETENTION AREA LOT A
PHASE 3

SUB2025-0096

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

Project Information

Subdivision Name VICTORIA ACRES SUBDIVISION

Legal Description TEX-MEX SURVEY N197.3'-S662.24'-EXC S50'-N854.12'-W332.87' & E240'-W572.79'-S170'-N854.12' LOT 5 SEC 233 4.682AC G 4.615AC NET

Location NORTHWEST CORNER FROM THE INTERSECTION OF CHAPIN AND ROOTH RD.

City Address or Block Number 13424 N 23rd St

Total No. of Lots 3 Total Dwelling Units 2 Gross Acres 5.91 Net Acres 6.00

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 3 **Lots)** Replat: ☐Yes/☒No

Existing Zoning R1 Proposed Zoning R1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use RESIDENTIAL Proposed Land Use RESIDENTIAL

Irrigation District # NONE Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Property ID: 564556, 20831637

Estimated Rollback Tax Due 2,418.32 Tax Dept. Review UPG

Owner

Name ADRIANA REGALADO Phone 956-878-9778

Address 13432 N ROOTH RD E-mail adriana.rx15@gmail.com

City McALLEN State TX Zip 78501

Developer

Name Adriana Regalado Phone ____

Address Same as Owner E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name SAMES INC. Phone 956-702-8880

Address 200 S. 10TH STREET, SUITE 1500 E-mail luis@samengineering-surveying.com

City McALLEN State TX Zip 78501

Contact Person LUIS MENDEZ

Surveyor

Name LEO L. RODRIGUEZ, JR. Phone 956-702-8880

Address 200 S. 10TH STREET, SUITE 1500 E-mail lrodriguez@samengineering-surveying.com

City McALLEN State TX Zip 78501

RECEIVED
JUN 23 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**
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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 & 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)

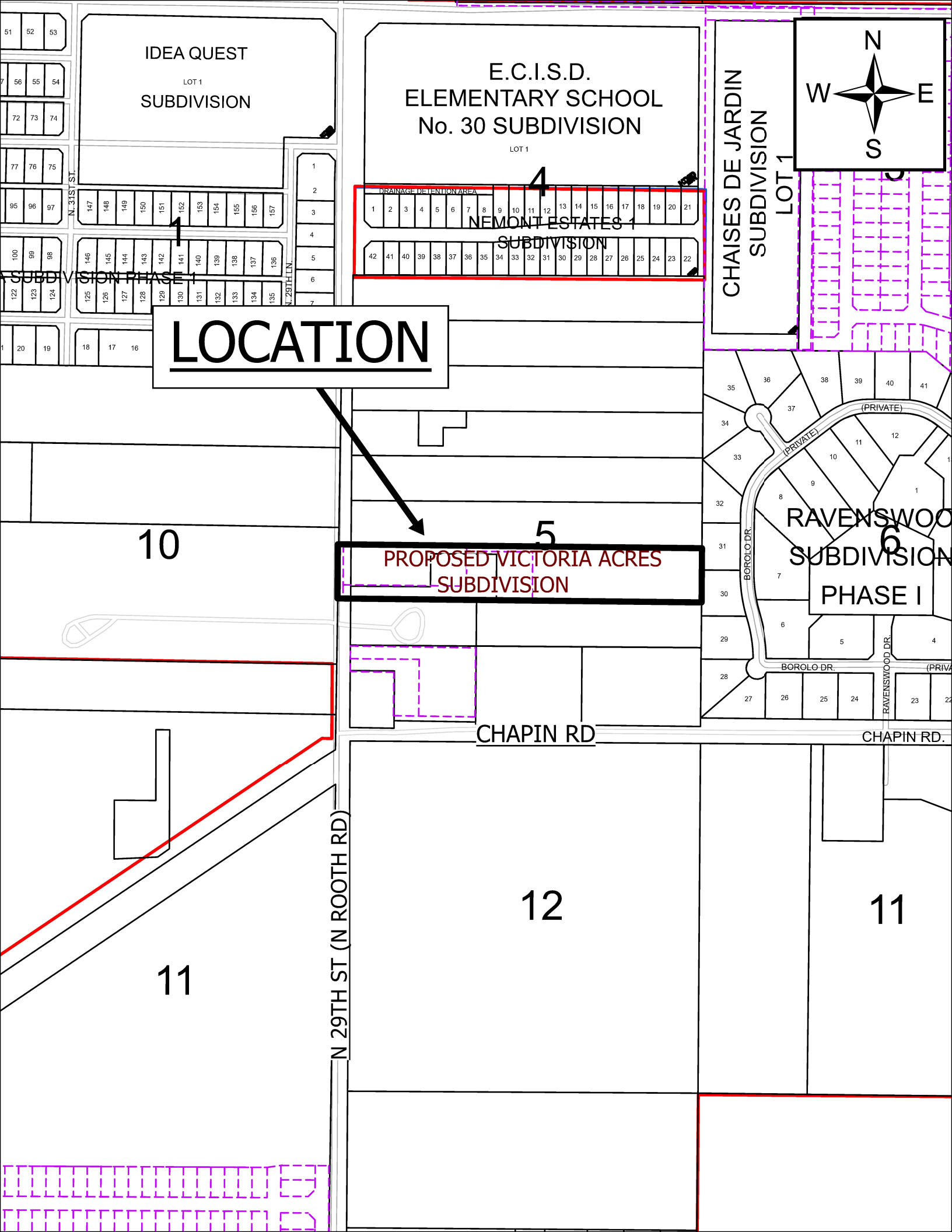
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

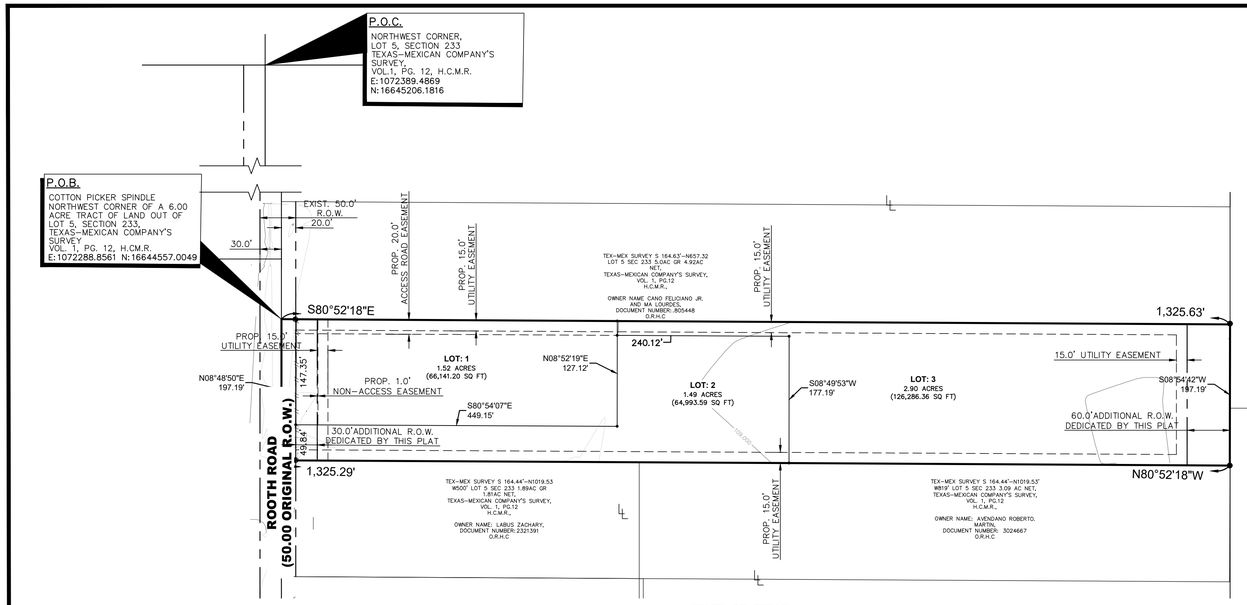
Signature Julina Mendez FOR Date 5/30/25

Print Name Luis Mendez

Owner ☐ Authorized Agent ☒

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


IDEA QUEST
LOT 1
SUBDIVISION
E.C.I.S.D.
ELEMENTARY SCHOOL
No. 30 SUBDIVISION
LOT 1
CHAISES DE JARDIN
SUBDIVISION
LOT 1
N
W
E
S
DRAINAGE DETENTION AREA
NEMONT ESTATES 1
SUBDIVISION
LOCATION
PROPOSED VICTORIA ACRES
SUBDIVISION
RAVENSWOOD
SUBDIVISION
PHASE I
(PRIVATE)
(PRIVATE)
BOROLO DR.
BOROLO DR
RAVENSWOOD DR.
CHAPIN RD
CHAPIN RD.
N 29TH ST (N ROOTH RD)
N. 31ST ST.
N. 29TH LN.
1
4
5
6
10
11
12
11

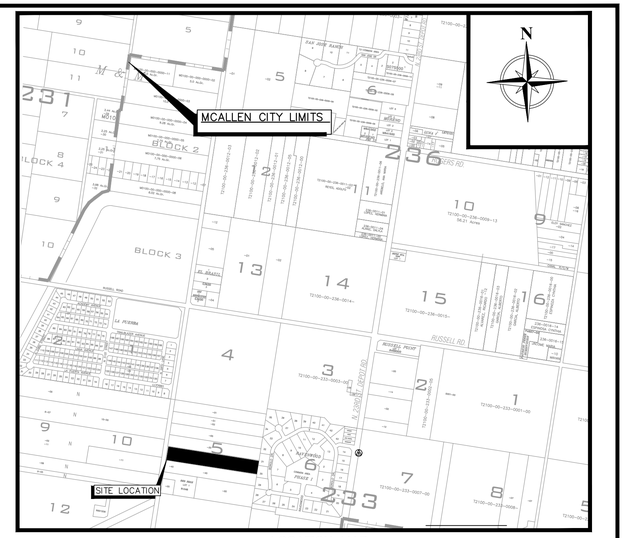


LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◉	– FND. 5/8" IRON ROD
✥	– ON-SITE BENCHMARK
△	– SET CONCRETE MONUMENTS
℄	– CENTER LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
P.U.E.	– PUBLIC UTILITY EASEMENT
P.O.B.	– POINT OF BEGINNING
MON.	– MONUMENT
PROP.	– PROPOSED
ELEV.	– ELEVATION
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

N W E S

SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=800'

VICTORIA ACRES SUBDIVISION

A 6.00 ACRE(261,364.90 SQ.FT.) GROSS., 591 ACRE (257,421.10 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS OUT OF LOT 5, SECTION 233, TEXAS–MEXICAN COMPANY'S SURVEY, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS THEREOF CONVEYED TO ADRIANA REGALADO, AS RECORDED IN DOCUMENT NUMBER 2927434, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;

METES AND BOUNDS

A 6.00 ACRE(261,364.90 SQ.FT.) GROSS., 591 ACRE (257,421.10 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS OUT OF LOT 5, SECTION 233, TEXAS–MEXICAN COMPANY'S SURVEY, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE; SOUTH 08°59'08" WEST, ALONG THE WEST LINE OF SAID LOT, ALSO BEING THE CENTERLINE OF ROOTH ROAD, A DISTANCE OF 656.93 FEET, TO A FOUND COTTON PICKER SPINDLE, LYING ON SAID ROAD, BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF E=1072288.8561, N=16644557.0049, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 80°42'00" EAST, ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO FELICIANO JR AND MARIA LOURDES CANO, AS RECORDED IN DOCUMENT NUMBER 805448, AT A DISTANCE OF 20.00 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF ROOTH ROAD, A TOTAL DISTANCE OF 1,325.63 FEET, TO A FOUND HALF (1/2) INCH IRON ROAD, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 09°05'00" WEST, ALONG THE WEST LINE OF A TRACT OF LAND THEREOF CONVEYED TO GEORGE AND ELOISA CABRERA, AS RECORDED IN DOCUMENT NUMBER 667045, A DISTANCE OF 197.19 FEET, TO FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 80°42'00" WEST, ALONG THE NORTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO ROBERTO MARTIN AVENDANO, AS RECORDED IN DOCUMENT NUMBER 3024667, AT A DISTANCE OF 1,305.29 FEET, PASS A FOUND HALF (1/2) INCH IRON ROD, LYING ON THE EAST RIGHT OF WAY LINE OF ROOTH ROAD, A TOTAL DISTANCE OF 1,325.29 FEET, TO A FOUND COTTON PICKER SPINDLE, LYING ON THE CENTERLINE OF SAID ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 08°59'08" EAST, ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 197.19 FEET, TO A FOUND COTTON PICKER SPINDLE, BEING THE POINT OF BEGINNING, CONTAINING A 6.00 ACRE (261,364.90 SQ.FT.) GROSS., 5.91 ACRE (257,421.10 SQ.FT.) NET., TRACT OF LAND, MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 5, SECTION 233, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

GENERAL NOTES

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.
2. SETBACK AS FOLLOWS:
   (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
   FRONT..... 45.0' OR LINE WITH AVERAGE SETBACK OF EXITING STRUCTURES, OR EASEMENTS, WHICHEVER IS GREATER
   REAR..... 10.0' OR GREATER FOR EASEMENTS
   SIDES..... 6.0 OR GREATER FOR EASEMENTS
   CORNER..... 10 FT. OR GREATER FOR EASEMENTS
   GARAGE..... 18 FT. EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES
3. FLOOD INSURANCE RATING:
   INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0325 D,
   MAP REVISED: JUNE 6, 2000 ZONE X
   AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BE LEVEES FROM THE BASE FLOOD.
   BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83.
4. BENCHMARK 1: CITY OF MCALLEN (MC 43): A FOUND 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, FOUND ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BOROLD LANE & 23RD. ST. HAVING A COORDINATE OF:
   THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83
   NORTHING: 16644511.42
   EASTING: 1074905.50
   ELEVATION:105.86'
   BENCHMARK 2:CITY OF MCALLEN (SPRAGE ST): A FOUND STAINLESS STEEL 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. FOUND INSIDE THE WATER TREATMENT PLANT(SPRAGE ST.) HAVING A COORDINATE OF:
   THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83
   NORTHING: 16636202.03
   EASTING: 1076277.68
   ELEVATION:102.61'
5. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
6. THE PARKLAND DEDICATION FEE OF $700.00 BASED ON ONE SINGLE FAMILY DWELLING WAS PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING, THEN A PARK FEE OF $700.00 PER UNIT MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
7. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
8. THIS SUBDIVISION IS WITHIN CITY LIMITS OF THE CITY OF MCALLEN.
9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRIC No .1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,744.00 CUBIC–FEET (0.083 ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
10. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
    A. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    B. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    C. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO
    D. SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM. PRROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.)
13. ANY ADDITIONS TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT OR AS PER CITY OF MCALLEN ORDINANCES.
14. 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.
15. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENENANT AGAINST REAL PROPERTY BETWEEN ADRIANA REGALADO AND THE CITY OF MCALLEN EXECUTED ON_____AND RECORDED IN THE FOLLOWING INSTRUMENT_____OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
16. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOT 1 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
17. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
19. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON 6 MILE ROAD.
20. 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.
21. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
22. 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.
23. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER : ADRIANA REGALADO
OWNER : ROBERTO PEREZ & JOANN

ADDRESS: 4900 N. 10TH ST. STE. C4
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIANA REGALADO, ROBERTO PEREZ & JOANN KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ THE DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT–OF–WAYS OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE NO. 111579 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN DATE

CITY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

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

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA DATE
GENERAL MANAGER,
SHARYLAND WATER SUPPLY CORPORATION

MAYOR'S CERTIFICATION

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

MAYOR, CITY OF MCALLEN DATE ATTEST: CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

LEO L. RODRIGUEZ, JR. RPLS NO. 2448 DATE

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ADRIANA REGALADO	13432 NORTH ROOTH ROAD	EDINBURG, TEXAS 78541		
OWNER:	ROBERTO PEREZ & JOANN	13432 NORTH ROOTH ROAD	EDINBURG, TEXAS 78541		
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

DATE OF PREPARATION: MAY 2025

SHEET 01 OF 02

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702–8880
McALLEN, TEXAS 78501 FAX: (956) 702–8883
TEX. REG. ENGINEERING FIRM F–10602
TEX. REG. SURVEYING FIRM No. 101416–00

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/17/2025

SUBDIVISION NAME: VICTORIA ACRES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. of Total R.O.W. Paving: 65 ft. Curb & gutter: Both Sides - Revise street name as shown above and wherever applicable prior to final. - Label the Centerline (C.L.) to determine dedication requirements, prior to final. - Needs to provide document numbers on the plat regarding any existing dedication or R.O.W. acquisitions as applicable prior to final. Provide copies of documents for staff review prior to final. Dedication requirements to be established once R.O.W. details are provided. - If road R.O.W. varies, provide arrow dimensions where R.O.W. varies. - Verify the alignment of existing street going North and South prior to final. - There are two Break Lines being shown on the North side of N. 29th Street, please clarify with staff. Break lines implies that from P.O.C. to P.O.B., the line connecting them shifts. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North 25th Lane: Dedication as needed for 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - Label street name on the plat. - Varying R.O.W. curvature going from North to South of R.O.W. - Need to provide an Area Map to verify street alignments/offsets. - R.O.W. requirements must be finalized prior to final. - All lots will require access to a public street, clarify this on the plat. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

* 1,200 ft. Block Length - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a Variance request for the 1,200 ft. maximum block length requirement. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family residential properties. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements, whichever is greater applies. Revisions required: - Revise plat note as shown above. Please clarify with staff prior to final. Proposing "Front: 45.0' or line with average setback of existing structures, or easements, whichever is greater" **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Required
* Sides: 6 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on East side of N. 29th Street (N. Rooth Road) and on both sides of North 25th Lane. - Revise plat note #19 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department requirements, finalize prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

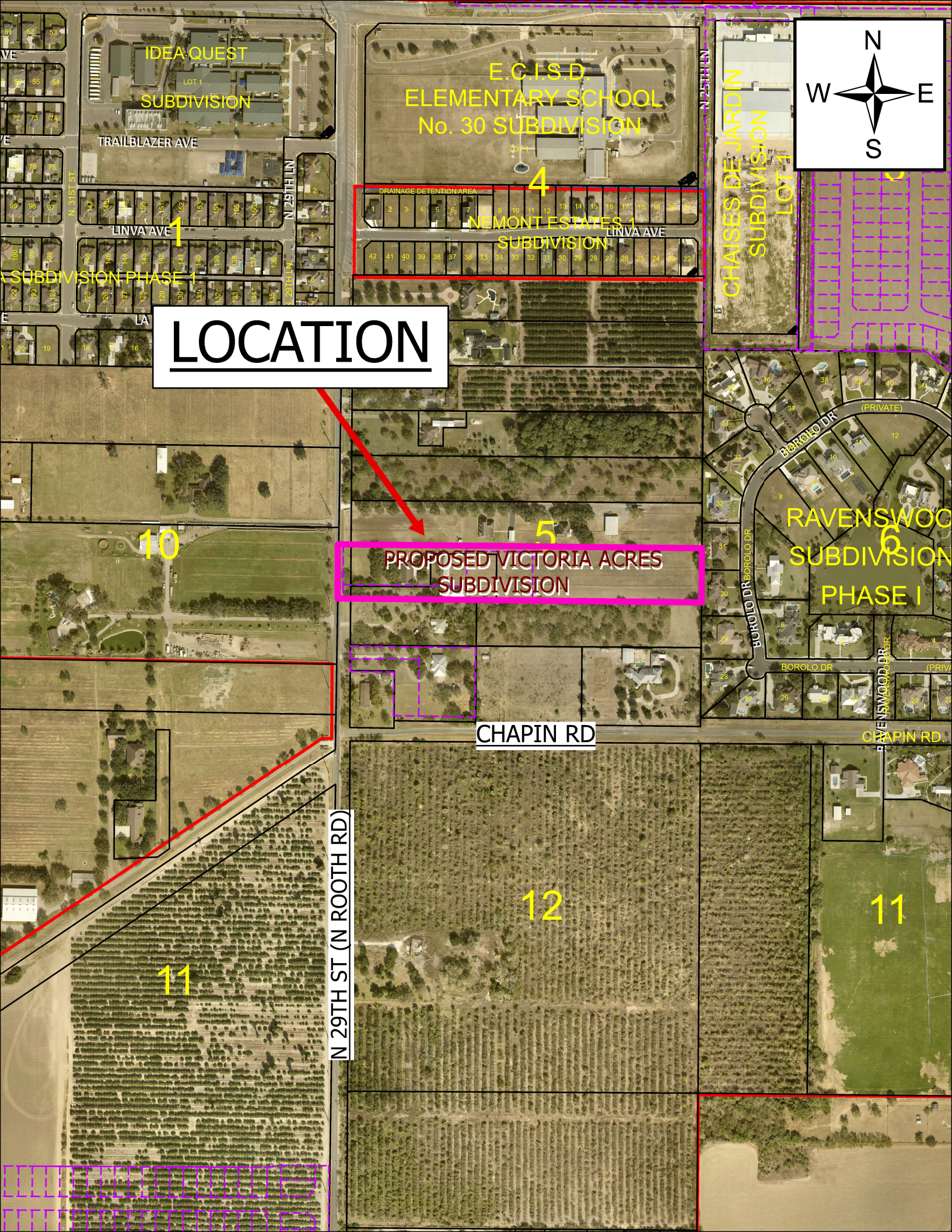
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (N. Rooth Rd.) and North 25th Lane. Revisions Needed: - Add plat note as shown above. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North 29th Street (N. Rooth Rd.) and North 25th Lane. - Add plat note as shown above. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat not as shown above	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. **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. **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	Required
* Minimum lot width and lot area - Needs to provide dimensions of Lot 3. **Zoning Ordinance: Section 138-356	TBD
ZONING/CUP	
* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of $700 per dwelling unit. As per plat submitted on June 23, 2025, a total of 3 lots are proposed, park fees total to $2,100 ($700 X 3 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* 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. - Need to Clarify plat note #6 with staff prior to final.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation for 2 single family homes has been waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Bearings and Distances shown on the plat's boundary line do not match Metes and Bounds dimensions and Survey provide, need to revise prior to final. - Mayor's Certification for the City of McAllen is duplicated, please revise as shown below. Keep in mind, City Secretary's signature is not required for the City of McAllen and you may remove it. For 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 *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. #1 Tax Certificates). - There are some plat notes being shown that are generally part of the Hidalgo County recording process, such as plat note #10 - You can remove the Survey Notes being shown on the bottom right of the plat as this notes generally are not needed as part of our plat process. - Application and Warranty refers to the Owner of the Land as Adriana Regalado, please clarify the extra signees being proposed. Any additional signatures require additional signature lines. - Add revision dates as the plat is being revised. - On the Location map, need to add the names of the recorded subdivisions located directly North, this includes (E.C.I.S.D. No. 30, Chaises de Jardin, Nemont Estates, etc.) You can use HCAD Parcel maps to add this information. Need to add the Road names on the location map as they are not shown. - There is a proposed 20.0 ft Access Road Easement being proposed on the plat. Need to revise this prior to final. - Plat note refers to a sheet 02, is this correct? - Missing Buffer notes, Common Area notes. - Missing HCAD parcel information for the property located on the West R.O.W. of N. 29th Street. - Verify the Square footage being shown on the metes and bounds, it shows it as 591 Acres (257,421.10 Sq. Ft) *Must comply with City's Access Management Policy.	Non-compliance

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

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED VICTORIA ACRES SUBDIVISION
IDEA QUEST SUBDIVISION
LOT 1
E.C.I.S.D. ELEMENTARY SCHOOL No. 30 SUBDIVISION
LOT 1
DRAINAGE DETENTION AREA
NEMONT ESTATES 1 SUBDIVISION
CHASES DE JARDIN SUBDIVISION LOT 1
RAVENSWOOD SUBDIVISION PHASE I
TRAILBLAZER AVE
LINVA AVE
N 31ST ST
N 29TH LN
N 25TH LN
BOROLO DR
(PRIVATE)
RAVENSWOOD DR
CHAPIN RD
N 29TH ST (N ROOTH RD)
1
4
5
6
10
11
12
N
W
E
S

SUB2025-0097

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

Project Information

Subdivision Name HERNANDEZ ACRES SUBD.
Legal Description 5.16 AC. O/O LOTS 57-4 AND 58-4, WEST ADDITION TO SHARYLAND, I.D.C.T.
Location +/- 9 1/2 MILE N. TROSPER ROAD
City Address or Block Number 14601 N Trosper Rd
Total No. of Lots 2 Total Dwelling Units 2 Gross Acres 5.16 Net Acres 4.83
☒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 ANNEXED N/A Proposed Zoning N/A Applied for Rezoning ☒No/☐Yes: Date ____
Existing Land Use SINGLE FAM. RES Proposed Land Use RESIDENTIAL OPEN
Irrigation District # UNITED I.D. Water CCN: ☐MPU/☒Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 517976
Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name SAUL & JORGE HERNANDEZ Phone 378-3773/878-2141
Address 14435 N. TROSPER E-mail HERNANDEZSAUL99SHO@GMAIL.COM
City MEAHED MISSION State TX Zip 78572 CHATO19902@GMAIL.COM

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
JUN 23 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature _____ Date 6/19/25

Print Name David Omar Salinas

Owner ☐ Authorized Agent ☒

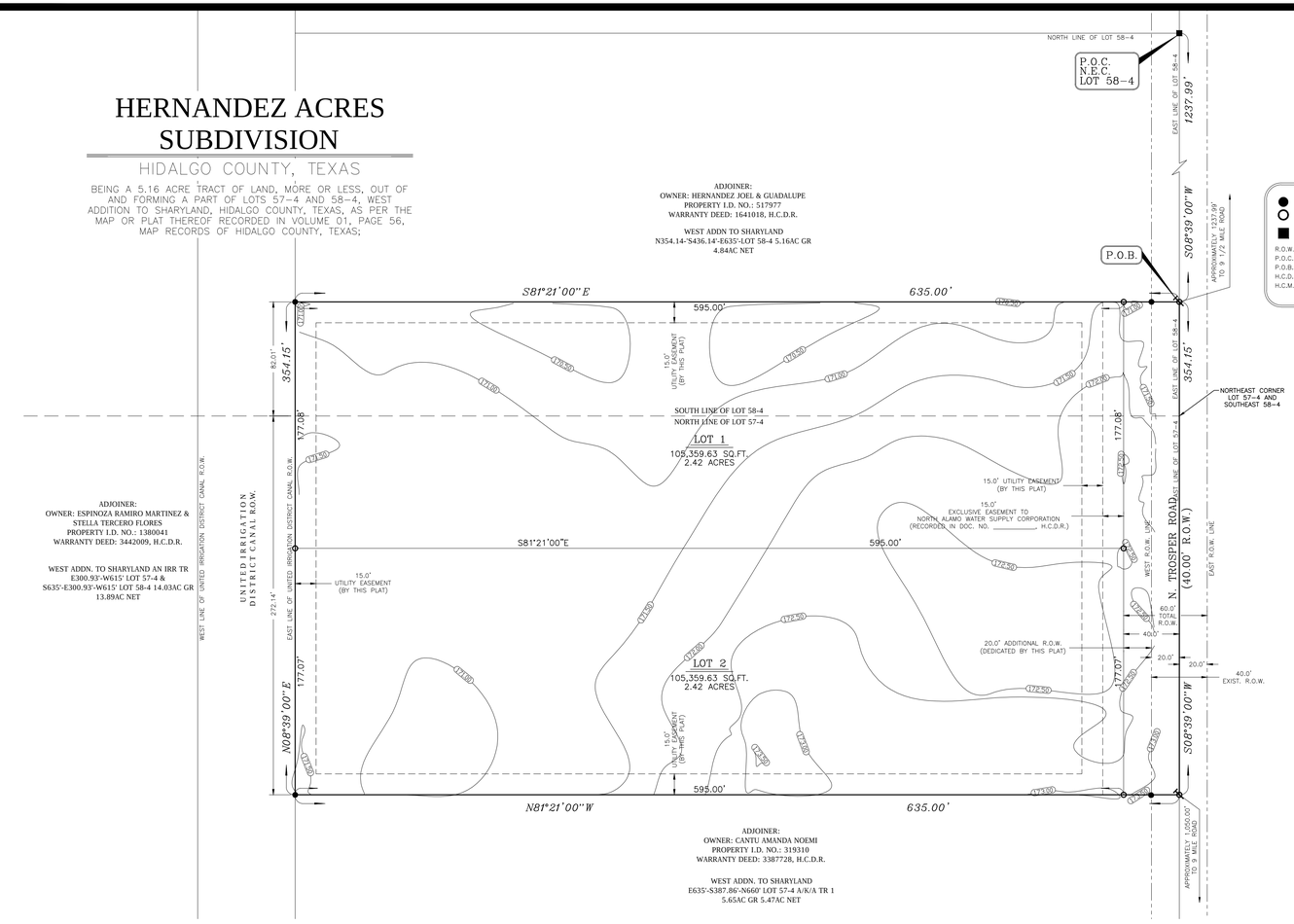
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


9-3
59-4
59-5
N
W
E
S
MILE 9 1/2 RD
LOCATION
LER ACRES
LOT 1
VISION
50' UNITED IRRIGATION DISTRICT
DOVE FALLS
LOT 1
SUBD
LOT 2
58-3
58-4
58-5
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
7-3
57-4
N TROSPER RD
57-5
6-3
56-4
56-5

HERNANDEZ ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57–4 AND 58–4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS;



SCALE: 1" = 50'

LEGEND

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

ADJOINER:
OWNER: HERNANDEZ JOEL & GUADALUPE
PROPERTY I.D. NO.: 517977
WARRANTY DEED: 1641018, H.C.D.R.

WEST ADDN TO SHARYLAND
N354.14'-S436.14'-E635'-LOT 58-4 5.16AC GR
4.84AC NET

ADJOINER:
OWNER: ESPINOZA RAMIRO MARTINEZ & STELLA TERCERO FLORES
PROPERTY I.D. NO.: 1380041
WARRANTY DEED: 3442009, H.C.D.R.

WEST ADDN. TO SHARYLAND AN IRR TR
E300.93'-W615' LOT 57-4 &
S635'-E300.93'-W615' LOT 58-4 14.03AC GR
13.89AC NET

UNITED IRRIGATION DISTRICT CANAL R.O.W.

WEST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.

EAST LINE OF UNITED IRRIGATION DISTRICT CANAL R.O.W.

ADJOINER:
OWNER: CANTU AMANDA NOEMI
PROPERTY I.D. NO.: 319310
WARRANTY DEED: 3387728, H.C.D.R.

WEST ADDN. TO SHARYLAND
E635'-S387.86'-N660' LOT 57-4 A/K/A TR 1
5.65AC GR 5.47AC NET

GENERAL PLAT NOTES:

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

   ZONE "X UNSHADED": AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOOD PLAIN.
   COMMUNITY PANEL NUMBER: 480334 0300 D
   EFFECTIVE DATE: JUNE 6, 2000.

2. MINIMUM SETBACKS:
   FRONT: 75.0 FEET, OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER.
   REAR: 15.0 FEET OR GREATER FOR EASEMENT.
   INTERIOR SIDE: 6.0 FEET OR GREATER FOR EASEMENT.

3. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF (N. TROSPER ROAD). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTEBAN" LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02. N.A.V.D. 88
   BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT–OF–WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7.246.67 CUBIC–FEET OR 0.166 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) EACH LOT SHALL DETAIN A MINIMUM OF 3,623.44 CU. FT.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
       A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

13. A FOUR (4.0) FOOT SIDEWALK ALONG NORTH TROSPER ROAD.

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

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

16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

18. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN 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, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.

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

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

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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

23. BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT IN DOCUMENT NUMBER 1924–1770123.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SAUL NEPTHTALI HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 342–3532	NONE
OWNER:	JORGE ANGEL HERNANDEZ	14508 N. TROSPER ROAD	MISSION, TEXAS 78573	(956) 249–3958	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682–9081	(956) 686–1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 20, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS

THE _____ DAY OF _____, 20 ____.

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

ATTEST: _____
PRESIDENT

_____
SECRETARY

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____ DATE

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, SAUL NEPTHTALI HERNANDEZ AND JORGE ANGEL HERNANDEZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS HERNANDEZ ACRES SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS–OF–WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED; AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: SAUL NEPTHTALI HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

OWNER: JORGE ANGEL HERNANDEZ
14508 N. TROSPER ROAD
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF McALLEN
MAYOR'S CERTIFICATION

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

_____ _____
MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS
CITY OF McALLEN

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

_____
CHAIRMAN
PLANNING AND ZONING COMMISSION

_____
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION, WAS REVIEWED AND

APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2025.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HERNANDEZ ACRES SUBDIVISION WAS REVIEWED AND

APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ . _____.

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED
PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
DAVID O. SALINAS
5782
REGISTERED
PROFESSIONAL
LAND SURVEYOR

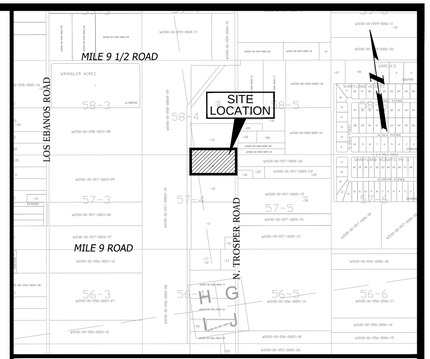
_____
DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

SHARYLAND APPROVAL:

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION



LOCATION MAP — SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP–25–26334

DATE PREPARED: JUNE 20, 2025.

PLAT SHEET 1 OF 2

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

HERNANDEZ ACRES SUBDIVISION IS LOCATED APPROXIMATELY 1,237.99 FEET SOUTH FROM THE CENTER LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 143,268 AS PER THE 2015 CENSUS).
HERNANDEZ ACRES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF McALLEN. IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF McALLEN UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 4.

METES AND BOUNDS DESCRIPTION

BEING A 5.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 57–4 AND 58–4, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND ON THE NORTHEAST CORNER OF SAID LOT 58–4 LOCATED IN THE CENTER OF TROSPER ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 39 MINUTES WEST, A DISTANCE OF 1,237.99 FEET TO A NAIL FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1)THENCE, SOUTH 08 DEGREES 39 MINUTES WEST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID LOT 58–4, A DISTANCE OF 82.01 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 58–4 SAME BEING THE NORTHEAST CORNER OF SAID LOT 57–4, AT A DISTANCE OF 354.15 FEET IN ALL TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2)THENCE, NORTH 81 DEGREES 21 MINUTES WEST, A DISTANCE OF 20.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN UNITED I.D. CANAL RIGHT–OF–WAY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3)THENCE, NORTH 08 DEGREES 39 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOTS 57–4 AND 58–4, A DISTANCE OF 272.14 FEET PASSING THE NORTH LINE OF SAID LOT 57–4 AND THE SOUTH LINE OF SAID LOT 58–4, AT A DISTANCE OF 354.15 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4)THENCE, SOUTH 81 DEGREES 21 MINUTES EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 58–4, A DISTANCE OF 615.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF SAID TROSPER ROAD, AT A DISTANCE OF 635.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.16 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: WARRANTY DEED (DOCUMENT NO. 3498399, H.C.O.R.)
N:\SUBDIVISION\PLATS\HERNANDEZ ACRES SUB\5.16.061625

INDEX SHEET OF HERNANDEZ ACRES SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 1 OF 2

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675) (TBPLS–10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC–230, AUSTIN, TEXAS 78573 (512) 239–5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: HERNANDEZ ACRES SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Trosper Road: Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides - Label centerline and indicate how ROW was dedicated and provide documents for staff review as applicable, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
9 1/4 Mile Street: Dedication as needed for total 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides - Provide ROW dedication for an E/W 1/4 mile collector aligning with north line of Lot 57-4/south line of Lot 58-4 prior to final. Discuss with staff for alignment. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: Proposing 75 ft. or in line with the average setbacks of existing structures, or easement, whichever is greater. - Need to clarify before final, but not less than ordinance requirements. - Need to finalize service drive requirement along N. Trosper Road and this is a Thoroughfare Road. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: Proposing 15 ft. rear setback for easement shown on plat. - Finalize prior to final, but not less that ordinance requirements. **Zoning Ordinance: Section 138-356	Applied

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

* Sides: Proposing 6 ft. or greater for easement. - Need to finalize prior to final, but no less than ordinance requirements. **Zoning Ordinance: Section 138-356	Applied
* Corner: Will be established once E/W 1/4 Mile Street is provided on plat as required, but not less than ordinance requirements. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft., except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road and E/W 1/4 Mile Street. - Sidewalks may increase to 5 ft. as may be required 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	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Finalize wording on plat note prior to final. **Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: **Must comply with City Access Management Policy - As per Traffic Department, existing access to existing home will be honored although if it going to be demolished then we would require a shared access between lots 1 & 2. - Lots should front a parallel service drive along N. Tropser Road as this is a road designated on the Thoroughfare Plan. Finalize prior to final.	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	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 - If use changes or if number of lots change, comment will be revised accordingly.	NA

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

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - If use changes or number of lots increase, comment will be revised as needed.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - Should the property be annexed, initial zoning will be required. ***Zoning Ordinance: Article V	NA
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V Should the property be annexed, initial zoning will be required.	NA
PARKS	
* Land dedication in lieu of fee. Should the property be annexed, park requirements will apply.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Should the property be annexed, park requirements will apply.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Should the property be annexed, park requirements will apply. -	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - Per Traffic Department, Trip Generation waived for two single-family residences. - If use changes, requirements may be required as applicable.	Applied
COMMENTS	
Comments: - Provide documents and width of UID Canal ROW prior to final. - Provide documents for the existing ROW on N. Trosper Road. - Revisions and references to UDC might be required and must be finalized prior to final. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL.	Applied

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


LOCATION
PROPOSED
HERNANDEZ ACRES
SUBDIVISION
DOVE FALLS
SUBD
9 1/2 MILE LINE RD
MILE 9 1/2 RD
MILE LINE RD
N TROSPER RD
N 104TH ST
59-4
59-5
58-4
58-5
57-4
57-5
56-4
56-5
N
W
E
S

SUB2025-0100

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

Project Information

Subdivision Name Bicentennial one

Legal Description The Easterly portions of Lots 5, 6, 7, 8 and 9, Block 2, Guerra's Addition to the City of McAllen Hidalgo County, Texas (V. 2 Pg. 31 H.C.M.R.)

Location Southeast corner of Houston Ave. and S. 19 1/2 Street

City Address or Block Number 808 S 19½ St

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 9.64 Net Acres 9.64

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

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

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

Existing Land Use Townhouse Residential Proposed Land Use Townhouse Residential

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

Agricultural Exemption: ☐Yes/☐No Parcel # 184037

Estimated Rollback Tax Due 0 Tax Dept. Review gh

Owner

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Developer

Name 900 S. Bicentennial, LLC Phone (956) 414-8777

Address 2807 Santa Erica E-mail destrada@sisudevelopment.com

City Mission State TX Zip 78572

Contact Person Daniel Estrada

Engineer

Name M Garcia Engineering, LLC Phone (956) 598-5417

Address 1616 E. Griffin Parkway #146 E-mail mgarciaeng@gmail.com

City Mission State TX Zip 78572

Contact Person Mariano Garcia, P.E.

Surveyor

Name Kane-Lindsey, LLC Phone (956) 458-8391

Address 2805 Fountain Plaza Blvd., Ste. B E-mail kurt@kanelindsey.com

City Edinburg State TX Zip 78539

RECEIVED
JUN 27 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

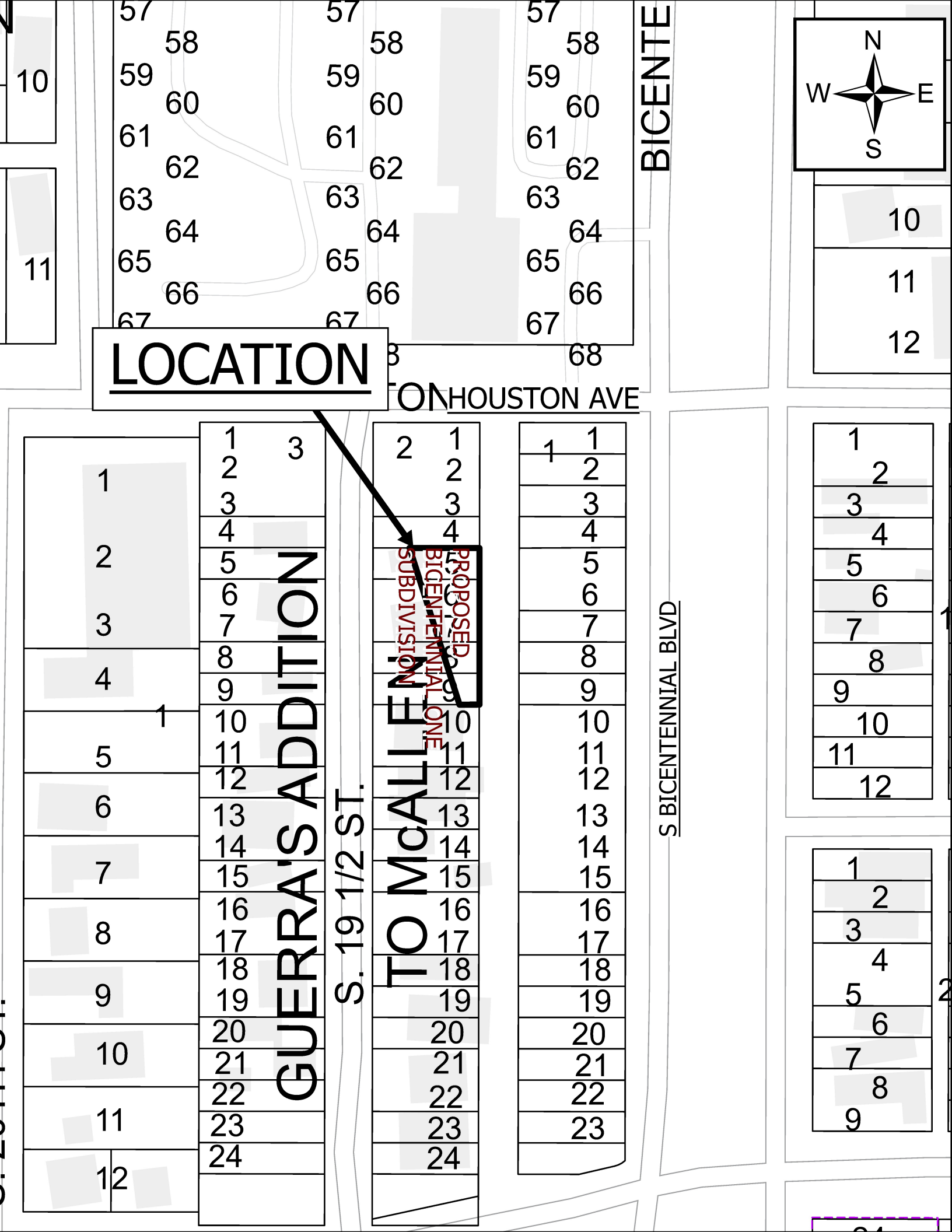
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Daniel Estrada Date 06/18/2025

Print Name Daniel Estrada

Owner ☒ Authorized Agent ☐

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


LOCATION
HOUSTON AVE
GUERRA'S ADDITION
TO McALLEN
S. 19 1/2 ST.
S BICENTENNIAL BLVD
BICENTE
PROPOSED BICENTENNIAL ONE SUBDIVISION
N
W
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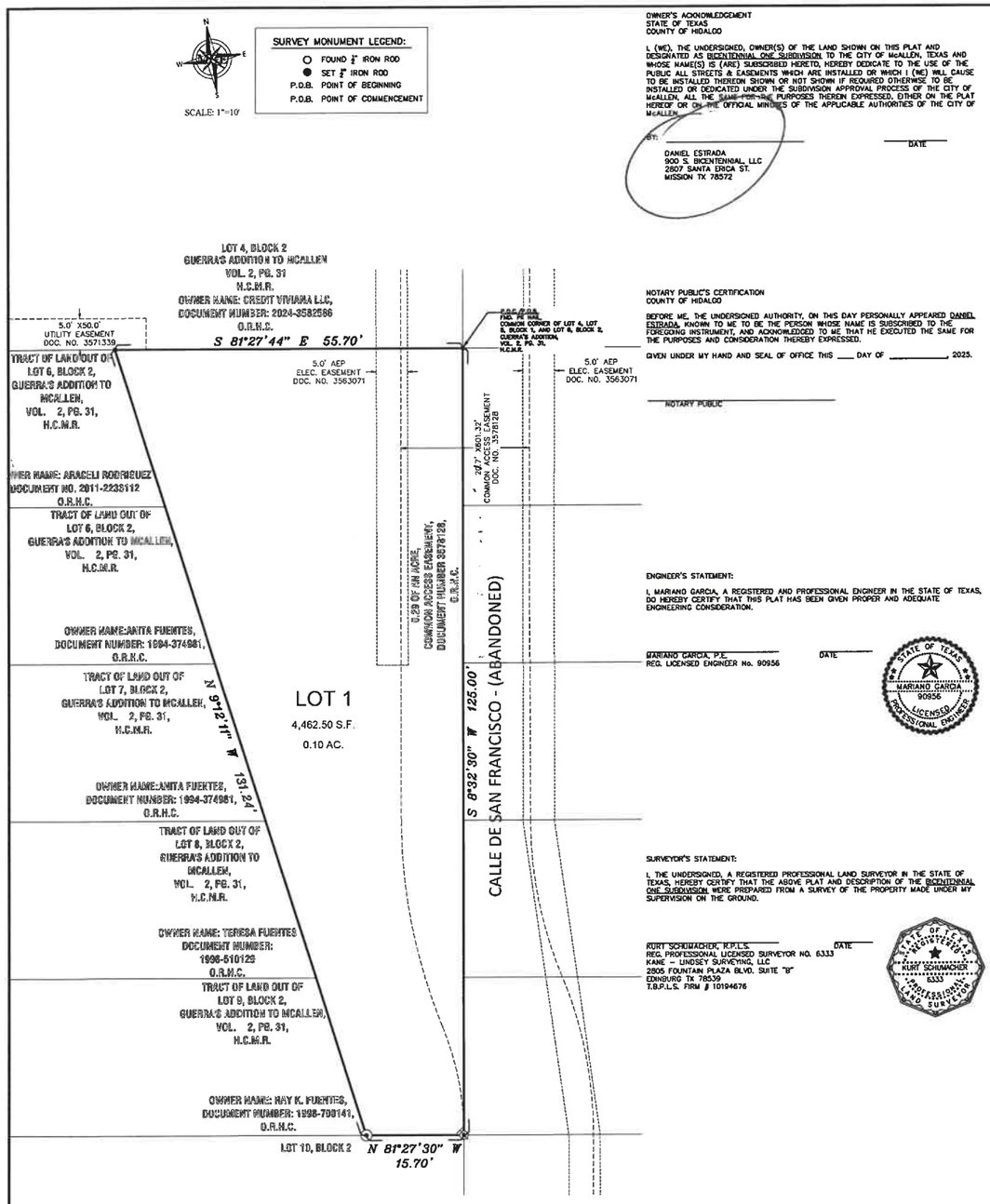


OWNER'S ACKOWLEDGEMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS BICENTENNIAL ONE SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS & EASEMENTS WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

BY: _____ DATE _____

DANIEL ESTRADA
900 S. BICENTENNIAL, LLC
2807 SANTA ERICA ST.
MISSION TX 78572

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

ENGINEER'S STATEMENT:

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

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

STATE OF TEXAS
MARIANO GARCIA
90956
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S STATEMENT:

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

KURT SCHUMACHER, R.P.L.S. DATE
REG. PROFESSIONAL LICENSED SURVEYOR NO. 6333
KANE – UNDSEY SURVEYING, LLC
2805 FOUNTAIN PLAZA BLVD. SUITE "B"
EDINBURG TX 78539
T.B.P.L.S. FIRM # 10194676

STATE OF TEXAS
REGISTERED
KURT SCHUMACHER
6333
PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

MAYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN ATTEST: CITY CLERK

DATE:

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

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "X" – ZONE "X" AREAS ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480334-0325-D DATED 06-06-00.

2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

2. MINIMUM BUILDING SETBACK LINES:
FRONT ____ IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
REAR ____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
INTERIOR SIDES ____ IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER ____ 10.00 FT. OR GREATER FOR EASEMENTS

3. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

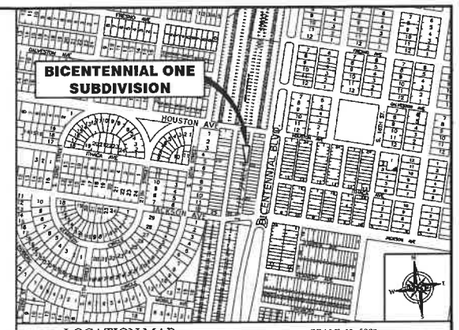
4. REQUIRED DRAINAGE DETENTION IS: ____ C.F. (____ AC.-FT.)

5. CITY OF McALLEN BENCHMARK – MC 39_1 = 108.67 (N=1661641.49, E=1083942.99) 30" ALUM. PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST INTERSECTION OF HIGHWAY 107 & 10TH STREET. BM IS LOCATED 260' SOUTH OF THE EDGE OF PAVEMENT OF 107 & 6.3' WEST OF THE EDGE OF PAVEMENT OF 10TH STREET. N.A.V.D. 88

5. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

7. 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



LOCATION MAP SCALE: 1"=500'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
1022 E. GRIFFIN PARKWAY SUITE 2028
MISSION TX 78572
DATE SURVEYED: 12-18-24
DATE PREPARED: 06-02-25
PROJECT NO. 25-102

MAP OF
BICENTENNIAL ONE SUBDIVISION

BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC. AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS

PLAT SHEET 1 OF 1

METES AND BOUNDS

BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC. AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS, SAID 0.10 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING; AT A FOUND PK-NAIL, AT THE COMMON CORNER OF LOT 4, LOT 5, BLOCK 1, LOT 5 AND LOT 6, BLOCK 2, OF SAID GUERRA'S ADDITION, AND BEING AT THE CENTERLINE OF SAID ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY, FOR POINT OF BEGINNING AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°32'30" WEST, ALONG THE CENTERLINE OF SAID ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET, TO A SET PK-NAIL, AT THE COMMON CORNER OF LOT 9, BLOCK 1, LOT 9, BLOCK 2, LOT 10, BLOCK 1 AND LOT 10, BLOCK 2, OF SAID GUERRA'S ADDITION, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°27'30" WEST, ALONG THE COMMON LINE OF LOT 9, BLOCK 2 AND LOT 10, BLOCK 2, A DISTANCE OF 15.70 FEET, TO A SET 1/2-INCH IRON ROD WITH A RED CAP STAMPED 90,SC 5333 PROP COR", AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RAY K. FUENTES, AS RECORDED IN DOCUMENT NUMBER 1998-700141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 09°12'11" WEST, ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AT A DISTANCE OF 28.25 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO RAY K. FUENTES, AND TRACT OF LAND CONVEYED TO TERESA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1996-510129, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 8 AND LOT 9, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 52.50 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO TERESA FUENTES, AND A TRACT OF LAND CONVEYED TO ANITA FUENTES, AS RECORDED IN DOCUMENT NUMBER 1994-374981, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. ALSO BEING AT THE COMMON LINE OF LOT 7 AND LOT 8, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 78.75 FEET, PASSING A POINT, AT THE COMMON LINE OF LOT 6 AND LOT 7, BLOCK 2, OF SAID GUERRA'S ADDITION, AT A DISTANCE OF 105.00 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO ANITA FUENTES AND A TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2011-2236112, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING AT THE COMMON LINE OF LOT 5 AND LOT 6, BLOCK 2, OF SAID GUERRA'S ADDITION, CONTINUING TO A TOTAL DISTANCE OF 131.24 FEET, TO A POINT, AT THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO ARACELI RODRIGUEZ, ALSO BEING AT THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 2, OF SAID GUERRA'S ADDITION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°27'30" EAST, ALONG THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 2, OF SAID GUERRA'S ADDITION, A DISTANCE OF 55.70 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.10 ACRES.

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

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

SUBDIVISION PLAT OF BICENTENNIAL ONE SUBDIVISION

BEING A 0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC. AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING

1022 E. Griffin Parkway Suite 2028
Mission TX, 78572
Bus. 956.598.5417
Firm Reg. No. F-9828

RECEIVED
JUN 27 2025
By

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	DANIEL ESTRADA	2807 SANTA ERICA ST.	MISSION TX 78572	---	---
ENGINEER:	MARIANO GARCIA, P.E.	1022 E. GRIFFIN PARKWAY #2028	MISSION TX 78572	(956) 598-5417	---
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	2805 FOUNTAIN PLAZA BLVD. SUITE "B"	EDINBURG, TEXAS 78539	(956) 458-8391	---

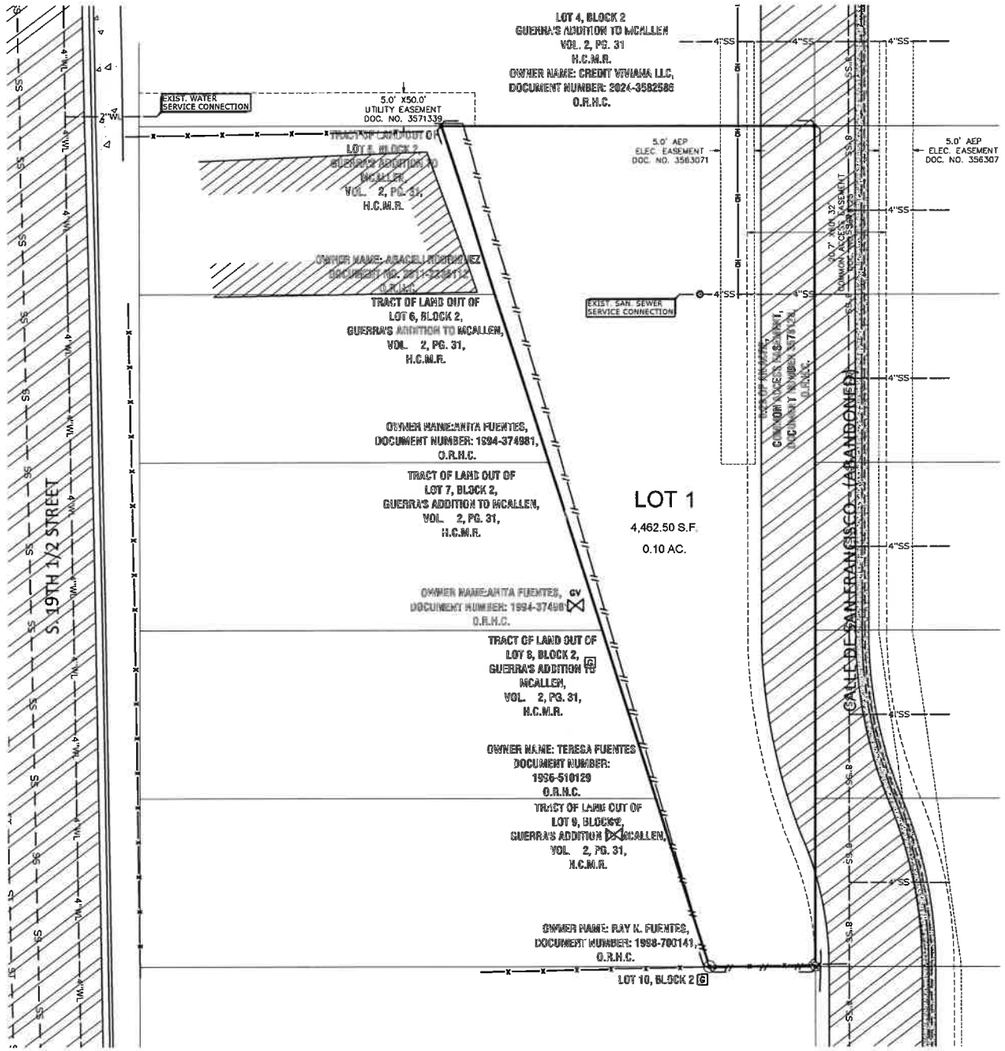
NO.	SHEET	REVISION	DATE	APPROVED

PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.
MAY - 2025

PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY.

JUNE - 2025



LEGEND

- FD. 1/2 INCH IRON ROD
- SET 1/2 INCH IRON ROD
- FD. 60-D NAIL
- LIGHT POLE
- POWER POLE
- GUY WIRE
- TEL. PEDESTAL
- TRAFFIC SIGN
- GAS METER
- WATER METER
- ELECTRICAL BOX
- GAS VALVE
- FIRE HYDRANT
- MAIL BOX
- IRR. STAND PIPE
- IRR. VALVE
- A.C. UNIT
- TREE
- PALM TREE
- PLANT / SHRUB
- SANITARY SEWER MANHOLE
- CLEANOUT
- SPRINKLER VALVE
- GATE VALVE
- TYPE "A" INLET
- TY C-C GRATE INLET
- TY C GRATE INLET
- HANDICAP SYMBOL
- BACK FLOW PREVENTER
- FD 1/2 INCH BEARING ARROW
- SET 1/2 INCH BEARING ARROW
- FD 1/2 INCH BEARING DOUBLE ARROW
- SET 1/2 INCH BEARING DOUBLE ARROW

LEGEND

- FD. 1/2 INCH IRON ROD
- SET 1/2 INCH IRON ROD
- FD. 60-D NAIL
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TEL. PEDESTAL
- EXISTING TRAFFIC SIGN
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING ELECTRICAL BOX
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MAIL BOX
- EXISTING STAND PIPE
- EXISTING IRRIGATION VALVE
- EXISTING AIR CONDITIONING UNIT
- EXISTING CLEAN OUT
- EXISTING SPRINKLER VALVE
- EXISTING BACK FLOW PREVENTER
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING GRATE INLET
- EXISTING TREE
- EXISTING PALM TREE
- EXISTING SHRUB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING IRRIGATION LINE

HATCHES

- EXISTING ASPHALT
- EXISTING SIDEWALK
- EXISTING CONCRETE
- CALICHE
- EXISTING BUILDING

LINE TYPES

- IRRIGATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARD RAIL
- BARBED WIRE
- DETENTION POND
- PROPERTY LINE
- EASEMENT
- R.O.W.
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- ELECTRICAL LINE
- OVERHEAD LINE

UTILITY LAYOUT

SCALE: 1"=10'

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING
1022 E. Griffin Parkway #208
Mission TX, 78572
Bus. 956.598.5417
Firm Reg. No. F-9828

SEAL:

PROJECT: BICENTENNIAL ONE SUBDIVISION

McALLEN, TEXAS

JOB NO. 25-102

DATE: 06-02-25

DRAWN BY: MM

CHECKED BY: MG

REVISION:

DRAWING NO: C-.-

Developing & Zoning



6/18/2025, 1:41:08 PM

1:2,257

0 137.5 275 550 ft

0 40 80 160 m

Local Address
City Corporate Limits
Extra Territorial Jurisdiction
Special Districts
Zoning
A-O, Agricultural & Open Space
A-O, Agricultural & Open Space (New)
C-1, Local Commercial
C-1, Office Building Office
C-2, Neighborhood Commercial
C-2, Regional Commercial
C-3, General Business
C-3L, Light Commercial
C-4, Commercial Industrial
C-C, City Core
I-1, Light Industrial
I-1, Light Industrial (New)
I-2, Heavy Industrial
I-2, Heavy Industrial (New)
M-1, Local Mixed Use
M-2, Regional Mixed Use
R-1, Low Density Residential
R-1, Single Family Residential
R-2, Duplex-Fourplex Residential
R-2, Medium Density Residential
R-3, High Density Residential
R-3A, Multifamily Residential Apartment
R-3C, Multifamily Residential Condominium
R-3T, Multifamily Residential Townhouse
R-4, Mobile Home & Modular Home
Subdivision
Special Districts
Thoroughfare Plan
Existing Collector 80'
Existing Expressway 350'
Existing Minor Arterial 100', Expansion Minor Arterial 100'
Existing Principal Arterial 120', Expansion High Speed Principal Arterial 150', Expansion Principal Arterial 120'
New Facility Collector 80'
New Facility Expressway 350'
New Facility Minor Arterial 100'
New Facility Principal Arterial 120'
Foresight Land Use
Complete Communities
Mixed Density Complete Neighborhood
Conservation Development
Parks and Open Space
Public/Semi-Public
Mixed Use Nodes
Mixed Use Corridors
Regional Commercial
Old Towne
Downtown
Employment Center
Industrial
Right-of-Way
Lot lines
Drain Ditch
Easement
Gas Easement
Lot Lines
Subdivision-Private
Preliminary Subdivision
Arc
McAllen Parcels
McAllen Parcels
HCAD Parcels
HCAD Parcels

McAllen GIS Division, ESRI, Inc., EagleView Technologies, Inc., McAllen GIS Division, ESRI Inc., McAllen GIS Division, ESRI, Inc.

McAllen GIS Division, ESRI, Inc.

Disclaimer: This map should not be used for navigation or legal purposes. It is intended for general reference use only.

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By

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: BICENTENNIAL ONE

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Calle De San Francisco (ABANDONED) - Ingress/Egress is implied to be from the Calle De San Francisco, please clarify with staff. Paving: TBD Curb & gutter: TBD - Need to provide on the plat and for staff, documents detailing when and how the road was abandoned prior to final. - Additional requirements may apply. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	TBD
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 200-800 ft. Block Length for R-2 Zone Districts (UDC) - If Rezoning for development of Townhome development. *Block lengths in the R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. ***Unified Development Code Section 5.3.6.C.3.a	TBD
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 5 ft. or greater for easements, whichever is greater applies. Revisions Needed: - If Rezoning to Townhome development, revise plat note as shown above prior to final. **Unified Development Code Section 2.2.3.D.4	TBD

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

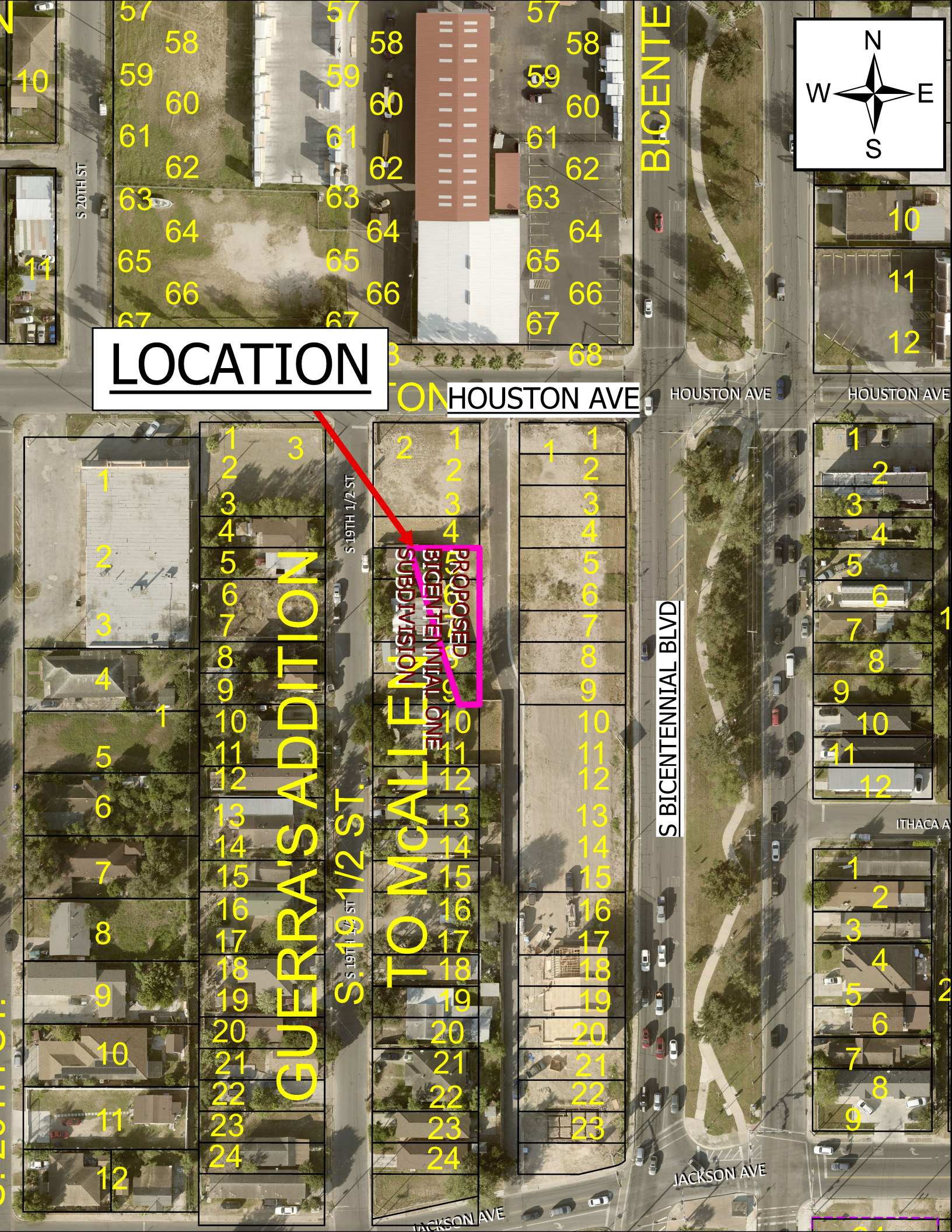
* Rear: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies **Zoning Ordinance: Section 138-356 *If rezoning, plat note is subject to change.	TBD
* Sides: 5 ft. or greater for easements, whichever is greater applies. - If rezoning to townhome developments, plat note to be revised as shown above prior to final. **Unified Development Code Section 2.2.3.D.4	TBD
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Revise plat note as shown above prior to final. *If rezoning to townhome developments, plat note to be revised as shown above prior to final. **Zoning Ordinance: Section 138-356	TBD
* Garage: 18 ft. except where greater setback is required, greater setback applies. -Missing Plat notes for Garage Setback. **Unified Development Code Section 2.2.3.D.4	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on all interior streets. - Include note as shown above. - Calle de San Francisco, sidewalk TBD *Sidewalk requirements may change to be 5 ft. prior to final, as per Engineering Department requirements. **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. - Plat note being provided in note #6. * A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. * A buffer is required as applicable along West & Southern boundaries, as per the pending rezoning request. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Need to add plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add HOA plat note. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets - Need to clarify lot and frontage to a 'public' street. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 (Duplex-Fourplex Residential District) Proposed: Townhome Development - Application proposes R-3T (Townhouse Residential District), of which is not applicable anymore. If rezoning, need to submit a rezoning application for either rezoning to the new R-2 (Medium-Density Residential District) or R-3 (High-Density Residential District) ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval *Disclaimer: If submitting a rezoning application to the new R-2 (Medium-Density Residential District) OR the new R-3 (High-Density Residential) District) requirements may be subject to change. ***Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Clarify the total number of dwelling units to finalize the park fee prior to final.	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for Single-Family House.	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: - Clarify with staff in regards to Abandoned road. - Application proposes R-3T townhome development, needs to be revised prior to final. - On the Mayor's signature block, you can remove the City Secretary signature line from the plat as it's not required. - Re-plat's required public notice. - Plat note numeral #2 repeats on the plat notes. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
HOUSTON AVE
HOUSTON AVE
HOUSTON AVE
S 20TH ST
S 19TH 1/2 ST
S 19TH 1/2 ST
S BICENTENNIAL BLVD
JACKSON AVE
JACKSON AVE
ITHACA A
GUERRA'S ADDITION
TOMCALLEN
PROPOSED
BICENTENNIAL ONE
SUBDIVISION
N
W
E
S

SUB2025-0102

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

Project Information

Subdivision Name BALLESTEROS SUBDIVISION

Legal Description A 2.41 acre tract of land being the east 492.3 ft. of the south 213.84 ft. of Lot 34, McAllen First Suburban Citrus Groves Subdivision, Hidalgo County, TX, recorded in Vol. 5, Pg. 20

Location 2201 S. Bentsed Rd., McAllen, Texas

City Address or Block Number 2201 S Bentsen Rd

Total No. of Lots 4 Total Dwelling Units 4 Gross Acres 2.41 Net Acres 1.78

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

For Fee Purposes: ☐Commercial (____ Acres)/☑Residential (4 Lots) Replat: ☐Yes/☑No

Existing Zoning A-O Proposed Zoning R-1 Applied for Rezoning ☐No/☑Yes: Date 6-30-25

Existing Land Use Open Agriculture Proposed Land Use Family Homes

Irrigation District # HCDD#1 Water CCN: ☑MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # 230664

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name Blanca Alicia Garza Phone 956-821-8745

Address 1208 S. 1 1/2 Street E-mail ____

City McAllen State Texas Zip 78501

Developer

Name Blanca Alicia Garza Phone 956-821-8745

Address 1208 S. 1 1/2 Street E-mail ____

City McAllen State Texas Zip 78501

Contact Person Blanca Alicia Garza

Engineer

Name Perez Consulting Engineers Phone 956-631-4482

Address 808 Dallas Ave. E-mail jdp@perezce.com & ah@perezce.com

City McAllen State Texas Zip 78501

Contact Person Jorge D. Perez, P.E.

Surveyor

Name CVQ Land Surveyors, LLC Phone 956-618-1551

Address 517Beaumont Ave. E-mail cvq@cvqlandsurvey.com

City McAllen State Texas Zip 78501

KF

RECEIVED
JUN 30 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

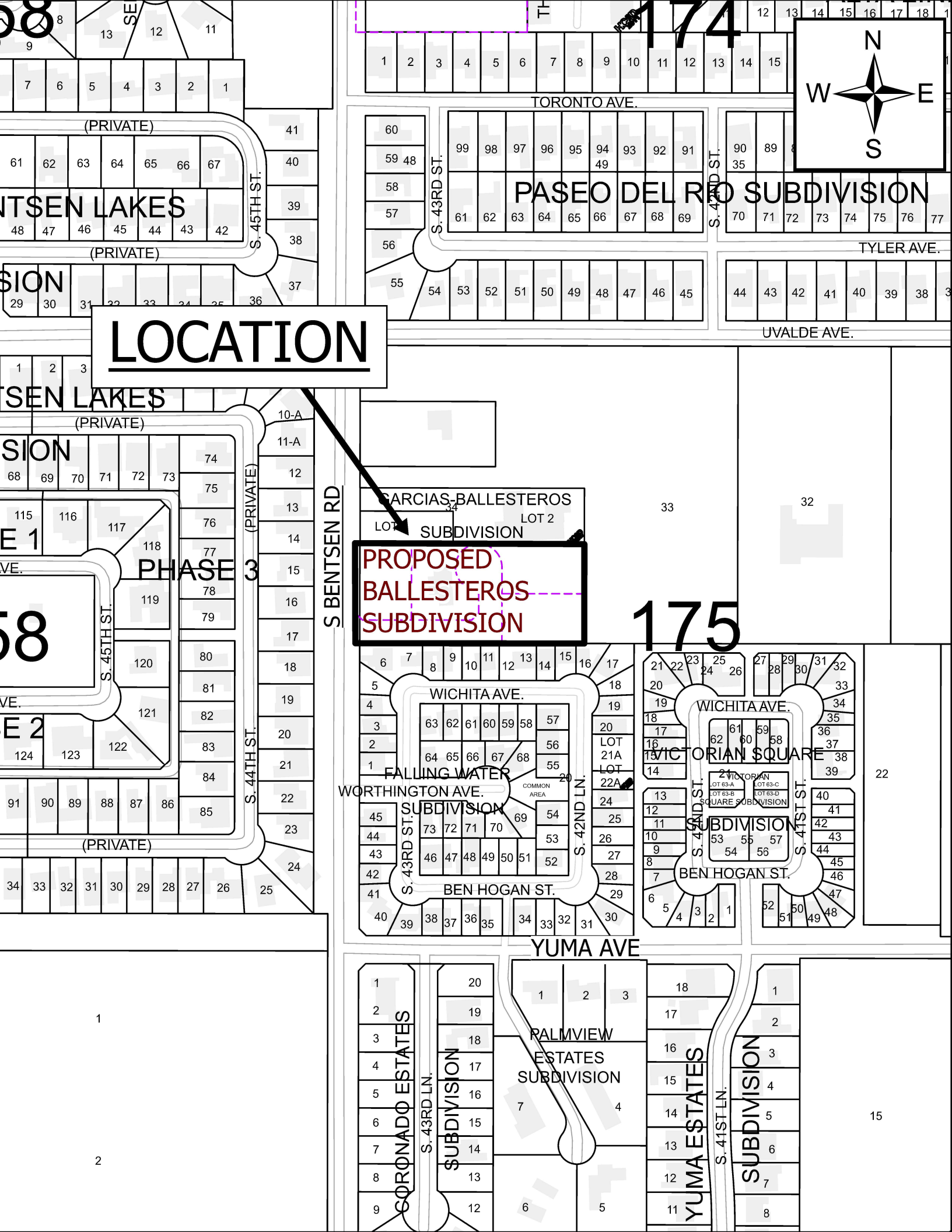
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 6/27/2025

Print Name Jorge D. Perez, P.E.

Owner ☐ Authorized Agent ☑

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


LOCATION
PROPOSED BALLESTEROS SUBDIVISION
PASEO DEL RIO SUBDIVISION
TORONTO AVE.
TYLER AVE.
UVALDE AVE.
S. 43RD ST.
S. 42ND ST.
S. 45TH ST.
S. 44TH ST.
S BENTSEN RD
(PRIVATE)
PHASE 3
GARCIAS-BALLESTEROS SUBDIVISION
LOT 2
WICHITA AVE.
FALLING WATER
WORTHINGTON AVE.
SUBDIVISION
COMMON AREA
BEN HOGAN ST.
S. 42ND LN.
VICTORIAN SQUARE SUBDIVISION
S. 41ST ST.
YUMA AVE
CORONADO ESTATES SUBDIVISION
S. 43RD LN.
PALMVIEW ESTATES SUBDIVISION
YUMA ESTATES SUBDIVISION
S. 41ST LN.
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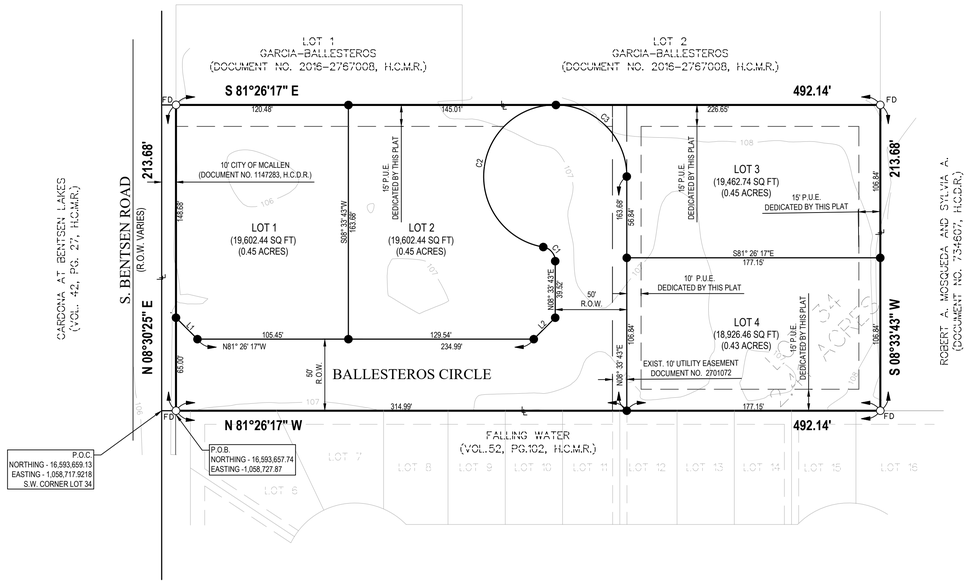
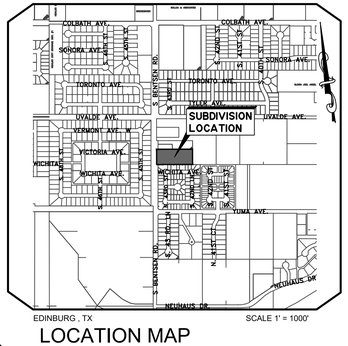


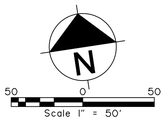


LOCATION MAP

BALLESTEROS SUBDIVISION

MCALLEN, TEXAS

A TRACT OF LAND CONTAINING 2.41 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 2.41 ACRES OF LAND ALSO BEING ALL OF THAT TRACT OF LAND DEEDED TO BLANCA ALICIA GARZA, AS RECORDED IN DOCUMENT NO. 3537877, H.C.D.R.



LEGEND:

FD ○	=	1/2" IRON ROD FOUND
I.R.S. ●	=	IRON ROD SET
⌖	=	BENCHMARK
℄	=	PROPERTY LINE
℄	=	LOT LINE
℄	=	CENTER LINE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
R.O.W.	=	DENOTES RIGHT OF WAY
H.C.M.R.	=	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	=	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	=	HIDALGO COUNTY OFFICIAL RECORDS
VOL.	=	VOLUME
PGS.	=	PAGES
P.U.E	=	PUBLIC UTILITY EASEMENT

CURVE TABLE							
Curve #	LENGTH (FT)	RADIUS (FT)	DELTA (DEG)	(IC) DIRECTION (DEG, MIN, SEC)	CHORD L (FT)	CHORD D (BEARING)	TAN (FT)
C1	14.03	10.00	080.41	80°24'21"	12.91	N31° 38' 27"W	8.45
C2	149.21	50.00	170.98	170°58'44"	99.69	S13° 38' 44"W	633.82
C3	78.04	50.00	089.43	89°25'37"	70.36	N36° 09' 05"W	49.50

LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION (BEARING)
L1	21.21	N.36° 26' 16.81"W
L2	21.21	S53° 33' 43.19"W

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 2.41 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOT 34, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, MAP REFERENCE: VOLUME 5, PAGE 20, H.C.M.R., AND SAID 2.41 ACRES OF LAND ALSO BEING ALL OF THAT TRACT OF LAND DEEDED TO BLANCA ALICIA GARZA, AS RECORDED IN DOCUMENT NO. 3537877, H.C.D.R., AND SAID 2.41 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF SAID LOT 34, WITHIN THE RIGHT-OF-WAY S. BENTSEN ROAD, THENCE, S 81°26'17" E, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "ASES" FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD THE NORTHWEST CORNER OF FALLING WATER SUBDIVISION, AS RECORDED IN VOLUME 53, PAGE 192, H.C.M.R., AND THE SOUTHWEST CORNER OF SAID GARZA TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE, N 08°30'25" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S. BENTSEN ROAD AND THE WEST LINE OF SAID GARZA TRACT, A DISTANCE OF 213.68 FEET TO A ½" IRON ROD FOUND ON THE SOUTHWEST CORNER OF GARCIA-BALLESTEROS SUBDIVISION, AS RECORDED IN DOC. 2767008, H.C.M.R. AND THE NORTHWEST CORNER OF SAID GARZA TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°26'17" E, CONTINUING ALONG THE COMMON LINE OF SAID GARZA-'BALLESTEROS SUBDIVISION AND SAID GARZA TRACT, A DISTANCE OF 492.14 FEET TO A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID GARCIA BALLESTEROS SUBDIVISION, THE NORTHEAST CORNER OF SAID GARZA TRACT AND THE COMMON LINE OF LOT 33 AND SAID LOT 34, OF SAID MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°33'43" W, ALONG THE COMMON LINE OF SAID LOTS 33 AND 34, MCALLEN FIRST SUBURBAN CITRUS GROVES AND THE EAST LINE OF SAID GARZA TRACT, A DISTANCE OF 213.68 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, ON THE NORTHEAST CORNER OF SAID FALLING WATER SUBDIVISION AND THE SOUTHEAST CORNER OF SAID GARZA TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81°26'17" W, ALONG THE COMMON LINE OF SAID GARZA TRACT AND SAID FALLING WATER SUBDIVISION, A DISTANCE OF 492.14FEET TO THE POINT OF BEGINNING, CONTAINING 2.41 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;

   FRONT: 25' OR GREATER FOR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
   NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS

2. THE FLOOD ZONE DESIGNATION FOR THIS PROPERTY IS FLOOD ZONE "B", AREAS OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480343 0010 C, 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 106.00 OR18 INCHES ABOVE TOP OF CURB OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.

5. THE ESTIMATED DRAINAGE DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE A TOTAL OF 0.15 ACRE-FEET
6. (6,534 C.F.) AND SHALL BE DETAINED ON SITE.

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

8. A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG S. BENTSEN ROAD.

9. A 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY, RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL ZONES/USES.

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

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

12. BENCHMARK: THE BENCHMARK USED FOR THIS SUBDIVISION IS DESIGNATED AS "MC 80" (McALLEN CITY DATUM) LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL IN VICINITY TO TAYLOR RD.

    NORTHING: 16596556.42
    EASTING: 1057762.93
    ELEVATION: 104.46'

13. THE UTILITY EASEMENTS SHOWN ON THE PLAT ARE DEDICATED UTILITY EASEMENTS. ALL UTILITIES FOR THIS SUBDIVISION SHALL BE UNDERGROUND.

STATE OF TEXAS
COUNTY OF HIDALGO
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BALLESTEROS 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.

_____
BLANCA ALICIA GARZA
1208 S 1ST 1/2 STREET
McALLEN, TEXAS 78501
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO
ON THIS DAY PERSONALLY APPEARED BLANCA ALICIA GARZA 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
HIDALGO COUNTY, TEXAS

CERTIFICATION BY THE CHAIRMAN OF THE PLANNING AND ZONING 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

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 ATTEST: CITY SECRETARY
CITY OF McALLEN, TEXAS

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 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 HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE_____ DAY OF, _____ 2025.

_____
CARLOS VASQUEZ, R.P.L.S. NO. 4608
CVQ LAND SURVEYORS, LLC
TBPELS FIRM NO. 10119600
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_____ DAY OF, _____ 2025.

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

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

PRELIMINARY PLAT FOR REVIEW ONLY

DATE OF PREPARATION: JUNE 26, 2025

ACad Rel 24.2s (LMS Tech) User: pce-ul
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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: BALLESTEROS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for Total 100 ft. of R.O.W. Paving: 65 ft. Curb & gutter: Both Sides - Document No. 1147283 shown on the plat needs to be provided a copy for staff review prior to final. - Need to label the Centerline (C.L.), to determine dedication requirements, prior to final. - Label existing R.O.W. dedication, from Centerline on both sides of the road, Total R.O.W., etc. prior to final. *Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument/document prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Street: (Ballesteros Circle *NAME SUBJECT TO CHANGE*) - Dedication as required for 50 ft. Total R.O.W. Paving: 32 ft. Curb & gutter: Both Sides - Street names to be finalized prior to final. - Additional R.O.W. may be required at the gate area. Need to provide staff with paving and gate details for review. - Need to label the Cul-De-Sac radius dimensions. **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 * If rezoning to the new R-1 (Low-Density Residential District) - Block length in the R-1 and R-2 districts shall be between two hundred (200) and eight hundred (800) feet or twelve (12) lots, whichever is less. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3T 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 - Need to provide Cul-De-Sac details regarding R.O.W. and paving details to assure compliance prior to final. - A Cul-De-Sac street shall be platted and constructed with a concrete paved cul-de-sac at the closed end. - On the Cul-De-Sac area, need to shorten the dimension of the lot lines in order to accommodate for any easements/walls/buffers on this area. **Subdivision Ordinance: Section 134-105	Required
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome Developments. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. or greater for easements, whichever is greater applies. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Unified Development Code Section 2.2.2-1	TBD
* Rear: 10 ft. or greater for easements or approved site plan - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Unified Development Code Section 2.2.2-1	TBD
* Front: 5 ft. or greater for easements, whichever is greater applies. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Unified Development Code Section 2.2.2-1	TBD
* Corner: 10 ft. or greater for easements, whichever is greater applies. - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. **Unified Development Code Section 2.2.2-1	TBD
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Unified Development Code Section 2.2.3.D.4	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Bentsen Road and both sides of interior streets. - Revise plat note #8 as shown above prior to final. - May Increase to 5 ft. as per Engineering Department, prior to final/recording. **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. - Referenced in plat note #9 **Landscaping Ordinance: Section 110-46	Applied

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

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Referenced in plat note #10. - Will be required to provide buffer on the South boundary line of the property. **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 S. Bentsen Road. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Need to provide plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	No
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Need to add HOA Plat note as shown above with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* 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. - Add HOA Plat note with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public/private streets. - No curb cuts are allowed onto S. Bentsen Road. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: A-O (Agricultura and Open Space District) Proposed: R-1 (Low-Density Residential District) * Rezoning application (REZ2025-0087) submitted on June 30, 2025. ***Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Required

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

PARKS	
* Land dedication in lieu of fee. - As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - As per plat submitted on July 1, 2025. Plat depicts 4 single family lots, with park fee required at $700 per lot/dwelling unit paid prior to recording, if land dedication is not applicable.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 4 single family homes.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Subdivision application proposes a private and gated subdivision, provide gate and cul-de-sac details prior to final. - Need to provide any utility and ROW documents being shown on the plat for staff review prior to recording. - Plat note #'s 5&6 seem to be for the same note, please clarify. - Owner's Signature block makes reference to the 'Public' wording, not the 'Private' wording. - Need to provide Radius of the Cul-De-Sac - Location map references "Edinburg, TX" this would be for City of McAllen - On the Mayor's Signature block, keep in mind that we do not require the City Secretary's signature for this item, and you are allowed to remove it. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied



LOCATION
PROPOSED BALLESTEROS SUBDIVISION
PASEO DEL RIO SUBDIVISION
TORONTO AVE.
TYLER AVE.
UVALDE AVE.
S. 43RD ST.
S. 42ND ST.
S. 45TH ST.
S. 44TH ST.
S. 41ST ST.
S. 42ND LN.
S. 43RD LN.
S. 41ST LN.
(PRIVATE)
PHASE 3
S BENTSEN RD
CARCIAS-BALLESTEROS SUBDIVISION
WICHITA AVE.
FALLING WATER SUBDIVISION
WORTHINGTON AVE.
BEN HOGAN ST.
VICTORIAN SQUARE SUBDIVISION
VICTORIAN SQUARE SUBDIVISION
YUMA AVE
PALMVIEW ESTATES SUBDIVISION
CORONADO ESTATES SUBDIVISION
YUMA ESTATES SUBDIVISION
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SUB2025-0104

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

Project Information

Subdivision Name PALM VALLEY ESTATES LOT 4A SUBDIVISION

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

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

City Address or Block Number 2600 S 39th St

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

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

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

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

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

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

Agricultural Exemption: ☐Yes/☐No Parcel # 254439

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

Owner

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

Developer

Name TGR CAPITAL LLC Phone _____

Address 2515 COLORADO ST, SUITE 6 E-mail _____

City MISSION State TX Zip 78572

Contact Person _____

Engineer

Name RIO DELTA ENGINEERING Phone 9563805152

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

City EDINBURG State TX Zip 78539

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

Surveyor

Name RIO DELTA ENGINEERING Phone 9563805152

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

City EDINBURG State TX Zip 78539

RECEIVED
JUL 07 2025
By

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

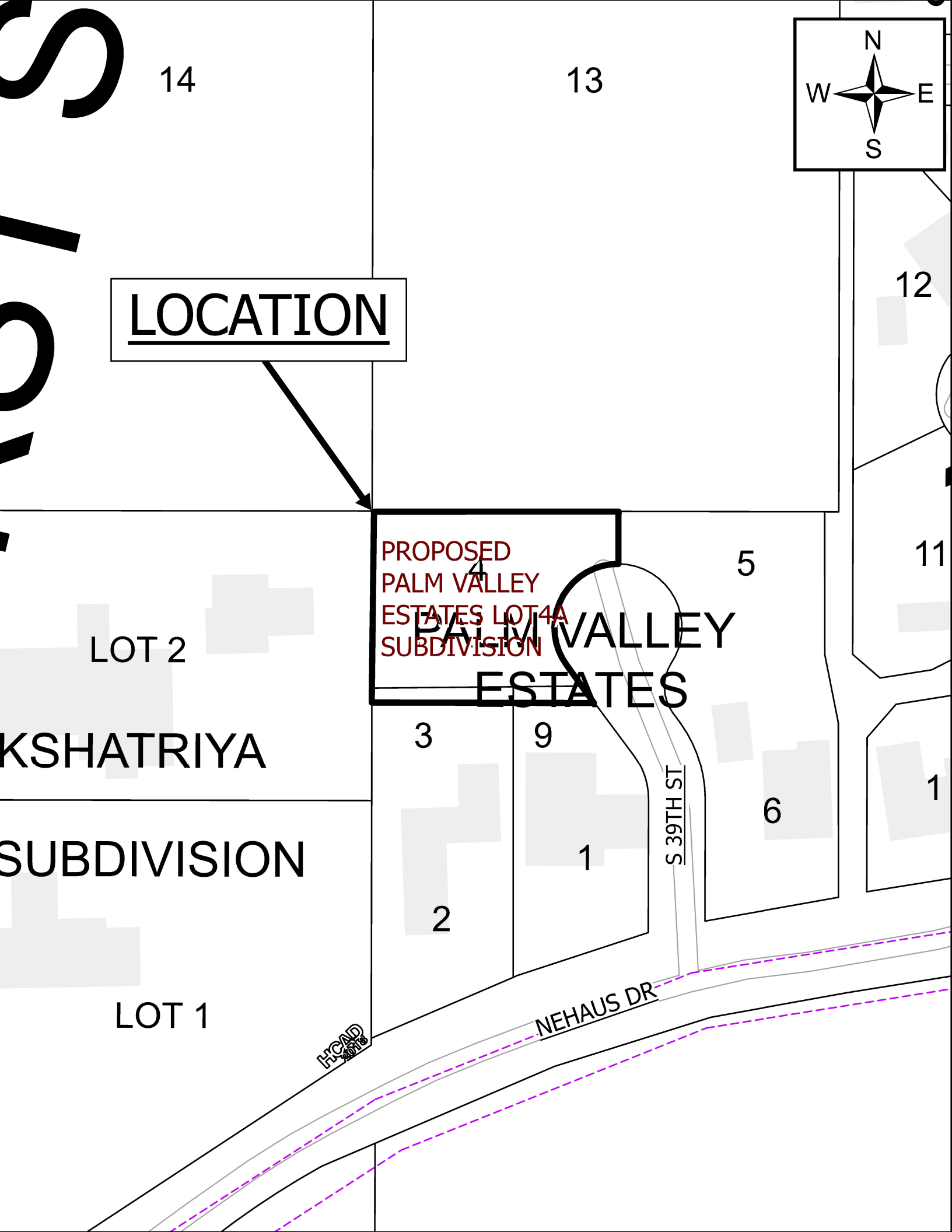
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/2/2025

Print Name Tomas Gutierrez

Owner ☒ Authorized Agent ☐

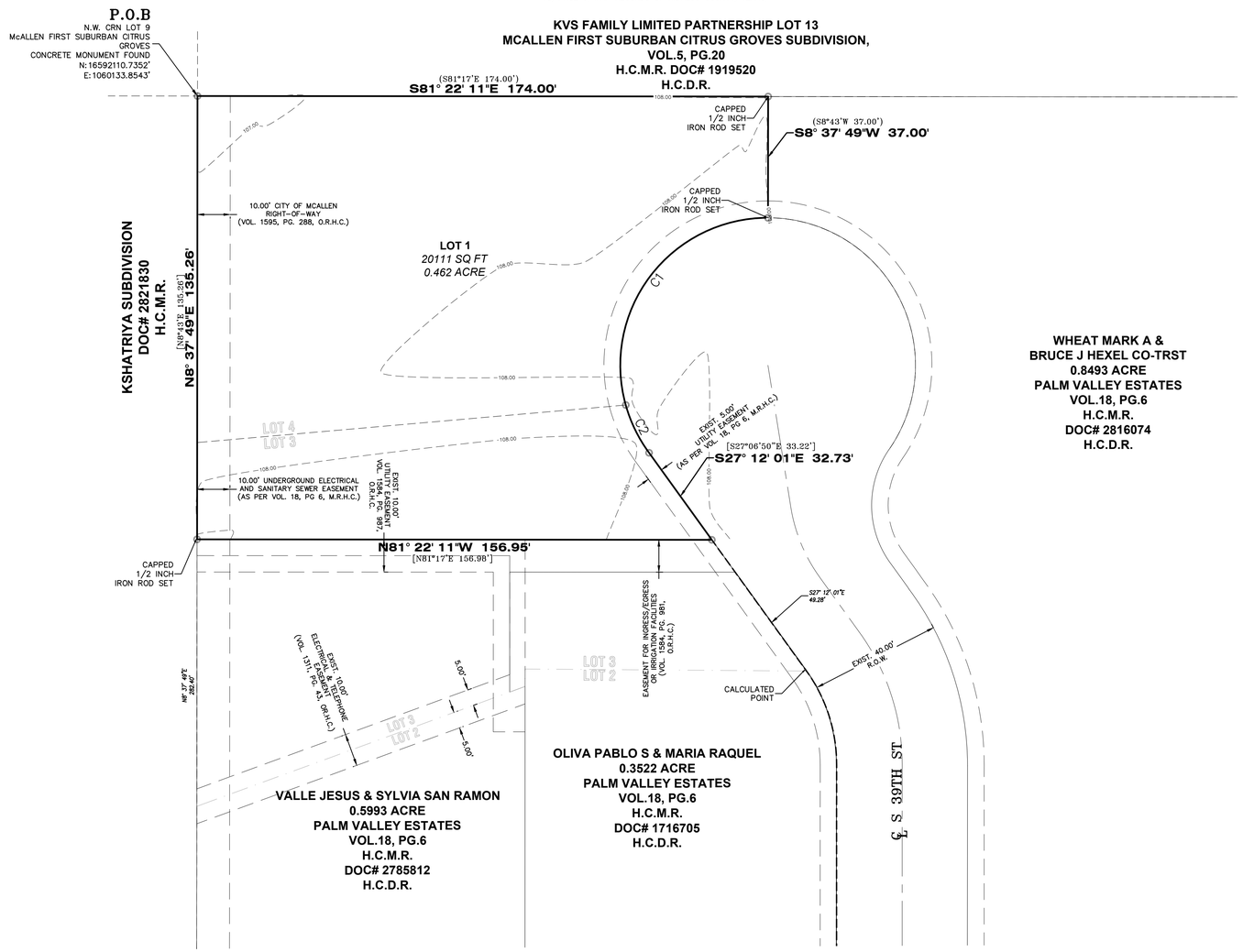
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


14
13
N
W
E
S
LOCATION
12
PROPOSED
PALM VALLEY
ESTATES LOT4A
SUBDIVISION
4
5
11
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
3
9
1
6
SUBDIVISION
1
S 39TH ST
2
LOT 1
NEHAUS DR
HCAD
2018

DATE OF PREPARATION: JULY 1, 2025

PALM VALLEY ESTATES LOT 4A SUBDIVISION

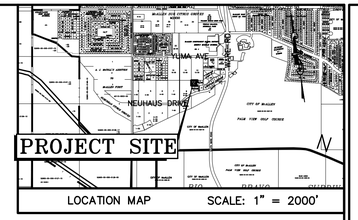
BEING A 0.462 TRACT OF LAND, SAME BEING ALL OF LOT 4 AND 0.117 ACRES OUT OF THE NORTH PART OF LOT 3, PALM VALLEY ESTATES, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 6, MAP RECORDS OF HIDALGO COUNTY, TEXAS,



SCALE 1" = 20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

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

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



METES AND BOUNDS DESCRIPTION

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

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

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

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

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

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

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

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

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

GENERAL PLAT NOTES:

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

FRONT:	25 FT. OR GREATER FOR EASEMENTS.
REAR:	10 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES:	6 FT. OR GREATER FOR EASEMENTS.
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 "B" (NON-SHADED), MAP COMMUNITY PANELS NO.: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982.
4. DRAINAGE DETENTION OF 766 CF OR 0.02 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE GREEN AREA OF THE PROPERTY.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3¼" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:16628009.54221 EASTING:1061100.60350 ELEV.=140.02
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. WARE RD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

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

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PALM VALLEY ESTATES LOT 4A SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

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

_____ _____
SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

_____
MAYOR, CITY OF McALLEN DATE

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

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

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

BY:_____ DEPUTY

PRINCIPAL CONTACTS:

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 1, 2025 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

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

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EDWIN PENA
SCALE:	1" = 20'
DATE:	JUNE 30, 2025
PROJECT:	SUB 24 026
REVISIONS:	
PAGE NO:	SHT 1

Y:\RDE SUBDIVISIONS 2025\SUB 25.046 – TOMAS GUTIERREZ – PALM VALLEY\DWG\SUB 24 026_SHT 2 PLAT SHEET.dwg RIODELTA 7/2/2025 10:43 AM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: PALM VALLEY ESTATES LOT 4A SUBDIVISION

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 39th Street: ROW dedication needed for total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Provide detail of the existing ROW, paving, and Cul-de-Sac prior to final. Additional ROW to comply with city code or an approved variance will be required prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118 **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Provide detail of the existing ROW, paving, and Cul-de-Sac prior to final. Additional ROW to comply with city code or an approved variance will be required prior to final. **Subdivision Ordinance: Section 134-105 **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 20 ft. or greater for easements **Zoning Ordinance: Section 138-356 - Proposing: 25 ft. or greater for easements **The recorded plat of Palm Valley Estates, shows 20 ft. front setback line. A replat must comply with the plat notes of the recorded plat. Please clarify if a greater setback than what is required is being proposed prior to final.	Required
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Applied
* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356 **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Applied

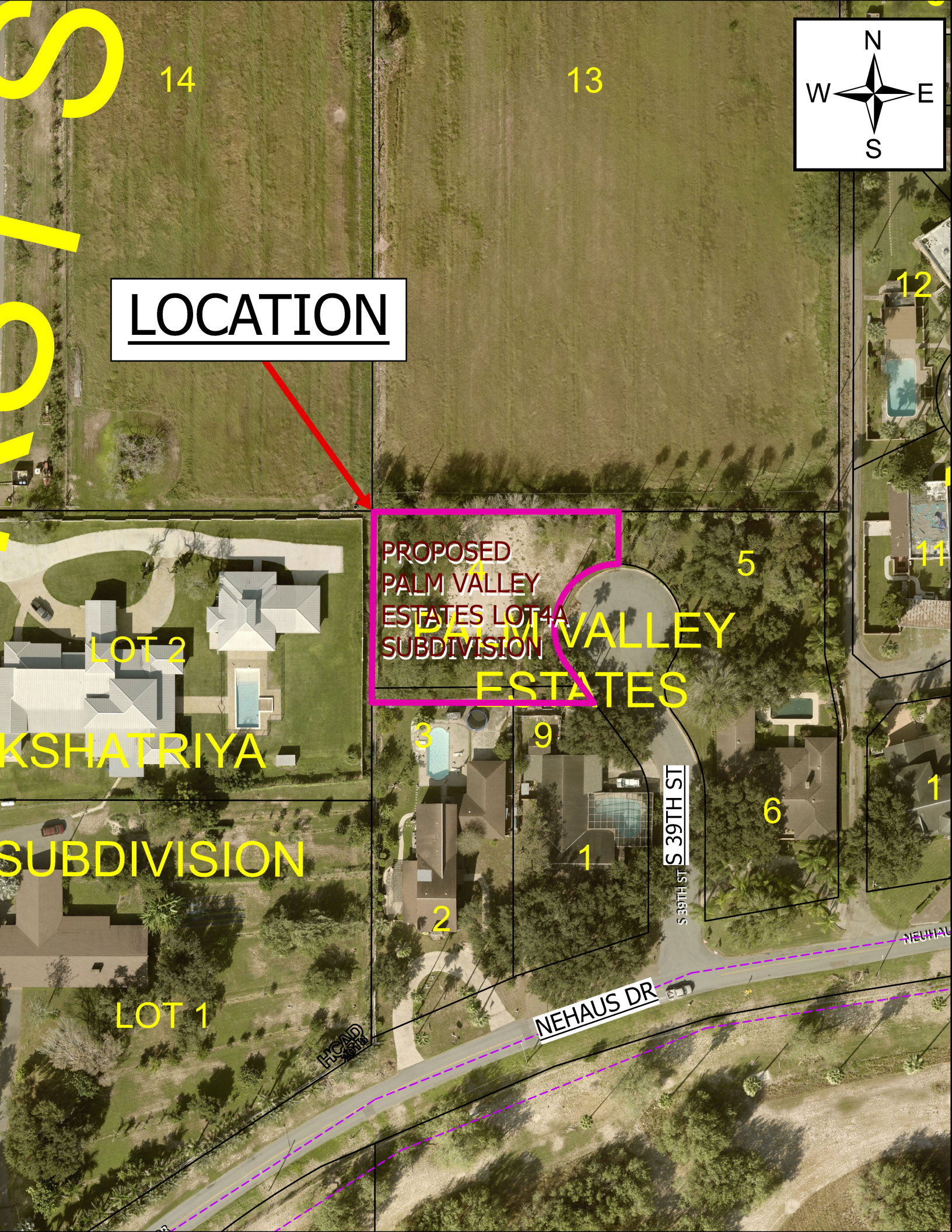
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Corner (proposing): 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 - Clarify or remove the corner setback note as the proposed lot is not a corner lot.	Required
* 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 S. 39th Street. **Subdivision Ordinance: Section 134-120 - Add a plat note as shown above prior to final.	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 - Clarify or revise the plat note as shown above prior to final, since the property does not front N. Ware Road. - Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Road.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Proposed one-lot residential lot.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Proposed one-lot residential lot.	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V **If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Revise Lot 1 on the plat to Lot 4A, prior to final. - The proposed plat is a replat of Lot 4 and a portion of Lot 3. The rest of Lot 3 seems to be part of properties to the south but has not been replatted. Include those two lots in the proposed replat prior to final. - Once the proposed replat is revised from one lot to 3 Lots, the subdivision name will be revised accordingly. - Provide legal description of all adjacent lots on all sides prior to final. *Must comply with City's Access Management Policy. **A public hearing with notices will be required for final approval. ***If the property is rezoned to UDC zones prior to final, it must comply and the plat notes must reference UDC. ****Any notes or restrictions on the recorded plat of Palm Valley Estates Subdivision will apply to the replat.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTLITIES APPROVAL.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review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LOCATION
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PROPOSED
PALM VALLEY
ESTATES LOT 4A
SUBDIVISION
PALM VALLEY
ESTATES
LOT 2
KSHATRIYA
SUBDIVISION
LOT 1
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S 39TH ST
S 39TH ST
NEHAUS DR
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Sub2025-0101

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

Project Information

Subdivision Name: Born Again Plaza
Legal Description: 4.77 Acres out of Lot 124, La Lomita Irrigation & Construction Co. Subd
Location: East side of N. Ware Road (FM#2220), 250 feet north of Daffodil Avenue
City Address or Block Number: 3100 N. Ware Road
Total No. of Lots: 2 Total Dwelling Units: N/a Gross Acres: 4.77 Net Acres: 3.98
■Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/■No
For Fee Purposes: ■Commercial (4.77 **Acres)/□ Residential (** ____ **Lots)** Replat: □Yes/■No
Existing Zoning: C-3L Proposed Zoning: C-3L Applied for Rezoning ■No/□Yes: Date:
Existing Land Use: Vacant Proposed Land Use: Commercial
Irrigation District #: Water CCN: ■MPU/□Sharyland Water SC Other:
Agricultural Exemption: □Yes/■No Parcel #: 210871
Estimated Rollback Tax Due: Tax Dept. Review:

Owner

Name: Flor Aurora Limas Phone: 956-683-1000
Address: 7708 N. 5th Street E-mail: carolina@orange-made.com
City: McAllen State: Tx Zip: 78504

Developer

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

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000
Address: 510 S. Broadway St. E-mail: sec@spooreng.com
City: McAllen State: Texas Zip: 78501
Contact Person: Steve Spoor, P.E.

Surveyor

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

RECEIVED
JUN 27 2025
BY: MR

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)

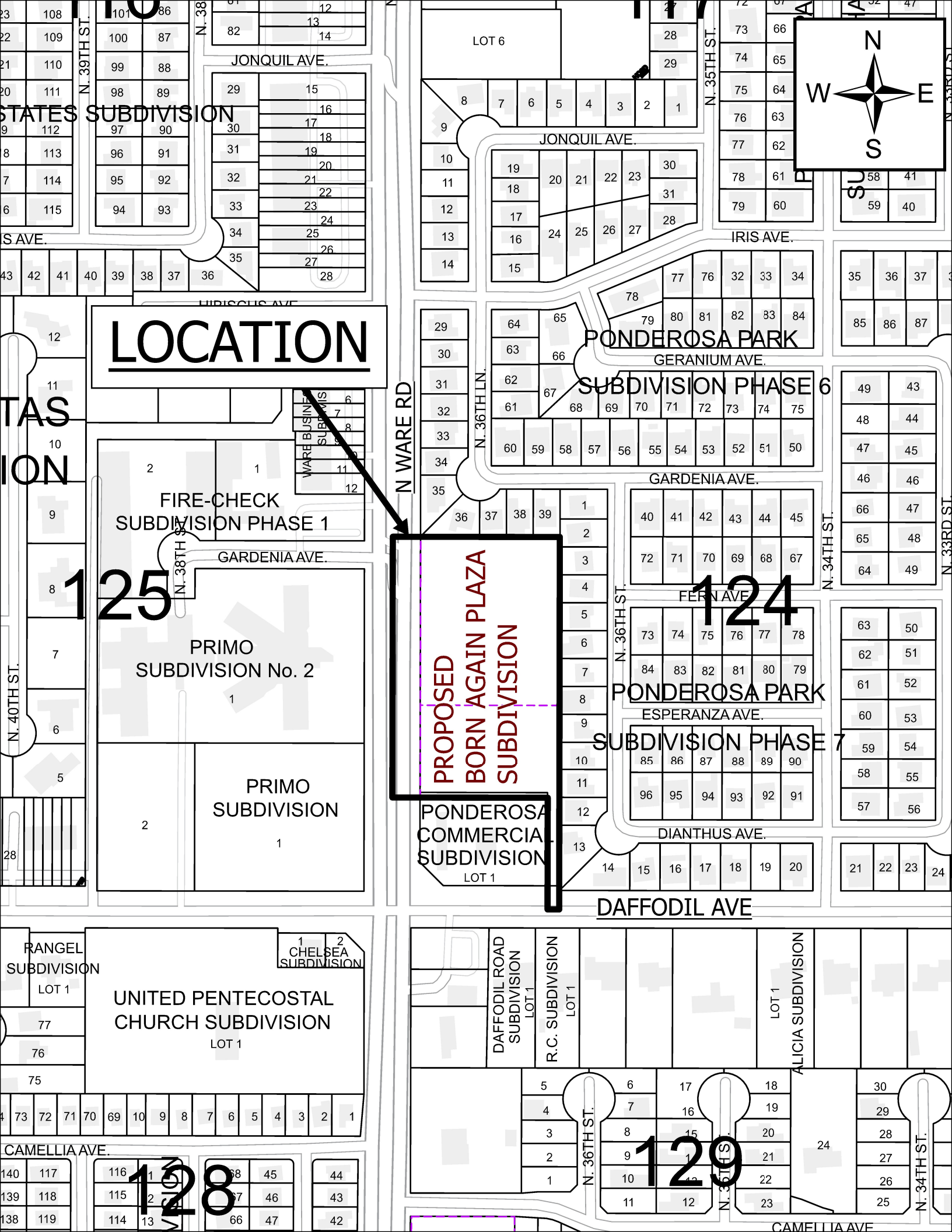
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06-17-25

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

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


LOCATION
N WARE RD
PROPOSED BORN AGAIN PLAZA SUBDIVISION
PONDEROSA COMMERCIAL SUBDIVISION
LOT 1
PONDEROSA PARK SUBDIVISION PHASE 6
PONDEROSA PARK SUBDIVISION PHASE 7
FIRE-CHECK SUBDIVISION PHASE 1
PRIMO SUBDIVISION No. 2
PRIMO SUBDIVISION
WARE BUSINESS SUBDIVISION
UNITED PENTECOSTAL CHURCH SUBDIVISION
LOT 1
RANGEL SUBDIVISION
LOT 1
CHELSEA SUBDIVISION
DAFFODIL ROAD SUBDIVISION
LOT 1
R.C. SUBDIVISION
LOT 1
ALICIA SUBDIVISION
LOT 1
JONQUIL AVE.
IRIS AVE.
GERANIUM AVE.
GARDENIA AVE.
FERN AVE.
ESPERANZA AVE.
DIANTHUS AVE.
DAFFODIL AVE
CAMELLIA AVE.
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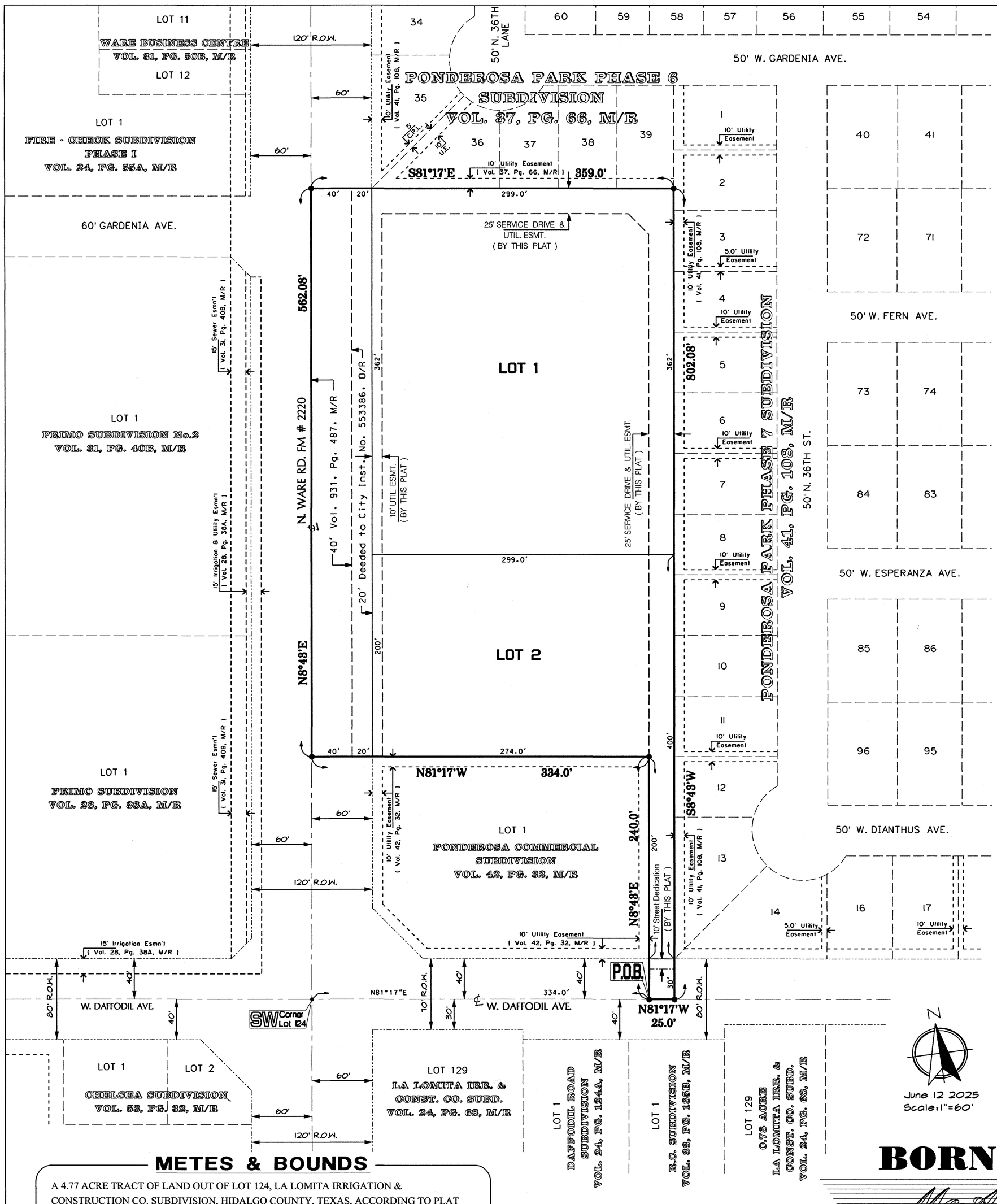

METES & BOUNDS

A 4.77 ACRE TRACT OF LAND OUT OF LOT 124, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the South line of Lot 124, South 81 Deg 17 Min. East, 334.0 feet from the southwest corner of Lot 124 for the most southerly southwest corner of the following described tract of land; said point located in Daffodil Avenue; and being on the southerly projection of the East line of Lot 1, Ponderosa Commercial Subdivision, City of McAllen, recorded in Volume 42, Page 32, Map Records;

THENCE, with the East line of said Lot 1, and its projection, North 08 Deg. 43 Min. East, at 30.0 feet pass the North line of Daffodil Avenue, and pass the southeast corner of said Lot 1, and at 240.0 feet the northeast corner of said Lot 1, for an interior corner hereof;

THENCE, with the North line of said Lot 1, North 81 Deg. 17 Min. West, at 274.19 feet pass the northwest corner of said Lot 1, and pass the East line of N. Ware Road, and at 334.0 feet a point on the East line of Lot 124, for the most northerly southwest corner hereof;

THENCE, with the West line of Lot 124, in N. Ware Road, North 08 Deg. 43 Min. East, 562.08 feet to a point for the northwest corner hereof; said point being on the projection of the South line of Lot 35 Ponderosa Park Phase VI, City of McAllen, recorded in Volume 37, Page 66, Map Records;

THENCE, with the South line of Lot 35 and its projection, and with the South line of Lots 35, 36, 37, 38, and 39, South 81 Deg. 17 Min. East, at 59.54 feet pass the southwest corner of said Lot 35, and at 359.0 feet the southeast corner of said Lot 39, for the northeast corner hereof; said point being on the West line of Lot 2, Ponderosa Park Phase 7, City of McAllen, recorded in Volume 41, Page 108, Map Records;

THENCE, with the West line of Lots 2 through 13, Ponderosa Park Phase 7, South 08 Deg. 43 Min. West, at 762.08 feet pass the southwest corner of said Lot 13, and pass the North line of Daffodil Avenue, and at 802.08 feet, a point on the South line of Lot 124, for the southeast corner hereof;

THENCE, with the South line of Lot 124, in Daffodil Avenue, North 81 Deg. 17 Min. West, 25.0 feet to the POINT OF BEGINNING; containing 4.77 acres of land, more or less, of which the south 40.0 feet, comprising 0.02 acre, lies in Daffodil Avenue, and the west 60.0 feet comprising 0.77 acre lies in N. Ware Road.

NOTES:

1. SETBACKS
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
A. FRONT - 60 FEET OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
B. REAR - 10 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
C. SIDES - ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN WHICHEVER IS GREATER.
D. CORNER - 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER.

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3. THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000. ZONE 'X' UNSHADED IS DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMs AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."

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

5. A 4' MIN. SIDEWALK IS REQUIRED ALONG N. WARE RD. AND DAFFODIL AVE.

6. BENCHMARK.- STATION NAME: MC# 64 SET BY ARANDA & ASSOC. LOCATED SOUTHWEST CORNER OF THE INTERSECTION WARE RD. & DAFFODIL STREET ELEV:105.94

7. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

8. STORM WATER DETENTION OF ---------AC-FT IS REQUIRED FOR THIS SUBDIVISION.

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

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

June 12 2025
Scale:1"=60'

MAP OF BORN AGAIN PLAZA

McAllen, Texas

BEING A SUBDIVISION OF A 4.77 ACRE TRACT OF LAND OUT OF LOT 124, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 67, DEED RECORDS, HIDALGO COUNTY, TEXAS,

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

By: FLOR AURORA LIMAS
7708 N. 5 th Street
McAllen Texas 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FLOR AURORA LIMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

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

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

STATE OF TEXAS · STEPHEN SPOOR · 56752 · REGISTERED PROFESSIONAL ENGINEER

06-27-25
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN — DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: BORN AGAIN PLAZA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Ware Road: ROW dedication needed 60 ft. from centerline for 120 ft. total ROW Paving: by State Curb & gutter: by State Revisions needed: - If 120 ft. is the existing ROW, please label it accordingly, prior to final. - Provide a copy of the documents referenced on the plat for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Daffodil Avenue: dedication needed 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - Add the word "R.O.W" for the "10 ft. Street Dedication" prior to final. - Add a label showing the existing ROW in front of this property, reference the document number and provide a copy for staff review prior to final. - Based on the submitted plat, it seems that the existing ROW in front of the adjacent lots is more then this lot. Please clarify/provide documents on plat prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties * Proposing 25 ft. service drive and utility easement in lieu of an alley. A private service drive requires minimum 24 ft. paving for two-way traffic. - Clarify if the the service drive is also an access easement or not. - The verbiage should be revised to "25 ft. private service drive and utility easement" prior to final. If the service drive is an access easement too, the label must be revised accordingly prior to final. - The service drive must comply with Public Works requirement 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 (N. ware Road): According to the Zoning Ordinance or greater for easements or in-line with the existing structures or approved site plan, whichever is greater - Revise the setback note as shown above or request a variance for any other setback. - Proposing: Front: 60 ft. or greater for easements or approved site plan, or in line with existing structures whichever is greater. **Zoning Ordinance: Section 138-356 ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC.	Non-compliance
* Rear (Proposing): 10 ft. or greater for easements or approved site plan - As per the ordinance 5 ft. rear setback is required on commercial lots; however, the setback must be from the service drive, since it is proposed in lieu of alley requirement. Please revise the setback to "30 ft. or greater for easements or approved site plan, whichever is greater" prior to final. **Zoning Ordinance: Section 138-356 ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC.	Non-compliance
* Sides (Proposing): According to the Zoning ordinance or greater for easement or approved site plan whichever is greater **Zoning Ordinance: Section 138-356 ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC.	Applied
* Corner (Proposing): 10 ft. or greater for easements or approved site plan, whichever is greater. **Zoning Ordinance: Section 138-356 ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC.	Applied
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road and Daffodil Avenue. - Sidewalk requirement on N. Ware Road may increase according to Engineering Department/TxDOT requirements prior to final. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3L Proposed: C-3L ***Zoning Ordinance: Article V ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC.	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy. ** If the property is rezoned to UDC prior to recording the plat, the plat must comply and the notes must reference UDC. - Provide a plat note for 10 ft, x 10 ft. sight obstruction at the intersection of alley/service drive and the street. The plat note must be finalized prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITES APPROVAL.	Applied


LOCATION
N
W
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N. WARE RD
PROPOSED BORN AGAIN PLAZA SUBDIVISION
PONDEROSA PARK SUBDIVISION PHASE 6
PONDEROSA PARK SUBDIVISION PHASE 7
PONDEROSA COMMERCIAL SUBDIVISION
FIRE-CHECK SUBDIVISION PHASE 1
PRIMO SUBDIVISION No. 2
PRIMO SUBDIVISION
UNITED PENTECOSTAL CHURCH SUBDIVISION
RANGEL SUBDIVISION
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City of McAllen SUB2023-0133

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Lumen Palace

Legal Description: 5.411 Acres out of Lot 27, La Lomita Irrigation and Construction Co. Subdivision

Location: The Southeast corner of La Lomita Road and Mile 6 1/2 North Road

City Address or Block Number: 3401 La Lomita Rd.

Total No. of Lots: 14 Total Dwelling Units: 44 Gross Acres: 5.411 Net Acres: 4.5

■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-3A Proposed Zoning: R-3A Applied for Rezoning □No/■Yes: Date: _____

Existing Land Use: Vacant Proposed Land Use: Apartments

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

Agricultural Exemption: □Yes/■No Parcel #: 623946

Estimated Rollback Tax Due: ~~N/a~~ 3,129.67 Tax Dept. Review: Iguerra

Owner

Name: Ahmad Gorabi Phone: 801-243-8486

Address: 2704 Maria Luisa Drive E-mail: gorabi@gmail.com

City: Edinburg State: Texas Zip: 78579

Developer

Name: Same as Owner Phone: _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Engineer

Name: Spoor Engineering Consultants, Inc. Phone: 956-683-1000

Address: 202 S. 4th Street E-mail: sec@spooreng.com

City: McAllen State: Texas Zip: 78501

Contact Person: Steve Spoor, P.E.

Surveyor

Name: Robles & Associates - Reynaldo Robles Phone: 956-

Address: 107 W. Huisache Street E-mail: roblesandassoc@gmail.com

City: Weslaco State: Texas Zip: 78596

RECEIVED
NOV 21 2023
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

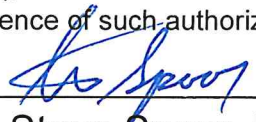
PLAT TO SHOW:

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

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

Owner(s) Signature(s)

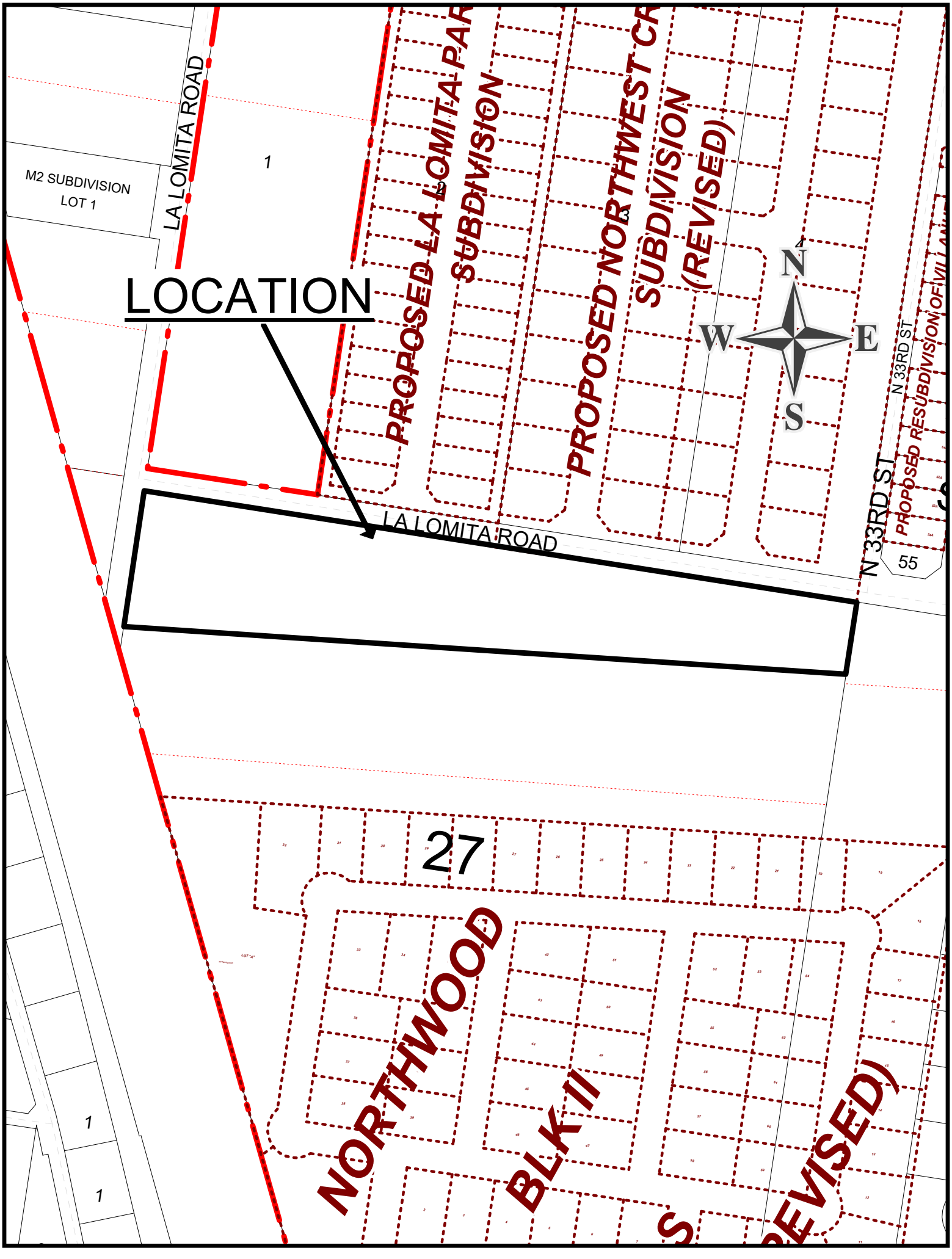
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

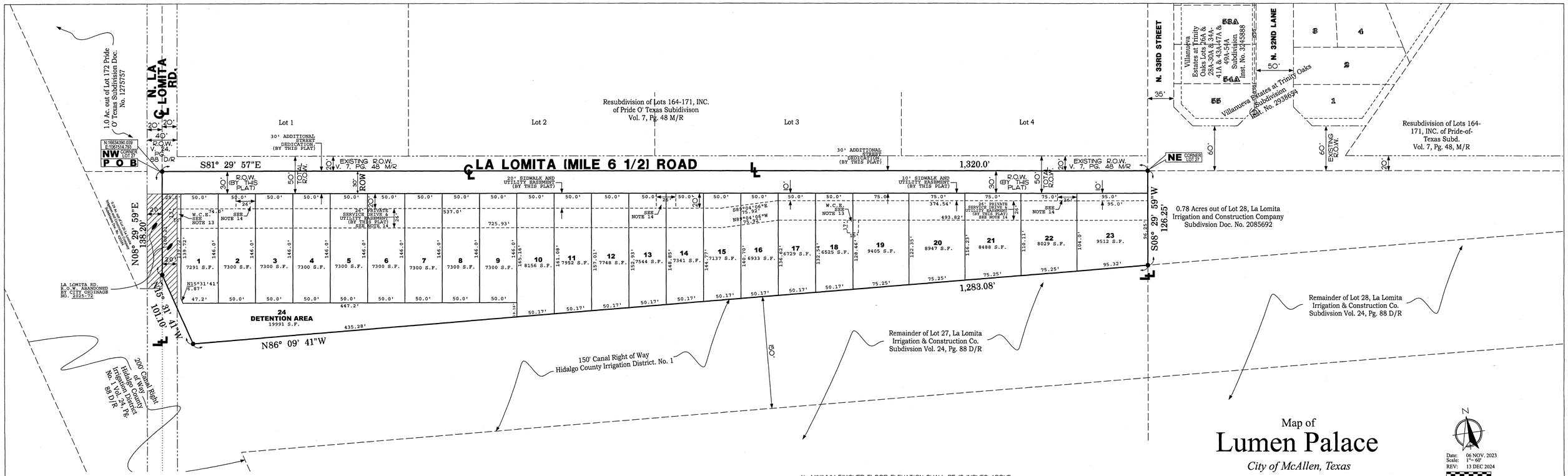
Signature  Date Nov. 21, 2023

Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ■

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


LOCATION
LA LOMITA ROAD
M2 SUBDIVISION
LOT 1
1
PROPOSED LA LOMITA PAR
SUBDIVISION
PROPOSED NORTHWEST CR
SUBDIVISION
(REVISED)
N
W
E
S
N 33RD ST
PROPOSED RESUBDIVISION OF VII
55
LA LOMITA ROAD
27
NORTHWOOD
BLK II
1
1



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

TALASH, LLC,
A LIMITED LIABILITY COMPANY

AHMAD B. GORABI, SINGLE MEMBER, REGISTERED AGENT
2704 MARIA LUISA DR.
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AHMAD B. GORADBI , KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSES 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
COUNTY OF HIDALGO
I (WE) THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LUMEN PALACE SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROEPRTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

LIENHOLDER

_____
LIENHOLDER

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSES 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: _____

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

_____
REYNALDO ROBLES, R.P.L.S. •4032
ROBLES AND ASSOCIATES, PLLC - TBPELS FIRM 10096700
107 W. HUISACHE STREET WESLACO, TEXAS 78596

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

07-11-25
_____
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

STATE OF TEXAS · STEPHEN SPOOR · 56752 · REGISTERED PROFESSIONAL ENGINEER

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

1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

2.) THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 334 0295D REVISED JUNE 6, 2000. ZONE "X" IS DESCRIBED AS, " AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMs AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE TO 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD."

3.) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT: 40 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH THE AVERAGE OF EXISTING STRUCTURES, WHICH-EVER IS GREATER
REAR: 10 FEET OR GREATER FOR EASEMENTS
SIDE: 5 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
CORNER: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4.) A 4.0' WIDE, MINIMUM, SIDEWALK IS REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD

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

6.) DRAINAGE DETENTION OF 0.84 AC-FT (36,460CF) IS REQUIRED FOR THIS PROPERTY.

7.) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

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

9.) BENCHMARK •MC 38 LOCATED AT WESTBOUND WARE ROAD, AT A DRAIN DITCH BY 7 MILE LINE ROAD - ELEV=118.16

10.) COMMON AREAS, AND PRIVATE DETENTION AREAS (LOT 24 DETENTION AREA) MUST BE MAINTAINED BY THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND NOT THE CITY OF McALLEN.

11. COMMON AREAS, ANY PRIVATE STREETS / DRIVES MUST BE MAINTAINED BY THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND NOT THE CITY OF McALLEN.

12. ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LUMEN PALACE SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMNITED TO COMMON AREAS AND DETENTION AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID

13). 17'x15' WIDE WASTE COLLECTION EASEMENT (W.C.E.) CENTERED BETWEEN LOTS 18 AND 19, 10'x13' WASTE COLLECTION EASEMENT ON LOT 24 (DETENTION AREA)

14. 26 FOOT WIDE PRIVATE SERVICE DRIVE AND UTILITY EASEMENT (BY THIS PLAT)

Map of
Lumen Palace
City of McAllen, Texas

Date: 06 NOV. 2023
Scale: 1"= 60'
REV: 13 DEC 2024

BEING A SUBDIVISION OF A 5.411 ACRE TRACT OF LAND OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COUNTY CLERK'S RECORDING CERTIFICATE

ON _____ AT _____ AM / PM

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

DOCUMENT NUMBER: _____

BY: _____ DEPUTY: _____

METES & BOUNDS

A 5.411 ACRE TRACT OF LAND OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Lot 27, for the Northwest corner of the following described tract of land, said point being in the intersection of N. La Lomita Road and Mile 6 1/2 North Road;

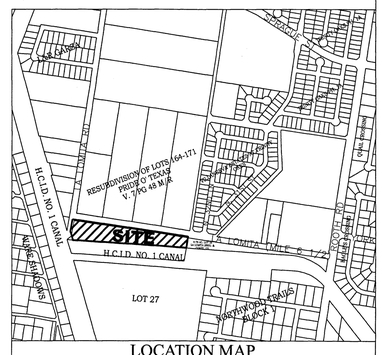
THENCE, with the North line of Lot 27, in Mile 6 1/2 North Road, South 81 Deg. 29 Min. 57 Sec. East, 1320.0 feet to the Northeast corner of Lot 27, for the Northeast corner hereof;

THENCE, with the East line of Lot 27, South 08 Deg. 29 Min. 59 Sec. West, 126.25 feet a point for the Southeast corner hereof, said point being on the North line of Hidalgo County Irrigation District No. 1 main Canal Right of Way;

THENCE, with the North line of said Canal Right of Way, North 86 Deg. 09 Min. 41 Sec. West, 1283.08 feet to a point on the East line of Hidalgo County Irrigation District Main Canal Right of Way, for the Southwest corner hereof;

THENCE, with the East line of said Canal Right of Way, North 15 Deg. 31 Min. 41 Sec. West, 101.10 feet to a point on the West line of Lot 27, for an angle point on the West line hereof, said point being in La Lomita Road (not open);

THENCE, with the West line of Lot 27, in La Lomita Road, North 08 Deg. 29 Min. 59 Sec. East, 138.2 feet to the POINT OF BEGINNING, containing 5.411 acres of land, more or less, of which the West 20.0 feet, comprising 0.06 Acres, lies in La Lomita Road (not open).



LOCATION MAP

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: LUMEN PALACE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
La Lomita (Mile 6 1/2) Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Proposed: 30 ft. additional street R.O.W. dedication for 30 ft. R.O.W. from centerline *Engineer submitted a variance request on January 15, 2024 to reduce the R.O.W. dedication for 30 ft. from centerline instead of the required 40 ft. for future 70 ft. R.O.W. instead of 80 ft. Variance was approved by City Commission at the meeting of November 25, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): *40 ft. ROW dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides - Any abandonment must be done by a separate process, not by plat and must be finalized prior to final. An abandonment application was submitted on February 28, 2024 for the east 20 ft. of North La Lomita Road. Engineer submitted a variance request on January 15, 2024 to not dedicate additional ROW for N. La Lomita Road as the engineer is proposing to abandon existing 20 ft. ROW. Staff had no objections to the abandonment, therefore if the abandonment is approved a variance request for the ROW dedication will not be needed. - *Abandonment was approved by City Commission on June 23, 2025 and must be finalized and recorded, prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Applied
N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides - Engineer submitted a variance request on January 15, 2024 requesting to not dedicate for this future N/S collector. The engineer has indicated that the street would not be able to extend south as there is an existing canal. After review of the area, due to the canal the N/S collector street along the east boundary is not feasible. As per the Planning Director this variance was approved administratively. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA

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

* 1,200 ft. Block Length - Engineer submitted a variance request on January 15, 2024, requesting a variance to the 1200 ft. block length requirement. * As per the Planning Director this variance was approved administratively. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial & multifamily properties. - Plat currently shows a 26 ft. private service drive & utility easement. - If a private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations. - Clarify use of the access easement, if it is only to provide access across all the lots or also to be used as service drive for city services. **Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater. - Engineer must verify if the 20 ft. planting area will be provided. ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Zoning Ordinance: Sections 138-356 & 138-367	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 5 ft. subject to compliance with the building code requirements. - Engineer submitted a variance request on June 06, 2025 requesting a side setback for 5 ft. there were no objections to the side yard setback variance request. Staff recommends approval of the variance request. **Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. or greater for easements. - Finalized R.O.W. dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied

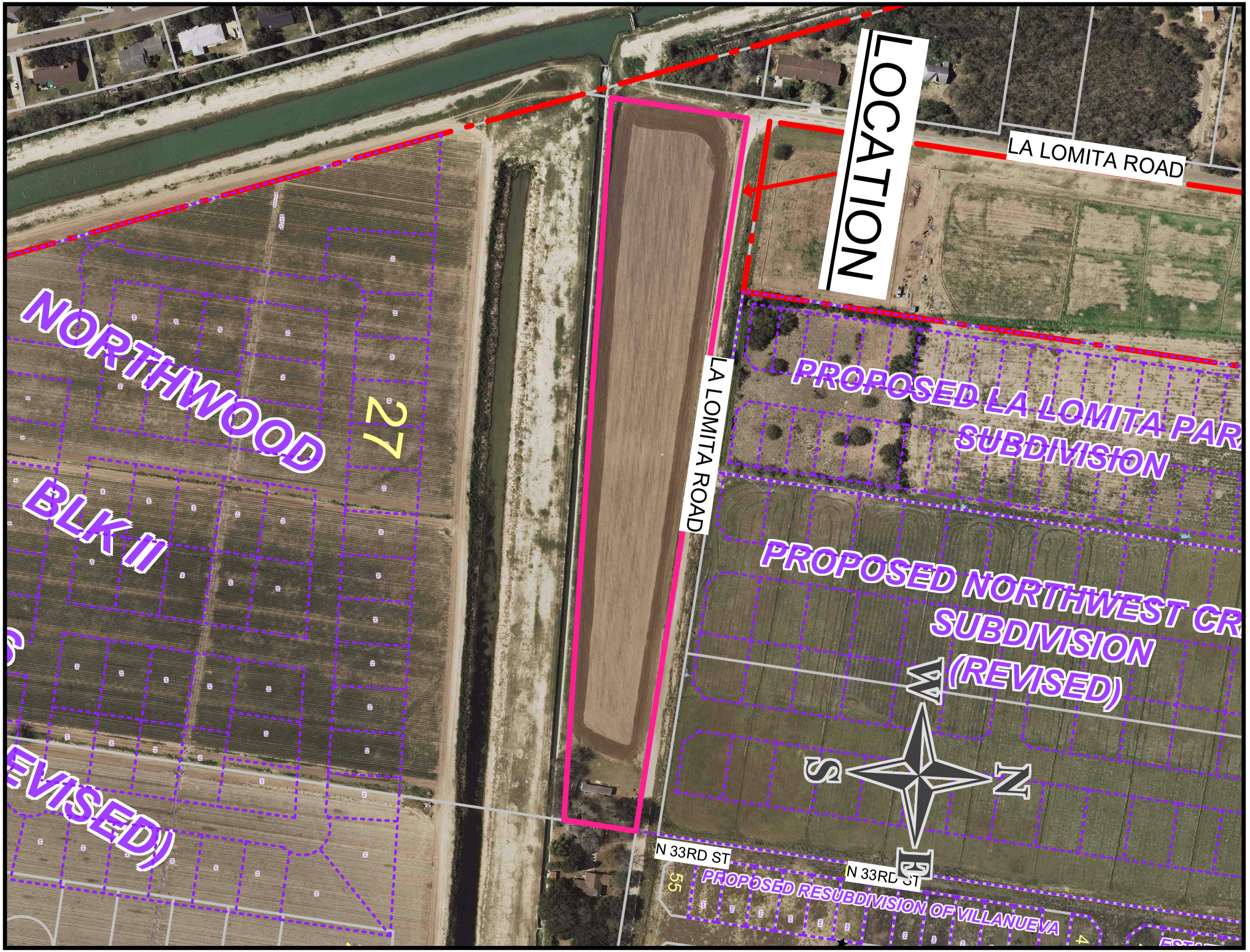
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road. * Engineering Department may require 5 ft. wide minimum sidewalk 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 and along collector streets if applicable. - Finalized the R.O.W. dedication requirements to finalize the note prior to final. **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. - Finalized the R.O.W. dedication for N/S collector streets to finalize the note prior to final. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance.	Required
* Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note as shown above, prior to recording.	Required
* 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	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. - Submit a draft HOA document for staff review prior to getting signatures prior to recording. Signed HOA is required after being reviewed by staff before recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied

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

ZONING/CUP	
* Existing: R-3A (Multifamily Residential District) Proposed: R-3A (Multifamily Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval * A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023. ***Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. - Based on the submitted plat layout on July 15, 2025, lots are proposed which requires $16,100 park fees to be paid prior to recording. The park fee is subject to change if the number of lots/dwelling units changes prior to recording. *Contact staff and REVISE the application for any change in dwelling units.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Based on the submitted plat layout on July 15, 2025, lots are proposed which requires $16,100 park fees to be paid prior to recording. The park fee is subject to change if the number of lots/dwelling units changes prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved no TIA required."	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Site plan is under review to determine access to lots and any alley/service drive easement requirements. - Application must be revised to show correct amount of dwelling units, use, and any other changes as applicable. * Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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


LOCATION
LA LOMITA ROAD
LA LOMITA ROAD
NORTHWOOD
BLK II
27
PROPOSED LA LOMITA PAR
SUBDIVISION
PROPOSED NORTHWEST CR
SUBDIVISION
(REVISED)
W
S
Z
E
N 33RD ST
N 33RD ST
PROPOSED RESUBDIVISION OF VILLANUEVA
55

SUB2024-0130

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

Project Information

Subdivision Name LOS ENCINOS ON TAYLOR

Legal Description A 20.011 ACRE (871,672.32 SQ. FT) TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Location EXISTING JOHN H. SHARY SUBDIVISION

City Address or Block Number 3324 North Taylor Road

Total No. of Lots 61 Total Dwelling Units 250 Gross Acres 20 Net Acres

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

For Fee Purposes: ☐**Commercial** (____ **Acres**)/☐ **Residential** (61 **Lots**) Replat: ☐Yes/☒No

Existing Zoning ~~R1~~ and ~~R3T~~ O.B.R Proposed Zoning ~~R-3A~~ N.A. O.B.R. Applied for Rezoning ☑No/☒Yes: Date ~~Approved on 10/28 CC Meeting~~

Existing Land Use Vacant Proposed Land Use Multifamily Residential Appartments

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

Agricultural Exemption: ☐Yes/☐No Parcel #

Estimated Rollback Tax Due Tax Dept. Review

Owner

Name Jucame LLC Phone 956-225-7595

Address 2000 S. Main St E-mail

City McAllen State TX Zip 78503

Developer

Name Jorge Guerra Phone 956-225-7595

Address 2507 S. 41st Street E-mail jlgg64@hotmail.com

City McAllen State TX Zip 78503

Contact Person Jorge Guerra

Engineer

Name BR Engineering PLLC Phone 956-651-3637

Address 813 N. Main Street, #626 E-mail obautista@brengineeringcivil.com

City McAllen State TX Zip 78501

Contact Person Oziel Bautista Reyna

Surveyor

Name Carrizales Land Surveying, LLC Phone 956-567-2167

Address 4807 Gondola Avenue E-mail jcarrizales@cls.land

City Edinburg State TX Zip 78542

RECEIVED
DEC 04 2024
By NG

AS

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)

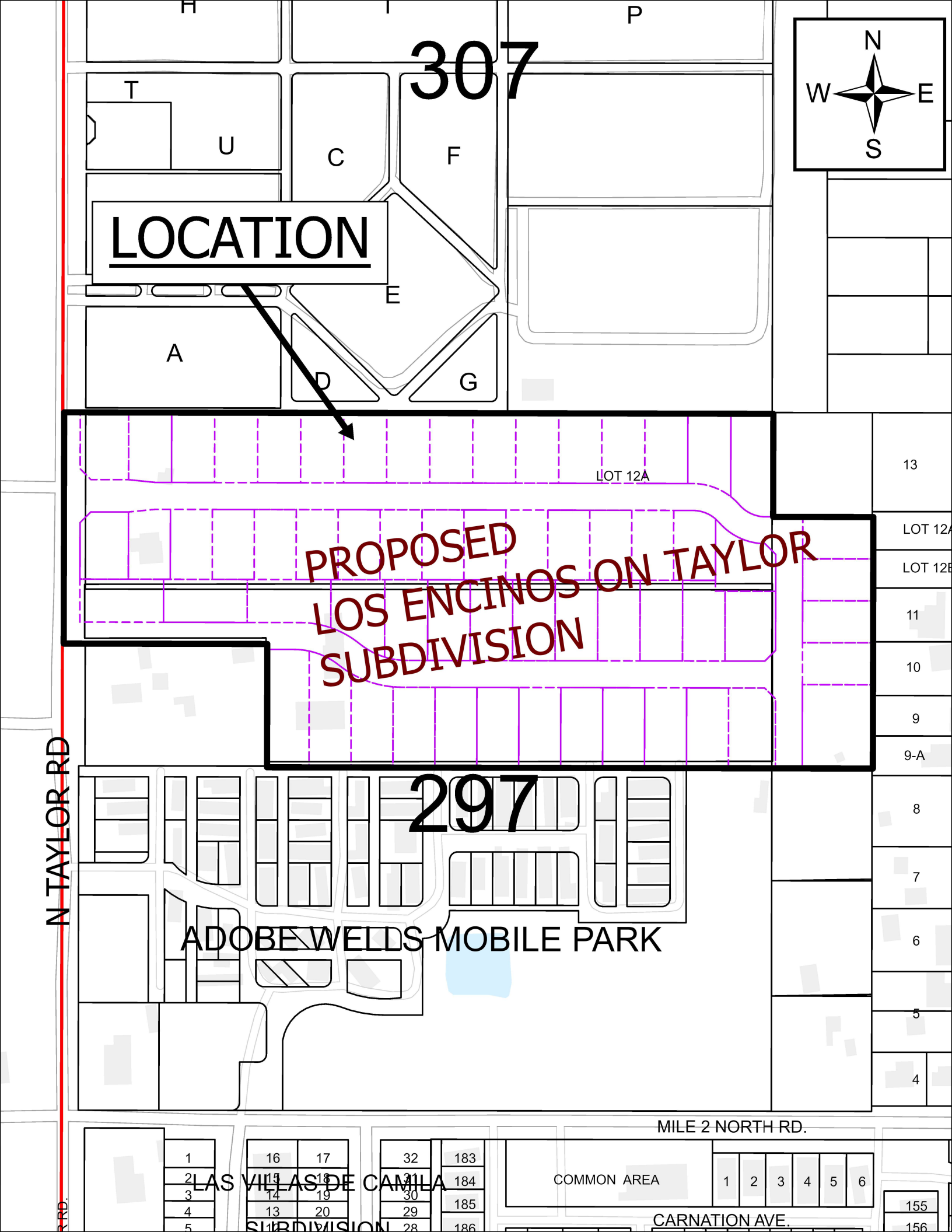
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 12/4/24

Print Name Jorge Guevara

Owner ☐ Authorized Agent ☑

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


307
297
LOCATION
PROPOSED
LOS ENCINOS ON TAYLOR
SUBDIVISION
LOT 12A
ADOBE WELLS MOBILE PARK
N TAYLOR RD
MILE 2 NORTH RD.
CARNATION AVE.
LAS VILLAS DE CAMILA
SUBDIVISION
COMMON AREA
N
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LOT 12A
LOT 12B
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.26	N81°22'51"W
L2	7.74	S08°37'09"W
L3	29.30	S37°13'29"E
L4	17.87	N81°22'51"W
L5	28.28	S53°37'09"W
L6	28.28	N36°22'51"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	9.75'	358.00'	001°33'35"	S80°36'04"E	9.75'
C2	80.97'	358.00'	012°57'29"	S73°20'32"E	80.79'
C3	64.48'	358.00'	010°19'08"	S61°42'13"E	64.39'
C4	21.49'	245.96'	005°00'23"	S55°45'25"E	21.48'
C5	82.65'	245.96'	019°15'13"	S67°53'13"E	82.26'
C6	64.21'	308.00'	011°56'40"	N75°24'31"W	64.09'
C7	67.99'	308.00'	012°38'51"	S63°06'46"E	67.85'
C8	15.15'	295.96'	002°55'55"	N55°01'15"W	15.14'
C10	63.49'	35.00'	103°56'07"	S02°52'17"E	55.14'
C11	17.66'	25.00'	040°28'38"	S28°51'28"W	17.30'
C12	17.12'	190.00'	005°09'48"	N78°47'58"W	17.12'
C13	82.48'	190.00'	024°52'16"	N63°46'56"W	81.83'
C14	27.46'	190.00'	008°16'50"	N47°12'23"W	27.44'
C15	61.67'	135.00'	026°10'22"	N56°09'09"W	61.13'
C16	28.61'	135.00'	012°08'32"	N75°18'36"W	28.56'
C17	58.44'	176.50'	018°58'16"	S71°53'43"E	58.17'
C18	61.23'	176.50'	019°52'31"	S52°28'20"E	60.92'
C19	53.23'	140.00'	021°47'08"	S53°25'39"E	52.91'
C20	41.69'	140.00'	017°03'39"	S72°51'02"E	41.53'
C21	65.24'	825.00'	004°31'51"	S79°06'56"E	65.22'
C22	13.86'	775.00'	001°01'30"	S77°21'45"E	13.86'
C23	47.42'	775.00'	003°30'21"	S79°37'41"E	47.41'
C24	51.43'	825.00'	003°34'17"	N79°35'43"W	51.42'
C25	13.81'	825.00'	000°57'34"	N77°19'47"W	13.81'
C26	61.29'	775.00'	004°31'51"	S79°06'56"E	61.27'

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

OZIEL BAUTISTA REYNA, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 144874

CERTIFICATE OF APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE DAY OF _____, 20___.

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

_____ ATTEST: _____
PRESIDENT SECRETARY

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 LOS ENCINOS ON TAYLOR 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.

JUCAME LLC: CARLOS ALBERTO DEL VALLE, MEMBER
2000 S. MAIN STREET
MCALLEN, TEXAS 78503
HIDALGO COUNTY

JUCAME LLC: JUAN MANUEL GUERRA ELIZONDO, MEMBER
2000 S. MAIN STREET
MCALLEN, TEXAS 78503
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL
PLANNING & ZONING 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

CITY OF McALLEN
MAYOR CERTIFICATION

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

MAYOR, CITY OF McALLEN DATE

CITY SECRETARY DATE

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 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.

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

METES AND BOUNDS DESCRIPTION:

BEING A 20.011 ACRE [871,672.32 SQ.FT.] GROSS, 19.692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO JUCAME, LLC, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3599982 AND GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3596453, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF(1/2)-INCH IRON ROD [N:16612809.1880, E:1060102.8750] FOUND BEING THE NORTHEAST CORNER OF SAID LOT 297 AND THE NORTHWEST CORNER OF SAID LOT 298, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 297 AND LOT 298, A DISTANCE OF 191.60 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 22 MINUTES 51 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 298 A DISTANCE OF 186.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 468.80 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST A DISTANCE OF 1,127.30 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID LOT 297 A DISTANCE OF 230.40 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST AT A DISTANCE OF 338.70 PASS A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 348.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "MELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD CONTINUING A TOTAL DISTANCE OF 378.70 FEET TO A MAG-NAIL FOUND ON THE WEST LINE OF SAID LOT 297 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 297 A DISTANCE OF 430.00 FEET TO A MAG-NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 297 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 22 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 297 AT A DISTANCE OF 30.00 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.011 ACRES [871,672.32 SQ. FT.] OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE DESIGNATION: FLOOD ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING" COMMUNITY-PANEL NUMBER 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1989
2. MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
   FRONT: 20' OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
   REAR: 10' OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
   INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
   SIDE CORNER: 10' OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
   GARAGE: 18.00' EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
3. PROPOSED 4 UNITS PER LOT ON LOTS 1-15, 17-30, AND 33-61. PROPOSED 6 UNITS ON LOTS 16, 31, AND 32.
4. EAST STREET TO BE PART OF THE QUARTER MILE COLLECTOR PLAN.
5. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
6. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 87,345 C.F. (2.01 AC.FT.)
8. BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE"
   MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT.
   (SEE LOCATION MAP FOR APPROXIMATE LOCATION)
   PUBLISHED DATA: CITY OF McALLEN BENCHMARK "BENTSEN"
   ELEVATION = 123.99
   COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88.
   US SURVEY FEET
   GRID: N=16614919.50858 E=1061694.29109
9. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. TAYLOR ROAD AT TIME OF SUBDIVISION CONSTRUCTION.
10. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD AND OTHER STREETS AS APPLICABLE.
13. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, DETENTION AREA, ETC. MUST BE MAINTAINED BY THE LOT OWNERS/HOA AND NOT THE CITY OF McALLEN.
14. AS PER DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR LOS ENCINOS ON TAYLOR SUBDIVISION RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR 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.
15. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
16. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, ALONG N. TAYLOR ROAD.
17. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
19. 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.
20. 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.
21. 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.

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

SHEET 01 OF 01
DATE OF PREPARATION: 7.1.2025
PROJECT NO: 24180

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUCAME,LLC-CARLOS ALBERTO DEL VALLE & JUAN MANUEL GUERRA ELIZONDO	2000 S. MAIN ST.	McALLEN, TX 78503	956.225.7595
ENGINEER: OZIEL BAUTISTA REYNA, PE	813 N. MAIN ST., #626	McALLEN, TX 78501	956.651.3637
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	956.567.2167

NO.	DATE	DESCRIPTION	BY

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No: 101944417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

BR ENGINEERING
TBPELS FIRM No. F-24983
813 N. MAIN STREET, #626
McAllen, TX 78501
Moblie: 956-651-3637

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: LOS ENCINOS ON TAYLOR

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Taylor Rd: 40 ft. ROW dedication needed from centerline for 80 ft. Total ROW Paving: 52 ft. Curb & gutter: Both Sides - A variance request was submitted on March 26, 2025 to not dedicate an additional 10 ft. ROW for North Taylor Road. The variance request was approved by City Commission at the meeting of June 23, 2025. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
N. 47th/N. 48th Street (N/S Quarter Mile Collector) (east subdivision boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Dedicate the required ROW dedication as shown above for a N/S quarter mile collector prior to final. - Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to final. ROW dedication may not overlap an easement to an irrigation easement. - A temporary turn around on the south side of the N/S interior street may be required by Fire and/or Public Works Department and must be finalized prior to recording. - Staff will finalize the name of the streets prior to recording. - A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. City Commission approved the variance request at the meeting of June 23, 2025. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
Interior Streets: 60 ft. ROW dedication Paving: 40 ft. Curb & gutter: both sides - Revise North Street to Hibiscus Avenue. - Revise South Street to Gardenia Avenue. - Show Centerline of the streets on the west side of N. Taylor Road and the distance between that centerline and the proposed E/W streets prior to final. Street jogs with centerline offsets of less than 125 feet shall be avoided. - A variance request was submitted on March 26, 2025 to have to provide 50 ft. ROW with 40 ft. of paving in lieu of 60 ft. ROW and 40 ft. paving. Gardenia Avenue will only have 40 ft. ROW and 40 ft. paving only and we will acquire the extra 10 ft. dedication when property to the south develops. The applicant proposed to provide a 10 ft. sidewalk and utility easement along both sides of the interior streets. - A variance request was submitted on March 26, 2025 for the centerlines to be at 6 ft. offset instead of the 125 ft. requirement. Both variance requests were approved by City Commission at the meeting of June 23, 2025.	Required

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

_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length - A variance request was submitted on March 26, 2025 to have the block length at 1,320 ft. instead of the required 1,200 ft. City Commission approved the variance at the meeting of June 23, 2025. **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3C and R-3T Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Public Works has approved the use of curbside dumpsters which must be built out at time of subdivision improvements. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where 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. Taylor Road, N. 47th/N. 48th Street, both sides of all interior streets - Sidewalk note wording to be finalized, prior to recording. - A variance request was submitted on March 26, 2025 to not provide a sidewalk on the south side of Gardenia Avenue along the entrance. City Commission approved the variance request at the meeting of June 23, 2025. - Sidewalk requirement may increase to 5 ft. as per Engineering Department. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

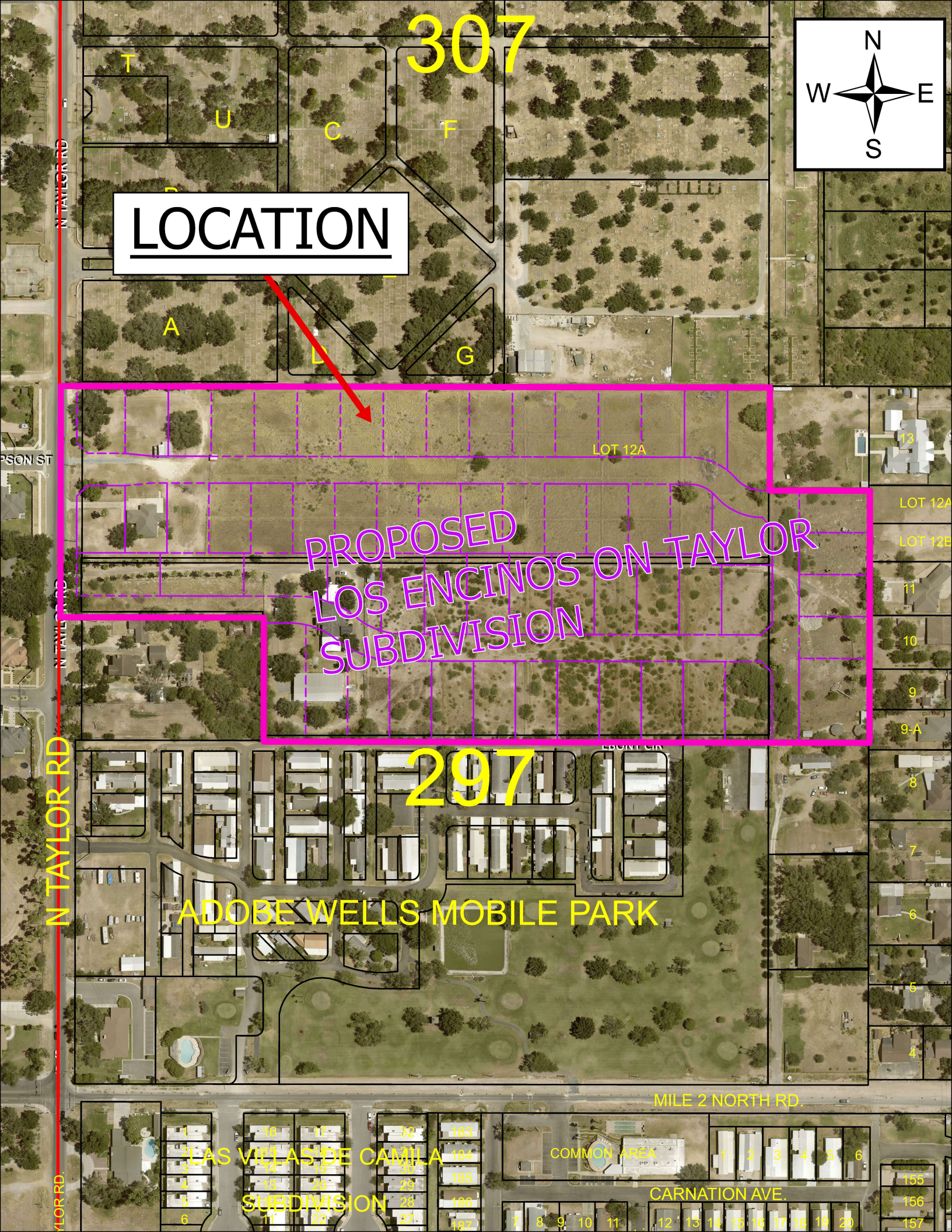
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along N. Taylor Road **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Taylor Road - Revise plat note #12 as shown above, prior to recording. **Must comply with City Access Management Policy	Required
* 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.	Applied
* Common Areas/detention areas must be maintained by the lot owners/HOA and not the City of McAllen. - Revise plat note #13 as shown above, prior to recording.	Required
* 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. - Draft HOA document must be submitted for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Draft HOA document must be submitted for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA

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 submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review.	Required
* Pending review by City Manager's Office. - Based on the submitted application, 61 lots and 250 dwelling units are proposed. - Based on 250 dwelling units 3.975 acres of park land dedication will be needed prior to recording. If paying a park fee in lieu of land dedication is proposed, a variance letter addressing the Planning Director must be submitted and reviewed by the City Manager's Office. If the variance is approved, $175,000 (250 x $700) must be paid prior to recording. A variance request to pay 1/2 prior to recording and 1/2 post recording on 03/26/2025 and is currently under review.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic Department, TIA level I was waived with conditions.	Applied
COMMENTS	
Comments: - After discussions with the engineer they have stated that the subdivision will be public. - Clarify if the 15 ft. UID Exclusive easement is existing or dedicated by this plat. If it is by a separate instrument, add the document number on the plat prior to recording. - Clarify and resolve the overlap of 15 ft. UID Exclusive easement on the ROW dedication prior to recording. - Any abandonment must be done by a separate instrument, not by plat. - Legal Description of all adjacent lots on all sides, including the properties on the west side of N. Taylor Road, is needed prior to recording. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review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ADOBE WELLS MOBILE PARK
MILE 2 NORTH RD.
LAS VILLAS DE CAMILA
SUBDIVISION
COMMON AREA
CARNATION AVE.
155
156
157

SUB2025-0014

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

Project Information

Subdivision Name PLAZA MUZQUIZ

Legal Description A 1.62 Acre Tract of land out of the South 10 Acres of the North 30 Acres of Lot 58, La Lomita Irrigation and Construction Co. Subdivision

Location Northwest Corner of Trenton Road and N. 29th Street

City Address or Block Number 2900 Trenton Rd

Total No. of Lots 2 Total Dwelling Units -- Gross Acres 1.62 Net Acres 1.62

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

For Fee Purposes: ☒**Commercial (** 1.62 **Acres)/**☐ **Residential (** _ _ **Lots)** Replat: ☐Yes/☒No

Existing Zoning C-3L Proposed Zoning C-3L Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Commercial Plaza

Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # Prop ID: 210590

Estimated Rollback Tax Due ϕ Tax Dept. Review gh 1/27/25

Owner

Name Arqcarpa Design & Construction, LLC Phone _____

Address 214 N. 16th Street, Suite 101 E-mail arqcarpa@hotmail.com

City McAllen State TX Zip 78501

Developer

Name Same as Above Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Engineer

Name Barrera Infrastructure Group Phone 956-687-3355

Address 3525 W. Freddy Gonzalez Ave, Suite B2 E-mail rene@big-engineering.com

City Edinburg State TX Zip 78539

Contact Person Rene Barrera, P.E.

Surveyor

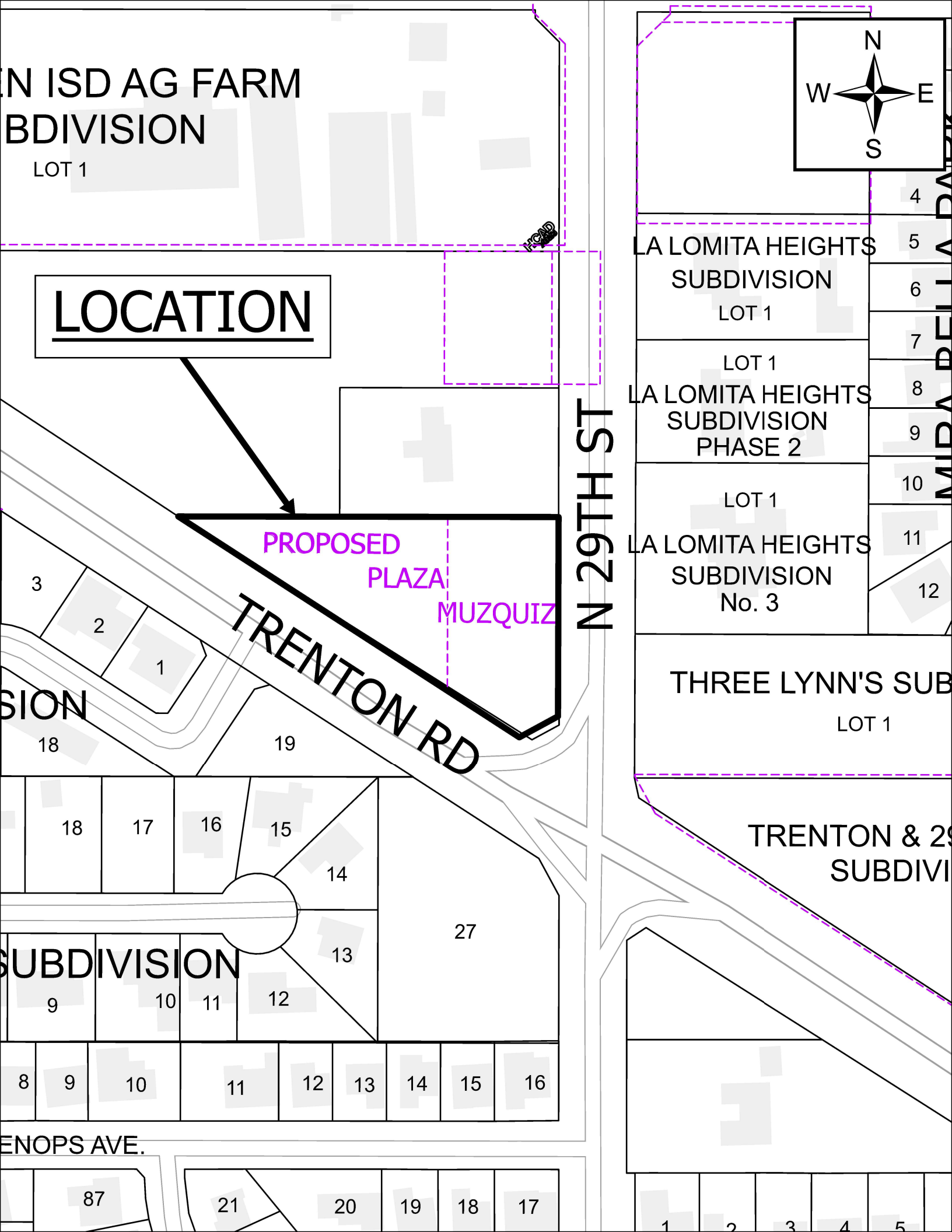
Name David Salinas Phone 956-682-9081

Address _____ E-mail _____

City _____ State _____ Zip _____

JAN 27 2025

BY: CW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IN ISD AG FARM
BDIVISION
LOT 1
LOCATION
PROPOSED
PLAZA
MUZQUIZ
TRENTON RD
N 29TH ST
LA LOMITA HEIGHTS
SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
PHASE 2
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
No. 3
THREE LYNN'S SUB
LOT 1
TRENTON & 29
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PLAT OF

PLAZA MUZQUIZ SUBDIVISION

McALLEN, TEXAS

A 1.62 ACRE TRACT OF LAND OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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 PLAZA MUZQUIZ 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.

ARQCARPA DESIGN & CONSTRUCTION LLC _____ DATE
BY: CESAR CARDENAS
929 E. ESPERANZA , SUITE 11
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____ , 20___ .

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR DATE
CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

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

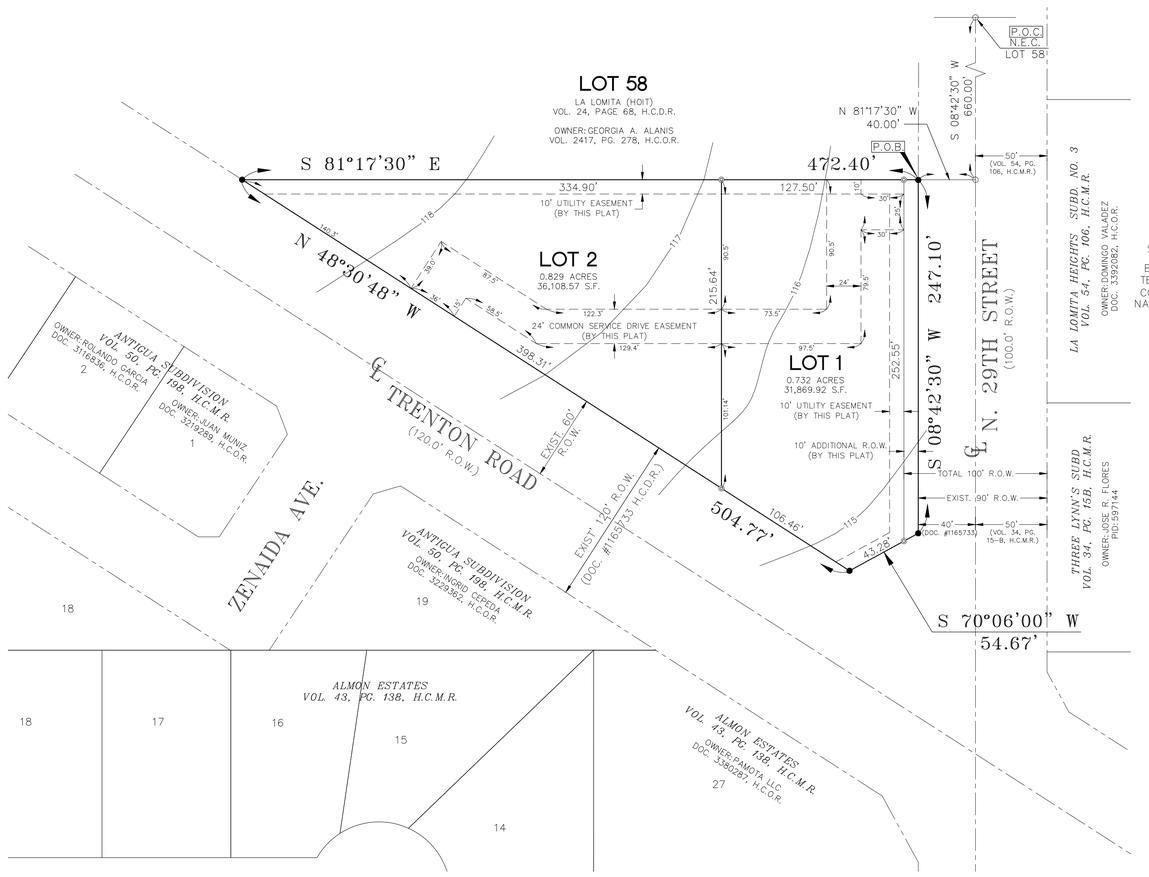
_____ _____
PABLO SOTO JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

STATE OF TEXAS
COUNTY OF HIDALGO

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

For Review Only
5-22-25
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

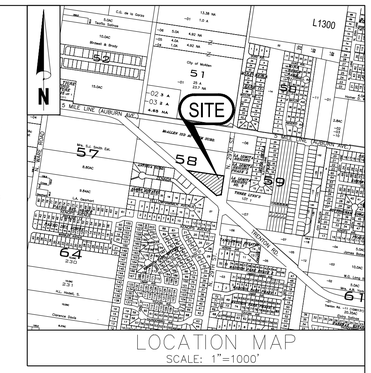
STATE OF TEXAS · RENE BARRERA · 86862 · LICENSED · PROFESSIONAL ENGINEER





LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD
- 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
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- N.E.C. NORTHEAST CORNER



PLAZA MUZQUIZ SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED AT THE NORTHWEST INTERSECTION OF N. 29TH STREET AND TRENTON ROAD.

DATE OF PREPARATION: 12/10/24

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A 1.62 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 10 ACRES OF THE NORTH 30 ACRES OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.62 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO, SUBDIVISION, THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE EAST LINE OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 660.00 FEET, THENCE NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF N. 29TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID N. 29TH STREET, A DISTANCE OF 247.10 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 70 DEGREES 06 MINUTES 00 SECONDS WEST, WITH A CORNER CLIP OF TRENTON ROAD, A DISTANCE OF 54.67 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 48 DEGREES 30 MINUTES 48 SECONDS WEST, WITH THE NORTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, A DISTANCE OF 504.77 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 472.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "C"; ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING
   COMMUNITY–PANEL NUMBER' 480334 0400 C
   MAP REVISED NOVEMBER 16, 1982
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF LOT.
3. MINIMUM SETBACKS ARE AS FOLLOWS:
   –FRONT: (TRENTON ROAD OR N. 29TH STREET): IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
   –REAR: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –SIDE: IN ACCORDANCE WITH ZONING ORDINANCE SECTION 138–356, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   –CORNER: SEE FRONT SETBACK SECTION ABOVE. ZONING ORDINANCE SECTION 138–356.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 14,250 CF (0.33 AC. FEET)
5. CITY OF McALLEN BENCHMARK "MC48"
   TYPE: 30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP
   LOCATION: SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD (FM 2220) AND MILE 5 NORTH ROAD (AUBURN AVE), 22 FEET FROM THE EDGE OF PAVEMENT OF WARE ROAD (FM 2220) AND 43 FEET SOUTH FROM MILE 5 NORTH ROAD (AUBURN AVE). MONUMENT BEHIND A STREET CONTROL PANEL.
   ELEVATION: 115.95
   NORTHING: 16626507.81433
   EASTING: 1066370.95561
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
9. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
10. A 4–FT WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD AND N. 29TH STREET.
11. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
12. A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. A MINIMUM 24 FT. SERVICE DRIVE EASEEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY LOT OWNERS, NOT THE CITY OF MCALLEN.

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

PRINCIPAL CONTACTS: FIRM REG. NO. 6435

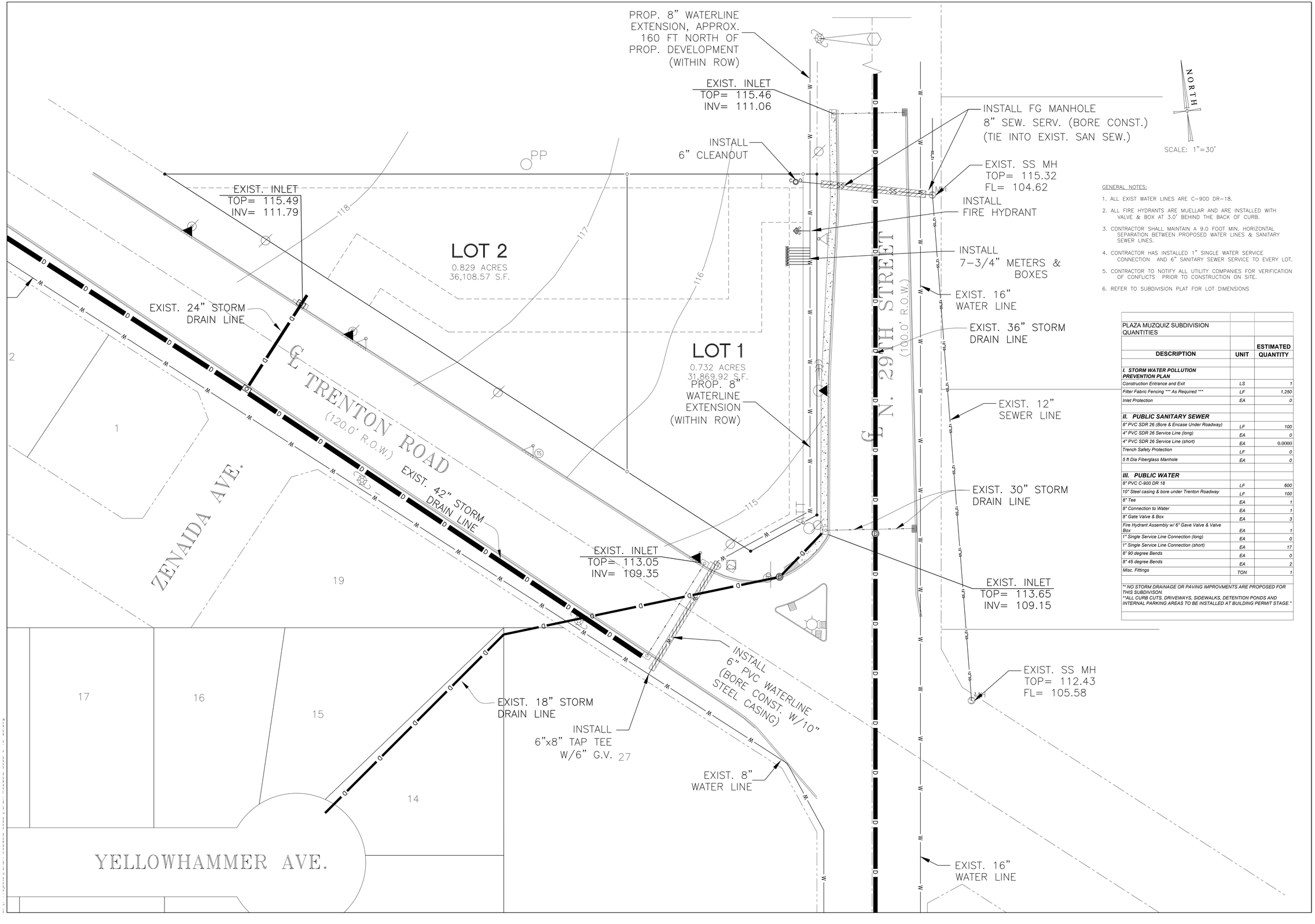
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ARQCARPA DESIGN & CONSTRUCTION LLC	929 E. ESPERANZA, SUITE 11	McALLEN, TX 78504	---
ENGINEER:	RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3355
SURVEYOR:	PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	956-460-1605

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

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

BY:_____ DEPUTY

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



GENERAL NOTES:

1. ALL EXIST WATER LINES ARE C-900 DR-18.
2. ALL FIRE HYDRANTS ARE MUELLAR AND ARE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR HAS INSTALLED 1" SINGLE WATER SERVICE CONNECTION AND 6" SANITARY SEWER SERVICE TO EVERY LOT.
5. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
6. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS

PLAZA MUZQUIZ SUBDIVISION
QUANTITIES

DESCRIPTION	UNIT	ESTIMATED QUANTITY
I. STORM WATER POLLUTION PREVENTION PLAN		
Construction Entrance and Exit	*LS*	*1*
*Filter Fabric Fencing *** As Required ****	*LF*	*1,250*
Inlet Protection	*EA*	*0*
II. PUBLIC SANITARY SEWER		
8" PVC SDR 26 (Bore & Encase Under Roadway)	*LF*	*100*
4" PVC SDR 26 Service Line (long)	*EA*	*0*
4" PVC SDR 26 Service Line (short)	*EA*	*0.0000*
Trench Safety Protection	*LF*	*0*
5 ft Dia Fiberglass Manhole	*EA*	*0*
III. PUBLIC WATER		
8" PVC C-900 DR 18	*LF*	*600*
10" Steel casing & bore under Trenton Roadway	*LF*	*100*
8" Tee	*EA*	*1*
8" Connection to Water	*EA*	*1*
8" Gate Valve & Box	*EA*	*3*
Fire Hydrant Assembly w/ 6" Gave Valve & Valve Box	*EA*	*1*
1" Single Service Line Connection (long)	*EA*	*0*
1" Single Service Line Connection (short)	*EA*	*17*
8" 90 degree Bends	*EA*	*0*
8" 45 degree Bends	*EA*	*2*
Misc. Fittings	*TON*	*1*

*** NO STORM DRAINAGE OR PAVING IMPROVMENTS ARE PROPOSED FOR THIS SUBDIVISON.*
***ALL CURB CUTS, DRIVEWAYS, SIDEWALKS, DETENTION PONDS AND INTERNAL PARKING AREAS TO BE INSTALLED AT BUILDING PERMIT STAGE.**

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

Sheet Title: PROPOSED UTILITY PLAN

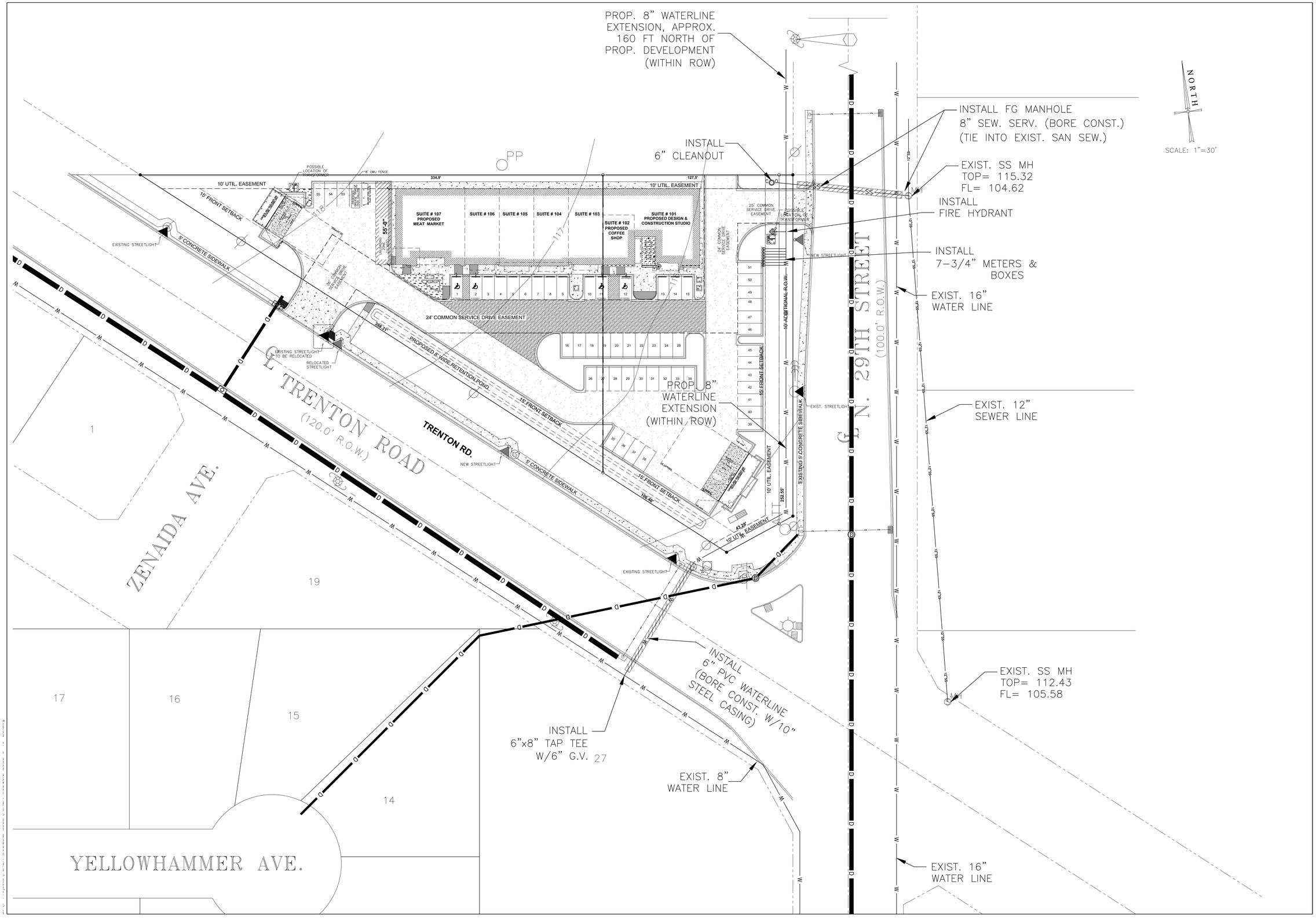
Project Title: PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

5-22-25
Rene Barrera
Licensed Professional
Engineer # 86862

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

Sheet 3 of



BARRERA INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS

3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: OVERALL SITEPLAN

Project Title: PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

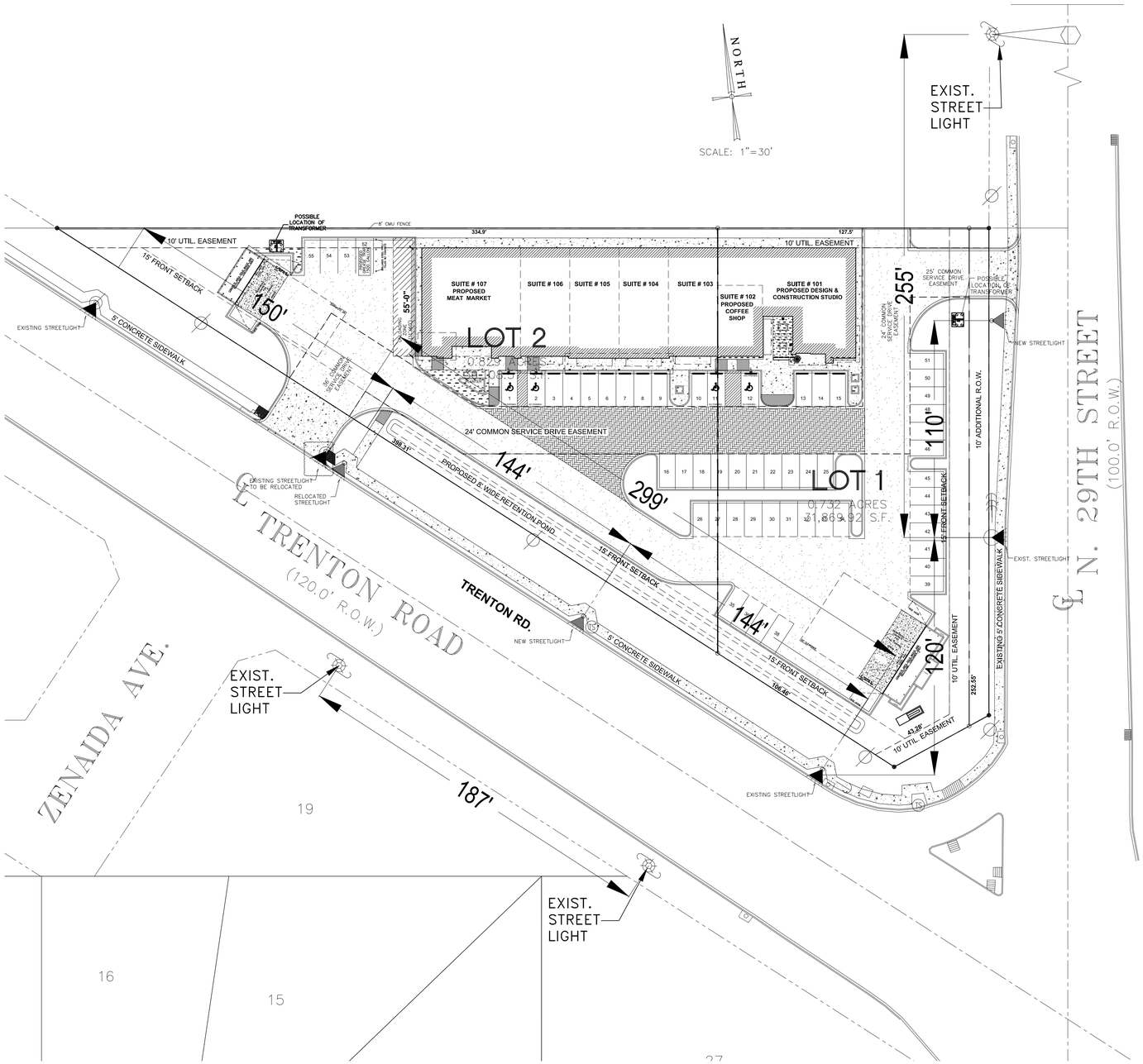
STATE OF TEXAS
RENE BARRERA
86862
LICENSED PROFESSIONAL ENGINEER

5-22-25

Rene Barrera
Licensed Professional Engineer # 86862

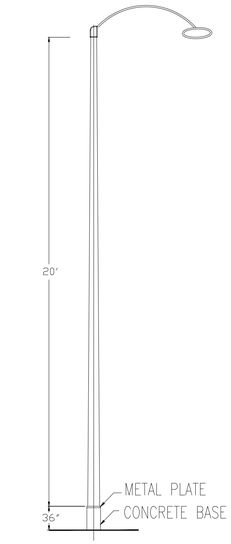
Date:	
Scale:	1"=30'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

Sheet 4 of

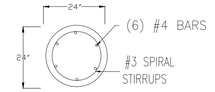


STREET LIGHTS NOTES:

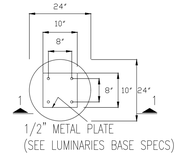
FIXTURE TYPE:	HIGH PRESSURE SODIUM VAPOR
LUMINOSITY	(LUMENS): 27,500
MAX SPACING:	150 FT.



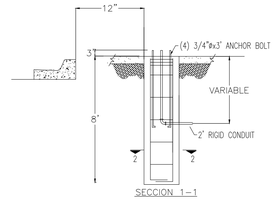
STREET LIGHT



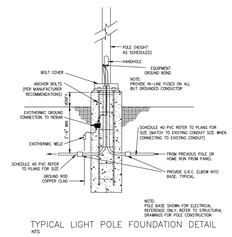
SECCION 2-2



1/2" METAL PLATE
(SEE LUMINARIES BASE SPECS)



SECCION 1-1



TYPICAL LIGHT POLE FOUNDATION DETAIL
NTS

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING CONSULTING CIVIL ENGINEERS
3525 FREDDY GONZALEZ
SUITE "B2"
EDINBURG, TEXAS 78539
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TEXAS FIRM NO. 6435

Sheet Title:
STREET LIGHTING LAYOUT

Project Title:
PLAZA MUZQUIZ SUBDIVISION McALLEN, TEXAS

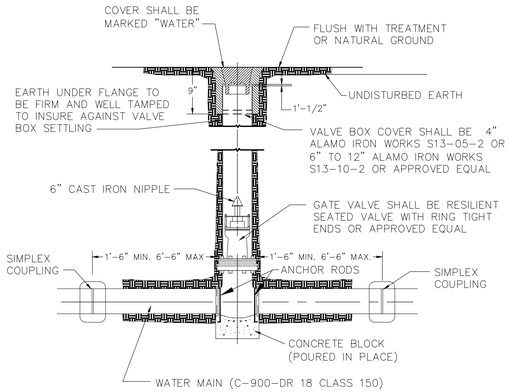
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Rev. 6-3-25

Rene Barrera
Licensed Professional
Engineer # 86862

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

Sheet 5 of

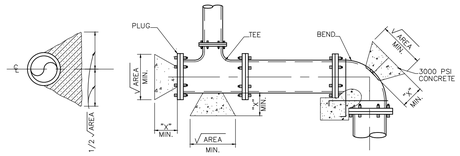


GENERAL NOTES:

1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS WITH CONCRETE BLOCK (POURED IN PLACE)

SCALE: N.T.S.

TYPICAL VALVE AND VALVE BOX



GENERAL NOTES:

1. THRUST BLOCK AREAS TO BE PLACED AT ALL DEAD ENDS,TEES,BENDS,WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCKS AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANNCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS ON THE PLANS OR DIRECTED BY THE ENGINEER.

THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

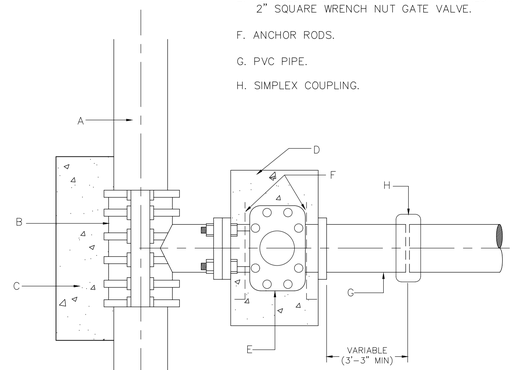
DIAMETER	"x"	END/TEE	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
(IN)	(FT.)	(S.F)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)	(S.F.)	(L.B.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992

SCALE: N.T.S.

CONCRETE THRUST BLOCKS

CONSTRUCTION NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.



SCALE: N.T.S.

WATER TAPPING SLEEVE AND VALVE INSTALLATION

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)

B. TAPPING SLEEVE (SIZE AS REQUIRED).

C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.

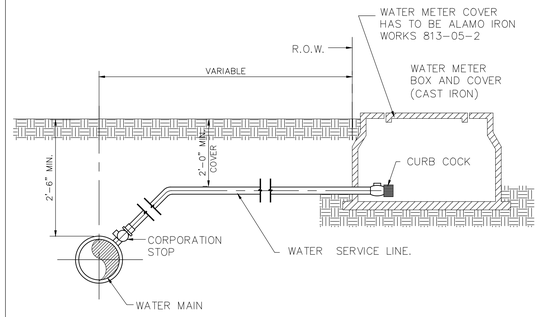
D. THRUST BLOCK AS PER SPECIFICATIONS.

E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.

F. ANCHOR RODS.

G. PVC PIPE.

H. SIMPLEX COUPLING.

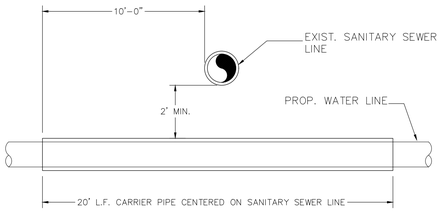


GENERAL NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALAMO IRON WORKS 813-05-2.
3. ALL WATER MAINS SHALL HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
4. METER BOX HAS TO BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

SCALE: N.T.S.

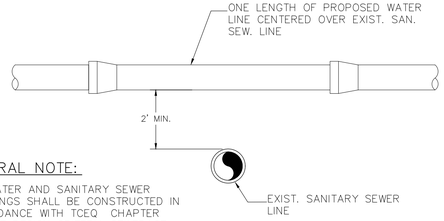
TYPICAL SERVICE CONNECTION WITH WATER METER BOX



WATER LINE CROSSING

UNDER EXIST. S.S. LINE

* WHERE POSSIBLE WATER LINE TO BE ADJUSTED OVER SANITARY LINE.



WATER LINE CROSSING

OVER EXIST. S.S. LINE

GENERAL NOTE:

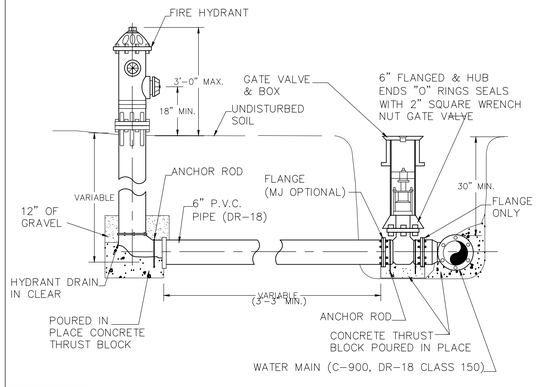
ALL WATER AND SANITARY SEWER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTER 217/317 DESIGN CRITERIA SEWERAGE SYSTEM.

SCALE: N.T.S.

WATER LINE CROSSING

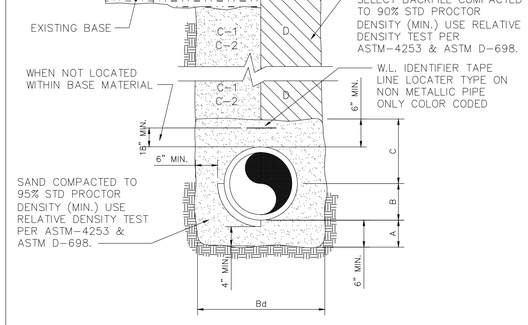
GENERAL NOTES:

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



SCALE: N.T.S.

TYPICAL FIRE HYDRANT INSTALLATION



NOTE:

SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVEL MUST BE RECEIVED BY CONTRACTOR FROM THE CITY OF McALLEN. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

SCALE: N.T.S.

TYPICAL WATER PIPE BEDDING DETAIL

GENERAL NOTES:

A. SANDBEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN THICKNESS=6")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED)Bd TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

C-1 (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

C-2 (STATE MANTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFIELD COMPACTED TO 90% STD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

GENERAL NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF MCALLEN	(956)972-7600
AEP	1-(877)-373-4858
TX, GAS	1-(800)-743-2945
SBC	(956)630-8261
TIME WARNER CABLE	(956)425-7880
US SPRINT CO.	(956)948-3100
TX. EXCAVATION SAFETY SYSYTEM	1-(800)-344-8377

2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF McALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: WATER SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

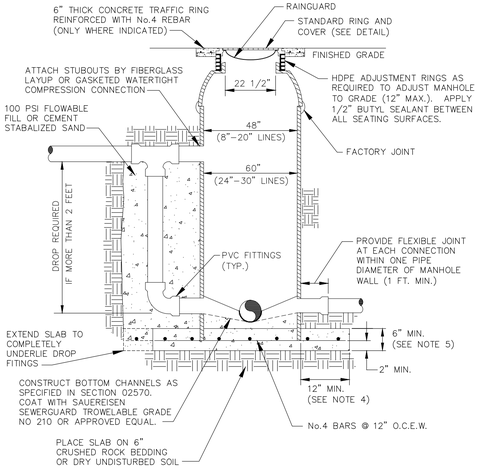
STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

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

Sheet 8 of

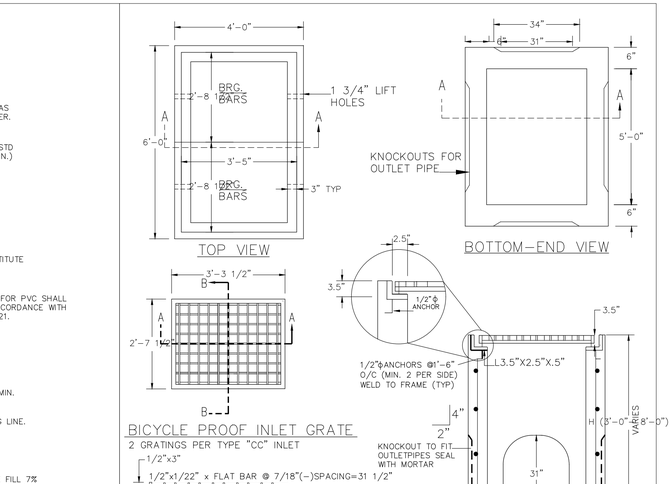


NOTES:

1. ALL INTERNAL CONCRETE, GROUT, MASONRY AND METALLIC SURFACES SHALL BE COATED WITH COAL TAR EPOXY (INERTOL).
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
3. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
5. SLAB THICKNESS SHALL BE 8" MINIMUM FOR 5 FT. MANHOLES AND LARGER.

SCALE: N.T.S.

TYPICAL FIBERGLASS MANHOLE (EXTERIOR DROP STRUCTURE)

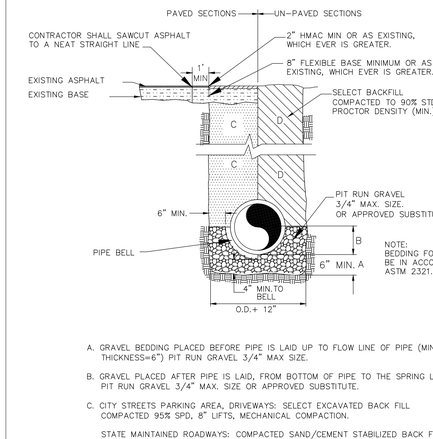


NOTES

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

SCALE: N.T.S.

STANDARD SERVICE CONNECTION



NOTE: BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.

A. GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6") PIT RUN GRAVEL 3/4" MAX SIZE.

B. GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO THE SPRING LINE. PIT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.

C. CITY STREETS PARKING AREA, DRIVEWAYS: SELECT EXCAVATED BACK FILL COMPACTED 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.

STATE MAINTAINED ROADWAYS: COMPACTED SAND/CEMENT STABILIZED BACK FILL 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698

D. SELECT EARTH BACKFILL COMPACTED TO 90% STD. PROCTOR DENSITY (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACK FILL MATERIAL SHALL BE SAND, EXCAVATED MATERIAL, OR OTHER APPROVED SUBSTITUTE.

SCALE: N.T.S.

TYPICAL STORM SEWER PIPE BEDDING DETAIL

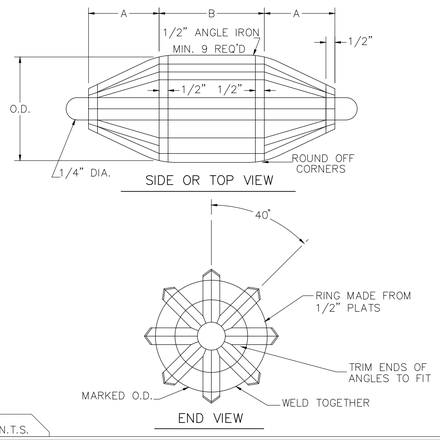
GENERAL NOTES:

1. REINFORCMENT: #4 BARS AT 12" O.C. EACH WAY.
2. CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. "H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3'-0" TO 8'-0".
4. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
5. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX)

SCALE: N.T.S.

TYPE "CC" INLET

SIZE	A	B	MANDREL O.D. PSM SDR-35	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-35	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.62	5.50	4.91	4.79
8	5.5"	6.0"	7.52	7.37	6.81	6.66
10	7.0"	7.5"	9.41	9.21	8.70	8.50
12	8.0"	9.0"	11.19	10.96	10.48	10.25
15	10.0"	11.0"	13.70	13.42	12.99	12.71
18	12.0"	13.5"	16.75		16.04	
21	14.0"	16.0"	19.74		19.03	
24	16.0"	18.0"	22.21		21.50	
27	18.0"	20.0"	25.03		24.32	

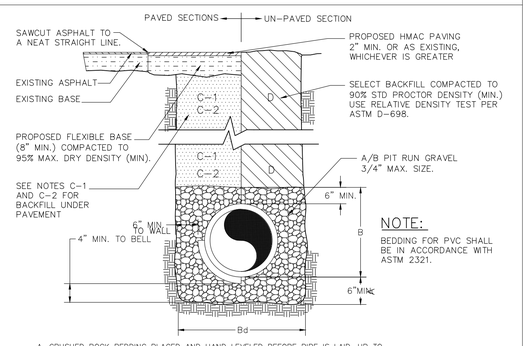


SIDE OR TOP VIEW

END VIEW

SCALE: N.T.S.

GO NO-GO DEFLECTION TESTING MANDREL DETAIL



NOTE: BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.

A. CRUSHED ROCK BEDDING PLACED AND HAND LEVELED BEFORE PIPE IS LAID, UP TO BOTTOM LINE OF PIPE (MIN.THICKNESS=6")

B. CRUSHED ROCK OR GRAVEL BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID,FROM BOTTOM OF PIPE TO 6" ABOVE THE TOPOF PIPE.WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE OF PIPE 6" MAX LIFTS.

Bd. MINIMUM TRENCH WIDTHS SHALL BE PIPE BELL O.D.+16" OR PIPE O.D. X 1.25+ 12",WHICHEVER IS GREATER FOR PVC PIPE AND ASTM C12 (LATEST) FOR VITRIFIED CLAY PIPE.

C-1 (CITY STREET, PARKING AREA,DRIVEWAYS). SELECT EXCAVATED BACKFILL COMPACTED TO 95% STP. PROCTOR IN 8" LIFTS, MECHANICAL COMPACTION.
C-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

D. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS TO 90% STANDARD PROCTOR DENSITY OUTSIDE ROW,OR 95% STANDARD PROCTOR DENSITY INSIDE R.O.W.

E. BEDDING FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321

F. OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXPECTATIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

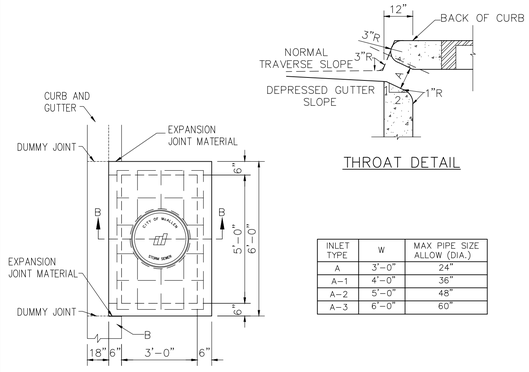
G. WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATIONS OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM MCALLEN PUBLIC UTILITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF EITHER.

H. FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

I. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYAERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

SCALE: N.T.S.

TYPICAL SANITARY SEWER (GRAVITY) PIPE BEDDING DETAIL



INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

GENERAL NOTES:

1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED (3/4" MAX.)

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.

B. CURB & GUTTER SECTION.

C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"

D. DEPRESS 2" BELOW NORMAL GUTTER.

E. ALL REINFORCMENT NO. 4 BARS 12" O.C.E.W.

SCALE: N.T.S.

TYPE "A" INLET

BARRERA ENGINEERING GROUP, INC
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: SEWER SYSTEM & STORM DRAINAGE SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

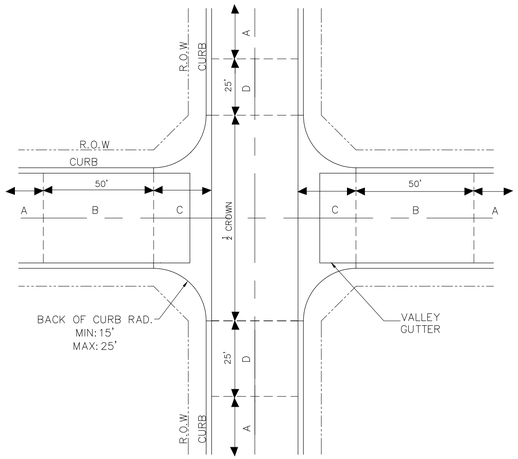
STATE OF TEXAS — RENE BARRERA — 86862 — LICENSED PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

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

Sheet 9 of



NOTE:
TYPICAL FOR THE INTERSECTION OF TWO LOCAL STREETS. ALL OTHER INTERSECTIONS SHALL BE APPROVED BY CITY ENGINEER.

SCALE: N.T.S.

GENERAL NOTES:

1. REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
2. REDUCE NORMAL CROWN TO HALF CROWN SECTION WHEN STREET IS PARALLED TO VALLEY GUTTER.
3. FOR "T" INTERSECTION THE THROUGH STREET WILL RETAIN NORMAL CROWN & THE LEG OF THE "T" WILL REDUCE NORMAL CROWN TO NO CROWN SECTION WHEN APPROACHING PERPENDICULAR TO VALLEY GUTTER.
4. CONSTRUCTION PLANS WILL DETAIL "T" INTERSECTION WHEN DRAINAGE FLOWS ACROSS THROUGH STREET OF INTERSECTION.
5. CONSTRUCTION PLANS WILL SPECIFY RADII CURB RETURNS.
6. VALLEY GUTTER SHALL BE 6 FEET WIDE.

CONSTRUCTION NOTES:

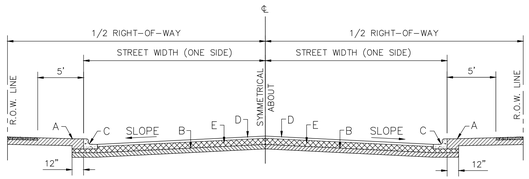
A. NORMAL CROWN FOR RESIDENTIAL STREET.

B. TRANSITION SECTION FROM FULL CROWN TO NO CROWN SECTION.

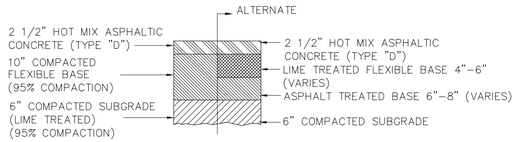
C. NO CROWN SECTION.

D. TRANSITION SECTION FROM FULL CROWN TO HALF CROWN SECTION.

TYPICAL LOCAL STREET INTERSECTION



TYPICAL COLLECTOR STREET SECTION



PAVEMENT SECTION
ASPHALT CONCRETE

REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.

GENERAL NOTES:

1. CROWN ON STREET SHALL BE 2% CROSS SLOPE.
2. ALL BASE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
3. ALL SUBGRADE COMPACTION FOR ROADWAY WILL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
4. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVEPADS SHALL BE INCLUDED WITH THE PARTICULAR ITEMS.
5. FINISH GRADE AT PROPERTY LINE SHALL BE 2" MIN. ABOVE TOP OF CURB.

CONSTRUCTION NOTES:

A. SIDEWALK.

B. COMPACTED SUBGRADE.

C. STANDARD CURB AND GUTTER.

D. ASPHALTIC CONCRETE PAVEMENT.

E. COMPACTED BASE.

SCALE: N.T.S.

COLLECTOR STREET SECTION

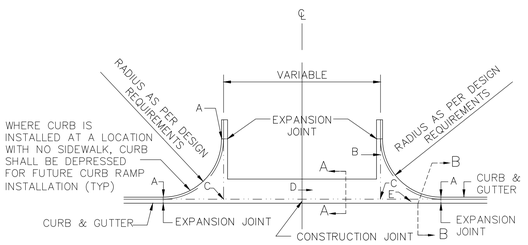
BARRERA BIG INFRASTRUCTURE GROUP INC
ENGINEERING
CONSULTING CIVIL ENGINEERS
6521 N. 10TH STREET, SUITE "C"
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
TEXAS FIRM NO. 6435

Sheet Title: PAVING SYSTEM DETAILS

Project Title: NOLANA CROSSING, LOT 3 SUBDIVISION McALLEN, TEXAS

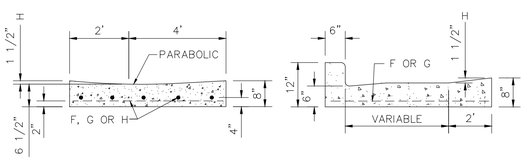
NOTES:

REFER TO SHEET 2 OF 2 FOR GENERAL AND CONSTRUCTION NOTES.



PLAN

WHERE CURB IS INSTALLED



SECTION A-A SECTION B-B

GENERAL NOTES:

1. DESIGN ELEVATIONS TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
2. ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
3. THE VALLEY GUTTER TO BE REINFORCED WITH 6"X 6" X NO. 6 GA. WIRE MESH. OR NO. 3 @ 12" O.C.E.W. OR NO. 4 @ 16" O.C.E.W.
4. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
5. FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
6. PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
7. VALLEY GUTTER SHALL BE PLACED USING 3000 P.S.I CONCRETE.
8. FOR HANDICAP RAMP, SEE DETAIL.
9. EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

CONSTRUCTION NOTES:

A. END OF CURB RETURN, SEE NOTE 1.

B. PROJECTED FLOW LINE OF 1 1/2" INVERT SEE NOTE 2.

C. INTRSECTION OF FLOWLINES, SEE NOTE 1.

D. DIRECTION OF FLOW

E. FLOWLINE

F. 6" X 6" NO. 6 GA. WIRE MESH

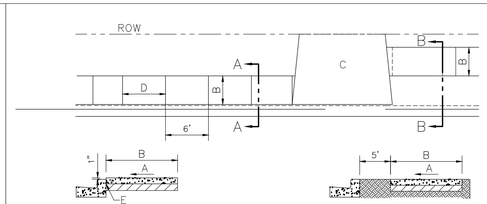
G. NO. 3 BARS AT 12" O.C.E.W.

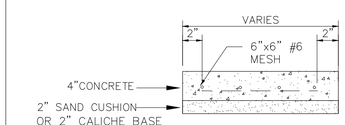
H. NO. 4 BARS AT 18" O.C.E.W.

I. THE 1 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DRIVEABILITY WITH APPROVAL FROM THE CITY ENGINEER.

SCALE: N.T.S.

CONCRETE VALLEY GUTTER





NOTE
1. CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.

GENERAL NOTES:

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SIDEWALK SHALL BE CONSTRUCTED WITHIN STREET R.O.W.
3. PROVIDE 5' X 5' PASSING SPACE AT A MAXIMUM 200' INTERVALS, IF SIDEWALK IS LESS THAN 5' ON WIDTH (DRIVEWAY IS CONSIDERED A PASSING SPACE)

CONSTRUCTION NOTES:

A. CROSS-SLOPE AT 1.5% USUAL AND 2.0% MAX.

B. SIDEWALK, WIDTH VARIES. 4 FT MINIMUM WHEN SETBACK 5 FT FROM THE CURB. 5 FT MINIMUM WHEN ADJACENT TO THE CURB.

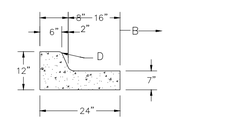
C. SEE DRIVEWAY APRON DETAIL.

D. CONTRACTION JOINTS, EVERY 6 FT. EXPANSION JOINT EVERY 30 FT.

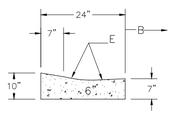
E. 1/2" EXPANSION JOINT.

SCALE: N.T.S.

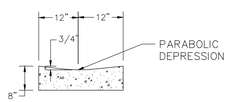
TYPICAL SIDEWALK DETAILS



STANDARD CURB & GUTTER TYPE A



LAYDOWN CURB & GUTTER



24" VALLEY GUTTER

GENERAL NOTES:

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX, AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
3. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.

CONSTRUCTION NOTES:

A. DRIVE NO. 4 BARS 12" DEEP IN HOLES DRILLED 15' O.C. IN PAVEMENT.

B. TRAFFIC SIDE.

C. 1" RADIUS

D. 2" RADIUS

E. 24" RADIUS

F. NO. 3 LONGITUDINAL BARS.

SCALE: N.T.S.

CONCRETE CURB AND CURB & GUTTER

STATE OF TEXAS
RENE BARRERA
86862
LICENSED
PROFESSIONAL ENGINEER

Revised 1/13/22

Rene Barrera
Licensed Professional Engineer # 86862

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

Sheet 10 of

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/18/2025

SUBDIVISION NAME: PLAZA MUZQUIZ

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Trenton Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: 65-85 ft. Curb & gutter: Both sides - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording.	Applied
N.29th Street: Dedication as needed for 50 ft. centerline for 100 ft. Total R.O.W. Paving 65 ft. Curb & gutter : Both Sides Revisions needed: - Need to provide document numbers shown on the plat for staff review prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. Revisions Needed: -Provided for service drive easement on the plat. Alley or service drive easement cannot dead-end. **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: Trenton Road/N.29th Street: In accordance with Unified Development Code, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Rear: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: **Unified Development Code Section 2.2.5-1	Required
* Sides: In accordance with Unified Development Code or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: *Revise plat note #3 as noted above. **Unified Development Code Section 2.2.5-1	Required
* Corner: See front setback section above. Revisions Needed: -Add note as shown above. **Unified Development Code Section 2.2.5-1	Required
* Garage: Commercial Development **Unified Development Code Section 2.2.5-1	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Trenton Road and N. 29th Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Referenced as plat note #11	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.	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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-1 (Local Commercial District) Proposed: C-1 (Local Commercial District) *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC) **Unified Development Code Section 2.2.5-1	Applied
* Rezoning Needed Before Final Approval *Property went through a rezoning application and was approved by City Commission on July 14, 2025. *Rezoning from C-3L (Light Commercial-OC) to C-1 (Local Commercial-UDC)	Applied
PARKS	
* Land dedication in lieu of fee. - Property is for Commercial Development. Does not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Property is for Commercial Development. Does not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - Property is for Commercial Development. Does not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Add the parcel map information on the surrounding parcels of your subdivision. - Disclaimer: Any Abandonment of easements must be done by a separate instrument/document, cannot be done by plat. *Must comply with City's Access Management Policy.	Applied

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

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


LLEN ISD AG FARM
SUBDIVISION
LOT 1
LOCATION
PROPOSED
PLAZA
MUZQUIZ
TRENTON RD
N 29TH ST
LA LOMITA HEIGHTS
SUBDIVISION
LOT 1
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
PHASE 2
LOT 1
LA LOMITA HEIGHTS
SUBDIVISION
No. 3
THREE LYNN'S
LOT
TRENTON
SUB
ES SUBDIVISION
XENOPS AVE.
N
W
E
S

SUB2024-0114

City of McAllen
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name WARE VILLAGE 105 & 106,

Legal Description ~~5.70~~ 36.12 AC. O/O LOTS 107 & 108, PRIDE O'TEXAS, A.C.T.

Location NWC S.H. 107 & N. WARE ROAD

City Address or Block Number 4100 S.H. 107

Total No. of Lots 4 Total Dwelling Units 4 Gross Acres ~~5.70~~ 36.12 Net Acres 5.33

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

For Fee Purposes: ☒**Commercial (**5.70 **Acres)/☐ Residential (** 0 **Lots)** Replat: ☒Yes/☐No

Existing Zoning C-3 Proposed Zoning C-3 Applied for Rezoning ☐No/☐Yes: Date

Existing Land Use OPEN Proposed Land Use COMMERCIAL RETAIL

Irrigation District # 1 Water CCN: ☐MPU/☒Sharyland Water SC Other

Agricultural Exemption: ☐Yes/☒No Parcel # P8400-00-000-0105-00 Not found

P8400-00-000-0107-04

Estimated Rollback Tax Due Ø Tax Dept. Review 1015049, 1237266

P8400-00-000-0108-01

262465

Owner

Name ADOLFO GUTIERREZ Phone 956-794-9781

Address 5219 McPHERSON E-mail ADOLFO@FALCONBANK.COM

City LAREDO State TX Zip 78041

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

OCT 14 2024

BY: CW

VAR2025-0018

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 0.91 AC. S/O LOTS 105-108, PRIDE O'TEXAS SUBD., H.C.T.

Proposed Subdivision (if applicable) WARE VILLAGE

Street Address NOT ASSIGNED - NWC S.H. 107 & W. WARE ROAD

Number of lots 8 Gross acres

Existing Zoning A-O Existing Land Use OPEN

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name SAME AS OWNER Phone

Address E-mail

City State Zip

Owner

Name S-SI WARE VILLAGE NO. 1, LLC Phone 469-831-6441

Address 501 W. PRESIDENT GEORGE BUSH, SUITE 215 E-mail

City RICHARDSON State TX Zip 75080

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 5/28/25

Print Name DAVID SULLIVAN ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by EDG Payment received by Date

RECEIVED
MAY 29 2025
By

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

THE 1/4 MILE COLLECTOR CANNOT BE EXTENDED WEST OF BENTSEN OR EAST OF N. WARE ROAD DUE TO NO PLACE TO EXTEND 1/4 MILE COLLECTOR.

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

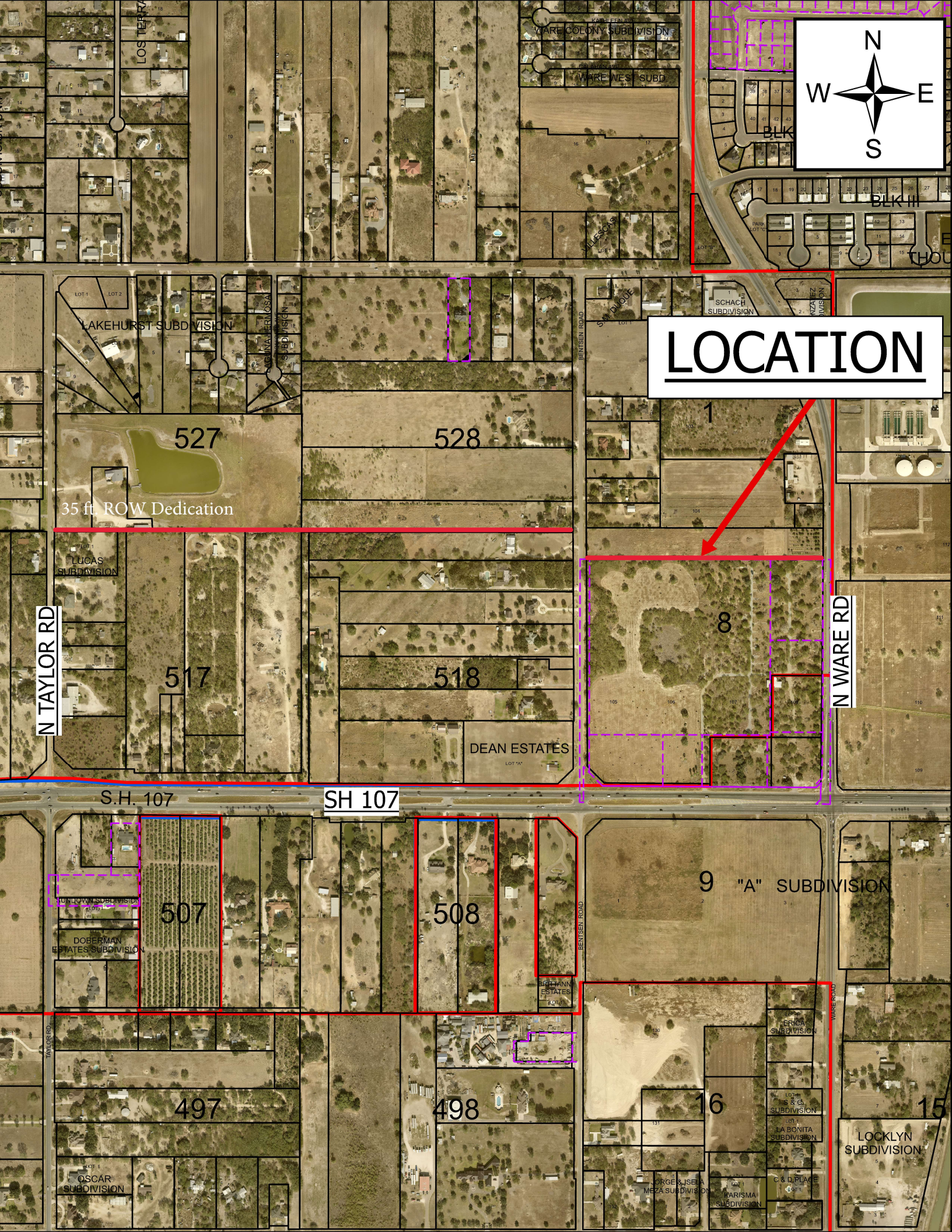
THE ELIMINATION OF THE 1/4 MILE COLLECTOR ALLOWS FOR A LARGER DEVELOPMENT RETAIL FOOT PRINT

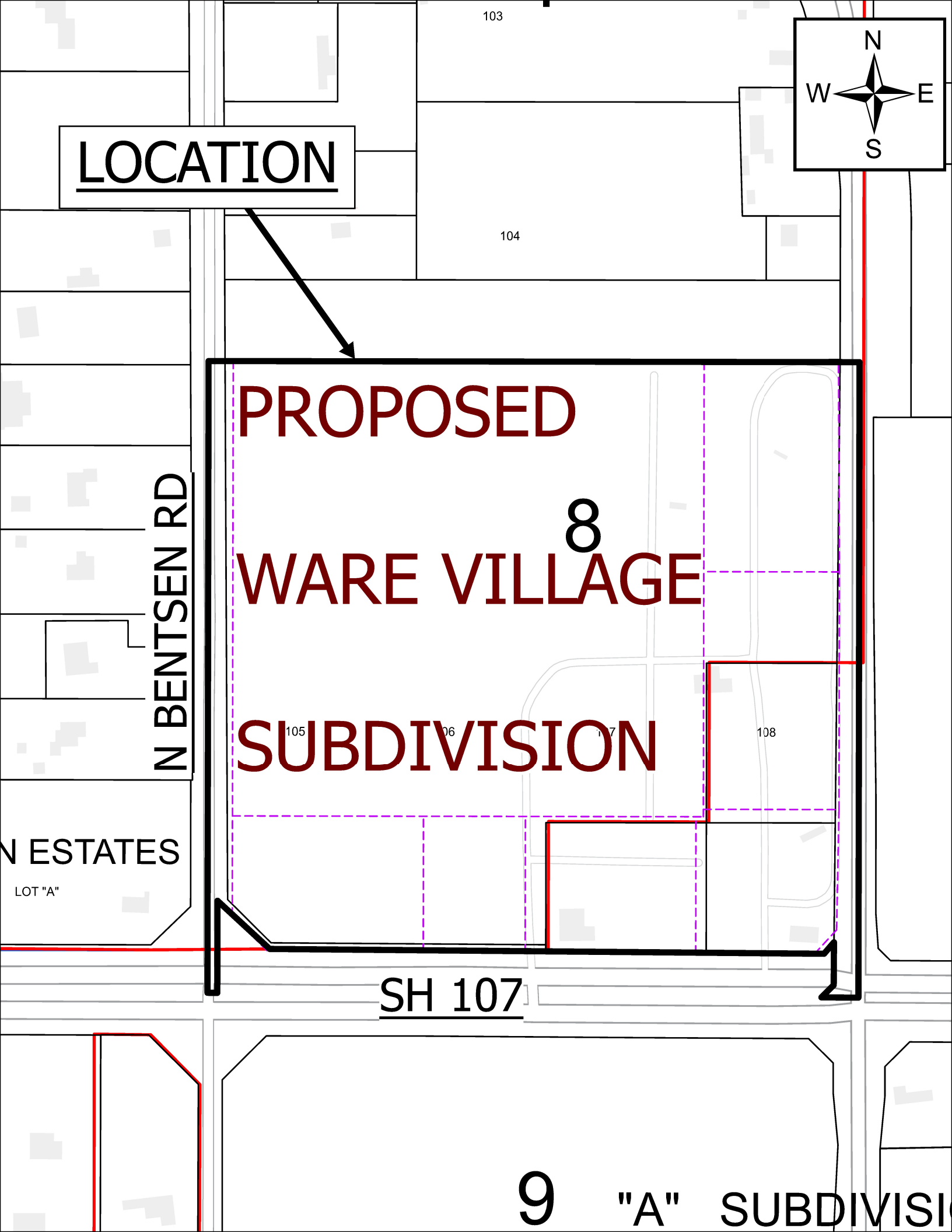
3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

SINCE THERE ARE NO 1/4 MILE COLLECTOR ROADWAYS EAST OR WEST OF THIS SITE THERE IS NO BENEFIT OR ADVERSE BENEFIT TO THE PUBLIC.

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.

THIS SITE HAS 3 OTHER ACCESS ROADS TO THE SITE. W/ 3 OTHER ROADWAYS PLUS CURB CUTS THERE IS MORE THAN SUFFICIENT ACCESS W/ OUT THE COLLECTOR


LOCATION
N
W
E
S
LAKEHURST SUBDIVISION
527
528
35 ft ROW Dedication
LUCAS SUBDIVISION
517
518
DEAN ESTATES
8
1
N TAYLOR RD
N WARE RD
S.H. 107
SH 107
507
508
9 "A" SUBDIVISION
DOBERMAN ESTATES SUBDIVISION
497
498
16
15
OSCAR SUBDIVISION
LOCKLYN SUBDIVISION
WARE COLONY SUBDIVISION
WARE WEST SUBD
SCHACH SUBDIVISION
BENTSEN ROAD
WARE ROAD
TAYLOR RD


LOCATION
N
W
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103
104
PROPOSED
8
WARE VILLAGE
SUBDIVISION
N BENTSEN RD
105
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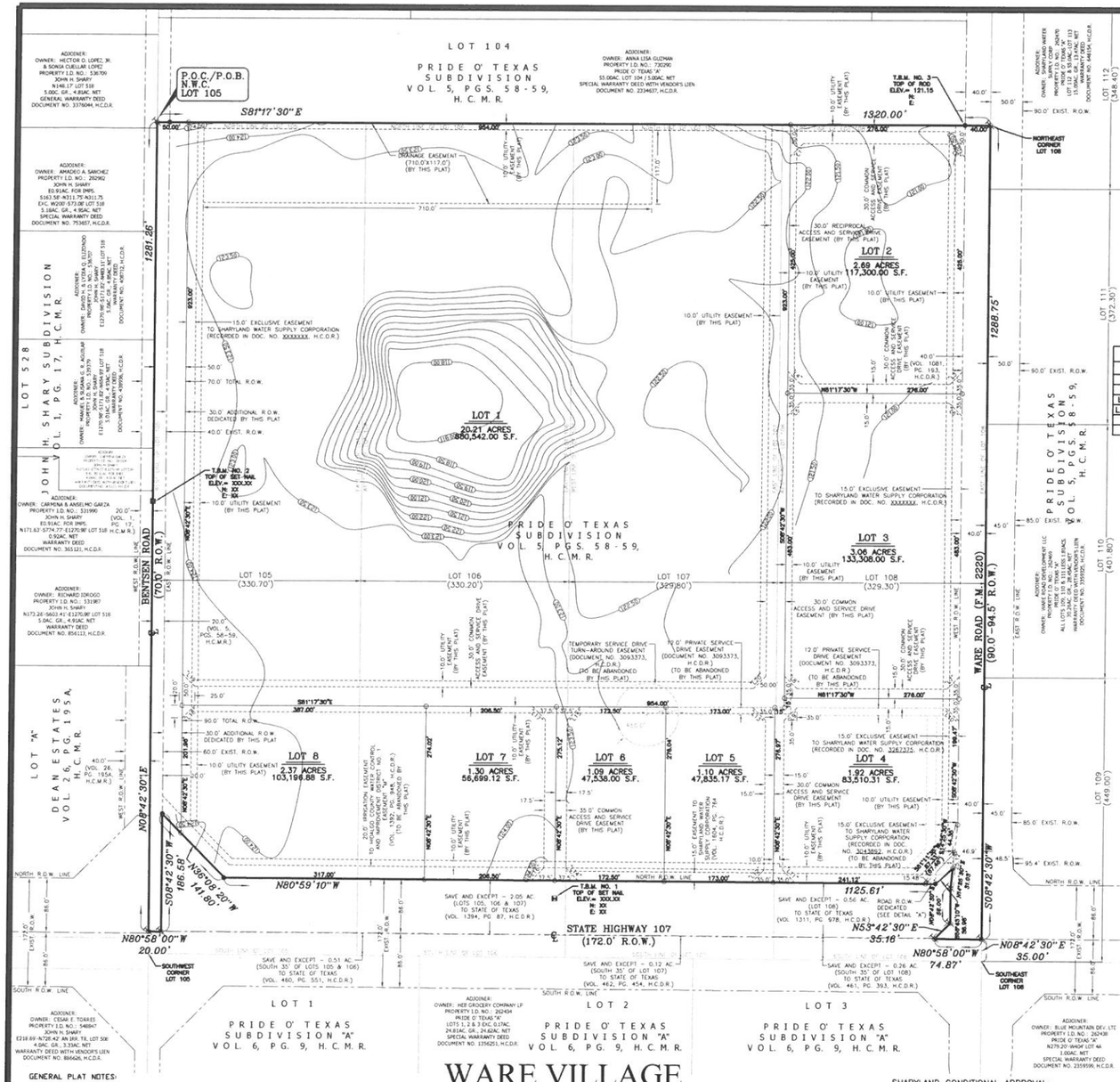
107
108
N ESTATES
LOT "A"
SH 107
9
"A" SUBDIVISI



SCALE: 1" = 100'

LEGEND

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

LINE TABLE	
LINE	BEARING & DISTANCE
L1, L3, L7, L20	S53°42'30"W 28.28'
L2, L4, L8, L19	N36°17'30"W 28.28'
L5, L9, L15, L18	N53°42'30"E 28.28'
L6, L10, L13, L17	S36°17'30"E 28.28'
L11, L14	N36°08'20"W 28.36'
L12, L16	S53°51'40"W 28.21'

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), S-S1 WARE VILLAGE NO. 1, LLC, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WARE VILLAGE TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: _____
TROY J. BATHMAN, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

BY: _____
JAMES GISSLER, MEMBER
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
CITY OF MCALLEN

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

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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

STATE OF TEXAS
COUNTY OF HIDALGO

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

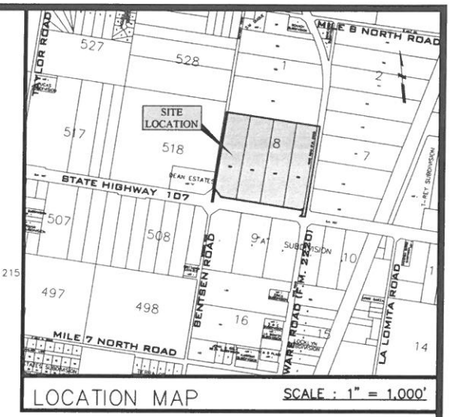
_____
DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



LOCATION MAP SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 36.334 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 105 LOCATED IN THE CENTER OF BENTSEN ROAD, A PUBLIC 40.0 FOOT COUNTY ROADWAY RIGHT-OF-WAY, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 105, 106, 107 AND 108, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, AT A DISTANCE OF 1,280.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WARE ROAD (ALSO KNOWN AS F.M. 2220), AT A DISTANCE OF **1,320.0 FEET** IN ALL TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 108 LOCATED IN THE CENTER OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF **1,288.75 FEET** TO A NAIL SET 35.0 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 108 AND LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTH FROM THE SOUTH LINE OF SAID LOT 108, A DISTANCE OF **74.87 FEET** TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND FURTHER LOCATED ON THE SOUTHEAST CORNER OF THAT CERTAIN 0.56 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY EDDIE GRONSETH AND WIFE, ALICE GRONSETH, AS RECORDED IN VOLUME 1311, PAGE 978, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, **NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH AN EAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **35.16 FEET** TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A SECOND LAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **56.00 FEET** TO A NAIL SET ON AN INSIDE CORNER OF SAID 0.56 ACRE TRACT FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, **NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST**, COINCIDENT WITH A THIRD LAST LINE OF SAID 0.56 ACRE TRACT, A DISTANCE OF **31.03 FEET** TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID 0.56 ACRE TRACT AND BEING THE NORTH CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, **SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST**, COINCIDENT WITH A NORTHERN LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH LINE OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF **36.98 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, **NORTH 80 DEGREES 59 MINUTES 10 SECONDS WEST**, COINCIDENT WITH THE NORTH LINE OF SAID 0.56 ACRE TRACT OF LAND SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 254.90 FEET PASS THE NORTHWEST CORNER OF SAID 0.56 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 2.05 ACRE TRACT OF LAND CONVEYED UNTO THE STATE OF TEXAS BY SAM HENRY KRONTHAL, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF MILDRED ELIZABETH KRONTHAL, DECEASED, AS RECORDED IN VOLUME 1394, PAGE 87, DEED RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING WITH THE NORTH LINE OF SAID 2.05 ACRE TRACT TO A DISTANCE OF **1,125.61 FEET** IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID 2.05 ACRE TRACT SAME BEING AN OUTSIDE CORNER OF A S.H. 107 RIGHT-OF-WAY CORNER CLIP FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, **NORTH 36 DEGREES 08 MINUTES 20 SECONDS WEST**, COINCIDENT WITH A NORTH LINE OF SAID 2.05 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID CORNER CLIP, A DISTANCE OF **141.80 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE END OF SAID CORNER CLIP AND FURTHER LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, COINCIDENT WITH THE WEST LINE OF SAID 2.05 ACRE TRACT AND WITH THE SOUTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN ROAD, A DISTANCE OF **186.56 FEET** TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID 2.05 ACRE TRACT LOCATED 35.0 FEET FROM THE SOUTH LINE OF SAID LOT 105 FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, **NORTH 80 DEGREES 58 MINUTES 00 SECONDS WEST**, ALONG A LINE PARALLEL TO AND 35.0 FEET NORTHERLY FROM THE SOUTH LINE OF SAID LOT 105, A DISTANCE OF **20.0 FEET** TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 105, AND 35.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAME FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, COINCIDENT WITH THE WEST LINE OF SAID LOT 105, A DISTANCE OF **1,291.26 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 36.334 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 20.0 FEET (OR 0.588 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 AND BENTSEN ROAD, AND, 1.221 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD AND S.H. 107, LEAVING 34.525 NET ACRES OF LAND, MORE OR LESS.

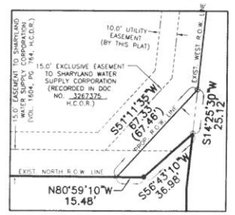
BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.
N:\SUBDIVISION\PLATS\WAREVILLAGE.SUB\36.334.032625

WARE VILLAGE

AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS.

BEING A 36.334 GROSS ACRE (OR 1,582,719.27 SQUARE FEET) TRACT OF LAND, MORE OR LESS, CONTAINING A PART OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58 AND 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DETAIL "A"



SHARYLAND CONDITIONAL APPROVAL:

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

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

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D. 2024. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

_____ _____
SECRETARY PRESIDENT

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINE ON STATE HIGHWAY 107 = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   MINIMUM SETBACK LINE ON WARE ROAD (F.M. 2220) = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   REAR SETBACK = IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   SIDE SETBACK = IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
   CORNER SIDE SETBACK = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 06/06/2000, COMMUNITY PANEL NO. 480334 0295 D ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE AS FOLLOWS: LOT 1: 125.00, LOTS 2 THRU 3: 123.00, LOTS 4 THRU 8: 125.50
4. A 5.0 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ON STATE HIGHWAY 107 AND NORTH WARE ROAD AND A 4.0 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH BENTSEN ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 505,188.57 CUBIC-FEET, OR, 11.60 ACRE-FEET SUCH THAT EACH LOT SHALL BE REQUIRED TO DETAIN A MINIMUM PRO-RATED VOLUME AS FOLLOWS:
   LOT 1: 302,602.92 CU.FT. LOT 5: 16,472.72 CU.FT.
   LOT 2: 40,277.18 CU.FT. LOT 6: 16,320.49 CU.FT.
   LOT 3: 45,817.17 CU.FT. LOT 7: 19,464.81 CU.FT.
   LOT 4: 28,748.03 CU.FT. LOT 8: 35,465.84 CU.FT.
   MAXIMUM PERMISSIBLE TOTAL OFF-SITE DISCHARGE FLOWRATE = 18.28 C.F.S. (10-YEAR STORM EVENT)
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED
7. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
8. 6' BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT
10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS
11. MCALLEN SURVEY CONTROL POINT NO. 33, LOCATED ON THE EAST BOUND LANE OF WARE ROAD 54 FT. EAST OF THE EDGE OF PAVEMENT OF WARE ROAD AND 196 FT. NORTH FROM THE CENTER LINE OF THE WATER TREATMENT PLANT DRIVEWAY. NO. 33 ELEVATION 118.60 FT. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88. NORTHING: 16641325.78345, EASTING: 1067273.93629
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
13. ALL COMMON ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN. COMMON ACCESS EASEMENTS ARE TO BE UTILIZED BY ALL SERVICE AND UTILITY PROVIDERS, INCLUDING CITY SERVICES.
14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, COMMON ACCESS EASEMENTS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. THE SQUARE FOOTAGE SHOWN FOR LOTS 2 AND 3, 3 AND 4, 4 AND 5, 6 AND 7 GO TO THE CENTER OF THE ADJOINING 30.0' COMMON ACCESS EASEMENTS.
16. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE (ASPHALT PAVEMENT) WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	S-S1 WARE VILLAGE NO. 1, LLC	501 W PRESIDENT GEORGE BUSH HWY., STE. 215	RICHARDSON, TEXAS 75080	(956) 723-2265	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 23, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

WARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF REVISION: MAY 23, 2025.
JOB NUMBER: SP-24-26230
OWNER: S-SI WARE VILLAGE NO. 1, LLC.
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 215
RICHARDSON, TEXAS 75080

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 10700 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/3/2025

SUBDIVISION NAME: WARE VILLAGE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state - Revise ROW dedication, please see requirements above. Please clarify and provide documentation. - Please indicate how existing ROW has been dedicated on plat. - Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
North Bentsen Road: ROW dedication required for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides - Provide document numbers for existing ROW dedications and provide a copy to staff for review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (north boundary): dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - A variance request was submitted on May 29, 2025 to not provide the 1/4 mile collector road. The engineer states 1/4 cannot be extended east across N. Bentsen Road or west across N. Ware Road and site already has 3 other access roads. Staff recommends disapproval of the variance request as the collector road can provide adequate traffic flow east and west and location can be ideal for alignment of future water line. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
* 1,200 ft. Block Length - Once zoning is finalized subdivision layout will need to be revised to comply with block length requirement. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **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 **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. - 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 recording. - Additional requirements/revisions may be established when new zoning/annexation is finalized. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front:* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements * N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Proposing - See front setback - Finalize setbacks as needed, prior to final. - Additional requirements/revisions may be established when new zoning/annexation is finalized. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road and a 4 ft. wide minimum sidewalk required on North Bentsen Road and E/W 1/4 Mile Collector Road. - 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. - Plat note wording to be finalized, 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

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

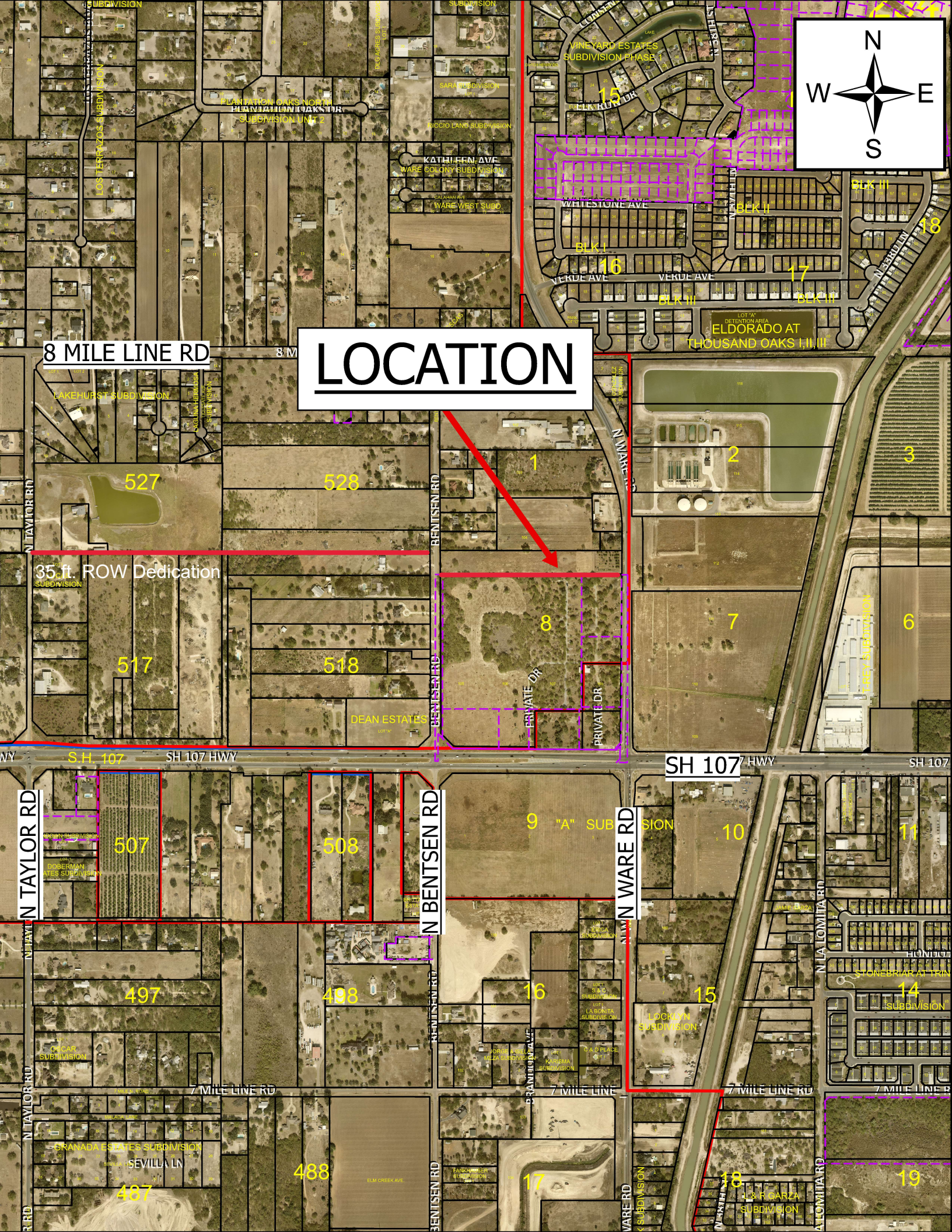
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments if annexed into the City. - Additional requirements/revisions may be established when new zoning/annexation is finalized.	Non-compliance
* Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 & ETJ Proposed: C-3, C-2 & A-O - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance

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

* Rezoning Needed Before Final Approval - A rezoning request was submitted on June 23, 2025 to rezone to C-2 & A-O. - An annexation request was submitted on May 29, 2025. - Additional requirements/revisions may be established when new zoning/annexation is finalized. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. Park fees do not apply to commercial developments.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments	NA
* Pending review by the City Manager's Office. Park fees do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Additional requirements/revisions may be established when new zoning/annexation is finalized. - Any abandonments must be done by separate process, not by plat. - Easements must be annotated with dedicated by this plat or with a plat note. - Label clearly the lot lines for each individual lot as it is difficult to establish what are the property lines and ROW lines. - Application will need to be revised to reflect changes on the plat. - The original Kamary subdivisions in process had a plat note for McAllen Public Utilities, get with them to determine if the plat note will still be needed. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND DISAPPROVAL OF THE VARIANCE REQUEST.	Applied

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


LOCATION
N
W
E
S
PROPOSED
8
WARE VILLAGE
SUBDIVISION
N BENTSEN RD
SH 107
103
104
105
106
107
108
N ESTATES
LOT "A"
9
"A" SUBDIVISI



LOCATION
N
W
E
S
8 MILE LINE RD
SH 107
N TAYLOR RD
N BENTSEN RD
N WARE RD
35 ft. ROW Dedication
S.H. 107
SH 107 HWY
7 MILE LINE RD
VINEYARD ESTATES SUBDIVISION PHASE 1
PLANTATION OAKS NORTH SUBDIVISION UNIT 2
KATHLEEN AVE
WARE COLONY SUBDIVISION
WARE WEST SUBD
WHITESTONE AVE
VERDE AVE
BLK I
BLK II
BLK III
ELDORADO AT THOUSAND OAKS I,II,III
LAKEHURST SUBDIVISION
DEAN ESTATES
PRIVATE DR
"A" SUBDIVISION
LOCKLYN SUBDIVISION
GRANADA ESTATES SUBDIVISION
SEVILLA LN
N LA LOMITA RD
527
528
517
518
507
508
497
498
488
487
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